



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

March 1, 2018

Planning – FB
Department of Transportation

Environmental Health - FB
Building Inspection - FB

Department of Forestry/ CalFire
Coastal Commission

CASE#: B_2018-0007

DATE FILED: 2/6/2018

OWNER: SCHMALL DEBORAH J

APPLICANT: RICHARD WORTLEY

AGENT: AARON R SMITH

REQUEST: Coastal Development Boundary Line Adjustment to transfer 0.96 acres from APN: 142-140-10 to APN: 142-140-06, resulting in new parcel configurations containing 17.68 acres and 11.04 acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt – Class: 5a (Minor boundary line adjustment not resulting in the creation of any new parcel).

LOCATION: 3± miles north of Anchor Bay, on the east side of St. Hwy. 1., 0.17± miles northeast of its intersection with Signal Port Creek Rd. (CR 520), located at 46500 Signal Port Rd., Gualala (APNs: 142-140-06,10).

STAFF PLANNER: Jesse Davis

RESPONSE DUE DATE: March 15, 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:

DEBORAH J SCHMALL

APPLICANT:

RICHARD WORTLEY

AGENT:

AARON R SMITH-ADOBE ASSOCIATES, INC.

REQUEST:

Coastal Development Boundary Line Adjustment to transfer .96 acres from 142-140-10 to 142-140-06, resulting in new parcel configurations containing 17.68 acres and 11.04 acres.

LOCATION:

In the Coastal Zone, 3± miles north of Anchor Bay, on the east side of SH 1. ± .17 miles northeast of its intersection with Signal Port Creek Road (CR#520) at 46500 Signal Port Rd., Gualala, CA, 95468. APNs: 142-140-06,10.

ACREAGE:

18.64 Acres

GENERAL PLAN:

RMR40:R

ZONING:

RMR:40

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

11N

RANGE:

16W

SECTION:

2

USGS QUAD#:

70 (Gualala)

RELATED CASES ON SITE: Coastal Boundary Line Adjustment (**CDB 29-05**) created the current configuration of the subject parcels. **MS 59-89** was approved by the Planning Commission on September 7,1989, creating the current legal parcel arrangement.

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL 160	TP	40 A±	Residential
EAST:	RMR 40	RMR 40	5 A±	Residential
SOUTH:	RR 5 [RR 2]; RR 5-DL	RR 5 [RR 2]; RR 5-DL	8.05 A±; 1.15 A±; 2 A±	Residential
WEST:	RMR 40	RMR 40	31 A±	Residential

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☐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

☐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

☐Army Corps of Engineers

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☐Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: Please review the "Project Proposal Statement" prepared by Aaron R. Smith, enclosed as an attachment to this referral package.

ASSESSOR'S PARCEL #: 142-140-10-00

PROJECT COORDINATOR: JESSE DAVIS PREPARED BY: JESSE DAVIS DATE: 2/15/2018

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 to Timberland Production See Enclosed Map
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map. See Enclosed Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# SOUTH COAST FIRE PROTECTION DISTRICT; High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s). See Enclosed Map
<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

COASTAL ZONE		
Yes	No	
	YES	16. Exclusion Map. See Enclosed Map
	Critical	17. Coastal Groundwater Study Zone. See Enclosed Map
	NO	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. 30 Anchor Bay
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats See Enclosed Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. 40 Gualala
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Anchor Bay
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: B 2018-0007

CalFire No: _____

Date Filed: 2/16/18

Fee: \$ 3076

Receipt No: 19351

Received By: RDF

Office use only

APPLICATION FORM

APPLICANT

Name: Richard Wortley

Phone: 206-232-6490

Mailing Address: 6865 W. Mercer Way

City: Mercer Island

State/Zip: WA 98040

email: wortleysea@aol.com

PROPERTY OWNER

Name: Deborah J. Schmall

Phone: 415-856-7005

Mailing Address: 1234 Diamond Street

City: San Francisco

State/Zip: CA 94131

email: deborahschmall@paulhastings.com

AGENT

Name: Aaron R. Smith, Adobe Associates

Phone: 707-541-2300

Mailing Address: 1220 N Dutton Ave

City: Santa Rosa

State/Zip: Ca 95401

email: ASmith@adobeinc.com

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
142-140-06	Rank's Forest, LLC	46500 Signal Port Rd	10.08 Ac +/-	11.04 Ac +/-
142-140-10	Deborah J. Schmall	47000 Signal Port Rd	18.64 Ac +/-	17.68 Ac +/-

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):

This Lot Line Adjustment will adjust 0.96 acres from APN 142-140-10, an existing 18.64 acre parcel, into APN 142-140-06 an existing 10.08 acre parcel. The purpose is to adjust the property line so that the existing 10 foot road accessing APN 142-140-06 will be on the property of APN 142-140-06.

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

Richard C. Wortley
Signature of Applicant/Agent

1/9/18
Date

Signature of Owner

Deborah J. Schmall

Date

1/9/17

owner of 142-140-10

accuracy of information re condition of 142-140-10, not Applicant's

Project Description Questionnaire For Boundary Line Adjustments Located In the Coastal Zone

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

Present Use Of Property

1. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the map to be submitted with your application.
All existing structures are residential structures, or accessories to residential structures.
APN 142-140-06 has two existing residential structures (1,424 sq ft and 600 sq ft) and one garage (560 sq ft).
APN 142-140-10 has one existing residential structure (444 sq ft).

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

3. Lot area (within property lines): Adjust = 41,914 ☒ square feet ☐ acres.

4. Lot Coverage:

LOT 1	Existing	Proposed after Adjustment
Building Coverage	<u>2,584</u> sq ft	<u>2,584</u> sq ft
Paved Area	<u>1,900</u> sq ft	<u>8,000</u> sq ft
Landscaped Area	<u>4,000</u> sq ft	<u>4,000</u> sq ft
Unimproved Area	<u>430,601+/-</u> sq ft	<u>466,415+/-</u> sq ft
TOTAL:	<u>439,085+/-</u> sq ft	<u>480,999+/-</u> sq ft

LOT 2	Existing	Proposed after Adjustment
Building Coverage	<u>444</u> sq ft	<u>444</u> sq ft
Paved Area	<u>6100</u> sq ft	<u>0</u> sq ft
Landscaped Area	<u>16,300 +/-</u> sq ft	<u>16,300 +/-</u> sq ft
Unimproved Area	<u>789,114+/-</u> sq ft	<u>753,300+/-</u> sq ft
TOTAL:	<u>811,958+/-</u> sq ft	<u>770,044+/-</u> sq ft

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

LOT 1 Existing Spaces N/A Proposed Spaces 0 new spaces

LOT 2 Existing Spaces N/A Proposed Spaces 0 new spaces

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

6. Is any grading or road construction planned? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.): <u>Upgrades to 750 linear feet of existing asphalt road is planned in accordance with a Non Industrial Timber Harvest Plan that is approved by CalFire, North Coast Regional Water Quality Control Board, California Geological Survey and California Fish and Game.</u> For grading or road construction, complete the following: (A) Amount of cut: <u>720 (Max)</u> cubic yards (B) Amount of fill: <u><25</u> cubic yards (C) Maximum height of fill slope: <u>No Change</u> feet (D) Maximum height of cut slope: <u>20</u> feet (E) Amount of import or export: <u>690 (Export)</u> cubic yards (F) Location of borrow or disposal site: <u>On site spread of 20% ground near existing home.</u>	
7. 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.)	
8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

If you need more room to answer any question, please attach additional sheets.

Project Proposal Statement

46500 Signal Port Creek Road, Gualala, Ca & 47000 Signal Port Creek Road, Point Arena, Ca Lot Line Adjustment

This is an application for Lot Line Adjustment between 46500 Signal Port Creek Road, APN 142-140-06, an existing 10.08 acre parcel, and 47000 Signal Port Creek Road, APN 142-140-10, an existing 18.64 acre parcel. This lot line adjustment will adjust 0.96 acres of APN 142-140-10 into APN 142-140-06 resulting in APN 142-140-06 having a proposed parcel size of 11.04 acres, and APN 142-140-10 having a proposed parcel size of 17.68 acres. The proposed adjustment will reconfigure the common boundary line so that the existing road accessing APN 142-140-06 is on the property of 142-140-06.

Both 142-140-06 and 142-140-10 are developed properties. According to tax records 142-140-06 contains residential and garage structures totaling 2,584 square feet, and 42-140-10 contains one 444 square foot residential structure. All structures are in excess of 200 feet from the area of adjustment and will not be affected by this adjustment.

APN 142-140-06 is accessed via an existing asphalt and gravel road that currently passes across APN 142-140-10 and is covered by an existing easement as described in Book 798 of Official Records, page 110. The road in the area of adjustment passes through a steep, wooded area and roughly parallels Tift Gulch. The road in this area is roughly 10 feet in width and is deteriorating. The existing road servicing 142-140-06 as shown on the attached site map has been surveyed, and all calculations of paved and landscaped area pertaining to said road and shown on page 4 of the attached application have been calculated based upon survey measurements. Road construction in the adjustment area is planned and will improve the safety and stability of the road, and is in accordance with a Non-Industrial Timber Harvest Plan that has been approved by CalFire and reviewed by applicable state agencies. The proposed property line has been developed based up the planned roadway improvements and ensures that roadway improvements and cut slopes are within the adjusted boundary lines.

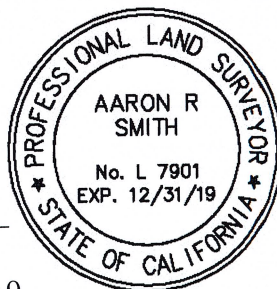
APN 142-140-10 is accessed via an existing unpaved road, and no improvements to this road are planned in conjunction with this lot line adjustment. The access road shown on this site map, and corresponding landscaped area calculations shown on page 4 of this application are based upon aerial imagery, and have not been field surveyed. Based upon the large size of the existing parcels, and small area of impervious surface on the existing parcels, a field survey of APN 142-140-10 is not necessary to confirm that this lot line adjustment will not create any non-conforming lots based upon impervious surface area.

Prepared by:



Aaron R. Smith, PLS 7901

My license expires 12/31/2019



Date: January 19, 2018

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.

11 Jan. 2018
Date

Richard C. Hooten
Applicant

Declaration of posting

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on January 18, 2017 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

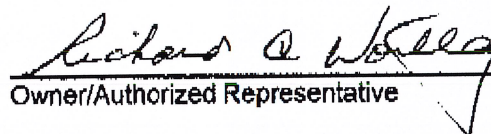
Lot line adjustment between APN 142-140-06 and 142-140-10. 0.96 Acres will be transferred from 142-140-10 to 142-14-06
so that the existing road servicing 142-140-06 will be on the property of 142-140-06.
(Description of development)

Located at:

46500 Signal Port Creek Road (142-140-06) and 47000 Signal Port Creek Road (142-140-10)
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

On the east side of the driveway at the south end of the lot line adjustment area on a plywood sign holding "Private Drive"
and "Keep Out" signs.
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)


Owner/Authorized Representative

11 Jan 2018
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED A

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE
When Recorded Mail Document
and Tax Statement To:
Deborah J. Schmall
4120 22nd Street
San Francisco, CA 94114

00010697
Recorded at the request of
FIDELITY NATIONAL TITLE CO
Book 2266 Page 609
07/25/1995 09:04A
Fee: \$33.00 No of Pages:3

OFFICIAL RECORDS
MENDOCINO COUNTY CALIF
MARSHA A. YOUNG, RECORDER

Escrow No. 510476-VH
Title Order No. 119959

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 142-140-010-00

GRANT DEED

JPN

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 143.00 City tax \$

- [xx] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[xx] Unincorporated Area City of

<input checked="" type="checkbox"/>	\$20.00
<input type="checkbox"/>	PAID
<input type="checkbox"/>	PCO
<input type="checkbox"/>	FILED
<input type="checkbox"/>	Exempt

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

Carol C. Yaggy, a single woman

hereby GRANT(S) to Deborah J. Schmall, a single woman

the following described real property in the City of the unincorporated area of Point Arena
County of Mendocino State of California:

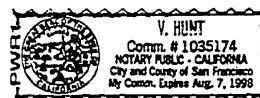
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION. PROPERTY IS
COMMONLY KNOWN AS: 47000 Signal Port Creek Road, Point Arena, California

DATED: July 19, 1995

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON July 21, 1995 before me,
V. Hunt personally appeared
Carol C. Yaggy

Carol C. Yaggy
Carol C. Yaggy

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.

Signature V. Hunt

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Order No. 119959

EXHIBIT "A"

THAT CERTAIN REAL PROPERTY situated in the Unincorporated Area, County of Mendocino, State of California, described as follows:

PARCEL ONE:

- 1 That portion of Lot 15 of Section 2, Township 11 North, Range 16 West, Mount Diablo Base and Meridian, described as follows:
D All bearings and coordinates used in this description being in terms of the California State Grid, Zone 2.

Beginning at a point in the North line of said Lot 15 distant North 88° 57' 46" West, 1629.16 feet from the Northeast corner of said Lot 15, said point of beginning being also the Northwesterly corner of the lands of Cassius P. Gustin and Mary Gustin, his wife, as said lands are described in Deed recorded in Book 609, Official Records, Page 301, Mendocino County Records.

Thence from said point of beginning North 88° 57' 46" West along the North line of said Lot 15 a distance of 1087.13 feet to the Northwest corner of said Lot 15; thence South 3° 33' 27" West along the Westerly line of said Lot 15, a distance of 941.84 feet, more or less, to the Northeast corner of the R. E. Duncan, Sr. and Ruby A. Duncan property as said property is described in a Deed dated July 7, 1950 and recorded in Book 274, Official Records, page 275, Mendocino County Records, California; thence Easterly along the Easterly projection of the North line of said Duncan property a distance of 188.53 feet, more or less, to a point in a fence line on the Westerly boundary of the Charles A. Peterson and Maxine H. Peterson property as said property is described in Deed dated March 16, 1959 and recorded in Book 506, Official Records, Page 585, Mendocino County Records; thence North 1° 22' 46" East, along said fence 108.08 feet to the most Northerly corner of said Peterson property; thence South 43° 04' 30" East along the Northeasterly line of said Peterson property and the Northeasterly line of the E. P. Ford and Irene Ford property as said property is described in Deed dated January 19, 1957 and recorded in Book 451, Official Records, Page 454, to a point on the Westerly boundary line of the Rosalie C. Rohr property as said property is described in Book 656, Official Records, Page 499, Mendocino County Records; thence North 14° 28' 30" East, along the Westerly line of said Rohr property a distance of 169.42 feet; thence South 76° 07' 30" East along the Northerly line of said Rohr property a distance of 178.72 feet to the Northeasterly corner of said Rohr property; said point being in the Westerly line of the said Gustin property and also being in the center line of Tift Gulch; thence Northerly along the Westerly line of said Gustin property and along the center of Tift Gulch the following courses and distances: North 14° 06' 30" East, 13.81 feet; North 7° 56' 40" West, 242.04 feet; North 7° 09' 20" East, 386.26 feet; North 3° 32' 10" West, 82.00 feet; North 21° 29' 40" East, 342.26 feet; North 67° 57' 10" East, 96.91 feet and North 24° 53' 40" East, 123.18 feet to the point of beginning.

continued . . .

Book: 2266 Page: 610

Order No. 119959

DESCRIPTION CONTINUED:

PARCEL ONE CONTINUED:

EXCEPTING therefrom that portion described in the Deed from Wynn Colombo, et al, to Dale A. Buller, et ux, recorded August 29, 1980, Book 1272, Official Records, Page 135, Mendocino County Records.

PARCEL TWO:

An easement and right of way for roadway purposes over a strip of land extending between the Northeasterly side line of State Highway No. 1 to the above described land, the center line of said strip being described as follows:

Bearings used in Easement description are based on the true meridian.

Beginning at a point in the Northeasterly line of State Highway No. 1 from which the Southeast corner of Section 2, Township 11 North, Range 16 West, Mount Diablo Base and Meridian, bears South 50° 28' 52" East, 3145.49 feet distant and from which Engineer's Station "0" 399+09.17 P.O.T. of the Department of Public Works' Survey of State Highway No. 1 (1-MEN-56 A) bears South 30° 18' West, 50.00 feet distant; thence North 44° 15' East along the center line of a roadway easement 40 feet in width, 288.06 feet to the end of said 40 foot width easement; thence South 45° 45' East, 10.06 feet to the point of beginning and the center line of a roadway easement 20 feet in width, described as follows: Along the center line of said roadway easement, North 38° 12' 50" East, 204.17 feet; thence North 24° 16' East, 200.00 feet to Point A; thence North 14° 33' East, 88.89 feet; thence North 23° 10' East, 92.14 feet; thence North 12° 20' East, 44.14 feet to the Southerly boundary of the hereinabove described parcel of land.

PARCEL THREE:

An easement and right of way for roadway purposes over a strip of land 20 feet in width, the Southwesterly side line of said strip being described as follows:

Beginning at point A of the above described roadway easement, being the most Easterly corner of land of Ford as described in Deed recorded in Book 451, Official Records, Page 454, Mendocino County Records; thence North 44° 04' West along the Northeasterly line of said Ford land, 99.43 feet and to the most Southerly corner of the hereinabove described parcel of land.

APN: 142-140-010-00

Book: 2266 Page: 611

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Velina C. Underwood, Attorney at Law
P. O. Box 862
Gualala, CA 95445-0862

2006-13295
Recorded at the request of
VELINA UNDERWOOD
07/07/2006 12:13P
Fee: 13.00 No of Pages: 3

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

MAIL TAX STATEMENTS TO:
Richard & Barbara Wortley
6865 West Mercer Way
Mercer Island, WA 98040

Space above line for Recorder's Use

APN: 142-140-06; 142-140-07; 142-170-01;
142-170-03; 143-200-11

NO TAX DUE. § 11925 (Proportional Transfer to Legal
Entity)

GRANT DEED

Documentary transfer tax is NONE. §11925 (Proportional Interest Transfer from Individuals to LLC)

X Unincorporated area _ City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS
Richard C. Wortley and Barbara E. Wortley, husband and wife, as community property with right of
survivorship, hereby GRANT to RANK's Forest, a Limited Liability Corporation registered with the
State of Washington, that real property in the County of Mendocino, State of California, described as
follows:

	\$20.00 PAID
✓	PCO FILED
	Exempt

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

APN: 142-140-06; 142-140-07; 142-170-01; 142-170-03; 143-200-11

Dated: 2 May 2006

Richard C. Wortley
Richard C. Wortley

Barbara E. Wortley
Barbara E. Wortley

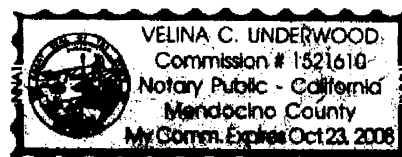
State of California)
County of Mendocino) ss

On May 2, 2006, before me, Velina C. Underwood, a notary public in and for the
State of California, personally appeared Richard C. Wortley and Barbara E. Wortley, personally known
to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they executed the same in their
authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf
of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]



2006-13295
Pg: 1/3

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Mendocino, State of California, described as follows:

PARCEL ONE:

Beginning at a point on the Northerly line of Lot 15 of Section 2, Township 11 North, Range 16 West, Mount Diablo Base and Meridian, said point bears North 88° 57' 46" West, 1560.00 feet from the NE corner of said Lot 15 as shown on the Record of Survey recorded November 10, 1964 in Map Case 2, Drawer 3, Page 45, Mendocino County Records; thence South along the Westerly line of land described in the deed to Bessie B. Collins, recorded March 22, 1945 in Book 182 of Official Records, Page 238, Serial No. 9758, Mendocino County Records to the Northerly line of Lot 17 of Section 2; thence South 88° 59' East along the Northerly line of said Lot 17, 1320 feet, thence North 1° 15' 40" East to the Northerly line of said Lot 15; thence North 88° 57' 46" West to the point of beginning.

PARCEL TWO:

BEGINNING at a point in the center of Tift Gulch, which point bears North 36° 18' 10" West, 3210.49 feet from the common corner of Sections One (1), Two (2), Eleven (11), and Twelve (12), Township Eleven (11) North, Range Sixteen (16) West, Mount Diablo Meridian, and running thence along the center line of said Gulch North 13° 07' East, 170.56 feet; North 8° 56' 10" West, 242.04 feet; North 6° 09' 50" East, 386.26 feet; North 4° 31' 40" West, 82.00 feet; North 20° 30' 10" East, 342.26 feet; North 66° 57' 40" East, 96.91 feet; North 23° 54' 10" East, 126.78 feet; thence leaving said Gulch, South 76° 31' 40" East, 118.30 feet to the Westerly boundary line of the lands of Bessie B. Collins, thence along said boundary line South 2° 02' East, 88.07 feet; South 0° 01' West, 96.03 feet; South 1° 47' East, 69.67 feet; South 0° 04' East, 70.06 feet; South 1° 38' West, 96.53 feet; South 0° 41' West, 594.51 feet; South 0° 51' West, 51.91 feet, South 0° 56' 30" West, 253.99 feet; South 0° 58' West, 86.57 feet; South 1° 31' West, 94.04 feet; South 4° 15' West, 59.01 feet; South 0° 13' West, 93.08 feet; South 1° 33' West, 74.03 feet; South 2° 46' West, 47.5 feet to the center of Signal Port Gulch; thence along the center line of said Gulch, South 85° 08' 10" West 125.13 feet; South 74° 06' 50" West 71.08 feet; North 66° 58' 30" West, 168.36 feet to the center of the aforesaid Tift Gulch; thence North 5° 23' 40" West 433.03 feet to the point of beginning.

Being a portion of Lots 15 and 17 of Section 2, Township 11 North, Range 16 West, Mount Diablo Base and Meridian.

PARCEL THREE:

Being a portion of Section 2, Township 11 North, Range 16 West, Mount Diablo Meridian, described as follows:

COMMENCING at a point in the East line of the California state Highway No. 1, from which point the Southeast corner of Section 2, Township 11 North, Range 16 West, Mount Diablo Meridian bears South 43° 39' 32" East, 1831.33 feet; thence following the East line of State Highway North 35° 44' 15" West, 93.49 feet; thence North 74° 37' 53" West, 155.24 feet; thence North 59° 42' West, 372.54 feet to a point which is West 470.18 feet from the East line of Lot 17 of Section 2; thence leaving the East line of California State Highway No. 1, North 476.18 feet to the center of Signal Port Creek; thence following the center of Signal Port Creek, South 66° 58'

30" East, 86.29 feet; thence North 74° 06' 50" East, 71.08 feet; thence North 85° 08' East, 82.91 feet; thence leaving Signal Port Creek North 541.26 feet to the South line of Lot 15 of Section 2; thence East along the South line of said Lot 15, 397.01 feet; thence leaving the South line of said Lot 15, South 500.26 feet thence South 1° 08' 46" East, 411.45 feet; thence South 8° 36' 43" West, 237.74 feet; thence South 23° 41' West, 183.90 feet to the point of beginning.

EXCEPTING therefrom that portion described in the deed from Cassius P. Gustin, et ux to Sydney C. Wortley, et ux, recorded August 14, 1969 in Book 798, Page 110, Mendocino County Records.

THE FOLLOWING ADDITIONAL PARCEL OR PARCELS HAS/HAVE APPEARED IN A RECORDED DOCUMENT OR DOCUMENTS DESCRIBING THE LAND REFERRED TO IN THIS PRELIMINARY REPORT/COMMITMENT. NO INSURANCE WILL BE PROVIDED AS TO THESE PARCELS, BUT THE PARTIES TO THE TRANSACTION CONTEMPLATED BY THIS PRELIMINARY REPORT/COMMITMENT MAY WISH TO CONSIDER WHETHER THESE PARCELS SHOULD BE INCLUDED IN THE DOCUMENTS TO BE RECORDED:

Together with a 20 foot right of way for road purposes as conveyed in the Deed from Lawrence H. Motley and Nevada A. Motley, husband and wife, to Bessie B. Collins, a widow, dated February 7, 1949, recorded February 11, 1949 in Book 240 of official Records, page 322, Serial No. 14937, Mendocino County Records.

ALSO A RIGHT OF WAY over the following described real property: Being a portion of Section 2, Township 11 North, Range 16 West, Mount Diablo Meridian described as follows:

COMMENCING at a point where the South line of the California State Highway No. 1 and the East line of Lot 17 of Section 2, Township 11 North, Range 16 West, Mount Diablo Meridian intersect from which point the SE corner of Section 2, Township 11 North, Range 16 West, Mount Diablo Meridian bears South 46° 59' 37" East, 1805.05 feet; thence South along the East line of Lot 17 to the line Mean High Tide of the Pacific Ocean; thence North 60° 00' West, 5.77 feet; thence leaving the line of Mean High Tide North 550.29 feet to the South line of the California State Highway, thence along the South line of said Highway South 65° 16' 19" East 5.50 feet to the point of beginning.

APN: 142-140-06,07
142-170-01,03
142-200-11



2006-13295
Pg: 3/3



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: RANK'S FOREST LLC
6865 W MERCER WAY

MERCER ISLAND WA 98040

Project Number: B_2018-0007

Project Description: Schmall, 2 pcls., Point Arena

Site Address: 47000 SIGNAL PORT CREEK RD

B_2018-0007

Receipt: PRJ_019351

Date: 2/6/2018

Pay Method: CHECK 633

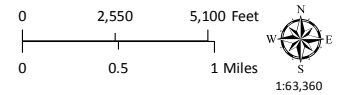
Received By: RUSSELL FORD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,098.00
BLA BASE			\$1,098.00
COASTAL	1100-2851-822609		\$941.00
			\$941.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$245.00
BLA EH			\$245.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$3,076.00



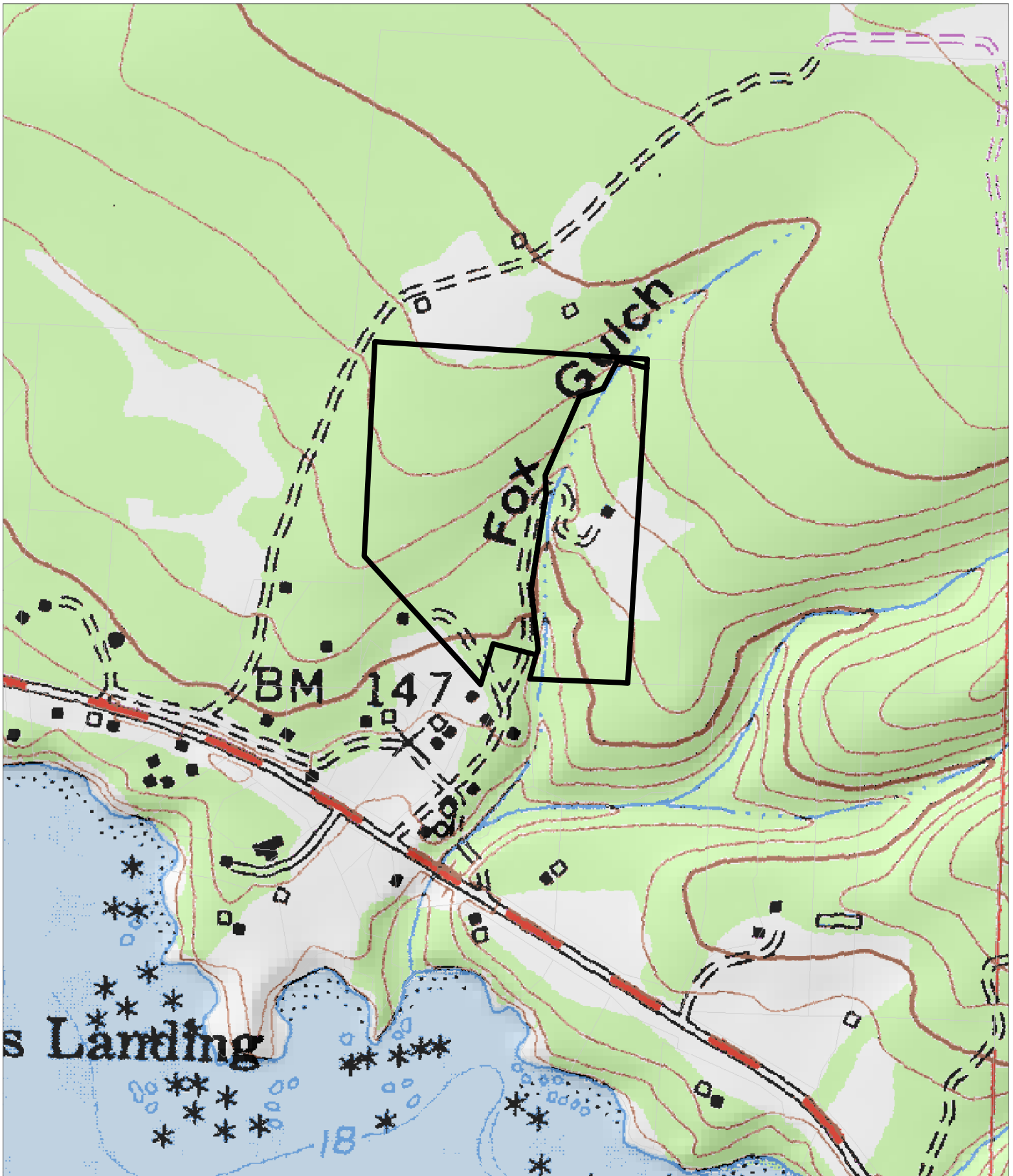
CASE: B 2018-0007
OWNER: SCHMALL/Rank's Forest
APN: 142-140-06, 10
APLCT: Richard Wortley
AGENT: Aaron Smith
ADDRESS: 47000 Signal Port Creek Road, Point Arena

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

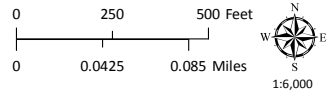


LOCATION MAP

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



CASE: B 2018-0007
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APN: 142-140-06, 10
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

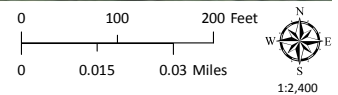
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

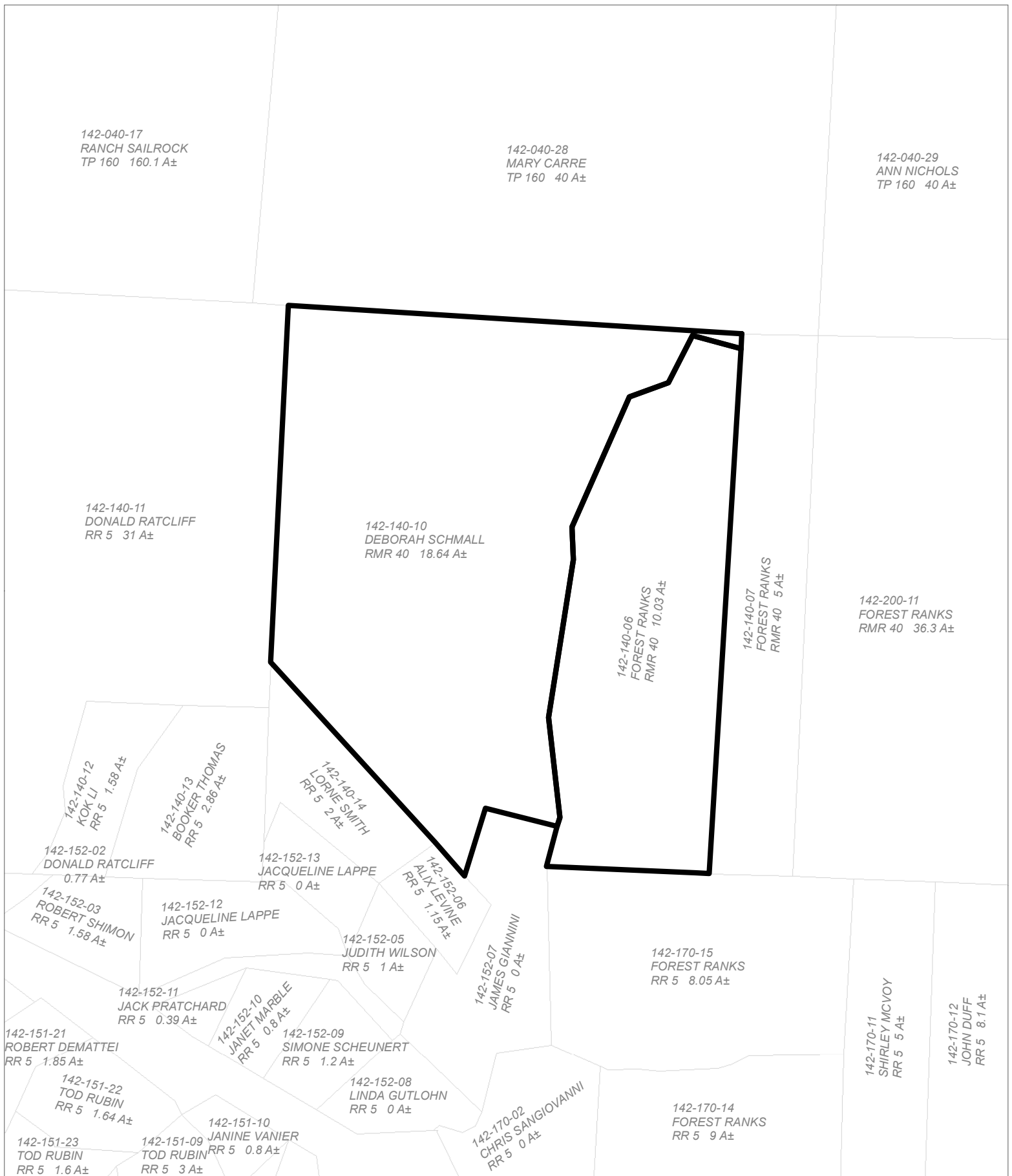
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AGENT: Aaron Smith
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Named Rivers
Public Roads

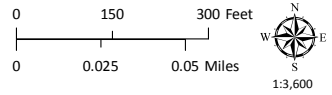


AERIAL IMAGERY

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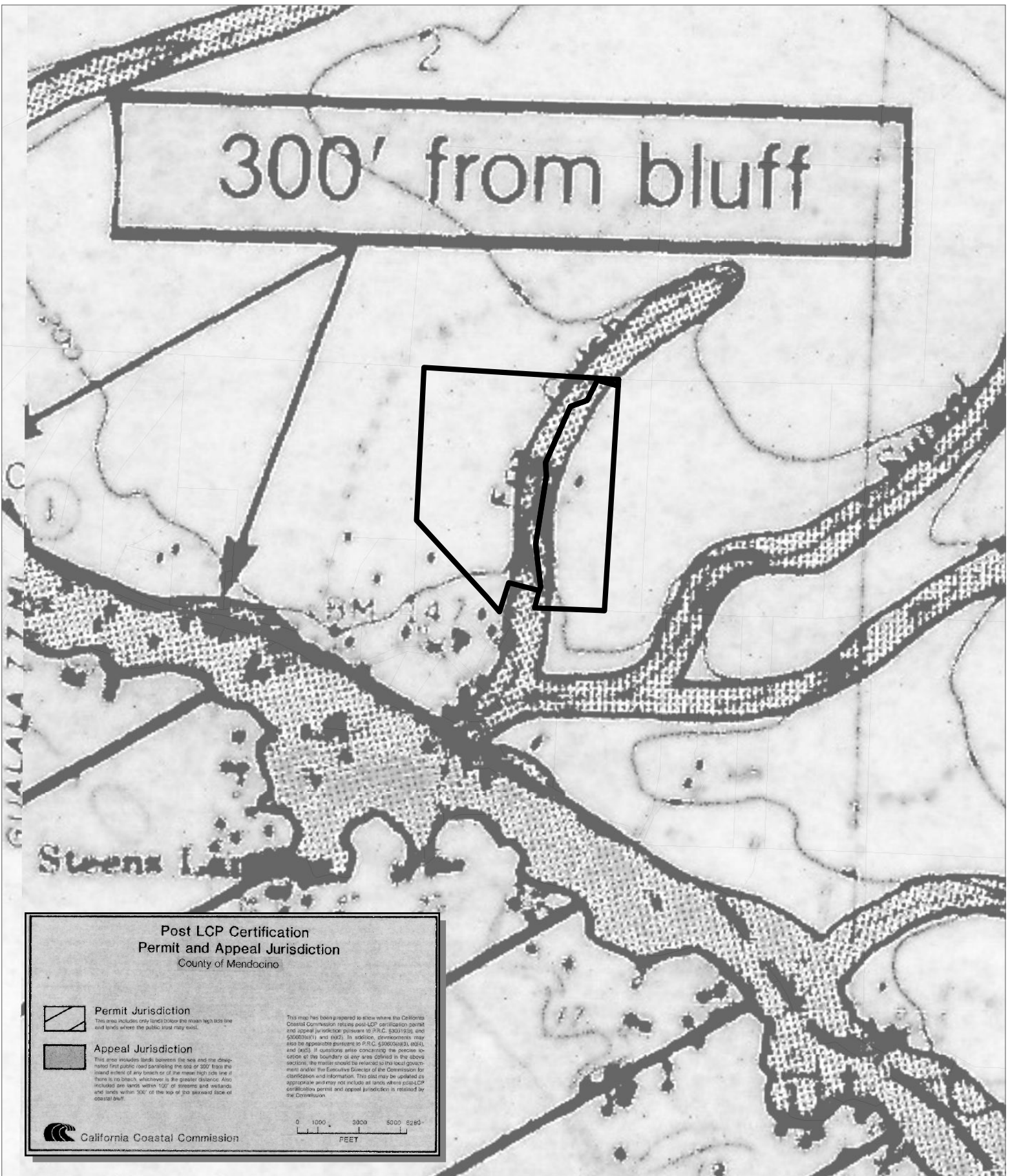


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ADJACENT PARCELS

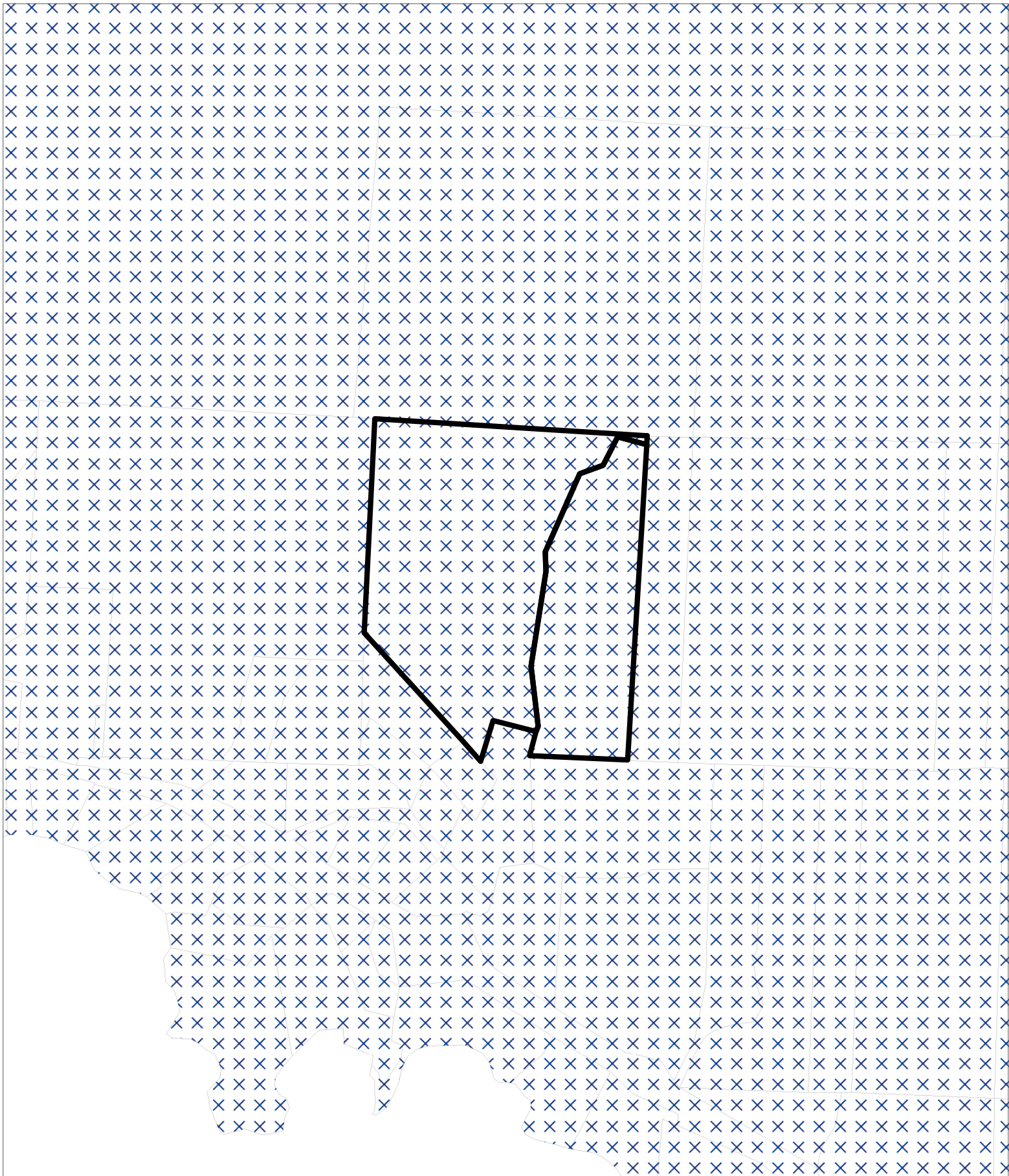
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CASE: B 2018-0007
 OWNER: SCHMALL/Rank's Forest
 APN: 142-140-06, 10
 APLCT: Richard Wortley
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 ADDRESS: 47000 Signal Port Creek Road, Point Arena

APPEALABLE AREAS

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APN: 142-140-06, 10
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AGENT: Aaron Smith
ADDRESS: 47000 Signal Port Creek Road, Point Arena

✕ ✕ > Critical Water Areas

0 250 500 Feet
0 0.0425 0.085 Miles
N
W E
S
1:6,000

GROUND WATER RESOURCES

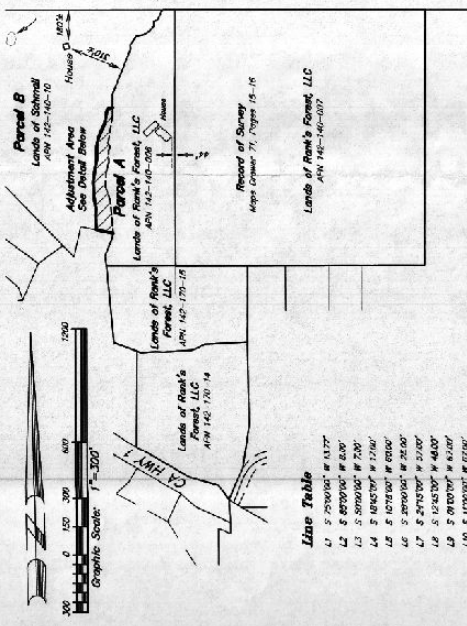
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Lot Line Adjustment Site Map

Lands Of Rank's Forest, LLC
46500 Signal Port Creek Rd
Assessor's Parcel Number 142-140-06

Lands Of Schmoll
47000 Signal Port Creek Rd
Assessor's Parcel Number 142-140-10

Approximate Location
Schmoll's Subdiv Field



Line Table

L1	S 75°00'00" E 13.37'
L2	S 80°00'00" E 8.00'
L3	S 50°00'00" E 7.20'
L4	S 10°00'00" E 17.00'
L5	S 10°00'00" E 25.00'
L6	S 20°00'00" E 25.00'
L7	S 25°00'00" E 25.00'
L8	S 15°00'00" E 45.00'
L9	S 00°00'00" E 15.00'
L10	S 10°00'00" E 25.00'
L11	S 00°00'00" E 15.00'
L12	S 00°00'00" E 15.00'
L13	S 00°00'00" E 15.00'
L14	S 00°00'00" E 15.00'
L15	S 00°00'00" E 15.00'
L16	S 00°00'00" E 15.00'
L17	S 00°00'00" E 15.00'
L18	S 00°00'00" E 15.00'
L19	S 00°00'00" E 15.00'
L20	S 00°00'00" E 15.00'

Adjustment Area Detail

1"=100'

Parcel B
Lands of Schmoll
ON 2000-010897
APN 142-140-01
Existing Parcel 18.64 Acres
Proposed Parcel 17.68 Acres

Parcel A
Lands of Rank's Forest, LLC
ON 2006-13295
APN 142-140-08
Existing Parcel 10.08 Acres
Proposed Parcel 11.04 Acres

General Notes

Property owner information is based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. Property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. Property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. A field survey was performed by Aaron Smith, Inc. on September 28, 2017.

The proposed property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. Property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. A field survey was performed by Aaron Smith, Inc. on September 28, 2017.

Existing parcel acreages shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. Property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. A field survey was performed by Aaron Smith, Inc. on September 28, 2017.

Boundary lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. Property lines shown herein are based upon the "Grant Deed" recorded July 2, 2008 under Document Number 2008-13295 of Official Records, Mendocino County Records. A field survey was performed by Aaron Smith, Inc. on September 28, 2017.

Legend

APN: Hatched Concrete Pipe
Z: Dashed Line To Be Adjusted

OWNER/SUBOWNER:
Richard Worley
6885 W. Marine Way
Mendocino Island, WA 98040
(206) 232-6480 phone

OWNER/SUBOWNER:
Deborah Schmoll
1234 Diamond Street
San Francisco, CA 94131
(415) 856-7005 phone

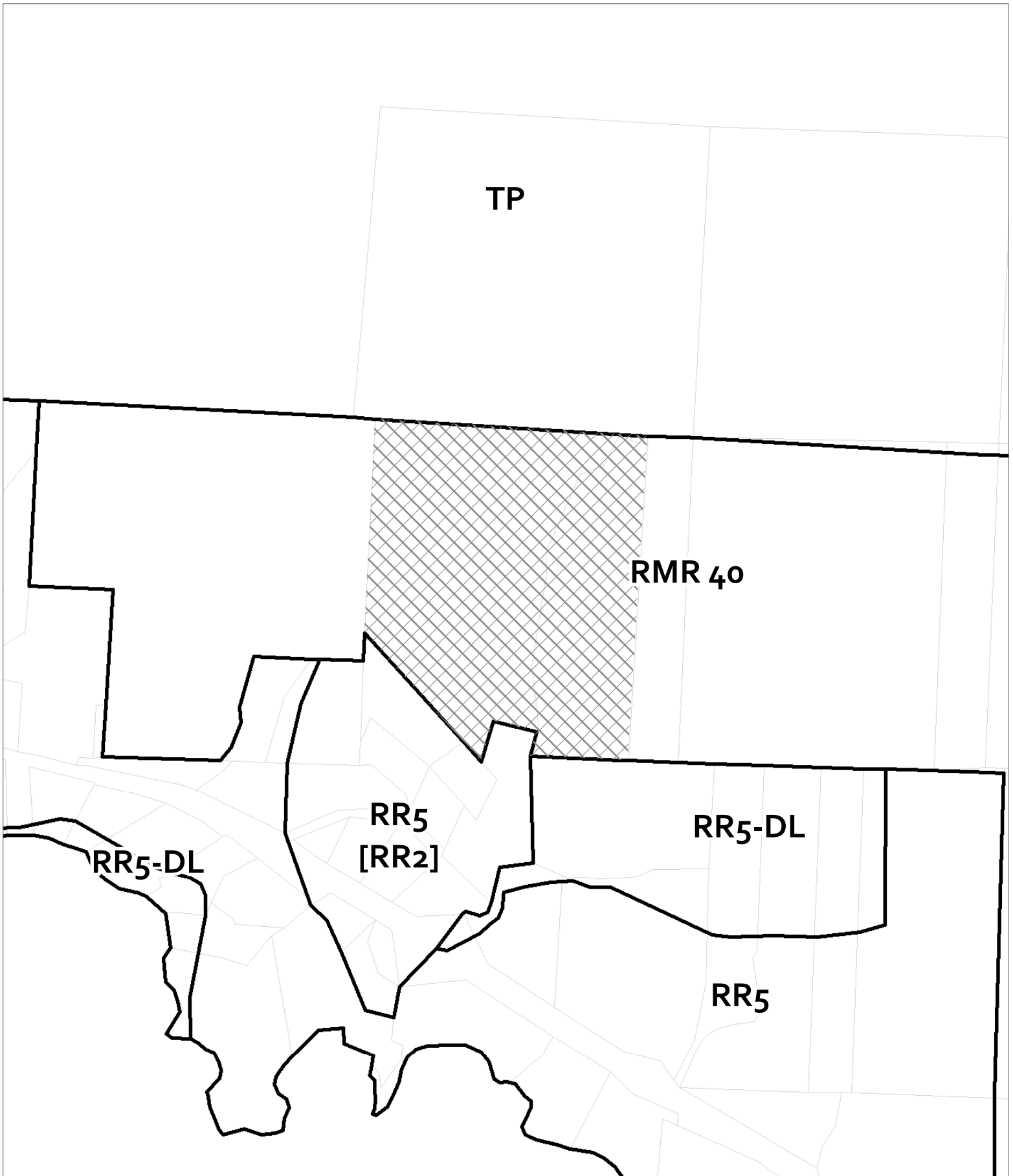
SURVEYOR/ENGINEER:
AARON SMITH, INC.
1220 N. Duffin Avenue
Santa Rosa, CA 95401
(707) 541-2300 phone
(707) 541-2301 fax

NO SCALE


SITE PLAN

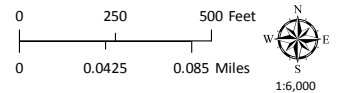
CASE: B 2018-0007
OWNER: SCHMALL/Rank's Forest
APN: 142-140-06, 10
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AGENT: Aaron Smith
ADDRESS: 47000 Signal Port Creek Road, Point Arena

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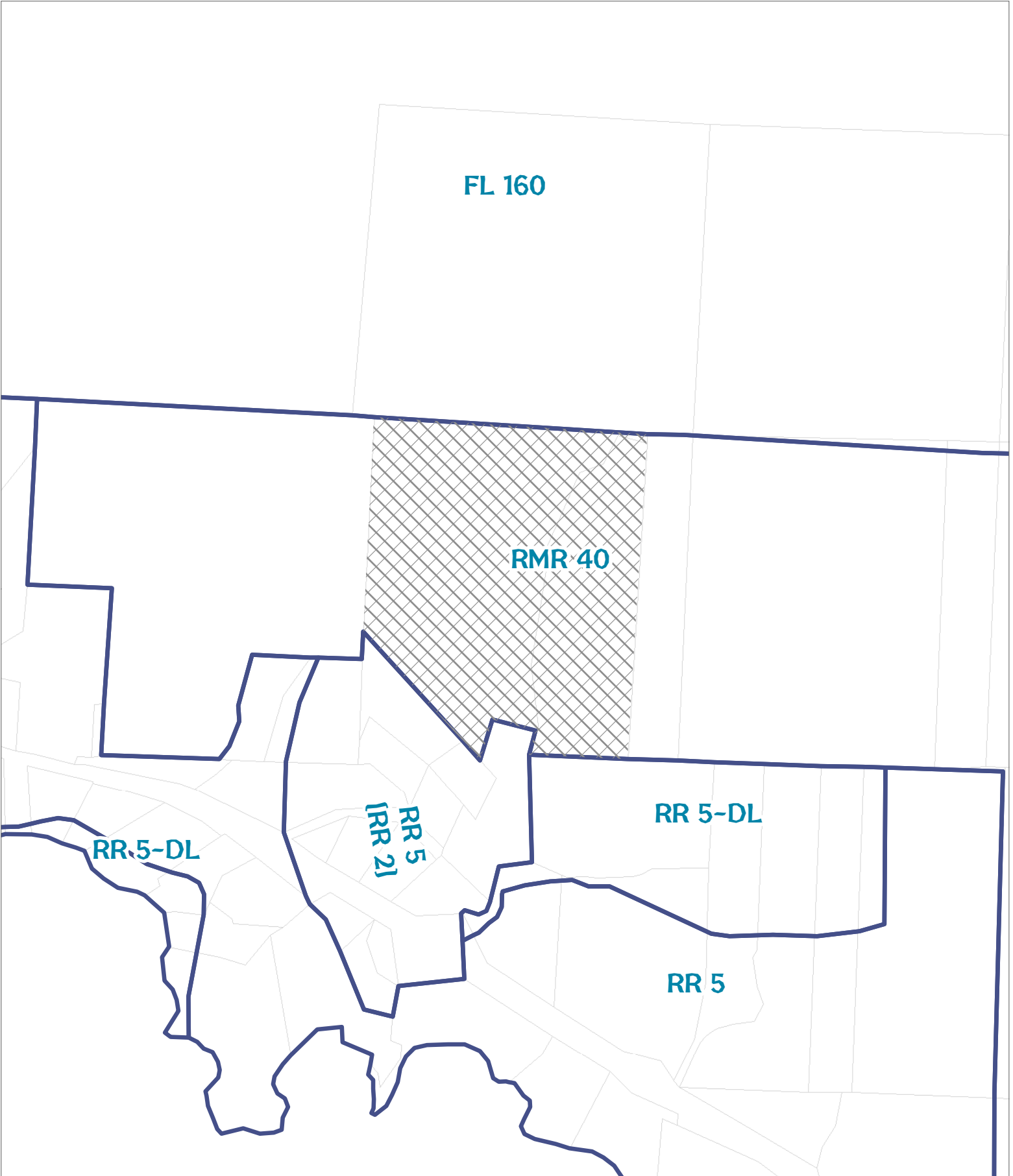
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 Zoning Districts




ZONING DISPLAY MAP

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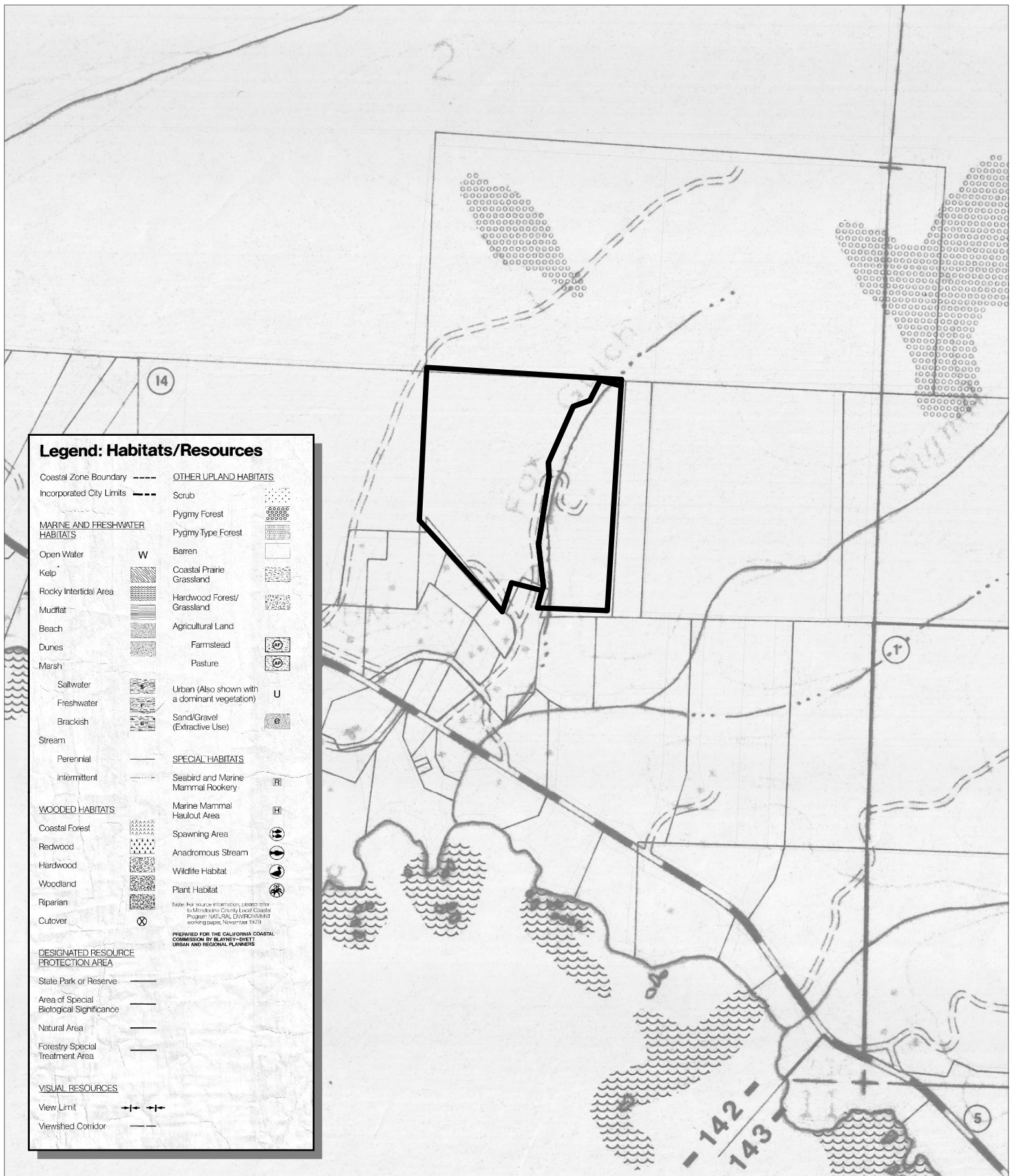


CASE: B 2018-0007
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 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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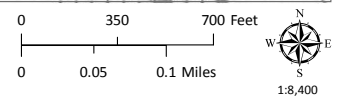
CASE: B 2018-0007
 OWNER: SCHMALL/Rank's Forest

APN: 142-140-06, 10

APLCT: Richard Wortley

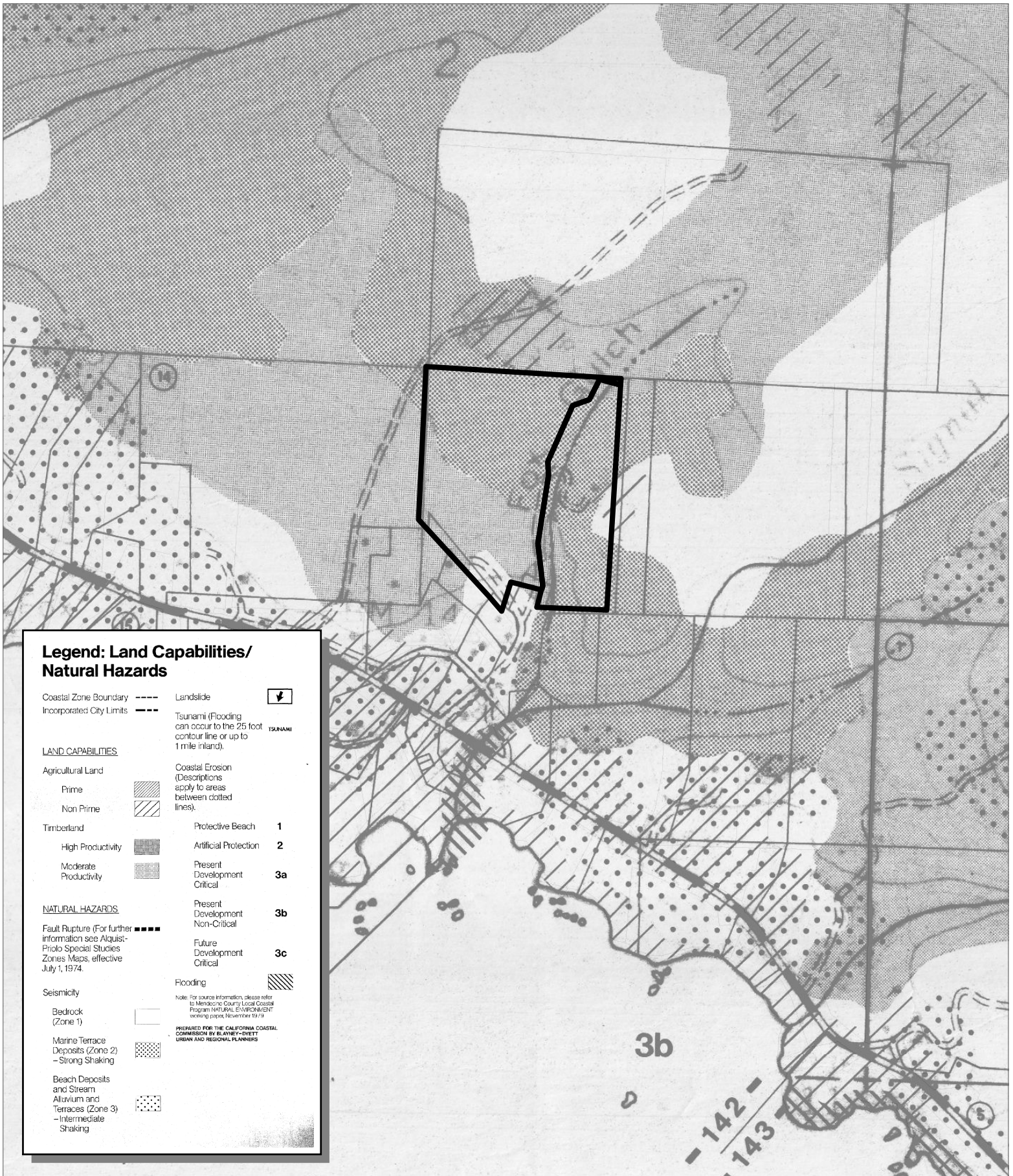
AGENT: Aaron Smith

ADDRESS: 47000 Signal Port Creek Road, Point Arena



HABITATS & RESOURCES

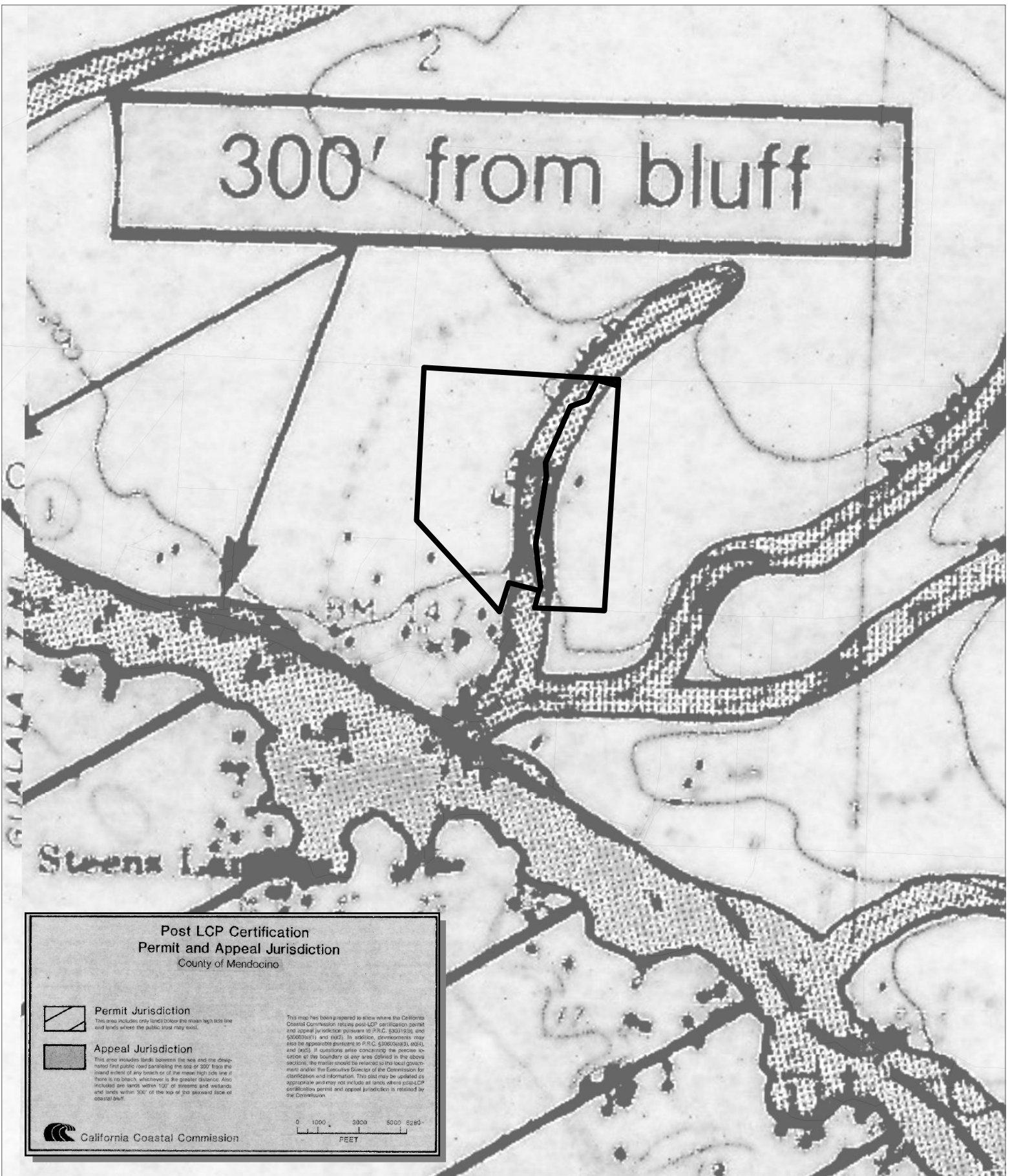
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LAND CAPABILITIES & NATURAL HAZARDS

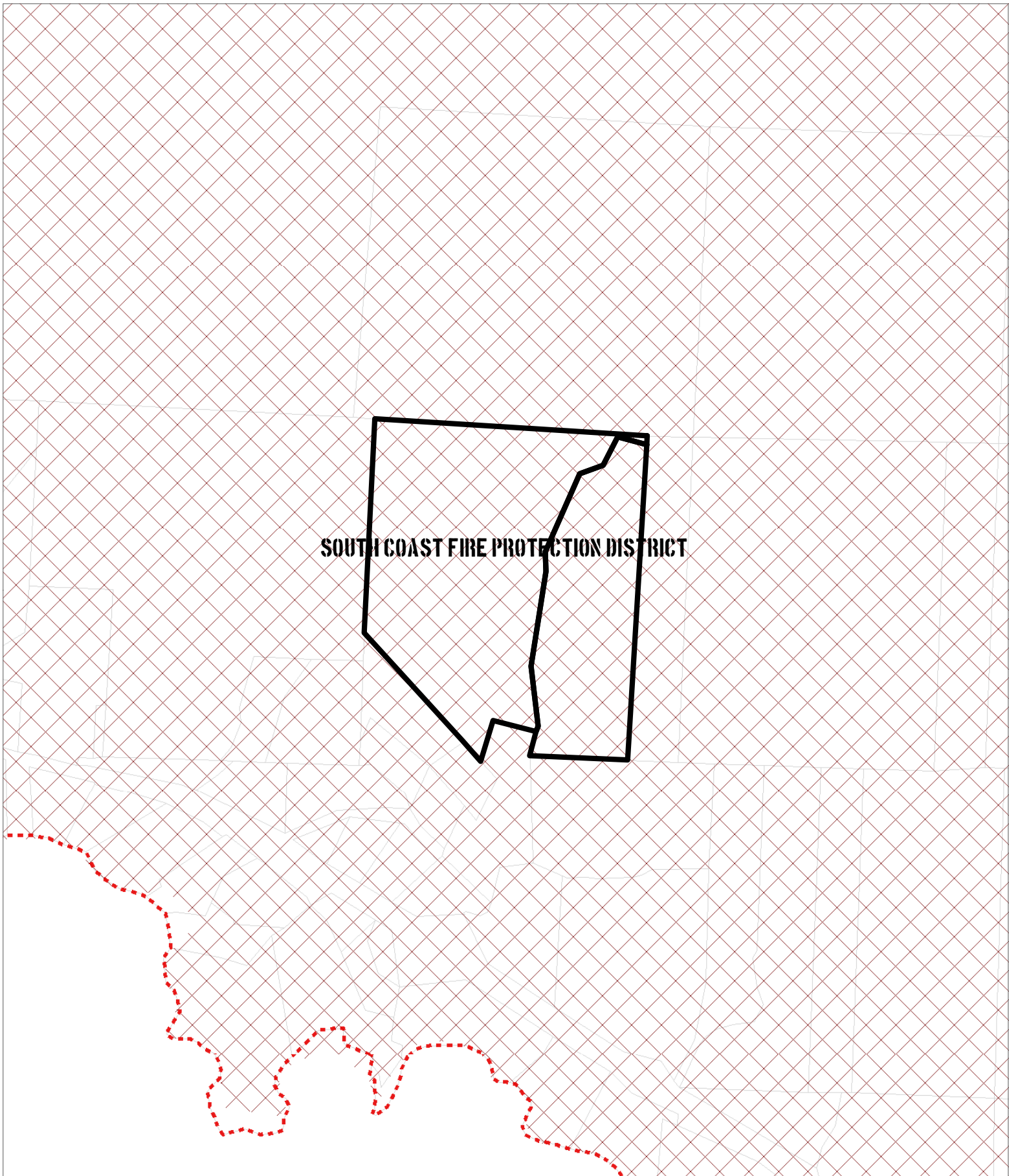
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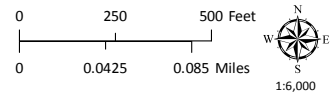
APPEALABLE AREAS

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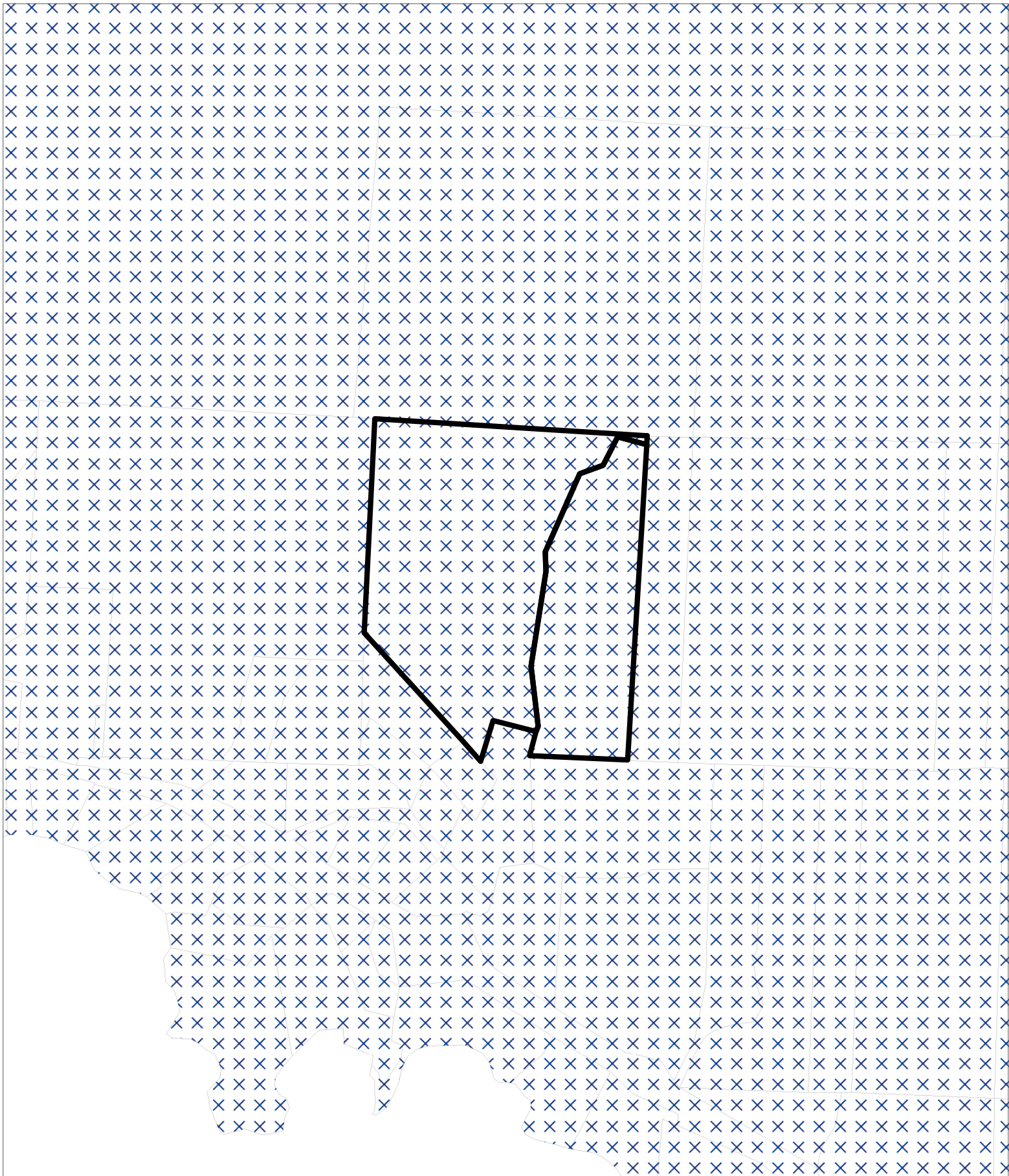
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-  County Fire Districts
-  High Fire Hazard



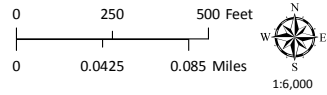
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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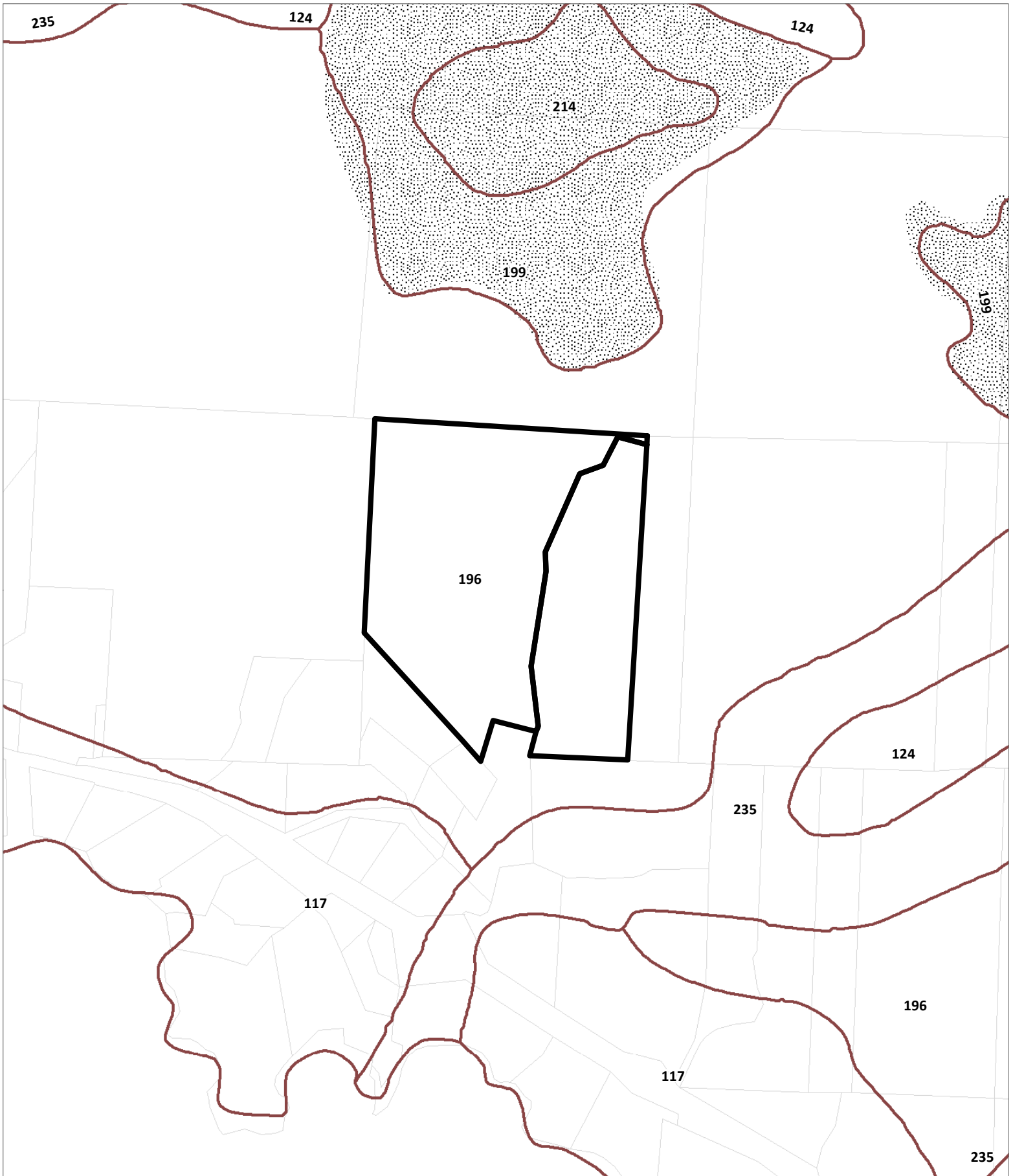
CASE: B 2018-0007
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X X > Critical Water Areas



GROUND WATER RESOURCES

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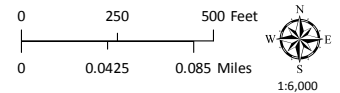
CASE: B 2018-0007
OWNER: SCHMALL/Rank's Forest

APN: 142-140-06, 10
APLCT: Richard Wortley

AGENT: Aaron Smith

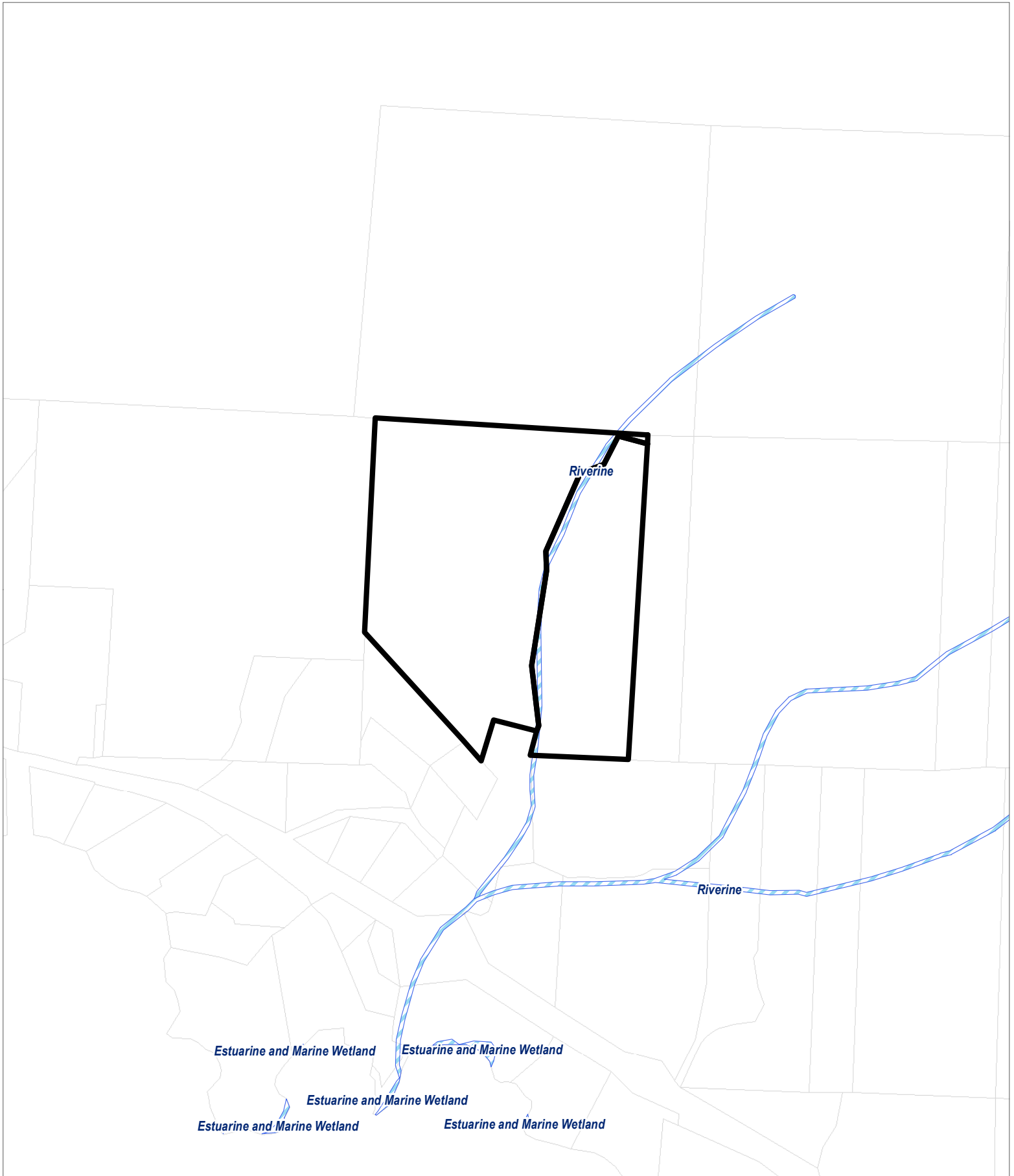
ADDRESS: 47000 Signal Port Creek Road, Point Arena

Western Soil Classes
Shinglemill-Gibney Complex



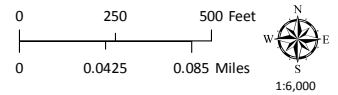
LOCAL SOILS

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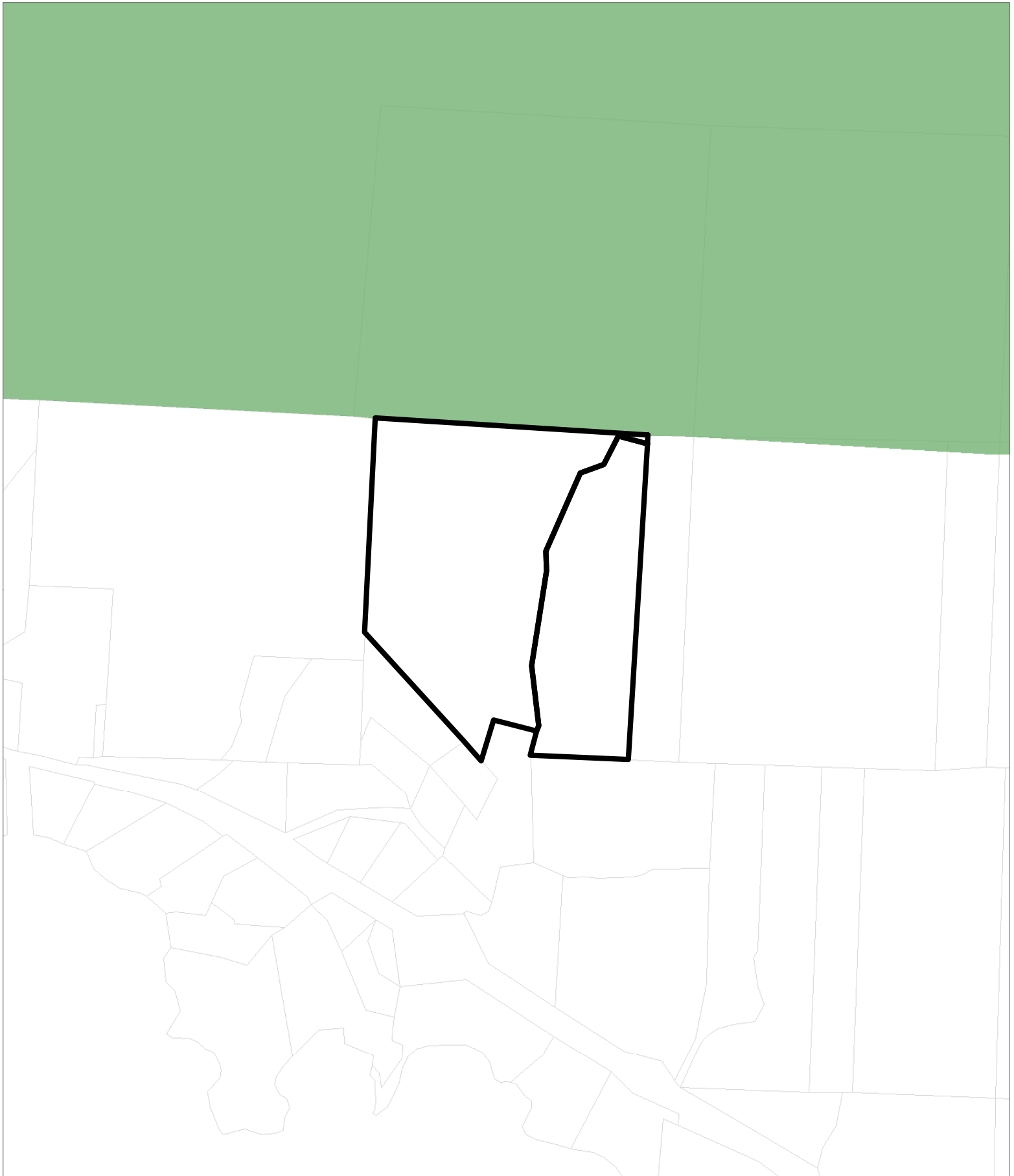
CASE: B 2018-0007
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 National Wetlands Inventory



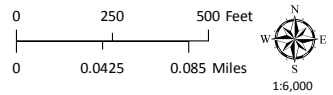
WETLANDS

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TPZ 2015

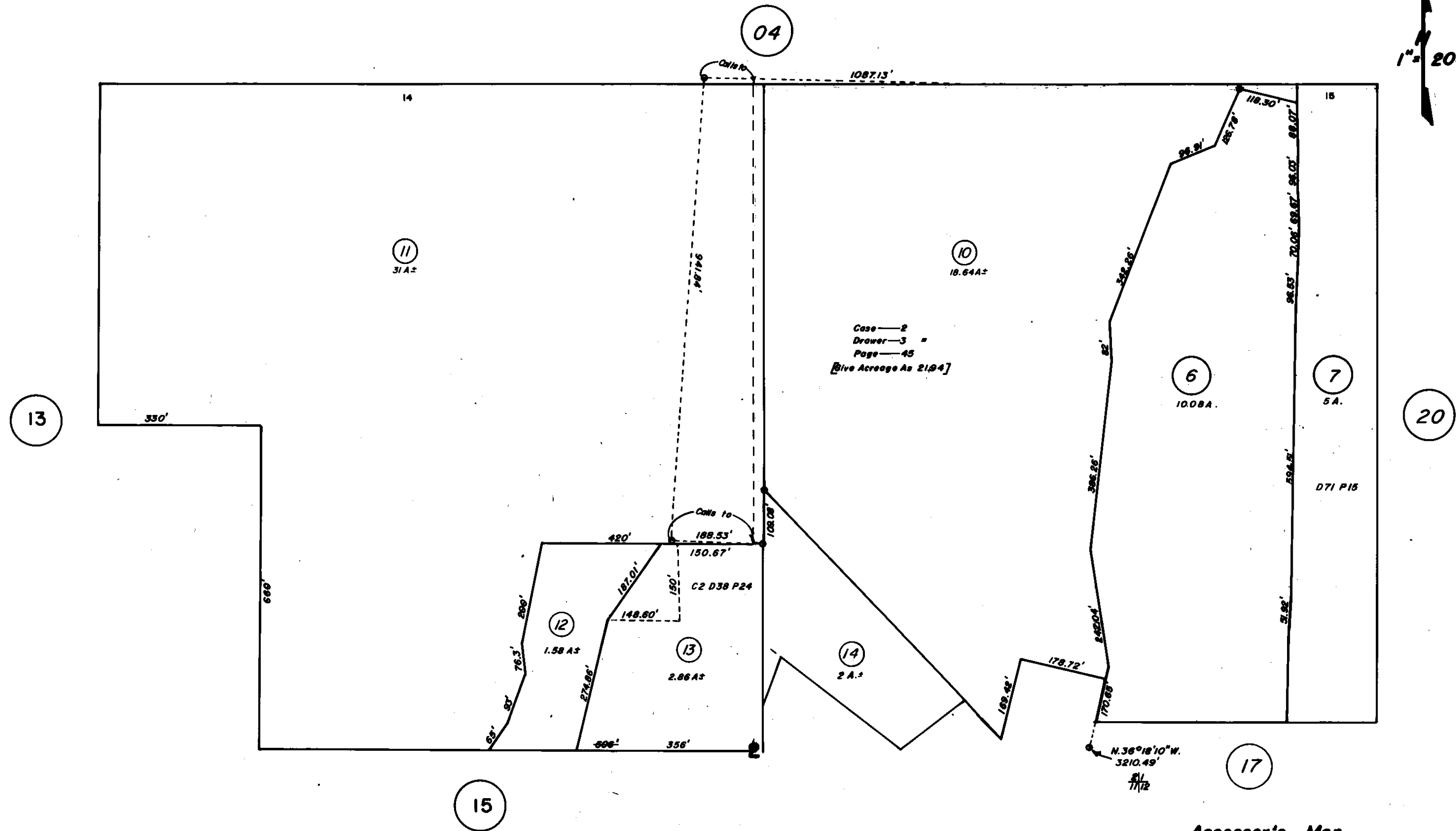


TIMBER PRODUCTION ZONES

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Por. of S.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$, Sec. 2, T.11N. R.16W., M.D.B. & M.

52-002



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

**Assessor's Map
County of Mendocino, Calif.
March, 1966**

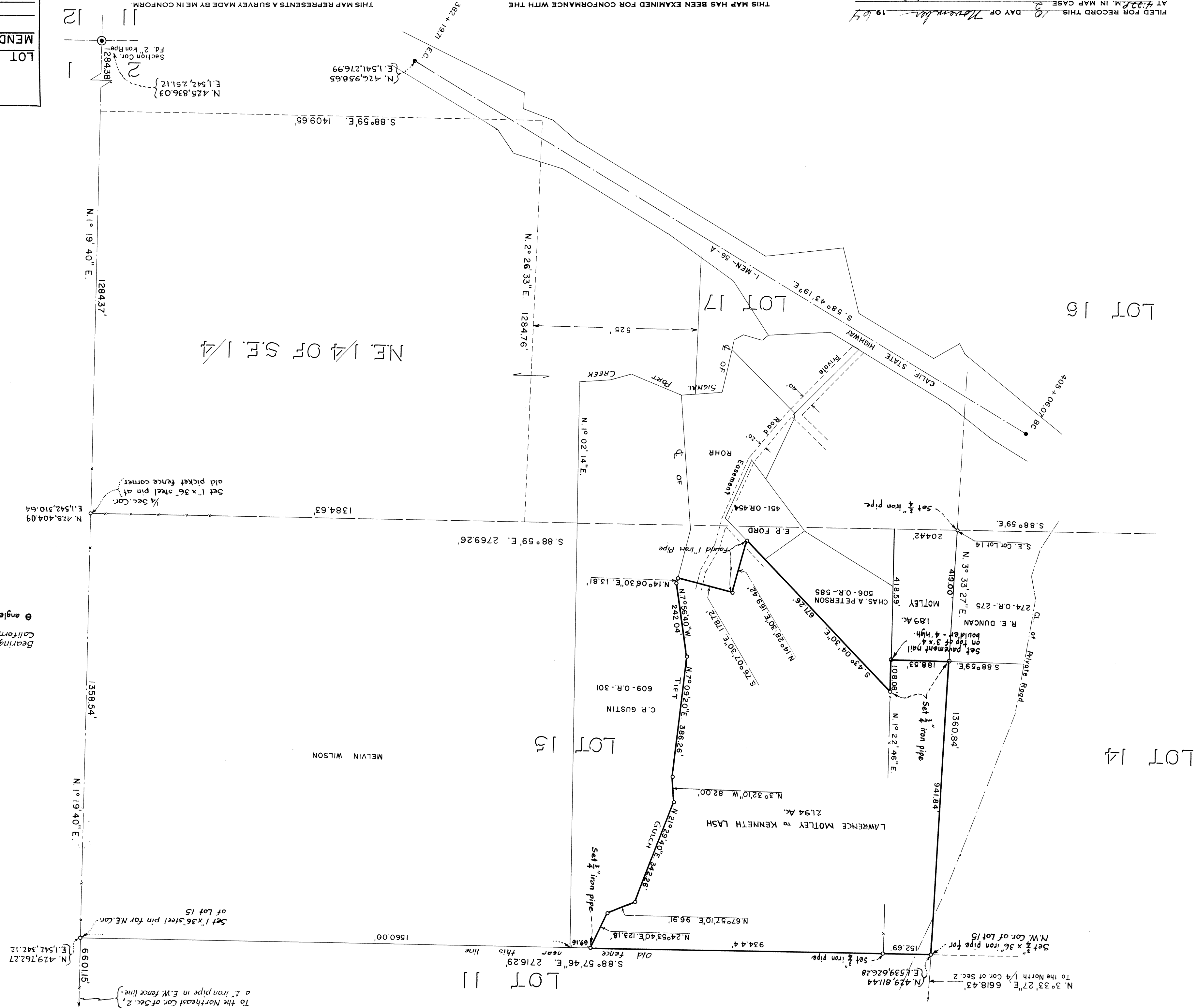
FILED FOR RECORD THIS 18 DAY OF November 1964
AT 4:28 P.M. IN MAP CASE 43
DRAWER 3 OF MAPS & SURVEYS AT PAGE 43
AT THE REQUEST OF *Robert Campbell & Company*
COUNTY RECORDER *John Richardson by A. Marie Hunt*

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE
REQUIREMENTS OF THE LAND SURVEYORS ACT 1964
THIS DAY OF 18 Nov 1964
COUNTY SURVEYOR *K. J. Conner*

THIS MAP REPRESENTS A SURVEY MADE BY ME IN CONFORM-
ANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS
ACT AT THE REQUEST OF *Lawrence Motley*
BY *William K. Dodge*
William K. Dodge - Licensed Surveyor No. 3164

JOB NO. 2089
OCTOBER 12, 1964
SCALE: 1" = 200'
MAP CASE NO. 2
DRAWER NO. 3
PAGE NO. 43

RECORD OF SURVEY
OF
LOT 15, SECTION 2, T.11N., R.16W., M.D.B. & M.
MENDOCINO COUNTY, CALIFORNIA.



Scale 1" = 200'
Bearings and coordinates are in terms of the
California State Grid, Zone 2.
Angle used on this survey = 1° 01'