



**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 29, 2018

Planning – FB  
Department of Transportation  
Environmental Health - Fort Bragg  
Building Inspection - Fort Bragg  
Department of Fish & Wildlife  
County Addressor  
Air Quality Management

Fort Bragg Fire Protection District  
Caltrans  
Department of Forestry/ CalFire  
California Native Plant Society  
Dorothy King Chapter, Native Plant Society  
Archaeological Commission  
Sonoma State University

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Rancheria  
Assessor

**CASE#:** MS\_2018-0001

**DATE FILED:** 1/4/2018

**OWNER/APPLICANT:** SCOTT BROWN

**REQUEST:** Subdivision of 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres

**LOCATION:** 2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E). Located at 31120 Thomas Lane, Fort Bragg (APN: 019-333-18)

**STAFF PLANNER:** Sam Vandewater

**RESPONSE DUE DATE:** June 12, 2018

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

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](mailto: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:

SCOTT BROWN

APPLICANT:

SCOTT BROWN

REQUEST:

Subdivision of 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres.

LOCATION:

2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E). Located at 31120 Thomas Lane, Fort Bragg (APN 019-333-18)

ACREAGE:

10.32± acres

GENERAL PLAN:

Rural Residential (RR)

ZONING:

Rural Residential – 2 acre minimum (RR:2)

COASTAL ZONE:

NO

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

18N

RANGE:

17W

SECTION:

17

USGS QUAD#:

41 (Fort Bragg)

RELATED CASES ON SITE:

MS15-2005 – Established existing legal parcel.

RELATED CASES IN VICINITY:

N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR)	Rural Residential (RR:2)	2.4±	Residential
EAST:	Rural Residential (RR)	Rural Residential (RR:2)	12±, 2.4±	Vacant
SOUTH:	Rural Residential (RR)	Rural Residential (RR:2)	2±	Residential
WEST:	Rural Residential (RR)	Rural Residential (RR:2)	4±, 2±, 2±	Residential

REFERRAL AGENCIES:

☒ Planning (FB)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☒ Department of Fish & Wildlife

☒ Addresser

☒ Air Quality Management District

☒ Fort Bragg Fire Protection District

☒ CalFire

☒ CalTrans

☒ California Native Plant Society

☒ Dorothy King Chap. Native Plant Society

☒ Archaeological Commission

☒ Sonoma State University

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Rancheria

☒ Assessor

ADDITIONAL INFORMATION: N/A

ASSESSOR’S PARCEL #: 019-333-18

STAFF PLANNER: SAM ‘VANDY’ VANDEWATER    DATE: 4/9/2018

ENVIRONMENTAL DATA  
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within Hazardous Waste Site
	YES	5. Natural Diversity Data Base Pygmy landscape
	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# 256-18 High Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils (199, 214); Bishop Pine; Blacklock and Aborigine
<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



**Planning and Building  
Services**

Case No:	MS-2018-0001
CalFire No:	N/A
Date Filed:	1-4-18
Fee:	\$6,850.00
Receipt No:	PRS-018871
Received By:	Jessie + Jesse (Watkins Davis)
Office use only	

**APPLICATION FORM**

**APPLICANT**  
 Name: SCOTT BROWN Phone: 707 205 9041  
 Mailing Address: 31120 Thomas lane  
 City: Fort Bragg State/Zip: CA 95437 email: SCOTTBrownfamilywines.com

**PROPERTY OWNER**  
 Name: SCOTT BROWN Phone: 707 205 9041  
 Mailing Address: 31120 Thomas lane  
 City: Fort Bragg State/Zip: CA 95437 email: \_\_\_\_\_

**AGENT**  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: 10.3 (Sq. feet/Acres) Address of Property: 31120 Thomas lane, Fort Bragg

Assessor Parcel Number(s): 019-333-18

**TYPE OF APPLICATION:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit     | <input type="checkbox"/> Flood Hazard                   | <input type="checkbox"/> Rezoning           |
| <input type="checkbox"/> Agricultural Preserve     | <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use          | <input checked="" type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor   |
| <input type="checkbox"/> CDP- Admin                | <input type="checkbox"/> Land Division- Major           | <input type="checkbox"/> Use Permit-Major   |
| <input type="checkbox"/> CDP- Standard             | <input type="checkbox"/> Land Division-Parcel           | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision    | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Development Review        | <input type="checkbox"/> Modification of Conditions     |   |
| <input type="checkbox"/> Exception                 | <input type="checkbox"/> Reversion to Acreage           |   |

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

DB 1-4-18 DB 1-4-18  
 Signature of Applicant/Agent Date Signature of Owner Date

## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

### THE PROJECT

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

SPLIT 2 X 2 Acre PARCELS from 10.3 Acre site.  
 vegetation removal Along fence Lines & Building PADS.  
 wells for each parcel ARE Already installed.  
 Access is from Thomas lane (PRIVATE ROAD).

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b>			1 Acre	1 Acre	1 Acre
<b>Area Landscaped Area</b>			6 Acre	6 Acre	6 Acre
<b>Unimproved Area</b>			3.3 Acre	3.3 Acre	3.3 Acre
<b>GRAND TOTAL (Equal to gross area of Parcel)</b> 10.3 Acres.					

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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

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

Along Fence Lines

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

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	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

---

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

B. Amount of fill \_\_\_\_\_ cubic yards

C. Maximum height of fill slope \_\_\_\_\_ feet

D. Maximum height of cut slope \_\_\_\_\_ feet

E. Amount of import or export \_\_\_\_\_ cubic yards

F. Location of borrow or disposal site \_\_\_\_\_

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

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

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

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

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: 80 feet \_\_\_\_\_ miles)  
☐ On Site Generation - Specify: \_\_\_\_\_

B. Gas:  
☒ Utility Company/Tank  
☐ On Site Generation - Specify: \_\_\_\_\_  
☐ None

C. Telephone: ☒ Yes ☐ No

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

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
Site has mailbox, Gates And Property Boundaries  
ARE visible from Thomas lane  
 \_\_\_\_\_

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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 35 feet.

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

27. Lot area (within property lines): 10.3 ☐ 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.  
Mostly level site small slope to Rear  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
Residential use + community college Parcel To East  
 \_\_\_\_\_

30. Indicate the surrounding land uses:

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

DB  
Owner/Authorized Agent

1-4-18  
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 1 of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

### **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: DB Date: 1-4-18

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	2 Acres	RRL 2	none
Lot Number 2	2 Acres	RRL 2	none
Lot Number 3			
Lot Number 4			
Remainder Parcel		RRL 2	none

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.)

**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.

DB  
Owner's Signature

1.4.18  
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.

DB  
Applicant and/or Agent's Signature

1.4.18  
Date

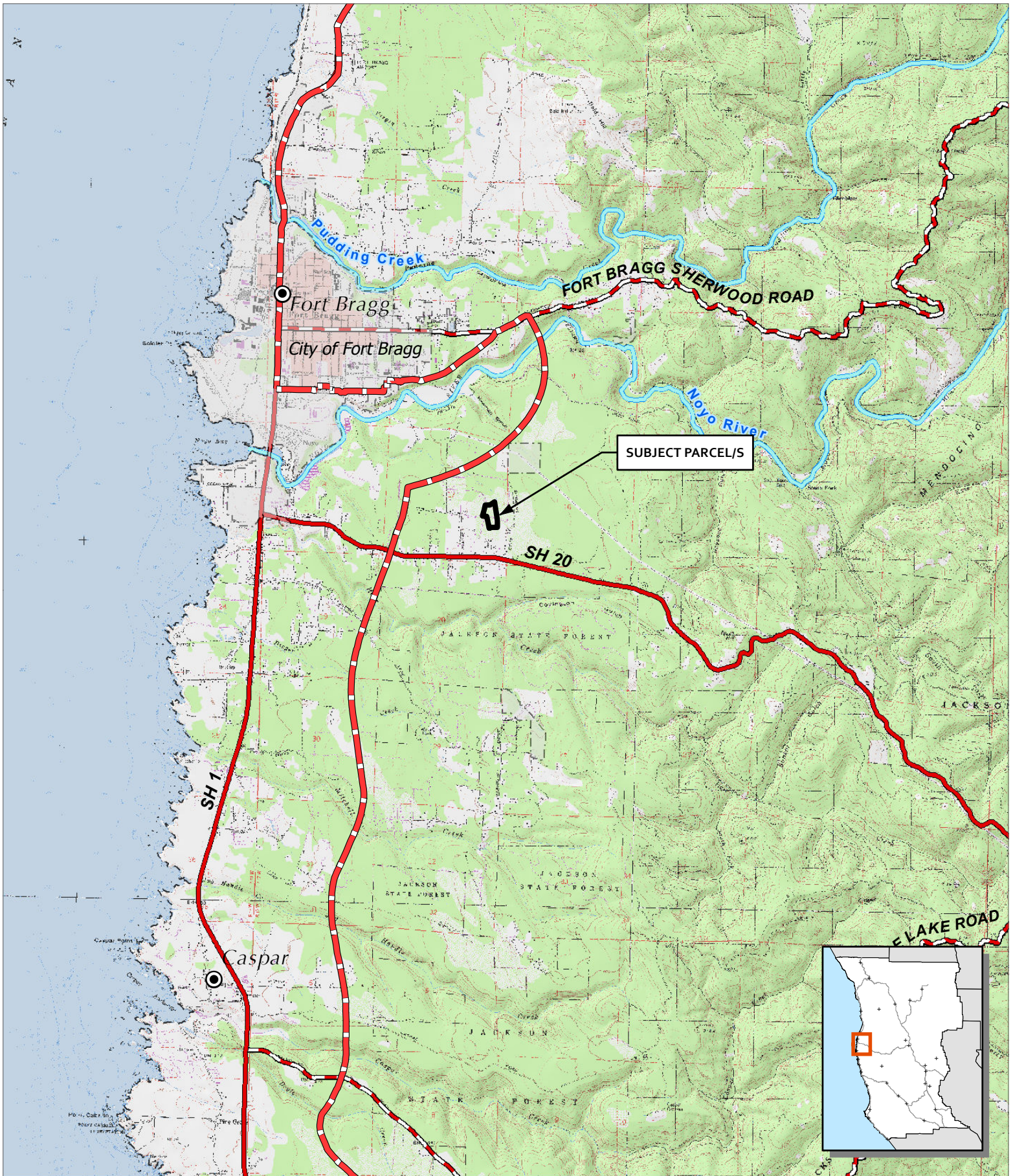
SCOTT BROWN  
Print Name of Representative

**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.







PLS5520  
Signature of Preparer of the Tentative Map

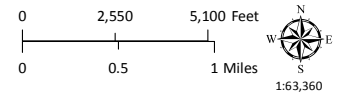
04 January 2018  
Date





CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

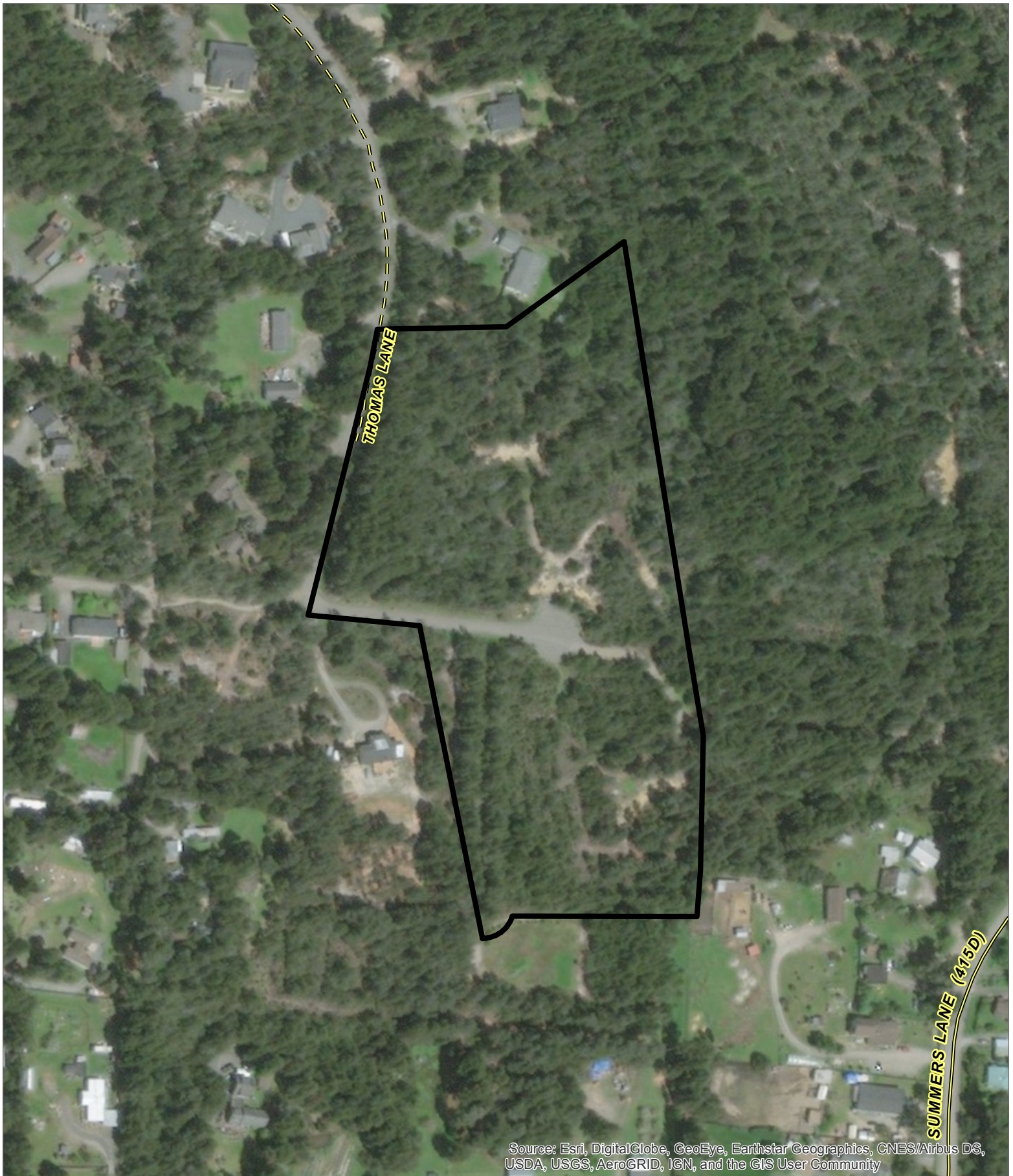
-  Major Towns & Places
-  Major Rivers
-  Coastal Zone Boundary
-  Highways
-  Incorporated City Limits
-  Major Roads



LOCATION MAP

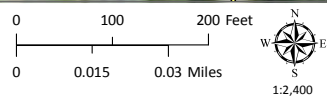
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





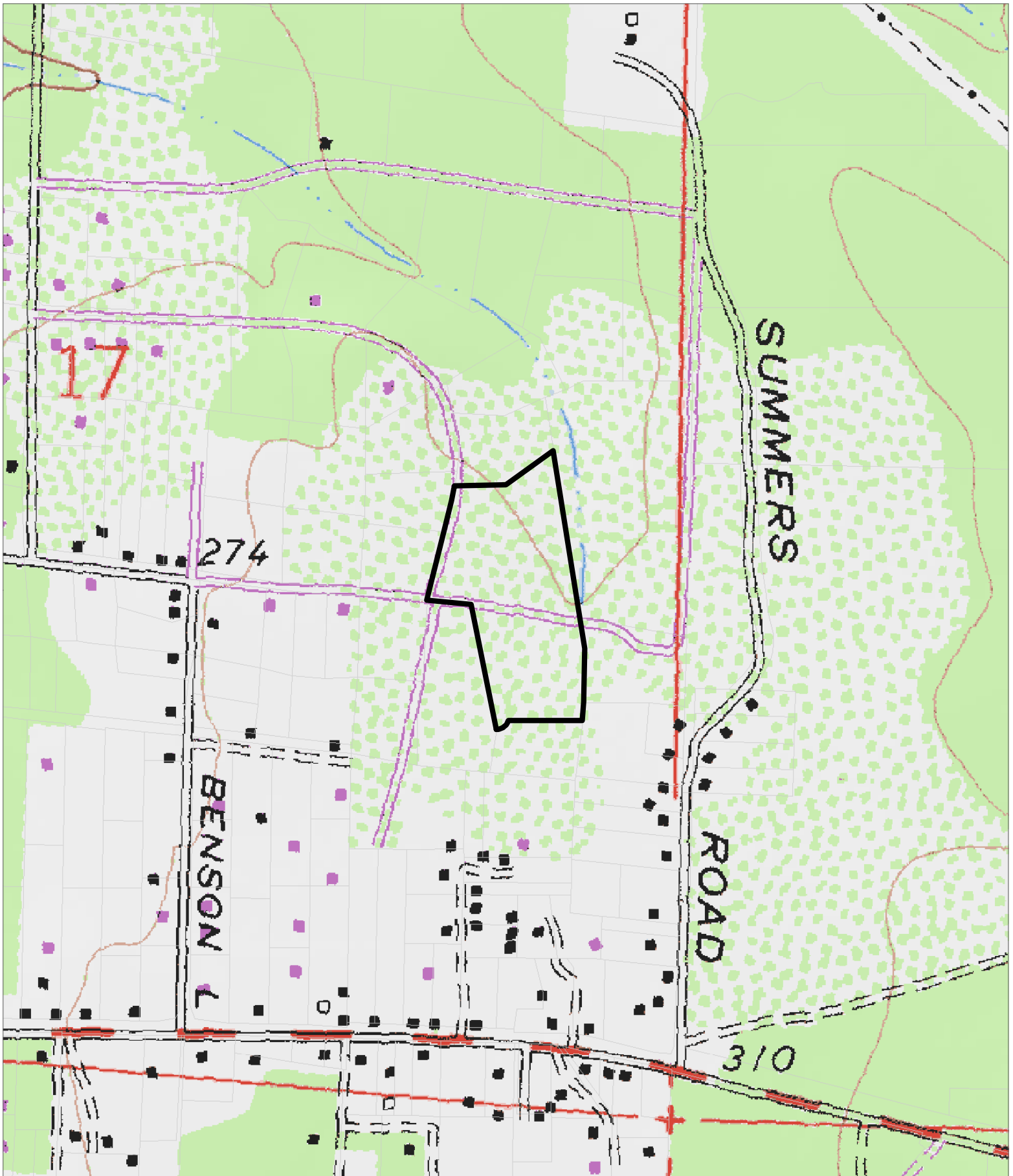
CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

- Public Roads
- Private Roads

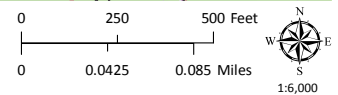


AERIAL IMAGERY

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



CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg



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 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg


NO SCALE

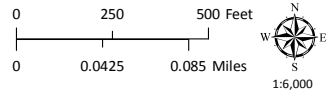
TENTATIVE MAP

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



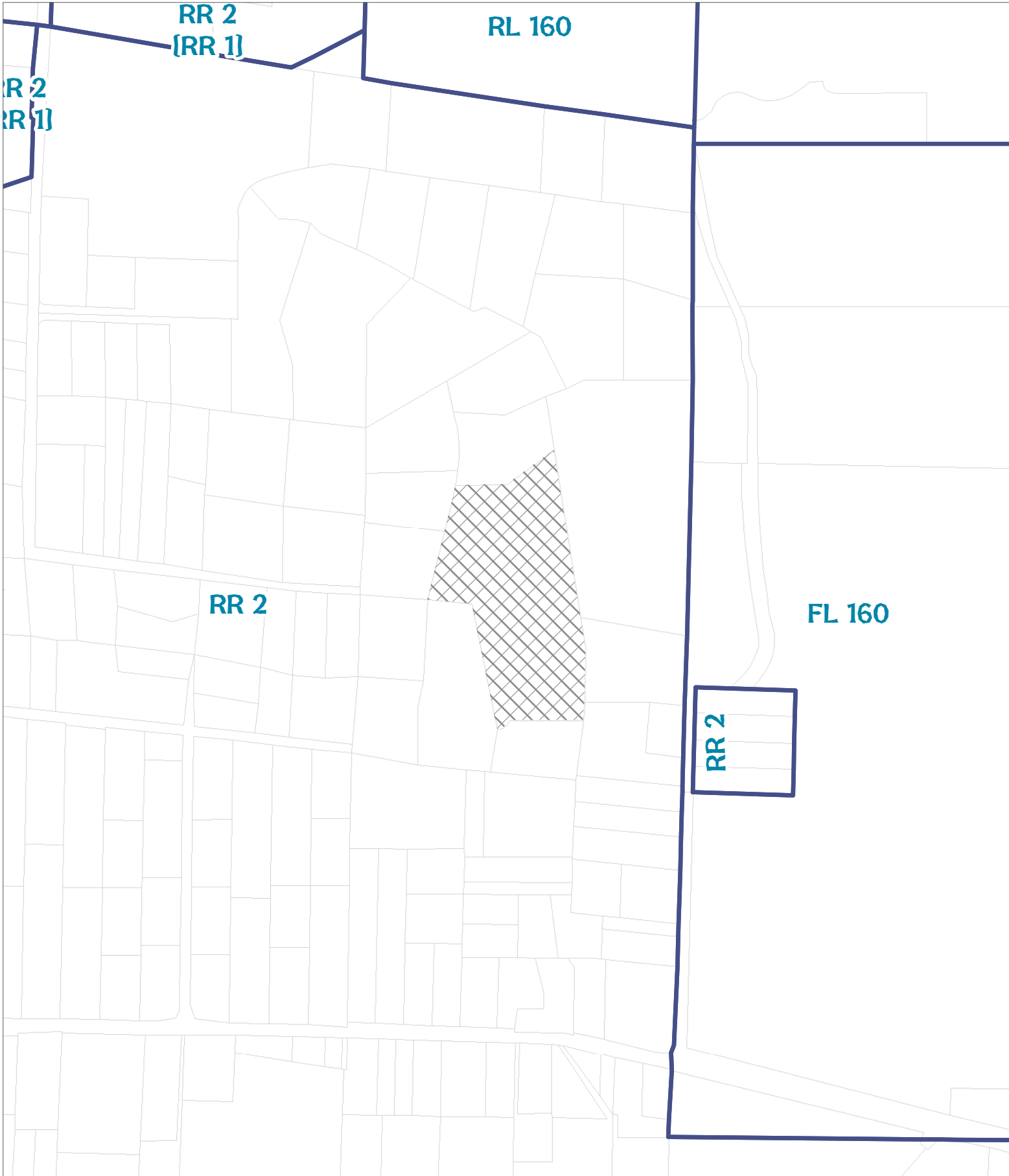
CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

 Zoning Districts




ZONING DISPLAY MAP

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



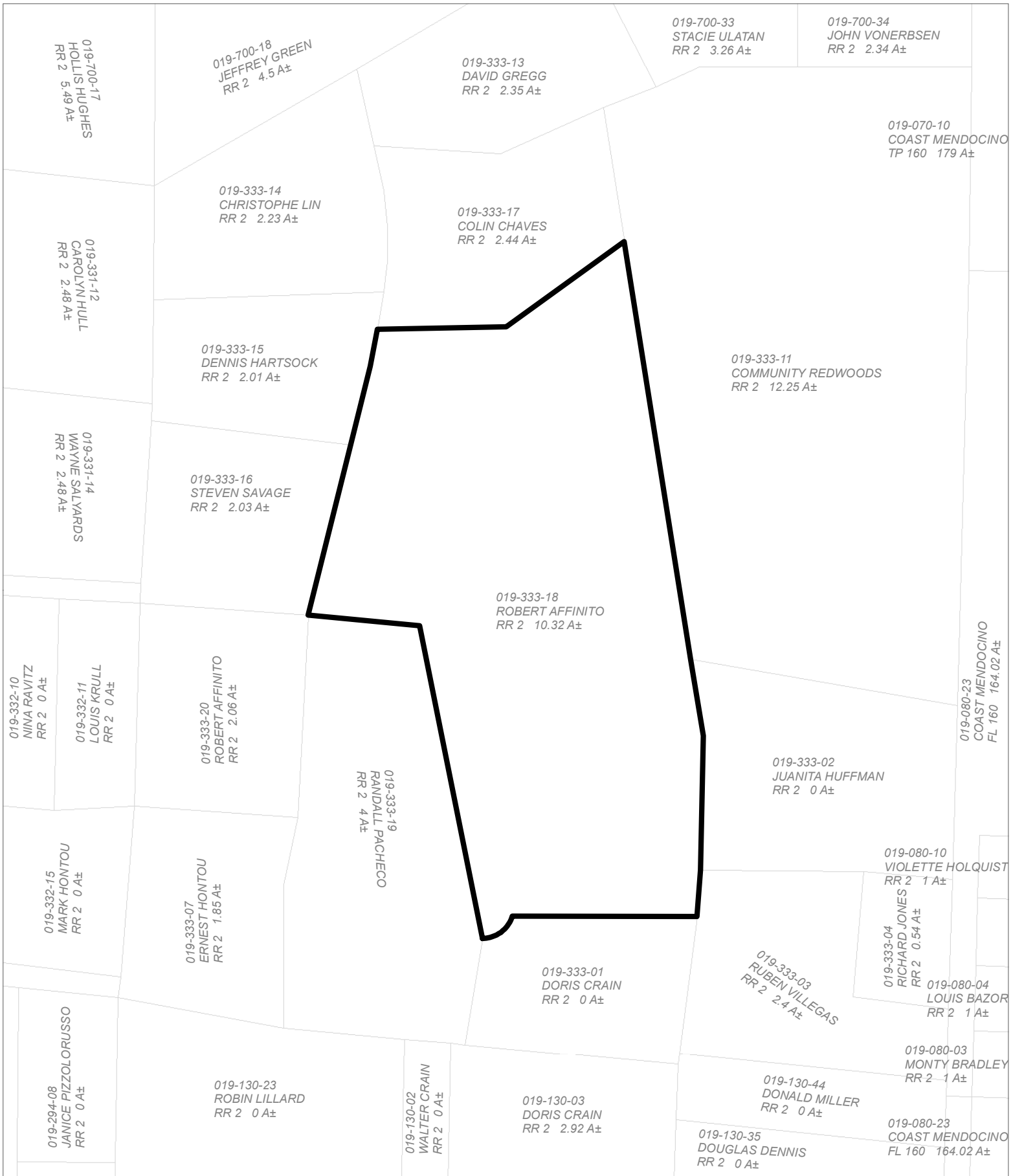
CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

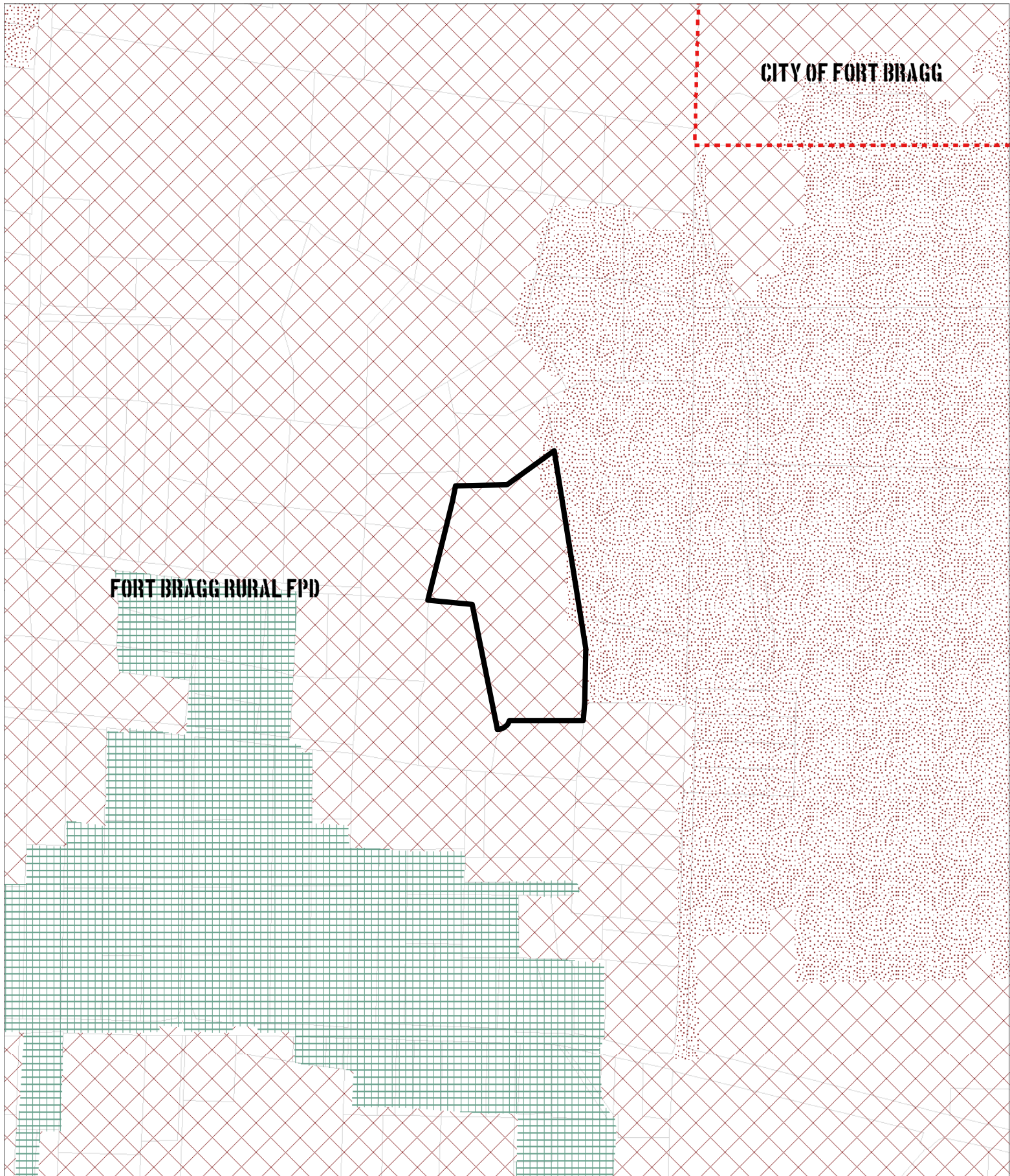
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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







**FORT BRAGG RURAL FPD**

**CITY OF FORT BRAGG**

CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg



County Fire Districts



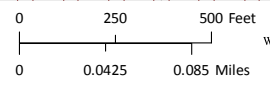
Very High Fire Hazard



High Fire Hazard

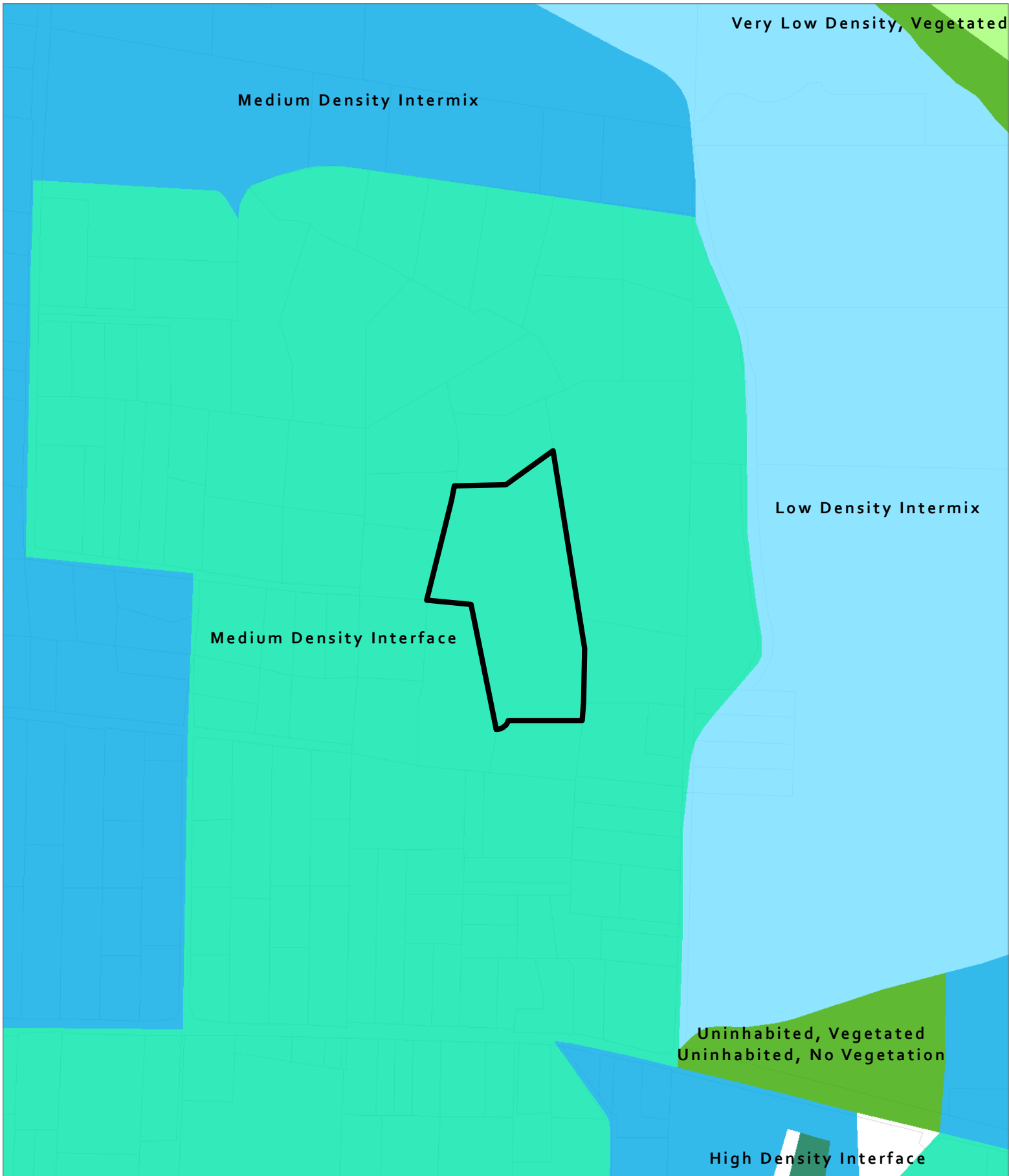


Moderate Fire Hazard

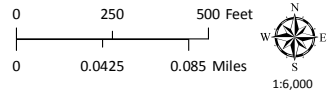


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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



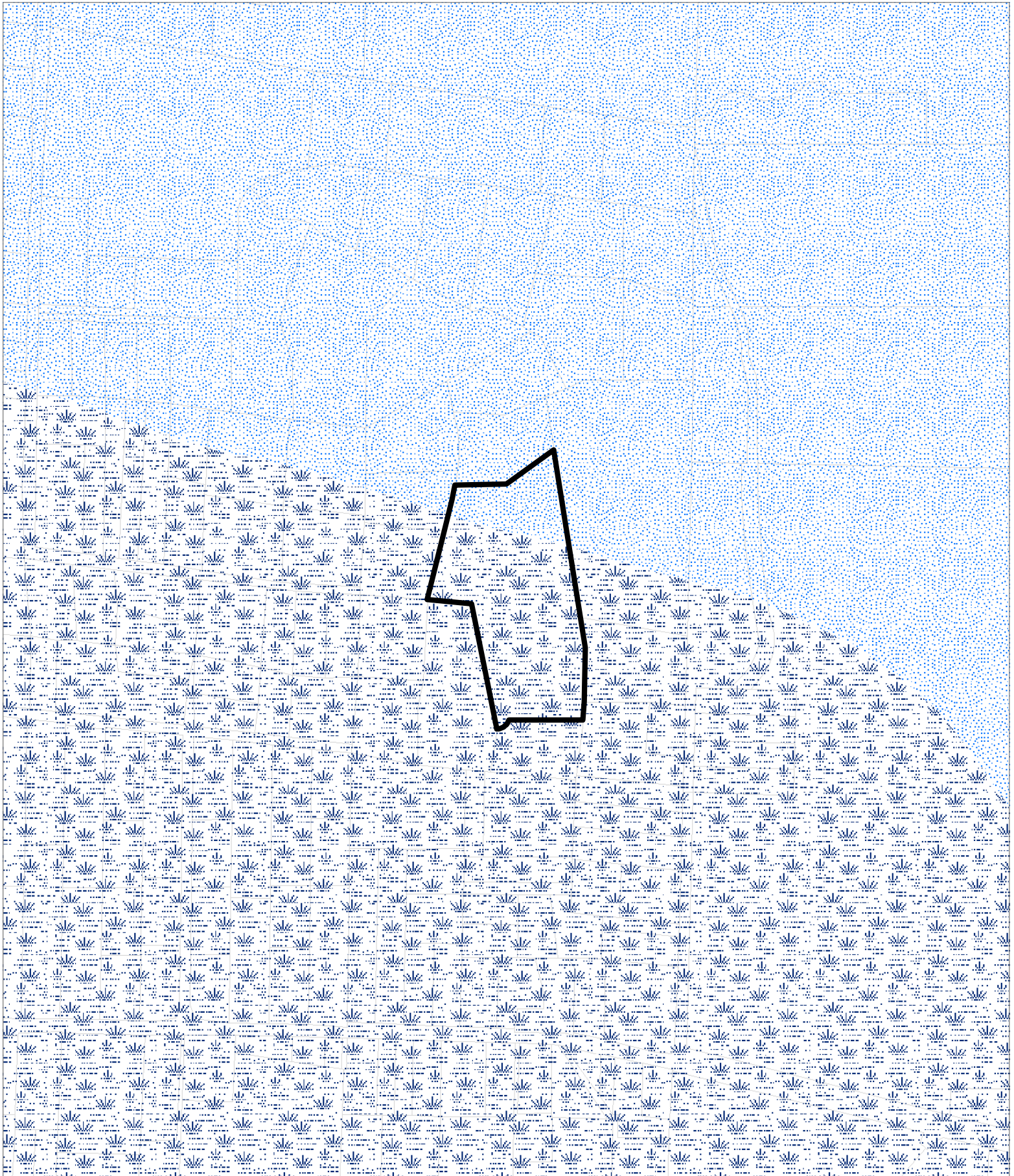
CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg





WILDLAND-URBAN INTERFACE ZONES

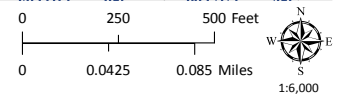
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

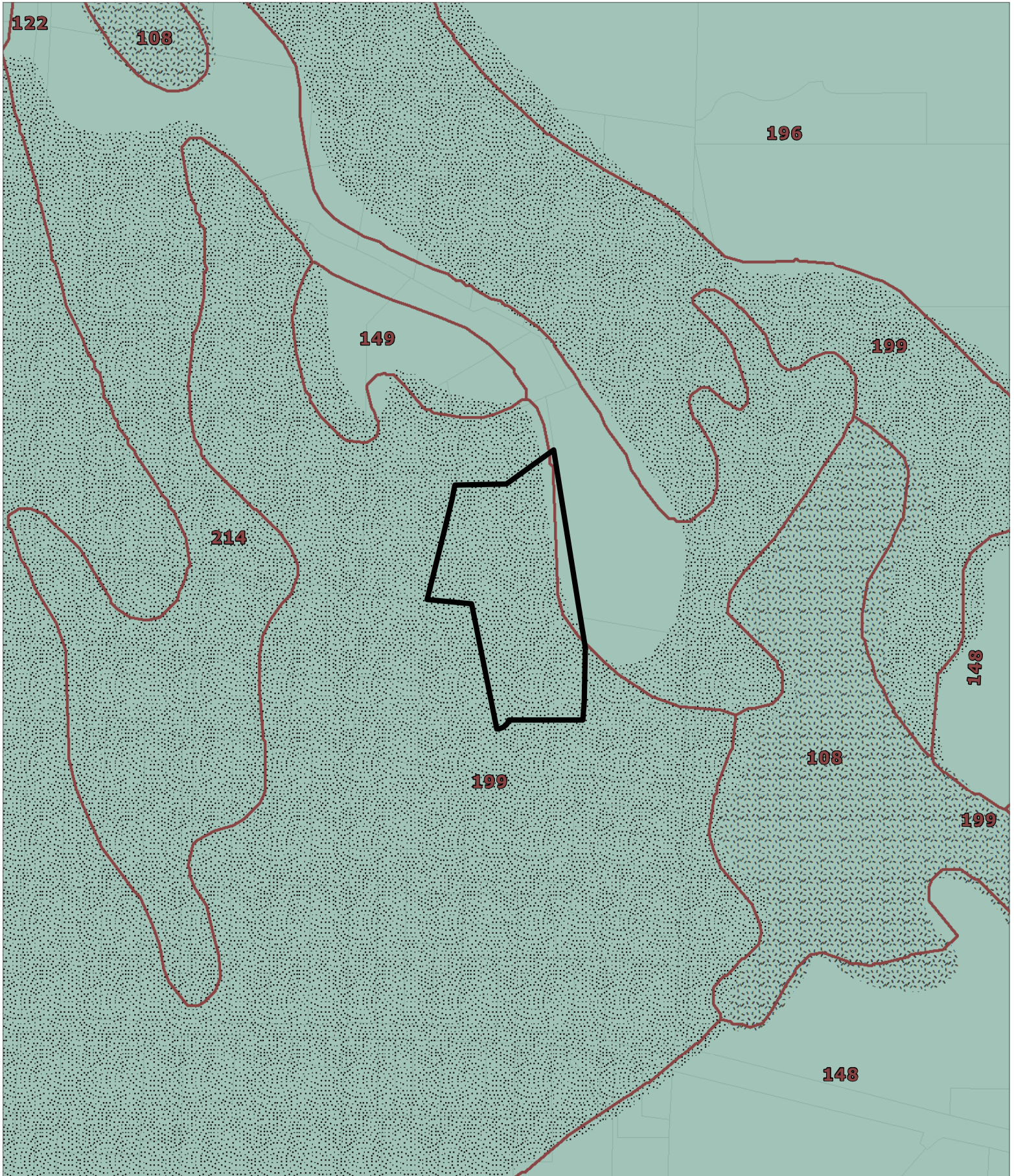
 Sufficient Water Resources  
 Marginal Water Resources






COASTAL GROUND WATER RESOURCES

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

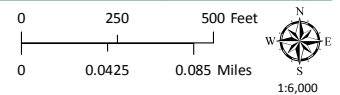




CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

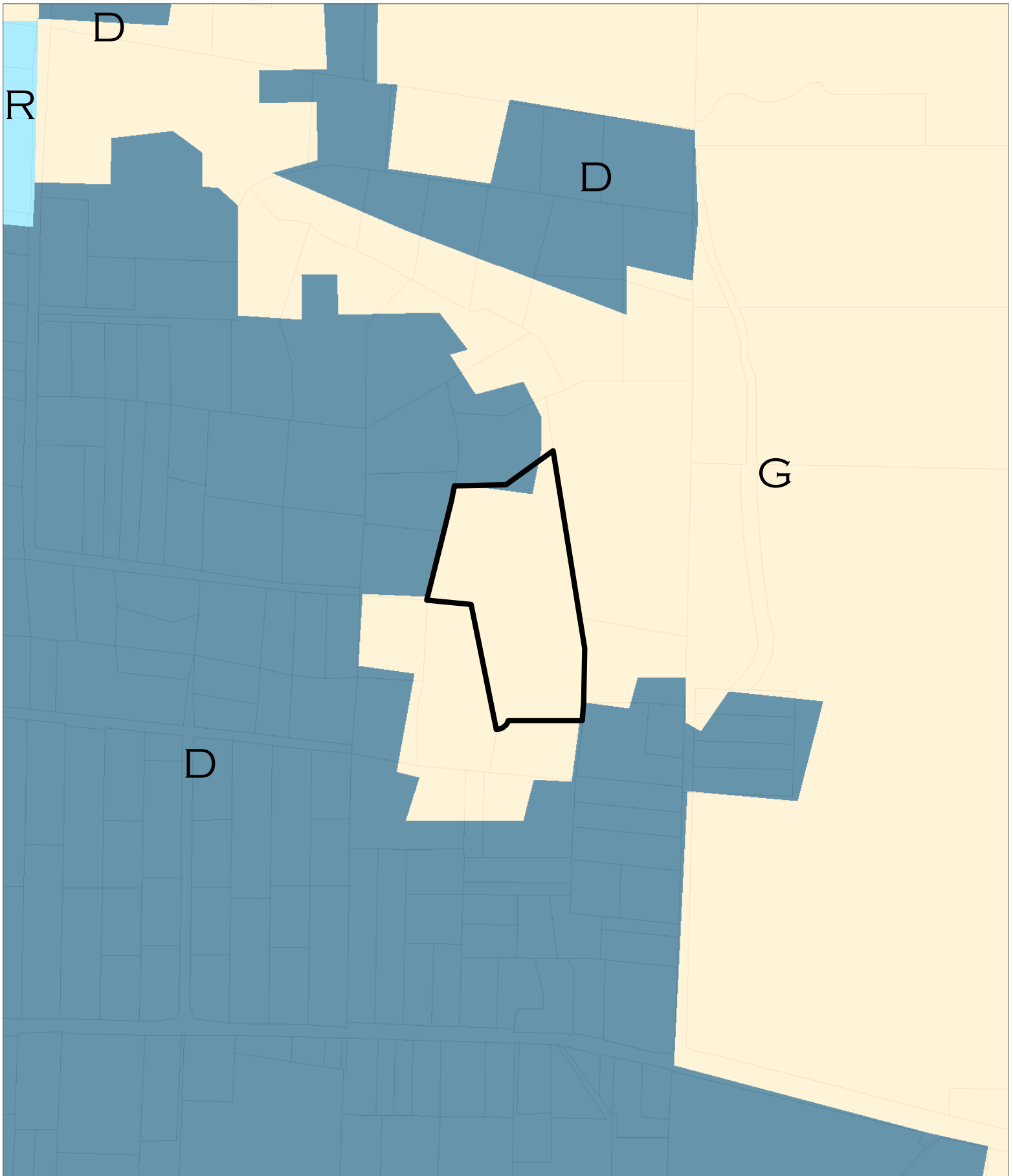
-  Western Soil Classes
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex

 Bishop Pine






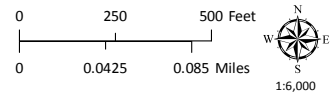
LOCAL SOILS

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



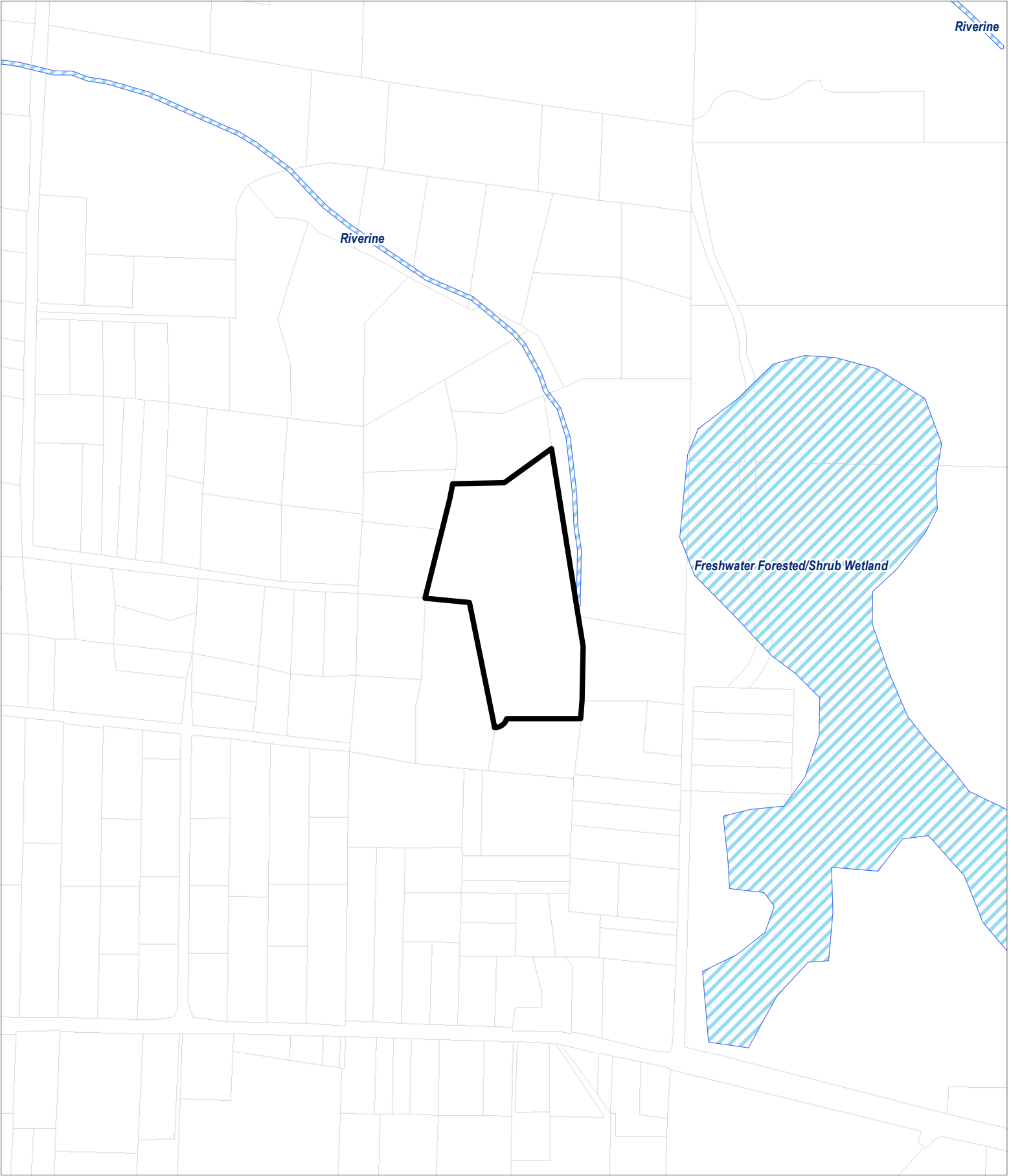
CASE: **MS 2018-0001**  
OWNER: **BROWN, Scott**  
APN: **019-333-18**  
APLCT: **Scott Brown**  
AGENT:  
ADDRESS: **31120 Thomas Lane, Fort Bragg**

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



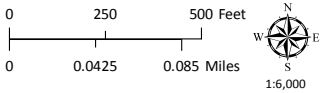
**IMPORTANT FARMLAND**

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



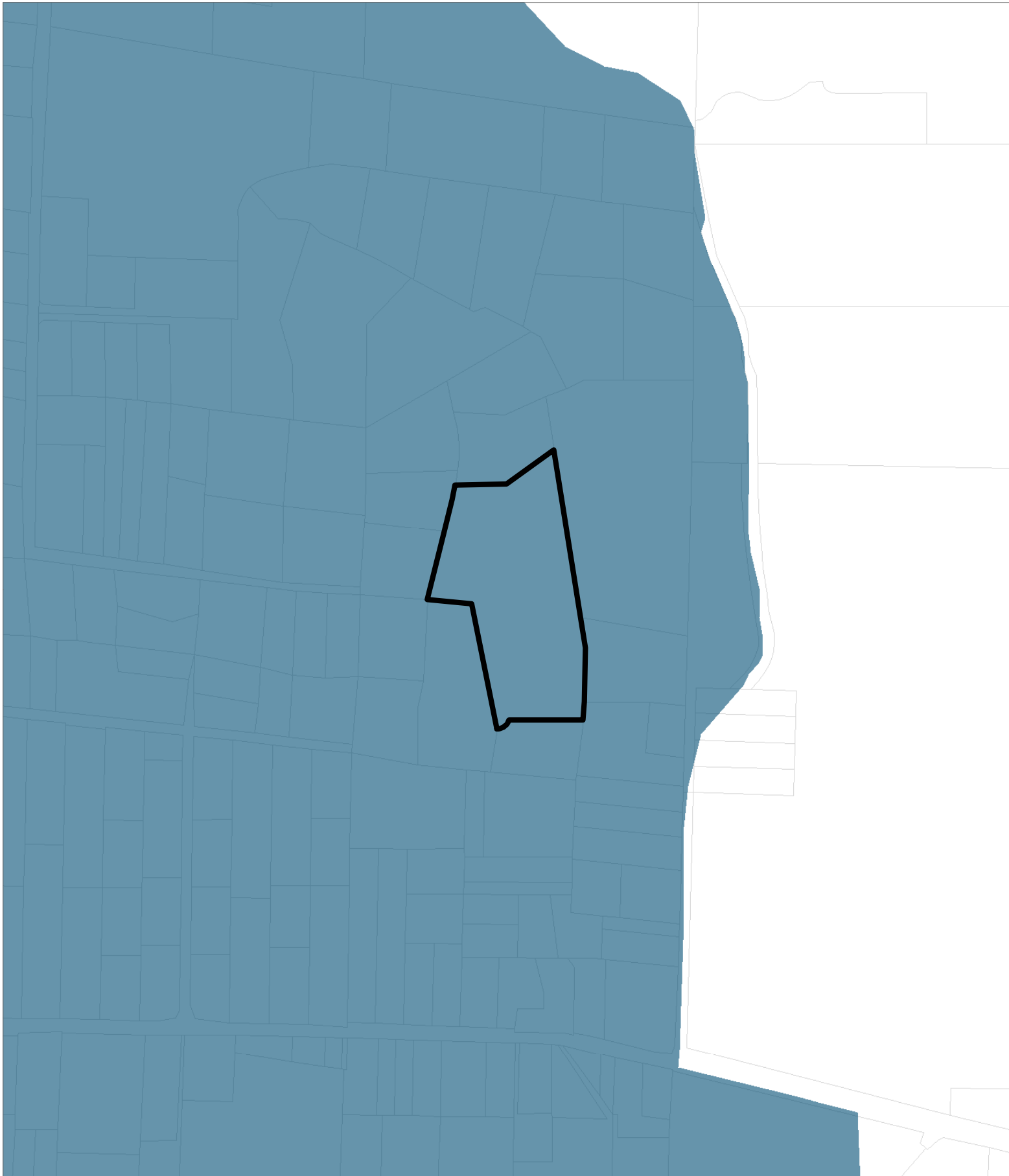
CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

 National Wetlands Inventory




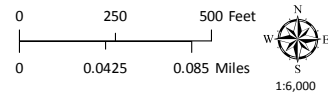
WETLANDS

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



CASE: MS 2018-0001  
OWNER: BROWN, Scott  
APN: 019-333-18  
APLCT: Scott Brown  
AGENT:  
ADDRESS: 31120 Thomas Lane, Fort Bragg

 Fort Bragg Stormwater Areas



STORMWATER PERMITTING ZONES

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