



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 29, 2018

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah/Fort Bragg
Assessor
Archaeological Commission

Air Quality Management
CA-Department of Fish & Wildlife
Redwood Valley County Water District
Redwood Valley – Calpella Fire District
Sherwood Valley Band of Pomo Indians

Redwood Valley MAC
Redwood Valley Rancheria
Cloverdale Rancheria
County Addresser

CASE#: MS_2018-0003

DATE FILED: 1/12/2018

OWNER/APPLICANT: PATRICK DUGGAN

AGENT: RON FRANZ

REQUEST: Minor Subdivision of a 22.3± acre parcel creating four (4) parcels and a remainder, ranging in size from 1.25± to 14± acres.

LOCATION: 0.2± miles east of the Town Center, lying south of Road D (CR 232) just south of its intersection with Harris Court (private road). Located at 1401 Road D., Redwood Valley (APN: 163-082-09).

STAFF PLANNER: Eduardo Hernandez

RESPONSE DUE DATE: April 13, 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/APPL.: PATRICK DUGGAN

AGENT: RON FRANZ

REQUEST: Subdivision of a 22.36± acre property creating four (4) parcels and a remainder, ranging in size from 1.25± to 14± acres. It is also requested to name the future private road as Duggan Drive.

LOCATION: In Redwood Valley, 0.2± miles east of the Town Center, lying south of Road D (CR 232) just south of its intersection with Harris Court (private). Located at 1401 Road D, Redwood Valley (APNs: 163-082-09 and 163-090-05)

ACREAGE: 22.36± acres

GENERAL PLAN: Rural Residential (RR:1) ZONING: Rural Residential (RR-1)

EXISTING USES: Residential and AgriculturalSUPERVISORIAL DISTRICT: 1

TOWNSHIP: 16 N RANGE: 12 W SECTION: 4 USGS QUAD#: 47

RELATED CASES ON SITE: None

RELATED CASES IN VICINITY: Certificate of Compliance # CC 4-2001, Boundary Line Adjustment # B 46-02 and Minor Subdivision # MS 16-2004

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|--------------------------|--------------------|-----------------------|------------------------|
| NORTH: | RR:1 | RR-1 | 1.18±, 1.1± & 1.3± | Residential |
| EAST: | RR:1 | RR-1 | 3.17± & 0.45± | Vacant / Residential |
| SOUTH: | RR:1 / AG:40 | RR-1 / AG-40 | 23.89± & 10.26± | Vineyard / Residential |
| WEST: | RR:1 | RR-1 | 12.1± & 1.1± | Vacant / Residential |

REFERRAL AGENCIES:

☒ Building Division (Ukiah)☒ Environmental Health (Ukiah)☒ Department of Transportation☒ Assessor☒ Archaeological Commission

☒ Air Quality Management District☒ CA - Department of Fish and Wildlife☒ Redwood Valley County Water District☒ Redwood Valley - Calpella Fire District☒ Sherwood Valley Band of Pomo Indians

☒ Redwood Valley MAC☒ Redwood Valley Rancheria☒ Cloverdale Rancheria☒ County Addresser

ADDITIONAL INFORMATION:

An archaeological survey prepared by Thad M. Van Bueren dated 02/20/2018 was provided

ASSESSOR’S PARCEL #: 163-082-09 and 163-090-05

STAFF PLANNER: EDUARDO HERNANDEZ

DATE: 03/22/2018

ENVIRONMENTAL DATA

| COUNTY WIDE | |
|-------------------------------------|---|
| Yes | No |
| NO | 1. Alquist-Priolo Earthquake Fault Zone |
| NO | 2. Floodplain/Floodway Map |
| YES / NO | 3. Within/Adjacent to Agriculture Preserve / Timberland Production Partially adjacent to Type I Preserve at southern border of the property |
| NO | 4. Within/Near Hazardous Waste Site |
| NO | 5. Natural Diversity Data Base |
| NO | 6. Airport CLUP Planning Area |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 7. Adjacent to State Forest/Park/Recreation Area. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> 8. Within a Stormwater Permitting Area |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 9. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 10. Require Water Efficient Landscape Plan. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 11. Biological Resources/Natural Area Map. |
| <input type="checkbox"/> | 12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# 417-17 Not in a Fire Hazard Zone – Applicant submitted CDF but not required |
| <input type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. Not in a Naturally Occurring Asbestos area. Eastern Soils include types 184, 124, and 178. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 14. Wild and Scenic River. |
| <input type="checkbox"/> | 15. Specific Plan Area. The General Plan identifies the Redwood Valley Community-Specific Area / Not Special Plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 16. State Permitting Required/State Clearinghouse Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 17. Oak Woodland Area |



Planning and Building
Services

Case No: MS-2018-0603
CalFire No: 417-17
Date Filed: 01-12-18
Fee: \$6850.00
Receipt No: PRJ-018976
Received By: Jesse Davis
Office use only

APPLICATION FORM

APPLICANT

Name: Patrick Duggan Phone: 707-489-5187

Mailing Address: 3221 Deerwood Dr.

City: Ukiah State/Zip: CA 95482 email: vintco@Pacific.net

PROPERTY OWNER

Name: Same Phone:

Mailing Address:

City: State/Zip: email:

AGENT

Name: Franze Engineering Phone: 707-462-1087

Mailing Address: 2335 Appolonaris Dr.

City: Ukiah State/Zip: CA 95482 email: RFranz@Comcast.net

Parcel Size: 22.30 (Sq. feet/Acres) Address of Property: 1401 Rd. D Redwood Valley CA 95470

Assessor Parcel Number(s): 163-082-09

TYPE OF APPLICATION:

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

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

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

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

Signature of Applicant/Agent

Date 7/19/17

Signature of Owner

Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

The Lower section of this property Lends itself well to a Minor Split. As you enter the property the Driveway naturally Passes two of lots and would be extended to Reach other proposed lots. The Existing area is a large grass field with a few Scrub oaks and various lower growing vegetation. No large trees will need to be removed and the Plan is to work around the existing veg. as well as possible. The current zoning is RRI and if the Subdivision is Approved I would like to Convert Remainder to Agg. land. Wells are planned on each lot or one Community well. Septic Systems will be installed on each lot.

PO-280-801

| 2. Structures/Lot Coverage | Number of Units | | Square Footage | | |
|--|---------------------|--------------------|-------------------------|------------------------|----------------|
| | Existing | Proposed | Existing | Proposed | Total |
| <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ | None | 1 | None | 1700 SF | |
| Total Structures Paved Area Landscaped Area Unimproved Area | None None Yes | None yes yes | None None 8.15 AC | None 500 SF 7.56 | 500 SF 7.56 |
| GRAND TOTAL (Equal to gross area of Parcel) | | | 8.15 AC | 7.60 AC | 7.60 AC |

1.

| Lot Number | Lot Size | Proposed Land Use | Existing Buildings |
|------------------|----------|---------------------------------|--------------------|
| Lot Number 1 | 1.64 Ac. | SFD | No |
| Lot Number 2 | 1.55 Ac | SFD | NO |
| Lot Number 3 | 1.65 Ac. | SFD | No |
| Lot Number 4 | 3.30 Ac | SFD | NO |
| Remainder Parcel | 14.21 Ac | ^{EX} SFD / Ag vineyard | yes SFD |

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

3. 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 requested of any of the minor subdivision regulations? ☐ Yes ☒ No
 (If yes an application for Exception must accompany this application.)

SUPERSEDED

*this page was
superseded on 01/31/18'
by another one received
the same day. See attached*

DISCLAIMER: 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

7/19/17
 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

7/19/17
 Date

Patrick Duggan
 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

 Date

| Lot Number | Lot Size | Proposed Land Use | Existing Buildings |
|------------------|--------------------------------|-------------------|--------------------|
| Lot Number 1 | 1.78 1.61 A.c. | SFD | No |
| Lot Number 2 | 1.63 1.55 A.c. | SFD | No |
| Lot Number 3 | 1.25 1.15 A.c. | SFD | No |
| Lot Number 4 | 3.70 3.30 A.c. | SFD | No |
| Remainder Parcel | 14.00 14.21 A.c. | SFD / Ag Vineyard | Yes SFD |

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

3. 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 requested of any of the minor subdivision regulations? ☐ Yes ☐ No
(If yes an application for Exception must accompany this application.)

RECEIVED
JAN 31 2018

Planning & Building Services

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7/19/17
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

7/19/17
Date

Patrick Duggan
Print Name of Representative

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Signature of Preparer of the Tentative Map

1/25/18
Date

this page
supersedes
the page 3
from the
original
application
submission

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

The Plan is to complete one house per year

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

Unless we need to Remove small veg. for septic

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 | 8 | 24x24 garages |
| Number of uncovered spaces | 8 | Driveways Rock |
| Number of standard spaces | | |
| Number of handicapped spaces | 0 | |
| Existing Number of Spaces | 2 | |
| Proposed Additional Spaces | 14 | |
| Total | 14 | |

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.).

The Area is Flat to Slight Slope.

9. For grading or road construction, complete the following:

| | | |
|--|---------|-------------|
| A. Amount of cut | + - 100 | cubic yards |
| B. Amount of fill | + - 20 | cubic yards |
| C. Maximum height of fill slope | 1 | feet |
| D. Maximum height of cut slope | 1 | feet |
| E. Amount of import or export | 0 | cubic yards |
| F. Location of borrow or disposal site | | |

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

| | |
|--|---|
| 13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|

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

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

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 *Propane*
☐ On Site Generation - Specify: _____
☒ None
C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?
☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier *if possible*
☒ 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:
~~XXXXXX~~

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 wine barrel Mail box. Recest Gate

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 SFD @ vineyard

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

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures ~~1400~~ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 1700 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 22.30 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 open Grass Field w/ some vegetation, gentle to no slope, A seasonal creek runs Along the North End of all Proposed lots

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 The Property backs up to a SFD to North West and a Driveway to Residence to East w/ vacant Property to the West

30. Indicate the surrounding land uses:

| | North | East | South | West |
|--------------------------|-----------|---------------|--------------------|------|
| Vacant | | | | |
| Residential Agricultural | Residence | yes Residence | Vineyard Residence | yes |
| Commercial Industrial | no | no | no | no |
| Institutional Timberland | no | no | no | no |
| Other | | | | |

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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.

PJO
Owner/Authorized Agent

7/19/17
Date

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

AUTHORIZATION OF AGENT

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

PJO
Owner

7/19/17
Date

SUPERSEDED

agent is Ron Franz;
see revised page
attached
(dated 02/22/18)

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 1 of the application form.

| Name | Name | Name |
|-----------------|-----------------|-----------------|
| | | |
| Mailing Address | Mailing Address | Mailing Address |
| | | |

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: PJO Date: 7/19/17

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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.



Owner/Authorized Agent

2/22/18
Date

RECEIVED
FEB 22 2018

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

AUTHORIZATION OF AGENT

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



Owner

2/22/18
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 1 of the application form.

| | | |
|------------------------|------------------------|------------------------|
| Name | Name | Name |
| Mailing Address | Mailing Address | Mailing Address |

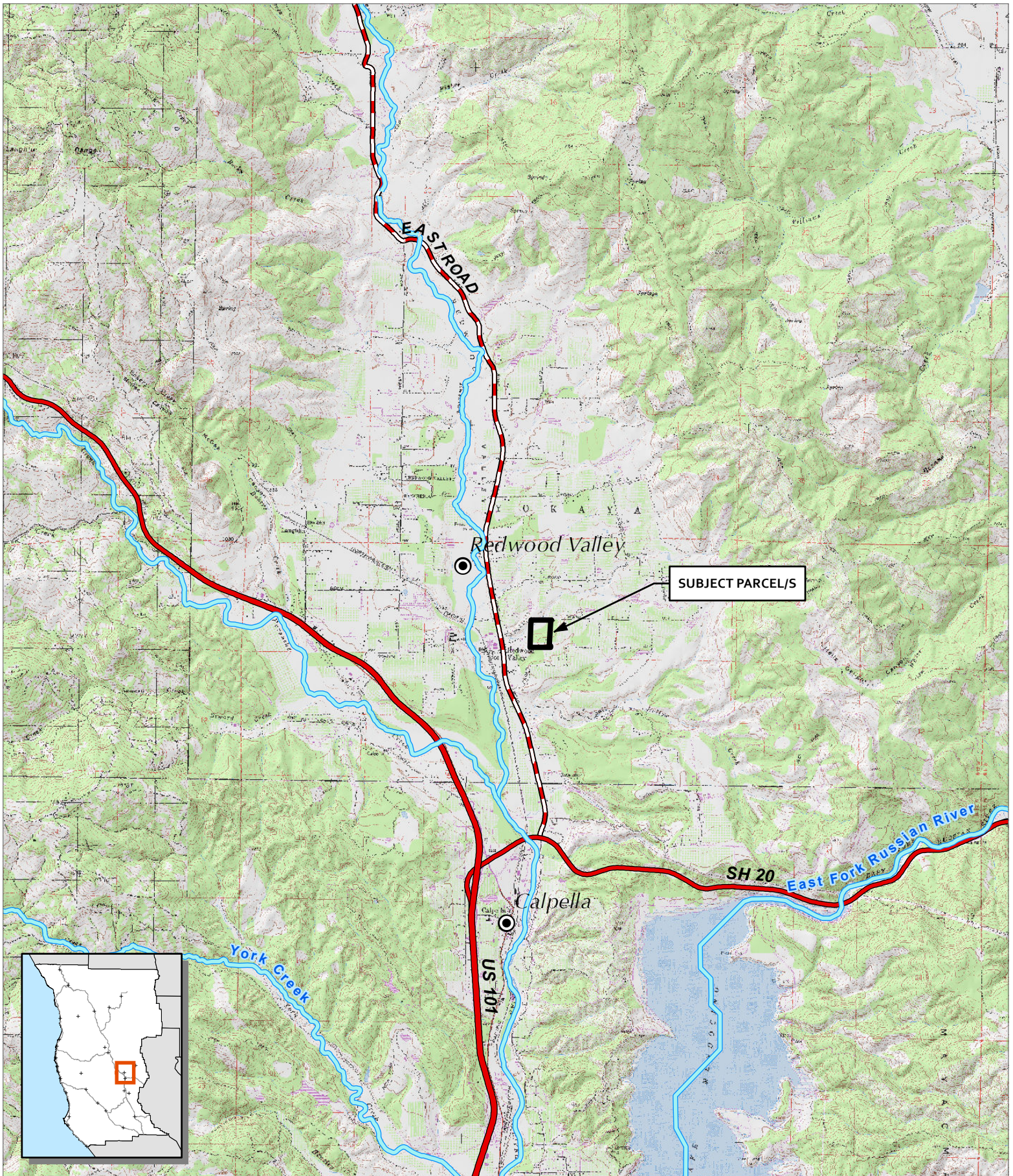
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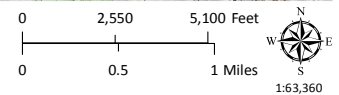
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: RD Date: 2/22/18



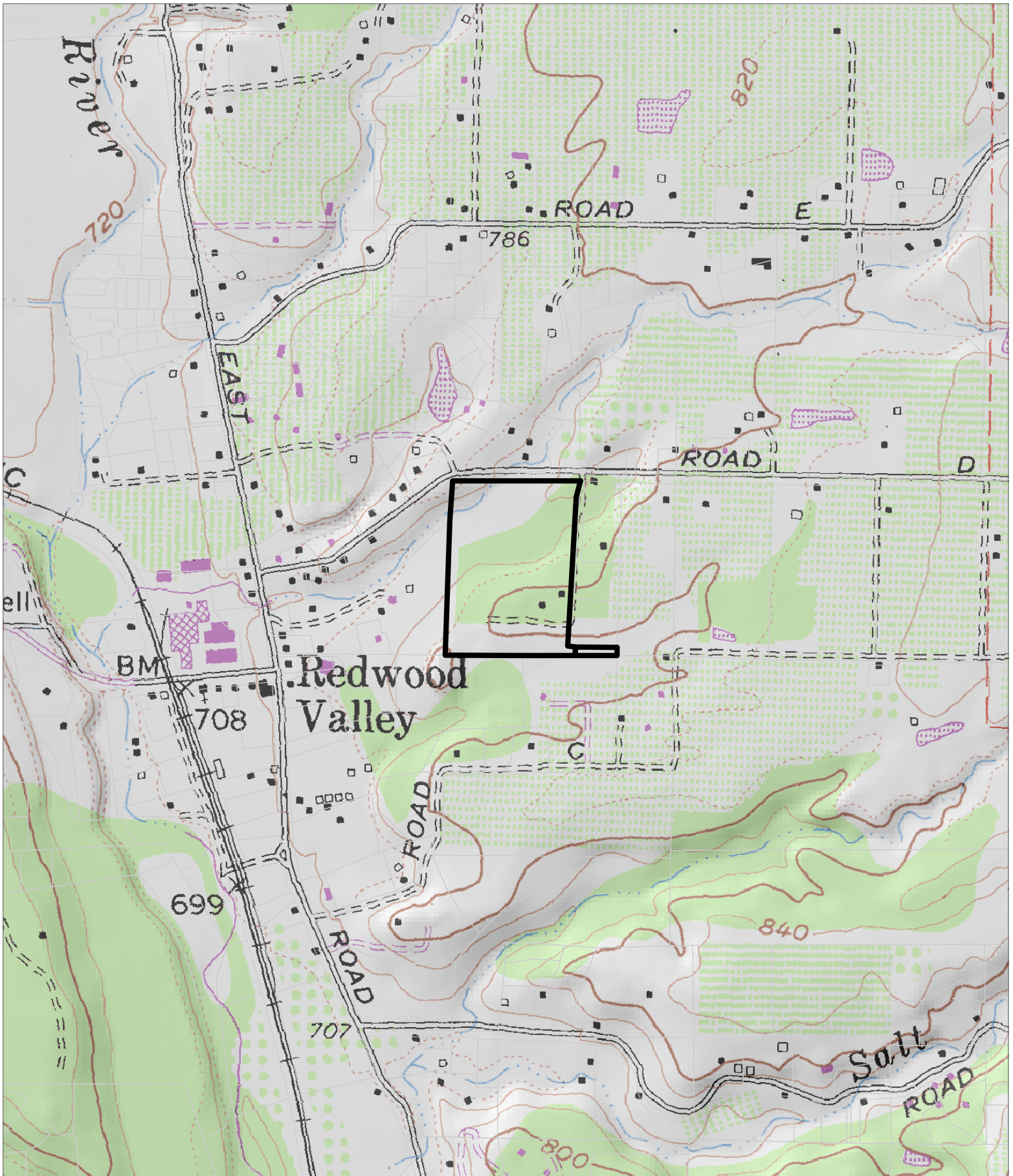
CASE: MS 2018-0003
OWNER: DUGGAN, Patrick
APN: 163-082-09
APLCT: Patrick Duggan
AGENT: Ron Franz
ADDRESS: 1401 Road D, Redwood Valley

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

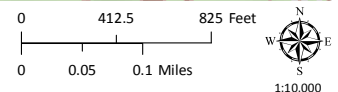


LOCATION MAP

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



CASE: MS 2018-0003
OWNER: DUGGAN, Patrick
APN: 163-082-09
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ADDRESS: 1401 Road D, Redwood Valley



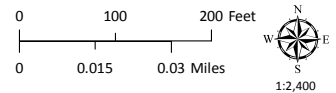
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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



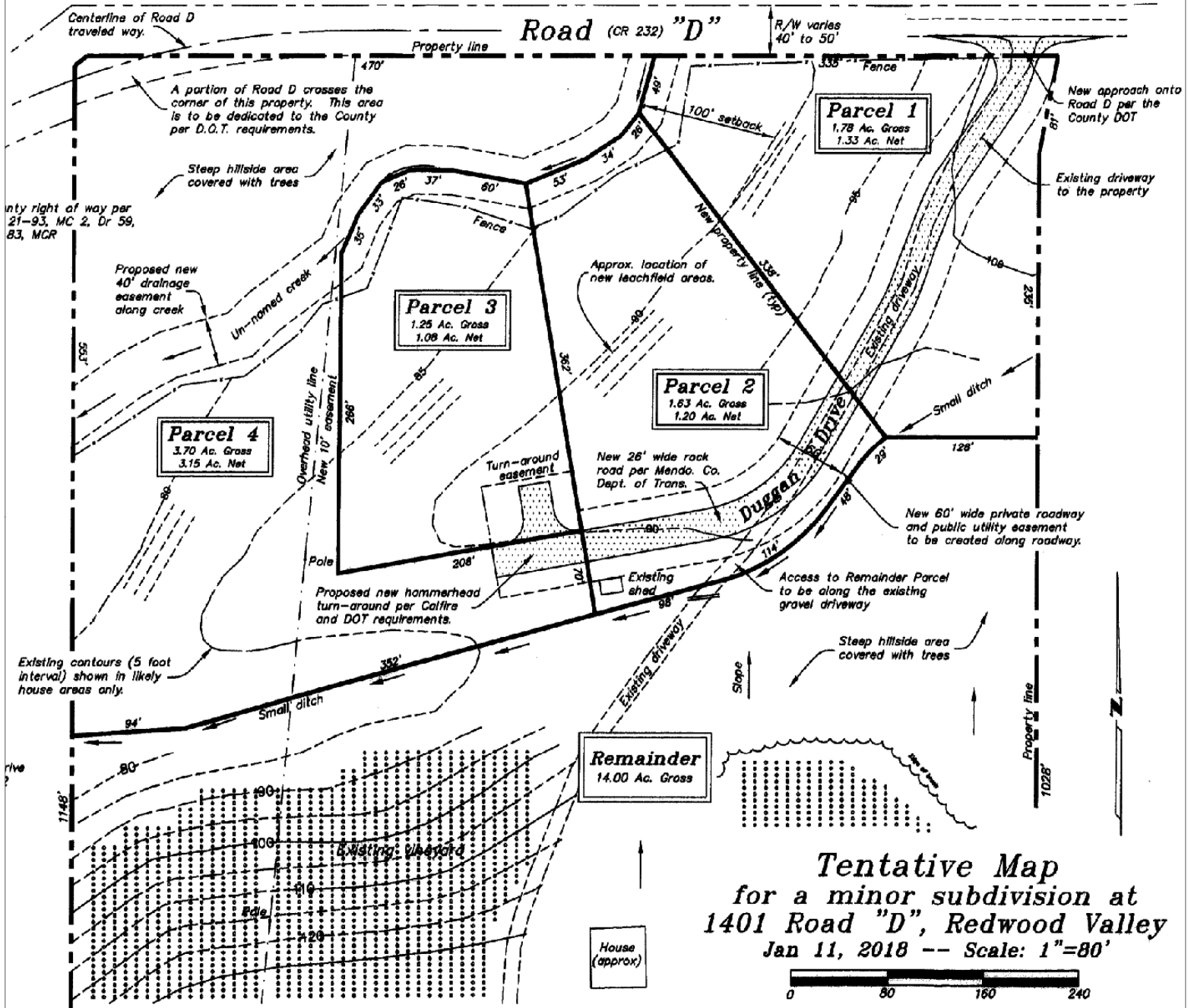
CASE: MS 2018-0003
OWNER: DUGGAN, Patrick
APN: 163-082-09
APLCT: Patrick Duggan
AGENT: Ron Franz
ADDRESS: 1401 Road D, Redwood Valley

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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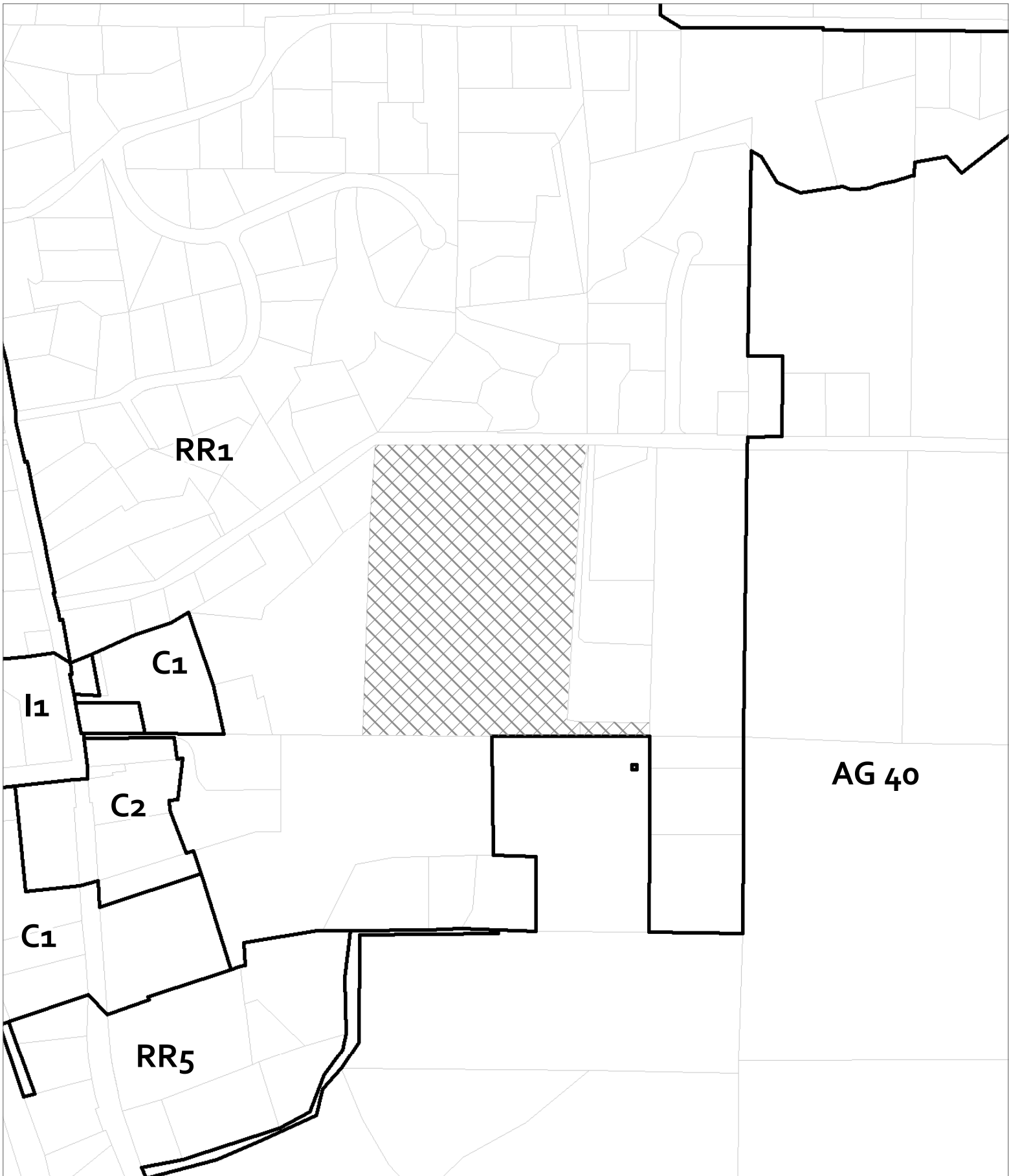


CASE: MS 2018-0003
 OWNER: DUGGAN, Patrick
 APN: 163-082-09
 APLCT: Patrick Duggan
 AGENT: Ron Franz
 ADDRESS: 1401 Road D, Redwood Valley


NO SCALE

TENTATIVE MAP

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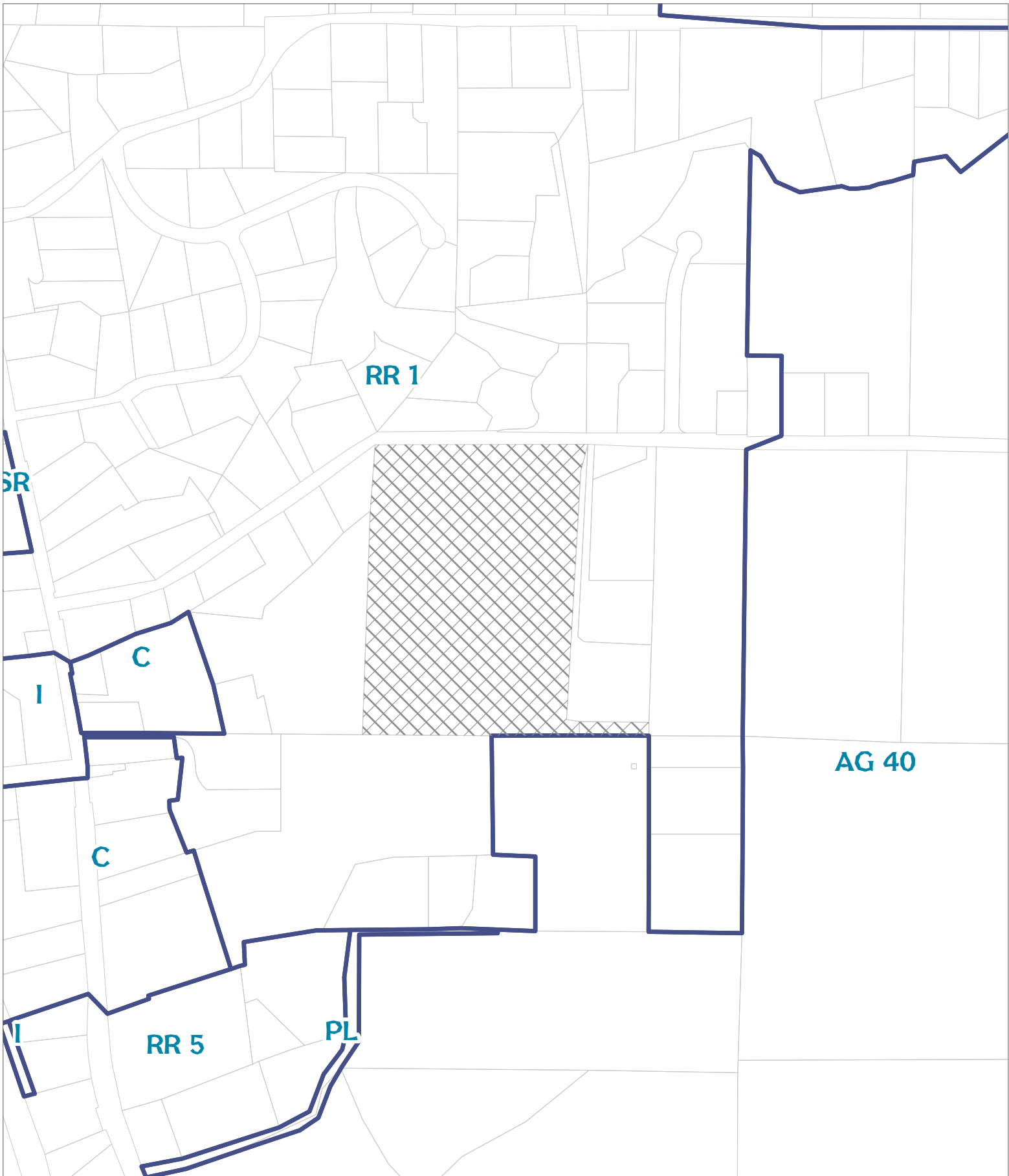


CASE: MS 2018-0003
OWNER: DUGGAN, Patrick
APN: 163-082-09
APLCT: Patrick Duggan
AGENT: Ron Franz
ADDRESS: 1401 Road D, Redwood Valley


 Zoning Districts

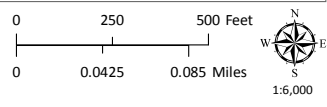
ZONING DISPLAY MAP

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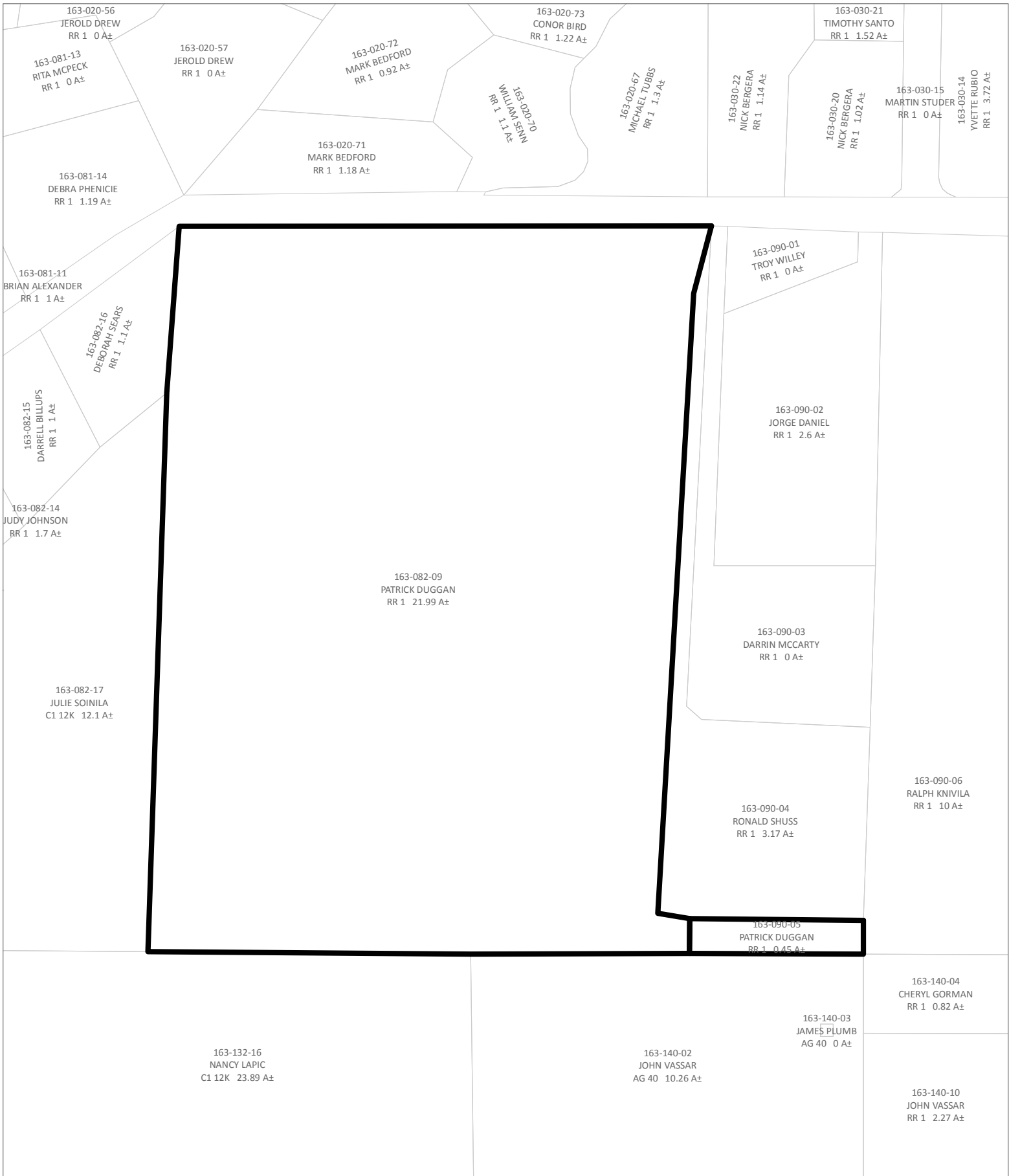
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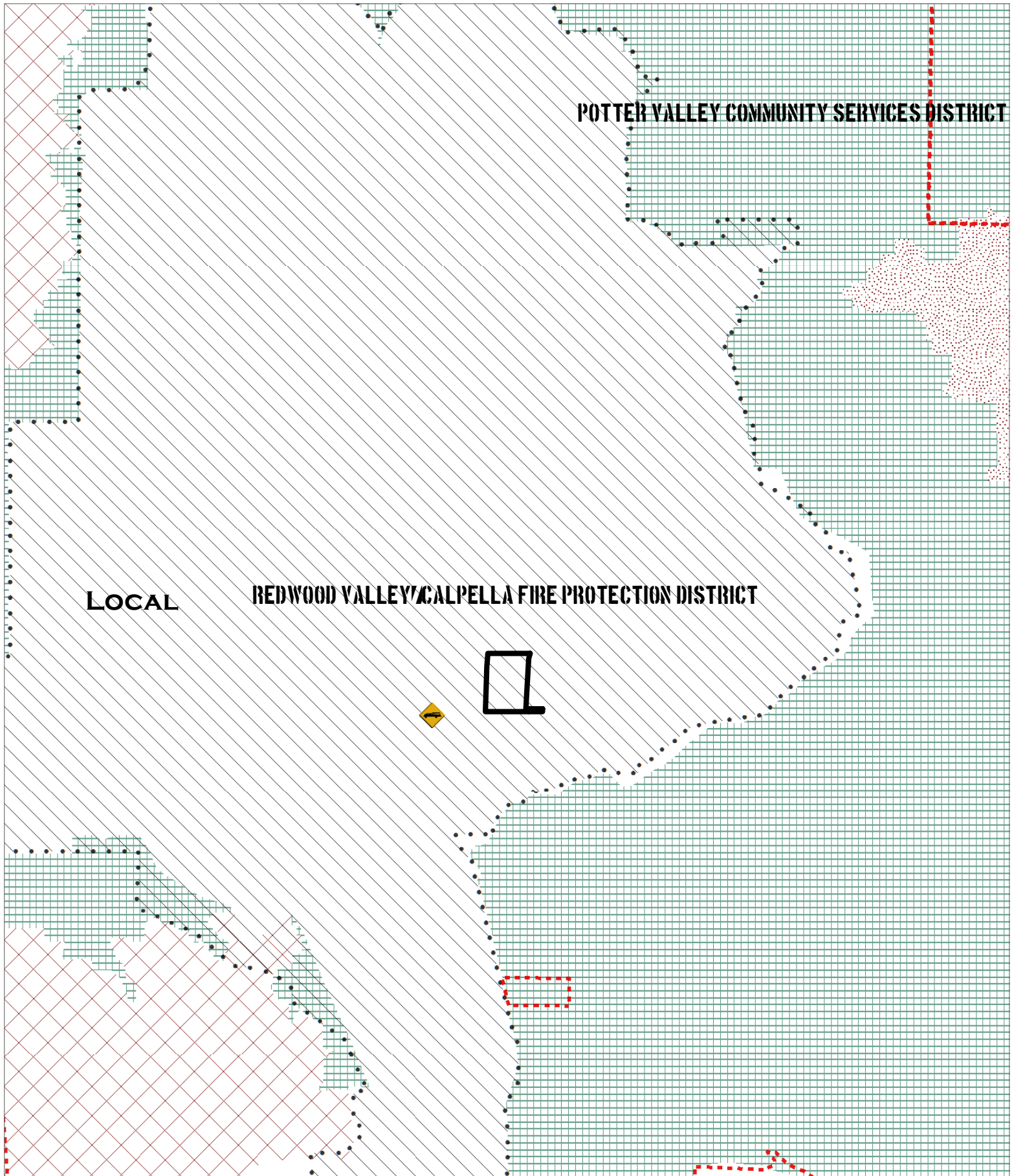
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

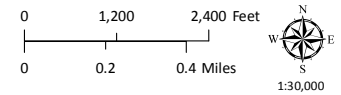
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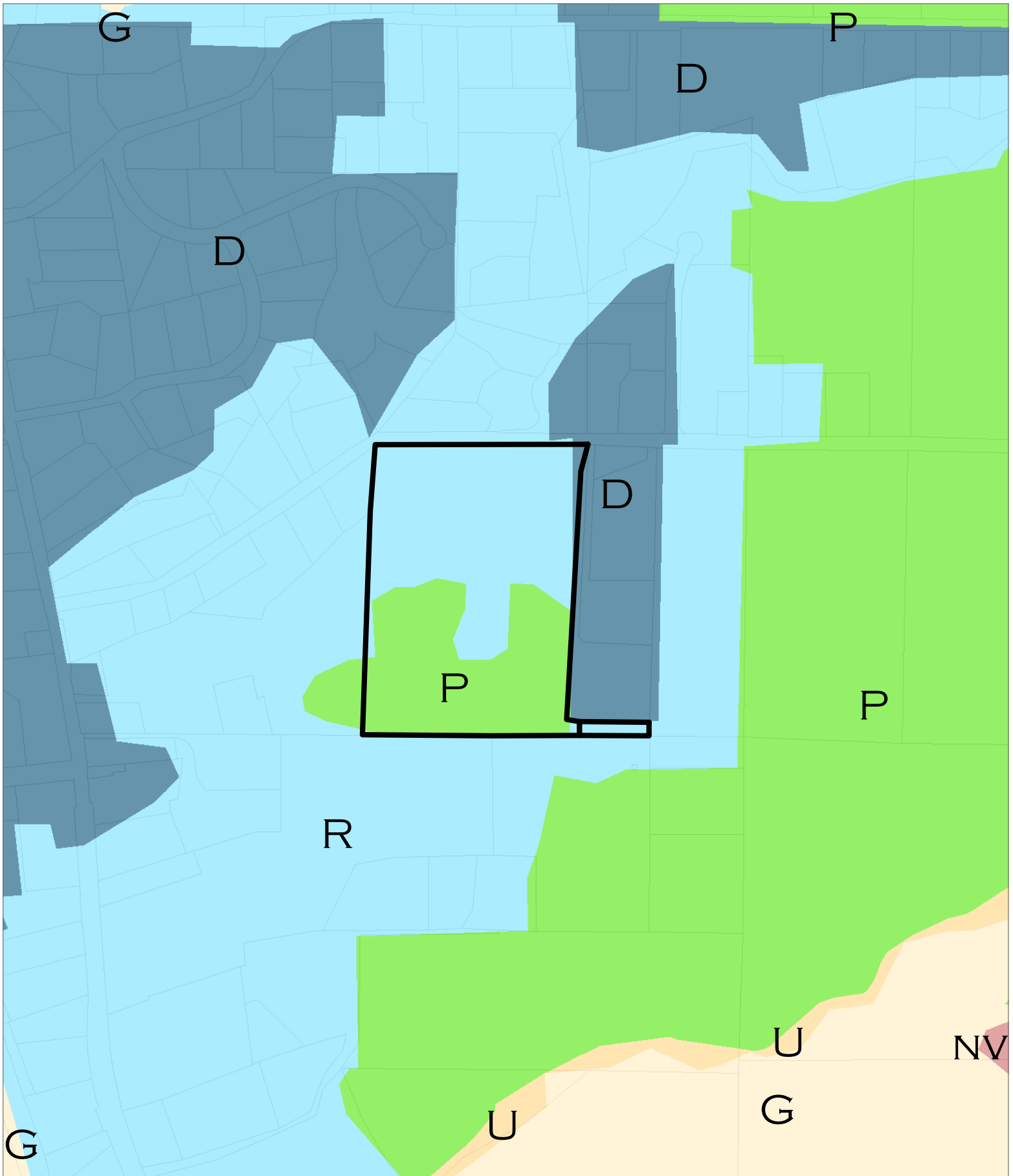
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- | | | | |
|--|----------------------------|--|-----------------------|
| | Fire Stations | | Very High Fire Hazard |
| | County Fire Districts | | High Fire Hazard |
| | Local Responsibility Areas | | Moderate Fire Hazard |



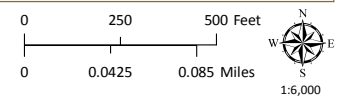
FIRE RESPONSIBILITY AREAS

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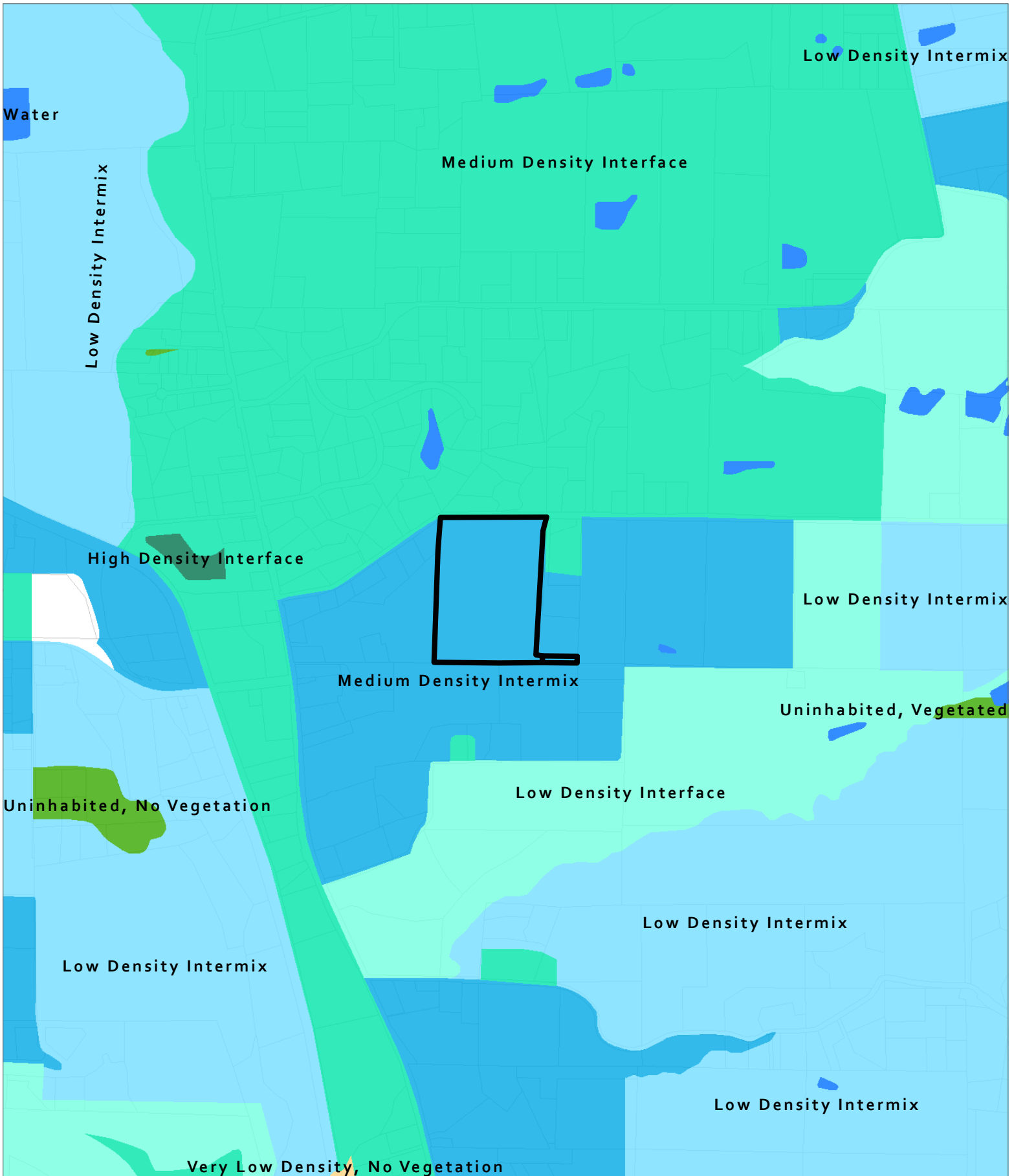
CASE: MS 2018-0003
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Urban & Built-Up Land (D)



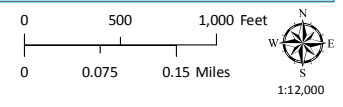
IMPORTANT FARMLAND

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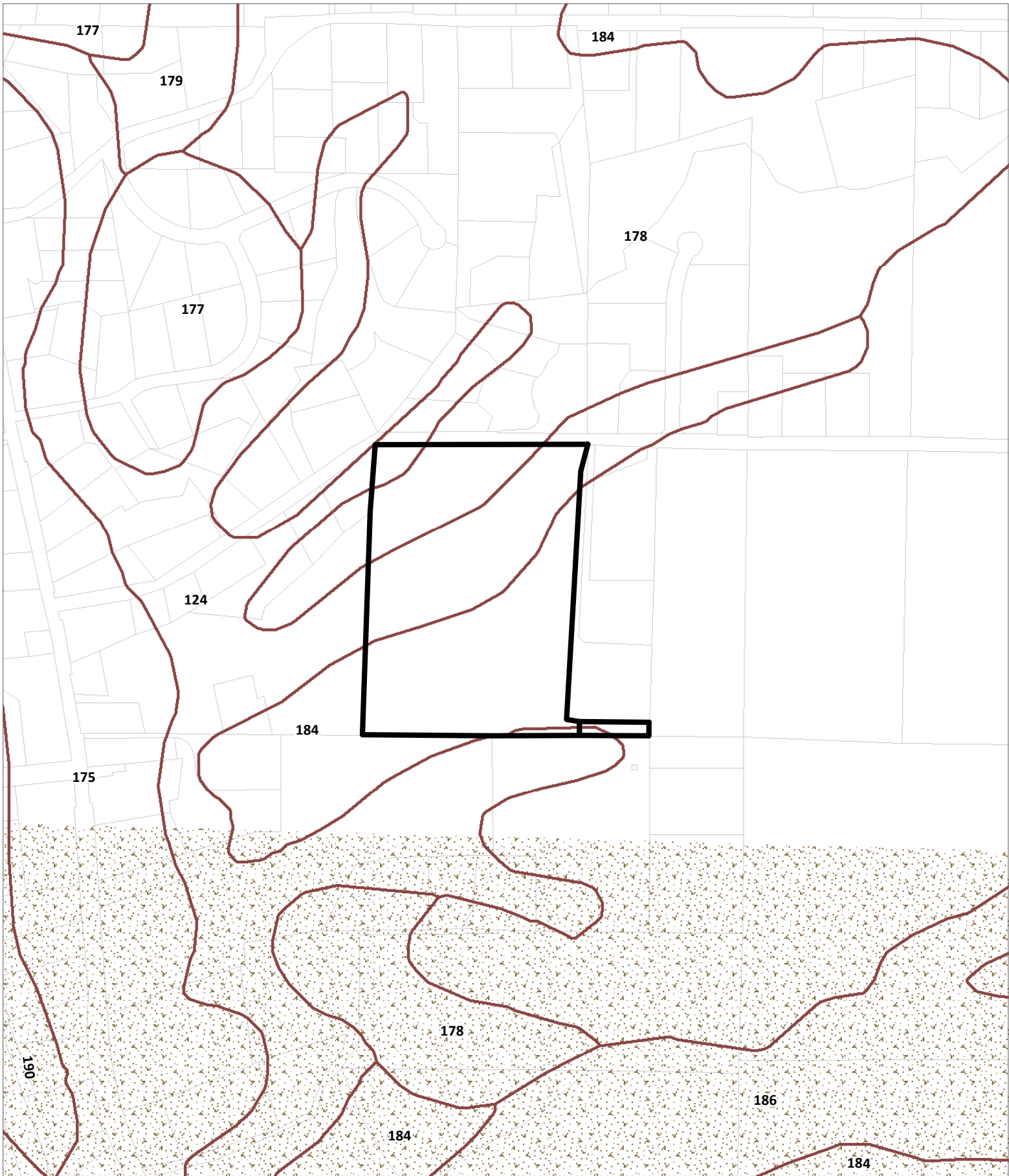
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Water





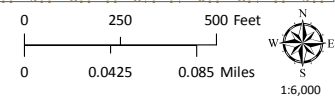
WILDLAND-URBAN INTERFACE ZONES

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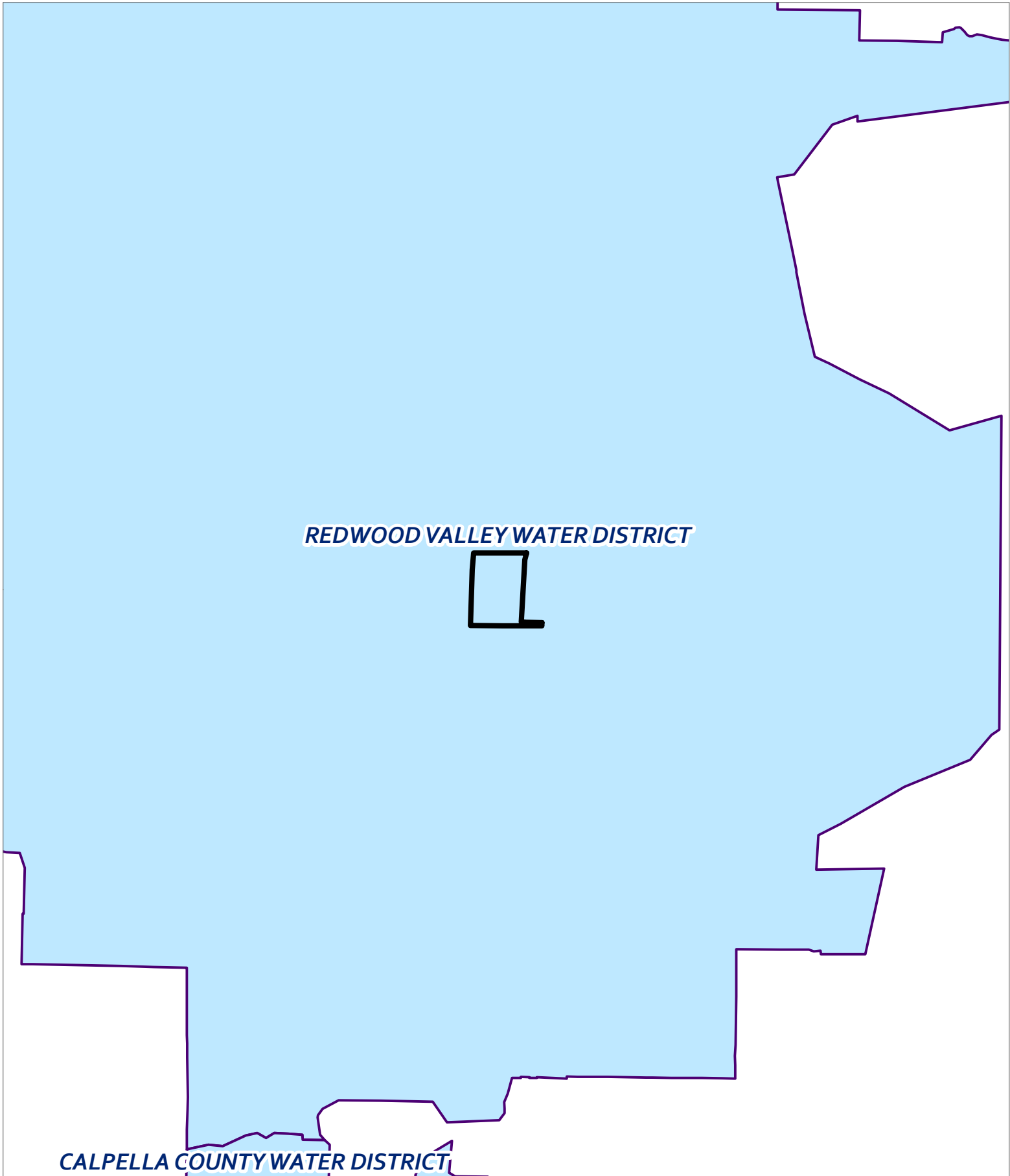
CASE: MS 2018-0003
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-  Eastern Soil Classes
-  Naturally Occurring Asbestos




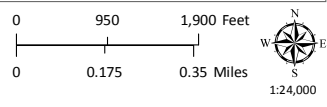
LOCAL SOILS

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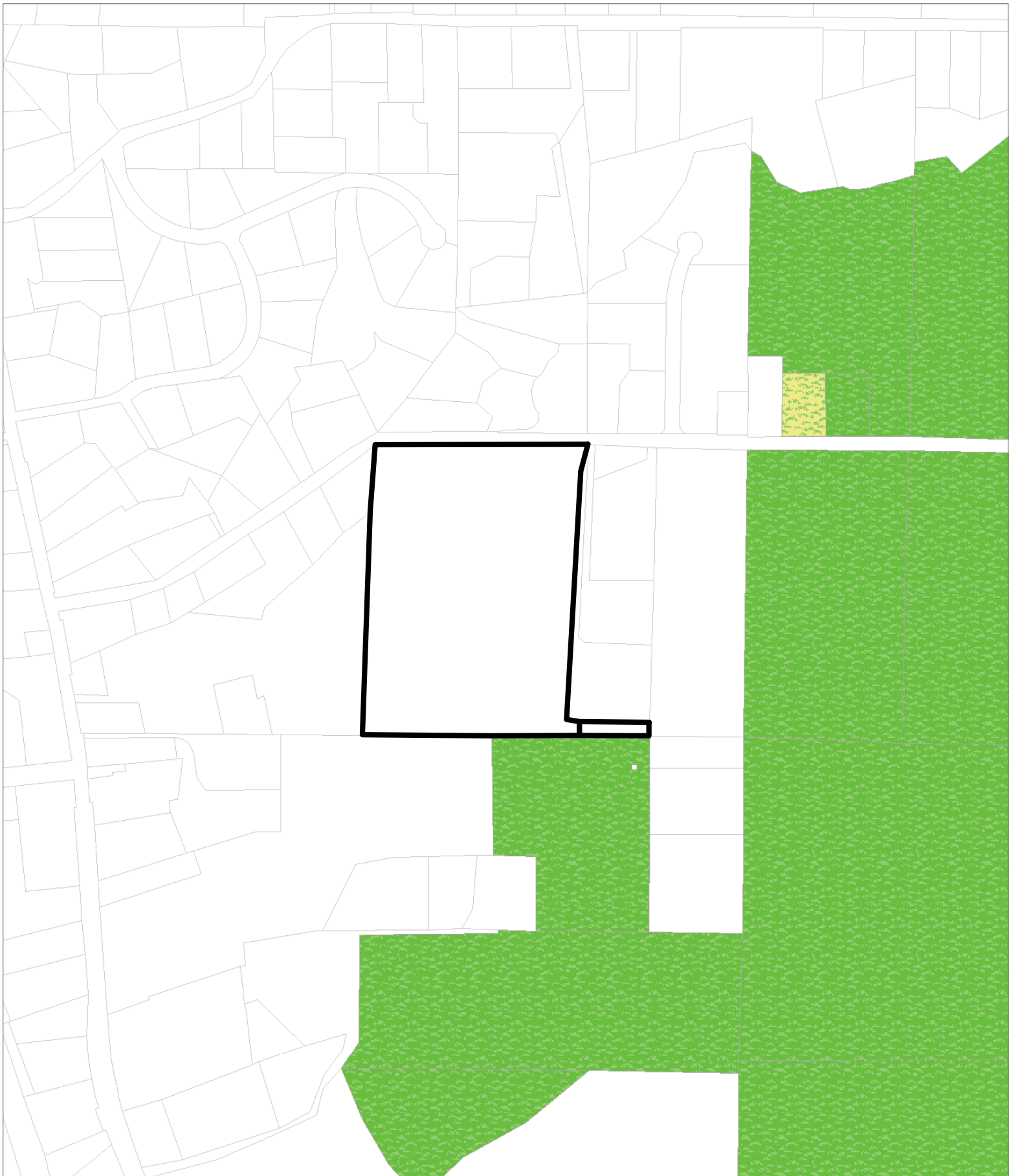
CASE: MS 2018-0003
OWNER: DUGGAN, Patrick
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 County Water Districts




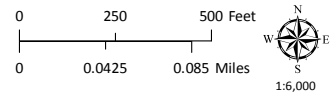
WATER DISTRICTS

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-  Williamson Act 2017
-  Prime Ag 2017
-  Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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