



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 26, 2018

Planning – FB
Department of Transportation
Environmental Health - FB
Building Inspection - FB

Air Quality Management
US Fish & Wildlife Service
Native Plant Society
CalFire

Department of Fish & Wildlife
Coastal Commission
County Addresser-Russ Ford
Fort Bragg Rural Fire District

CASE#: MS_2018-0002

DATE FILED: 1/8/2018

OWNER/APPLICANT: HAM JAMES E & DEANNA K TTEES

REQUEST: Coastal Development Minor Subdivision to create two parcels 5± acres in size from an existing 10 acre parcel within the established building envelopes and utilize previously established environmental determinations of CDU 2-2001/CDMS 1-2001.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: Within the Coastal Zone, 3± miles south of Fort Bragg, north of Boice Ln. (CR 413), 0.75± of a mile east from its intersection with St. Hwy. 1, north of Creekside Ln. (Private), located at 32400 Creekside Ln., Fort Bragg, (APN: 017-220-55).

STAFF PLANNER: Jesse Davis

RESPONSE DUE DATE: March 9, 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:

HAM JAMES E & DEANNA K TTEES

APPLICANT:

HAM JAMES E & DEANNA K TTEES

REQUEST:

Coastal Development Minor Subdivision to create two parcels approximately 5 acres in size from an existing 10 acre parcel within the established building envelopes and utilize previously established environmental determinations of #CDU 2-2001/#CDMS 1-2001.

LOCATION:

Within the Coastal Zone, ± 3 miles south of Fort Bragg, north of Boice Lane (CR#413), ± 3/4 of a mile east from its intersection with State Highway 1, north of Creekside Lane (Private). Located at 32400 Creekside Lane, Fort Bragg, CA, 95437; APN: 017-220-55-00.

ACREAGE:

10.22 Acres

GENERAL PLAN:

RR5PD: U

ZONING:

RR:5

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

18N

RANGE:

17W

SECTION:

19

USGS QUAD#:

41 Fort Bragg

RELATED CASES ON SITE: Coastal Development Minor Sub-Division (#CDMS 11-2010); Coastal Development Minor Sub-Division (#CDMS 1-2001/#CDU 2-2001); Certificate of Compliance (#CC 21-87), Boundary Line Adjustment (# B 95-87)

RELATED CASES IN VICINITY: General Plan Amendment (#GP 5-89); Rezone #R 31-90 (T-P (Timberland Production) to RR-5 (Rural Residential: 5); Minor Subdivision (#MS 9-93); Rezone (#R 1–95)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR-5 PD	RR-5 PD	5.12 Acres	Residential
EAST:	RR-5 PD	RR-5 PD	20.32 Acres	Vacant
SOUTH:	RR-5 PD	RR-5 PD	48.3 Acres	Residential
WEST:	RR-5	RR-5	5.5 Acres, 6 Acres	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 & 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

☒Fort Bragg Rural Fire District

ADDITIONAL INFORMATION: The applicant has requested a Coastal Development Minor Division of an existing 10± acre parcel (APN# 017-220-55-00) creating two parcels approximately 5 acres in size. The previous Coastal Development Use Permit #CDU 2-2001/#CDMS 1-2001 addresses issues within this particular Planned Development Combining District, including the establishment of building envelopes for residential use, development of roadways, creek crossing and the establishment of riparian buffers. These parameters are still valid and no change is requested to the use of the previously established building envelope.

Over time, several botanical surveys have been conducted on this site. An updated Botanical Study was prepared by Playalina Nelson, dated January 2009, was prepared for CDMS 11-2010 with no findings, and is included with these application materials for review.

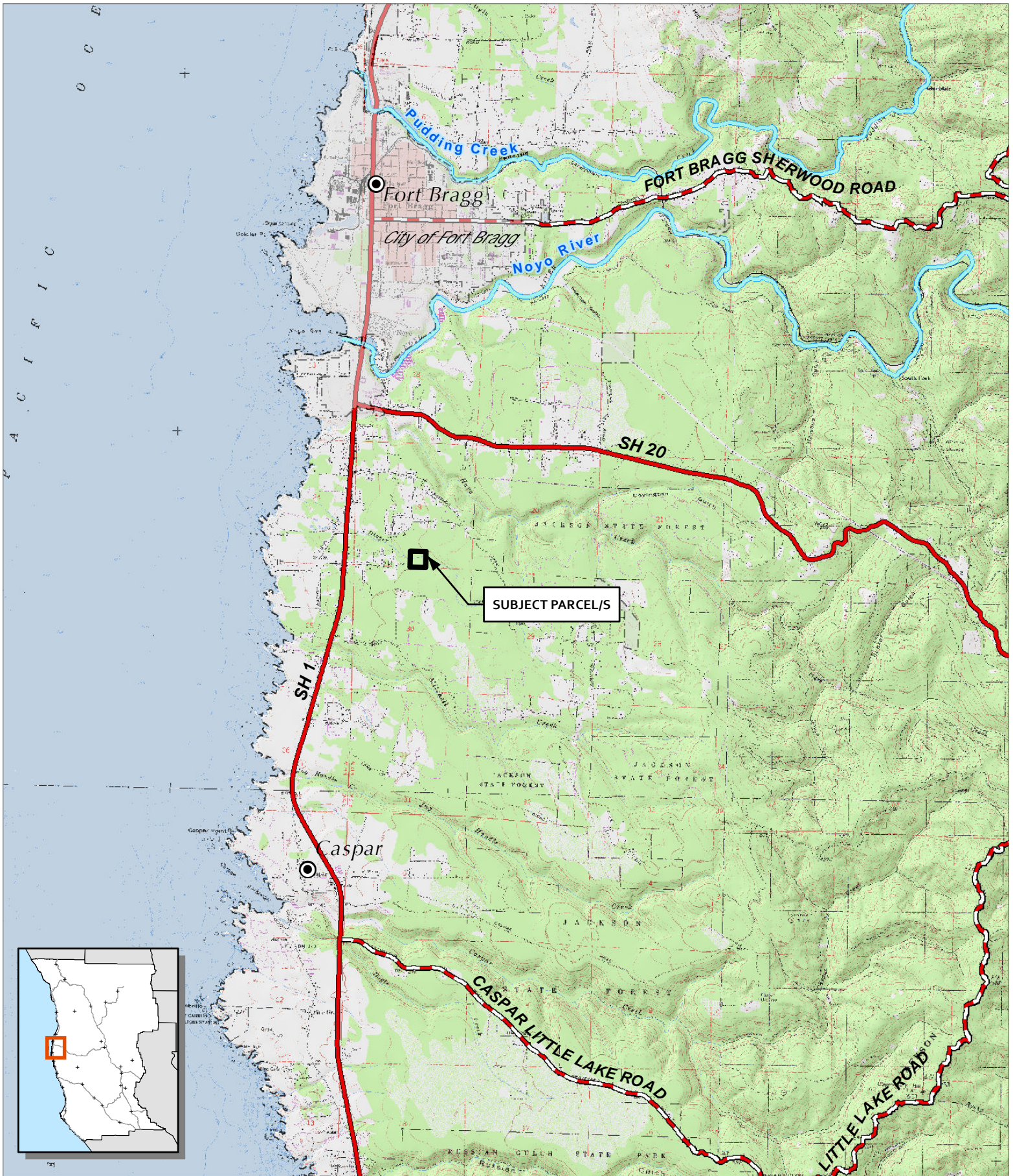
ASSESSOR'S PARCEL #: 017-220-71-00

PROJECT COORDINATOR: JESSE DAVIS **PREPARED BY:** JESSE DAVIS **DATE:** 2/5/2018

ENVIRONMENTAL DATA

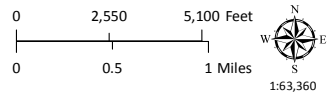
		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base Playalina Nelson (January 2009); No Findings (Enclosed)
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map. Playalina Nelson (January 2009); No Findings (Enclosed)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <i>FB Rural FPD</i> <input checked="" type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 11-18 High Fire Hazard. See Map (Enclosed)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s) See Map (Enclosed)
<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.
	Sufficient	17. Coastal Groundwater Study Zone. Sufficient Water Resources
	NO	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Terrace Zone 3. Intermediate Shaking. Timberland Moderate Production.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Bolander's beach pine, California sedge, & Mendocino Pygmy Cypress Forest located south of the subject property between Digger Creek and Mitchell Creek, mostly East of Boyce Lane, about 3 miles SSE of Fort Bragg.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. LCP Map. 14 (Beaver)
<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.



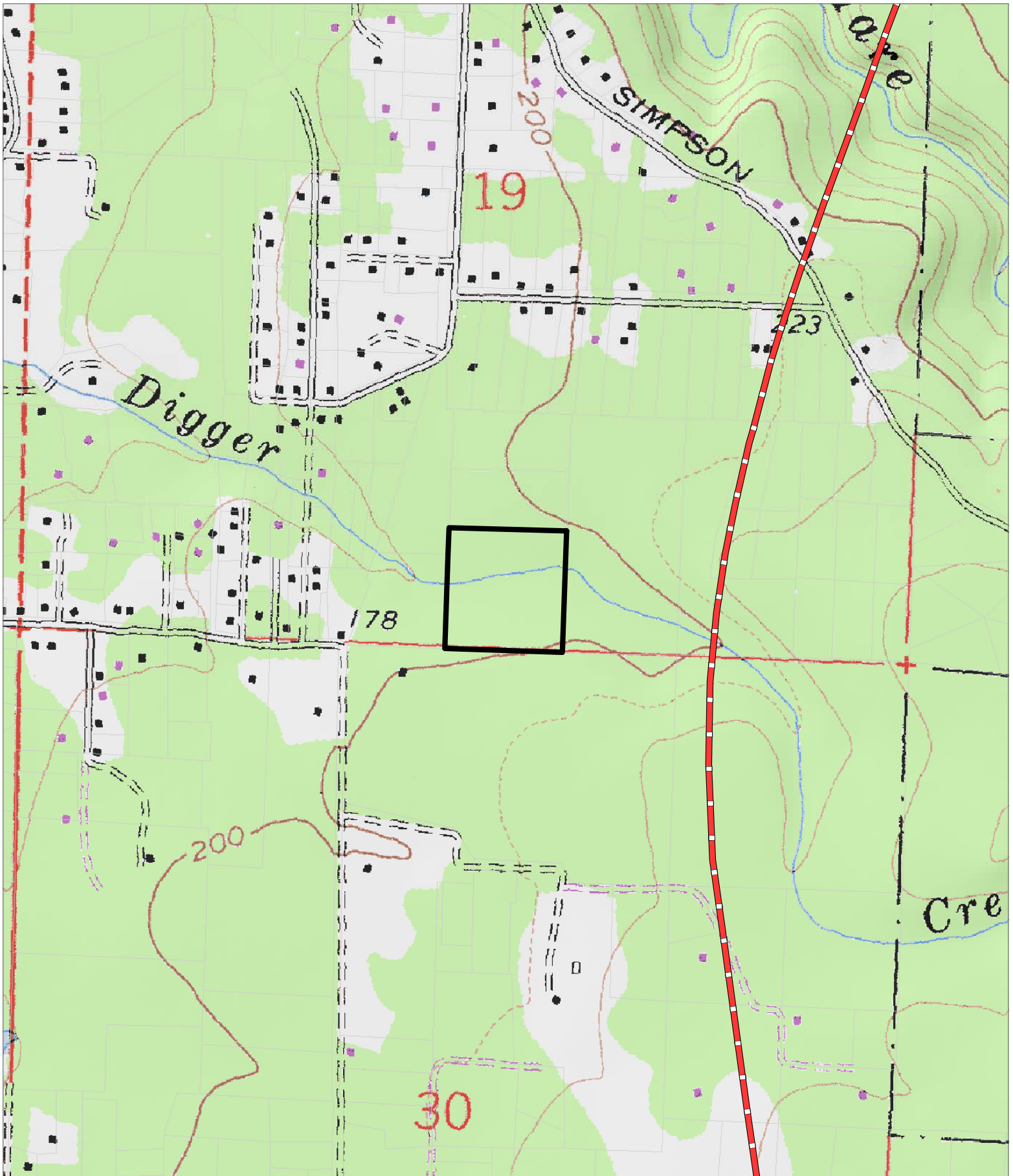
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OWNER: HAM, James & Deanna
APN: 017-220-71
APLCT: James Ham
AGENT:
ADDRESS: 32400 Creekside Lane, Fort Bragg

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads
- Railroads



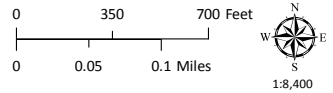
LOCATION MAP

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Coastal Zone Boundary



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

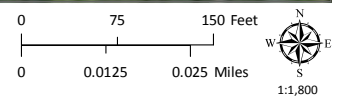
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

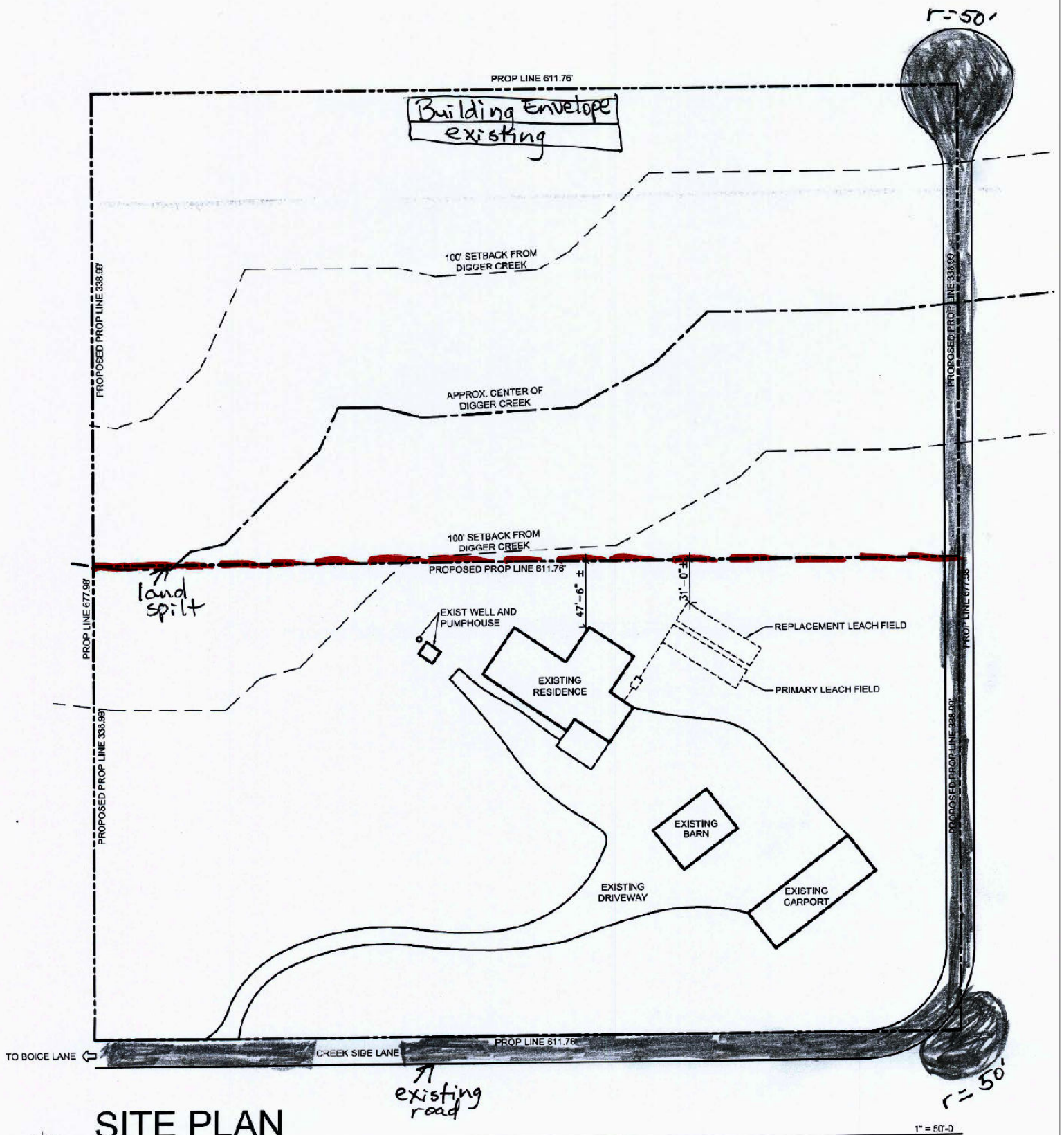
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~ ~ ~ Named Rivers
= = = Private Roads



AERIAL IMAGERY

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SITE PLAN

LANDS OF JAMES E. HAM
32400 CREEKSIDE LANE
FORT BRAGG, CA 95437
APN # 017-220-71



CASE: MS 2018-0002
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APN: 017-220-71
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NO SCALE

SITE PLAN/TENTATIVE MAP

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017-172-05
RODNEY CIRO
RR 5 2 A±

017-172-06
JOEL SORIA
RR 5 1.2 A±

017-220-75
TRAVIS SWITHENBANK
RR 5 5.12 A±

017-172-20
DARRELL GODWIN
RR 5 1.33 A±

017-172-33
DONNA MEDLEY
RR 5 6 A±

017-220-76
TRAVIS SWITHENBANK
RR 5 5.12 A±

017-220-72
AMY WHITELEY
RR 5 20.32 A±

017-172-32
WILLIAM MORGAN
RR 5 1.6 A±

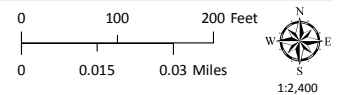
017-172-34
CHRISTOPHE PIZZITOLA
RR 5 5.5 A±

017-220-71
JAMES HAM
RR 5 10.22 A±

017-220-55
& L
RR 5 48.3 A±

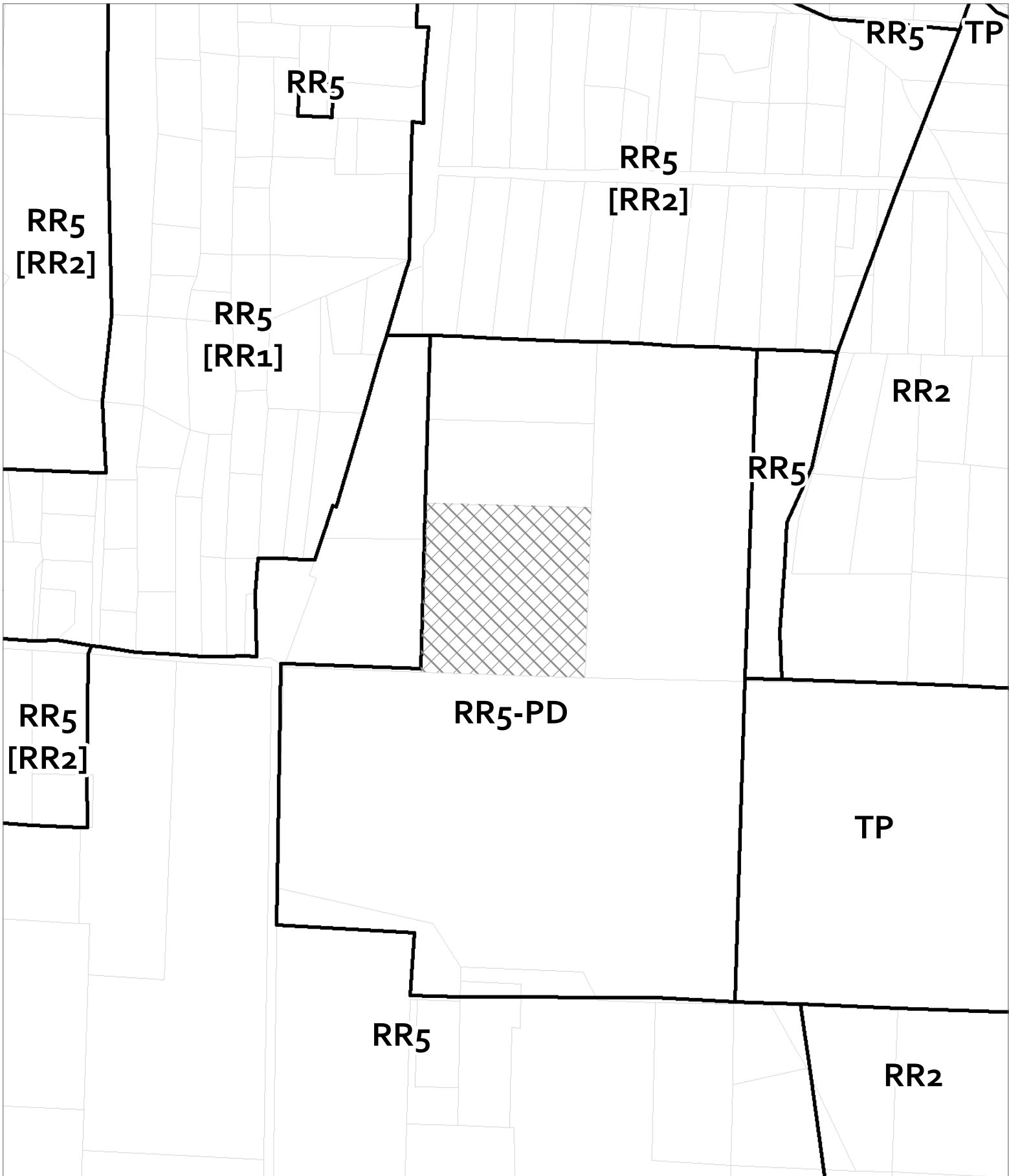


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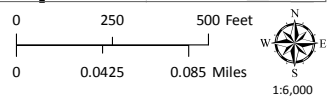
ADJACENT PARCELS

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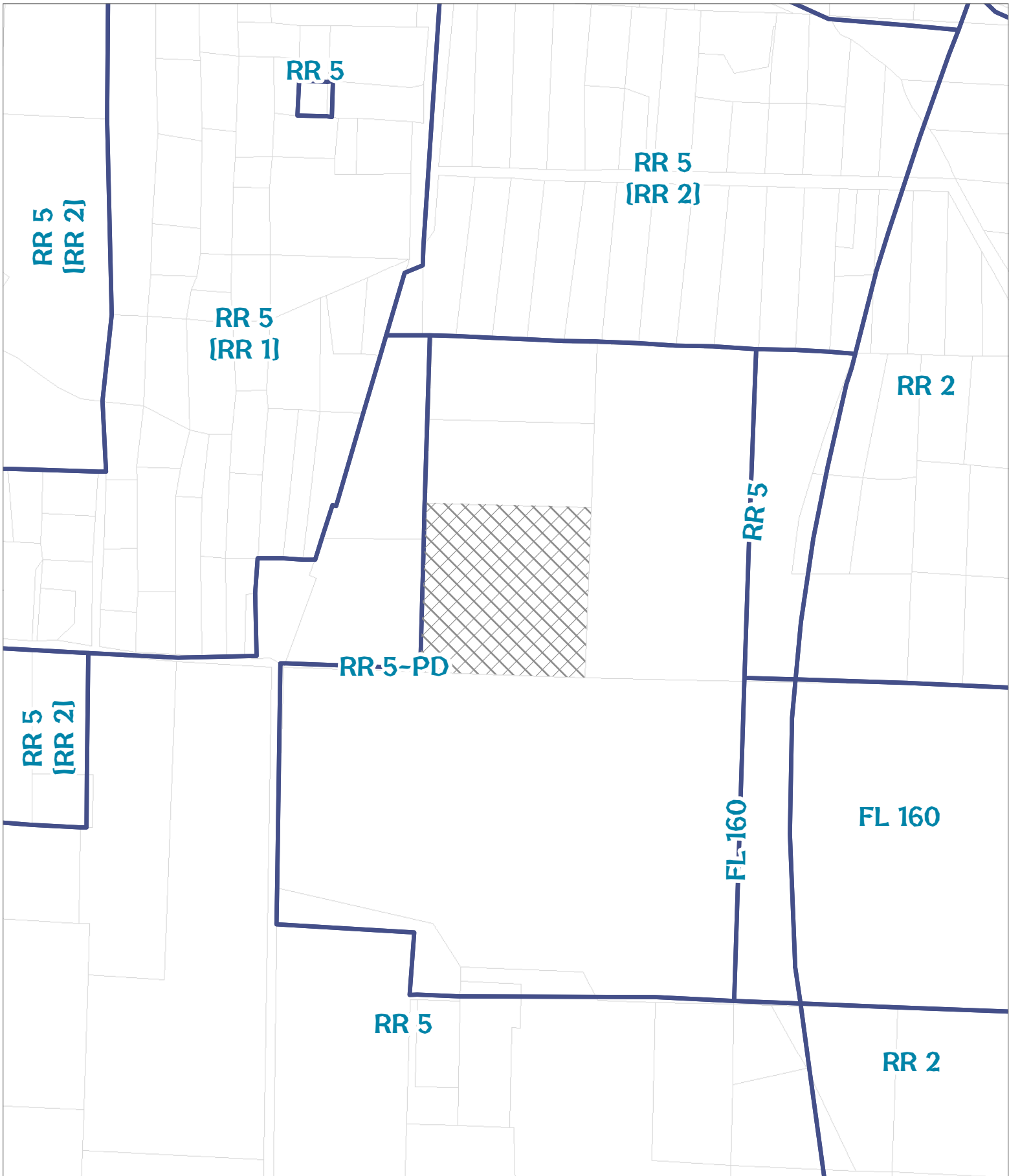
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 Zoning Districts

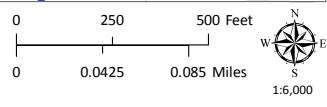



ZONING DISPLAY MAP

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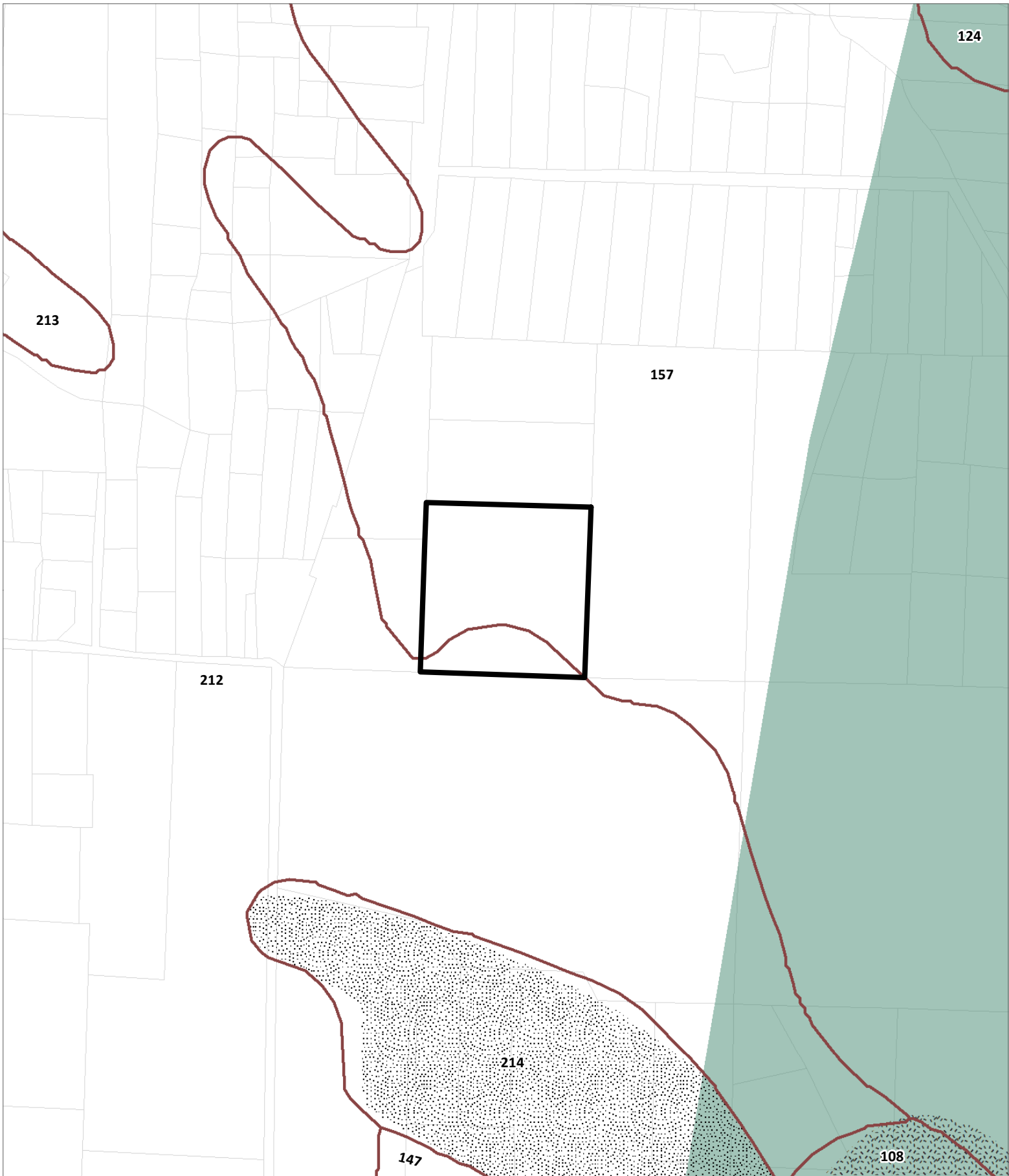
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 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

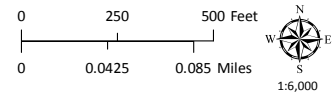
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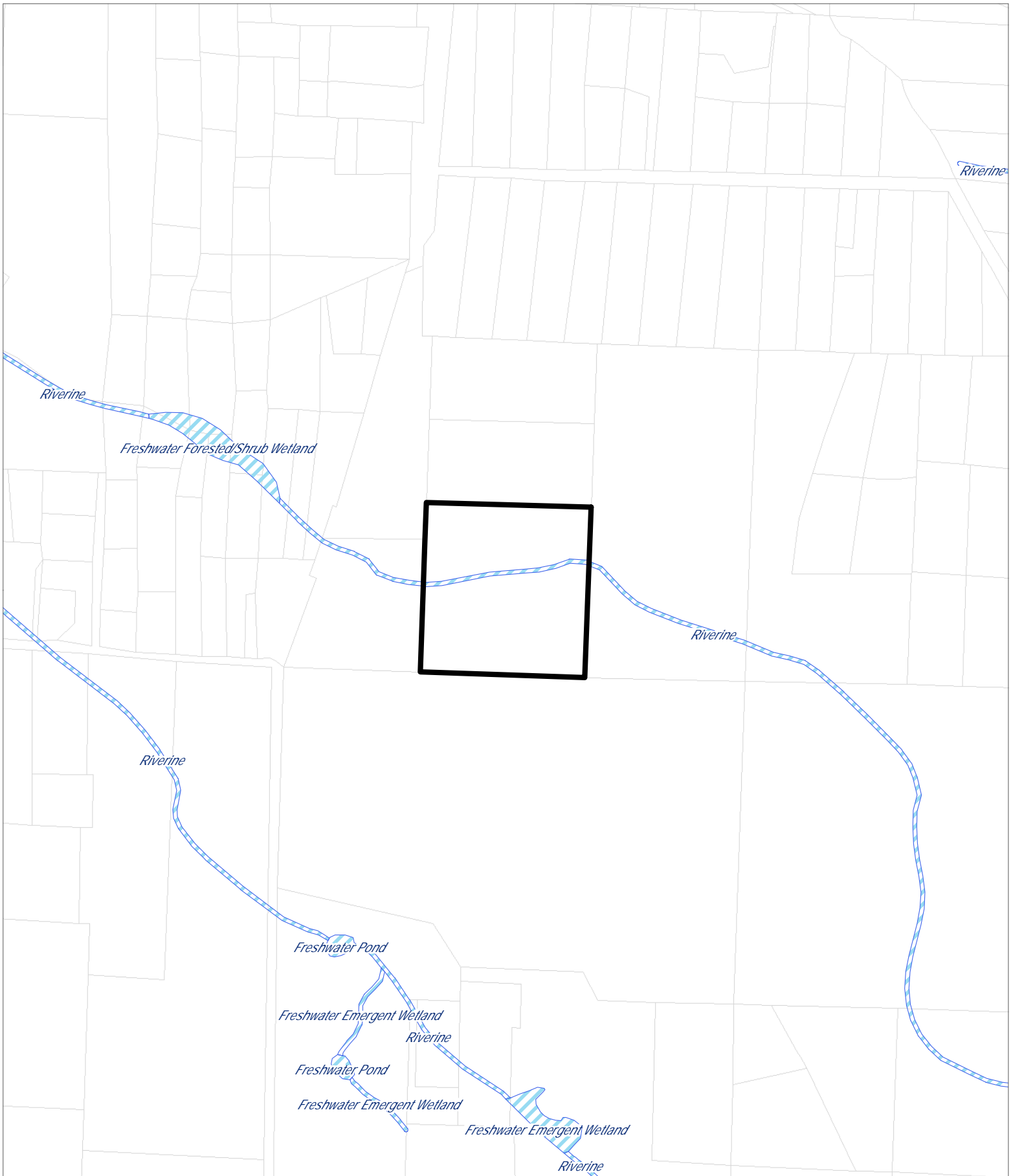
-  Western Soil Classes
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex

 Bishop Pine



LOCAL SOILS

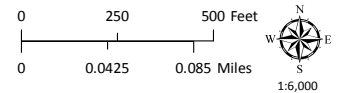
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National Wetlands Inventory

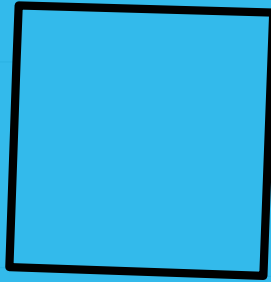


WETLANDS

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Medium Density Interface

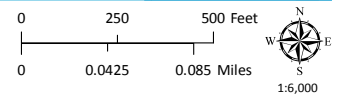
Medium Density Intermix



Low Density Intermix

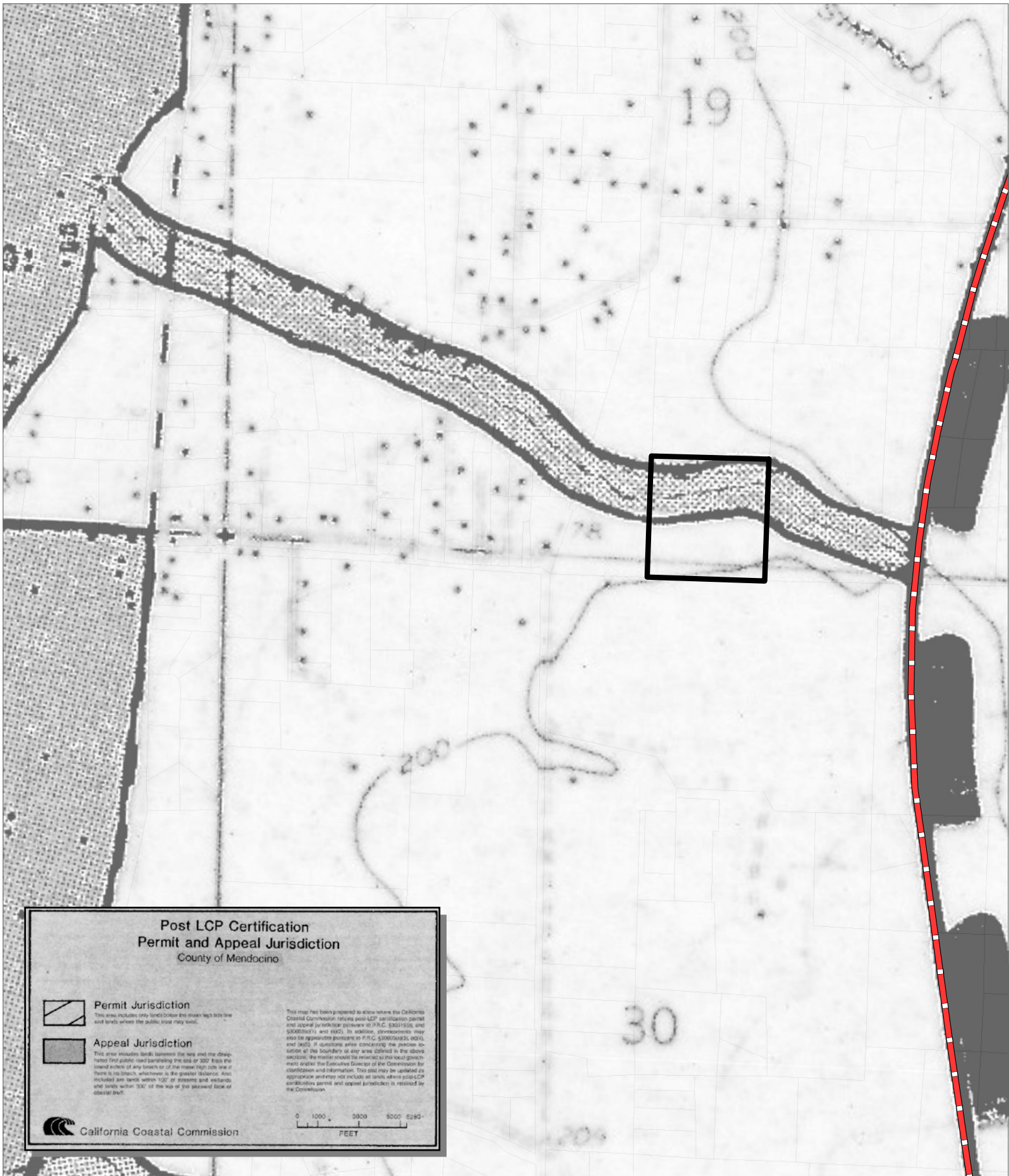
Low Density Intermix

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WILDLAND-URBAN INTERFACE ZONES

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Permit Jurisdiction

Appeal Jurisdiction

This area includes only lands between the mean high tide line and lands where the public trust may exist.

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the lowest extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top or the seaward side of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.N.G. 500000031, 500000032, and 500000033. In addition, developments may also be appealable pursuant to P.N.G. 500000033, 500000034, and 500000035. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

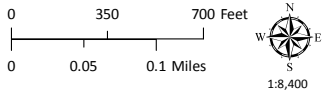
California Coastal Commission

0 1000 3000 5000 6000

FEET

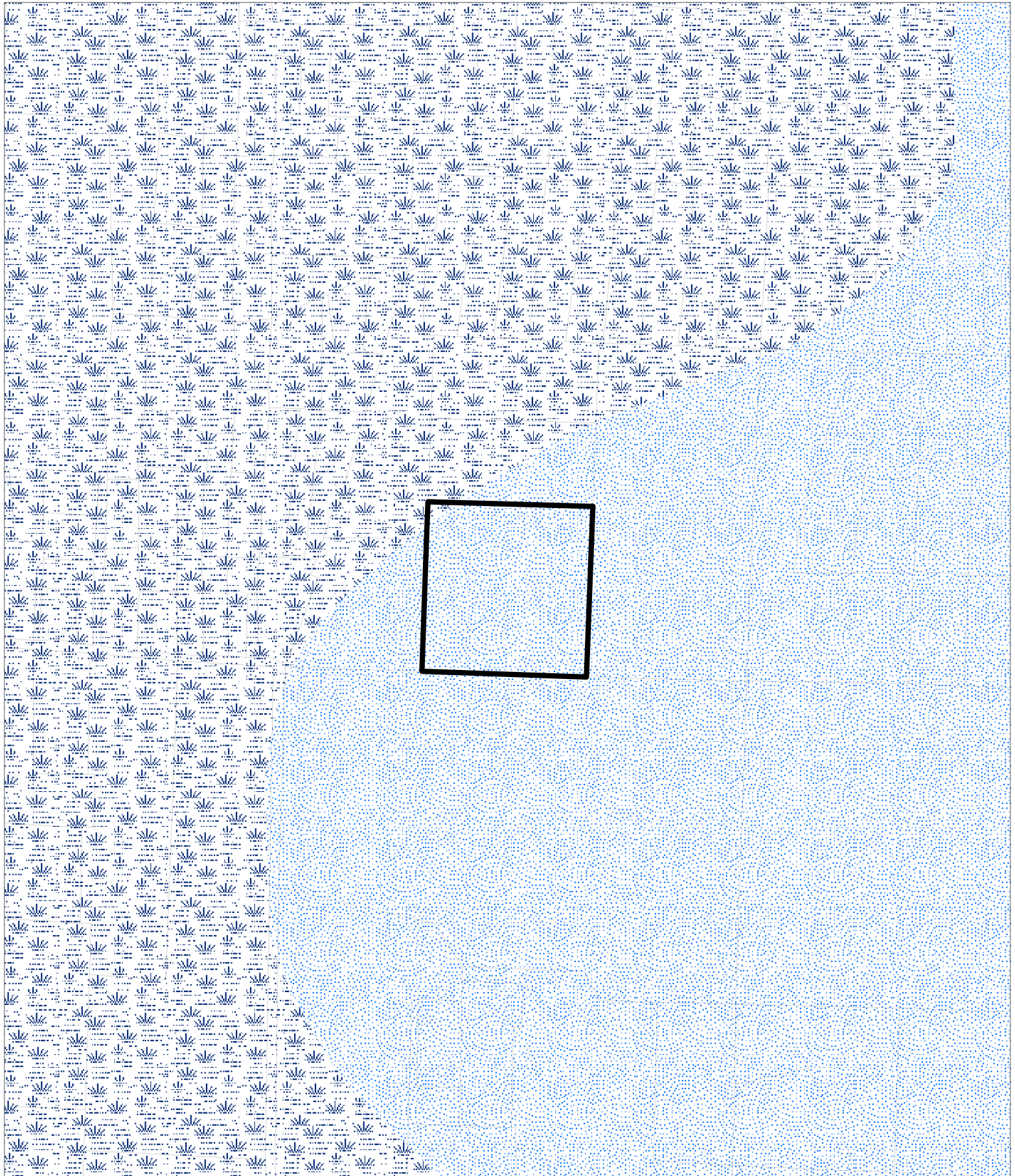
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Coastal Zone Boundary





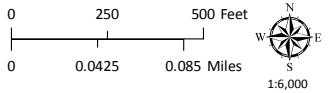
APPEALABLE AREAS

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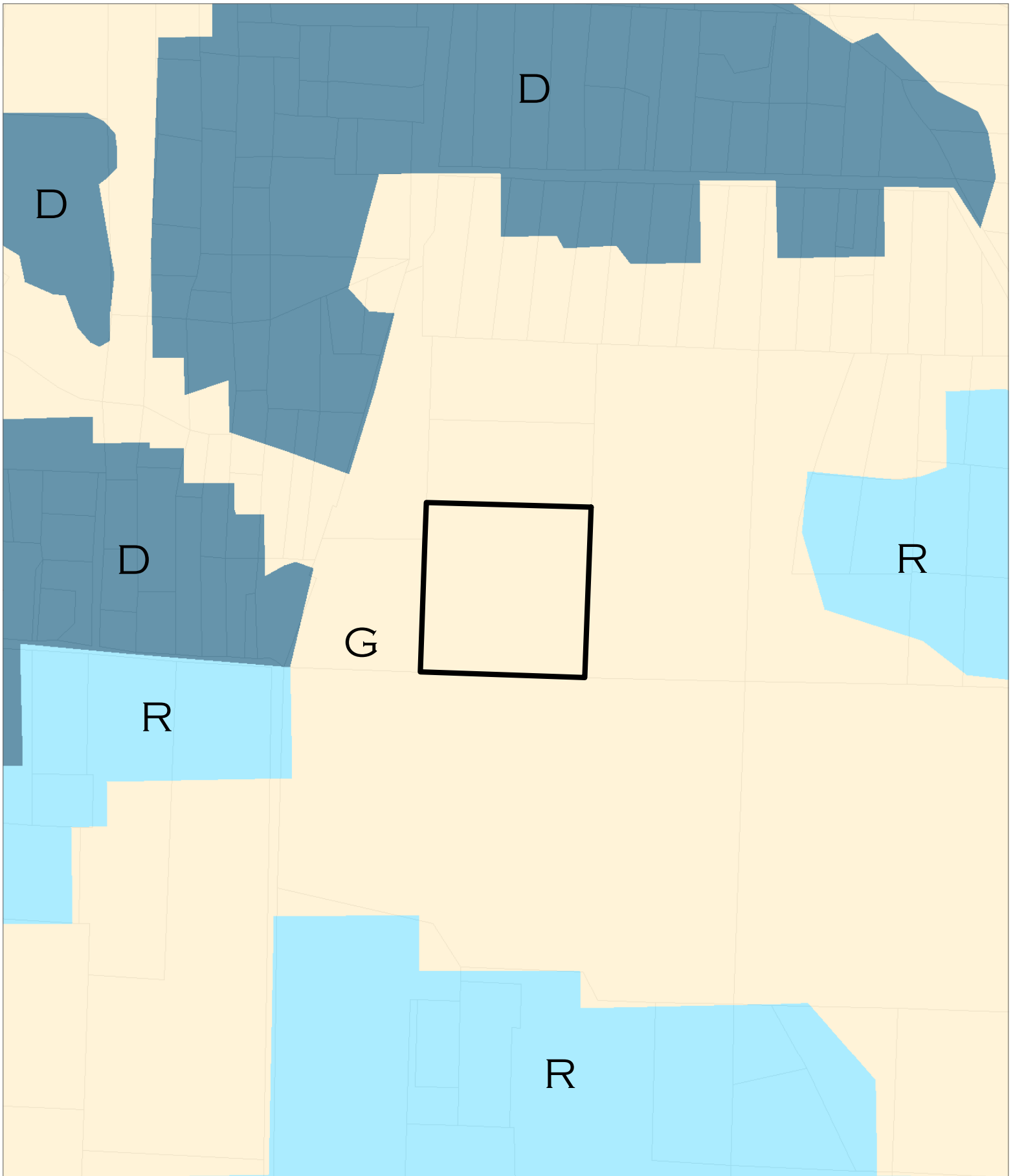
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-  Sufficient Water Resources
-  Marginal Water Resources



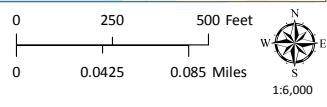
GROUND WATER RESOURCES

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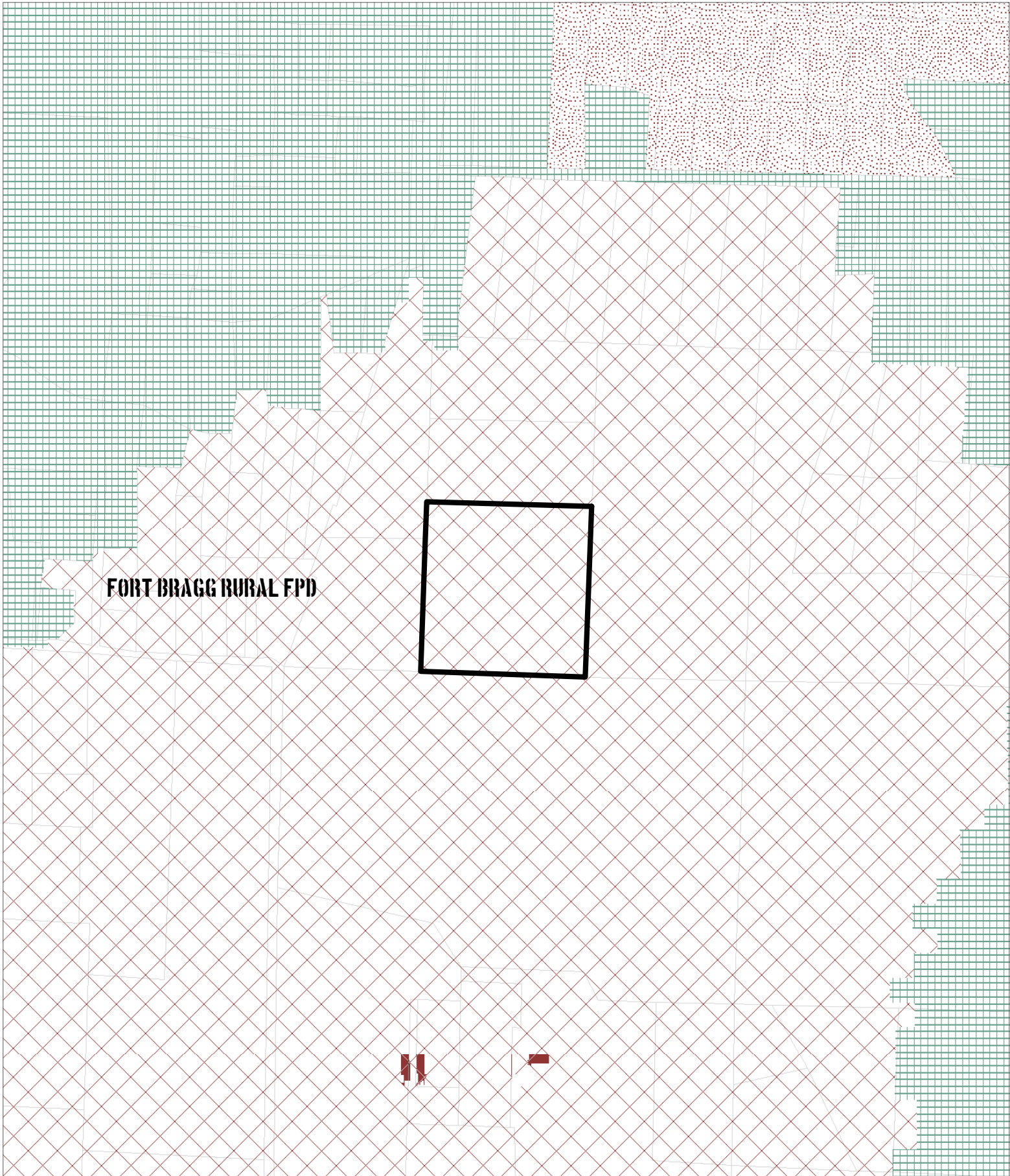
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)







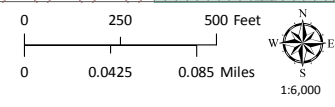
IMPORTANT FARMLAND

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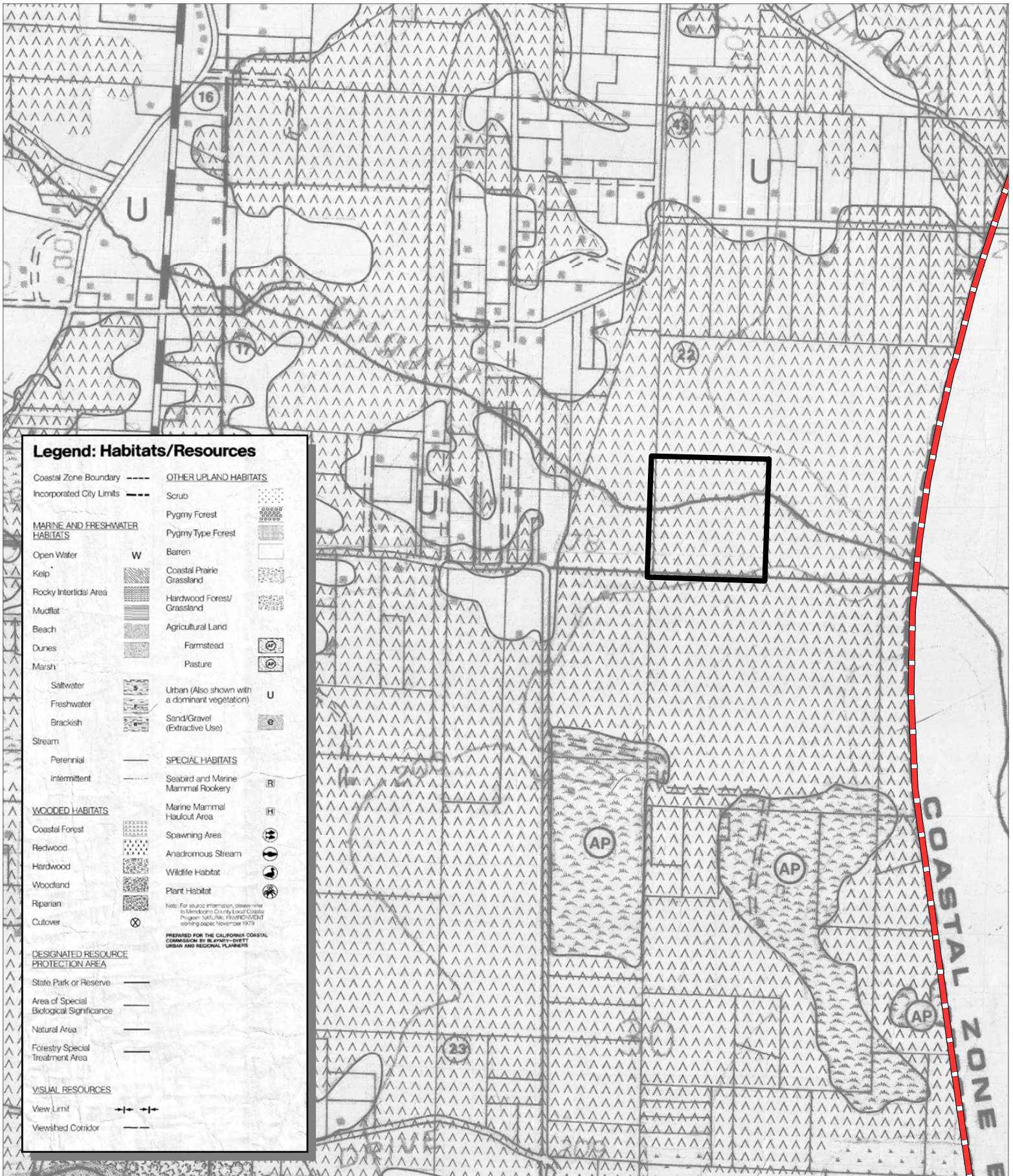
-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

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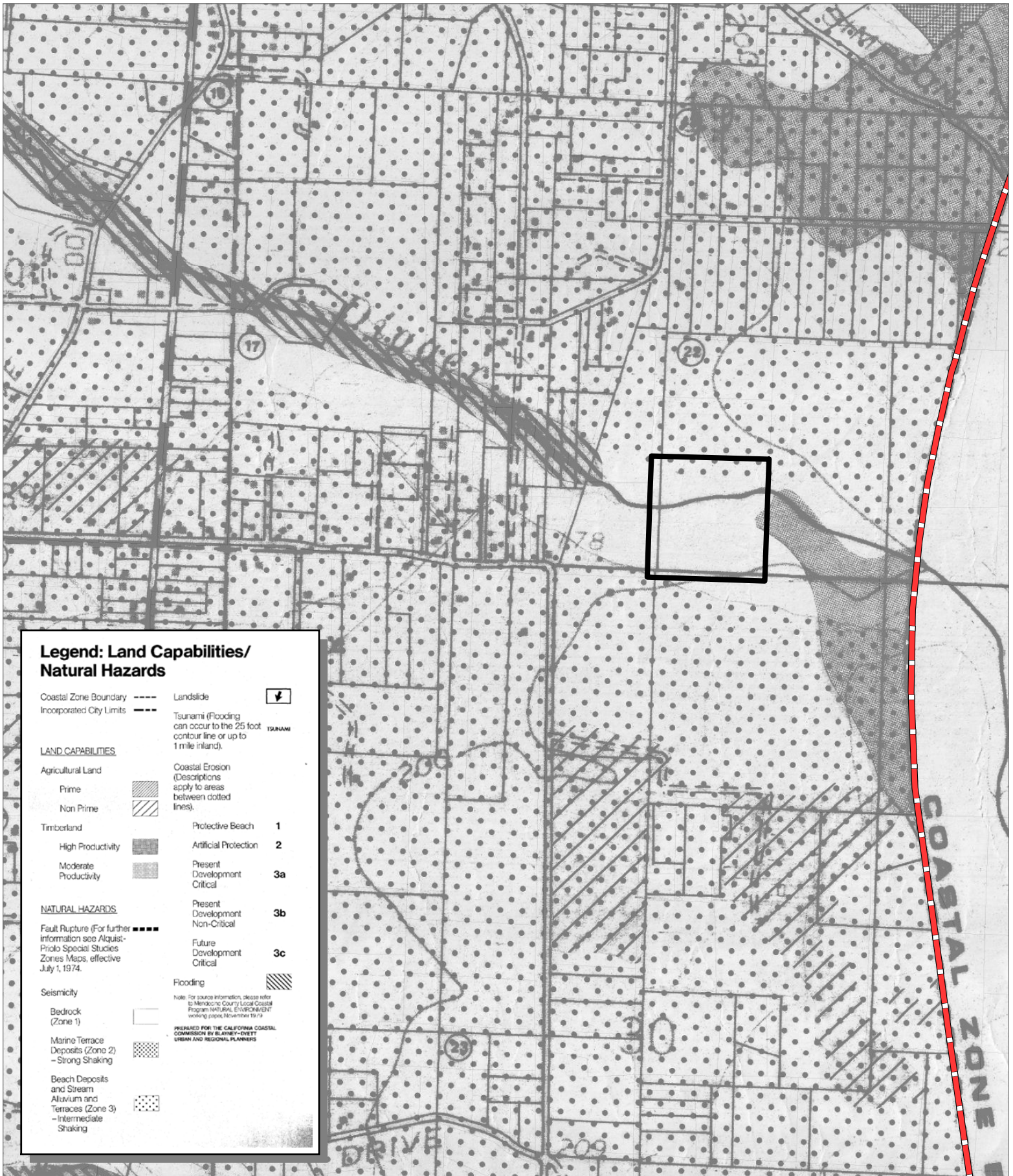
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Coastal Zone Boundary

LCP HABITATS & RESOURCES

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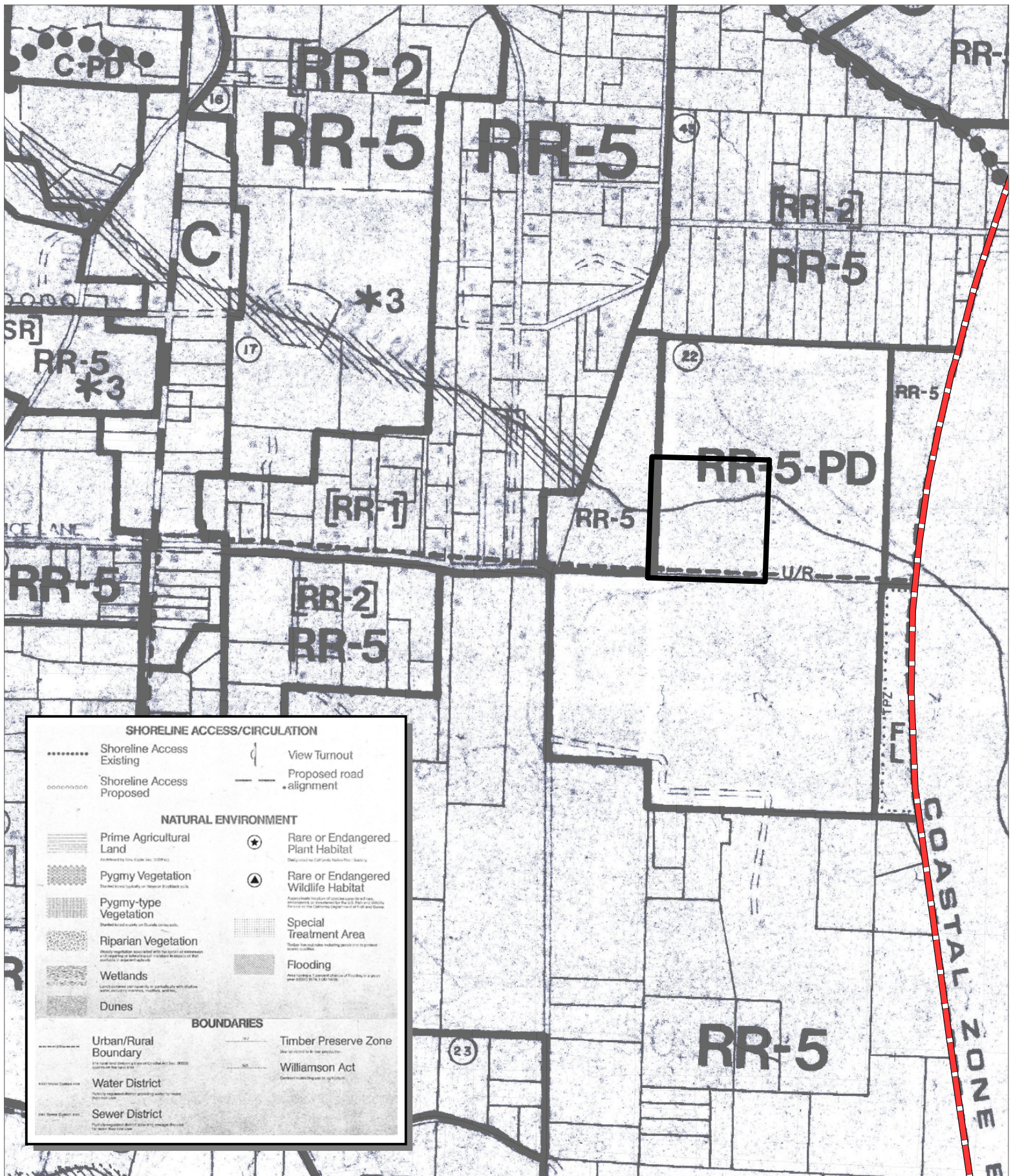


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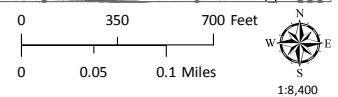
LCP LAND CAPABILITIES & NATURAL HAZARDS

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 AGENT:

Coastal Zone Boundary



LCP LAND USE MAP 14: BEAVER

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COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH, CA 95482
Telephone: 707-463-4281
FAX: 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s) MS-2018-0002
CDF No(s) 11-18
Date Filed 01-23-2018
Fee \$7874.00
Receipt No. PES-018903
Received by Fort Bragg-Office
Office Use Only

APPLICATION FORM

APPLICANT

Name James Tax Statement to show proof of
Mailing 32400 Creekside Lane owner ship or Deed
Address Fort Bragg State CA Zip Code 95437 Phone 707-961-6031 home
707-223-3908 cell

PROPERTY OWNER

Name James & Deanna Ham
Mailing 32400 Creekside Lane
Address Fort Bragg State CA Zip Code 95437 Phone Same

AGENT

Name Owner / Self
Mailing _____
Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

10.22 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

32400 Creekside Lane

ASSESSOR'S PARCEL NUMBER(S)

017-220-7100

TYPE OF APPLICATION

(Check Appropriate Boxes)

- ☐ Rezoning
- ☒ Land Division: Minor
- ☐ Land Division: Major
- ☒ Land Division: Parcel
- ☐ Land Division: Resubdivision
- ☐ Exception
- ☐ Modification of Conditions

- ☐ Use Permit
- ☐ Variance
- ☐ General Plan Amendment
- ☐ Agricultural Preserve
- ☐ Reversion to Acreage
- ☐ Certificate of Compliance
- ☐ Other: _____

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

James Ham
Signature of Applicant/Agent

12/20/17
Date

James Ham
Signature of Owner

12/20/17
Date

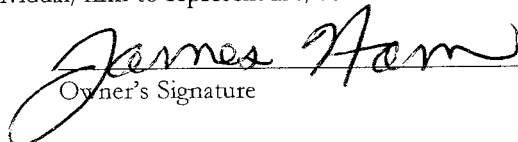
1.	Lot Number	Lot Size	Proposed Land Use	Existing Buildings
	Lot Number 1	_____	SFR	Ø
	Lot Number 2	_____	SFR	_____
	Lot Number 3	_____	_____	_____
	Lot Number 4	_____	_____	_____
	Remainder Parcel	_____	_____	_____

2. Check one:
☐ A survey is going to be performed and a parcel map prepared.
☒ A waiver of the survey is requested.

3. Services available:
 A. Water supply is from:
☒ Individual wells on each lot.
☐ Water company.
☐ Spring.
 B. Sewage disposal is by use of:
☐ Public system.
☒ Private system.

4. Is an exception required to any of the minor subdivision regulations? ☐ Yes ☒ No
 If yes, an application for an exception must accompany this application.

DISCLAMATION STATEMENT: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.


 Owner's Signature

12/20/17
 Date

 Owner's Signature

 Date

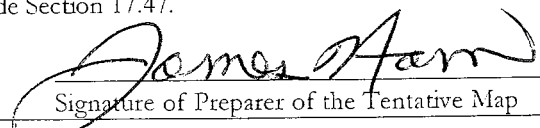
I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

 Applicant and/or Agent's Signature

 Date

 Print Name of Representative

CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.


 Signature of Preparer of the Tentative Map

12/20/17
 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.

We would like to split the 10.22 acres which is zoned for 5 ac to be split into 2-5+acre parcels. Please see attached Exhibit map. There is existing home on Proposed Parcel #2. Proposed Parcel #1 would be a future SFR.

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

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

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

	Number	Size
Number of covered spaces	<u>0</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:			
	A. Amount of cut	_____	cubic yards	N/A
	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?			
11.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.			
12.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____			
13.	Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14.	Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Placement of structures in: <input type="checkbox"/> open coastal waters <input type="checkbox"/> wetlands <input type="checkbox"/> estuaries <input type="checkbox"/> lakes If so, amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site? _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No			
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. _____ _____			

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 ^{Existing} ☐ No

18. What will be the method of sewage disposal?

- ☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:

- ☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?

☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

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

THE SITE

22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Private Road 32400 Creekside Lane,</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Ft. Bragg CA</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Refer to</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Existing Site & Proposed site plans attached</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
24.	Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable? <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
25.	Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures <u>0</u> feet.
26.	Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>0</u> square feet (including covered parking and accessory buildings).
27.	Lot area (within property lines): _____ <input type="checkbox"/> square feet <input type="checkbox"/> 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.

Existing SFR.

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.

Vacant Land & SFR

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential	X	X	X	X
Agricultural				
Commercial				
Industrial				
Institutional				
Timberland				
Other	X	X	X	X

COASTAL ZONE DEVELOPMENT
COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

[illegible]

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 _____ (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:

Split 10.22 acres into (2) 5 acre parcels.
Currently zoned for 5 acres
(Description of development)

Located at:

James Ham 32400 Creekside Ln.
Fort Bragg, CA 95437 APN # 017-220-7100
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Posted on Creekside Lane on post of gate

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

James Ham
Owner/Authorized Representative

12/20/17
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 AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

James Ham
Owner/Authorized Agent

12/20/17
Date

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

AUTHORIZATION OF AGENT

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

Owner

Date

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

RECEIVED
JAN 23 2018

Owner/Agent Information

CAL FIRE File Number 11-18 Date 01/10/18 Planning & Building Services
Owner's Last Name Ham Owner's First Name James
Owner's Phone Number 707-961-6031
Owner's Mailing Address 32400 Creekside Lane Agent/Phone # none listed
Fort Bragg, CA 95437

Project Information

Project Street # 32400 Project Street Name Creekside Lane Type of Project subdivision w/resid
Project City/Community Fort Bragg Battalion 6 Fort Bragg Finaled ☐

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE: ADDITIONAL COMMENTS:

Existing Residence: The Conditions of Approval listed above apply to the parcel with the existing structures.

Empty Parcel: A Fire Safe Application will be required if/when construction is planned for this parcel.

Ryan Smith Battalion Chief

By:



Reviewing Official

Patricia Austin

Fire Prevention Bureau



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

RECEIVED
JUN 05 2008
MENDOCINO UNIT

CAL FIRE File #	11-18
To be completed by CAL FIRE	

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements.** If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.

1. Name, Mailing Address and Phone Number of Property Owner:

James Ham
32400 Creekside Ln., Ft. Bragg, CA 95437
(707) 961-6031

Phone: 707 961-6031

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

n/a

Phone: _____

Mail correspondence to:

☒ Owner OR ☐ Agent OR ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

Existing SFR 32400 CREEKSIDE LN.
FT. BRAGG

APN: 017-220-7100

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

Is it accessible, gate, locked? If so, gate combination or instructions to access:

n/a

4. Type of Project – CHECK ONE

☒ Subdivision

Current acreage before split:

10.22 acres

Number of new parcels to be created:

2

Acreage of newly created parcels:

8.5

☐ Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

See current site plan & tentative plan

☐ Building Permit

n/a

☐ New building, ☐ Remodel, ☐ Class K, ☐ Replacement, ☐ Other

Size in square feet of Single Family dwelling, if applicable.

Size in square feet of attached garage, if applicable.

Size in square feet of proposed detached garage, if applicable.

Size in square feet of proposed accessory building(s), if applicable.

Size in square feet of other proposed structure, if applicable.

TOTAL SQUARE FOOTAGE

Briefly describe the type of structure you will be building:

no structure - only split

5. ☒ Yes ☐ No -- Is project location map attached showing access to the site?

6. ☐ Yes ☒ No -- Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a. ☐ Yes ☒ No -- Is the structure within ½-mile driving distance of a working fire hydrant?

b. ☒ Yes ☐ No -- Is the structure within a 5-mile driving distance of a year round fire station?

Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

7. ☒ Yes ☐ No -- Is the subject parcel 1 acre or larger?
8. ☒ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. ☐ Yes ☒ No -- Will your project require construction of a new road?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
11. ☐ Yes ☒ No -- Will your project require construction of a new driveway?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
12. ☐ Yes ☒ No -- Will your project require the extension of an existing driveway?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____

13. If NO to 9-12 above, Describe the existing road/driveway:

gravel road exist and gravel driveway
exist

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

Existing 18' wide rock road with ^(two) 50' radius
turnarounds approx. 600' apart. See
existing plan

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?
16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

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

Timber and Land Conversion Activities— FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

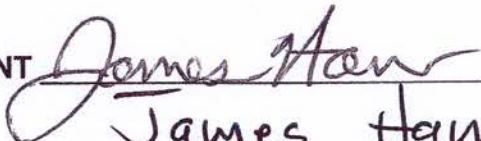
19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT


James Ham
Print Name



Redwood Empire Title Company of Mendocino County

221 East Pine Street
Fort Bragg, CA 95437

Phone: (707)964-8666 • Fax: (707)409-6305

Our No.: 20180046MN

Your No.:

Seller:

Buyer: James Ham and Deanna Ham

When replying Please Contact:

ESCROW OFFICER: Mandy Niesen

mniesen@redwoodtitle.com

PRELIMINARY REPORT

Property Address: **32400 Creekside Lane, Fort Bragg, CA 95437**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 28, 2017 at 07:30 AM.

John Baron
Chief Title Officer

jbaron@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:

CLTA Standard 1990 Owners Policy
Underwritten by Old Republic National Title Insurance Company

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:
a Fee as to Tract One; an Easement as to Tracts Two and Three
2. Title to said estate or interest at the date hereof is vested in:
James E. Ham and Deanna K. Ham, Trustees of the James & Deanna Ham Family Trust dated 14 April 2012
3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

TRACT ONE:

Parcel 2, as numbered and designated upon the Parcel Map CDMS 1-2001, filed for record December 20, 2004 in Maps, Drawer 72, Pages 5 and 6, Mendocino County Records.

APN: 017-220-71

TRACT TWO:

A non-exclusive easement for ingress, egress, and public utilities as reserved in the Deed recorded December 15, 2000 as 2000-20834 of Official Records.

TRACT THREE:

A non-exclusive easement for roadway and public utilities over those portions designated "60' Roadway Easement and Public Utility Easement Offered for Dedication (not a County Maintained Road)" lying in the Southwesterly portion of Remainder Parcel and the Southeasterly corner of Parcel 1 of the parcel map filed December 20, 2004 in maps, Drawer 72, Pages 5 and 6.

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien not yet due or ascertainable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: December 21, 1911 in Book 127 of Deeds, Page 380
For: roadway
4. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed March 19, 1947 in in Map Case 1, Drawer 7, Page 156; January 24, 1992 in Map Case 2, Drawer 55, Page 13; April 27, 2000 in Maps, Drawer 67, Page 31; all in Mendocino County Records.
5. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.
6. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument
Recorded: February 2, 2005 as 2005-02324 of Official Records
7. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: February 24, 2005 as 2005-03903 of Official Records
For: roadway and public utilities
8. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
Amount : \$701,250.00
Trustor/Borrower : James E. Ham and Deanna K. Ham, Trustees of the James & Deanna Ham Family Trust dated 14 April 2012
Trustee: Prime Pacific, a California corporation
Beneficiary/Lender: Savings Bank of Mendocino County
Dated: July 20, 2017
Recorded: July 25, 2017 as 2017-09743 of Official Records

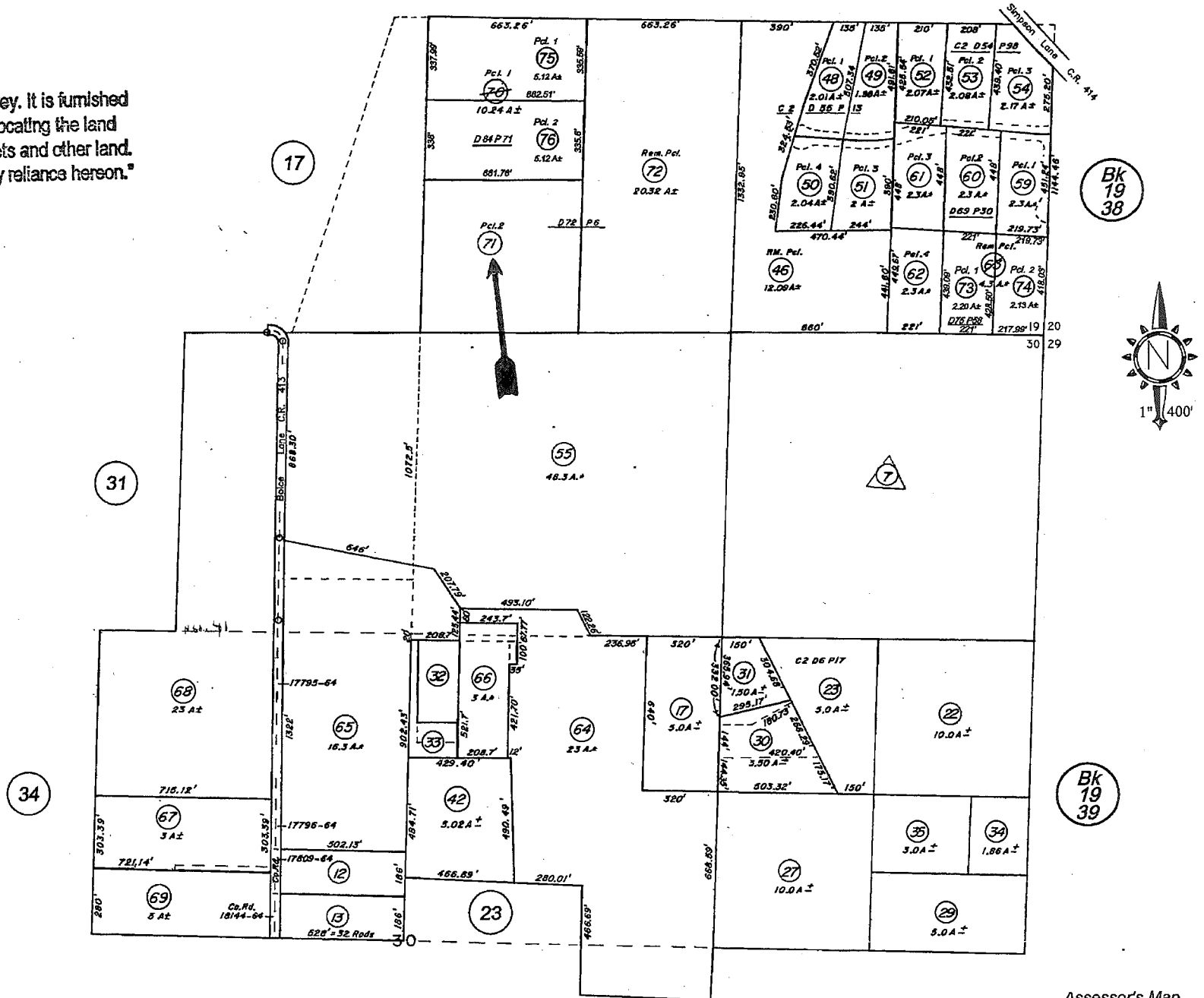
END OF SCHEDULE B

INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows
Assessor's Parcel No.: 017-220-71
Code No.: 076-011
1st Installment: \$4,076.85, Paid
2nd Installment: \$4,076.85, Paid
2. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE

3. NOTE: The CLTA 116 may describe the improvements as a single family residence known as 32400 Creekside Lane, Fort Bragg, CA 95437.

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."



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

Assessor's Map
County of Mendocino, Calif.
Updated August 12, 2015

CLTA PRELIMINARY REPORT FORM (EXHIBIT A) (01-01-08)

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Privacy Statement

July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Redwood Empire Title Company
P.O. Box 238
Ukiah, CA 95482

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.



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: HAM JAMES E & DEANNA K TTEES
32400 CREEKSIDE LANE

FORT BRAGG

CA 95437

Project Number: MS_2018-0002

Project Description: Ham, 2 Parcels, Coastal Zone

Site Address: 32400 CREEKSIDE LN

MS_2018-0002

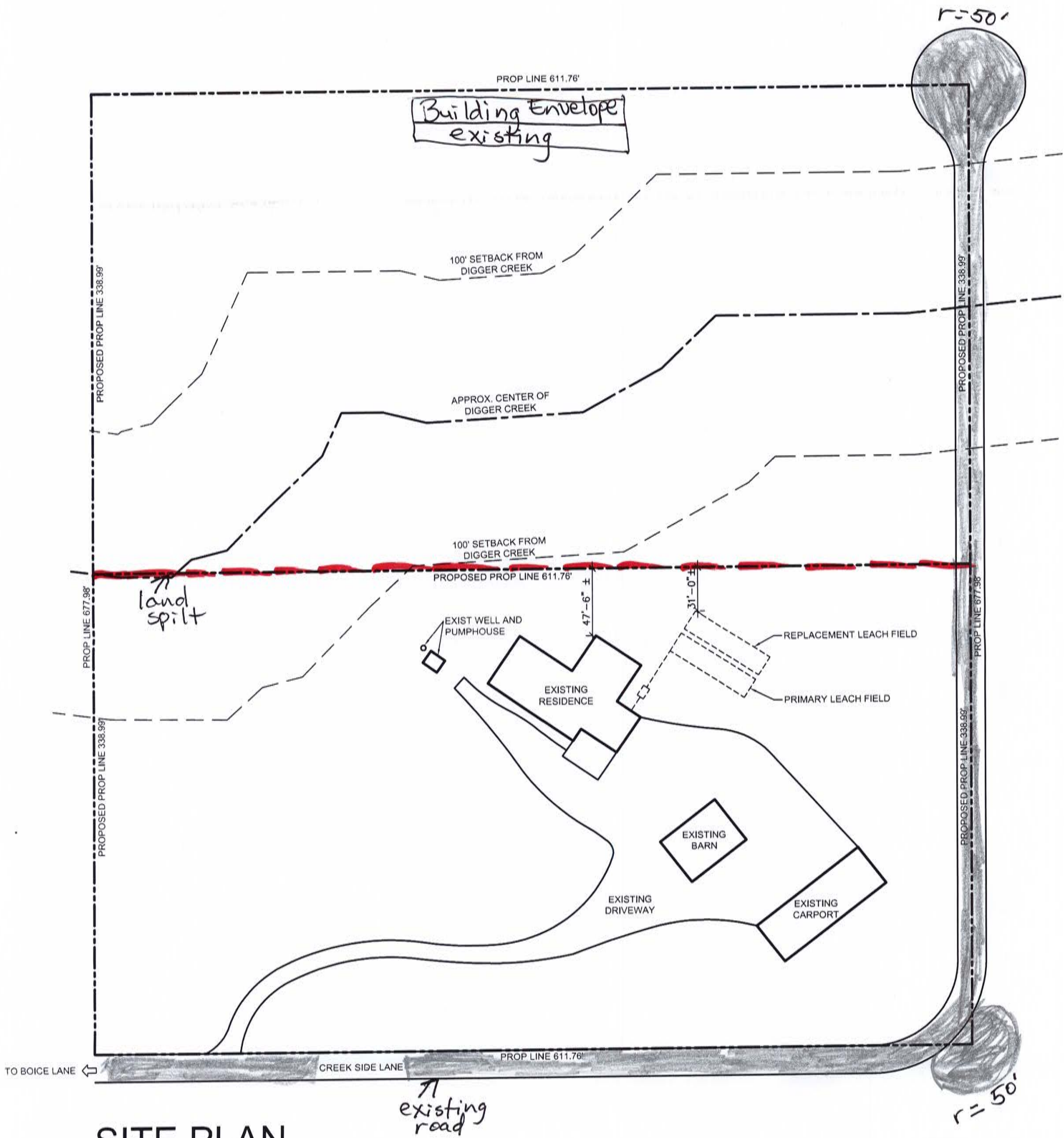
Receipt: PRJ_018903

Date: 1/8/2018

Pay Method: CHECK 222

Received By: JULIA ACKER

Fee Description	Account Number	Qty	Fee Amount
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180		\$3,812.00
MINOR SUB BASE			\$3,812.00
COASTAL	1100-2851-822609		\$941.00
			\$941.00
DOT FEES	1100-1910-826182		\$1,500.00
MS DOT DOT1C			\$1,500.00
EH FEES	1100-4011-822606		\$494.00
WELL EH			\$494.00
ENVIRONMENTAL REVIEW	1100-2851-822609		\$735.00
			\$735.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$7,874.00



SITE PLAN

LANDS OF JAMES E. HAM
32400 CREEKSIDE LANE
FORT BRAGG, CA 95437
APN # 017-220-71





SHARI L. SCHAPMIRE
TREASURER-TAX COLLECTOR
 501 Low Gap Road, Room #1060
 Ukiah, CA 95482
 www.mendocinocounty.org

MENDOCINO COUNTY SECURED TAX STATEMENT
FOR FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018

2017 - 2018

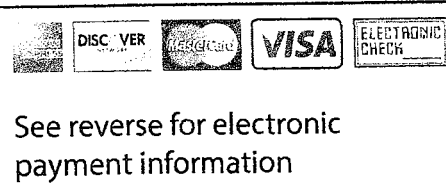
PROPERTY INFORMATION	
ASSESSMENT NUMBER: 13010	TAX RATE AREA: 076-011
PARCEL NUMBER: 017-220-7100	ACRES: 10.22
LOCATION: 32400 CREEKSIDE LN FB	
LIEN DATE OWNER: HAM JAMES E & DEANNA K TTEES	

SEE REVERSE FOR IMPORTANT INFORMATION

Please Bring Entire Bill When Paying in Person.
 Your Canceled Check is Your Best Receipt.

009810

HAM JAMES E & DEANNA K TTEES
 32400 CREEKSIDE LANE
 FORT BRAGG CA 95437-9336



TELEPHONE NUMBERS

Tax Collection (707) 234-6875
 Address Change (707) 234-6800
 Exemptions (707) 234-6801
 Assessed Values (707) 234-6800
 Tax Rates (707) 234-6872
 Personal Property (707) 234-6815

COUNTY VALUES AND EXEMPTIONS

VALUE DESCRIPTION	VALUE
LAND	325,000
IMPROVEMENTS	400,000
PERSONAL PROPERTY	
HOMEOWNER'S EXEMPTION	- 7,000
OTHER EXEMPTION	
NET ASSESSED VALUE	718,000

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
(707)234-6860	COUNTY WIDE BASE TAX	1.000	7,180.00
(707)234-2898	REDWOODS JC BOND	.011	78.98
(707)961-1234	MENDOCINO COAST HOSP	.015	107.70
(707)961-2850	FT BRAGG UNIF BOND	.107	768.26
(707)961-2831	FORT BRAGG RURAL FIRE	DIRECT CHARGE	18.76

Home

CK # 3368

pd. 11/1/17

DUE AND PAYABLE ON 11/1/2017		DUE AND PAYABLE ON 2/1/2018		\$ 8,153.70
1ST INSTALLMENT	\$ 4,076.85	2ND INSTALLMENT	\$ 4,076.85	
DELINQUENT AFTER 12/10/2017		DELINQUENT AFTER 4/10/2018		
				TOTAL TAXES \$ 8,153.70



SHARI L. SCHAPMIRE
TREASURER-TAX COLLECTOR
 501 Low Gap Road, Room #1060
 Ukiah, CA 95482
 www.mendocinocounty.org

**MENDOCINO COUNTY SECURED TAX STATEMENT
 FOR FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018**

2017 - 2018

PROPERTY INFORMATION	
ASSESSMENT NUMBER: 13010	TAX RATE AREA: 076-011
PARCEL NUMBER: 017-220-7100	ACRES: 10.22
LOCATION: 32400 CREEKSIDE LN FB	
LIEN DATE OWNER: HAM JAMES E & DEANNA K TTEES	

SEE REVERSE FOR IMPORTANT INFORMATION

Please Bring Entire Bill When Paying in Person.
 Your Canceled Check is Your Best Receipt.

009810

HAM JAMES E & DEANNA K TTEES
 32400 CREEKSIDE LANE
 FORT BRAGG CA 95437-9336

See reverse for electronic payment information

TELEPHONE NUMBERS	COUNTY VALUES AND EXEMPTIONS
Tax Collection (707) 234-6875	VALUE DESCRIPTION
Address Change (707) 234-6800	LAND
Exemptions (707) 234-6801	IMPROVEMENTS
Assessed Values (707) 234-6800	PERSONAL PROPERTY
Tax Rates (707) 234-6872	HOMEOWNER'S EXEMPTION
Personal Property (707) 234-6815	OTHER EXEMPTION
	NET ASSESSED VALUE
	VALUE
	325,000
	400,000
	- 7,000
	718,000

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS			
TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
(707)234-6860	COUNTY WIDE BASE TAX	1.000	7,180.00
(707)234-2898	REDWOODS JC BOND	.011	78.98
(707)961-1234	MENDOCINO COAST HOSP	.015	107.70
(707)961-2850	FT BRAGG UNIF BOND	.107	768.26
(707)961-2831	FORT BRAGG RURAL FIRE	DIRECT CHARGE	18.76

Home

CK # 3368

pd. 11/1/17

DUE AND PAYABLE ON 11/1/2017	DUE AND PAYABLE ON 2/1/2018	\$8,153.70
1ST INSTALLMENT \$ 4,076.85	2ND INSTALLMENT \$ 4,076.85	
DELINQUENT AFTER 12/10/2017	DELINQUENT AFTER 4/10/2018	
	TOTAL TAXES	\$ 8,153.70

**Swithenbank Botanical Study
For the Proposed Minor Subdivision located at
32200 Creekside Lane, Fort Bragg,
Mendocino County**

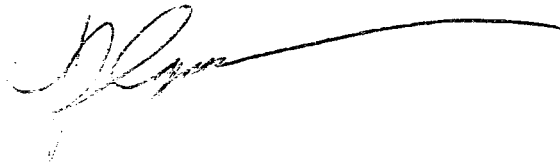
APN: 017-220-70

Prepared for:

Travis Swithenbank
PO Box 566
Fort Bragg, CA. 95437

Prepared by:

Playalina Nelson

A handwritten signature in black ink, appearing to read 'Playalina Nelson', with a long, sweeping horizontal line extending to the right.

Botanical Consultant
PO Box 5765
Santa Rosa, Ca. 95402
Playalina@gmail.com
(707) 357-1134

January 2009

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Appendices

Appendix A

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Appendix B

General Vicinity Map

Proposed Minor Subdivision Map

SUMMARY OF SURVEY FINDINGS

A Floristic Survey was conducted on the subject parcel APN 017-220-70. The purpose of this study was to locate botanical resources that meet the definition of an Environmentally Sensitive Habitat Area (ESHA) as it is defined in the Mendocino County Local Coastal Program (LCP) and the California Coastal Act.

The applicant is applying for a Coastal Development Permit for a Minor Subdivision. The Minor Subdivision would result in dividing the current +/- 10-acre parcel into 2 lots, each approximately 5 acres. There is existing development on the proposed southern lot. A future building envelope has been located on the proposed northern lot.

Based on the botanical survey, no ESHAs were located on the property or 100-feet from any future building areas. No mitigation measures are currently proposed.

1. INTRODUCTION AND PROJECT DESCRIPTION

Botanical surveys are conducted to determine the presence of sensitive plant species or plant communities within a proposed project area. Survey findings are useful in assessing the potential for significant negative impacts on natural resources, and are critical in mitigating those impacts to a level that is less-than-significant.

The applicant requested that a botanical survey be performed on the subject parcel of APN 017-220-70. The property is located east of Highway One, just south of the City of Fort Bragg at 32200 Creekside Lane. Creekside Lane is a graveled driveway that extends east and then bends to the north off of Boice Lane.

The applicant is applying for a Coastal Development Permit for a Minor Subdivision. The Minor Subdivision would result in dividing the current +/- 10-acre parcel into 2 lots, each approximately 5 acres. The southern +/- 5 acre portion is currently developed with a singly family residence. The northern +/- 5 acres is currently undeveloped. On the northern lot, a future building envelope has been located on the northwest portion of the parcel.

The existing development on the southern portion of the property is accessed with a short paved driveway that extends off of Creekside Lane. It is expected that Creekside Lane would be extended 50-100' to access future development on the proposed northern lot as a result of the Minor Subdivision. Currently a well or septic is not proposed as part of this report.

2. SURVEY METHODOLOGY AND DATES

The subject parcel was visited in order to conduct a floristic survey and ESHA study on April 7, May 5, June 13 and July 20, 2008. Surveying methods were based on the "Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Plant Communities," developed by James Nelson (California Department of Fish and Game [CDFG], 2000). An intuitively controlled, seasonally appropriate and floristic survey was performed by systematically walking the subject lot, identifying special status plant species and plant communities.

CDFG's *California Natural Diversity Database (CNDDDB) Rare Find, Version 3*, was consulted to establish past-reported rare or endangered plant populations on or near the study area. Relevant and accessible special status plant populations were visited prior to the field surveys for reference purposes. At the time the surveys were conducted, all of the special status plant species considered in this study were known to be within their blooming window from either reference populations or the California Native Plant Society (CNPS) database.

Prior to the site visits, a Special Status Plant Species Scoping List (found in Appendix A, Table 1) was constructed based on the *California Native Plant Society (CNPS) Electronic Inventory* and the CNDDB. The scoping list was based on the Fort Bragg USGS 7.5 Quadrangle within which the property lies, as well as the surrounding quadrangles, which include: Inglenook, Dutchman's Knoll, Noyo Hill, Mathison Peak and Mendocino. Plants not listed in the databases, but known to occur within the region based on further study or other references, are also included in the scoping list. Within the scoping list, the plant species that have potential habitat within the project area are highlighted in gray. For definitions regarding the listing of special status plant species included in the scoping list, refer to Appendix A.

All plant species located during the surveys were identified to the lowest taxonomic level necessary to determine the presence or absence of a special status plant. The Jepson Manual: Higher Plants of California (Hickman, 1996) was consulted to determine the taxonomic nomenclature. A complete vegetation list of the plant species observed during the site visits is included in Appendix A, Table 3.

A list of Special Status Plant Communities that occur in Mendocino County was compiled based on the CNDDB. This list is included in Appendix A, Table 2. Also, "Vegetation Classification and Mapping Program List of California Vegetation Alliances" by DFG (October 22, 2007) and "The Vegetation Classification and Mapping Program List of Terrestrial Natural Communities Recognized by the California Natural Diversity Database" (September 2003 Edition) was referenced. A Manual of California Vegetation (Sawyer & Keeler-Wolf, 1995) and a Terrestrial Vegetation of California (Barbour, Keeler-Wolf & Schoenherr, 3rd Edition, 2007) was consulted to classify and describe the representative plant communities present. For additional description of the plant communities present, "The Preliminary Descriptions of the Terrestrial Natural Communities of California" (Holland, 1986) was also referenced.

3. PROJECT AREA DESCRIPTION

Creekside Lane extends from Boice Lane towards the east and then bends to the north. Off of Creekside there is a short paved driveway that leads to the existing residence on the proposed southern lot. Creekside lane is approximately along the eastern boundary of the property. To the west, the northern lot is bordered with Georges Lane and the southern property is bordered with a forested property. To the north the northern lot is bordered with a fenceline and a horse coral in the north west corner. To the south the southern property is bordered with a forested property with residential development.

The southern proposed lot is developed with a single family residence. There is a fence along the proposed boundary of the lot split. The northern proposed lot is undeveloped. The parcel is relatively flat with a gentle slope to the west. Digger Creek flows approximately 400-500-feet from any future building areas on proposed northern lot.

3.1 PLANT COMMUNITIES PRESENT

The property is primarily composed of second growth Upland redwood forest (as described and referenced by Sawyer & Keeler-Wolf [1995], Barbour, Keeler-Wolf & Schoenherr, [2007] and Holland [1986]).

The forest is dominated with an overstory of redwood (*Sequoia sempervirens*), with scattered Douglas-fir (*Pseudotsuga menziesii* var. *menziesii*), Bishop-pine trees (*Pinus muricata*) and Tanoak (*Lithocarpus densiflorus* var. *densiflorus*). The shrub layer is primarily composed of evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*) and deciduous huckleberry (*Vaccinium parvifolium*). The herbaceous layer is characterized with western bracken fern (*Pteridium aquilinum* var. *pubescens*), yerba de selva (*Whipplea modesta*), California blackberry (*Rubus ursinus*), swordfern (*Polystichum munitum*), evergreen violet (*Viola sempervirens*), redwood sorrel (*Oxalis oregano*) and other associated species.

The forest is second or third growth since past logging. There is development to the north of the parcel and development already on the southern portion of the parcel. Although there is moderate forest structure based on the presence of the overstory canopy and mid and herbaceous layer, the forest is not pristine and is fragmented. There are no unique habitat features or niches such as wetland or riparian habitat or areas that support rare or endangered plant species.

4. RESULTS AND DISCUSSION

No ESHAs were located on the property or within 100' of the expected future building areas on the northern lot that would be created as a result of the proposed Minor Subdivision.

To determine if plant communities that are listed on the CNDDB meet the definition of an ESHA, the plant community must be deemed rare, threatened or endangered under the LCP. In addition to this determination, the biological and ecological value and significance of the plant community is determined. A range of parameters are assessed that may include: the extent of the plant community; local and regional significance; the dominance of native plant species; the degree of habitat composition and structure; the long term viability and health of the plant community; the potential for the habitat area to support rare or endangered plant species; and the presence of an interface - or ecotone - with integrating habitats.

Based on these parameters, the Upland redwood forest on site is not considered ESHA.

5. IMPACT AND MITIGATION MEASURES

No adverse impacts to ESHAs are expected as result of the proposed project. No mitigation measures are currently proposed.

6. CONCLUSION

The applicant is proposing a Minor Subdivision to create two parcels that are approximately 5 acres each. The southern parcel is currently developed. Future development is expected on the northern proposed lot. No ESHAs were located. No mitigation measures are currently recommended.

Report Author:

A handwritten signature in black ink, appearing to read 'Playalina Nelson', with a long horizontal flourish extending to the right.

**Playalina Nelson, Botanist
BS Ethnobotany 2005, Humboldt State University**

7. REFERENCES

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Appendix A

DEFINITIONS OF SPECIAL STATUS PLANT SPECIES AND PLANT COMMUNITIES

Federal Status (U.S. Fish and Wildlife Service)

FE = Federally endangered
PE = Proposed for federal listing as endangered
FT = Federally threatened
PT = Proposed for federal listing as threatened
C = Candidate for federal listing
FSC * = Federal Species of Concern; formerly Category 2 or Category 3 candidate or proposed for federal listing
FSC † = Federal Species of Concern; proposed rule to list as endangered or threatened has been withdrawn

State Status (California Department of Fish and Game)

CE = State endangered
CT = State threatened

- Species listed or proposed for listing as threatened or endangered under the federal Endangered Species Act
- Species that are candidates for possible future listing as threatened or endangered under the federal Endangered Species Act
- Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act
- CNPS list 1A species (plants presumed extinct in California)
- CNPS list 1B (plants rare, threatened or endangered in California)
- CNPS list 2 species (plants rare threatened or endangered in California but more common elsewhere)
- CNPS list 3 and list 4 species (plants with limited distribution but need more information and are on a review list)
- Plants that are not on a specific list but have recognized regional or local interest and qualify for protection

The CNPS New Threat Code Extensions and Their Meanings

The classification system created by California Native Plant Society helps distinguish between rarity, endangerment, and distribution.

- .1 – Seriously endangered in California
- .2 – Fairly endangered in California
- .3 – Not very endangered in California

Global Ranking

The Global rank (G-rank) is a reflection of the overall condition of an element throughout its global range.

Species or Community Level

G1 = Less than 6 viable element occurrences (Eos) OR less than 1,000 individuals OR less than 2,000 acres.
G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres.

G3 = 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres.

G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.

G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

Subspecies Level

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, where the T-rank reflects the global situation of just the subspecies or variety.

State Ranking

The state rank (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

S1 = Less than 6 EOs OR less than 1,000 individuals OR less than 2,000 acres

S1.1 = very threatened

S1.2 = threatened

S1.3 = no current threats known

S2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres

S2.1 = very threatened

S2.2 = threatened

S2.3 = no current threats known

S3 = 21-80 EOs or 3,000-10,000 individuals OR 10,000-50,000 acres

S3.1 = very threatened

S3.2 = threatened

S3.3 = no current threats known

S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat. NO THREAT RANK.

S5 = Demonstrably secure to ineradicable in California. NO THREAT RANK.

Division II of Title 20--Coastal Zoning Code

Chapter 20.308 Definitions

Sec. 20.308.105

(A) "Rare Species" means a species of animal or plant is "rare" when either:

- (1) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or
- (2) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act.
- (3) A species of animal or plant shall be presumed to be rare as listed in: (a) Sections 670.2 or 670.5, Title 14, California Administrative Code; or (b) Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare.

TABLE 1: SPECIAL STATUS PLANT SPECIES SCOPING LIST

Scientific Name	Common Name	Global Rank	State Rank	CNPS	Fed	State	Habitat Requirements	Bloom Period	Habitat Present
<i>Abronia umbellata</i> ssp. <i>breviflora</i>	pink sand verbenia	G4G5T2	S2.1	1B.1	-	-	coastal dunes 0-10m	June-Oct	No
<i>Agrostis blasdalei</i>	Blasdale's bent grass	G2	S2.2	1B.2	-	-	coastal dunes, coastal bluff scrub, coastal prairie 5-150m	May-July	No
<i>Agrostis clivicola</i> var. <i>punta-reyesensis</i>	Point Reyes bent grass	G3?T1Q	S1.2	NL	-	-	coastal bluff. Endemic to Point Reyes Peninsula but known from two locations on/ near Stewart's Point	May-July	No
<i>Alisma gramineum</i>	sea-watch	G5	S2S3	2.1	-	-	marsh, saltwater, assorted fresh water 390-1800m	June-Aug	No
<i>Angelica lucida</i>	sea-watch	G3G4T2	S2.1	4.2	-	-	coastal bluff, beaches, dunes, scrub, marshes (salt) 0-150m	May-Sep	No
<i>Arctostaphylos mendocinoensis</i> (May not be considered a valid taxon)	pygmy manzanita	G1	S1?	1B.2	-	-	closed cone coniferous forest (Acid-sandy clay) 90-200 m	Jan	Yes
<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	G3T2?	S2?	1B.1	-	-	cismontane woodland, chaparral 75-350m	Feb-April	No
<i>Astragalus agnicidus</i>	Humboldt milk vetch	G1	S1.1	1B.1	-	-	broadleaf upland forests, North Coast coniferous forest/disturbed areas 180-800m	April-Aug	Yes
<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>	coastal marsh milk vetch	G3?T2	S2.2	1B.2	-	-	coastal dunes, coastal prairie, coastal scrub, marshes and swamps 0-30m	April-Oct	No
<i>Blennosperma nanum</i> var. <i>robustum</i>	Point Reyes blennosperma	G4T1	S1.2	1B.2	-	CR	coastal prairie-scrub 10-145m	Feb-April	No
<i>Boschniakia hookeri</i>	Small groundcone	G5	S1S2	2.3	-	-	North Coast forests; 90-885m	April-Aug	Low potential habitat
<i>Calamagrostis bolanderi</i>	Bolander's reed grass	G3	S3.2	4.2	-	-	bogs and fens, broadleaf upland forests, closed cone coniferous forest/mesic 0-455 m	May-Aug	Yes
<i>Calamagrostis crassiglumis</i>	Thurbers reed grass	G3Q	S1.2	2.1	-	-	coastal scrub (mesic) 10-45m	May-July	No

<i>Calamagrostis foliosa</i>	leafy reed grass	G3	S3.2	4.2	-	CR	coastal bluff scrub North Coast forests, rocky. Most occurrences from the King Range	May- Sept.	No
<i>Calystegia purpurata</i> <i>ssp. saxicola</i>	coastal bluff morning glory	G4T2	S2.2	1B.2	-	-	coastal dunes-scrub, North Coniferous forests, 15-105m	May- Aug	No
<i>Campanula californica</i>	swamp harebell	G3	S3.2	1B.2	-	-	bogs and fens, closed cone coniferous forests, coastal prairie, meadows, marshes and swamps, (freshwater), North Coast coniferous forests mesic 1-405 m	June- Oct	No
<i>Cardamine pachystigma</i> <i>var. dissectifolia</i>	dissected- leaved toothwort	G?T3?	S2S3	3	-	-	chaparral, lower montane coniferous forest/ usually serpentine, rocky, 255-2100 m	Feb- May	No
<i>Carex arcta</i>	Northern cluster sedge	G5	S1S2	2.2	-	-	bogs, fens, north coniferous forests (mesic) 60-1400 m	June- Aug	No
<i>Carex californica</i>	California sedge	G5	S2?	2.3	-	-	bogs and fens, closed cone coniferous forest, coastal prairie meadows, marshes and swamps (margins) 90-335 m	May- Aug	Low potential habitat
<i>Carex lenticularis</i> var <i>limnophila</i>	lakeshore sedge	G5T5	S1S2. 2	NL	-	-	coastal swamps and bogs, North Coast coniferous forests (mesic) 0-6 m	Jul-Aug	No
<i>Carex livida</i>	livid sedge	G5	SH	1A	-	-	bogs and fens *not seen since 1866 0-0 m	June	No
<i>Carex lyngbyei</i>	Lyngbye's sedge	G5	S2.2	2.2	-	-	marshes and swamps, brackish and freshwater 0-10m	May- Aug	No
<i>Carex saliniformis</i>	deceiving sedge	G2	S2.2	1B.2	-	-	coastal prairie coastal scrub, meadows and seeps, marshes and swamps / mesic 3-230 m	June	No
<i>Carex viridula</i> <i>var. viridula</i>	green sedge	G5T5	S1.3	2.3	-	-	bog & fens, marshes & swamps, (coastal salt/mesic)	Jun-Aug	No
<i>Castilleja affinis</i> ssp. <i>litoralis</i>	Oregon Coast Indian paintbrush	G4G5T4	S2.2	2.2	-	-	coastal bluff scrub coastal dunes coastal scrub/ sandy 15-100 m	June	No

<i>Castilleja ambigua</i> ssp. <i>humboldtiensis</i>	Humboldt bay owl's clover	G4T2	S2.2	1B.2	-	-	marshes and swamps coastal salt 0-3m	Apr-Aug	No
<i>Castilleja mendocinensis</i>	Mendocino coast Indian paintbrush	G2	S2.2	1B.2	-	-	coastal bluff scrub, closed-cone coniferous forest, coastal dunes, coastal prairie, coastal scrub 0-160 m	Apr-Aug	No
<i>Ceanothus gloriosus</i> var. <i>exaltatus</i>	glory bush	G4T3	S3.3	4.3	-	-	Chaparral 30-610m	Mar	No
<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>	Point Reyes ceanothus	G5T3	S3.3	4.3	-	-	coastal bluff scrub, closed cone coniferous forest, coastal dunes, coastal scrub/sandy 5-520m	Mar-May	No
<i>Chorizanthe howellii</i>	Howell's spineflower	G1	S1.2	1B.2	FE	CT	coastal dunes, coastal prairie, coastal scrub/sandy 0-35 m	May-Jul	No
<i>Clarkia amoena</i> ssp. <i>whitneyi</i>	farewell to spring	G5T2	S2.1	1B.1	-	-	coastal bluff scrub coastal scrub 10-100 m	Jun-Aug	No
<i>Collinsia corymbosa</i>	round-headed Chinese houses	G1	S1.2	1B.2	-	-	coastal dunes 0-20m	Apr-Jun	No
<i>Coptis laciniata</i>	Oregon goldthread	G4G5	S3.2	2.2	-	-	Meadows, seeps, North Coast coniferous forest, streambanks/mesic 0-1000 m	Mar-Apr	No
<i>Cupressus goveniana</i> ssp. <i>pigmaea</i>	Mendocino cypress	G2T2	S2.2	1B.2	-	-	closed-cone coniferous forest, pygmy forest 30-500 m	NA	Low potential habitat
<i>Erigeron supplex</i>	supple daisy	G1	S1.1	1B.2	-	-	coastal bluff scrub, coastal prairie, coastal dunes 10-50 m	May-Jul	No
<i>Eriogonum kelloggii</i>	Kellog's buckwheat	G1	S1.2	NL	-	-	Lower montane coniferous forest (rocky/serpentinite) 925-1220m Inland from the coast. Most collections on Red Mountain where it is possibly endemic.	May-Aug	No
<i>Erysimum menziesii</i> ssp. <i>menziesii</i>	Menzies's Wallflower	G3?T2	S2.1	1B.1	FE	CE	coastal dunes 0-35 meters	Mar-June	No

<i>Erythronium revolutum</i>	coast fawn lily	G4	S2.2	2.2	-	-	bogs and fens, broadleaf upland forests, North Coast coniferous forest/mesic/ streambanks 0-1325 m	Mar-Jul	No
<i>Fritillaria roderickii</i>	Roderick's fritillary	G1Q	S1.1	1B.1	-	CE	coastal bluff scrub, coastal prairie, valley & foothill grasslands 15-400 m	Mar-May	No
<i>Gilia capitata</i> ssp. <i>chamissonis</i>	dune gilia	G5T2	S2.1	1B.2	-	-	coastal dunes, coastal scrub *Sonoma* 2-2000m	Apr-Jul	No
<i>Gilia capitata</i> ssp. <i>pacifica</i>	Pacific gilia	G5T3T4	S2.2?	1B.2	-	-	coastal bluff scrub chaparral (openings) coastal prairie, valley and foothill grassland 5-610 m	April-Aug	No
<i>Gilia capitata</i> ssp. <i>tomentosa</i>	woolly headed gilia	G5T1	S1.1	1B.1	-	-	coastal bluff scrub (rocky outcrops) *known from only three occurrences near Tomales and Salt point 15-155m	May-Jul	No
<i>Gilia millefoliata</i>	dark eyed gilia	G2	S2.2	1B.2	-	-	coastal dunes 2-30m	April-Jul	No
<i>Hemizonia congesta</i> ssp. <i>leucocephala</i>	hayfield tarplant	G5T2T3	S2S3	3	-	-	coastal scrub, valley and foothill grassland 25-455m	Apr-Oct	No
<i>Hesperervax sparsiflora</i> var. <i>brevifolia</i>	short-leaved evax	G4T3	S3.2	2.2	-	-	coastal bluff scrub (sandy) coastal dunes 0-215 m	Mar-Jun	No
<i>Horkelia marinensis</i>	Point Reyes horkelia	G2	S2.2	1B.2	-	-	coastal dunes, coastal prairie coastal scrub/ sandy 5-350m	May-Sep	No
<i>Horkelia tenuiloba</i>	thin lobed horkelia	G2	S2.2	1B	-	-	broadleafed upland forest, chaparral/mesic openings, sandy bogs and fens, marshes & swamps (freshwater) 50-500m	May-Jul	No
<i>Juncus supiniformis</i>	hair-leaved rush	G2	S2.2	2.2	-	-	bogs and fens, marshes and swamps freshwater) / near coast 20-100 m	April-June	No

<i>Lasthenia conjugens</i>	Contra costa goldfields	G1	S1.1	1B.1	FE	-	cismontane woodlands, playas (alkaline), valley and foothill grasslands, vernal pools, mesic 0-470m	Mar-Jun	No
<i>Lasthenia macrantha</i> ssp. <i>macrantha</i>	perennial goldfields	G3T2	S2.2	1B.2	-	-	coastal bluff scrub, coastal dunes, coastal scrub 5-520 m	Jan-Nov	No
<i>Lasthenia macrantha</i> ssp. <i>bakeri</i>	Baker's goldfields	G3TH	SH	1B.2	-	-	closed-cone coniferous forest coastal scrub, meadows and seeps, marshes and swamps 60-520 m	April - Oct	No
<i>Lilium maritimum</i>	coast lily	G2	S2.1	1B.1	-	-	broadleaved upland forest, closed-cone coniferous forest, coastal prairie, coastal scrub, marshes and swamps, North Coast coniferous forest 5-335 m	May-Aug	Low potential habitat
<i>Lotus formosissimus</i>	Lotus	G4	S3.2	4.2	-	-	broadleaved upland forest, coastal bluff scrub, closed cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland/wetlands, roadsides 0-700m	Mar-Jul	Yes
<i>Lycopodium clavatum</i>	running-pine	G5	S2S3	2.3	-	-	marshes and swamps, lower montane coniferous forest, North Coast coniferous forest, mesic often edges, openings and roadsides 45-1225 m	Jul-Aug	No
<i>Microseris borealis</i>	Northern microseris	G4?	S1.1	2.1	-	-	bogs and fens, lower montane coniferous forest, meadows and seeps/mesic. 1000-2000 m	June-Sep	No

<i>Microseris paludosa</i>	marsh microseris	G2	S2.2	1B.2	-	-	closed-cone coniferous forest, cismontane woodland coastal scrub, valley and foothill grassland 5-300m	April-June	No
<i>Mitella caulescens</i>	leafy-stemmed miterwort	G5	S4.2	4.2	-	-	broadleafed upland forest, lower montane coniferous forest, meadows and seeps North Coast coniferous forest mesic 5-170m	Apr-Oct	No
<i>Monotropa uniflora</i>	Indian pipe	G5	S2S3	2.2	-	-	broadleafed upland forest, North Coast coniferous forest 10-550m,* not recorded in Mendocino	Jun-Aug	No
<i>Phacelia insularis</i> var. <i>continentis</i>	North Coast phacelia	G2T1	S1.2	1B.2	-	-	coastal bluff scrub coastal dunes / sandy 10-170m	Mar-May	No
<i>Packera bolanderi</i> var. <i>bolanderi</i>	Sea coast ragwort	G4T4	S1.2	2.2	-	-	Coastal scrub, North Coast coniferous forest/sometimes roadsides 30-650 m	May-Jul (rarely April)	Low potential habitat
<i>Pinus contorta</i> ssp. <i>bolanderi</i>	Bolander's beach pine	G5T3	S3.2	1B.2	-	-	closed cone coniferous forest 75-250m	N/A	Low potential habitat
<i>Pleuropogon hooverianus</i>	North Coast semaphore grass	G1	S1.1	1B.1	-	CT	broadleafed upland forest, meadows & seeps, North Coast coniferous forest, open areas/ mesic 10-635m	April-Aug	No
<i>Pleuropogon refractus</i>	nodding semaphore grass	G4	S3.2?	4.2	-	-	lower montane coniferous forest, meadows, North coast coniferous forest, riparian forests/mesic 0-1600m	Apr-Aug	No
<i>Potentilla hickmanii</i>	Hickman's cinquefoil	G1	S1.1	1B.1	-	-	coastal bluff scrub closed-cone coniferous forest, meadows and seeps, marshes and swamps (freshwater) 10-135m	Apr-Aug	No
<i>Puccinellia pumila</i>	dwarf-alkali grass	G4?	S1.1?	2.2	-	-	marshes and swamps (coastal salt) 1-10m	July	No

<i>Rhynchospora alba</i>	white-beaked-rush	G5	S3.2	2.2	-	-	bogs and fens, meadows and seeps marshes and swamps 60-2040m	Jul-Aug	No
<i>Sanguisorba officinalis</i>	great burnet	G5?	S2.2	2.2	-	-	bogs and fens, broadleaved upland forest, meadows and seeps, marshes and swamps North Coast coniferous forest riparian forest /often serpentinite 60-1400m	Jul-Oct	No
<i>Sidalcea calycosa ssp. rhizomata</i>	Point Reyes checkerbloom	G5T2	S2.2	1B.2	-	-	marshes and swamps (freshwater near coast) 3-75m	Apr-Sep	No
<i>Sidalcea malachroides</i>	maple leaf checkerbloom	G3	S3.2	4.2	-	-	broadleaved upland forest, coastal prairie coastal scrub, North Coast coniferous forest/ often in disturbed areas 2-730m	Apr-Aug	Low potential habitat
<i>Sidalcea malviflora ssp. purpurea</i>	purple stemmed checkerbloom	G5T2	S2.2	1B.2	-	-	broadleaved upland forest, coastal prairie 15-65m	May	No
<i>Sidalcea malviflora ssp. patula</i>	Siskiyou checkerbloom	G5T1	S1.1	1B.2	-	-	coastal bluff scrub, coastal prairie, North Coast coniferous forest /often roadcuts. One collection 2 miles south of Albion in roadside ditch. 15-815m	May-Aug	No
<i>Triquetrella californica</i>	coast triquetrella	G1	S1.2	1B.2	-	-	coastal bluff scrub coastal scrub 10-100m	N/A	No
<i>Usnea longissima</i>	long-beard lichen	G1	S1.1	-	-	-	North Coast coniferous forest, closed cone coniferous forest	N/A	No
<i>Veratrum fimbriatum</i>	false hellbore	G3	S3.3	4.3	-	-	bogs & fens, coastal scrub, meadows and seeps North coast coniferous forests (mesic) 3-180m	Jul-Sep	No
<i>Viburnum ellipticum</i>	oval-leaved viburnum	G5	S2.3	2.3	-	-	chaparral, cismontane woodland, lower montane coniferous forest. Inland from the coast. 215-1400m	May-Jun	No

<i>Viola adunca</i>	dog violet	-	-	-	-	-	coastal prairie, meadows, edges of forests 9-3500m	April- Jun	No
<i>Viola palustris</i>	marsh violet	G5	S1S2	2.2	-	-	coastal scrub mesic bogs and fens (coastal) 0-150m	Mar- Aug	No

**TABLE 2. LIST OF SPECIAL STATUS PLANT COMMUNITIES
IN MENDOCINO**

Special-Status Plant Community	Ranking		Present on Site
	Global	State	
Grand Fir Forest	G1	S1.1	No
North Coast Black Cottonwood Riparian Forest	G1	S1.1	No
North Seagrass Bed	G1	S1.1	No
Northern Claypan Vernal Pool	G1	S1.1	No
Northern Foredune Grassland	G1	S1.1	No
Sitka Spruce Forest	G1	S1.1	No
North Embayment	G1	S1.2	No
North Eusaline Lagoon	G1	S1.2	No
North Mixosaline Lagoon	G1	S1.2	No
Fen	G2	S1.2	No
Northern Dune Scrub	G2	S1.2	No
Coastal Brackish Marsh	G2	S2.1	No
Coastal Chinook Salmon Stream	G2	S2.1	No
Coastal Coho Salmon Stream	G2	S2.1	No
Coastal Terrace Prairie	G2	S2.1	No
Ledum Swamp	G2	S2.1	No
Mendocino Pygmy Cypress Forest	G2	S2.1	No
North Mesosaline Estuary	G2	S2.1	No
North Mixosaline Estuary	G2	S2.1	No
North Oligosaline Estuary	G2	S2.1	No
Northern Foredunes	G2	S2.1	No
Freshwater Swamp	G2	S2.2	No
North Coast Alluvial Redwood Forest	G2	S2.2	No
North Cobble Intertidal	G2	S2.2	No
North Cobble Shore	G2	S2.2	No
North Rock Intertidal	G2	S2.2	No
Northern Bishop Pine Forest	G2	S2.2	No
Northern Coastal Bluff Scrub	G2	S2.2	No
Wildflower Field	G2	S2.2	No
Sphagnum Bog	G3	S1.2	No
Active Coastal Dunes	G3	S2.2	No
Red Alder Riparian Forest	G3	S2.2	No
Northern Silk Tassel Scrub	G3	S2.3	No

	Ranking		Yes Not considered an ESHA
Upland Redwood Forest	G3	S2.3	No
Sitka Spruce Grand Fir Forest	G4	S1.1	No
Beach Pine Forest	G4	S2.1	No
Coastal Douglas Fir Western Hemlock Forest	G4	S2.1	No
Native Grassland	G3	S3.1	No
Northern Hardpan Vernal Pool	G3	S3.1	No
California Bay Forest	G3	S3.2	No
Coastal Steelhead Trout Stream	G3	S3.2	No
North Coast Riparian Scrub	G3	S3.2	No
North/Central Dune Lake	G3	S3.2	No
Northern Coastal Salt Marsh	G3	S3.2	No
Silk Tassel Forest	G3	S3.2	No
Woodwardia Thicket	G3	S3.2	No
Bush Chinquapin Chaparral	G3	S3.3	No
North Mud Intertidal	G3	S3.3	No
North Sand Intertidal	G3	S3.3	No
Poison Oak Chaparral	G3	S3.3	No
Freshwater Seep	G4	S3.2	No
Northern Salal Scrub	G4	S3.2	No
Red Alder Forest	G4	S3.2	No
Blue Brush Chaparral	G4	S4	No
Mixed North Slope Forest	G4	S4	No
Non Native Grassland	G4	S4	No
Northern Coyote Bush Scrub	G4	S4	No
Tan Oak Forest	G4	S4	No
North Rock Shore	G4	S4.3	No
North Sand Shore	G4	S4.3	No
Artificial Habitat	G?	S?	No
N. Central Coast Calif. Roach/Stickleback/Steelhead Stream	G?	S?	No
Northern Claypan Vernal Pool	G?	S?	No

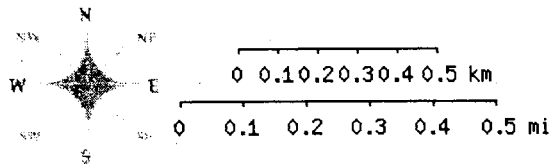
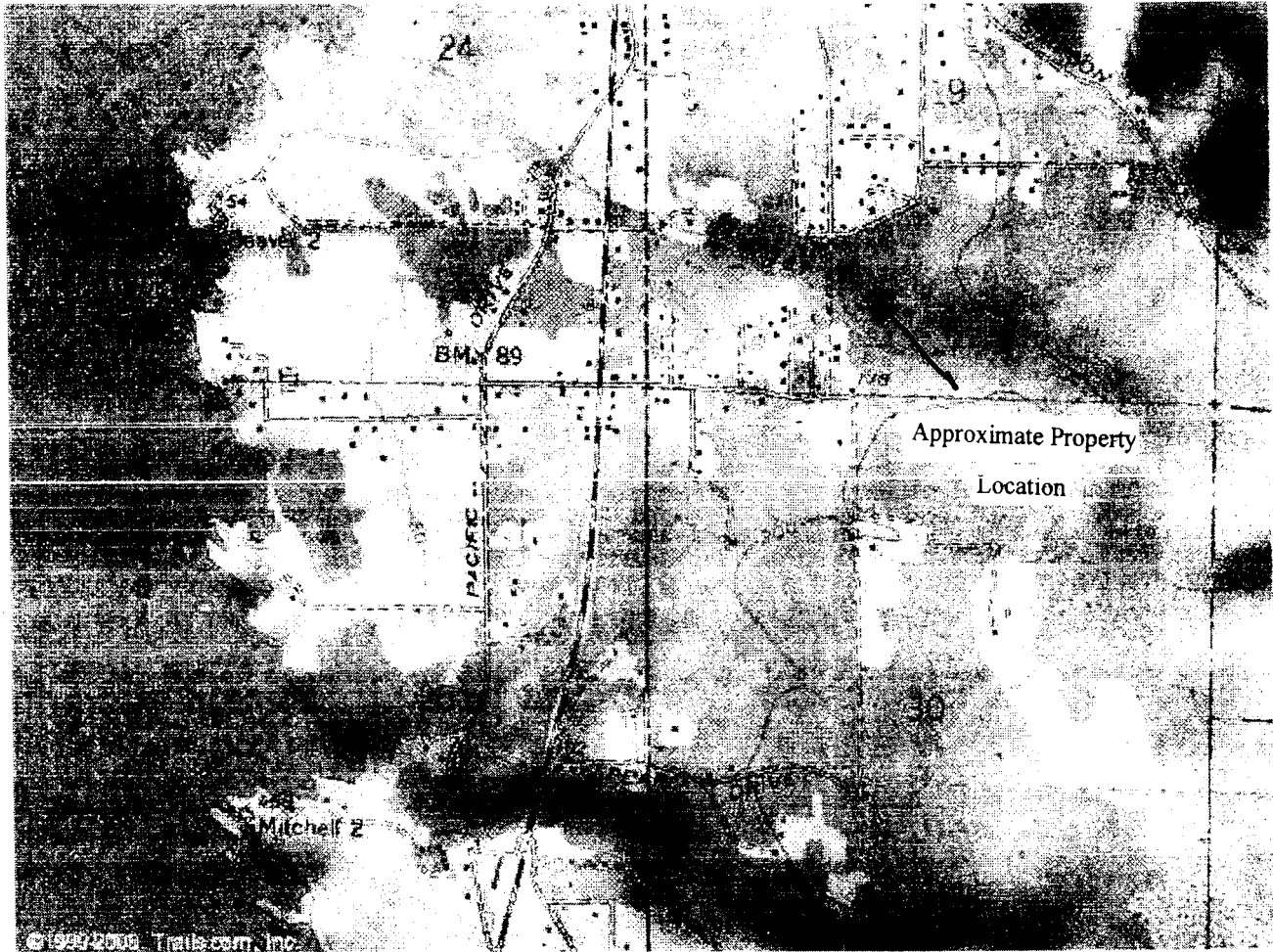
TABLE 3. RESULTS OF THE FLORISTIC SURVEY

Scientific Name	Common Name	Family
Overstory		
<i>Lithocarpus densiflorus</i> var. <i>densiflorus</i>	tanoak	Fagaceae
<i>Pinus muricata</i>	Bishop Pine	Pinaceae
<i>Pseudotsuga menziesii</i> var. <i>menziesii</i>	Douglas-fir	Pinaceae
<i>Sequoia sempervirens</i>	redwood	Taxodiaceae
Mid-layer		
<i>Baccharis pilularis</i>	coyote brush	Asteraceae
<i>Berberis aquifolium</i>	Oregon grape	Berberidaceae
<i>Gaultheria shallon</i>	salal	Ericaceae
<i>Myrica californica</i>	wax myrtle	Myricaceae
<i>Rhododendron macrophyllum</i>	California rose-bay	Ericaceae
<i>Rosa gymnocarpa</i>	rose	Rosaceae
<i>Rubus parviflorus</i>	thimbleberry	Rosaceae
<i>Toxicodendron diversilobum</i>	poison-oak	Anacardiaceae
<i>Vaccinium ovatum</i>	evergreen huckleberry	Ericaceae
<i>Vaccinium parvifolium</i>	red huckleberry	Ericaceae
Ground-layer		
<i>Agrostis stolonifera</i>	bent grass	Poaceae
<i>Aira caryophyllea</i>	European hairgrass	Poaceae
<i>Aira elegantissima</i>	elegant European hairgrass	Poaceae
<i>Anagallis arvensis</i>	scarlet pimpernel	Primulaceae
<i>Anthoxanthum odoratum</i>	sweet vernal grass	Poaceae
<i>Blechnum spicant</i>	deer fern	Blechnaceae
<i>Briza maxima</i>	rattlesnake grass	Poaceae
<i>Briza minor</i>	rattlesnake grass	Poaceae
<i>Bromus hordeaceus</i>	soft chess	Poaceae
<i>Cardamine californica</i>	milk maids	Brassicaceae
<i>Cirsium vulgare</i>	bull thistle	Asteraceae
<i>Clintonia andrewsiana</i>	blue-bead lily, red clintonia	Liliaceae
<i>Disporum hookeri</i>	fairy bells	Liliaceae
<i>Fragaria vesca</i>	wood strawberry	Rosaceae
<i>Galium aparine</i>	bedstraw	Rubiaceae
<i>Geranium dissectum</i>	cut-leaved geranium	Geraniaceae
<i>Geranium molle</i>	dovefoot geranium	Geraniaceae
<i>Hierochloa occidentalis</i>	vanilla grass	Poaceae
<i>Holcus lanatus</i>	velvet grass	Poaceae
<i>Hypochaeris radicata</i>	hairy cat's-ear	Asteraceae
<i>Iris douglasiana</i>	Douglas iris	Iridaceae
<i>Juncus bolanderi</i>	Bolander's rush	Juncaceae
<i>Juncus effusus</i>	common rush	Juncaceae
<i>Linum bienne</i>	western blue flax	Linaceae
<i>Lonicera hispidula</i> var.	honeysuckle	Caprifoliaceae

<i>vacillans</i>		
<i>Lotus purshianus</i> var. <i>purshianus</i>	Spanish clover	<i>Fabaceae</i>
<i>Luzula comosa</i>	common wood rush	<i>Juncaceae</i>
<i>Maianthemum dilatatum</i>	false lily-of-the-valley	<i>Liliaceae</i>
<i>Oxalis oregana</i>	redwood sorrel	<i>Oxalidaceae</i>
<i>Panicum capillare</i>	witch grass	<i>Poaceae</i>
<i>Plantago lanceolata</i>	English plantain	<i>Plantaginaceae</i>
<i>Poa annua</i>	bluegrass	<i>Poaceae</i>
<i>Polystichum munitum</i>	sword fern	<i>Dryopteridaceae</i>
<i>Prunella vulgaris</i> var. <i>lanceolata</i>	self-heal	<i>Lamiaceae</i>
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	western bracken fern	<i>Dennstaedtiaceae</i>
<i>Rubus ursinus</i>	California blackberry	<i>Rosaceae</i>
<i>Rumex acetosella</i>	sheep sorrel	<i>Polygonaceae</i>
<i>Scoliopus bigelovii</i>	slink-pod, fetid adder's tongue	<i>Liliaceae</i>
<i>Sisyrinchium bellum</i>	blue eyed-grass	<i>Iridaceae</i>
<i>Stachys ajugoides</i>	hedge nettle	<i>Lamiaceae</i>
<i>Stellaria media</i>	common chickweed	<i>Caryophyllaceae</i>
<i>Trifolium dubium</i>	little hop clover	<i>Fabaceae</i>
<i>Trillium ovatum</i>	western wakerobin	<i>Liliaceae</i>
<i>Viola sempervirens</i>	evergreen violet	<i>Violaceae</i>
<i>Whipplea modesta</i>	yerba de selva	<i>Philadelphaceae</i>
<i>Zigadenus fremontii</i>	Fremont's Death Camas	<i>Liliaceae</i>

Appendix B

General Vicinity Map



39.3992°N 123.802°W