



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 27, 2017

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

Department of Forestry/ CalFire
Caltrans
Agriculture Commissioner
Farm Advisor

Assessor
Tax Collector
Anderson Valley CSD

CASE#: U_2017-0025

DATE FILED: 10/26/2017

OWNER/APPLICANT: GARLINGTON LAURENS CHRISTOPHER

REQUEST: Use permit for the use of a existing Single Family Residence as a vacation home rental.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± mi. north of Boonville center, on the southeast side of Vista Ranch Road, 1± mi. north if its intersection with State Hwy 128. Located at 6721 Vista Ranch Road, Boonville (APN: 046-031-37).

STAFF PLANNER: Sam 'Vandy' Vandewater

RESPONSE DUE DATE: December 11, 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: | CHRISTOPHER GARLINGTON | | |
| APPLICANT: | CHRISTOPHER GARLINGTON | | |
| REQUEST: | Use permit for the use of a existing Single Family Residence as a vacation home rental. | | |
| LOCATION: | 4± mi. north of Boonville center, on the southeast side of Vista Ranch Road, 1± mi. north if its intersection with State Highway 128. 6721 Vista Ranch Road, Boonville; (APN 046-031-37) | | |
| ACREAGE: | 53± acres | | |
| GENERAL PLAN: | RL:160 | ZONING: | RL:160 |
| | | COASTAL ZONE: | NO |
| EXISTING USES: | Residential | SUPERVISORIAL DISTRICT: | 5 |
| TOWNSHIP: | 14N | RANGE: | 14W |
| | | SECTION: | 21 |
| | | USGS QUAD#: | 58 |

| | |
|----------------------------|-----|
| RELATED CASES ON SITE: | N/A |
| RELATED CASES IN VICINITY: | N/A |

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|--------------------------|--------------------|-----------------------|--------------------------|
| NORTH: | RL:160 | RL:160 | 12±, 1±, 89±, 0.5± | Residential/Vacant |
| EAST: | RL:160 | RL:160 | 30± | Vacant |
| SOUTH: | RL:160 | RL:160 | 118± | Vacant |
| WEST: | RL:160 | RL:160 | 9±, 9± | Residential/Agricultural |

| | | |
|--|--|---|
| REFERRAL AGENCIES: | | |
| <input checked="" type="checkbox"/> Planning | <input checked="" type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Assessor |
| <input checked="" type="checkbox"/> Department of Transportation | <input checked="" type="checkbox"/> Caltrans | <input checked="" type="checkbox"/> Tax Collector |
| <input checked="" type="checkbox"/> Environmental Health (Ukiah) | <input checked="" type="checkbox"/> Agriculture Commissioner | <input checked="" type="checkbox"/> Anderson Valley CSD |
| <input checked="" type="checkbox"/> Building Inspection (Ukiah) | <input checked="" type="checkbox"/> Farm Advisor | |

| | |
|-------------------------|-----|
| ADDITIONAL INFORMATION: | N/A |
|-------------------------|-----|

| | |
|----------------------|------------|
| ASSESSOR'S PARCEL #: | 046-031-37 |
|----------------------|------------|

| | | | |
|----------------------|------------------------|--------------|------------------------|
| PROJECT COORDINATOR: | SAM 'VANDY' VANDEWATER | PREPARED BY: | SAM 'VANDY' VANDEWATER |
| DATE: | 11/5/2017 | | |

ENVIRONMENTAL DATA
(To be completed by Planner)

| | | COUNTY WIDE |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| | NO | 1. Alquist-Priolo Earthquake Fault Zone |
| | NO | 2. Floodplain/Floodway Map |
| | NO / YES | 3. Within/Adjacent to Agriculture Preserve Williams Act on eastern and southern parcel boundaries |
| | 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 |
| <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 type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# High Fire Hazard |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. 104, 171 |
| <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 |



Planning and Building
Services

| | |
|-----------------|-------------|
| Case No: | U-2017-6025 |
| CalFire No: | - |
| Date Filed: | 10-26-17 |
| Fee: | \$3216 |
| Receipt No: | PRS-017899 |
| Received By: | Jesse Davis |
| Office use only | |

APPLICATION FORM

APPLICANT

Name: Chris Garlington Phone: 415-450-7285

Mailing Address: 1960 Jones Street

City: San Francisco State/Zip: CA 94133 email: garlington.email@yahoo.com

PROPERTY OWNER

Name: Christopher Garlington, Trustee Phone: 415-450-7285

Mailing Address: 1960 Jones St.

City: San Francisco State/Zip: CA 94133 email: garlington.email@yahoo.com

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: 53.3 ac (Sq. feet/Acre) Address of Property: 6721 & 6731 Vista Ranch Rd. BN

Assessor Parcel Number(s): 046-031-37 & 046-031-38

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☒ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Chris Garlington
Signature of Applicant/Agent

10-25-17
Date

Chris Garlington, Trustee
Signature of Owner

10-25-17
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.

Project: To use existing residential property for vacation rentals.

Site: 2 parcels improved with one single family residence with a well, septic system and gravel roads to access property.

Home: 2-story, 3 Bedroom / 2 bath, 1,620 square feet with swimming pool.

| 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 | 1 | 1,620 | 1,620 | 1,620 |
| <div style="font-size: 1.5em; font-family: cursive;"> << no change >> </div> | | | | | |
| Total Structures Paved → NONE Area Landscaped Area → 1.5 ac Unimproved Area → 51.7 <u>HOUSE</u> → 0.13 ac | | | | | |
| GRAND TOTAL (Equal to gross area of Parcel) 53.3 acres | | | | | |

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

N/A

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 | _____ | _____ |
| Number of uncovered spaces | 6 | regular |
| Number of standard spaces | _____ | _____ |
| Number of handicapped spaces | _____ | _____ |
| Existing Number of Spaces | _____ | |
| Proposed Additional Spaces | _____ | |
| Total | _____ | |

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: N/A

- A. Amount of cut _____ cubic yards
B. Amount of fill _____ cubic yards
C. Maximum height of fill slope _____ feet
D. Maximum height of cut slope _____ feet
E. Amount of import or export _____ cubic yards
F. Location of borrow or disposal site _____

| | |
|--|---|
| <p>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?</p> <p>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.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____</p> | |
| <p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p> | |
| <p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p> | |
| <p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p> | |

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:
None

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Highway 128 to County Road 151, then turn right onto Vista Ranch Road.

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.
No subdivision.
There is one existing single family home on the property.

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 22 feet. Maximum height of proposed structures 22 feet.

26. Gross floor area of existing structures 11620 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 1620 square feet (including covered parking and accessory buildings).

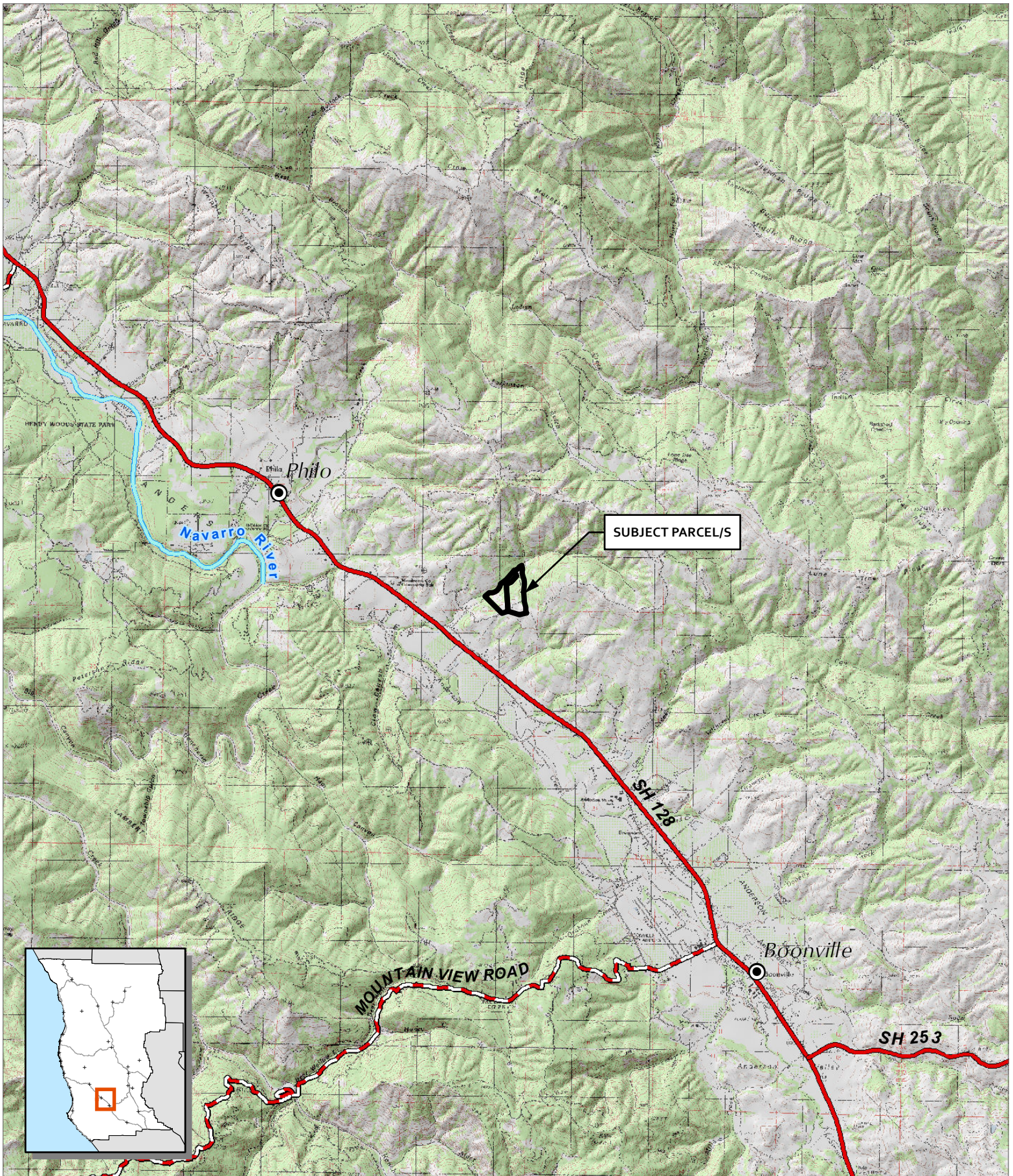
27. Lot area (within property lines): 53.3 ☐ square feet ☒ acres.

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.
2 parcels that together equal 53.3 acres improved with 1 single family home.





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.
There is one home on a parcel to the west, otherwise the surrounding properties are empty land.

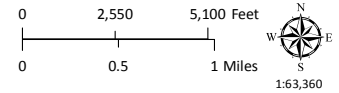
30. Indicate the surrounding land uses.

| | North | East | South | West |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Vacant | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential Agricultural | | | | |
| Commercial Industrial | | | | |
| Institutional Timberland | | | | |
| Other | | | | |



CASE: U 2017-0025
OWNER: GARLINGTON, Laurens
APN: 046-031-37, 38
APLCT: Chris Garlington
AGENT:
ADDRESS: 6721 Vista Ranch Road, Boonville

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



LOCATION MAP

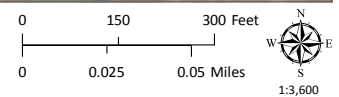
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

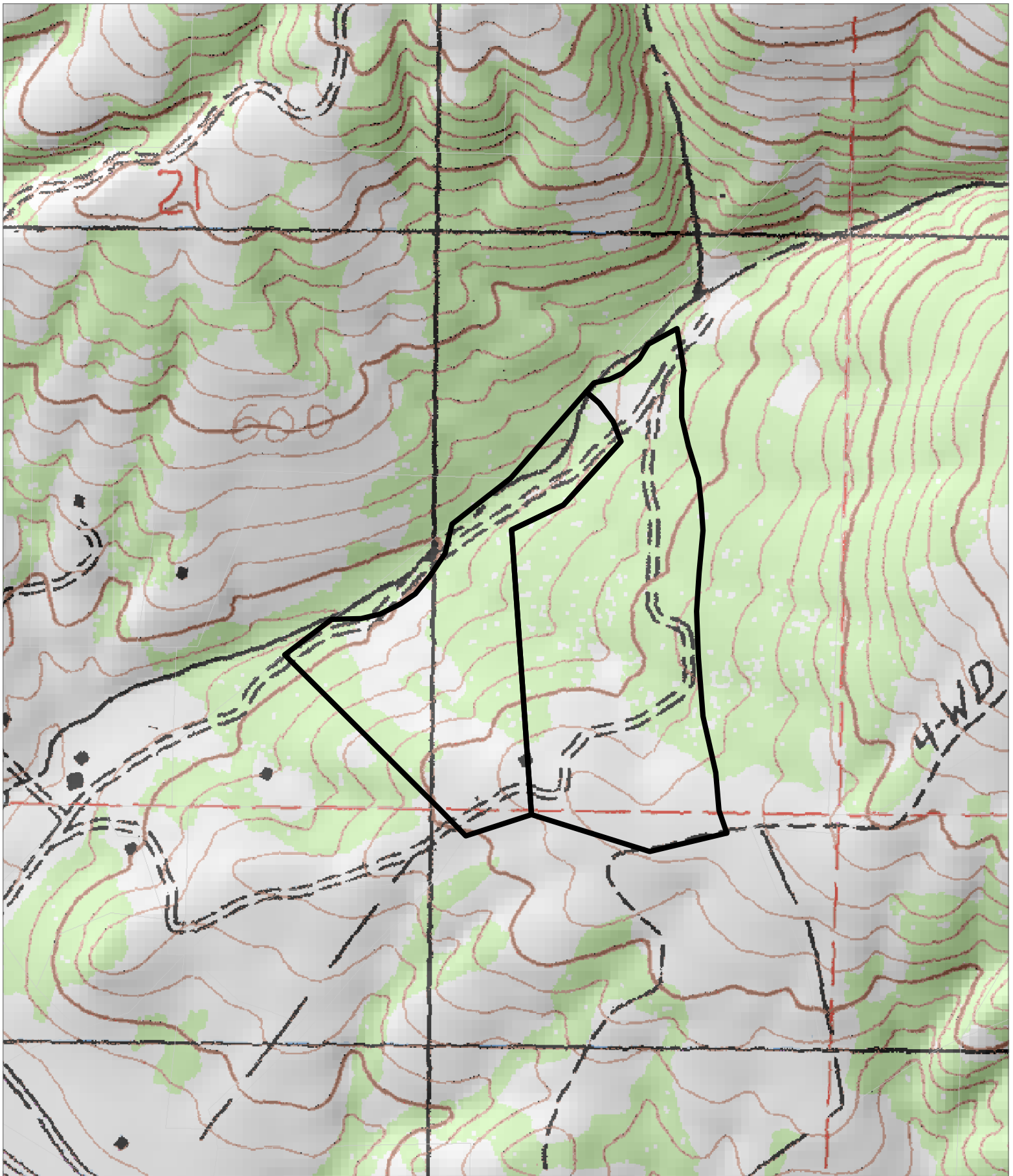
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--- Driveways/Unnamed Roads

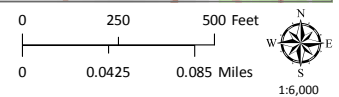


AERIAL IMAGERY

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

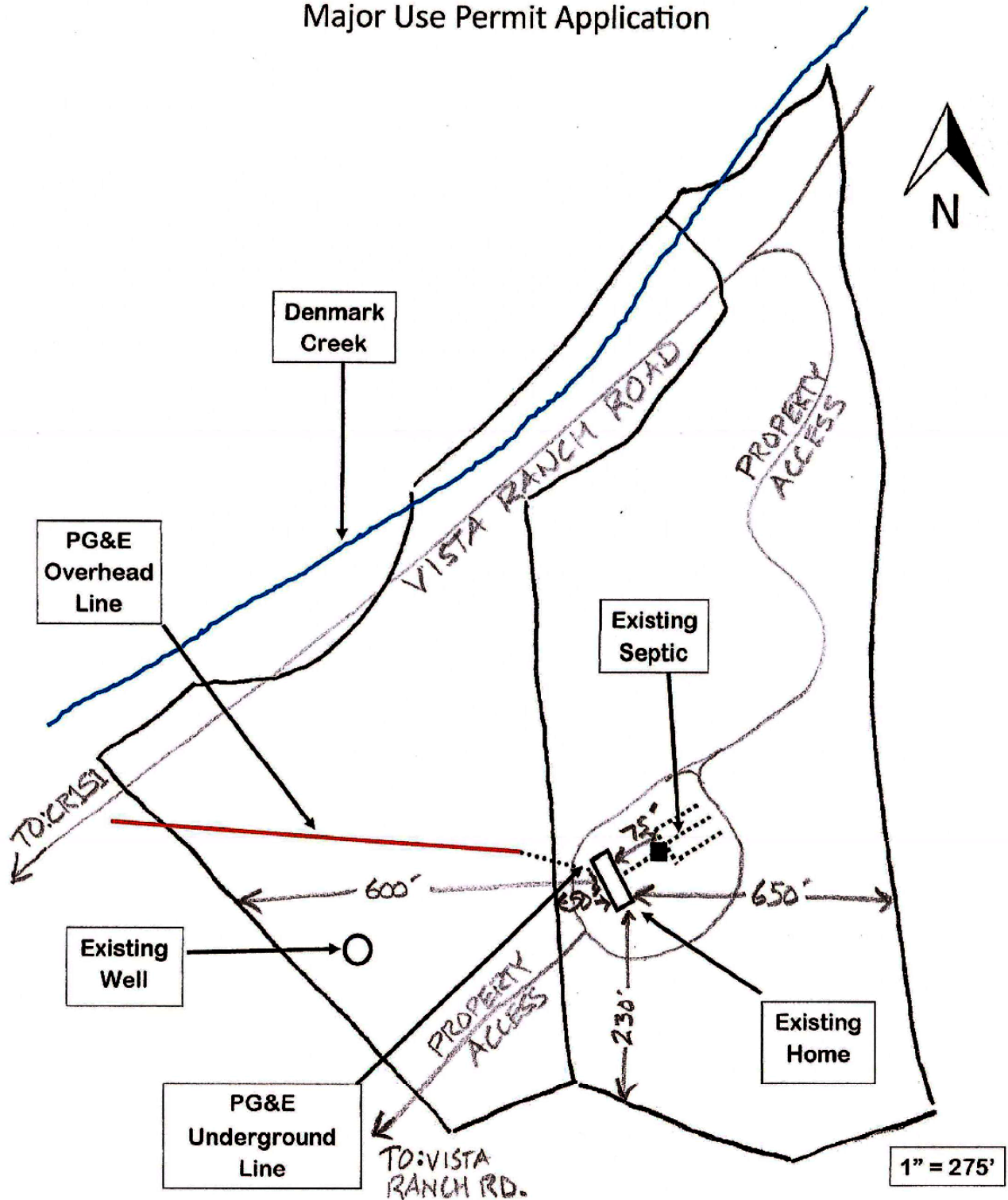
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PLOT PLAN

6721 and 6731 Vista Ranch Road

A single family home on two parcels

Major Use Permit Application



CASE: U 2017-0025

OWNER: GARLINGTON, Laurens

APN: 046-031-37, 38

APLCT: Chris Garlington

AGENT:

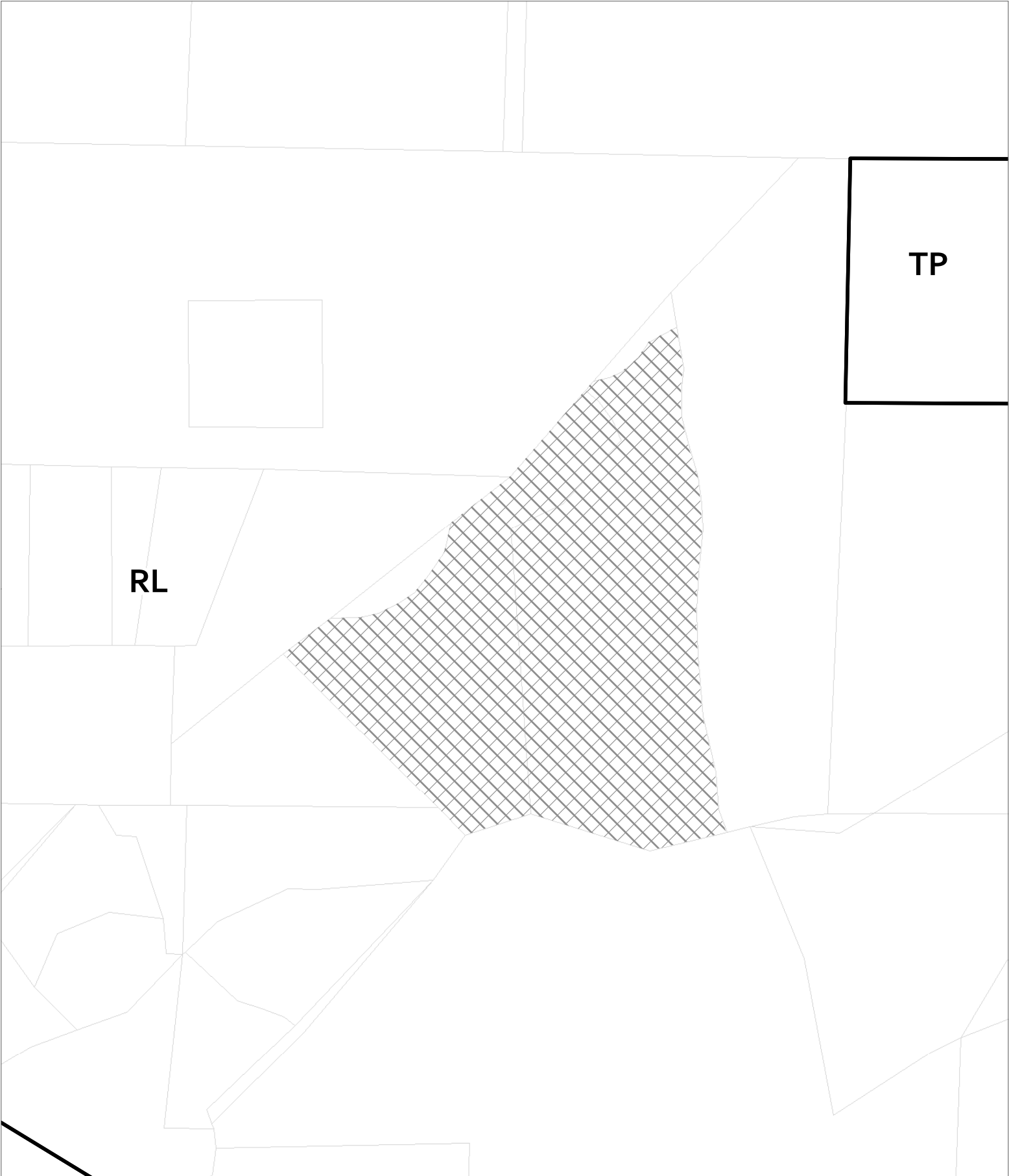
ADDRESS: 6721 Vista Ranch Road, Boonville

NO SCALE


SITE PLAN

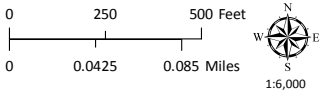
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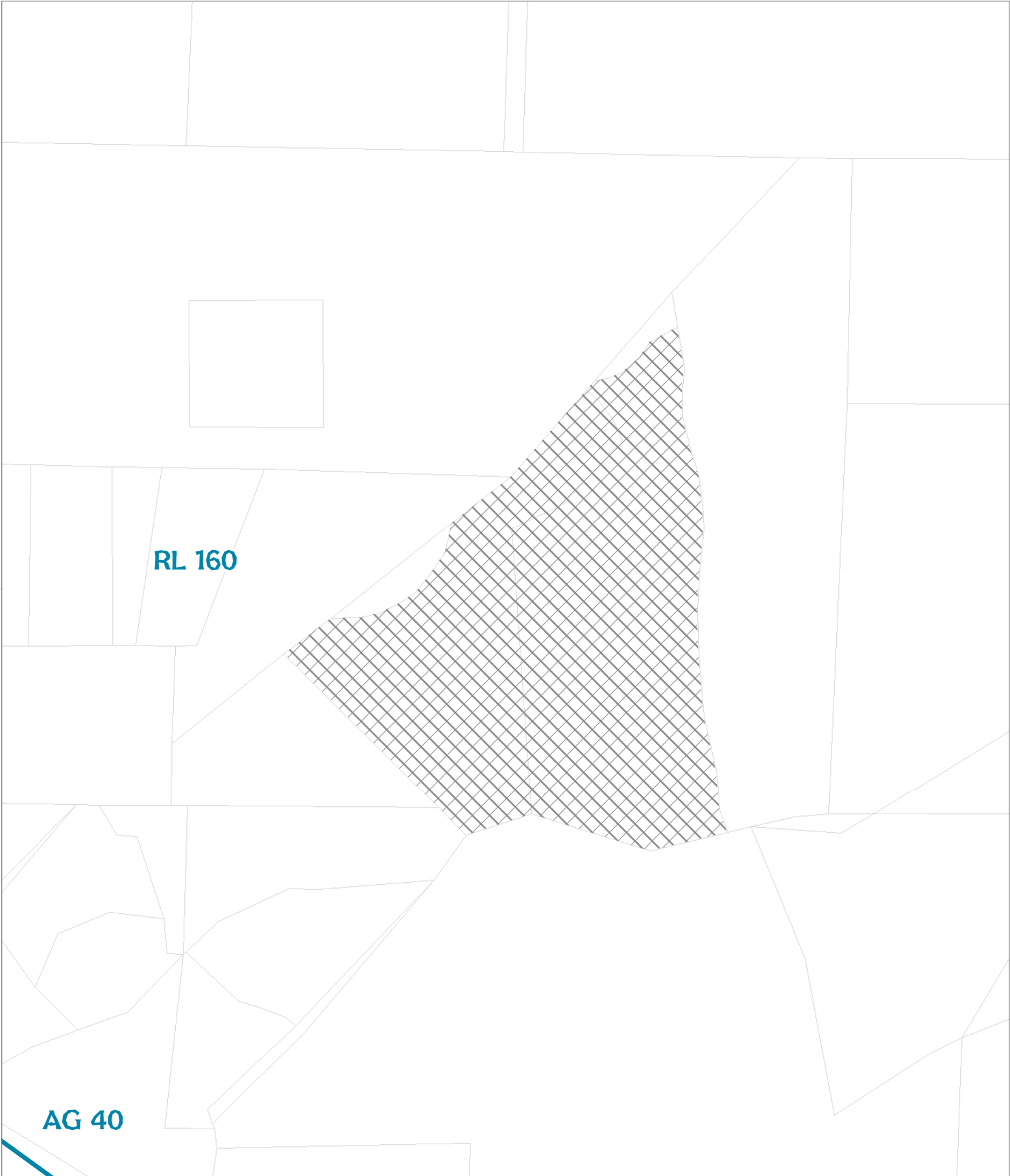
CASE: U 2017-0025
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 Zoning Districts




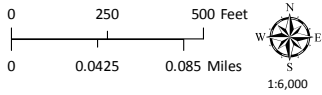
ZONING DISPLAY MAP

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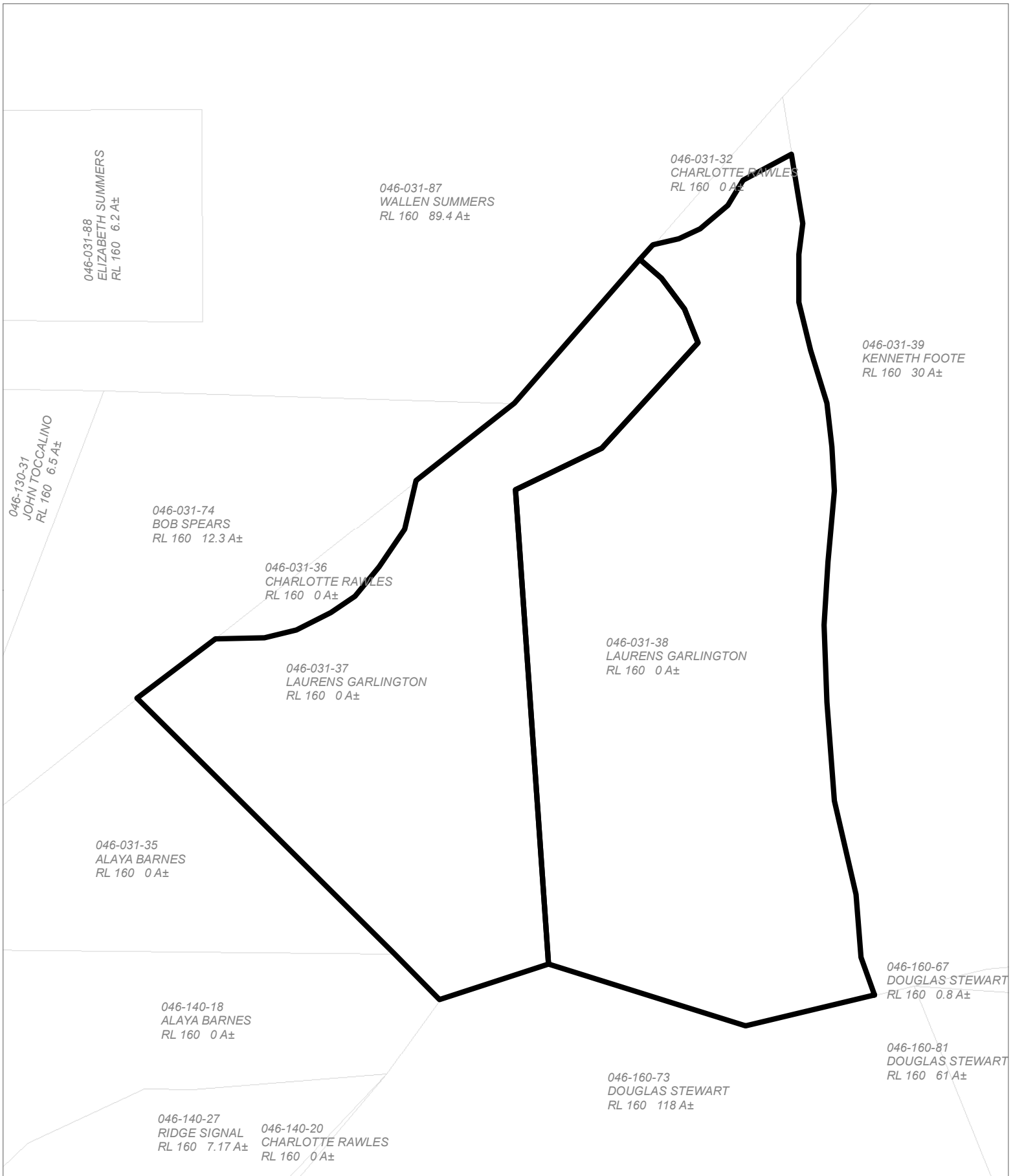
CASE: U 2017-0025
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 General Plan Classes

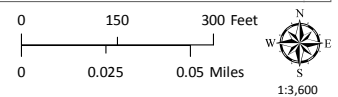


GENERAL PLAN CLASSIFICATIONS

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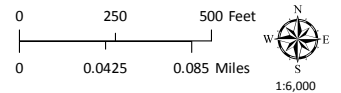
ADJACENT PARCELS

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ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

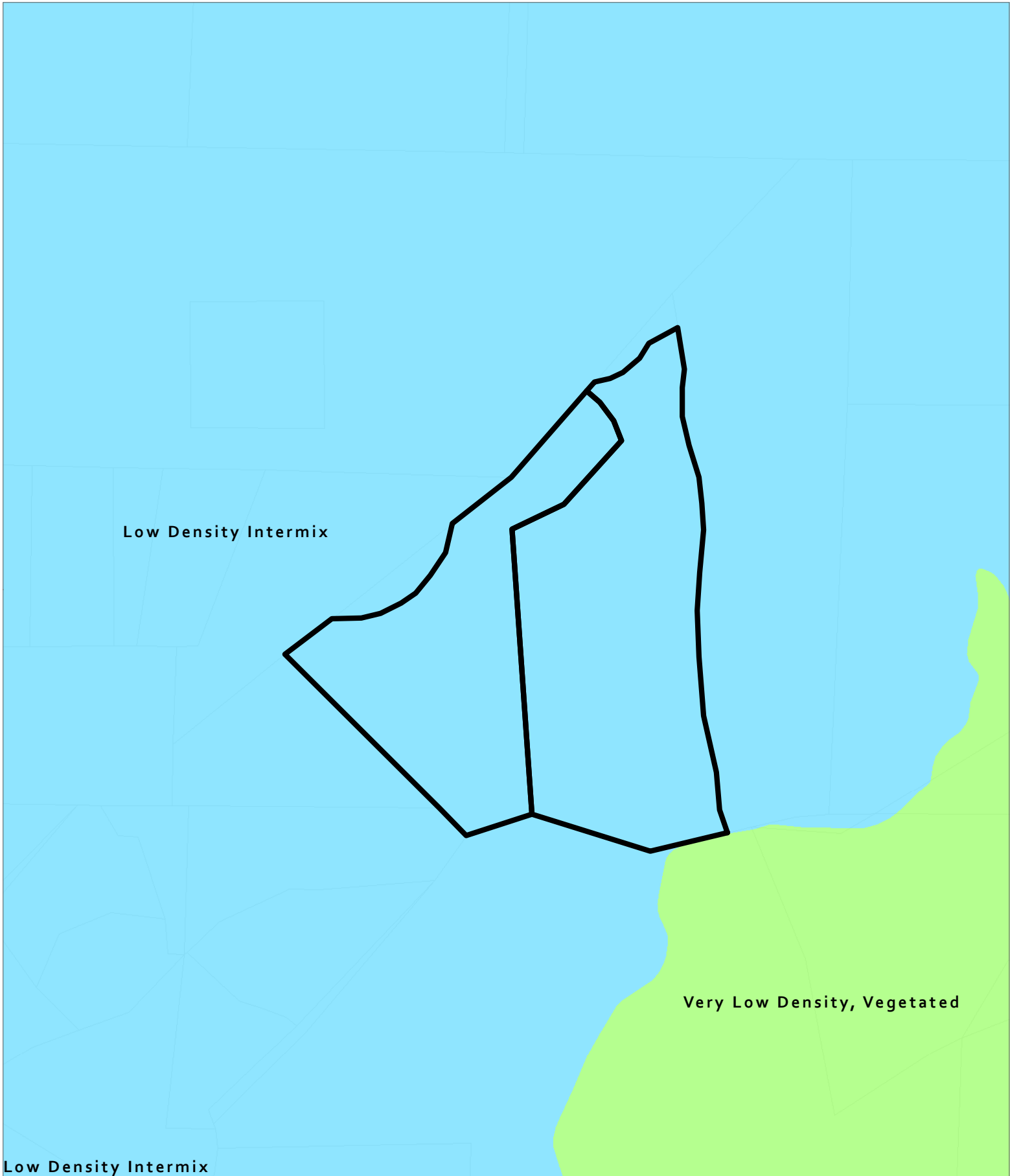
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



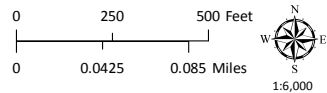
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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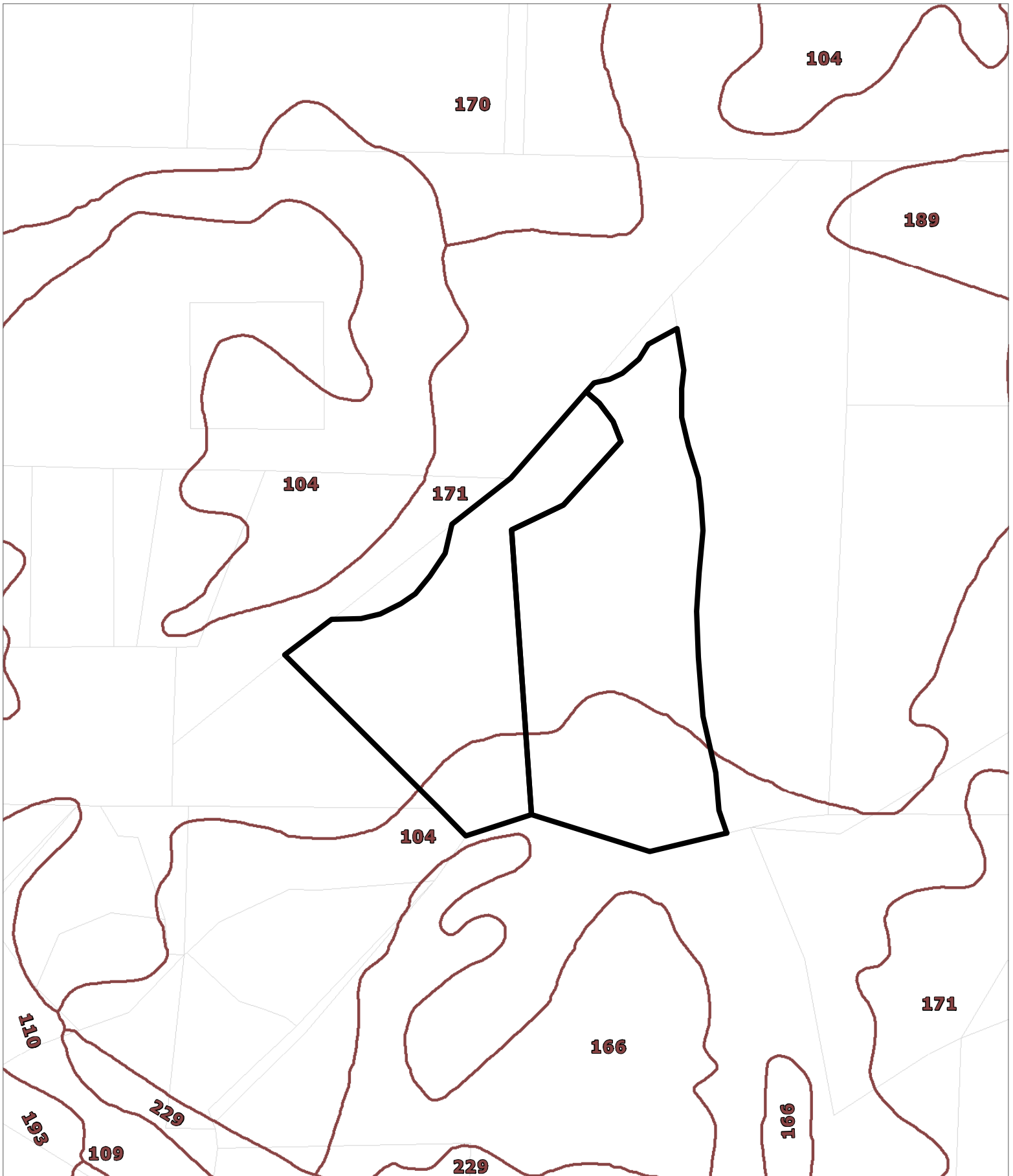
Low Density Intermix

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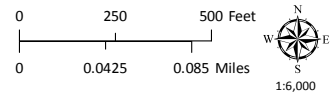
WILDLAND-URBAN INTERFACE ZONES

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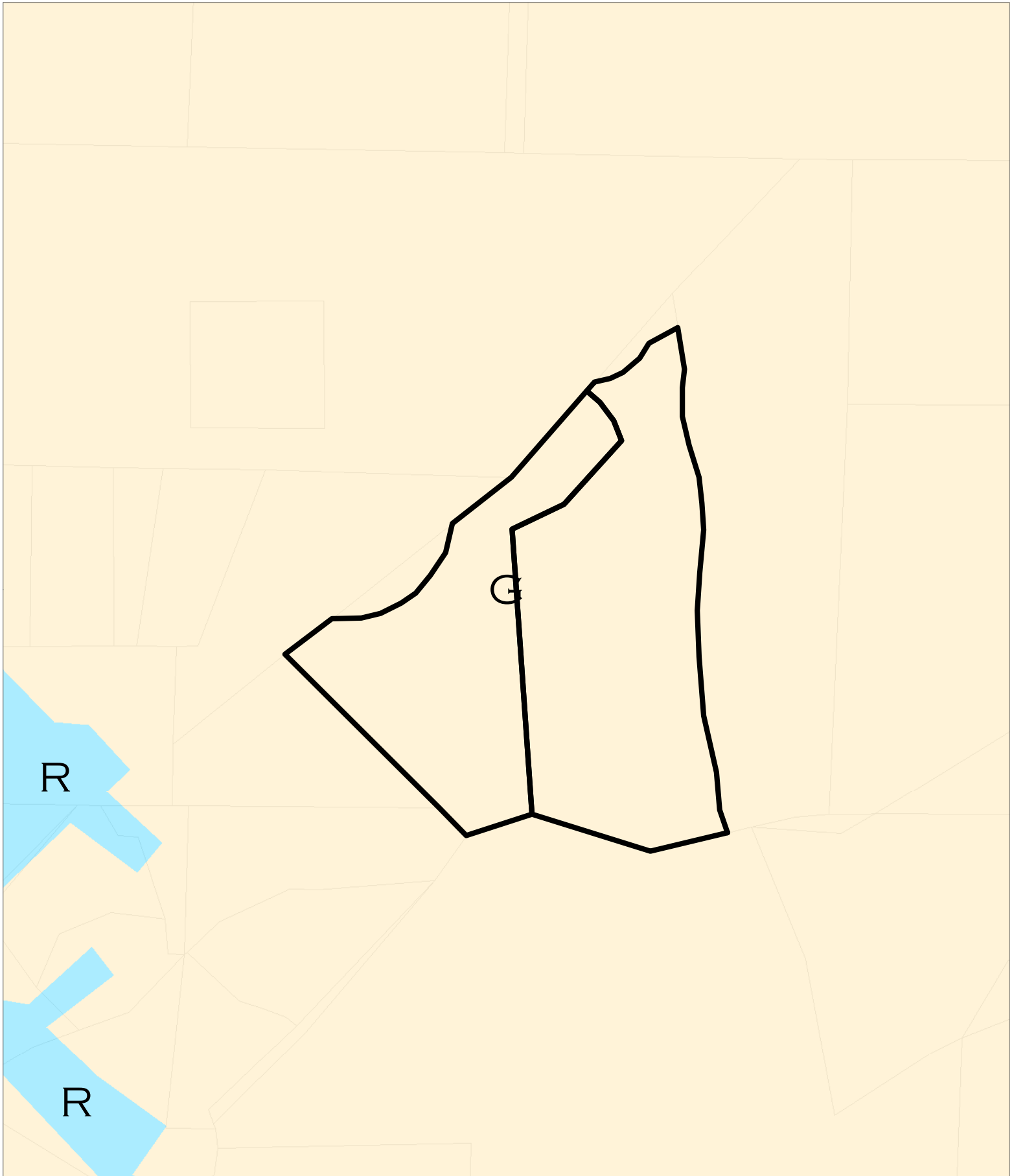
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 Western Soil Classes





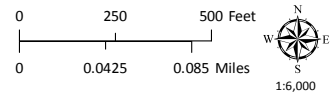
LOCAL SOILS

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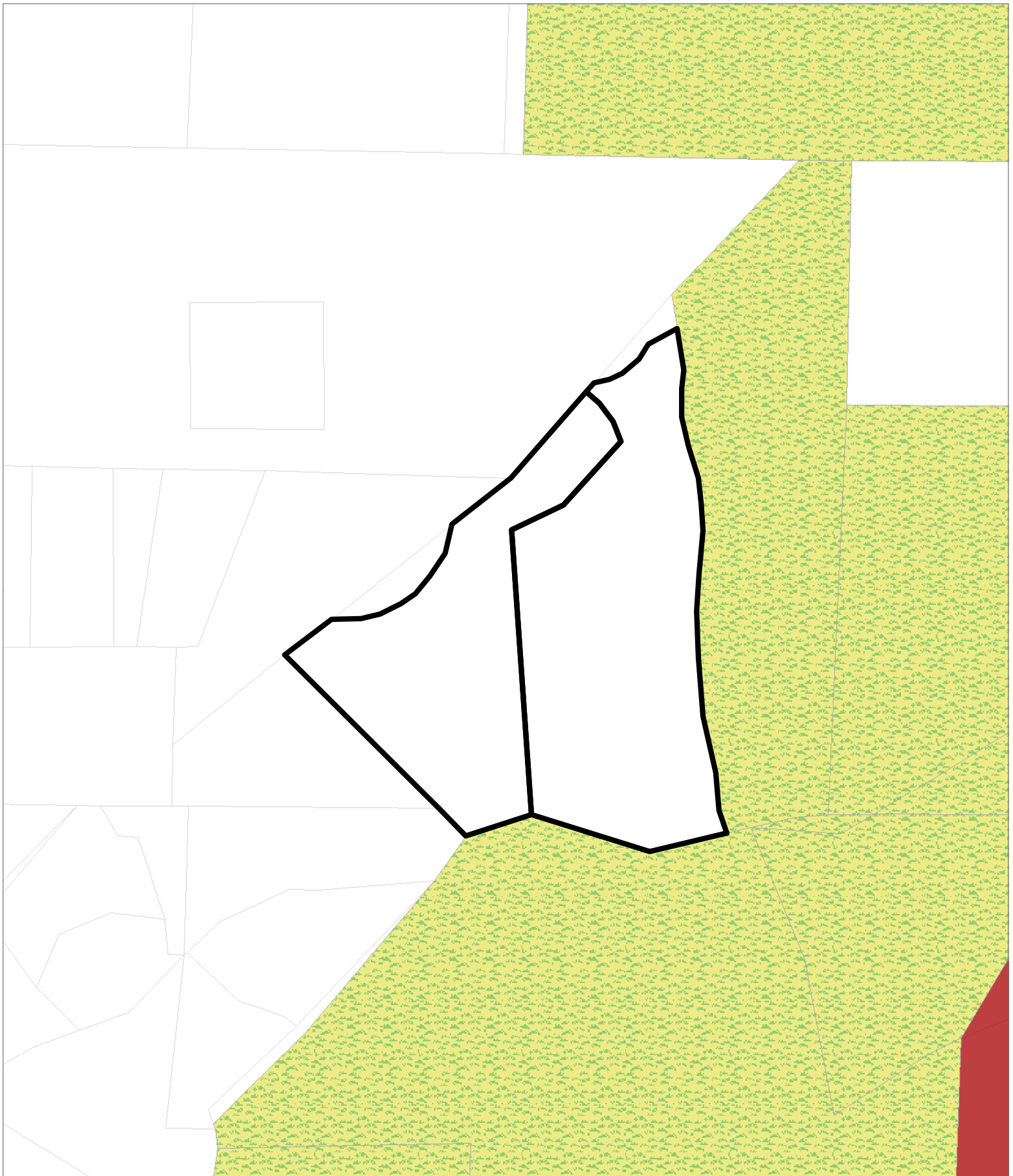
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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AGENT:
ADDRESS: 6721 Vista Ranch Road, Boonville



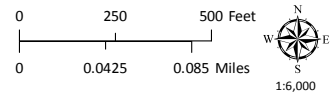
Williamson Act 2016



Non-Prime Ag 2016



Non-Renewal Ag 2015



LANDS IN WILLIAMSON ACT CONTRACTS

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