



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

November 1, 2017

Planning
Department of Transportation
Environmental Health - Ukiah/FB
Building Inspection - Ukiah/FB

Assessor
Forestry Advisor
Department of Forestry/ CalFire
Department of Fish and Wildlife

Anderson Valley CSD

CASE#: R_2017-0007

DATE FILED: 10/2/2017

OWNER/APPLICANT: ABULIAK PABLO & ALICIA ISABEL

AGENT: JAVIER J. RAU

REQUEST: Rezone privately owned parcel from RR5 to RR10 to limit future development.

LOCATION: 1.0± mile east of Boonville, located at 13016 Ornbaun Rd., Boonville, (APN: 029-370-11).

STAFF PLANNER: Jesse Davis

RESPONSE DUE DATE: November 15, 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:

PABLO & ALICIA ISABEL ABULIAK & ERIC E. LEEDS AND ROBYN LUCILE

APPLICANT:

PABLO AND ALICIA ABULIAK

AGENT:

JAVIER J. RAU

REQUEST:

Rezone of a ± 20 acre privately owned parcel from Rural Residential (RR5) to Rural Residential (RR10).

LOCATION:

Approximately ±1 mile east of Boonville, a census-designated place (CDP) in Mendocino County, California. Addressed as 13016 Ornbaun Rd., Boonville, CA, 95415 (APN: 029-370-11)

ACREAGE:

20 ACRES

GENERAL PLAN:

RR5:

ZONING:

RR:5

COASTAL ZONE:

NO

EXISTING USES:

VACANT

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

13N

RANGE:

14W

SECTION:

3

USGS QUAD#:

58 (Philo)

RELATED CASES ON SITE: N/A

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5	RR5	20 ACRES, 21.6 ACRES	VACANT
EAST:	RR5	RR5	8.2 ACRES, 5.35 ACRES, 5.35 ACRES	RESIDENTIAL
SOUTH:	FL160	FL160	40 ACRES	VACANT
WEST:	FL160	TP	40 ACRES	INSTITUTIONAL

REFERRAL AGENCIES:

☒Planning

☒Department of Transportation

☒Environmental Health (Ukiah - FB)

☒Building Inspection (Ukiah - FB)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Forestry Advisor

☐Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☐Sonoma State University

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Game

☐Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Anderson Valley CSD

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: N/A

ASSESSOR'S PARCEL #: 0293701100

PROJECT COORDINATOR: JESSE DAVIS PREPARED BY: JESSE DAVIS DATE: 10/16/2017

ENVIRONMENTAL DATA

COUNTY WIDE		
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
NO		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES		3. Adjacent Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
YES		6. Airport CLUP Planning Area – ALUC#_____
		Mendocino County Airport at Boonville
<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
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
		Anderson Valley Community Services District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

County of Mendocino
Department of Planning and Building Services
860 North Bush Street
Ukiah Ca 95482
Steve Dunncliff Director
Telephone: 707-234-6650
Fax: 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No (s)	R-2017-0007
CDF No (s)	-
Date Filed	10-02-2017
Fee	\$5,804
Receipt No.	
Received by:	Jesse Lee Davis
Office Use Only	

APPLICATION FORM

APPLICANT

Name Pablo and Alicia Abuliak Mailing Address P.O. Box 1797
City Mendocino State CA Zip Code 95460 Phone 707-367-9138

PROPERTY OWNER

Name Pablo and Alicia Abuliak Mailing address P.O. Box 1797
City Mendocino State CA Zip Code 95460 Phone 707-367-9137

AGENT

Javier J. Rau
Address 100 North Pine Street City Ukiah State CA Zip Code 95482
Phone 707-486-0207

PARCEL SIZE

20 Acres ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

13016 Ornbaun Road, Boonville

ASSESSOR'S PARCEL NUMBER(S)

029-370-11

TYPE OF APPLICATION

(Check Appropriate Boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Land Division: Minor | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Land Division: Major | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Land Division: Parcel | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other: _____ |

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

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



Signature of Applicant/Agent

10/02/2017

Date

Signature of Owner

Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

The 20 Acre Parcel is located at 13016 Ornbaun Road in Boonville.

The parcel is currently located on a South East facing ridge having mainly but not all Redwood and Fir Trees. The parcel has an approval 3-acre conversion from Cal-Fire. There are currently no residence but there are two approved leach fields and a permitted well. The owner would like to rezone the property from RR-5 to RR-10 as there can not be further development or leach fields due to steep terrain and set back from water courses.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>10 X 20 Shed</u> O	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ <u>200 SF</u> _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____
Total Structures Paved Area Landscaped Area Unimproved Area	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
GRAND TOTAL (Equal to gross area of Parcel)					
3. If the project is commercial, industrial or institutional, complete the following: Estimated employees per shift: <u>N/A</u> Estimated shifts per day: _____ Type of loading facilities proposed: _____					

Yes ☐ No ☒

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

4. Will the proposed project be phased? Yes **X 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:

There currently is a dirt road/driveway
Approximately 15'-20' in width with road
side Culverts. There are also two
Building Pads constructed for future
development.

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	of	covered	Number spaces	Size Number	of	uncovered	spaces
Existing	Number	of	Spaces	N/A	Proposed	Additional	Spaces

☐☐

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.).

9. For grading or road construction, complete the following:													
A. Amount of cut B. Amount of fill C. Maximum height of fill slope D. Maximum height of cut slope E. Amount of import or export F. Location of borrow or disposal site	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; text-align: center; width: 40%;">N/A</td> <td style="border-bottom: 1px solid black; width: 40%;">cubic yards</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;">cubic yards</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;">feet</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;">feet</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;">cubic yards</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	N/A	cubic yards	N/A	cubic yards	N/A	feet	N/A	feet	N/A	cubic yards	N/A	
N/A	cubic yards												
N/A	cubic yards												
N/A	feet												
N/A	feet												
N/A	cubic yards												
N/A													
10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?													
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Diking:</td> <td style="width: 10%;"><input type="checkbox"/> Yes</td> <td style="width: 10%;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Filling:</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Dredging:</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> </table>		Diking:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Filling:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Dredging:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Diking:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Filling:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Dredging:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
Placement of structures in: <input type="checkbox"/> open coastal waters <input type="checkbox"/> wetlands <input type="checkbox"/> estuaries <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.	<p>Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Utility Company (service exists to the parcel) <input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles) <input checked="" type="checkbox"/> X On Site Generation - Specify: Solar Panels </div> <p>B. Gas:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site Generation - Specify: _____ <input checked="" type="checkbox"/> X None </div> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No</p>
18.	<p>What will be the method of sewage disposal?</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Community sewage system - Specify supplier _____ <input checked="" type="checkbox"/> X Septic Tank <input type="checkbox"/> Other - Specify: _____ </div>
19.	<p>What will be the domestic water source:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Community water system - Specify supplier _____ <input checked="" type="checkbox"/> X Well <input type="checkbox"/> Spring <input type="checkbox"/> Other - Specify: _____ </div>
20.	<p>Are there any associated projects and/or adjacent properties under your ownership?</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No If yes, explain (e.g., Assessor's Parcel Number, address, etc.): _____ _____ _____ _____ </div>
21.	<p>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:</p> <p><u>Grading permits for the pad (currently being renovated) 3-Acre conversion Cal-Fire</u></p> <p>_____</p> <p>_____</p> <p>_____</p>

THE SITE

22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): See Attached site map
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Refer to site map
24.	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?
25.	Project Height. Maximum height of existing structures N/A Feet. Maximum height of proposed structures _____ feet.
26.	Gross floor area of existing structures N/A 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): 20 _____ square feet **X 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.

See attached map and attached
sheets

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.

The terrain tends to be moderately
steep timberland in the north, west,
and south parcels that are contiguous
to subject parcel. The easterly boundary
is near the toe of the major foothill
and the terrain levels out significantly
to the Anderson Valley floor

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential	RR5	RR5		
Agricultural				
Commercial				
Industrial				
Institutional				
Timberland				
Other			TPZ 160	TPZ 160

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

Javier Rau
Owner/Authorized Agent

9/30/2017
Date

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

AUTHORIZATION OF AGENT

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

P. Abuliac
Owner

9/28/2017
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 One of the application form.

Name	Name	Name
<u>Pablo Abuliac</u>		
Mailing Address	Mailing Address	Mailing Address
<u>P.O. Box 1797</u> <u>Mendocino 95460</u>		

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.

Date: _____

9/30/2017


Applicant

RECORDING REQUESTED BY:

Redwood Empire Title Company of Mendocino
County

2017-06154

Recorded at the request of:
REDWOOD EMPIRE TITLE
05/10/2017 10:54 AM
Fee: \$19.00 Pgs: 1 of 3

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA

Mail Tax Statements and**When Recorded Mail Document To:**

Pablo Abuliak and Alicia Isabel Alzira Abuliak, et al
PO Box 1797
Mendocino, CA 95460



	\$20.00
	PAID
X	PCO
	FILED
	Exempt

Escrow No.: 20170807DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED**The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$486.75**

- ☒ 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 Boonville

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

Zachary Carpenter, an unmarried man

hereby GRANT(S) to

Pablo Abuliak and Alicia Isabel Alzira Abuliak, husband and wife as community property, with right of survivorship, as to an undivided 1/2 interest and Eric E. Leeds and Robyn Lucile Leeds, husband and wife as community property, with right of survivorship, as to an undivided 1/2 interest

the following described real property:**Parcel One:**

South half of the Southeast quarter of the Northwest quarter of Section 3, Township 13 North, Range 14 West, Mount Diablo Base and Meridian.

APN: 029-370-11**Parcel Two:**

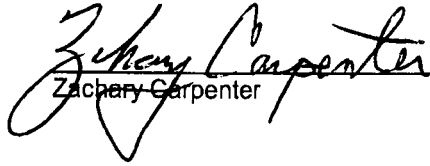
The easement granted to James C. Bates, et ux, in the deed executed by Andre Schools, Inc., recorded February 29, 1972, Book 879, Official Records, Page 240, as follows:

"Together with a 40 foot wide non-exclusive easement lying 20 feet on each side of the following described centerline: Commencing at an iron pipe set to mark the Northwest corner of the Southwest quarter of the Northeast quarter of Section 3, Township 13 North, Range 14 West, Mount Diablo Meridian and which said pipe is described in the deed recorded in Book 749, Page 646, Mendocino County Records; thence South 88° 33' 10" East, 791.89 feet to the point of beginning; said point being 20 feet Southerly of the North line of the Southwest quarter of the Northeast quarter of said Section 3; thence leaving the said West boundary of County Road, West, parallel with the said North line of the Southwest quarter of the Northeast quarter of said Section 3, 66.00 feet; thence South 66° 37' 40" West, 221.86 feet; thence South 80° 29' 10" West, 127.17 feet; thence North 83° 42' 10" West, 167.31 feet; thence South 74° 00' 10" West, 96.82 feet; thence South 54° 06' 00" West, 195.12 feet to a point 20 feet Westerly of the West line of the Southwest quarter of the Northeast quarter of said Section 3; thence South 00° 11' 45" West, parallel with the West line of the Southwest quarter of the Northeast quarter of said Section 3, 134.76 feet; thence South 30° 37' 40" West, 169.00 feet; thence South 47° 45' 00" West, 205 feet, more or less, to the North line of the South half of the Southeast quarter of the Northwest quarter of said Section 3".

Parcel Three:

The easement granted to Gordon R. Douglas in the deed executed by William L. Boger, Jr., et ux recorded March 15, 2001 as Instrument No. 2001-04420, Mendocino County Records.

Dated: May 3, 2017


Zachary Carpenter

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

County of Mendocino

On 5-9-17 before me,

Debra Niesen, Notary Public,

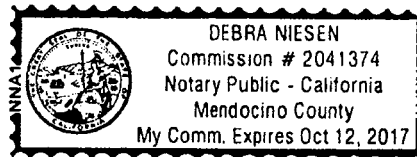
personally appeared Zachary Carpenter

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 Debra Niesen (Seal)
Debra Niesen



✓ 1 Property Address: 13016 ORNBAUN RD BOONVILLE CA 95415-9105

Ownership

County: **MENDOCINO, CA**
 Assessor: **SUSAN RANOCHAK, ASSESSOR**
 Parcel # (APN): **029-370-11-00**
 Parcel Status: **ACTIVE**
 Owner Name: **ABULIAK PABLO & ALICIA ISABEL ALZIRA**
 Mailing Address: **PO BOX 1797 MENDOCINO CA 95460**
 Legal Description:

Assessment

Total Value:	\$212,206	Use Code:	0006	Use Type:	RESIDENTIAL
Land Value:	\$212,206	Tax Rate Area:	053-002	Zoning:	RR5 5
Impr Value:		Year Assd:	2017	Census Tract:	112.00/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	05/10/2017	05/16/2013	07/14/2011	05/10/2017
Document Number:	06154	07451	09628	06154
Document Type:				
Transfer Amount:	\$442,500			
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:
Baths (Full):		A/C:		Stories:
Baths (Half):		Heating:		Quality:
Total Rooms:		Pool:		Building Class:
Bldg/Liv Area:		Park Type:		Condition:
Lot Acres:	20.000	Spaces:		Site Influence:
Lot SqFt:	871,200	Garage SqFt:		Timber Preserve:
Year Built:				Ag Preserve:
Effective Year:				

ASSESSOR SECURED PROPERTY SYSTEM
* INQUIRY TO SECURED PROPERTY MASTER *

DATE: 10-16-2017
TIME: 10 45 37

OWNER INFO

UPP

ZIP 95460

20.00

LCP

2

FX

WLA

20.00

7 03 2017

4

F2-T0 VIEW

USER ID: DAVISJ

ASSESSOR SECURED PROPERTY SYSTEM

DATE: 10-16-2017

ASTF211

OWNER/ETAL HISTORY

TIME: 10 47 23

ROLL YEAR: 2018

PAGE 01 OF 01 PAGES

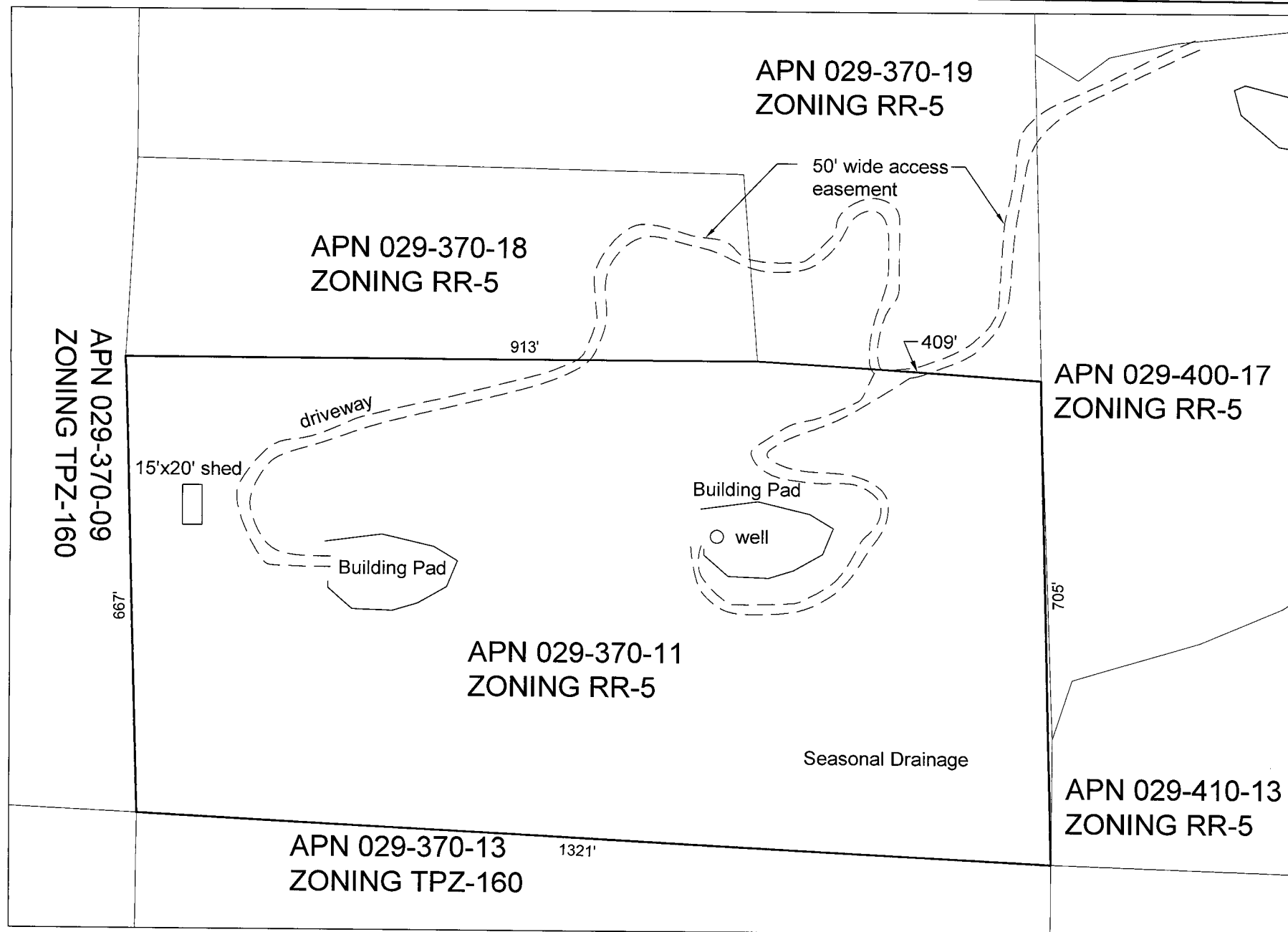
PARCEL NBR 029 370 11 0 0 ASSESSEE NAME ABULIAK PABLO & ALICIA ISABELSITUS ADDR 13016 ORNBAUN RD

A	TYP	NAME		OWN %	VESTING	DATE	NUMBER	DTT	CD
-	A	ABULIAK PABLO & ALICIA ISA	H	50.00	T-CPRS/TIC	051017	06154	486.75	0
-	E01	LEEDS ERIC E & ROBYN LUCIL	-	50.00	CPRS	051017	06154	.00	0
-				.00				.00	
-	P	CARPENTER ZACHARY	H	100.00	T	051017	06153	341.00	0
-	P	BALDERAS RODOLFO ANTHONY	H	100.00	T	051613	07451	.00	0
-	P	QUINNELLY CHARLES	H	100.00	T	071411	09628	.00	1
-	P	SYHARATH KHAMHAI	H	100.00	T	062508	09123	423.50	0
-	P	MEUSCHKE DAVID TTEE 1/2		.00	1/2NT-TTEE	092706	19373	.00	0
-	P	FLUM DAVID L TTEE 1/2	H	.00	T-TTEE/TIC	050505	09723	246.95	0
-	P	DOUGLAS GORDON R	-	100.00	FROM 90-91	090182	12470	.00	0
-			-	.00				.00	-
-			-	.00				.00	-
-			-	.00				.00	-
-			-	.00				.00	-
-			-	.00				.00	-
-			-	.00				.00	-

ACTIVE OWNERS 002NUMBER OF NAMES 009

LAST NAME

SCALE:
1" = 200'



APN: 029-370-11
RR 5
20 ACRES

SITE PLAN FOR 13016 ORNBAUN ROAD
UKIAH, CA

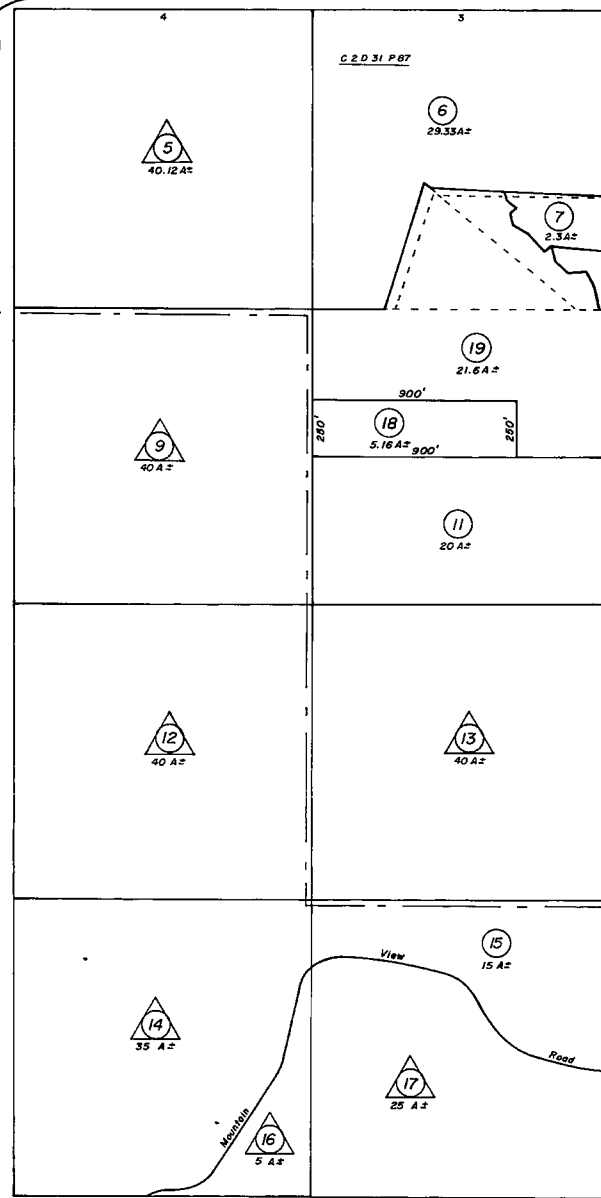
OCT. 2017

Bk 46
18

53-002
53-016
56

57

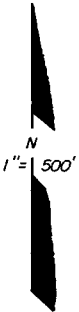
02



53-002
53-016

29-37

W. 1/2 OF SEC. 3,
T. 13 N. R. 14 W.,
M.D.B. & M.



39

40

41

42

NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data delineated
hereon.

53-002
53-016

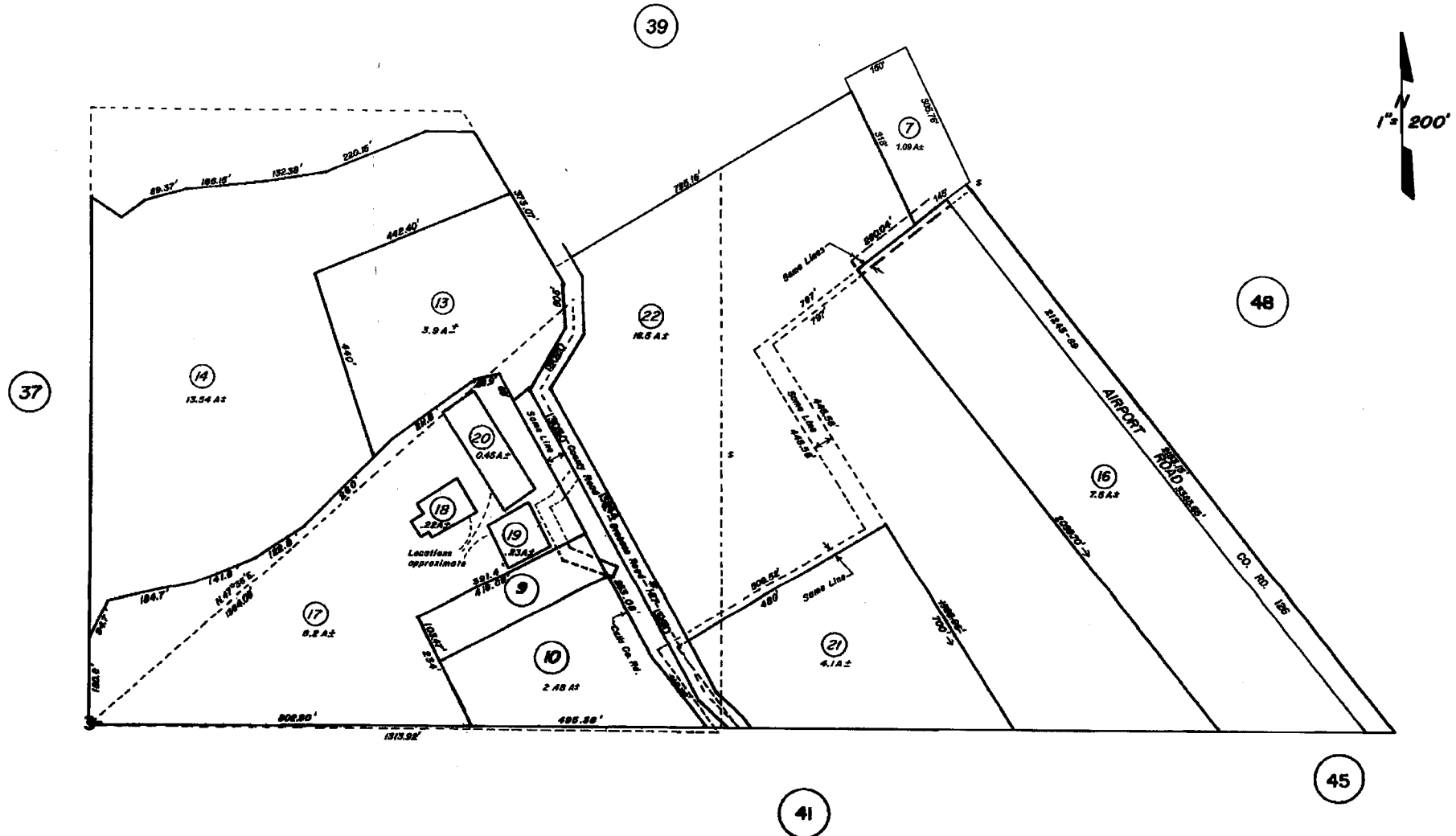
Assessor's Map
County of Mendocino, Calif.
August, 1988

12-7-88
5-5-92

S. 1/2 of N.E. 1/4, Sec. 3, T.13N. R.14W., M.D.B. & M.

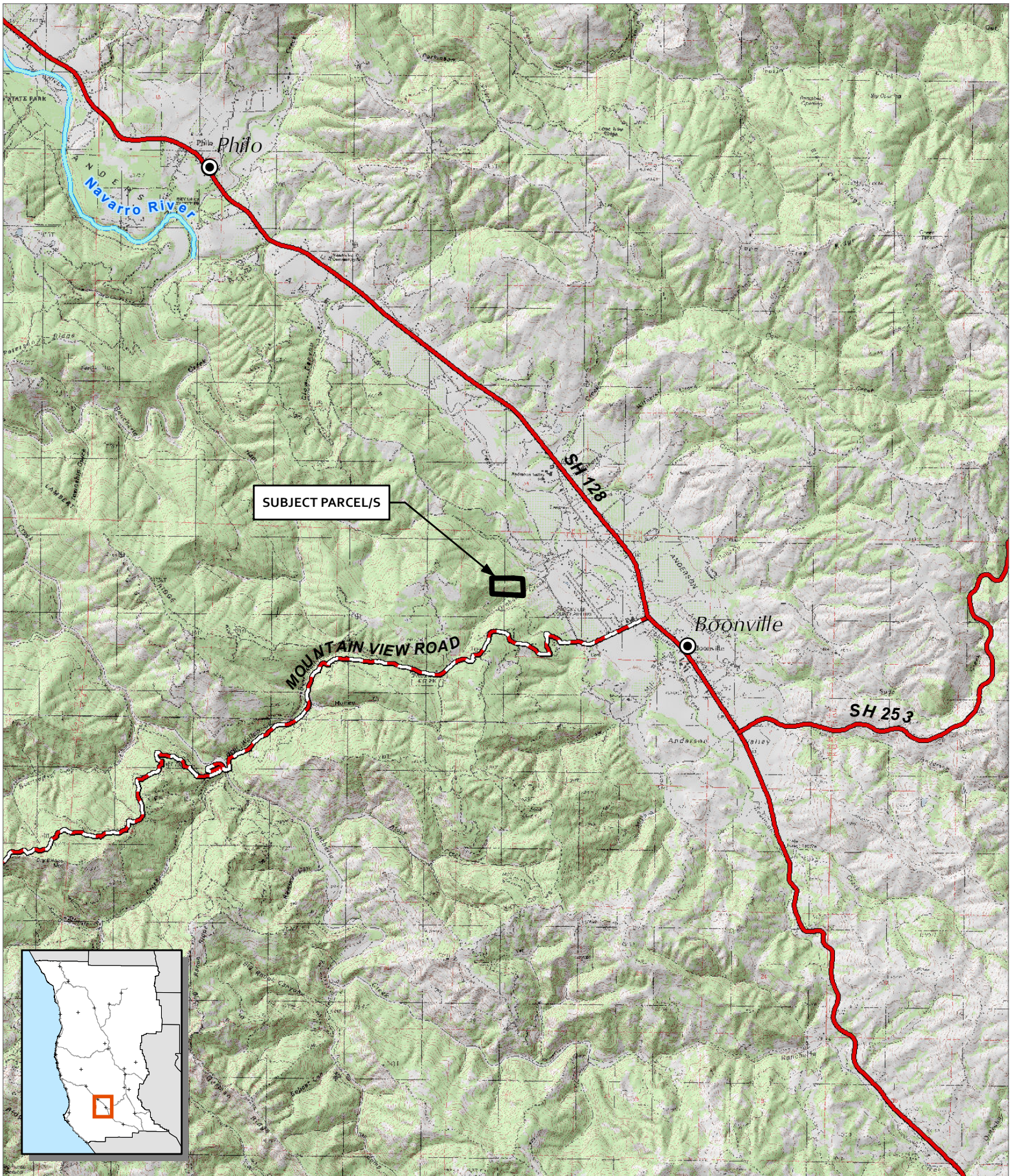
53-008

29-40



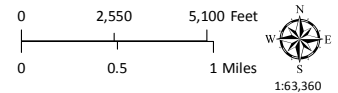
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated March 2, 2016



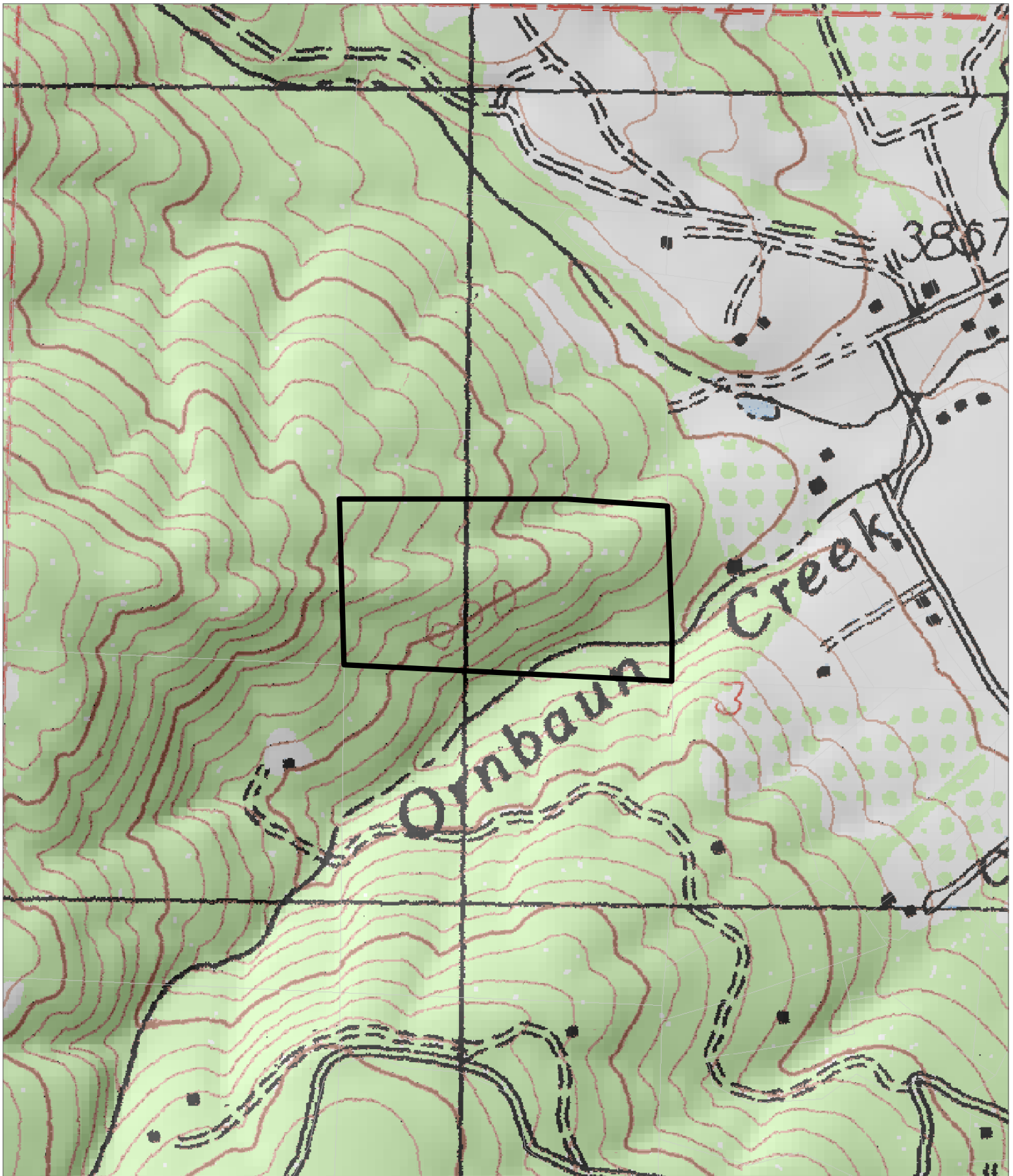
CASE: R 2017-0007
OWNER: ABULIAK, Pablo & Alicia
APN: 029-370-11
APLCT: Pablo Abuliak
AGENT: Javier Rau
ADDRESS: 13016 Ornbaun Road, Boonville

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

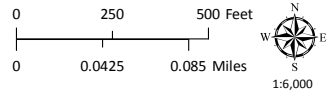


LOCATION MAP

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Untitled Map

Write a description for your map.

Legend

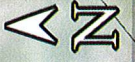
- Feature 1
- Hortus Botanicus
- Untitled Path
- Untitled Placemark

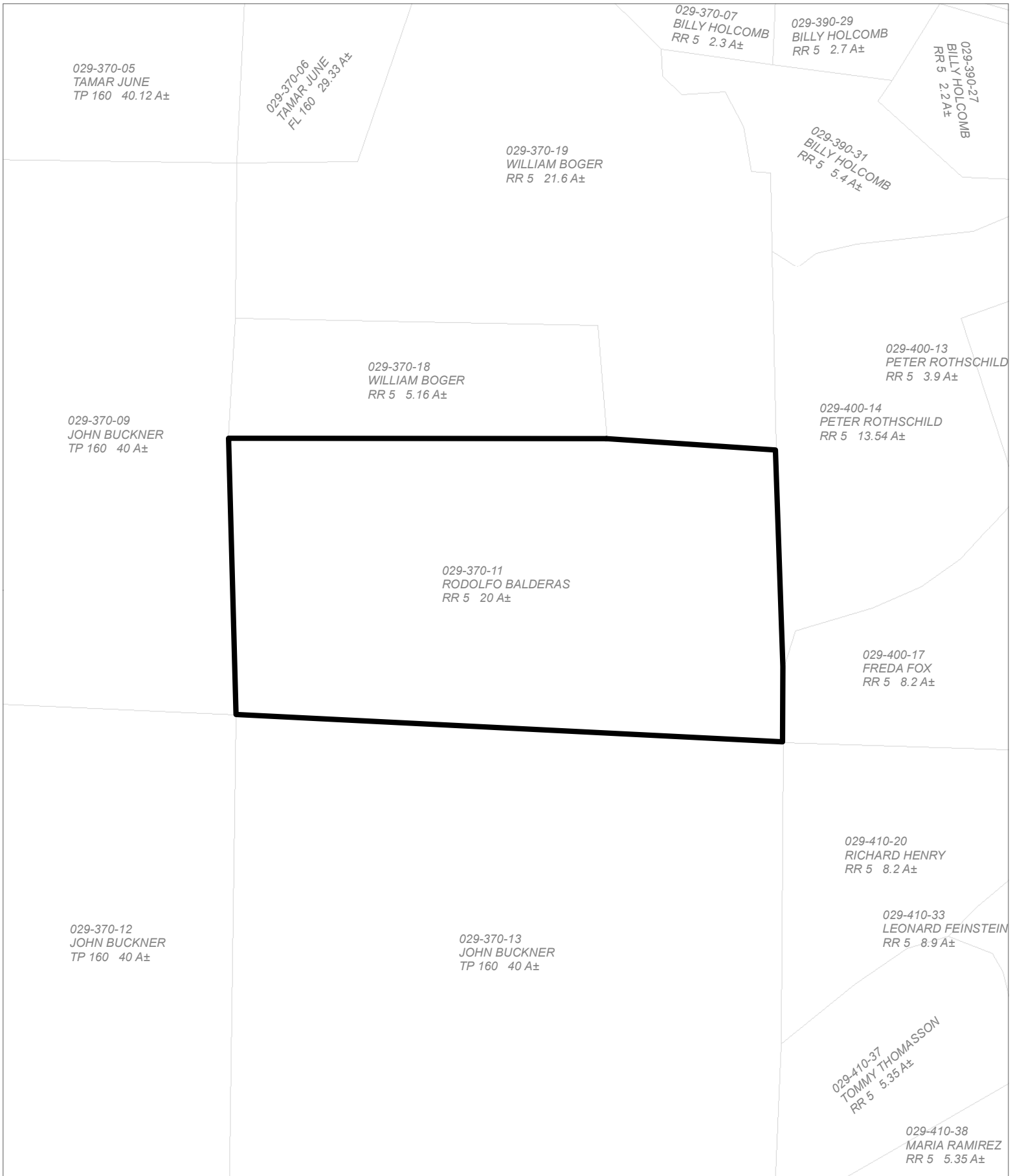
APN 029-370-11

Google earth

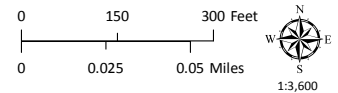
© 2017 Google

1000 ft





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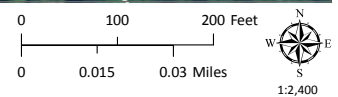
ADJACENT PARCELS

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Ornbaun Creek

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

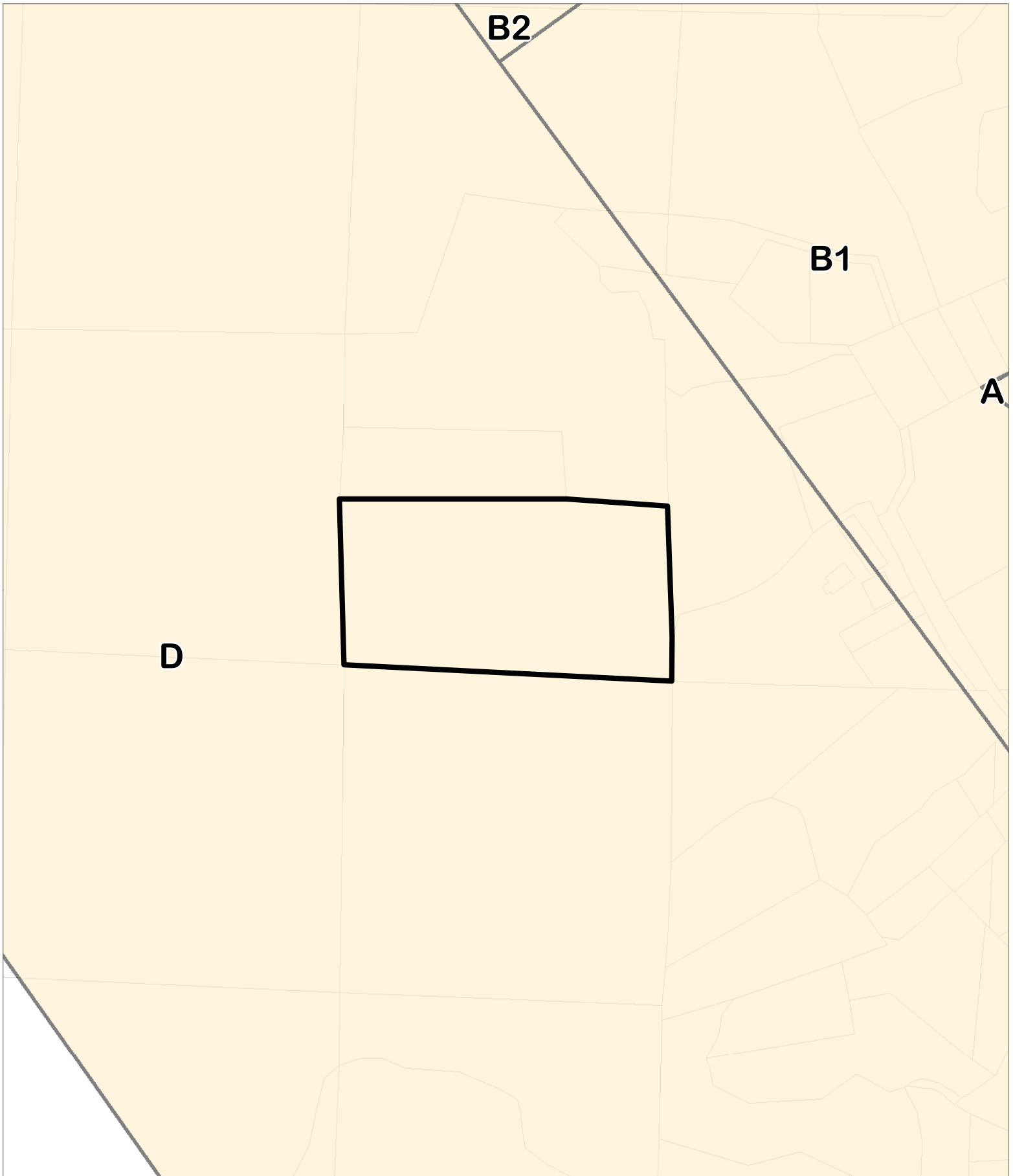


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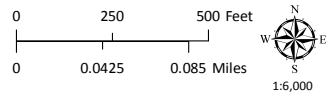
Named Rivers
Driveways/Unnamed Roads

AERIAL IMAGERY

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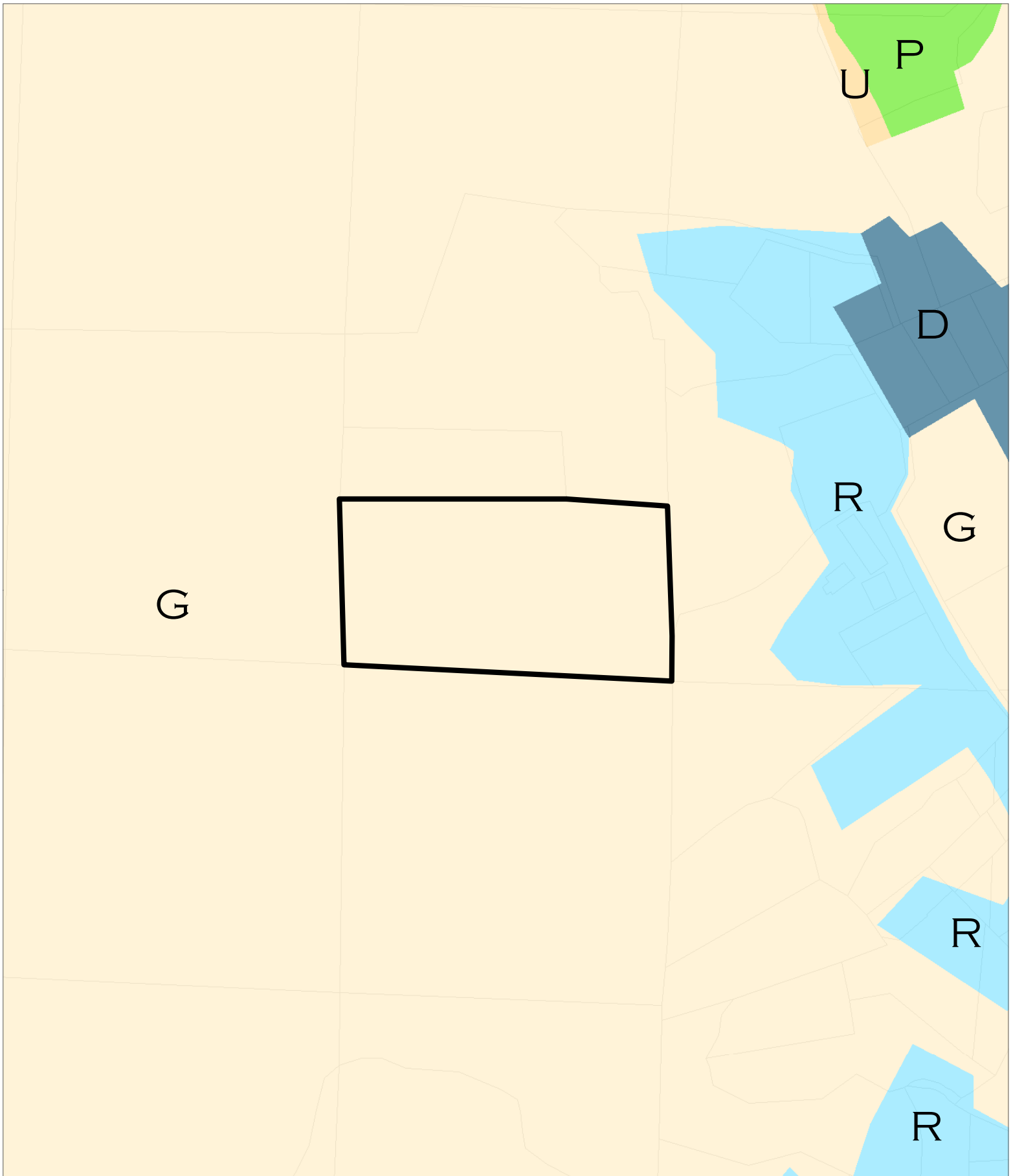


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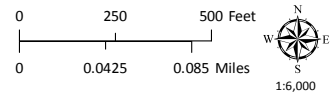
AIRPORT ZONES

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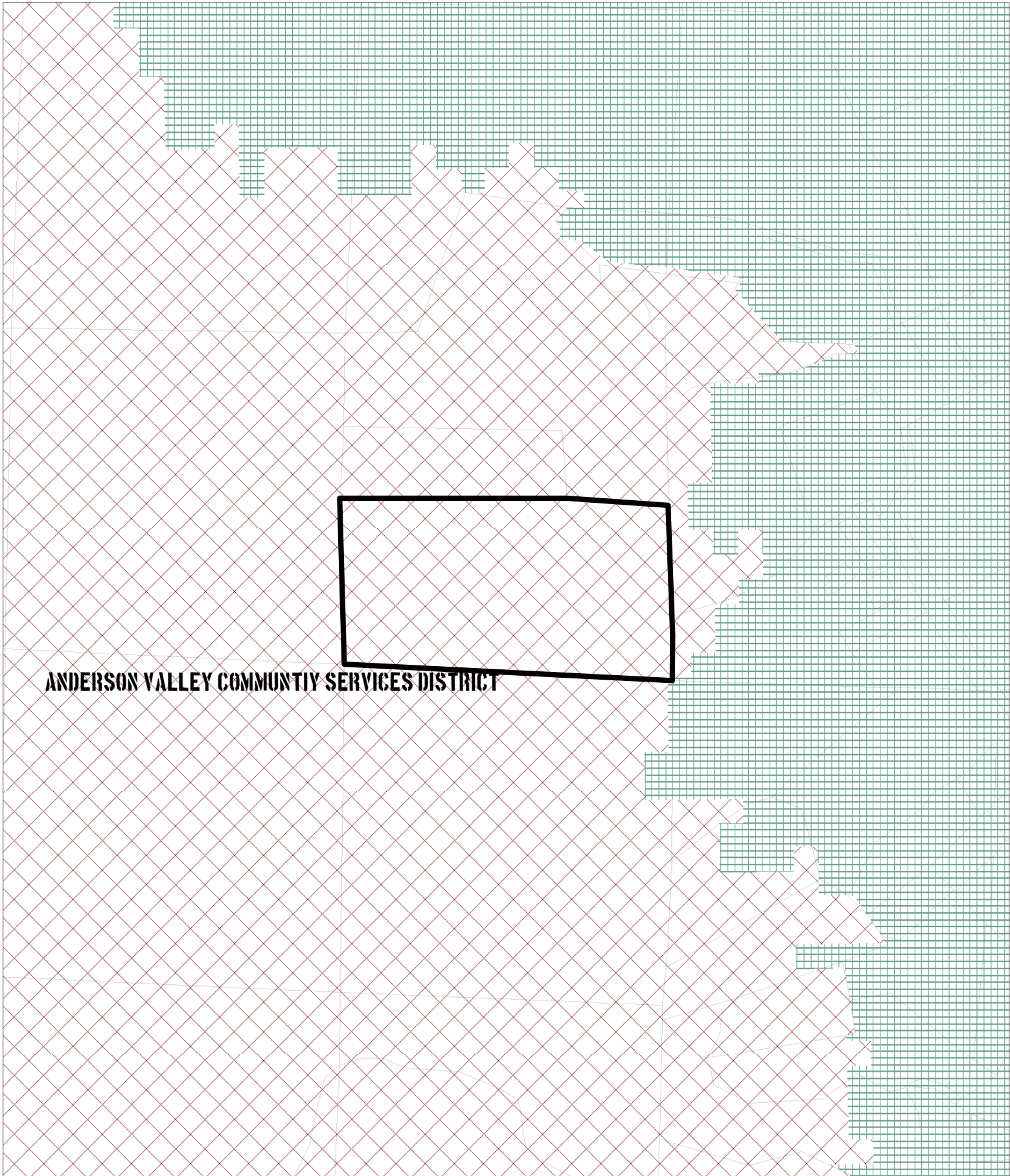
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Urban & Built-Up Land (D)
Grazing Land (G)






IMPORTANT FARMLAND

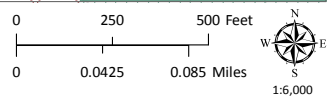
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ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

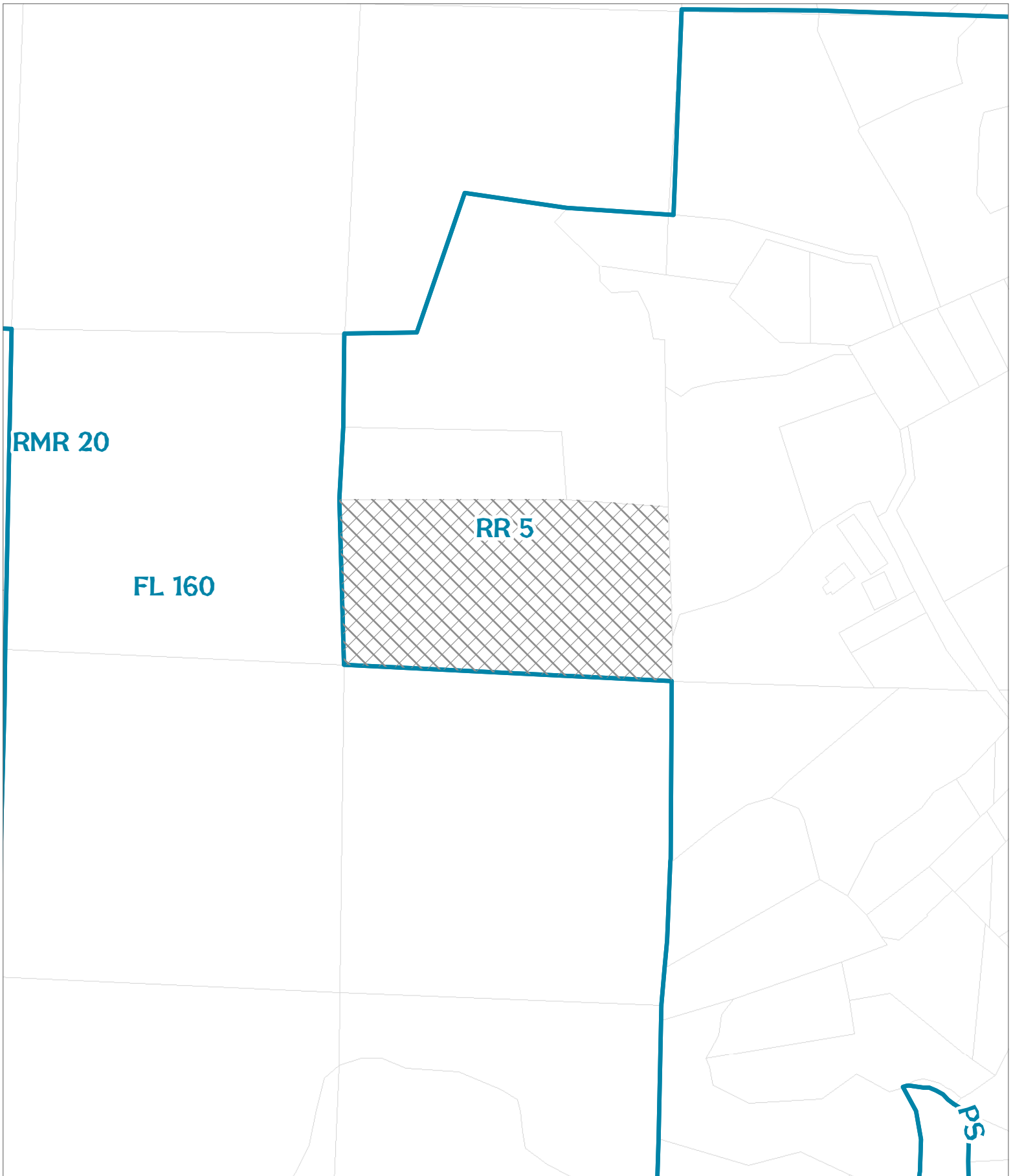
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ADDRESS: 13016 Ornbaun Road, Boonville

-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard




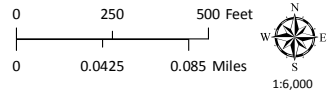
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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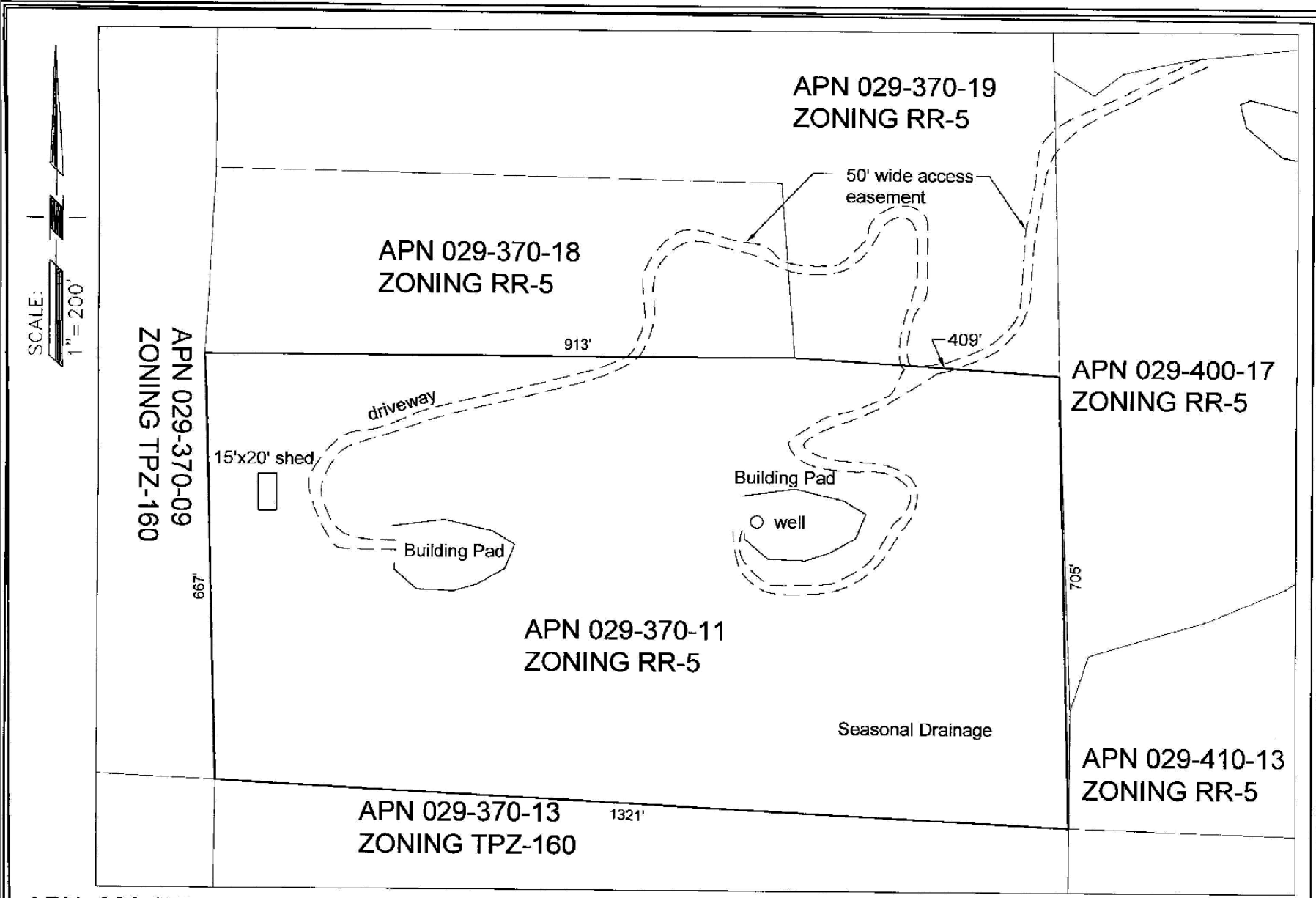
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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SCALE: 1" = 200'

APN: 029-370-11
RR 5
20 ACRES

SITE PLAN FOR 13016 ORNBAUN ROAD
UKIAH, CA

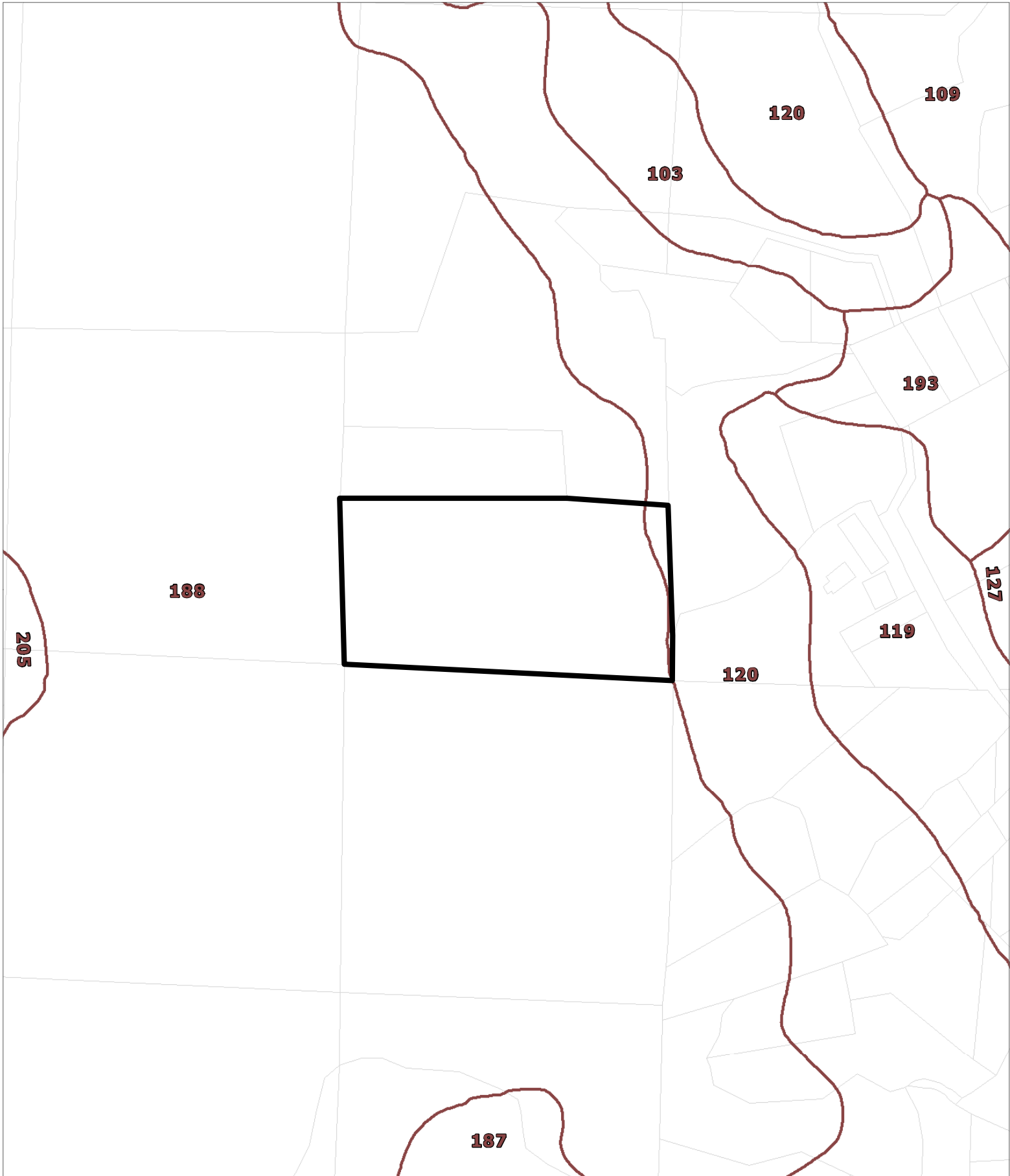
OCT. 2017

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NO SCALE

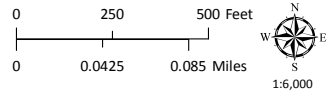
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SITE PLAN



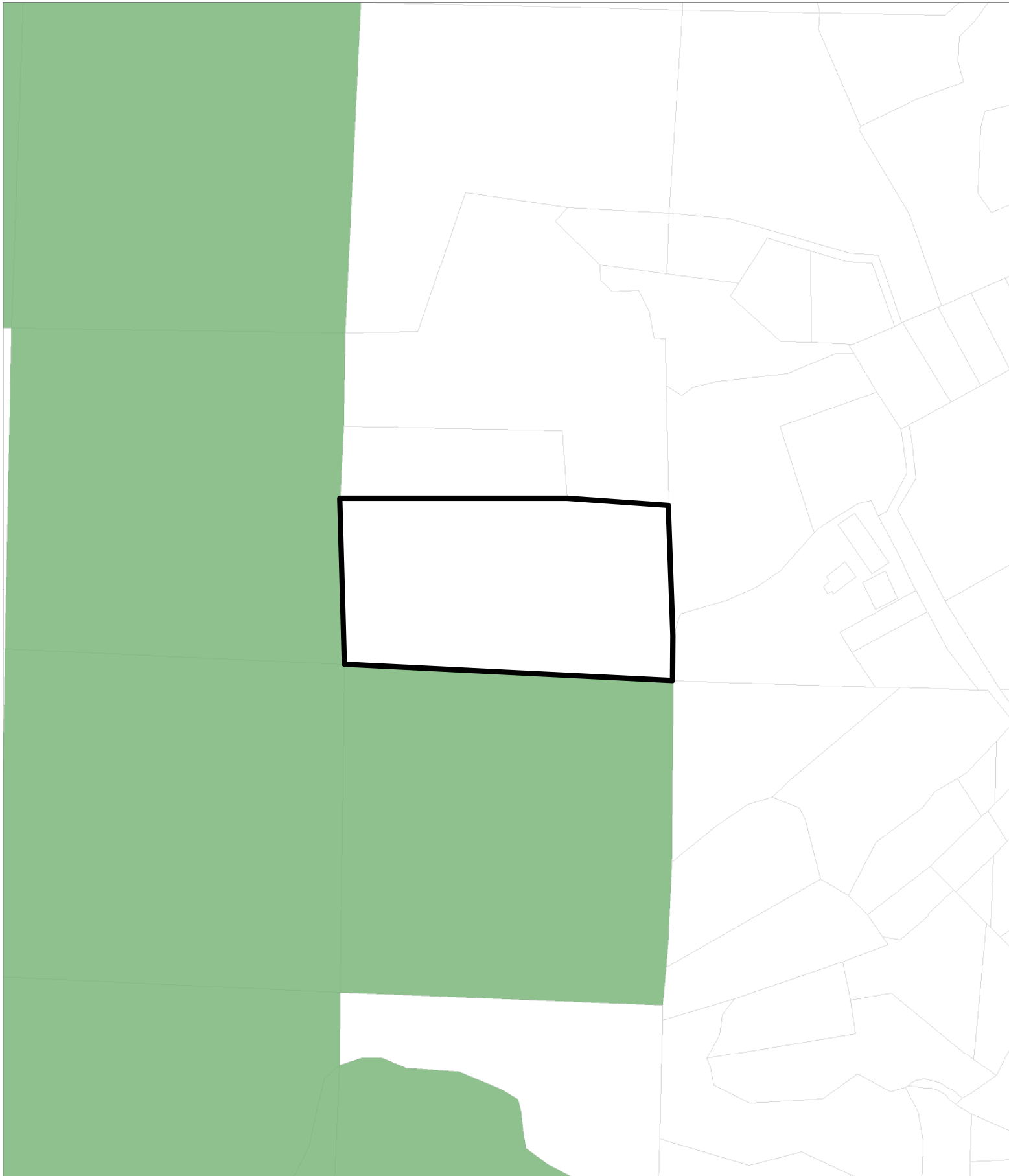
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 Western Soil Classes



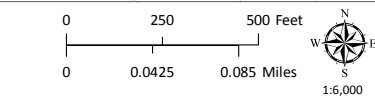
LOCAL SOILS

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 TPZ 2015



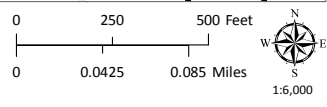
TIMBER PRODUCTION ZONES

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 Zoning Districts



ZONING DISPLAY MAP

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