



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

May 8, 2018

Planning – FB
Department of Transportation
Environmental Health - FB

Building Inspection - FB
Assessor
Coastal Commission

South Coast Fire Protection District

CASE#: B_2018-0020

DATE FILED: 4/3/2018

OWNER/ APPLICANT: SUSAN ELIZABETH BENNELL

AGENT: SUSAN D RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to rearrange 5,716± sq. ft. between two separate owners across three parcels. Parcel 1 would gain and lose equal square footage. Parcel 2 would lose negligible square footage. Parcel 3 would gain negligible square footage.

LOCATION: In the Coastal Zone, 2± miles northwest of Gualala center, on the east side of Glennen Drive (CR 534), 0.1 miles northeast of its intersection with Hwy 1, located at 37031 Glennen Drive, Gualala (APNs: 144-170-06, -09, & 144-160-22).

STAFF PLANNER: Sam 'Vandy' Vandewater

RESPONSE DUE DATE: May 22, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

REPORT FOR: COASTAL DEVELOPMENT BOUNDARY LINE ADJUST CASE #: B_2018-0020

OWNER:

SUSAN ELIZABETH BENNELL

APPLICANT:

SUSAN ELIZABETH BENNELL

AGENT:

SUSAN D RUSCHMEYER

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ACREAGE:

2.52± acres

GENERAL PLAN:

Rural Residential (RR5(2):R)

ZONING:

Rural Residential (RR:5)

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

11N

RANGE:

15W

SECTION:

20

USGS QUAD#:

70 Gualala

RELATED CASES ON SITE:

MS 38-87 – Established existing legal parcel boundaries. (All subject parcels)

CDP 26-09 – Permitted agricultural structures. (APN 144-170-06)

RELATED CASES IN VICINITY:

None Applicable

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES (acres)	ADJACENT USES
NORTH:	RR:5 (RR:2)	RR:5 [RR:2]	5.5±, 10±	Residential / Timberland
EAST:	RL	RL:160	124±	Timberland
SOUTH:	RL	RL:160	7±	Highway / Residential
WEST:	RR:5 (RR:2)	RR:5 [RR:2]	2±, 2±, 0.75±, 0.7±, 0.55±	Residential

REFERRAL AGENCIES:

☒ Planning (FB)

☒ Department of Transportation

☒ Environmental Health FB)

☒ Building Inspection (FB)

☒ South Coast Fire Protection District

☒ Assessor

☒ Coastal Commission

ADDITIONAL INFORMATION:

The intention of the proposed boundary line adjustment is to bring the residence and driveway on APN 144-170-06 (Bennell) into conformity and ownership, respectively. The residence does not currently meet the setbacks associated with the zoning district and the driveway is partially located on the neighboring parcel (APN 144-160-22). The proposed adjustment would provide an equal amount of square footage alterations to each property owner.

ASSESSOR'S PARCEL #: 144-170-06

STAFF PLANNER: Sam 'Vandy' Vandewater DATE: 5/3/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / YES	3. Within/Adjacent to Agriculture Preserve
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# N/A South Coast Fire Protection District; High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils (116, 124, 224)
<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.
	CRITICAL	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Non-Prime Agricultural Land; High Productivity Timberland; Marine Terrace Deposits (Zone 2)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map. None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. Division of Land; by definition Appealable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. 31 Gualala
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: B 2018-0020

CalFire No: _____

Date Filed: 4/3/18

Fee: \$ 3,076

Receipt No: 20197

Received By: RPF

Office use only

APPLICATION FORM

APPLICANT

Name: SUSAN ELIZABETH BENNELL Phone: 707 884 9275

Mailing Address: PO BOX 1575

City: GUALACA State/Zip: CA 95445 email: bennell sue@gmail.com

PROPERTY OWNER

Name: THE BENNELL FAMILY TRUST Phone: _____

Mailing Address: SAME

City: _____ State/Zip: _____ email: _____

AGENT PACIFIC LAND SURVEYS

Name: SUSAN D. RUSCHMEYER Phone: 707 875 3208

Mailing Address: PO BOX 574

City: GUALACA State/Zip: CA 95445 email: sdrp156702@gmail.com

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
144-170-06	THE BENNELL FAMILY TRUST	37031 GLENNEA DR, GUALACA	2.52 [±] _{AC}	2.52 [±] _{AC}
144-160-22	BETTY J.	37275 GLENNEA DR, GUALACA	10.03 [±] _{AC}	10.03 [±] _{AC}
144-170-09	O'NEIL			

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

(LOT 1A) (LOT 1B)
TWO SMALL PARCELS, ONE OF 234 SQ. FT. [±] AND ONE OF 2624 SQ. FT.
WILL BE TRANSFERRED FROM O'NEIL TO BENNELL TO ACCOMMODATE
THE EXISTING DRIVEWAY PAVEMENT AND THE BUILDING SETBACK LINES.
AN EQUAL PARCEL OF 2859 SQ. FT. [±] (LOT 2) WILL BE TRANSFERRED
FROM BENNELL TO O'NEIL.

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

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

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

Present Use Of Property																																								
<p>1. Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe below, and identify the use of each structure on the map to be submitted with your application.</p> <p><u>EACH PARCEL HAS A SINGLE FAMILY RESIDENCE.</u></p> <p><u>NOTE: O'NEIL PROPERTY IS COMPRISED OF TWO APN</u></p> <p><u>STRUCTURE IS ON APN 144-160-22</u></p> <p><u>APN 144-170-09 IS VACANT</u></p>																																								
<p>2. Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>																																								
<p>3. Lot area (within property lines): _____ <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres. <u>DEWELL = 2.52 AC ±</u></p> <p style="text-align: right;"><u>O'NEIL = 10.03 AC ±</u></p>																																								
<p>4. Lot Coverage:</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;"></th> <th style="text-align: center; width: 30%;">Existing</th> <th style="text-align: center; width: 30%;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td><u>LOT 1</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td align="center"><u>2602</u> sq ft ±</td> <td align="center"><u>SAME</u> sq ft</td> </tr> <tr> <td>Paved Area</td> <td align="center"><u>480</u> sq ft ±</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td align="center"><u>—</u> sq ft</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td align="center"><u>106689.2</u> sq ft ±</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>TOTAL:</td> <td align="center"><u>109171.2</u> sq ft ±</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td><u>LOT 2</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td align="center"><u>2300</u> sq ft ±</td> <td align="center"><u>SAME</u> sq ft</td> </tr> <tr> <td>Paved Area</td> <td align="center"><u>—</u> sq ft</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td align="center"><u>—</u> sq ft</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td align="center"><u>43666.8</u> sq ft ±</td> <td align="center"><u>—</u> sq ft</td> </tr> <tr> <td>TOTAL:</td> <td align="center"><u>436906.8</u> sq ft</td> <td align="center"><u>—</u> sq ft</td> </tr> </tbody> </table> <p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>			Existing	Proposed after Adjustment	<u>LOT 1</u>			Building Coverage	<u>2602</u> sq ft ±	<u>SAME</u> sq ft	Paved Area	<u>480</u> sq ft ±	<u>—</u> sq ft	Landscaped Area	<u>—</u> sq ft	<u>—</u> sq ft	Unimproved Area	<u>106689.2</u> sq ft ±	<u>—</u> sq ft	TOTAL:	<u>109171.2</u> sq ft ±	<u>—</u> sq ft	<u>LOT 2</u>			Building Coverage	<u>2300</u> sq ft ±	<u>SAME</u> sq ft	Paved Area	<u>—</u> sq ft	<u>—</u> sq ft	Landscaped Area	<u>—</u> sq ft	<u>—</u> sq ft	Unimproved Area	<u>43666.8</u> sq ft ±	<u>—</u> sq ft	TOTAL:	<u>436906.8</u> sq ft	<u>—</u> sq ft
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<p>5. Parking will be provided as follows: <u>N/A</u></p> <p>LOT 1 Existing Spaces _____ Proposed Spaces _____</p> <p>LOT 2 Existing Spaces _____ Proposed Spaces _____</p> <p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>																																								

6.	Is any grading or road construction planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.):	
For grading or road construction, complete the following: N/A		
(A)	Amount of cut:	_____ cubic yards
(B)	Amount of fill:	_____ cubic yards
(C)	Maximum height of fill slope:	_____ feet
(D)	Maximum height of cut slope:	_____ feet
(E)	Amount of import or export:	_____ cubic yards
(F)	Location of borrow or disposal site: _____	
7.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)	
8.	Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9.	Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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:

(Description of development)

Located at: 37031 GLENNEN DRIVE GUALALA
37275 GLENNEN DRIVE GUALALA

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

Owner/Authorized Representative

Date

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

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

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.**

AP# 000-000-00 Last name, First name Street address City, state zip	APN 144-170-07 & -04 Parkin, Richard and JoAnn 37151 Glennen Drive P.O.Box 1484 Gualala, CA 95445	APN 144-170-08 Parkin, Richard and JoAnn 37121 Glennen Drive P.O.Box 1484 Gualala, CA 95445
APN 144-160-08 Barber, Horace and Martha Bourns Gulch Road Gualala, CA 95445 11369 Berwick St LA CA 90049		
APN 144-300-30 Gudjohnsen and Shaffer 37161 Bourns Way Gualala, CA 95445 1336 Via Nube SL CA 94580	APN 144-270-04 / 144-160-21 Bryson, Bryson and Kathleen 37701 S Hwy One Gualala, CA 95445 3800 Sherwood Dr Provo UT 84604	
	APN 144-300-24 Kreck, Trent and Elizabeth 37051 Glennen Drive Gualala, CA 95445	
APN 144-300-29 Parameswaram, Mahalakshmi 37100 Glennen Drive Gualala, CA 95445 1535 Addison St Berkeley CA 94703		APN 144-300-23 Lee, Robert and Christine 37001 Glennen Drive Gualala, CA 95445 2522 Venado Camino WC CA 94598

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.

4/11/18

Date

Group Trustee P.O.A OWEN
Applicant

Indemnification And Hold Harmless

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03/30/18

Date



Applicant

BENNER C

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: MINOR BOUNDARY LINE ADJUSTMENT

Location: 37031 AND 37275 GLENNEN DRIVE
GUALACA CA

Applicant: SUSAN ELIZABETH BENNELL

Assessor's Parcel Number: APN 144-170-06, 144-160-22 +
144 - 170 - 09

Date Noticed Posed: _____

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 N. Bush St
UKIAH, CA 95482
707-234-6650
HOURS: 8:00 - 5:00

PACIFIC LAND SURVEYS

P.O. Box 316 Bodega, CA 94922

P.O. Box 574 Gualala, CA 95445

800.373.3208 Phone • 707.875.3208 Voice mail

• 707.884.1318 Fax

• email sdrpls6702@gmail.com

• web site <http://www.pacificlandsurveys.com>

Transmittal of April ,2018

TO: County of Mendocino
Planning Department
860 North Bush Street
Ukiah, CA 95482

FR: Susan Ruschmeyer, PLS
P.O. 574
Gualala, CA 95445



SUBMITTAL FOR BENNELL / O'NEIL BLA

APN 144-170-06, 144-160-22 and 144-170-09

The following is enclosed for the above-described project"

- Ten (10) sets of BLA Application, Includes Indemnification Agreement and Project Description Questionnaire, Declaration of Posting, and Notice of Pending Permit
- Ten (10) sets of BLA Site Plan 24"x36": One (1) 11"x17" reduction
- One (1) copy of Bennell Deed I.N. 2016-08896, M.C.R INCLUDES AP MAP
- One (1) copy of O'Neil Deed 2374 OR 617, M.C.R INCLUDES AP MAPS
- One (1) package of addressed and stamped envelopes for adjoiners
- One (1) check for \$ 3076 for application fee #2040 Bennell



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: SUSAN BENNELL

B_2018-0020

Receipt: PRJ_020197

Date: 4/3/2018

Pay Method: CHECK 2040

Received By: RUSSELL FORD

Project Number: B_2018-0020

Project Description: BENNELL, 2 pcls., Gualala

Site Address: 37031 GLENNEN DR

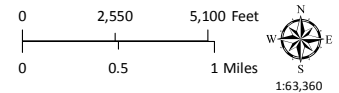
<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,098.00
BLA BASE			\$1,098.00
COASTAL	1100-2851-822609		\$941.00
			\$941.00
DOT FEES	1100-1910-826182		\$400.00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

Total Fees Paid:	\$3,076.00
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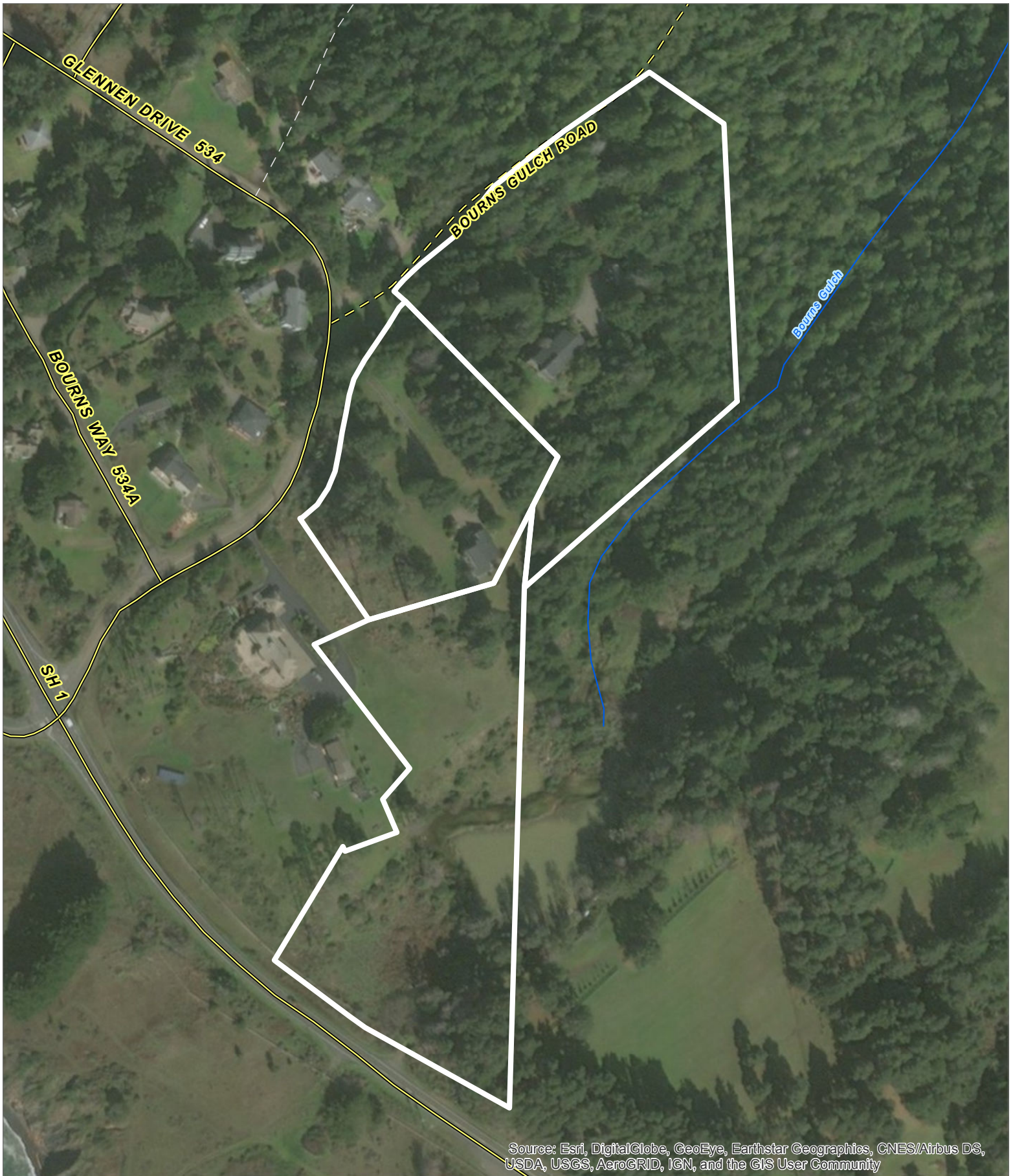
CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 APLCT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glennen Drive, Gualala

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



LOCATION MAP

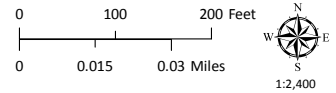
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: B 2018-0020
OWNER: BENNELL, Susan
APN: 144-160-22, 144-170-06, 09
APLCT: Susan Elizabeth Bennell
AGENT: Susan Ruschmeyer
ADDRESS: 37031 Glennen Drive, Gualala

- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



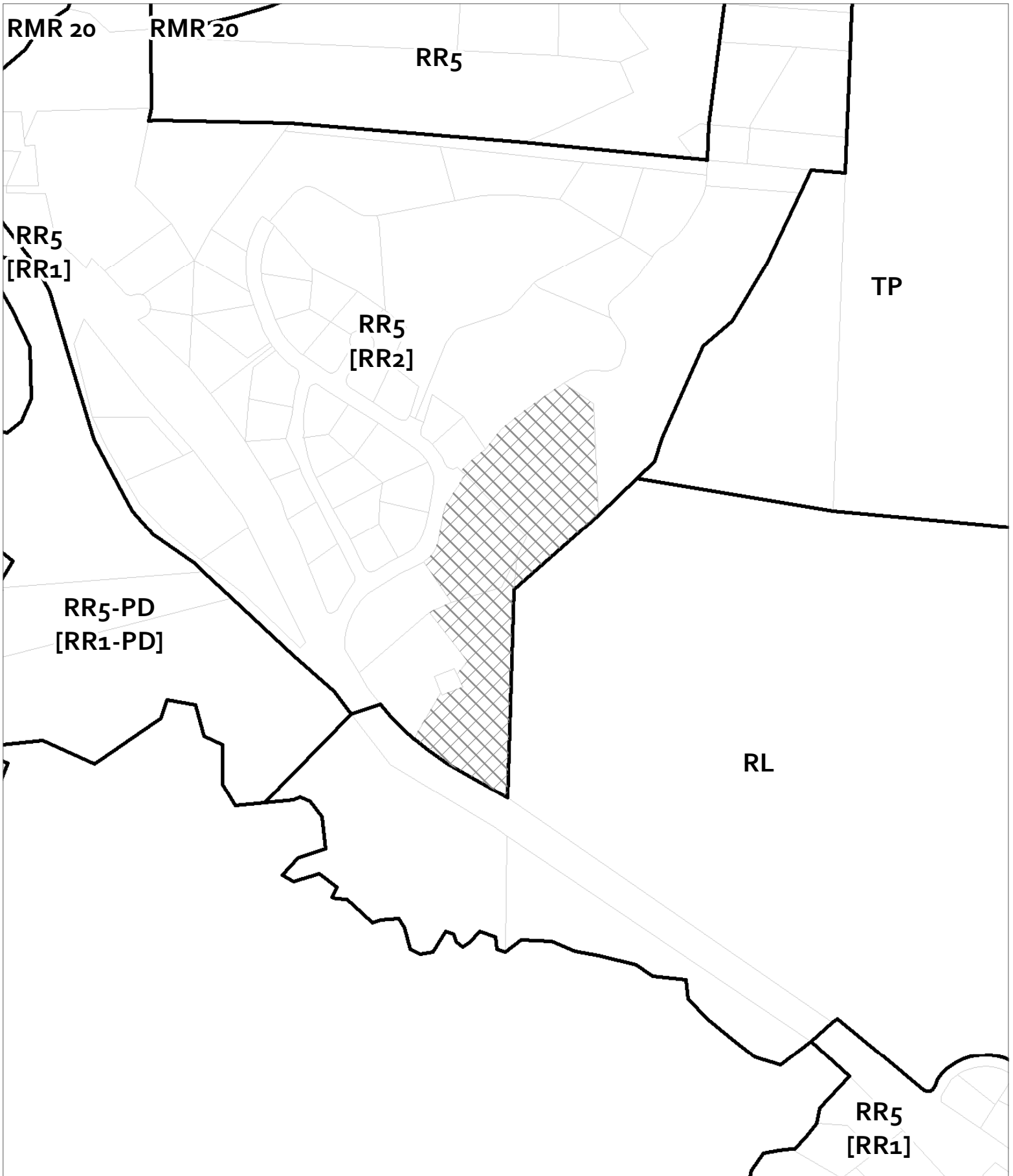
AERIAL IMAGERY

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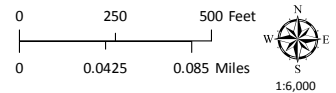
NO SCALE

TENTATIVE MAP



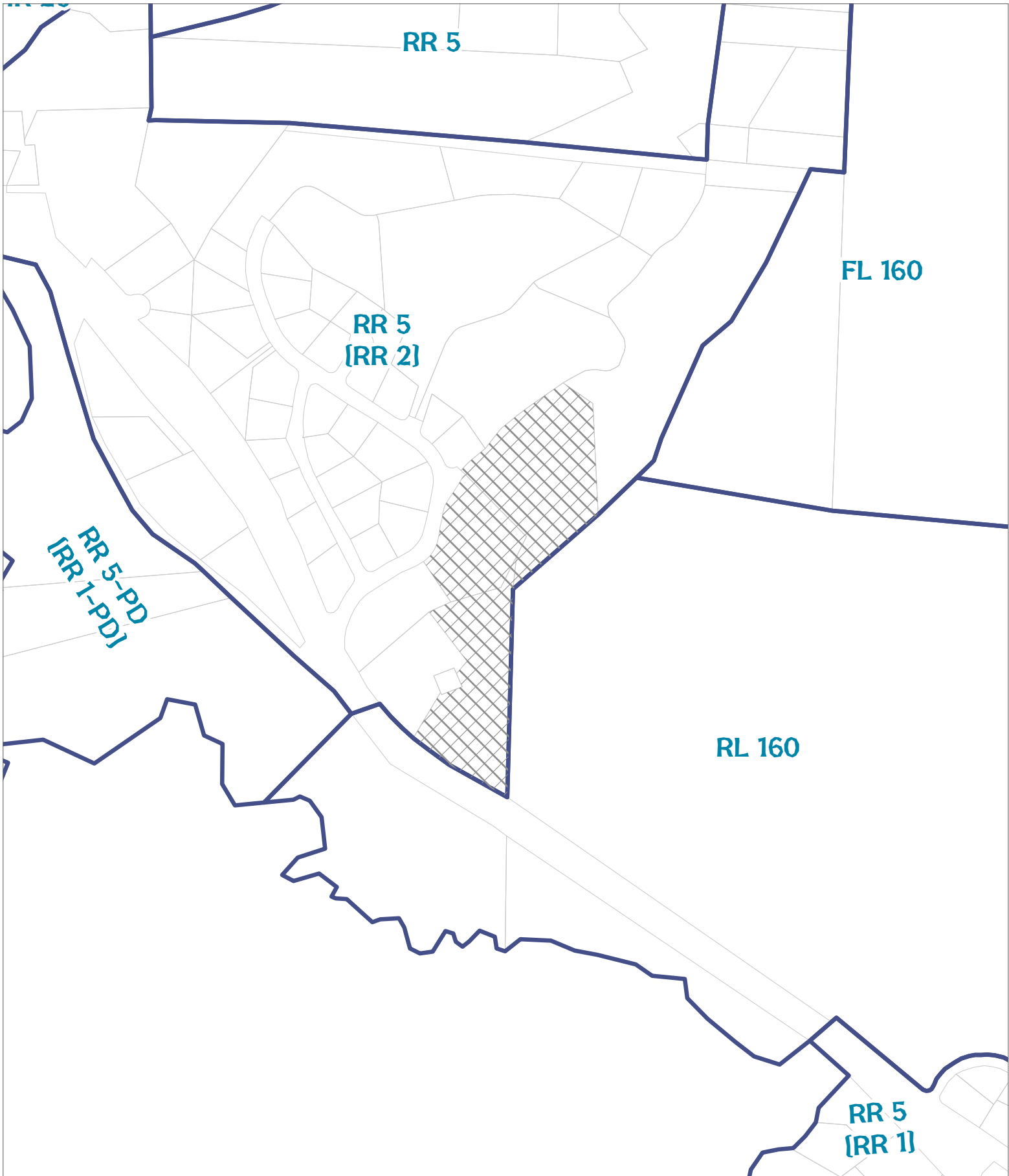
CASE: B 2018-0020
OWNER: BENNELL, Susan
APN: 144-160-22, 144-170-06, 09
APLCT: Susan Elizabeth Bennell
AGENT: Susan Ruschmeyer
ADDRESS: 37031 Glennen Drive, Gualala

 Zoning Districts

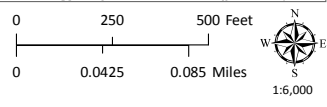



ZONING DISPLAY MAP

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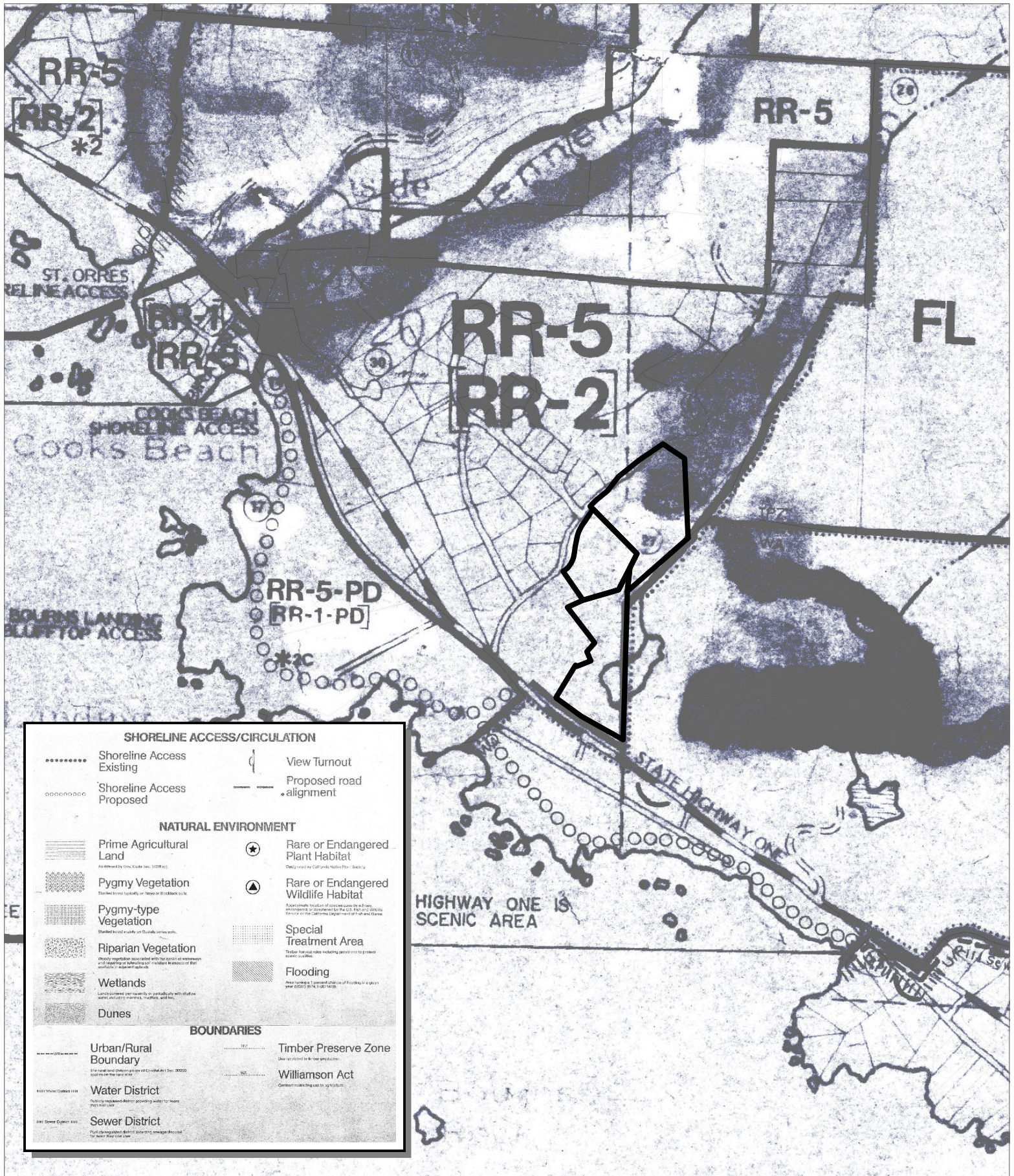
CASE: B 2018-0020
OWNER: BENNELL, Susan
APN: 144-160-22, 144-170-06, 09
APLCT: Susan Elizabeth Bennell
AGENT: Susan Ruschmeyer
ADDRESS: 37031 Glennen Drive, Gualala



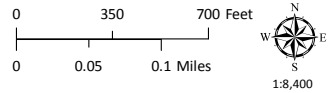
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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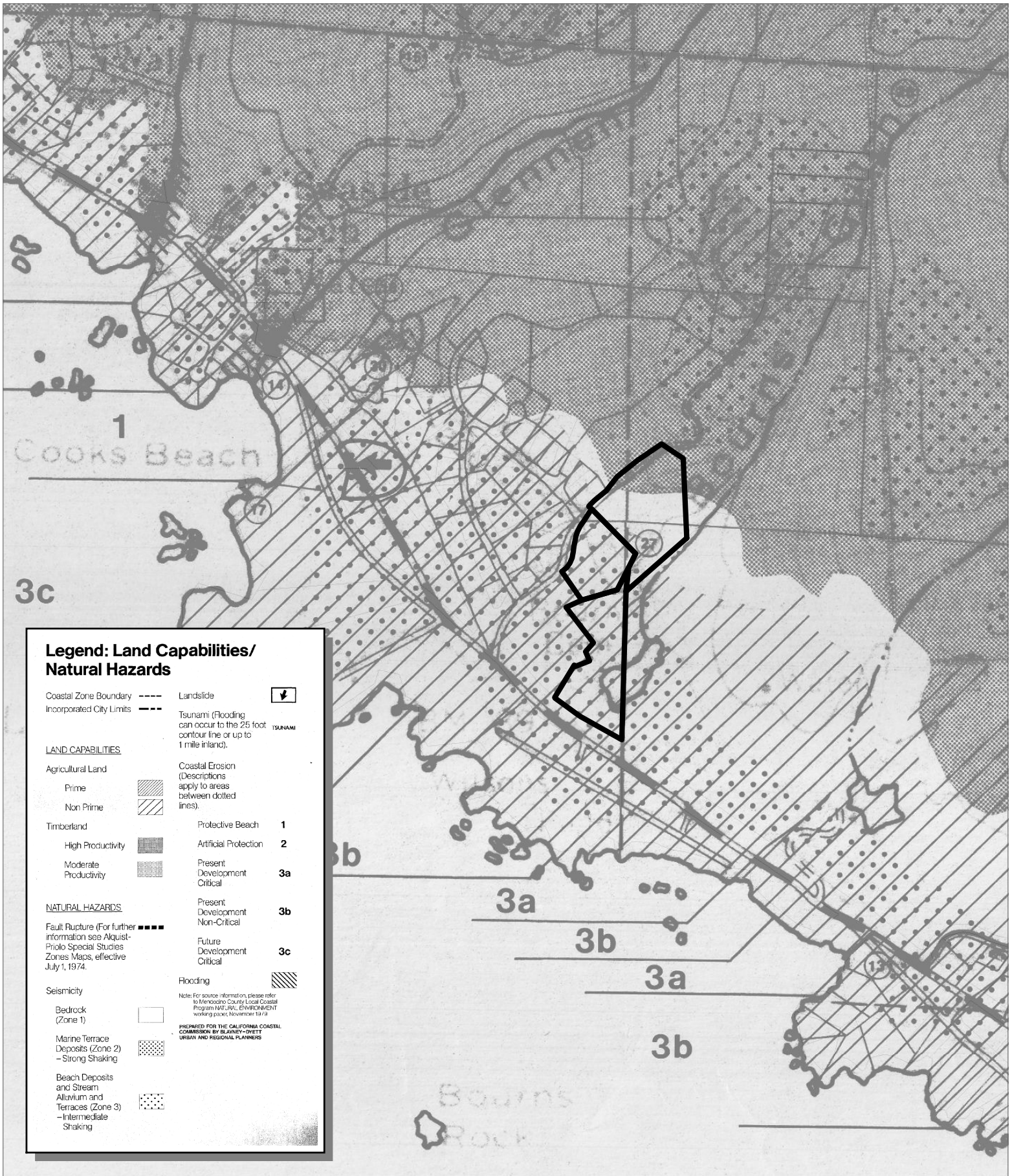


CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 AP/CT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glenn Drive, Gualala

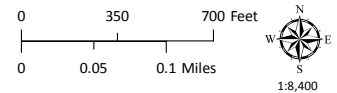


LCP LAND USE MAP 31: GUALALA

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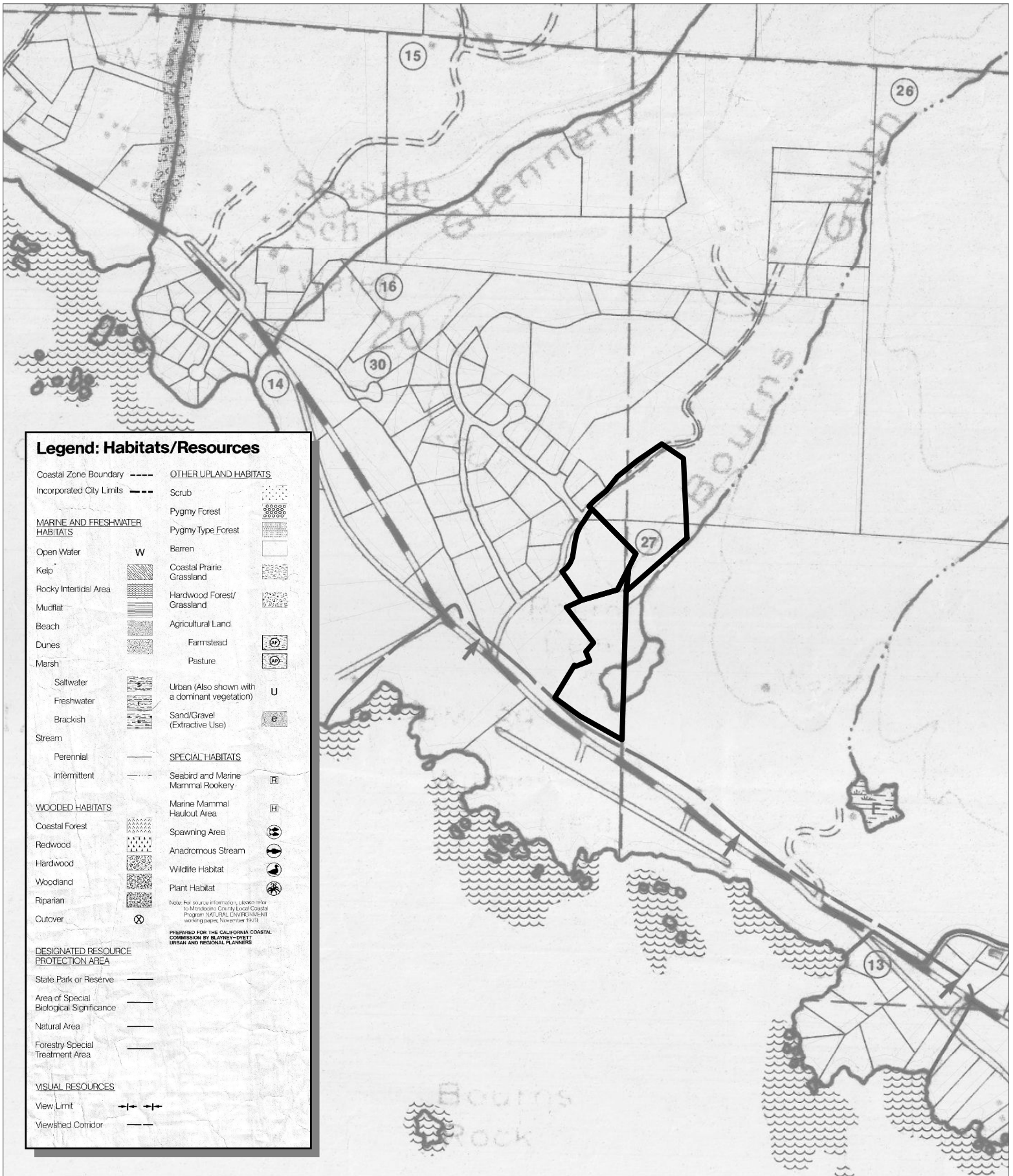


CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 APLCT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glennen Drive, Gualala

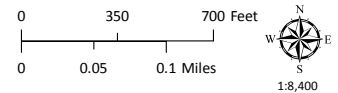


LCP LAND CAPABILITIES & NATURAL HAZARDS

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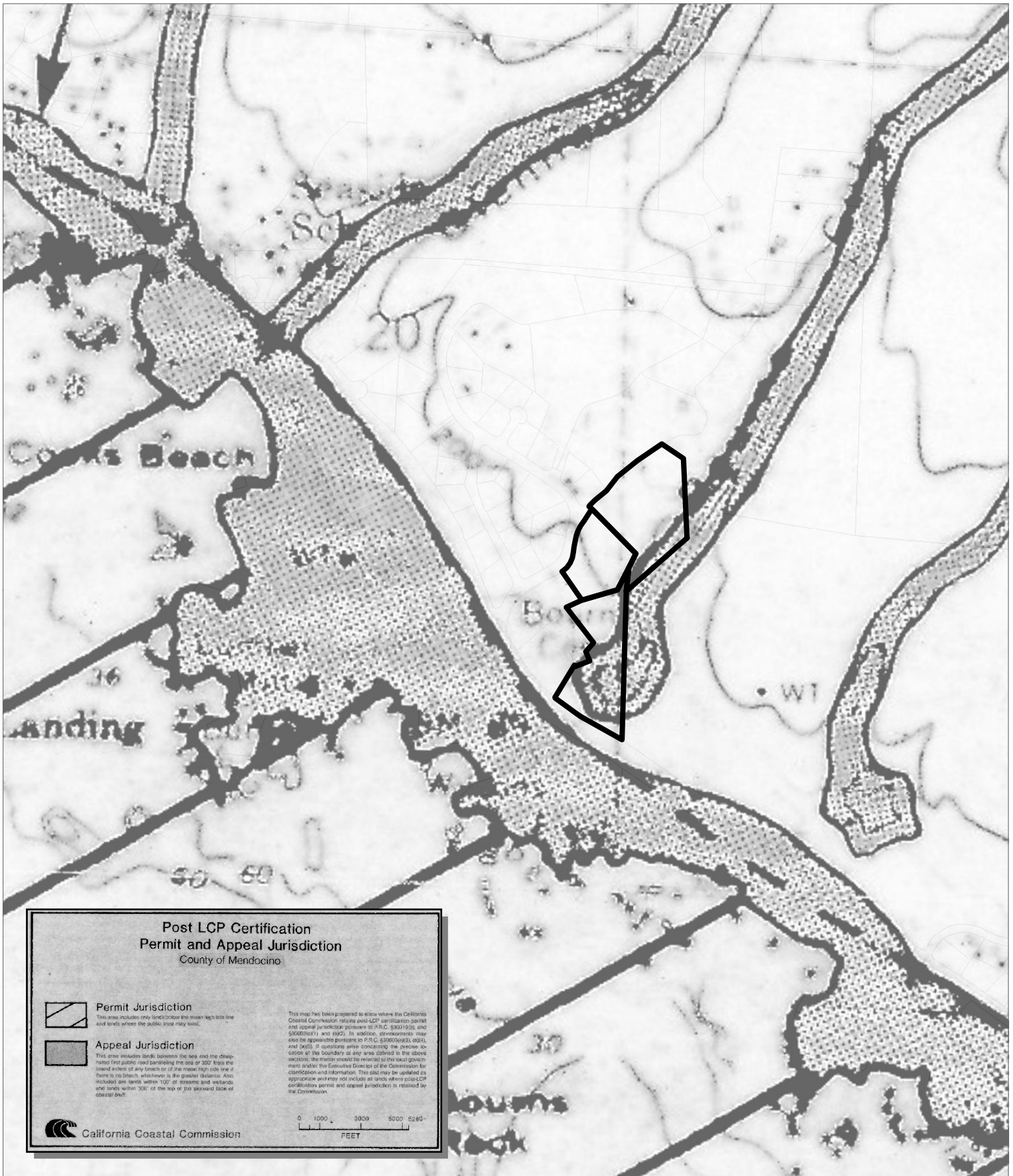


CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 APLCT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glennen Drive, Gualala

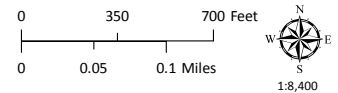


LCP HABITATS & RESOURCES

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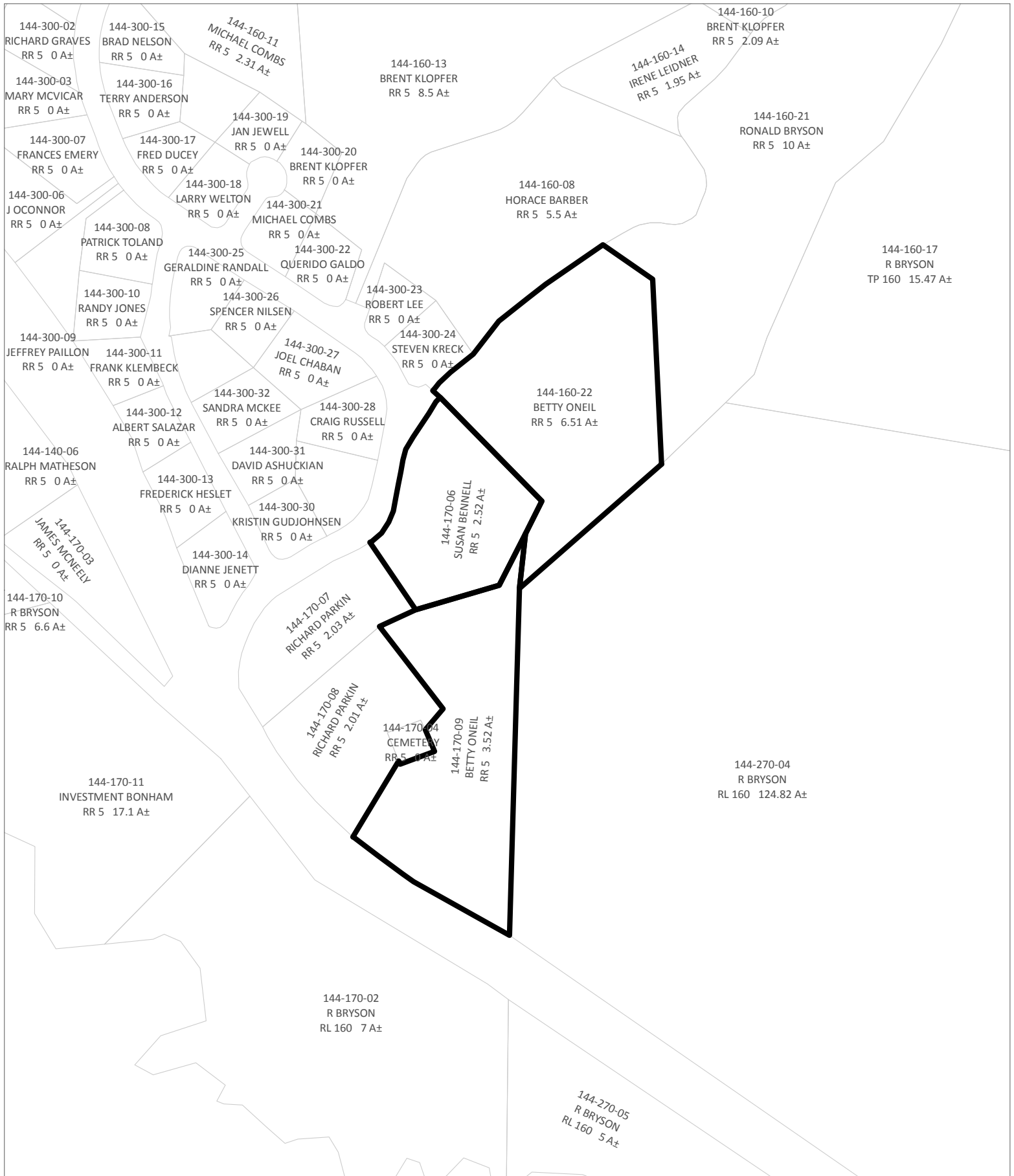


CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 APLCT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glennen Drive, Gualala

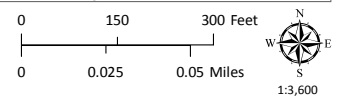


APPEALABLE AREAS

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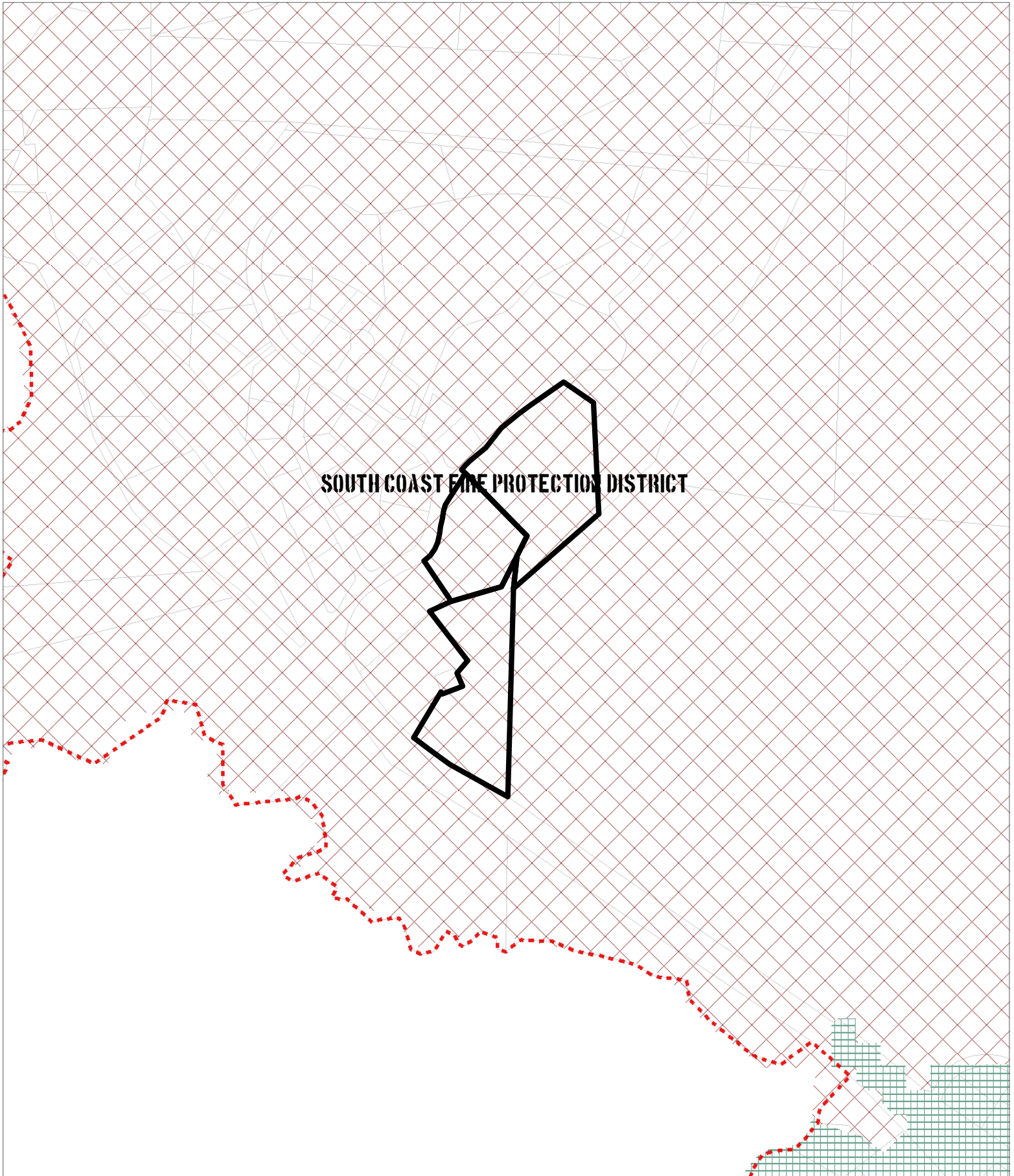


CASE: B 2018-0020
 OWNER: BENNELL, Susan
 APN: 144-160-22, 144-170-06, 09
 APLCT: Susan Elizabeth Bennell
 AGENT: Susan Ruschmeyer
 ADDRESS: 37031 Glennen Drive, Gualala



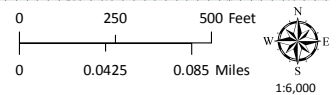
ADJACENT PARCELS

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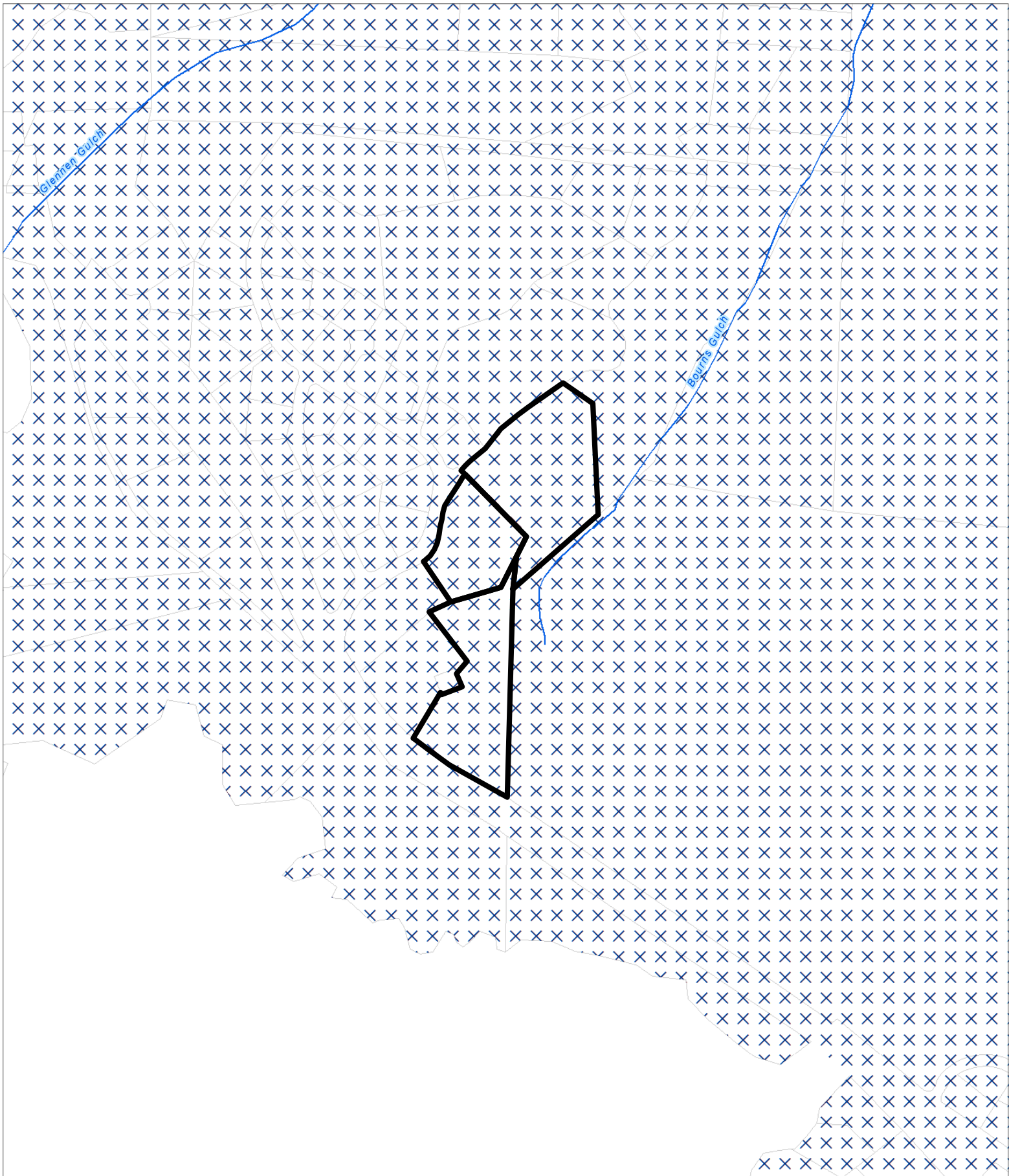
CASE: B 2018-0020
OWNER: BENNELL, Susan
APN: 144-160-22, 144-170-06, 09
APLCT: Susan Elizabeth Bennell
AGENT: Susan Ruschmeyer
ADDRESS: 37031 Glennen Drive, Gualala

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





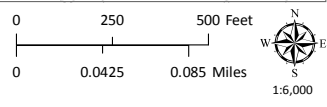
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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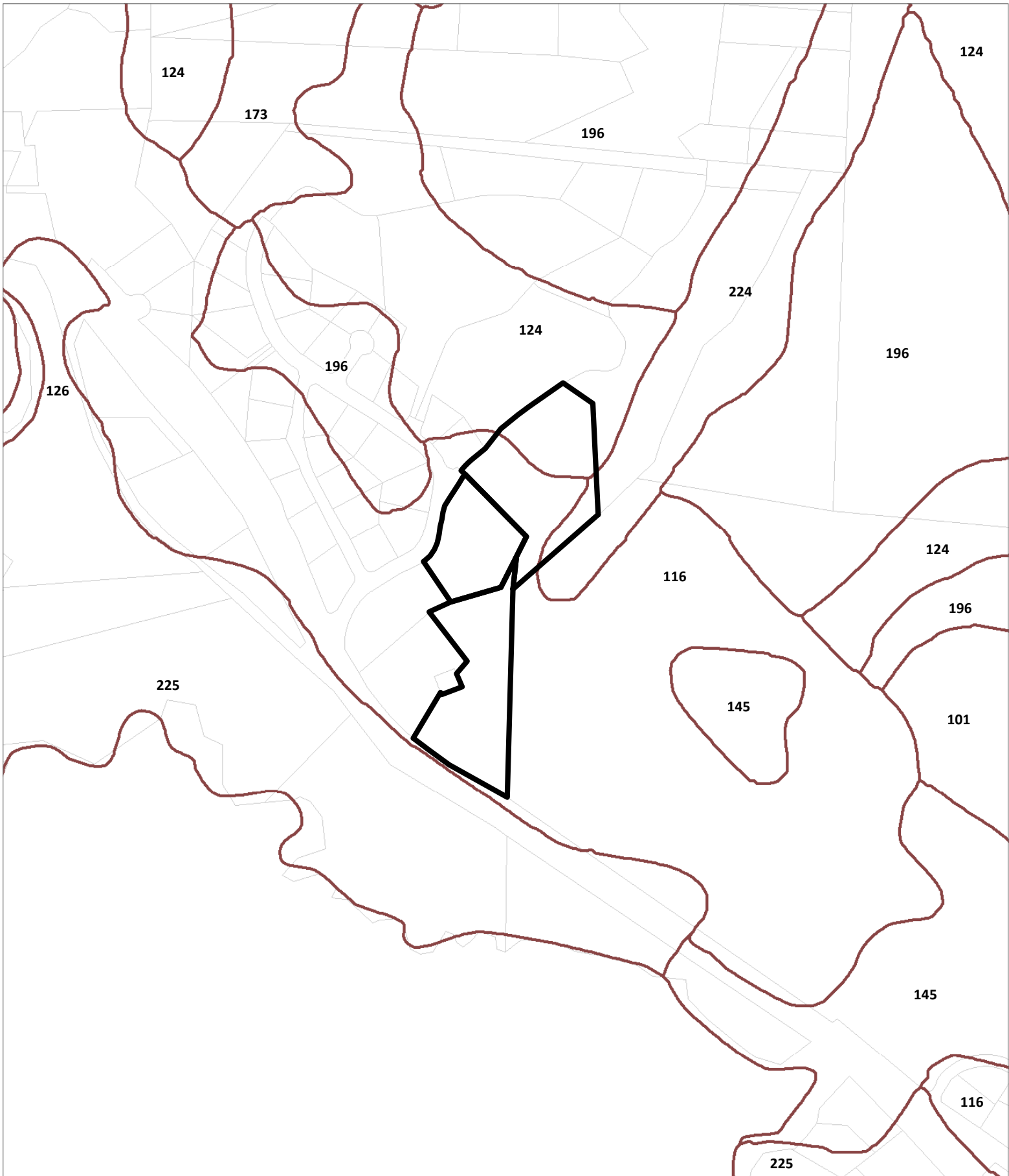
CASE: B 2018-0020
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APN: 144-160-22, 144-170-06, 09
APLCT: Susan Elizabeth Bennell
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 Named Rivers
 Critical Water Areas




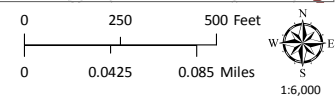
GROUND WATER RESOURCES

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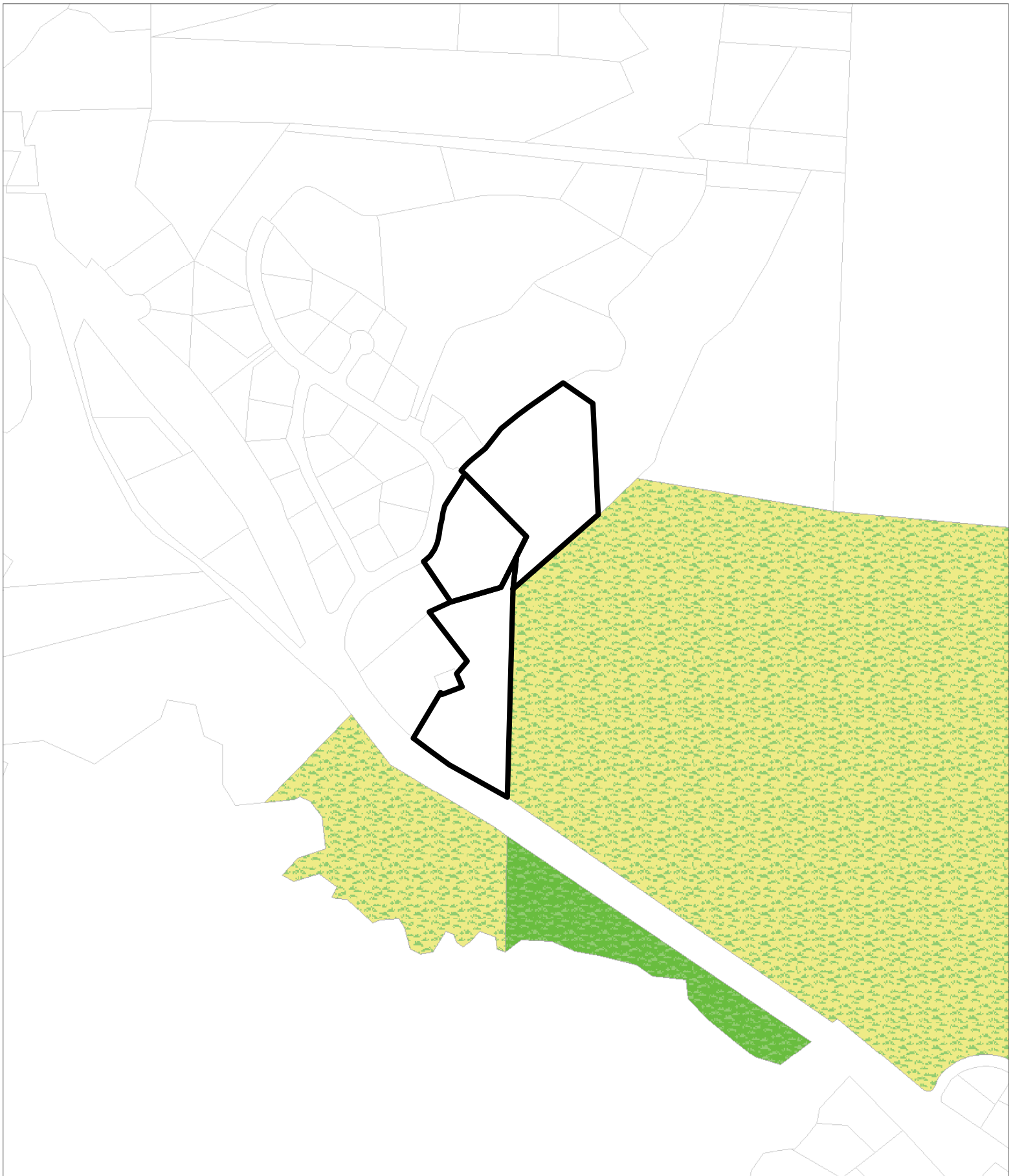
CASE: B 2018-0020
OWNER: BENNELL, Susan
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AGENT: Susan Ruschmeyer
ADDRESS: 37031 Glennen Drive, Gualala

 Western Soil Classes



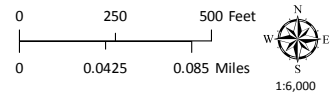
LOCAL SOILS

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CASE: B 2018-0020
OWNER: BENNELL, Susan
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APLCT: Susan Elizabeth Bennell
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-  Williamson Act 2017
-  Prime Ag 2017
-  Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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