



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

January 25, 2018

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

Tax Collector
Forestry Advisor
Air Quality Management
Caltrans
Department of Forestry/ CalFire

County Addresser- Russ Ford
Anderson Valley Serv. District

CASE#: U_2017-0032

DATE FILED: 12/13/2017

OWNER: RAND KYLE JEAN TTEE 1/3

APPLICANT: STACY SQUIRE

REQUEST: Major Use Permit to license an existing short-term rental, defined under Mendocino County Code: Sec. 20.164.015 (L) Room and Board.

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) Categorically Exempt

LOCATION: 1.5± mi. east of the Navarro (formerly known as Wendling), an unincorporated community in Mendocino County. 1.5± mi. from the intersection of SH 128 and Wendling Soda Creek Rd. (CR#134). The subject parcel is accessed via a private easement. Located at 975 Hwy. 128 Philo, CA, 95466 (APN: 026-030-40).

STAFF PLANNER: Jesse Davis

RESPONSE DUE DATE: February 8, 2018

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:

RAND KYLE JEAN TTEE 1/3

APPLICANT:

STACY SQUIRE

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ACREAGE:

40 Acres

GENERAL PLAN:

FL160:

ZONING:

TP:160

COASTAL ZONE:

NO

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

15N

RANGE:

15W

SECTION:

21

USGS QUAD#:

53 (Navarro)

RELATED CASES ON SITE: BU_2017-1408 (CHANGE OF OCCUPANCY: BARN →SFR); BU_2012-0471 (Class-K Yoga Studio); BU_2010-0221 (CLASS K-SECOND RESIDENCE); BU_2008-0394 (CLASS-K-BARN/SHOP)
RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL160	TP160	288 A±	Institutional
EAST:	FL160	TP160	40 A±	Residential
SOUTH:	FL160	FL160	40 A±	Residential
WEST:	FL160	FL160	40 A±	Residential

REFERRAL AGENCIES:

☒Planning (Ukiah)
☒Department of Transportation
☒Environmental Health (Ukiah)
☒Building Inspection (Ukiah)
☐Emergency Services
☒Assessor
☒Tax Collector
☐Agriculture Commissioner
☒Forestry Advisor
☒Air Quality Management District
☐ALUC
☐County Water Agency
☐Archaeological Commission
☐Sonoma State University
☐US Fish & Wildlife Service

☐ 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

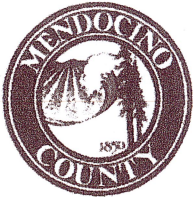
☐ CHP
☐ MTA
☒ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☐ Sierra Club
☒ Anderson Valley Serv. Dist.

ADDITIONAL INFORMATION: Refer to attached description in application materials for additional details regarding the short-term rental on-site. Pursuant to Mendocino County Code Section 20.164.015(L), a major use permit is required for this project as the subject property does not have frontage on a publicly maintained road. All structures currently exist, and no new development is planned. Select structures, however, may require revised permits to facilitate the described change in occupancy and use type. Although adjacent to the site, access to the parcel via Holmes Ranch Road (Private) is not possible.

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. Within & Adjacent to Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area – ALUC#_____
<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 type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA Moderate to High Fire Hazard Area; Anderson Valley Community Service District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western soil classes
<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

App# 0-2017-0032



Planning and Building
Services

Case No:	U-2017
CalFire No:	106-12 (From 2013)
Date Filed:	12.13.17 & 1.12.17
Fee:	\$2906.00
Receipt No:	PRT-018345
Received By:	Jesse Davis
Office use only	

APPLICATION FORM

APPLICANT

Name: Stacey Squire Phone: (707) 234-1890

Mailing Address: po box 590

City: philo State/Zip: CALIF 95466 email: spsquire@icloud.com

PROPERTY OWNER

Name: Stacey Squire Phone: (707) 234-1890

Mailing Address: po box 590

City: philo State/Zip: CALIF 95466 email: spsquire@icloud.com

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: 40 acres (Sq. feet/Acres) Address of Property: 975 Hwy 128

Assessor Parcel Number(s): 026 - 030-40 - 00

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.

Stacey Squire 12/11/17 Stacey Squire 12/11/17
Signature of Applicant/Agent 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.

1) See Enclosed.

→ 2. Structures / Lot Coverage

	NUMBER OF UNITS		Square Footage		
	existing	proposed	existing	proposed	TOTAL
Rand - Residence	1	0	1800	0	1800
Squire - Residence	1	0	1096	0	1096
Hay Barn	1	0	1350	0	1350
Horse Stables	1	0	1300	0	1300
Shop/garage	1	0	1000	0	1000
Storage	1	0	190	0	190
Cabins/ *No Kitchen Sleep quarters	1	0	180	0	180

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 type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
Total Structures Area Landscaped Area Unimproved Area	12,000 sq ft 2,000 sq ft	0 0			12,000 2,000 1,840,782 -
Riding Arena Landscaped Orchards → 1,840,782 -					
GRAND TOTAL (Equal to gross area of Parcel)					1,861,698 -

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

Estimated employees per shift: N/A
Estimated shifts per day: N/A
Type of loading facilities proposed: N/A

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

N/A

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? N/A

	Number	Size
Number of covered spaces	<u> </u>	<u> </u>
Number of uncovered spaces	<u> </u>	<u> </u>
Number of standard spaces	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>
Existing Number of Spaces	<u> </u>	
Proposed Additional Spaces	<u> </u>	
Total	<u> </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.).

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

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

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.
7 exterior mounted sconces on exterior walls
Landscape Lighting

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 **Permitted**
☐ Other - Specify: _____

19. What will be the domestic water source:
☐ Community water system - Specify supplier _____
☒ Well **Permitted**
☐ 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:
Applying for single family residence permit for existing permitted class K structure

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Approx. 1.4 miles off Hwy 128, turn right off Hwy 128 at address marked 975 on fence.

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
See plot plan and site description questionnaire
Horse Stables, Hay barn, Shop/garage carport, Storage
Class K residence (Rand), Sleepquarters/cabin (No Kitchen) 2nd residential unit
Squire

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 26 feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures 1046 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) 40 ☐ 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.
See enclosed description

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.
See enclosed description

30. Indicate the surrounding land uses:

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



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: Stacy Squire
975 HWY 128

PHILO

CA 95466

Project Number: U_2017-0032

Project Description: Ridgehaven.VHR.Retreat

Site Address: 975 HWY 128

U_2017-0032

Receipt: PRJ_018545

Date: 12/13/2017

Pay Method: CHECK 2005

Received By: JESSE DAVIS

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822605		\$2,289.00
UMIN BASE			\$2,289.00
DOT FEES	1100-1910-826182		\$90.00
UMIN UMAJ RENEWAL REFERRAL DOT2A			\$90.00
EH FEES	1100-4011-822606		\$300.00
UMIN OR UMAJ EH			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$2,906.00

The Project Description-

Bucolic Anderson Valley private horse ranch property invites select guests to short-term vacation bungalow based on prior host reviews, pre-reservation interview and agreement to house rules stated by host, number of people (4 max), number of cars (2max), non-smoking and duration of stay. Access and driveway to rental residence have met all CDF requirements and granted "final clearance"(CDF file 106-12) see enclosed.

The road is maintained every spring and fall to insure that the all weather surface is maintained to above excellent standards. Any necessary improvements are made to maintain 12 feet or max wide driveway, pull outs, vegetation management and limb removal if obstructing road. Road is approx 1.5 miles long leading from hwy 128 through three parcels. Project parcel is located at the end of this private road.

Accommodation is a 1 bedroom, 1096 sq foot permitted structure, complies to California building codes and has permitted well and septic. Source of heating is propane to minimize fire risk. It is primarily rented on a weekend basis. Rental average(based on last 6 months of business) amounts to 3-4 weekends per month, 1 car w/two people. Total average is 10-12 days per month. **Property owner carries additional vacation rental coverage thru Lloyds of London that encompasses all rental activities on premise as well as on private road; this includes any persons related to the renting or the carrying out of the rental business.**

Guests have access to a private yard that is fenced and well defined. All perimeter vegetation has been cleared to meet CDF fire safety clearances. Immediate to structure is a concrete patio and minimal irrigated landscaping. Smoking and/or fires are NOT allowed, this is notated in rental rules.

No regular employees are employed for vacation rental. However local plumbers ,electricians, subcontractors are called infrequently for regular maintenance. Please note that additional insurance covers all persons related to business as well as guests. Housekeeping is done by owner of property with back up help from neighbor that lives at vineyard property on same private road as rental.

Check-in procedure- Prior to arrival each guest is instructed to meet host at landmark on highway 128, there they are greeted and are informed of the mandatory driving instructions and then guided up to accommodation

Emphasis on :

-The speed limit of entire road.

-Set of various rules of driving road.

*Please note that Airbnb states clearly that hosts are allowed to cancel reservation for any guests that do not follow the clearly stated house rules that are reviewed by guest in order to make reservation. This cancellation can be made by host prior to or during guests stay.

After being guided to accommodation a full explanation of the on premise rules are explained. As well as a breakdown of all safety pre-cautions for property and accommodations. Host and guest make sure that a form of communication is established, text and/or phone service, or app. NO groups of 4 or more, no wedding guests or parties allowed.

#28) 1200 ft. elevation 40 acre ridge top parcel consists of mixed forest and grassland property. Lay of land varies primarily from open semi level ridgetop & gentle slope to forested slope. Dig vista's of the entire Anderson Valley looking south and west. Property serves as a smoke spotter lookout for the Anderson Valley Fire dept because of the strategic lookout point. Soils on property are semi improved in horse pasture but primarily clay leading to rocky on down slopes. Property existed, prior to my purchase, in the 1980's -2006 as a working horse ranch. Hence the, stables, hay barn, shop, arena, fenced pastures and paddocks. Prior to this it served as a homestead in the late 1800-early 1900's, also grazing land for livestock. Over 100 year-old apple orchard still exists on property. Property is set up for raising, grazing, training & exercising and housing horses, etc. As well as additions that have been made after purchase; Olive Orchards, landscaping and residential.

#29

Adjacent parcels to project parcel include:

East-Residential parcels access is off Holmes ranch road.

North- Timberland (MRC)

Northwest-vacant forestland parcel

Directly West-private road to project parcel originates immediately off of hwy 128 passing thru 3 parcels; 1st- passing thru vineyard property parcel, 2nd- Residential parcel which operates two commercial businesses out of property involving delivery trucks, big rigs, large equipment and numerous employees. 3rd parcel- Un-developed absentee owner. 4th parcel- project parcel.

South-Rural residential and vineyard properties

Topography ranges from Forested, semi forested and grass land.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
707-459-7414



Date: 07/30/2013

COUNTY OF MENDOCINO
Department of Planning and Building Services
501 Low Gap Road, Room 1440
Ukiah, CA 95482


SUBJECT: FINAL CLEARANCE – STATE FIRE SAFE REGULATIONS

CDF File#	106-12
PBS Case #	
Assessors Parcel #	
Project Address	975 Hwy 128
	Navarro, CA 95463
Owner	Stacey Squire
Owner Address	PO Box 428
	Comptche, CA 95427
Agent	
Agent Address	

Planning and Building Services:

The California Department of Forestry and Fire Protection has determined that all requirements of PRC 4290 have been met and, therefore grants "Final Clearance" to the above-referenced project.

Brett Pinson
BATTALION CHIEF

By 

Julie Cooley
Fire Prevention Specialist

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.



Rand
975B

④ 975A/Squive

③ Schafriedman

② 967 Shanley/
Quatrochi

① Rhys Vineyard

HWY 128

HWY 128



COUNTY
OF
Mendocino

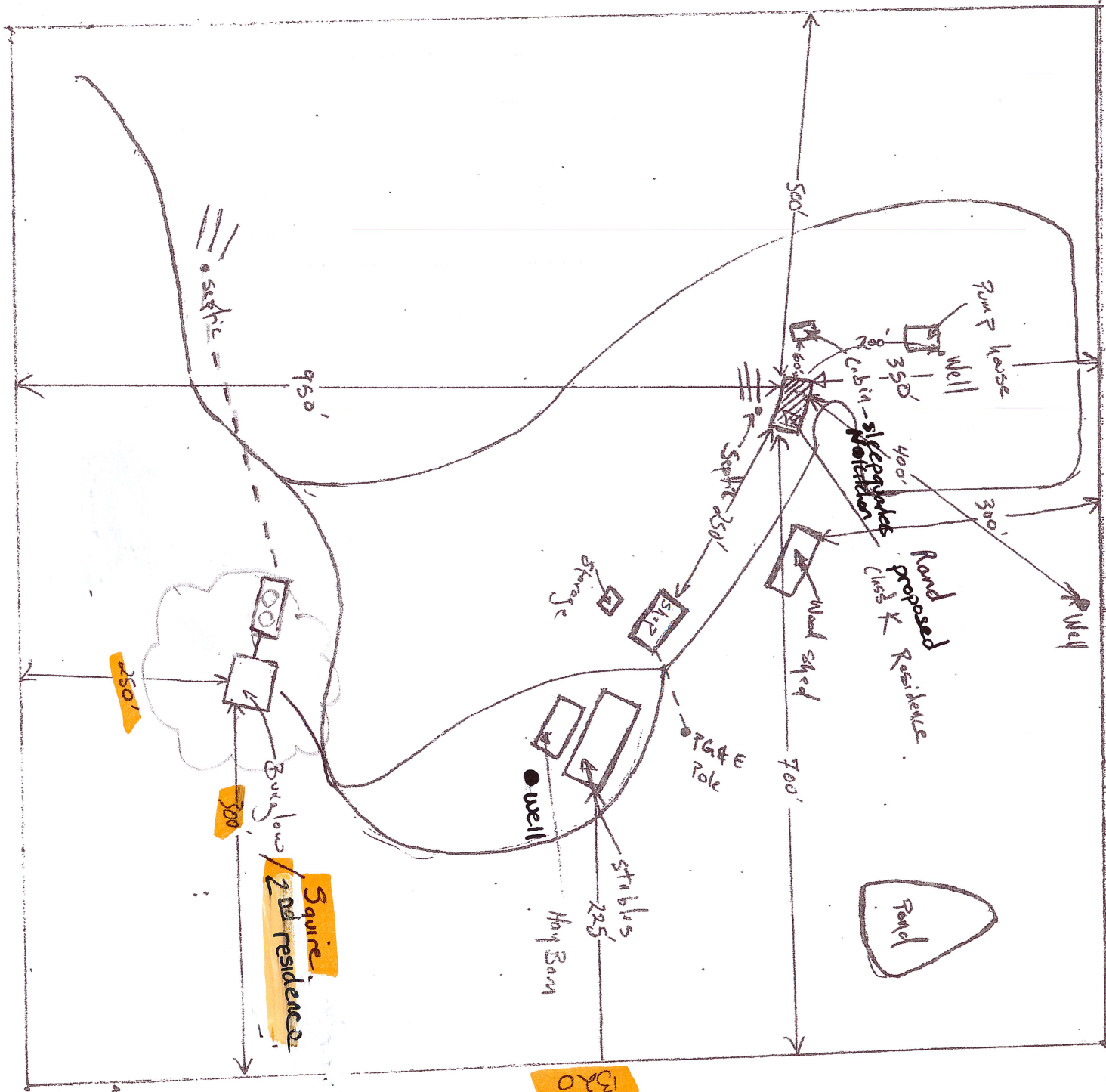
PLOT PLAN

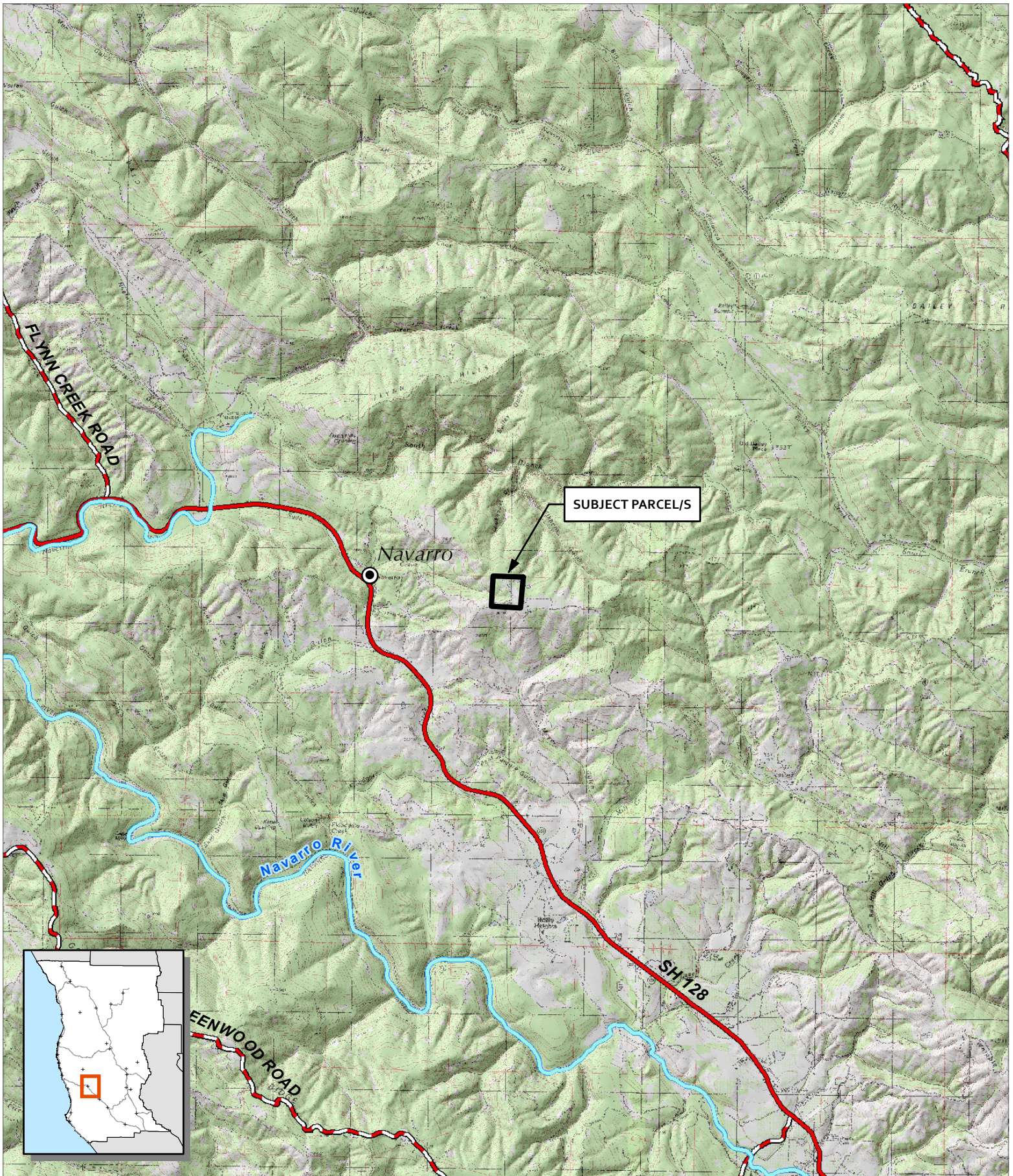
APPLICATION# 0-2017-0032

JOB ADDRESS: 975A HWY128, Philo CITY OR TOWN: Philo

ASSESSOR'S PARCEL #: 026-030-40-00 PROPERTY OWNER'S NAME: Squire

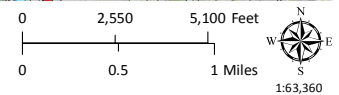
SHOW ALL BUILDINGS, STRUCTURES, SEPTIC TANKS AND LEACH FIELDS, WELLS, STREAMS, LAKES, ROADS, STREETS, ALLEYS, RETAINING WALLS, FENCES, EASEMENTS, POWER POLES, AND ANY OTHER IMPROVEMENTS AND INDICATE ALL DISTANCES BETWEEN. SPECIFY WHETHER EXISTING OR PROPOSED. INDICATE ORIENTATION WITH A NORTH ARROW.





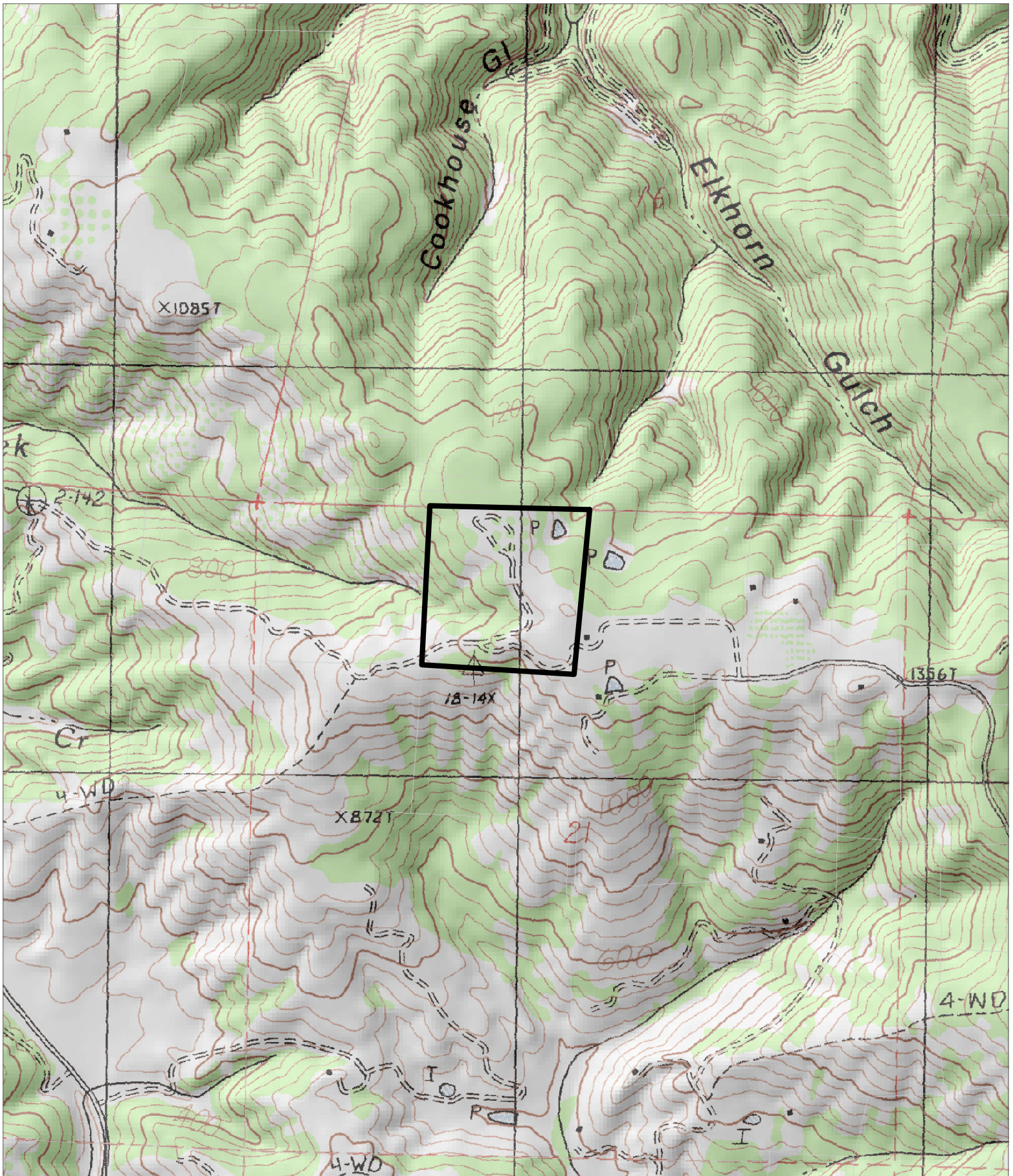
CASE: U 2017-0032
OWNER: RAND, Kyle
APN: 026-030-40
APLCT: Stacey Squire
AGENT: Stacey Squire
ADDRESS: 975 Hwy. 128, Navarro

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

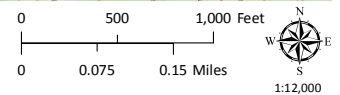


ADJACENT PARCELS

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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APN: 026-030-40
APLCT: Stacey Squire
AGENT: Stacey Squire
ADDRESS: 975 Hwy. 128, Navarro



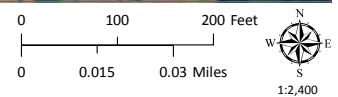
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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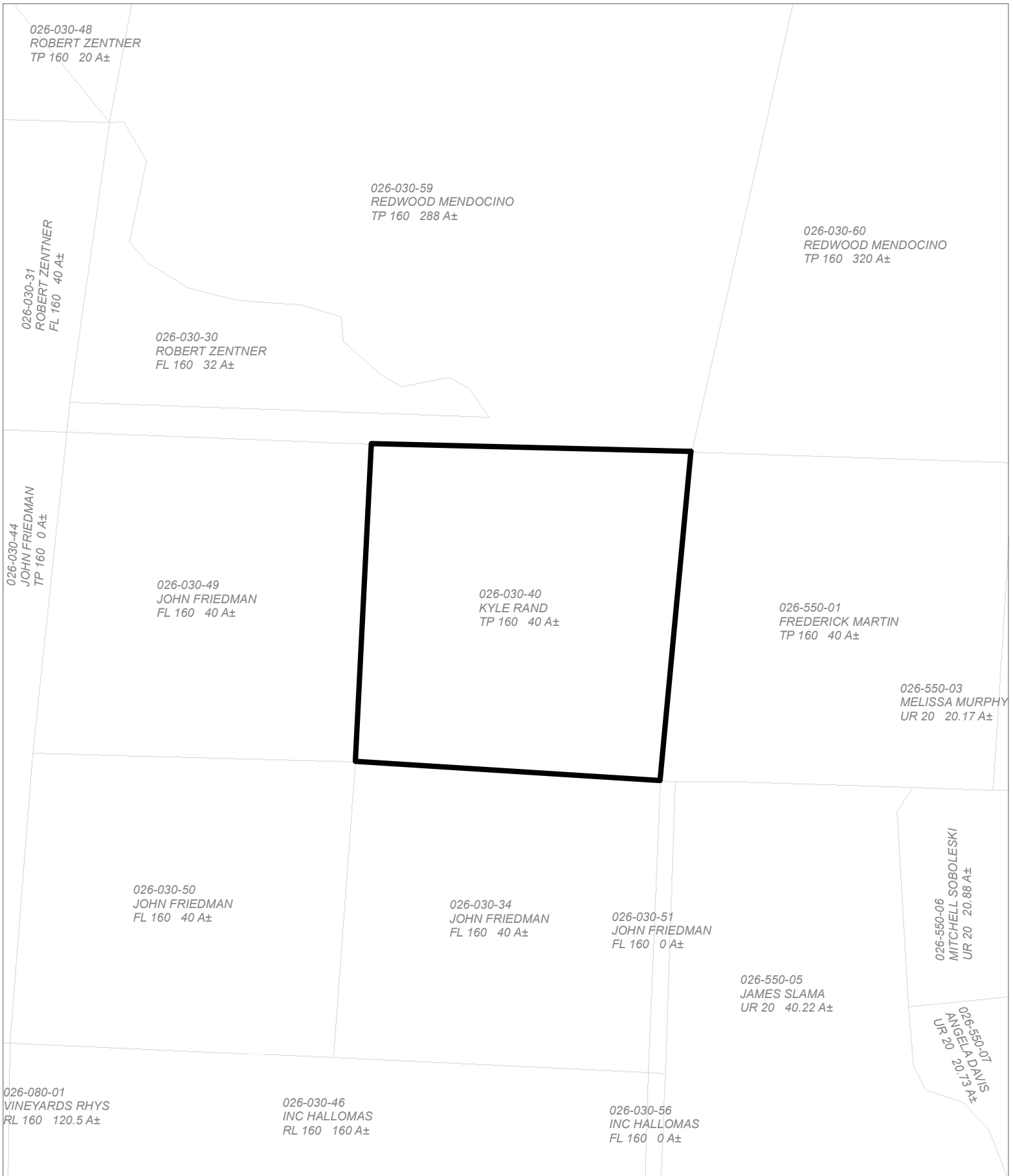
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: U 2017-0032
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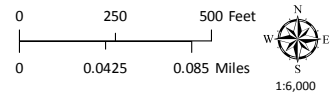


AERIAL IMAGERY

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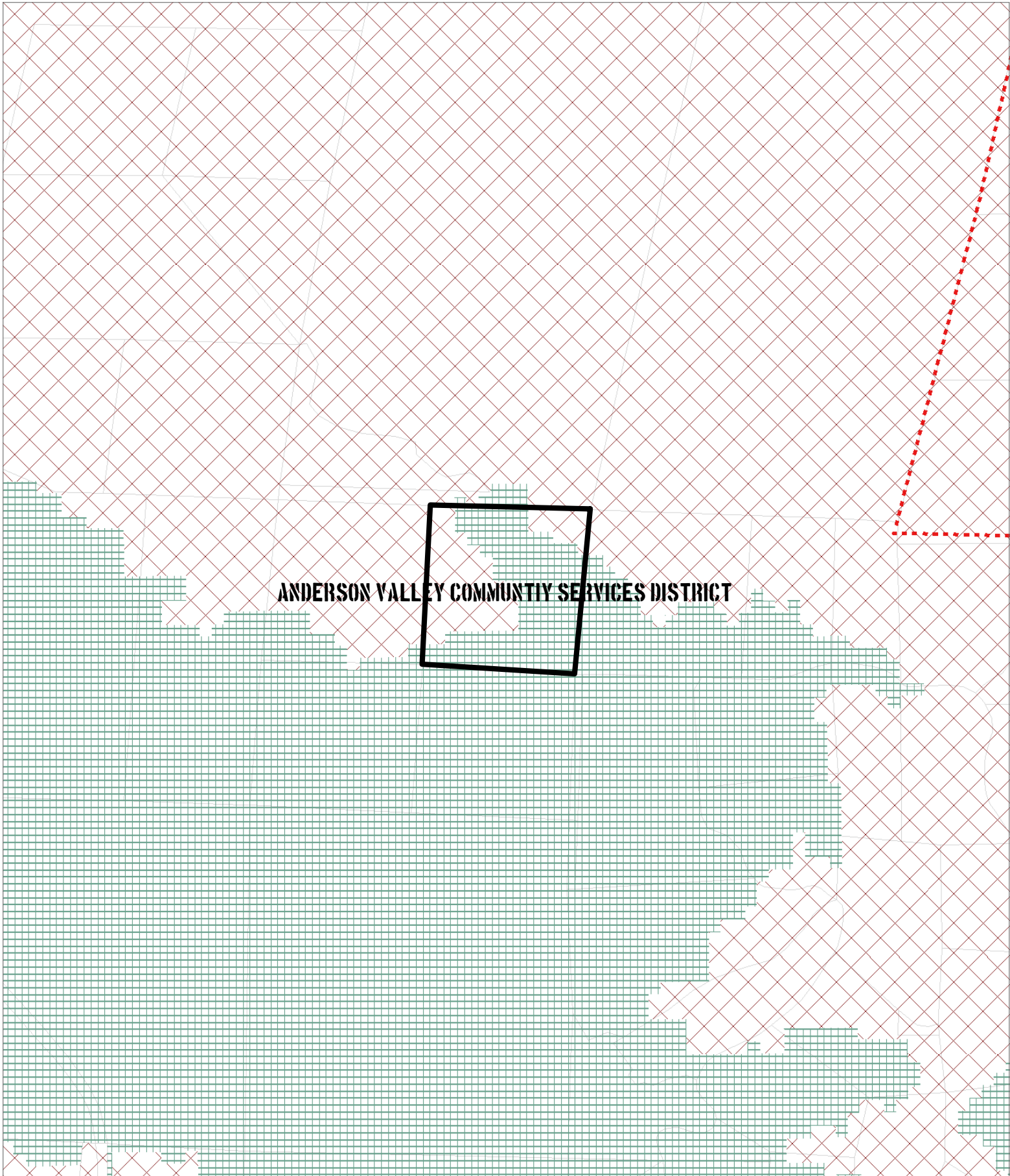


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OWNER: RAND, Kyle
APN: 026-030-40
APLCT: Stacey Squire
AGENT: Stacey Squire
ADDRESS: 975 Hwy. 128, Navarro




ADJACENT PARCELS

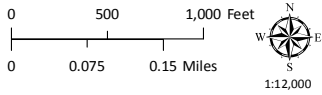
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ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

CASE: U 2017-0032
OWNER: RAND, Kyle
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard




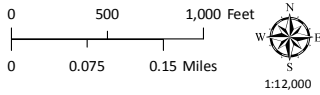
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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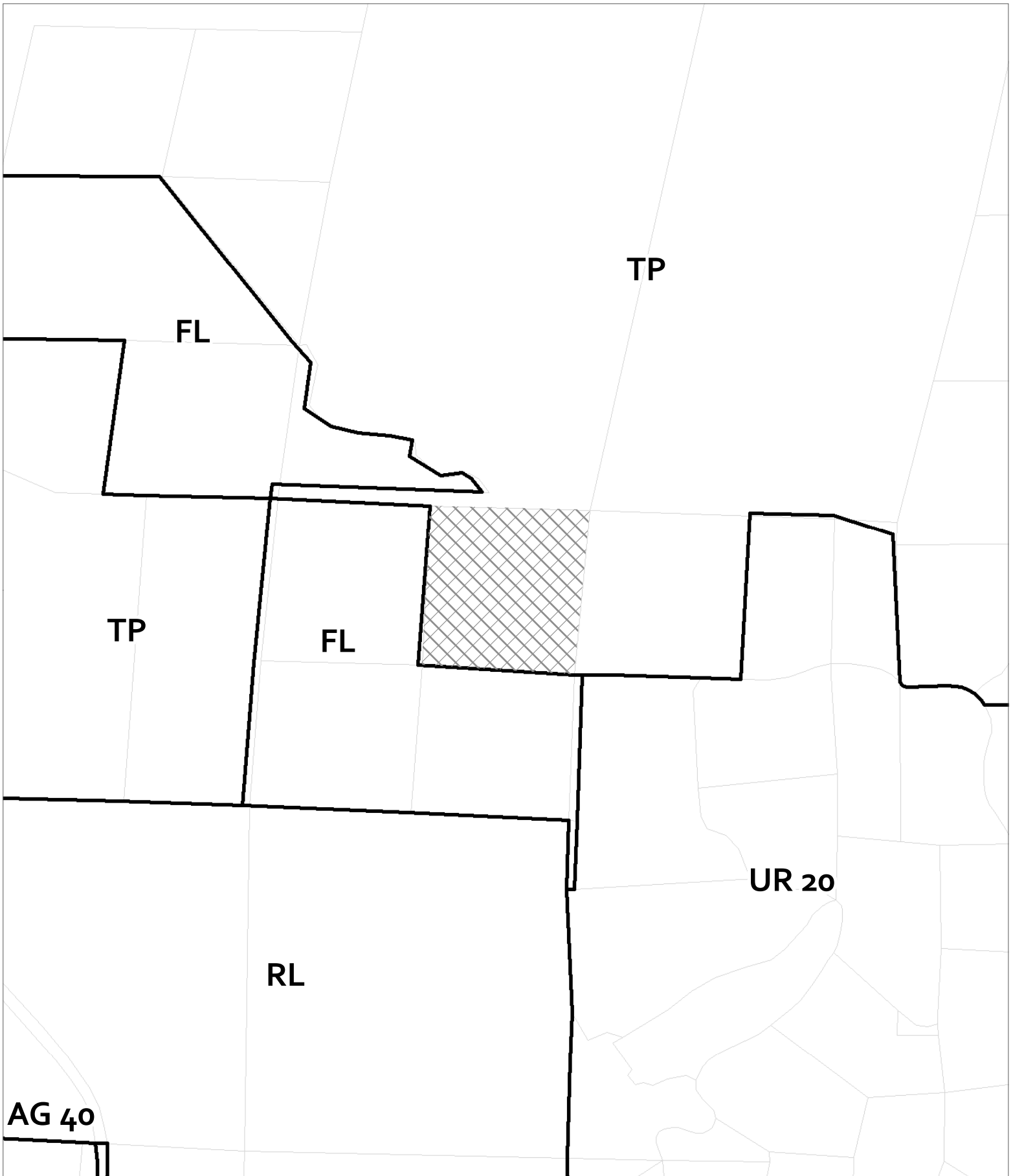
CASE: U 2017-0032
OWNER: RAND, Kyle
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 General Plan Classes



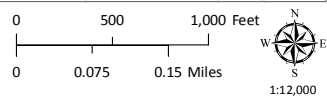
GENERAL PLAN CLASSIFICATIONS

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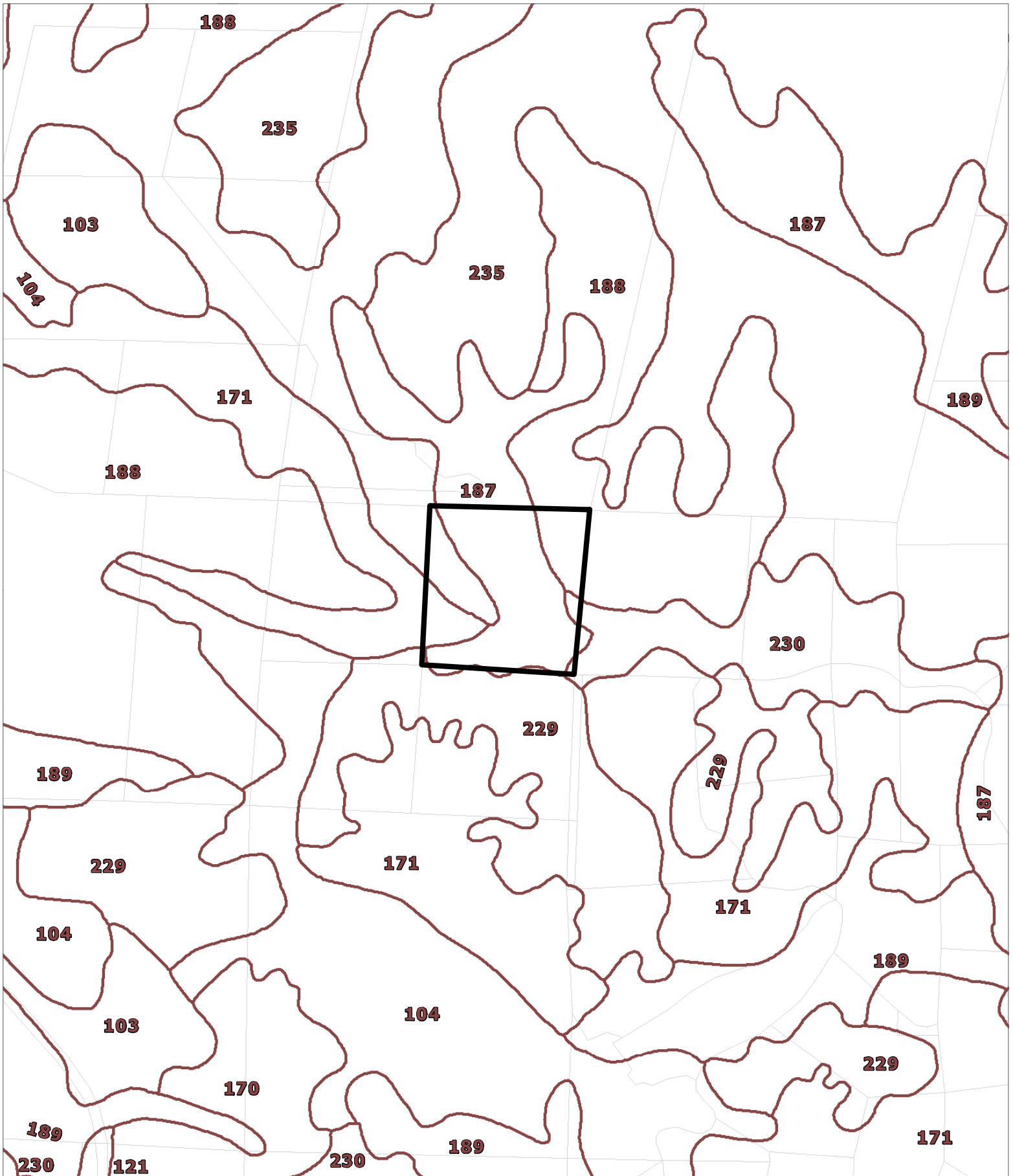
CASE: U 2017-0032
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 Zoning Districts



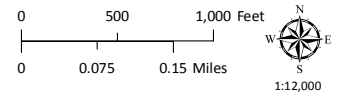
ZONING DISPLAY MAP

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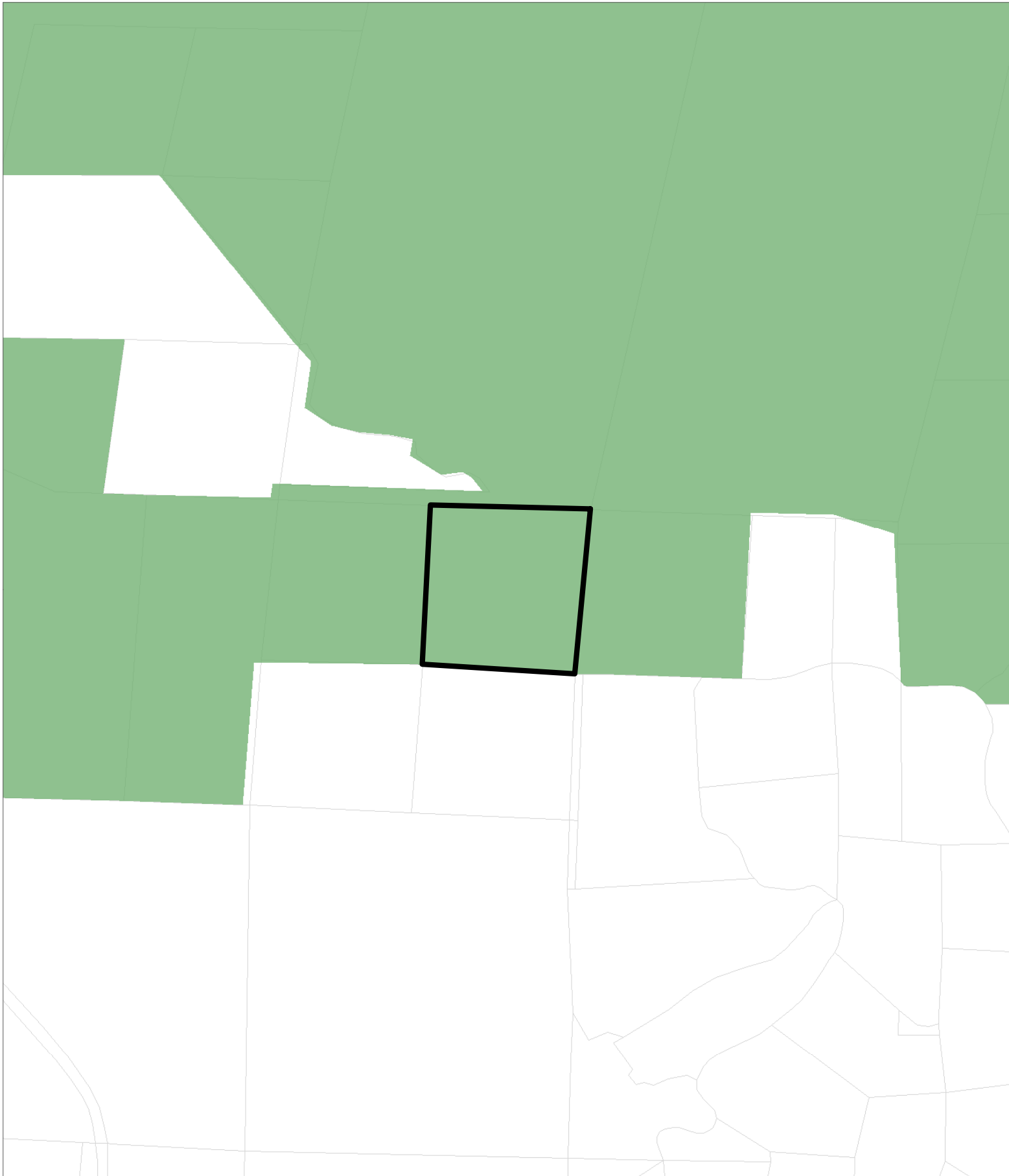
CASE: U 2017-0032
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 Western Soil Classes



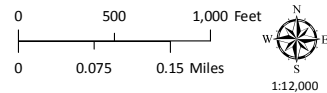
LOCAL SOILS

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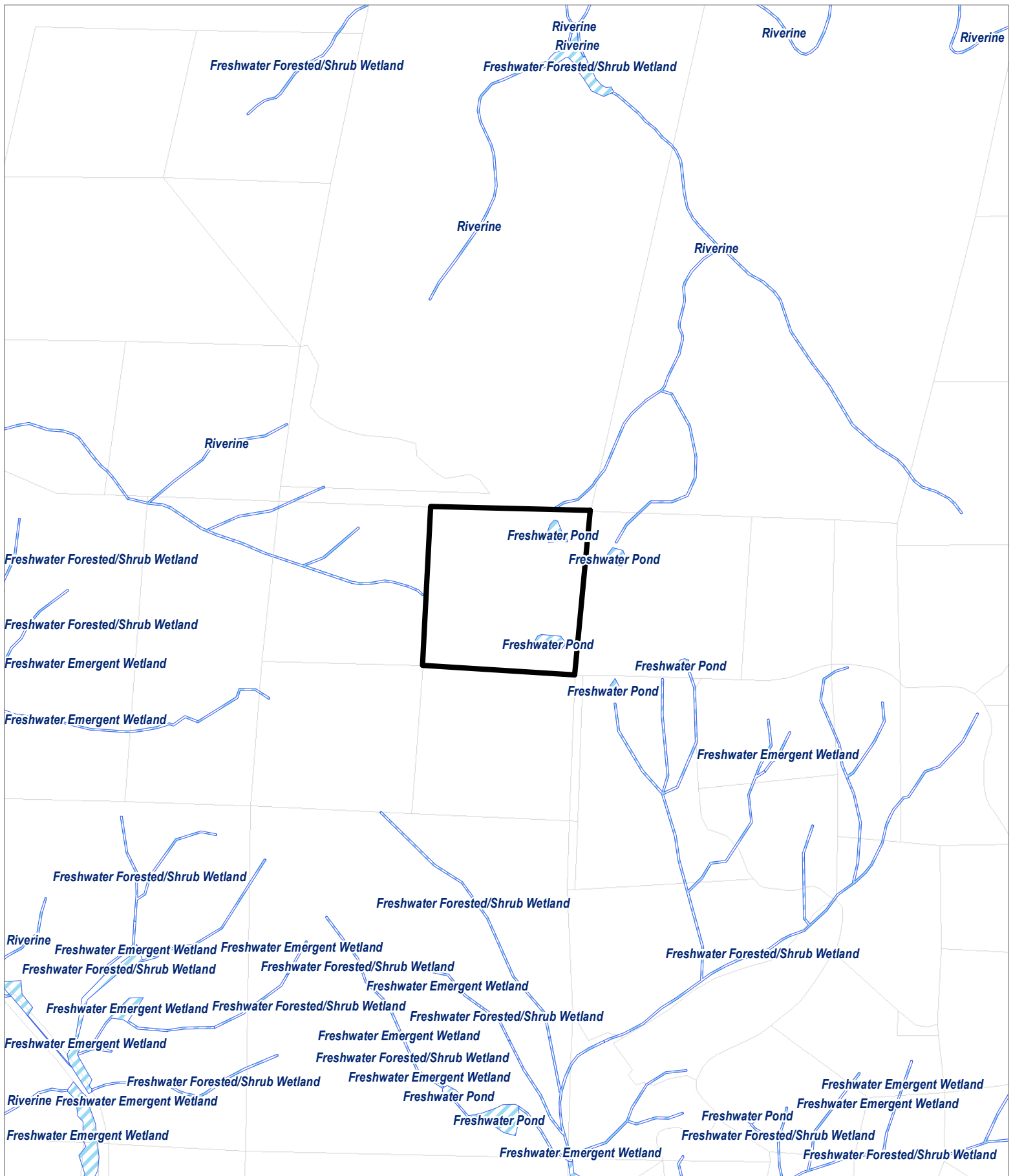
CASE: U 2017-0032
OWNER: RAND, Kyle
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 TPZ 2015



TIMBER PRODUCTION ZONES

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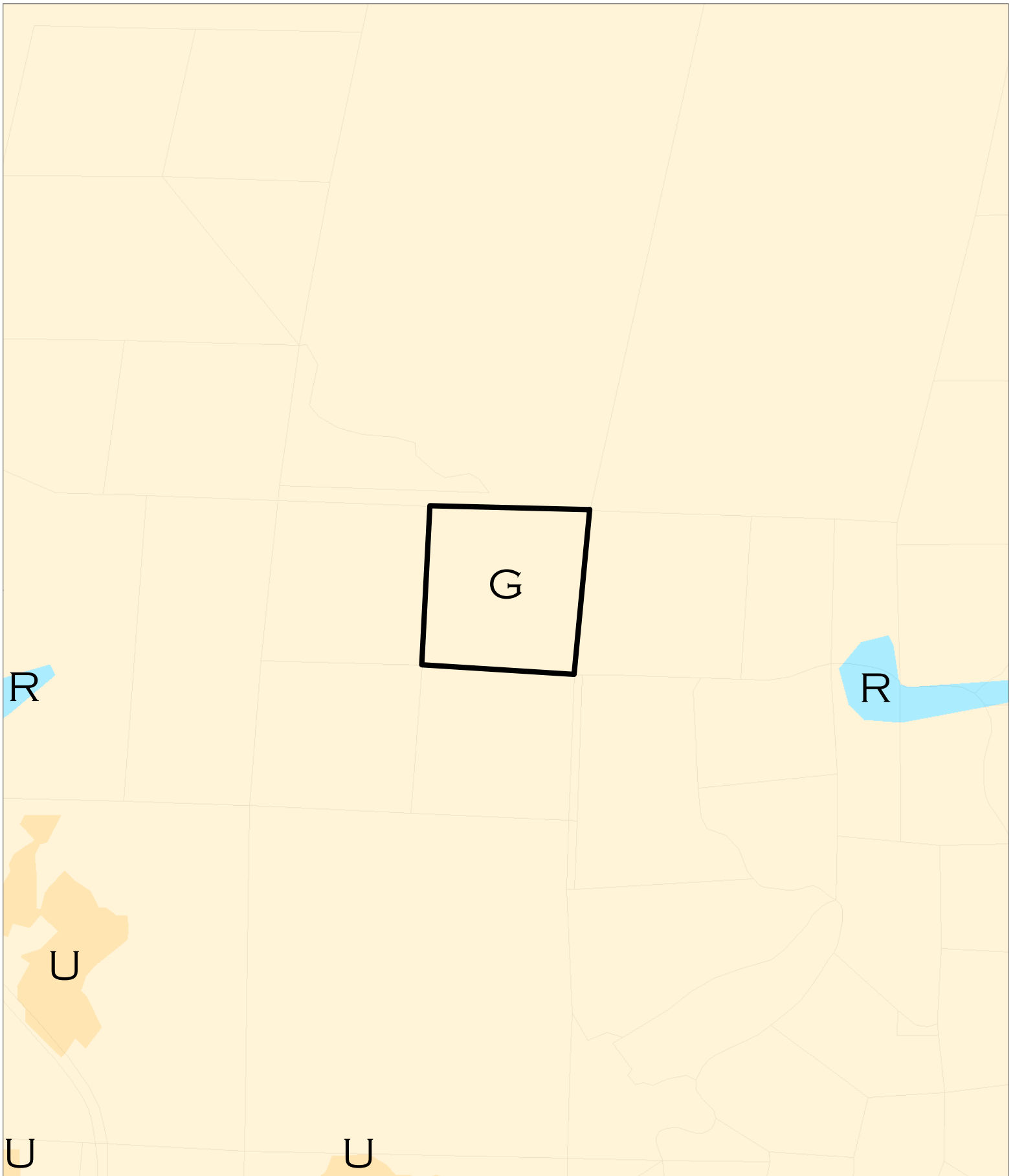


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


 National Wetlands Inventory

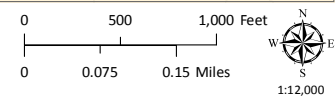
WETLANDS

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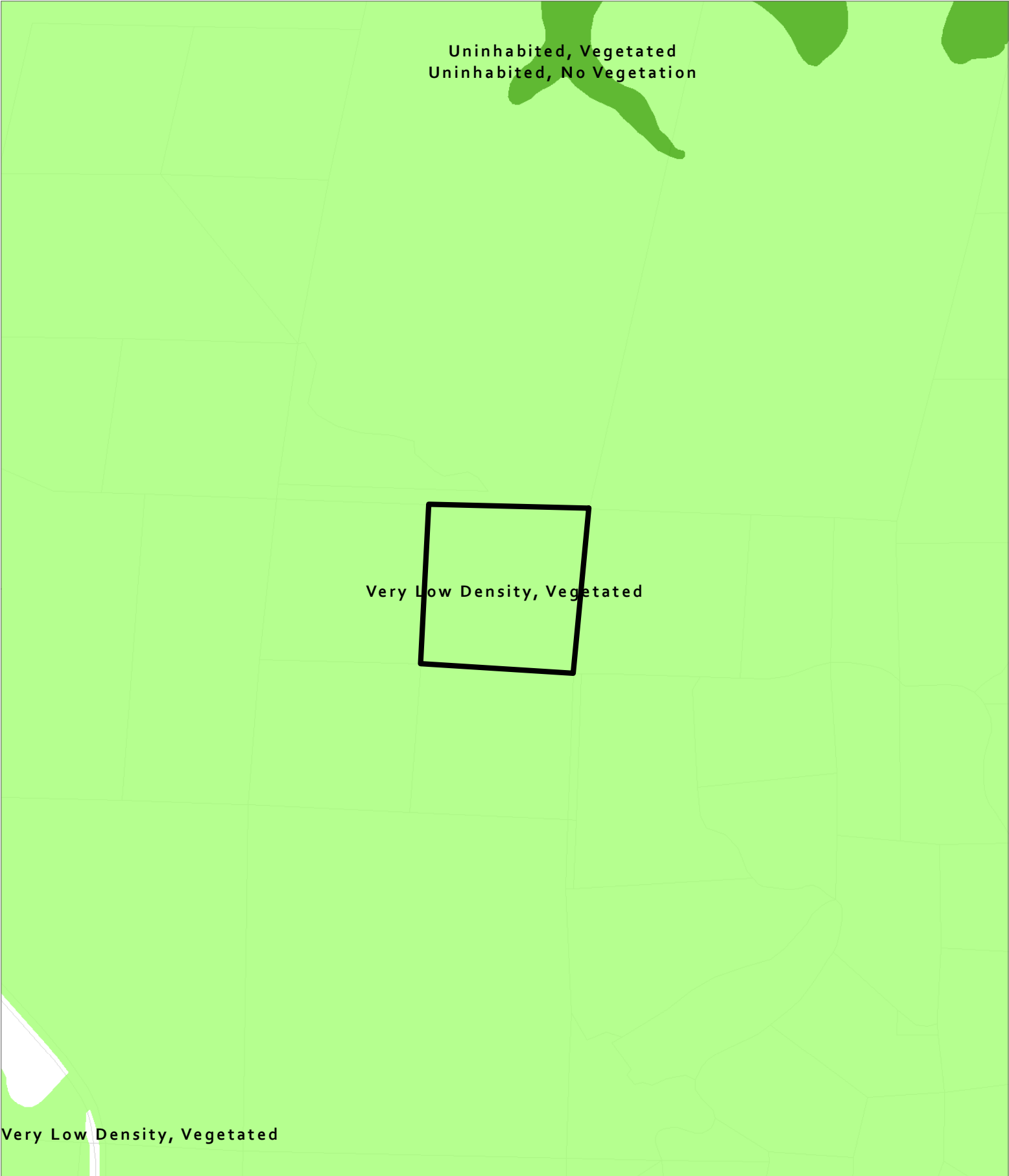
CASE: U 2017-0032
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)
-  Unique Farmland (U)

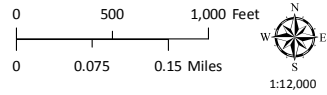


IMPORTANT FARMLAND

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WILDLAND-URBAN INTERFACE ZONES

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