



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

July 10, 2018

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

Assessor
Cloverdale Rancheria
Redwood Valley Rancheria
Department of Forestry/ CalFire

Sherwood Valley Band of Pomo Indians
Fire District Anderson Valley

CASE#: V_2018-0003

DATE FILED: 5/11/2018

OWNER: WILLIS TEX & LYNNE SUZA SAWYER

APPLICANT: STEVEN WOOD

REQUEST: Variance to allow a 466 sq. ft. single story accessory building consisting of a workout room, a bathroom and a garage to be built within the required front yard setback. The required setback from the center of the existing private road (Whipple Ridge Road) is 45 ft., while the applicant requests a setback of 30 ft. from the center of Whipple Ridge Road. Existing on the site is a 1,480 sq. ft. single family residence. A variance is requested due to the rear half of the lot sloping steeply downhill towards Indian Creek.

LOCATION: 0.4± miles, southeast of the town of Philo, 700 ft. east of Hwy. 128, located at 8821 Whipple Ridge Rd., Philo (APN:046-080-21).

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: July 24, 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 _____

OWNER:

TEX and LYNNE SAWYER

APPLICANT:

SAME AS OWNER

AGENT:

STEVE WOOD, ARCHITECT

REQUEST:

Variance to allow a 466 square foot single story accessory building consisting of a workout room, a bathroom and a garage to be built within the required front yard setback. The required setback from the center of the existing private road (Whipple Ridge Road) is forty-five feet, while the applicant requests a setback of thirty feet from the center of Whipple Ridge Road. Existing on the site is a 1,480 square foot single family residence. A variance is requested due to the rear half of the lot sloping steeply downhill towards Indian Creek.

LOCATION:

.40± miles, southeast of the town of Philo, more specifically 700 feet east of State Highway 128 The property address is 8821 Whipple Ridge Road, Philo (APN:046-080-21).

ACREAGE:

0.6± acre

GENERAL PLAN:

Rural Residential (RR5)

ZONING:

Rural Residential (RR5)

COASTAL ZONE:

NO

EXISTING USES:

Single Family Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

14N

RANGE:

14W

SECTION:

20

USGS QUAD#:

58

RELATED CASES ON SITE: Administrative Permit AP47-90 to permit the temporary use of a travel trailer while residence was constructed. BU_2017-1066 for a foundation for the above noted accessory structure. Application is on hold pending outcome of this Variance application.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG40	RL	340±Acres	Vineyard, SFD
EAST:	RR5	RR5	3±Acres	SFD
SOUTH:	RR5	RR5	3.08±Acres	SFD
WEST:	RC	I1 and RC	1.5± and 4± Acres	PG&E and Lumber Yard

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Cloverdale Rancheria

☐Air Quality Management District

☐ALUC

☐County Water Agency

☐Soil Conservation Service

☐Sonoma State University

☐US Fish & Wildlife Service

☒Redwood Valley Rancheria

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☐Department of Fish & Wildlife

☐Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Community Svcs

☐Army Corps of Engineers

☒Sherwood Valley Band of Pomo Indians

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fire District Anderson Valley

☐City Planning

ADDITIONAL INFORMATION:

ASSESSOR’S PARCEL #: 046-080-21

STAFF PLANNER: KEITH GRONENDYKE

DATE: 06/07/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

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
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input 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 checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# Anderson Valley CSD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)Western Soils.
<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	
	NO	16. Exclusion Map.
	NO	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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)	V-2018-0003
CDF No(s)	
Date Filed	5/11/2018
Fee	2,235.00
Receipt No.	020873
Received by	KG
Office Use Only	

APPLICATION FORM

APPLICANT

Name same as owner.
Mailing _____
Address _____
City _____ State _____ Zip Code _____ Phone _____

PROPERTY OWNER

Name TEX & LYNNE SAWYER
Mailing _____
Address PO BOX 304
City PHILO State CA Zip Code 95466 Phone 895-2328

AGENT

Name STEVEN WOOD, ARCHITECT
Mailing _____
Address PO BOX 166
City BOONVILLE State CA Zip Code 95415 Phone 895-2500

PARCEL SIZE

1.73 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

8821 WHIPPLE RIDGE ROAD

ASSESSOR'S PARCEL NUMBER(S)

46-08-21

TYPE OF APPLICATION

(Check Appropriate Boxes)

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Land Division: Minor | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Land Division: Major | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Land Division: Parcel | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other: _____ |

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

SK Wood
Signature of Applicant/Agent

5-15-18
Date

[Signature]
Signature of Owner

10 MAY 18
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.

A RESIDENCE, WELL & SEPTIC SYSTEM EXIST ON THIS PARCEL.
WE PROPOSE TO ADD A WORKOUT ROOM, CONVENIENCE BATHROOM
AND A GARAGE UNDER A SINGLE ROOF AS AN ACCESSORY
STRUCTURE. NO GRADING OR VEGETATION REMOVAL IS
REQUIRED. THE PROPOSED STRUCTURE IS 406 SQ. FT.

[illegible]

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>1</u>	<u>12' x 24' IN GARAGE</u>
Number of uncovered spaces	<u>2</u>	<u>24' x 24' (TOTAL)</u>
Number of standard spaces	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces	<u>1</u>	
Total	<u>3</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	<u>10</u>	cubic yards
B.	Amount of fill	<u>0</u>	cubic yards
C.	Maximum height of fill slope	<u>N.A.</u>	feet
D.	Maximum height of cut slope	<u>20"</u>	feet
E.	Amount of import or export	<u>0</u>	cubic yards
F.	Location of borrow or disposal site	<u>N.A.</u>	

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?
☐ Yes ☒ No

14. Is the proposed development visible from a park, beach or other recreational area?
☐ Yes ☒ 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? N.A. cubic yards.

Location of dredged material disposal site? N.A.

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.

AT BUILDING ENTRY; AT GARAGE DOOR

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: PROPANE

- ☒ 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:

BUILDING PERMIT. BU 2017-1066

THE SITE

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

WHIPPLE RIDGE ROAD, 1/4 MILE +/- FROM JUNCTION W/ HWY 128,
APPROX 100 YDS FROM PG&E SUBSTATION ON RIGHT.

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.

EXISTING RESIDENCE

24. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?

25. Project Height. Maximum height of existing structures 24 feet. Maximum height of proposed structures 12 feet.

26. Gross floor area of existing structures 1480 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 4660 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1.73 ☐ 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.

EXISTING RESIDENCE IS BUILT ON RELATIVE FLAT ADJACENT TO ROAD. SEPTIC SYSTEM $\frac{1}{2}$ WEN OCCUPY PART OF REMAINING FLAT. SOILS ARE SANDY LOESS W/ SCATTERED CREEK COBBLES. BALANCE OF SITE IS EXTREMELY STEEP BLUFF TO INDIAN CREEK. PARTLY WOODED W/ BAY $\frac{1}{2}$ OAK TREES.

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.

ADJACENT PROPERTIES SIMILAR. INDUSTRIAL, PUBLIC UTILITIES, CHURCH, RESIDENTIAL, VINEYARD, AG WORKER HOUSING, BARN $\frac{1}{2}$ EQUIPMENT STORAGE

30. Indicate the surrounding land uses:

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

FINDINGS FOR VARIANCES OUTSIDE THE COASTAL ZONE
MENDOCINO COUNTY CODE SECTION 20.200.020(A) THROUGH (E)

Please provide information to substantiate the required findings. All of the five findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

- (A) That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;

A SMALL PARCEL W/ STEEP TOPOGRAPHY TO SOUTH, A BLUFF DROPPING TO
INDIAN CREEK. APPROXIMATELY 2/3 OF SITE CANNOT BE BUILT UPON
DUE TO SLOPE AND NECESSARY PROTECTION OF CREEK.

- (B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

THE LIMITATIONS ARE INHERENT IN THE CHARACTERISTICS OF THE SITE,
AND HAVE NOT BEEN CREATED BY ANY ACTION OF THE APPLICANT

- (C) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;

OTHER PROPERTIES ON WHIPPLE RIDGE RMO HAVE BUILT STRUCTURES
WITHIN "CORRIDOR PRESERVATION" SETBACKS, WITH OR WITHOUT VARIANCES.
SPECIFICALLY, SCHARFFENBERGER CELLARS HAS A VARIANCE FOR WORKER HOUSING.

- (D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

A VARIANCE FOR THIS PROJECT WILL BE IN NO WAY HARMFUL TO PUBLIC
WELFARE, OR PROPERTY OR IMPROVEMENTS IN THE VICINITY AND ZONE
IN WHICH THE PROPERTY IS LOCATED

- (E) That the granting of such variance will not adversely affect the General Plan.

THE VARIANCE WILL NOT ADVERSELY AFFECT THE GENERAL PLAN.



LOCATION MAP

N.T.S.

TEX AND LYNNE SAWYER RES.
8821 WHIPPLE RIDGE ROAD
PHILO, CA 95466



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: STEVEN WOOD
P.O. BOX 166

BOONVILLE

CA 95415

Project Number: V_2018-0003

Project Description: Sawyer, front yard setback

Site Address: 8821 WHIPPLE RIDGE RD

V_2018-0003

Receipt: PRJ_020873

Date: 5/11/2018

Pay Method: CHECK 3887

Received By: KEITH GRONENDYKE

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822605		\$1,848.00
V BASE			\$1,848.00
DOT FEES	1100-1910-826182		\$160.00
V DOT DOT2G			\$160.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$2,235.00

STEVEN
WOOD
ARCHITECT

May 10, 2018

Keith Gronendyke, Planner III
County of Mendocino
Department of Planning
Re: BU 2017-1066
8821 Whipple Ridge Road
Philo, CA 95466
AP 46-08-21, Zoned RR5

Mr. Gronendyke-

Thank you for meeting with me and Mr. Sawyer yesterday. I will summarize our conversation to help us each remember the information that was exchanged. Mr. and Mrs. Sawyer would like to build a workout room, convenience rest room and garage. Whipple Ridge Road is considered a Local Road-Rural under Mendocino County Department of Transportation standards.

I said that we are concerned with two issues:

- 1) That Mr. Sawyer's property, with its existing residence, has very limited area for additional construction. The house is sited on relatively flat ground adjacent to Whipple Ridge Road; the bulk of the property is an extremely steep bluff sloping down to Indian Creek. The setbacks dictated by the zoning are 20' from property lines. Their planned construction falls outside of those limits. It does, however, fall within the additional 25 feet of "Corridor Preservation" associated with Whipple Ridge Road.
- 2) That numerous other properties along Whipple Ridge Road have structures built within the 25' corridor preservation limit, as I demonstrated with a Google Earth image overlaid with the setback lines. You helped us research one property, owned by Scharffenberger Cellars, which was granted a variance to build within the setbacks.

You said that you felt we had a good case for the variance, given the obvious limitations of Sawyer's lot, and the several buildings on other lots along Whipple Ridge Road that were either built before the Corridor Preservation rule existed or was enforced, or for whom a variance was issued.

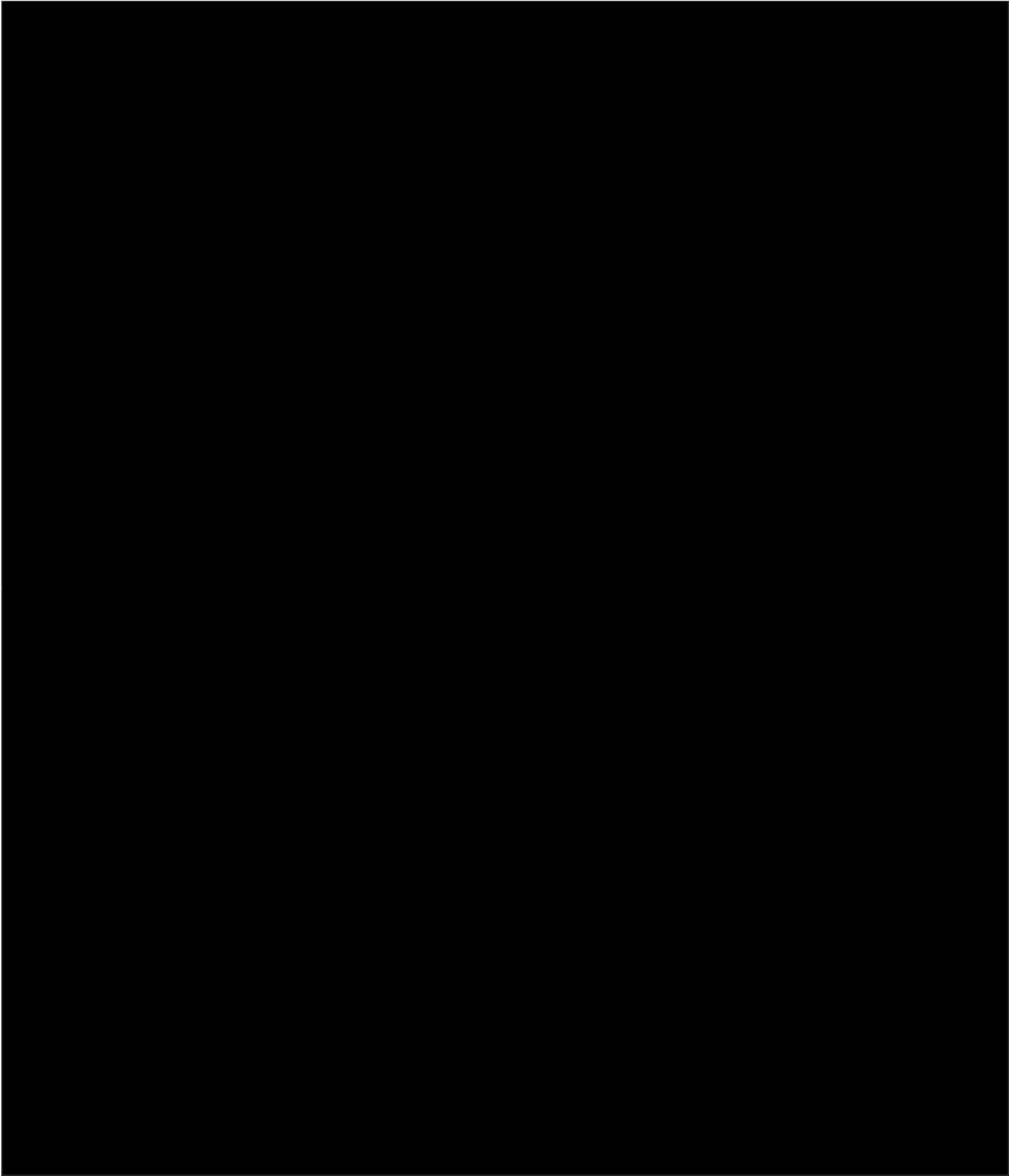
Thank you for your time and advice. We would appreciate your help in shepherding our application through the process of achieving a Variance.

Sincerely,



Steven Wood, AIA on behalf of Tex and Lynne Sawyer

PO BOX 166 BOONVILLE, CA 95415 OFFICE: 14265 HIGHWAY 128, BOONVILLE
707-895-2500 stevenkwood1945@gmail.com Cal Lic C32893

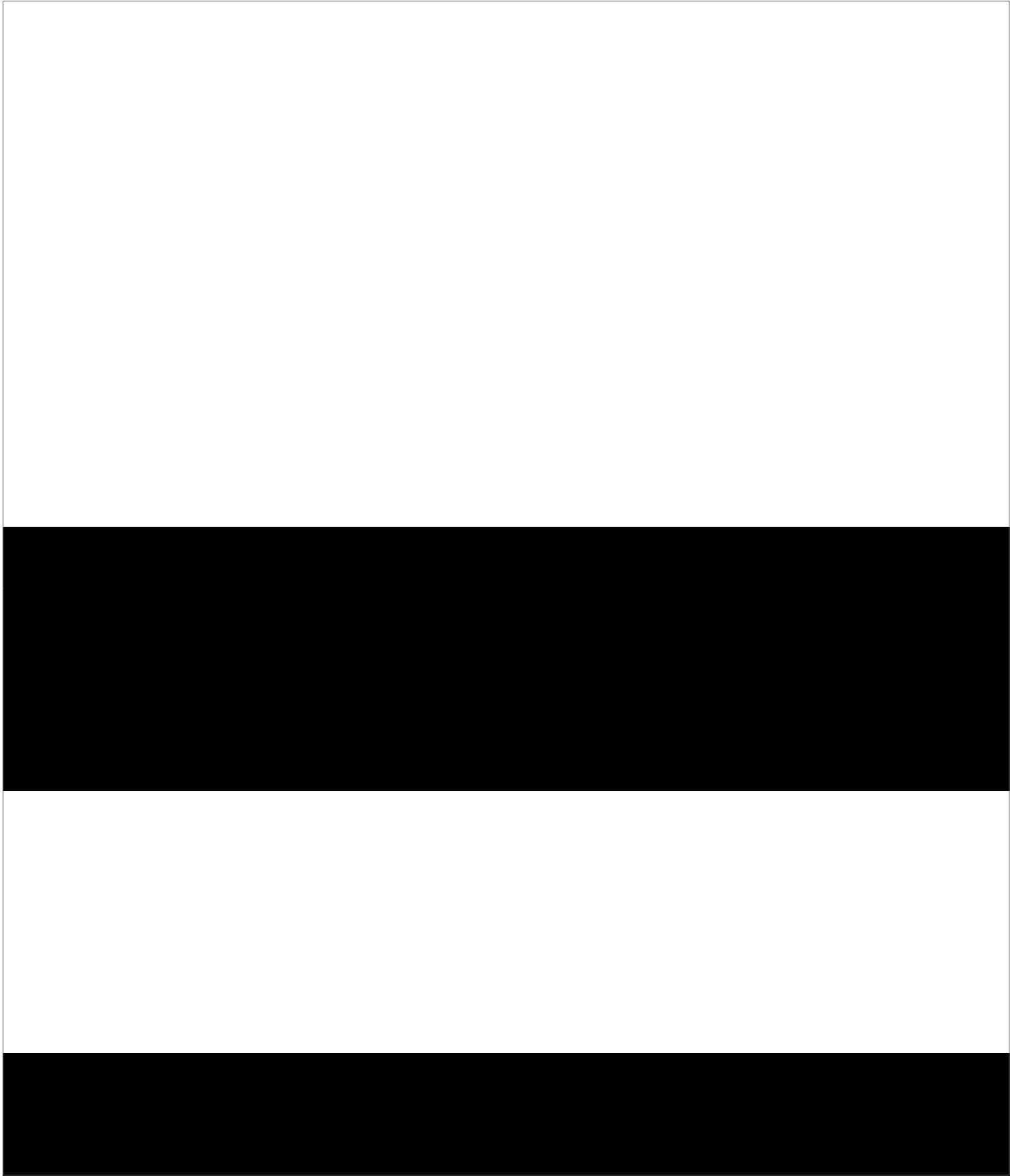


CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

NO SCALE

LOCATION MAP

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



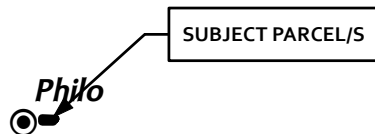
CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

NO SCALE

ELEVATIONS

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Navarro River

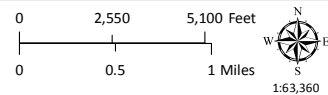
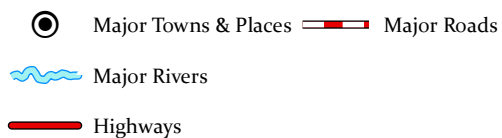


SH 128

MOUNTAIN VIEW ROAD



CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

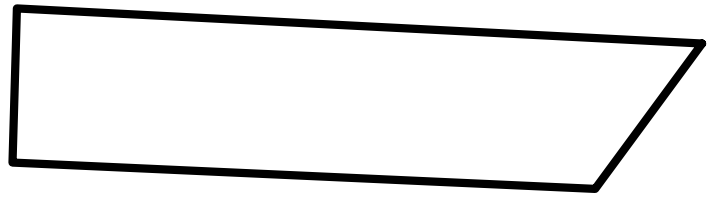


LOCATION MAP

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

WHIPPLE RIDGE ROAD

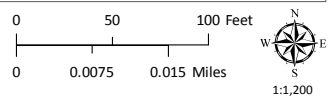
Indian Creek



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

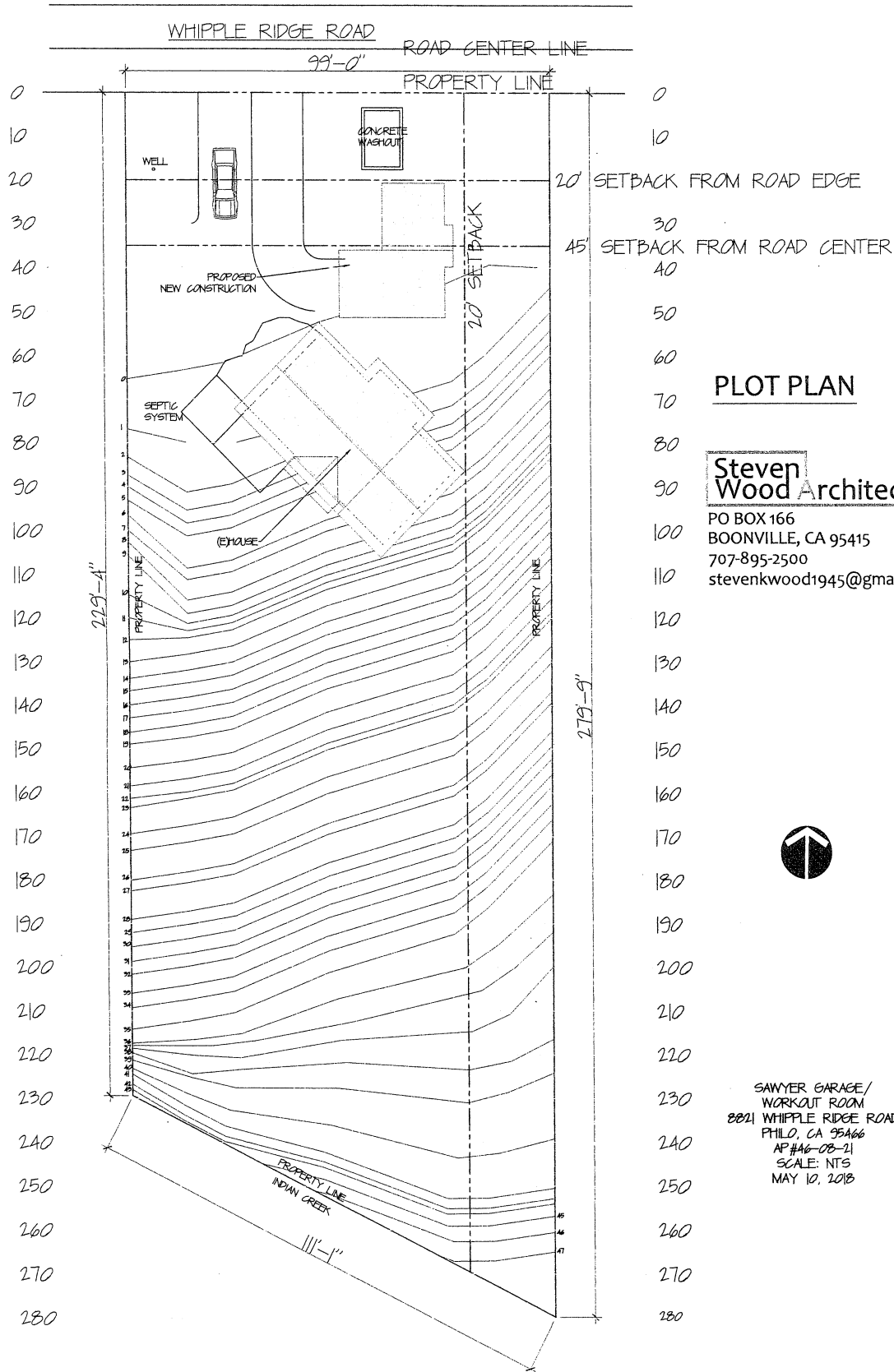
CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

Named Rivers
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



PLOT PLAN

Steven Wood Architect

PO BOX 166
BOONVILLE, CA 95415
707-895-2500
stevenkwood1945@gmail.com



SAWYER GARAGE/
WORKOUT ROOM
8821 WHIPPLE RIDGE ROAD
PHILO, CA 95466
AP#46-08-21
SCALE: NTS
MAY 10, 2018

C2

RC

RL

I1-CR

AG 40

I1




RR5

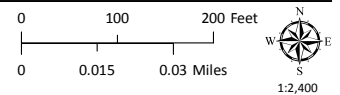
RC

RR5

AG 40

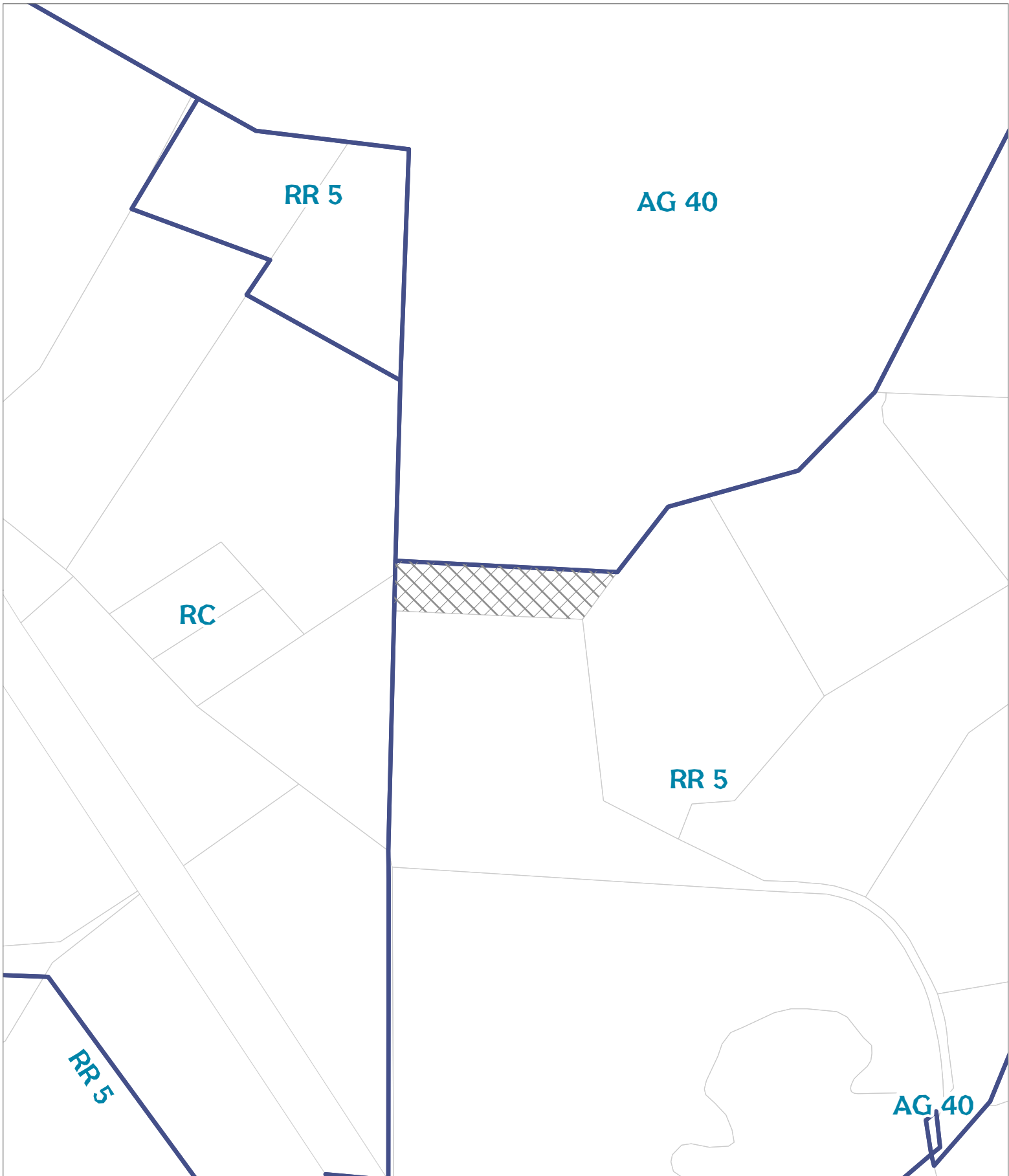
CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

 Zoning Districts




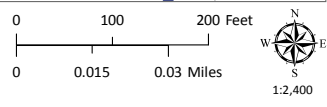
ZONING DISPLAY MAP

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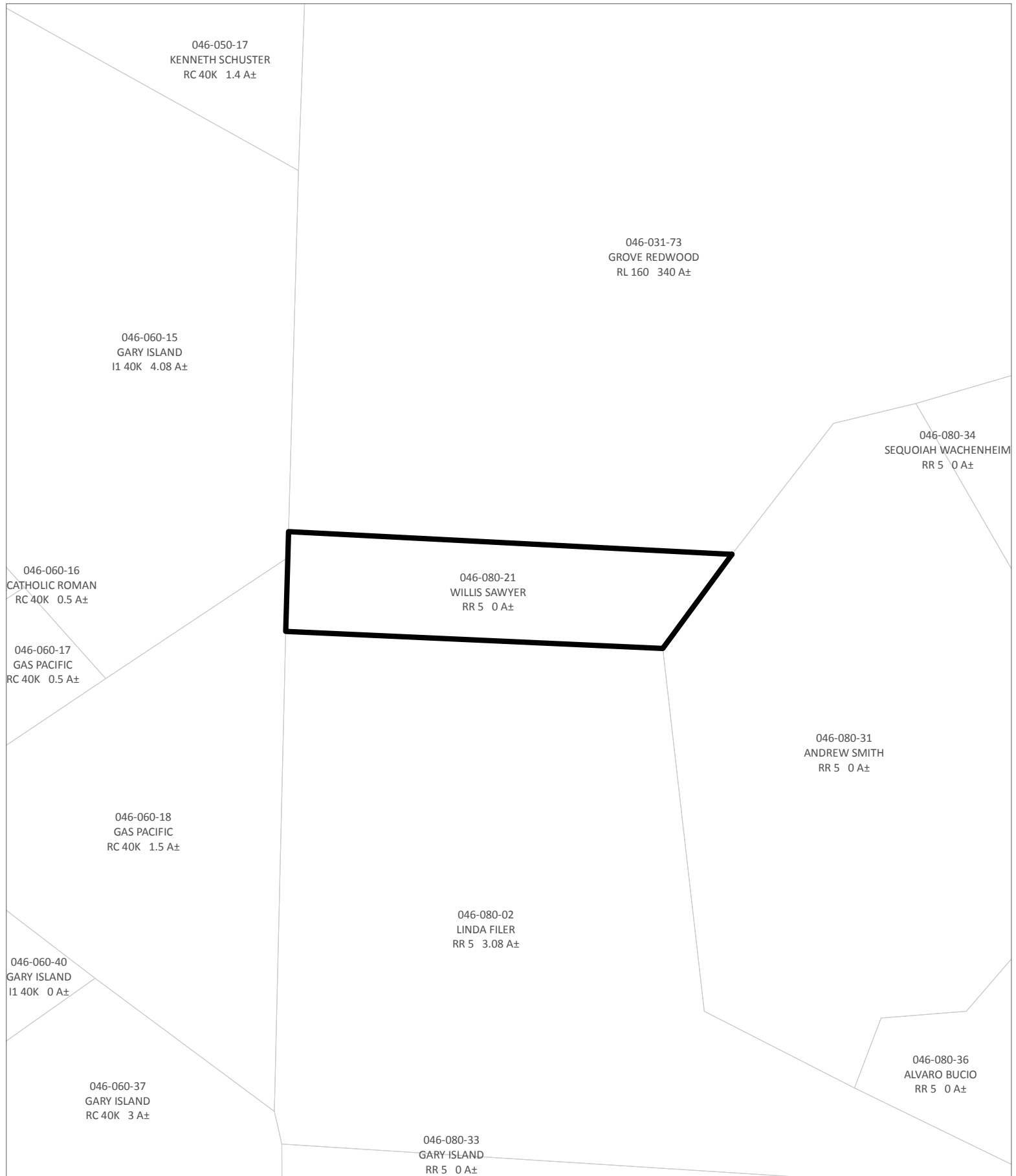
CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

 General Plan Classes

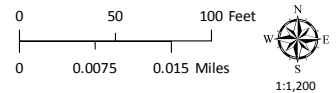


GENERAL PLAN CLASSIFICATIONS

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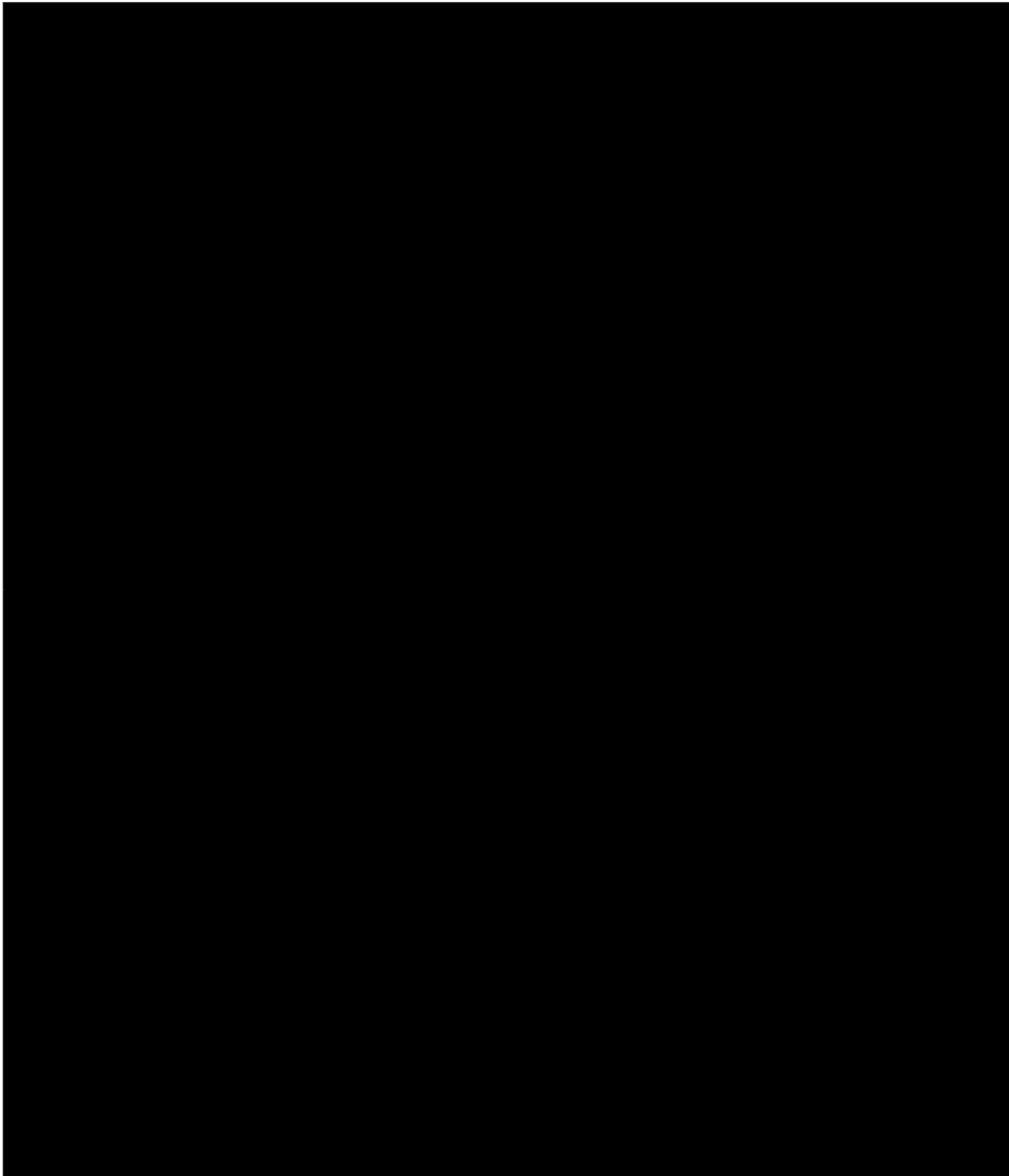


CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo

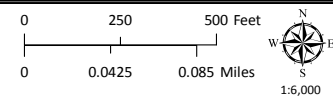


ADJACENT PARCELS

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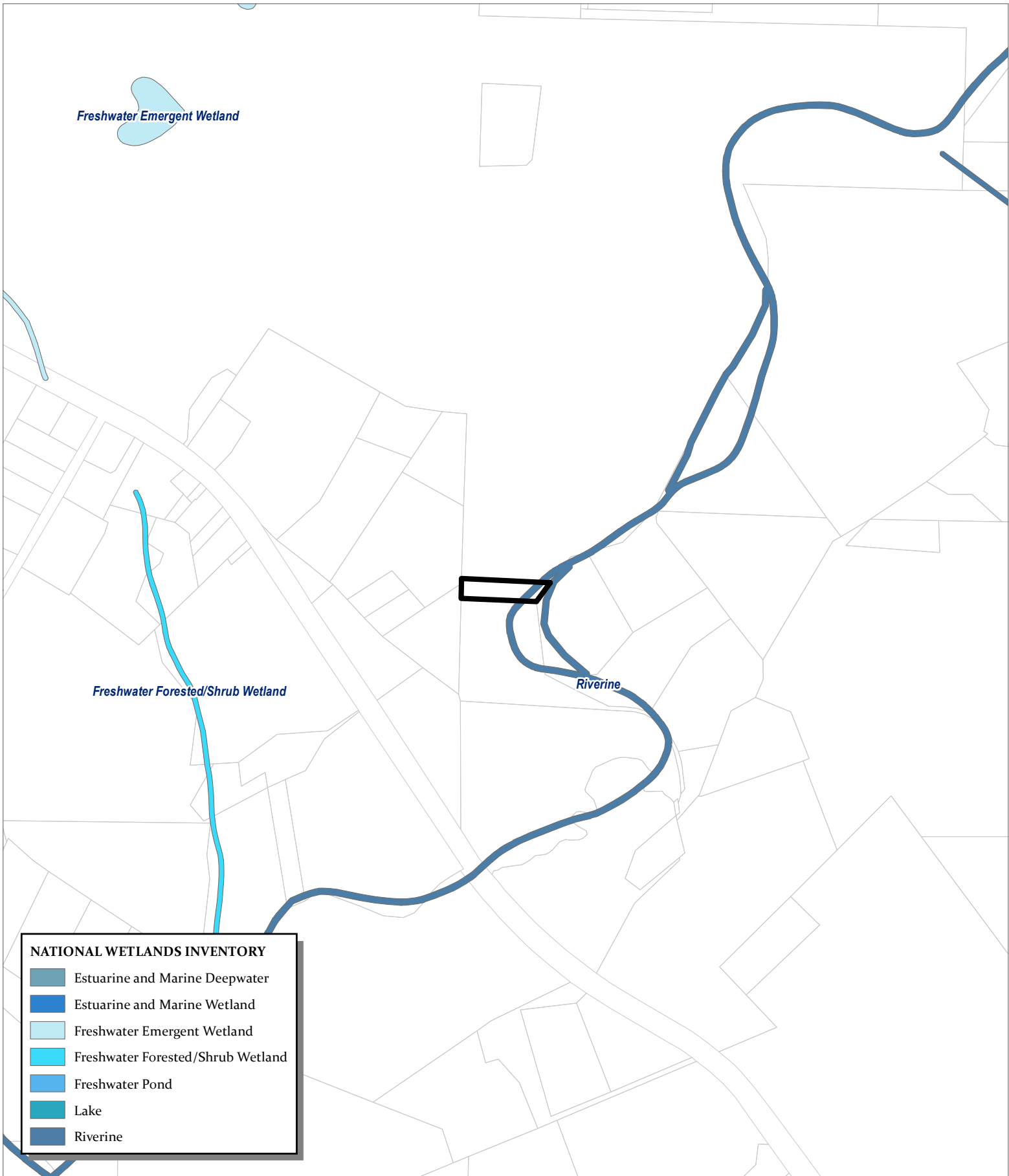


CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
APN: 046-080-21
APLCT: Willis Sawyer
AGENT: Steven Wood
ADDRESS: 8821 Whipple Ridge Road, Philo



WILDLAND-URBAN INTERFACE ZONES

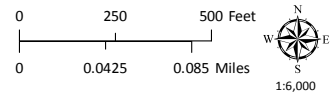
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NATIONAL WETLANDS INVENTORY

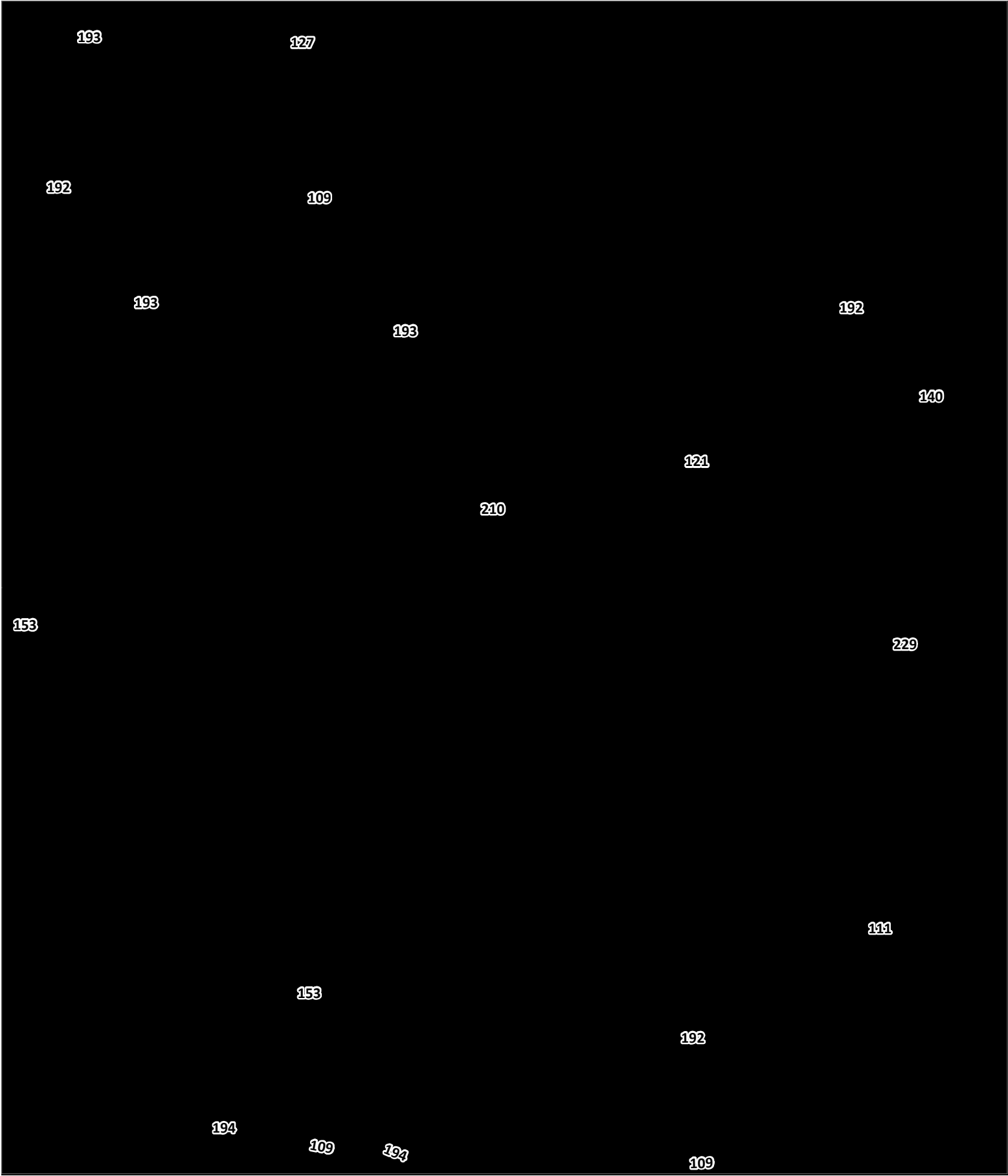
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

CASE: V 2018-0003
OWNER: SAWYER, Willis & Lynne
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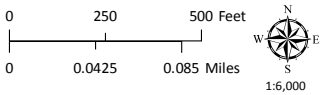
WETLANDS

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CASE: V 2018-0003
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 Western Study Soil Types




LOCAL SOILS

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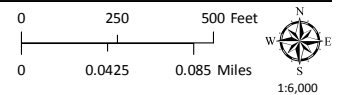
AREA OF MINIMAL FLOOD HAZARD *Zone X*

Zone A

FLOOD HAZARD AREAS

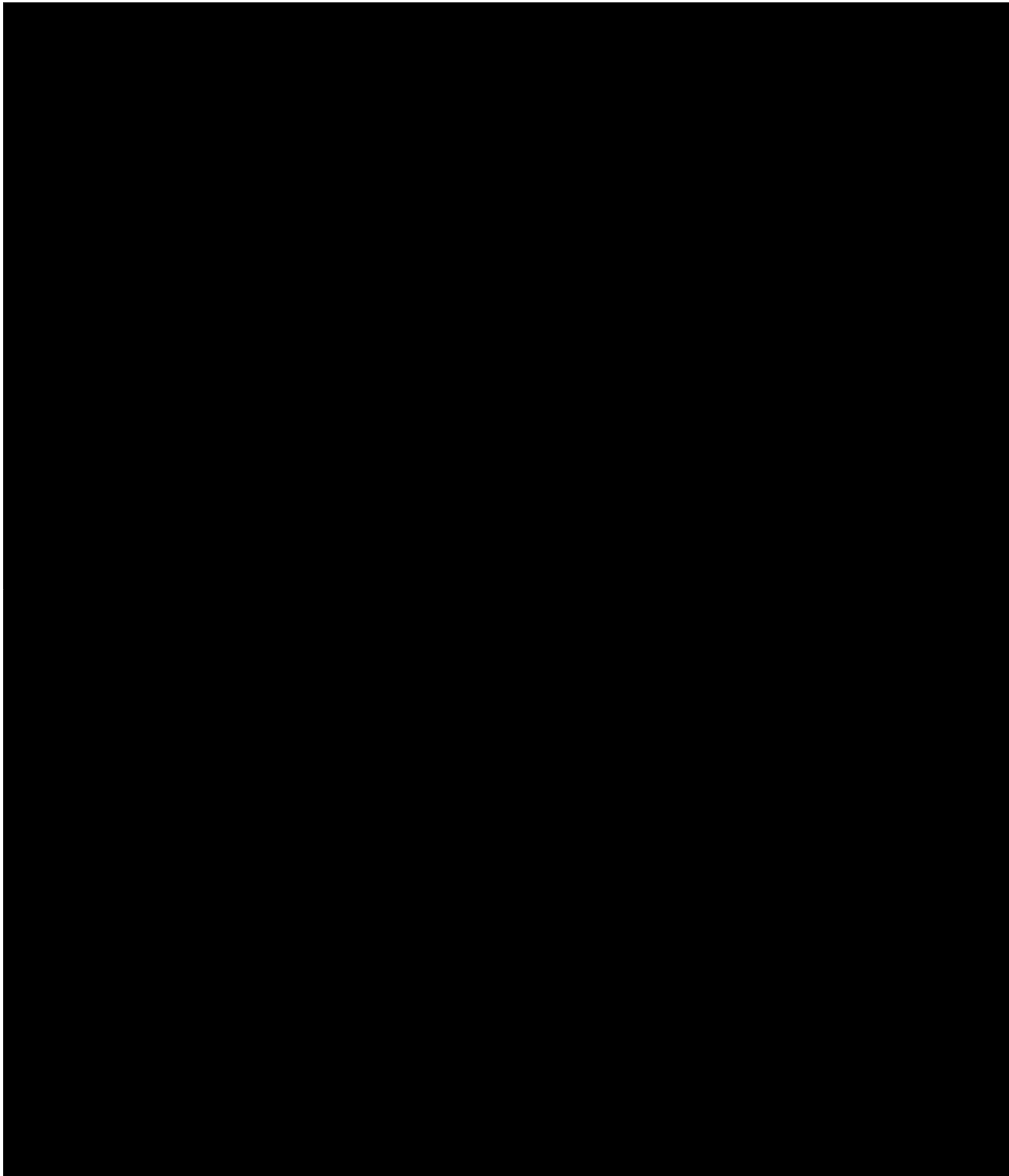
 1% Annual Chance Flood Hazard

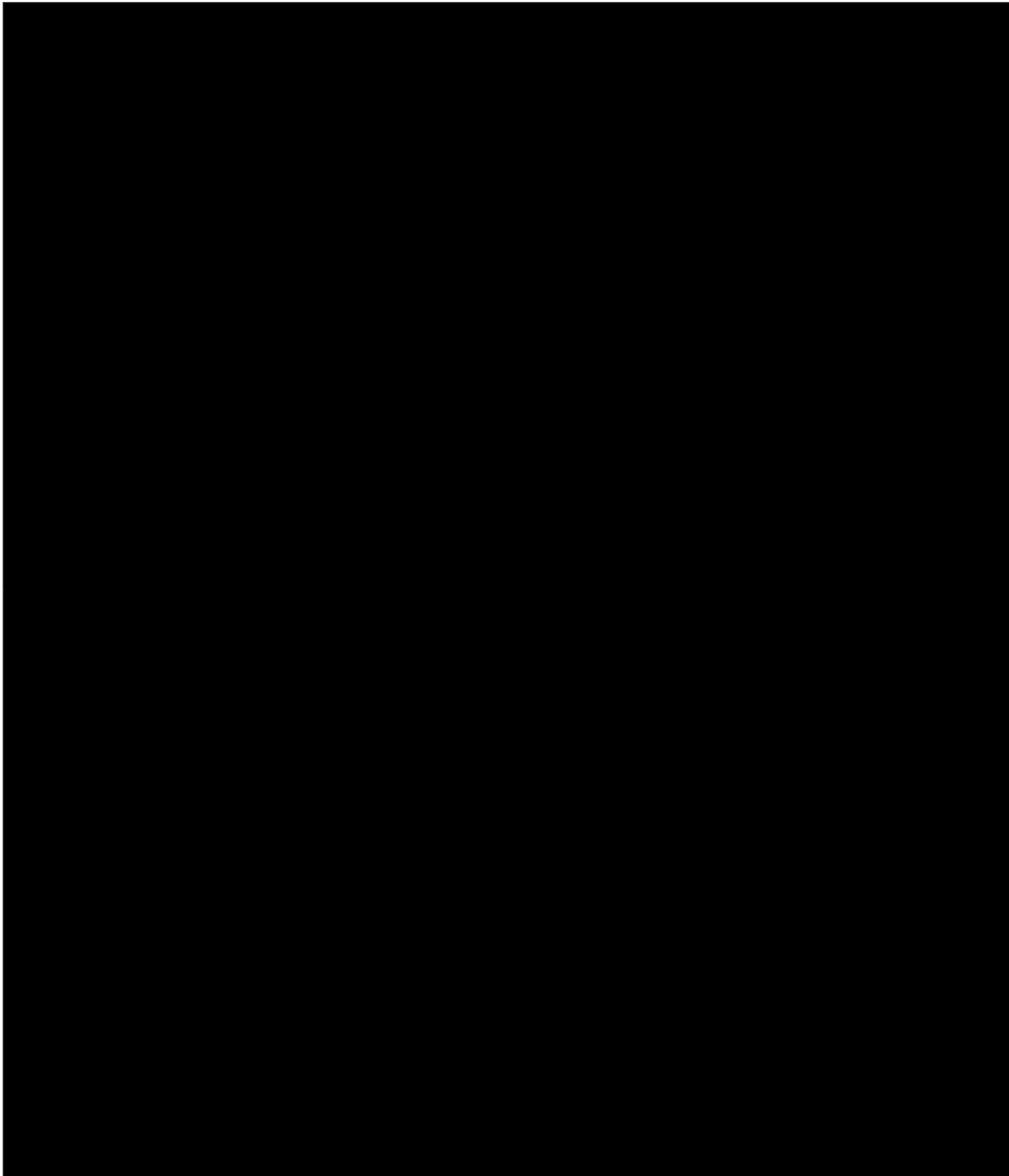
CASE: V 2018-0003
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FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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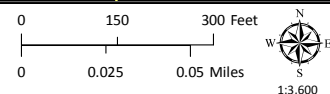






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- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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