



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
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FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 7, 2018

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Cloverdale Rancheria
Air Quality Management District

Archaeological Commission
Sonoma State University
US Fish & Wildlife
Department of Forestry/ CalFire
Department of Fish and Wildlife
RWQCB

County Addresser- Russ Ford
Redwood Valley Rancheria
Laytonville MAC
Sherwood Valley Pomo
Long Valley Fire District

CASE#: MS_2017-0004

DATE FILED: 6/21/2017

OWNER/APPLICANT: DONALD & JEAN D TOSTEN

AGENT: DEEVINDA TOSTEN (LIEBE)

REQUEST: Minor Subdivision of a 133.94± acre parcel into a 40± acre lot and a 93.94± acre lot.

LOCATION: 13± miles west of Laytonville, 1.1± miles northeast of the intersection of Branscomb Road and Mud Creek Road located at 11810 Branscomb Road, Branscomb (APN: 013-690-76)

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Robert Dostalek

RESPONSE DUE DATE: August 21, 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:

DONALD & JEAN TOSTEN

APPLICANT:

JEAN TOSTEN

AGENT:

DEEVINDA TOSTEN (LIEBE)

REQUEST:

Minor Subdivision of a 133.94± acre parcel into a 40± acre lot and a 93.94± acre lot.

LOCATION:

13± miles west of Laytonville, 1.1± miles northeast of the intersection of Branscomb Road (CR 429) and Mud Creek Road (private) located at 11810 Branscomb Road, Branscomb (APN: 013-690-76)

ACREAGE:

120 acres

GENERAL PLAN:

Remote Residential (RMR40)

ZONING:

Upland Residential (UR:40)

COASTAL ZONE:

NO

EXISTING USES:

Vacant

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

21 N

RANGE:

16

SECTION:

24

USGS QUAD#:

Map 24 — Cahto Peak

RELATED CASES ON SITE: B 1981-0021
RELATED CASES IN VICINITY: n/a

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT ACREAGES	ADJACENT USES
NORTH:	FL 160	TP	±160 ac., ±40 ac., ±40 ac	Residential, timber preserve
EAST:	FL 160	TP, UR 40	±80 ac.	Residential, timber preserve
SOUTH:	FL 160, RMR 40	TP, UR 40	±40 ac., ±40 ac., ±6.06 ac.	Residential, timber preserve
WEST:	FL 160, RMR 40	TP	±40 ac., ±6.06 ac., ±60 ac.	Residential, timber preserve

REFERRAL AGENCIES:

- ☐ Planning (FB - MHRB)
☒ Department of Transportation
☒ Environmental Health (Ukiah)
☒ Building Inspection (Ukiah)
☐ Emergency Services
☒ Assessor
☐ Farm Advisor
☒ Cloverdale Rancheria
☐ Forestry Advisor
☒ Air Quality Management District
☐ ALUC
☐ County Water Agency
☒ Archaeological Commission
☒ Sonoma State University
☒ US Fish & Wildlife Service
- ☐ Trails Advisory Council
☐ Native Plant Society
☐ State Clearinghouse
☐ Caltrans
☒ CalFire
☒ Department of Fish & Game
☐ Coastal Commission
☒ RWQCB
☒ Redwood Valley Rancheria
☐ Department of Health Services
☐ Department of Parks & Recreation
☐ Department of Conservation
☐ Soil Conservation Service
☐ Army Corps of Engineers
- ☐ CHP
☐ MTA
☒ County Addresser
☐ LAFCO
☐ Gualala MAC
☒ Laytonville MAC
☒ Sherwood Valley Pomo
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☒ Long Valley Fire District
☐ Community Svcs
☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 013-690-76

STAFF PLANNER: ROBERT DOSTALEK PREPARED BY: ROBERT DOSTALEK DATE: 7/13/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	YES	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base Sonoma Tree Vole
	NO	6. Airport CLUP Planning Area – ALUC#_____
☐	☒	7. Adjacent to State Forest/Park/Recreation Area.
☐	☒	8. Adjacent to Equestrian/Hiking Trail.
☐	☒	9. Hazard/Landslides Map
☐	☒	10. Require Water Efficient Landscape Plan.
☐	☒	11. Biological Resources/Natural Area Map. Sonoma Tree Vole
☒	☐	12. Fire Hazard Severity Classification: ☐ LRA ☒ SRA-CDF# 224-17 High Fire Hazard Area
☒	☐	13. Soil Type(s)/Pygmy Soils. Western Soils
☐	☒	14. Wild and Scenic River.
☐	☒	15. Specific Plan Area.
☐	☒	16. State Permitting Required/State Clearinghouse Review
☐	☒	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.
☐	☐	19. Land Capabilities/Natural Hazards Map.
☐	☐	20. Habitats/ESHA/Resources Map.
☐	☐	21. Appealable Area/Original Jurisdiction Map.
☐	☐	22. Blayney-Dyett Map.
☐	☐	23. Ocean Front Parcel (Blufftop Geology).
☐	☐	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
☐	☐	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: _____

CalFire No: _____

Date Filed: _____

Fee: _____

Receipt No: _____

Received By: _____

Office use only

APPLICATION FORM

APPLICANT

Name: Donald Tosten/Jean D Tosten Phone: _____

Mailing Address: PO Box 206

City: Branscomb State/Zip: CA 95417 email: deevindalee@gmail.com

PROPERTY OWNER

Name: Donald Tosten/Jean D Tosten Phone: _____

Mailing Address: PO Box 206

City: Branscomb State/Zip: CA 95417 email: deevindalee@gmail.com

AGENT

Name: Deevinda Tosten (Liebe) Phone: 619-957-5390/619-468-0063

Mailing Address: PO Box 1253

City: Lamesa State/Zip: CA 91942 email: deevindalee@gmail.com

Parcel Size: 120 ac (Sq. feet/Acres) Address of Property: 11810 Branscomb Rd
Branscomb CA 95417

Assessor Parcel Number(s): 013-690-76

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.

Deevinda Tosten 6-18-17 x
Signature of Applicant/Agent Date

Jean D. Tosten 6-18-17
Signature of Owner Date
Hal Tosten 6-18-17

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.

Land division of 120 acres into a 40 and 80 acre parcels. No improvements are planned. Retention of half of the spring on the 40 acre parcel is requested.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☐ Other: _____ ☐ Other: _____					
Total Structures Paved	0	0		0	0
Area Landscaped Area	0	0		0	0
Unimproved Area	120 ac	40/80 ac		40 ac 80 ac	40 ac 80 ac
GRAND TOTAL (Equal to gross area of Parcel)					120 ac

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:

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 _____

N/A

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? _____ 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 ☐ 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: _____	

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	40 acres		Ø
Lot Number 2	80 acres		Ø
Lot Number 3			
Lot Number 4			
Remainder Parcel			

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:

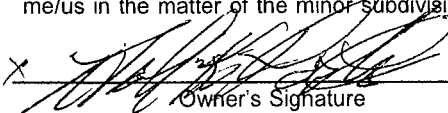
- ☐ Individual wells on each lot
☐ Water company
☒ Spring

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.

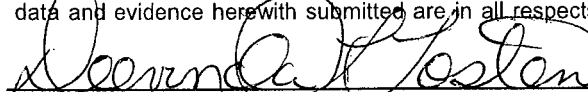
x 
Owner's Signature

6-18-17
Date

Jean H. Tosten
Owner's Signature

6-18-17
Date

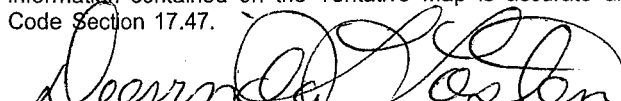
I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.


Applicant and/or Agent's Signature

6-18-17
Date

Deevinda L. Tosten
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

6-18-17
Date

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.):
013-690-37
013-690-75
013-690-77
013-690-78

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:
N/A

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

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.
N/A

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ 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): _____ ☐ square feet ☐ acres.

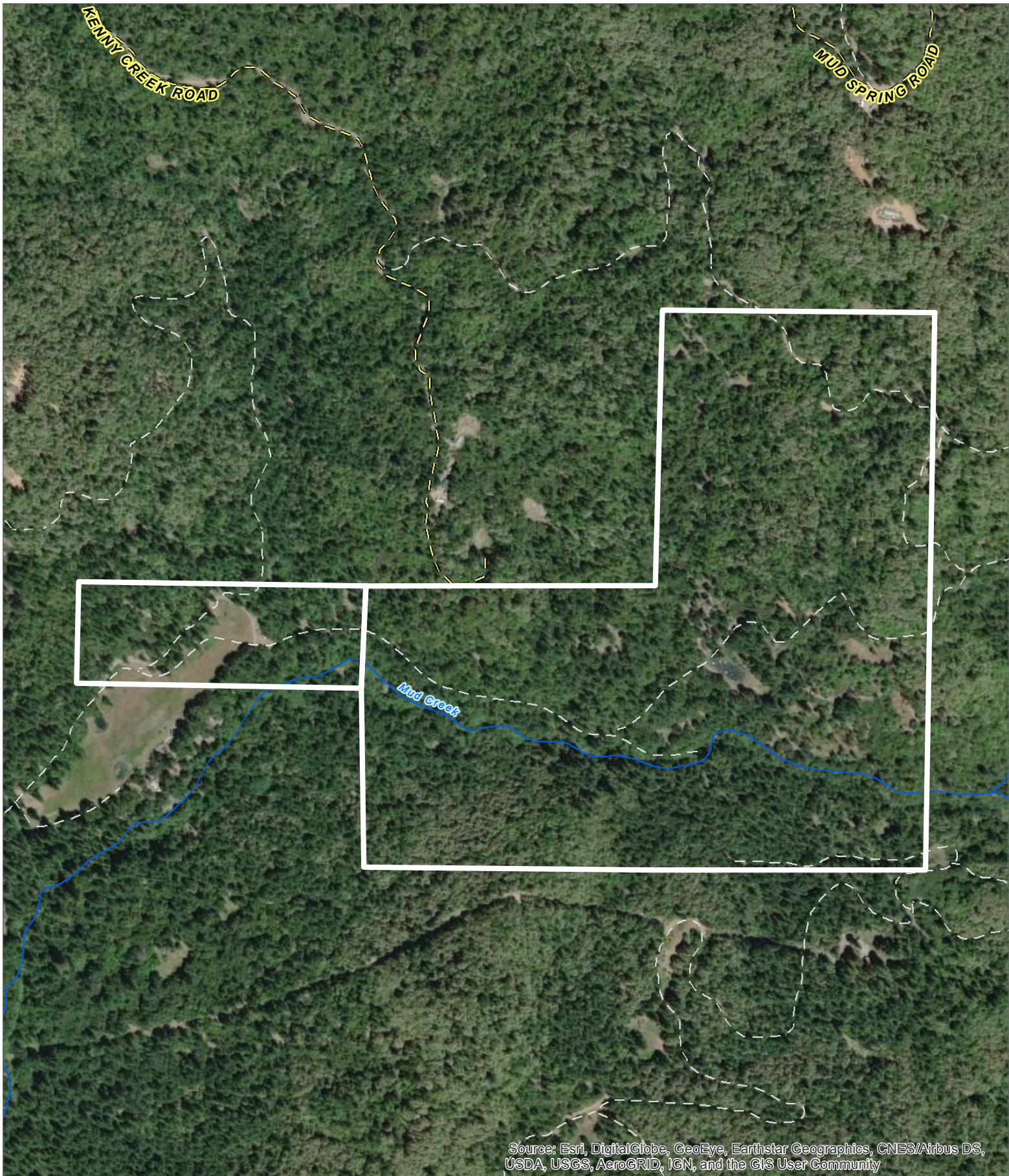
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
open fields, to rolling ridges, to moderate & steep slopes, grassy meadows with a majority of heavily wooded hills & ridges w/ Douglas fir, Redwoods, Pine, Oak -

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.
Same as lot 1 and 2

30. Indicate the surrounding land uses:

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

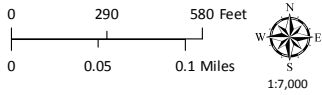
Madrone
Deer,
turkey
Bear



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

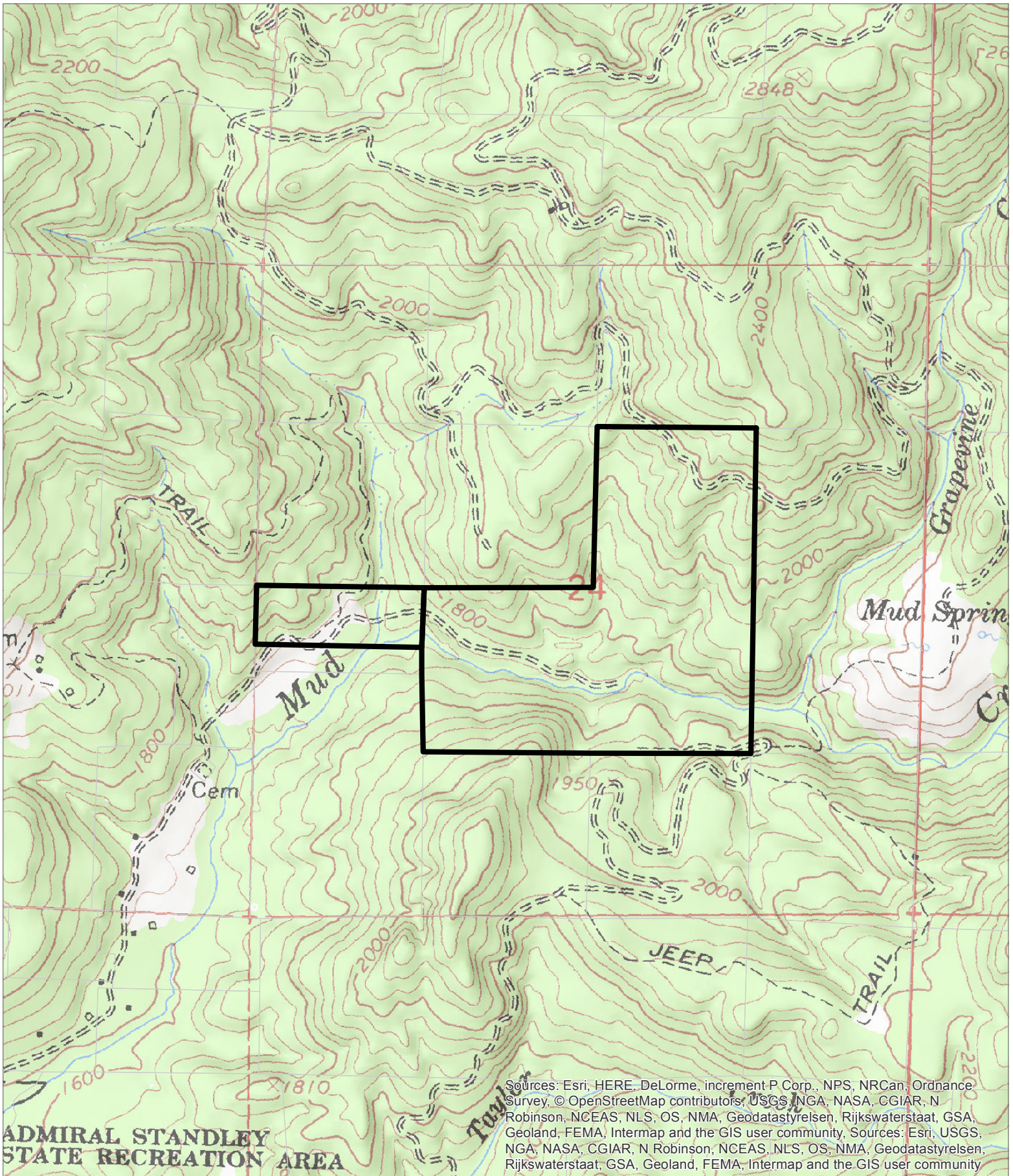
CASE: MS 2017-0004
OWNER: TOSTEN, Donald & Jean
APN: 013-690-76
APLCT: Donald Tosten
AGENT: Deevinda Tosten
ADDRESS: 11810 Branscomb Road, Branscomb

- Named Rivers
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

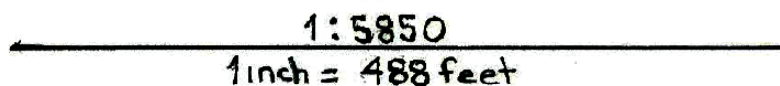
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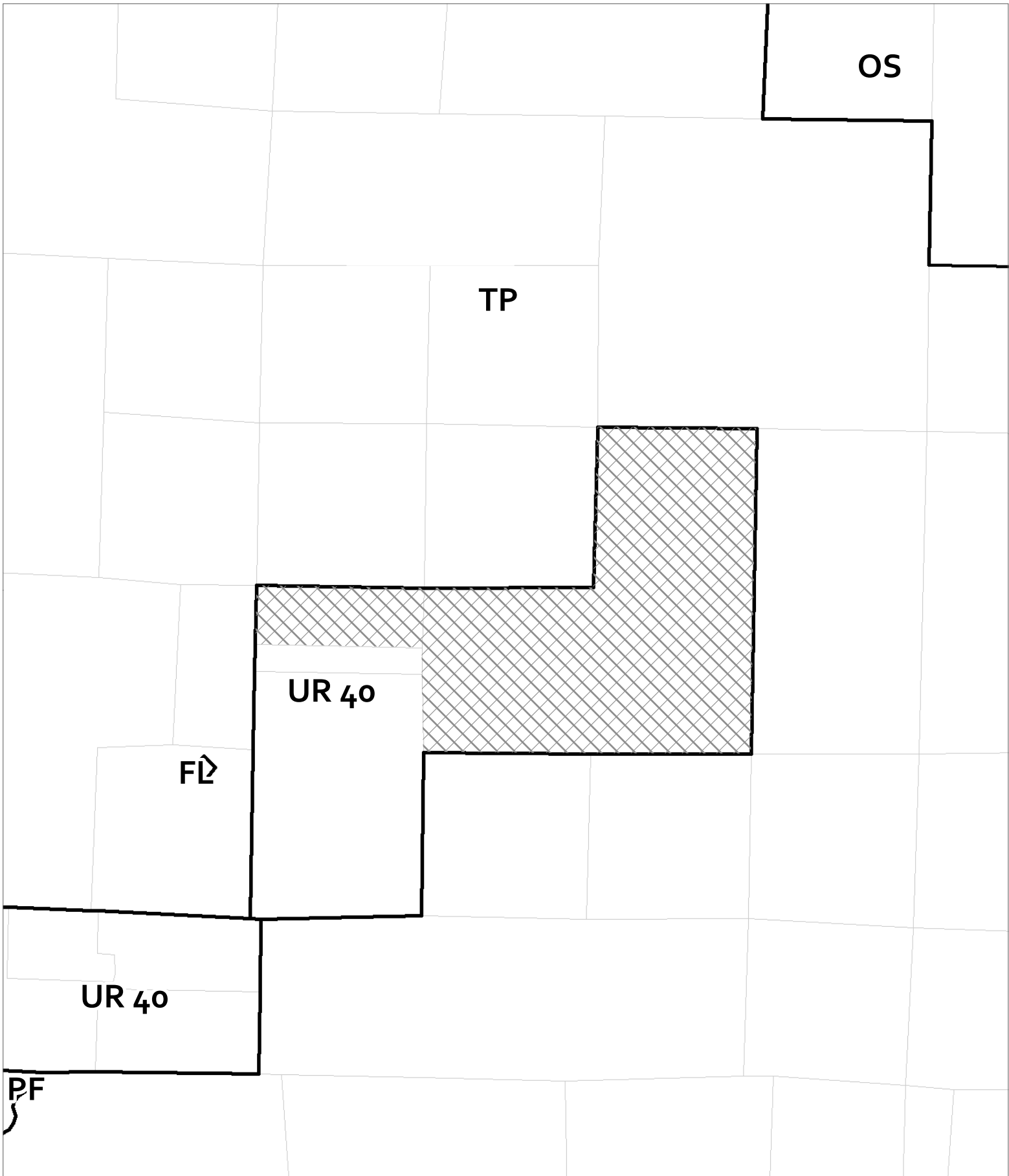
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



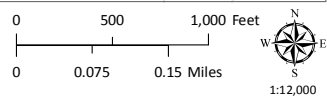
REVISÉD TENTATIVE MAP

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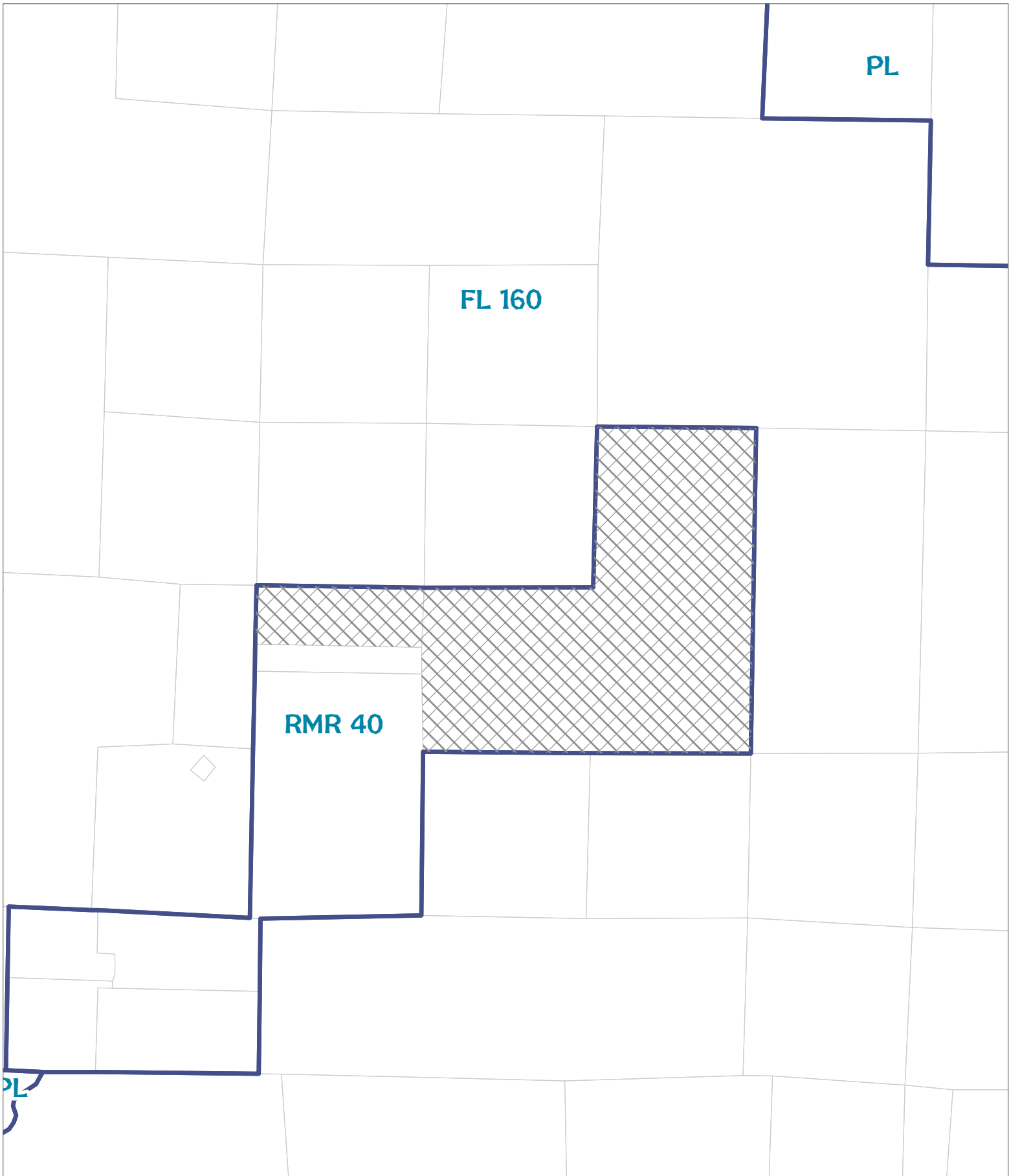
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 Zoning Districts



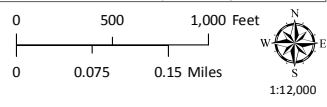
ZONING DISPLAY MAP

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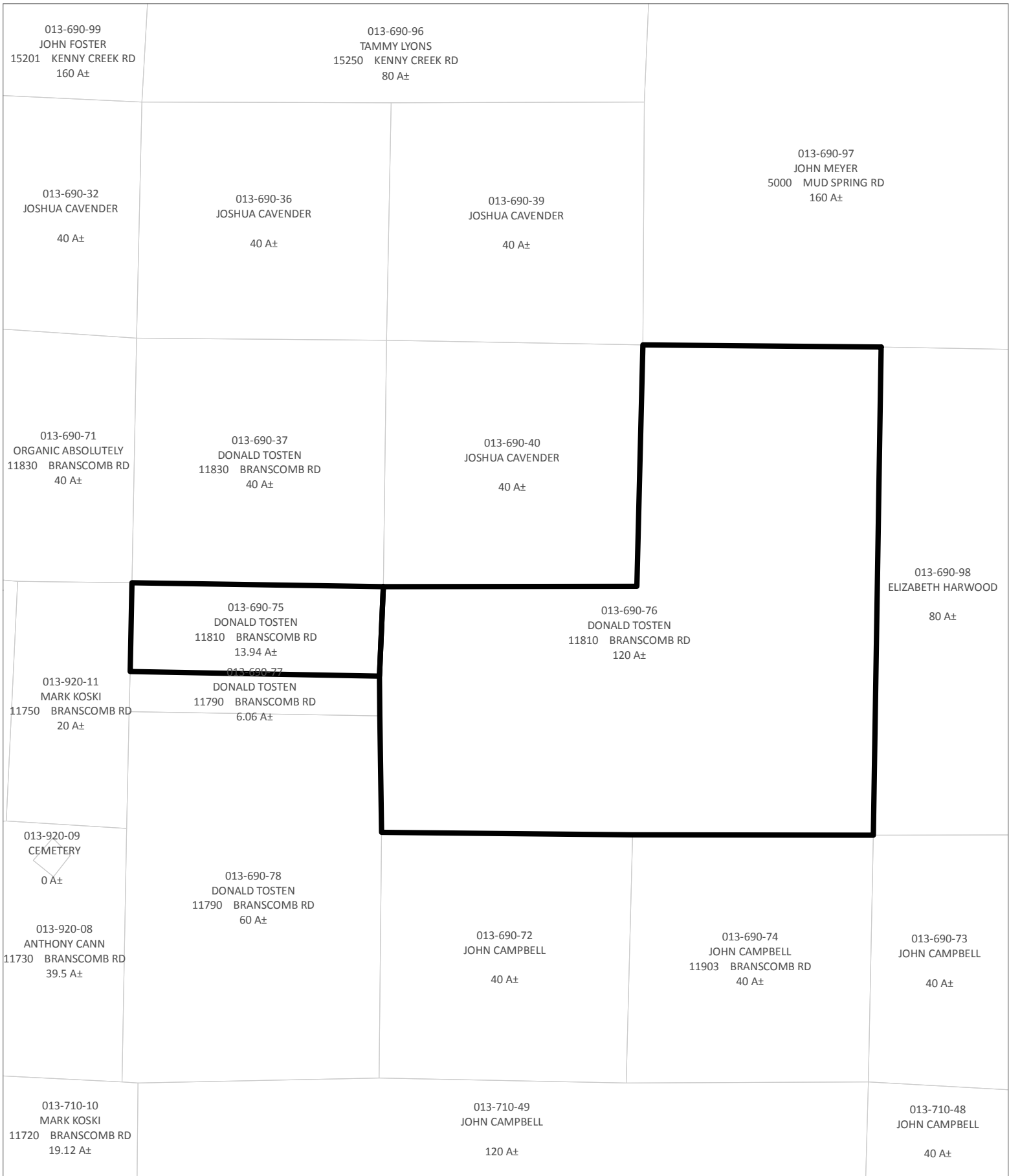
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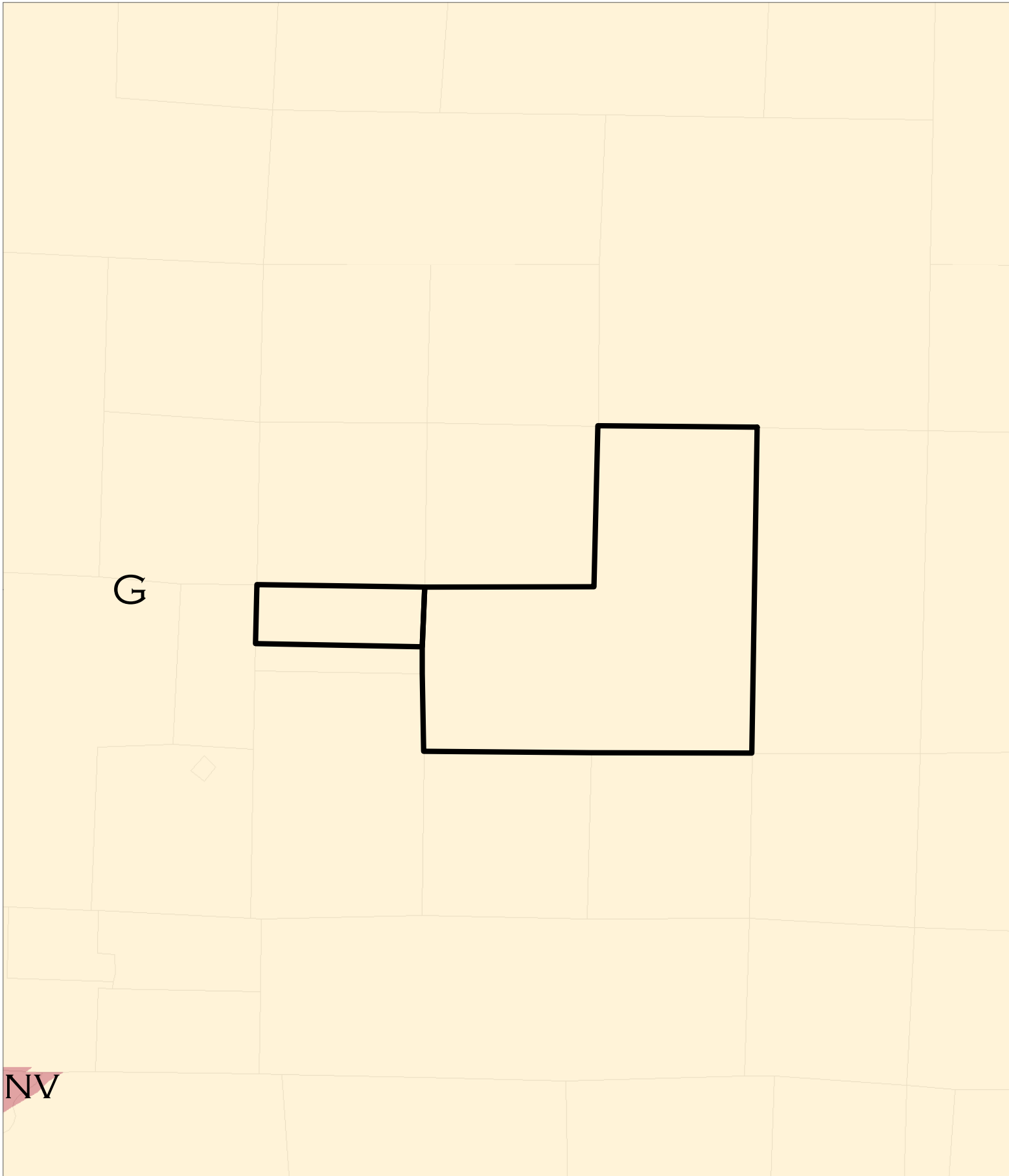
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

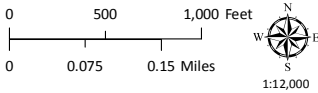
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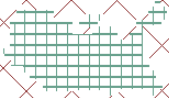
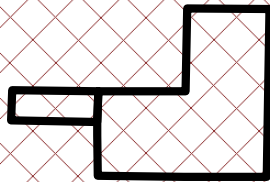
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)



IMPORTANT FARMLAND

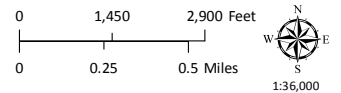
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LONG VALLEY FIRE PROTECTION DISTRICT



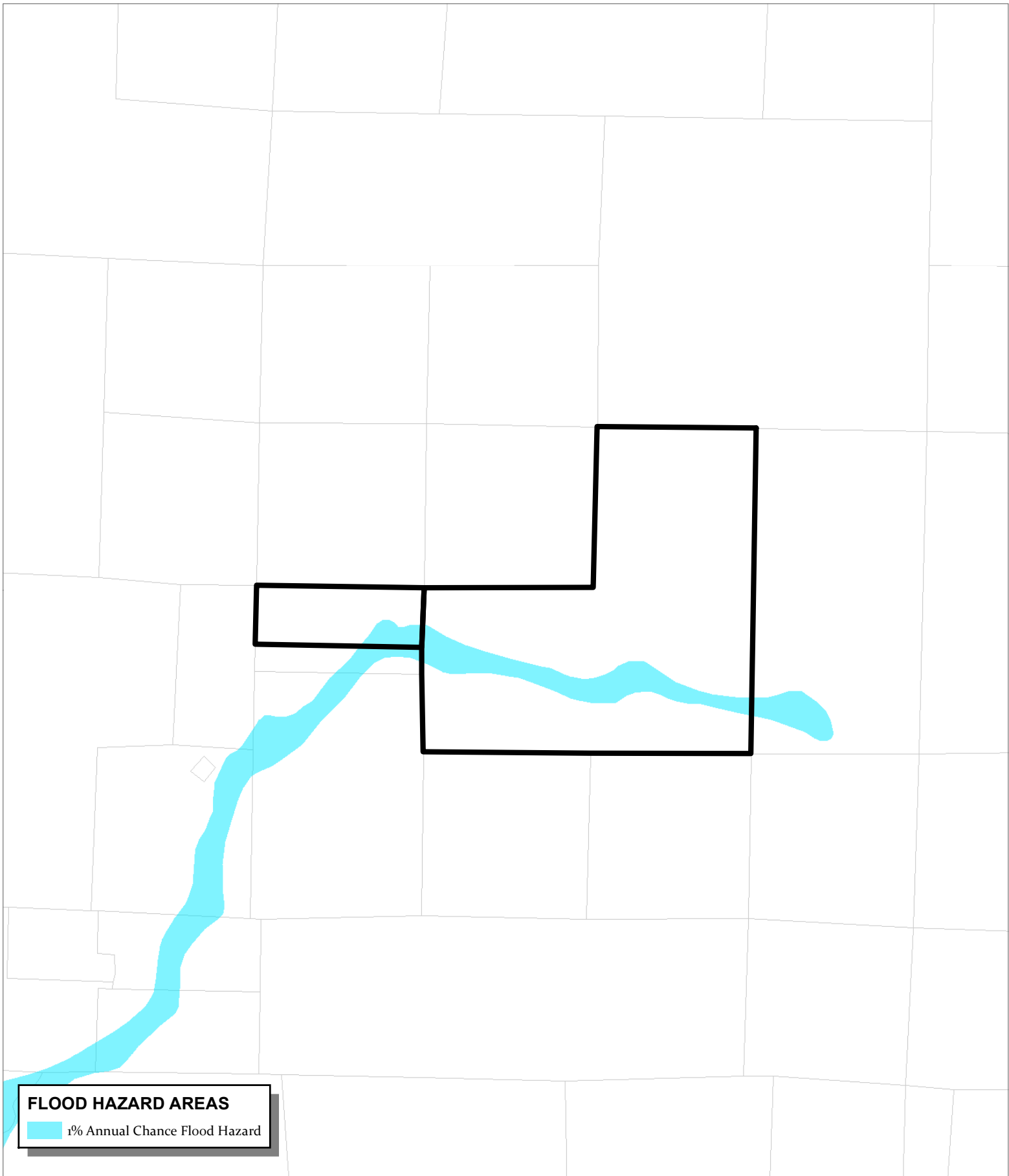
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

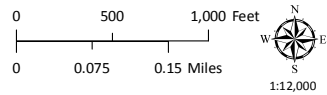
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FLOOD HAZARD AREAS

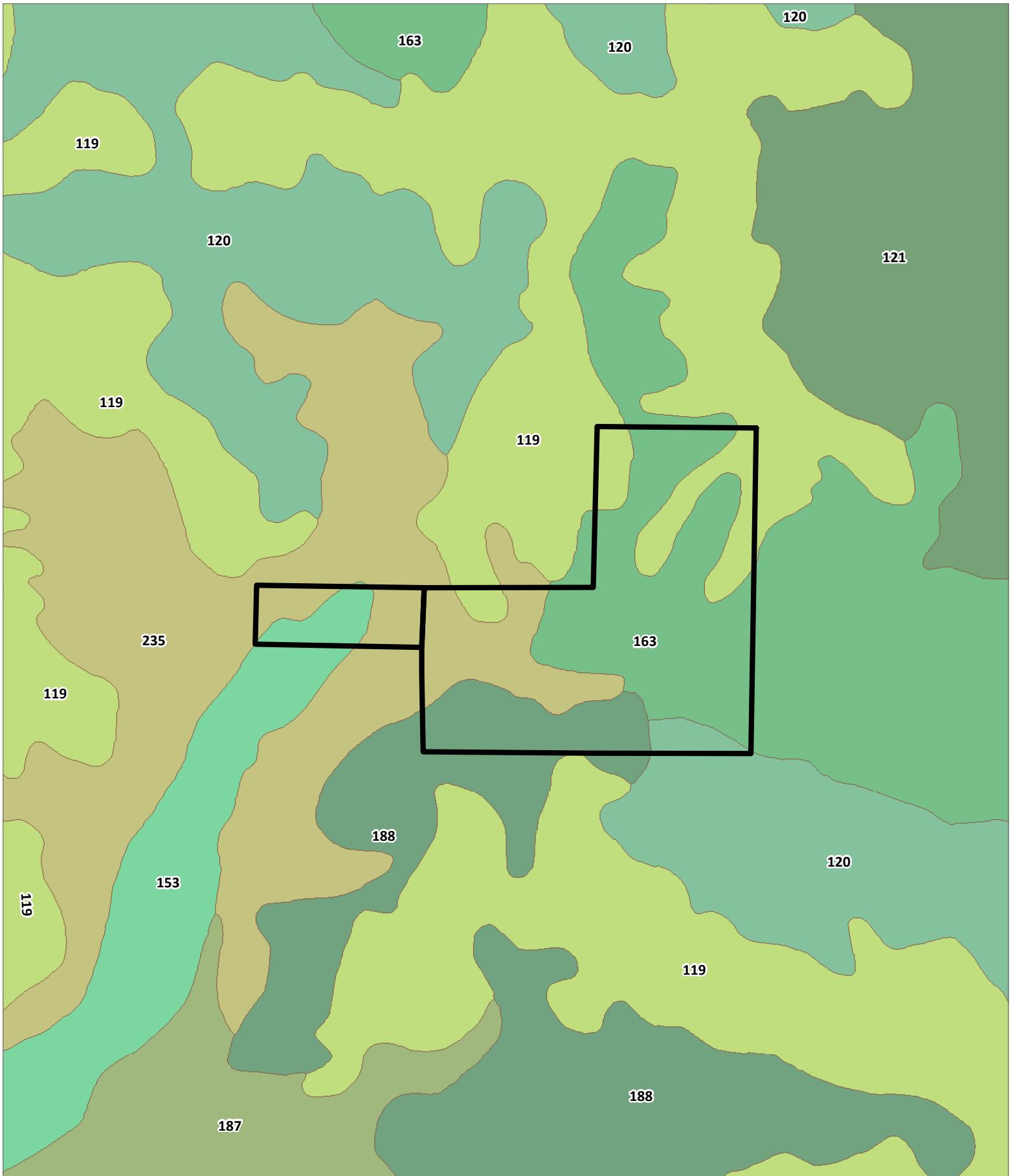
1% Annual Chance Flood Hazard

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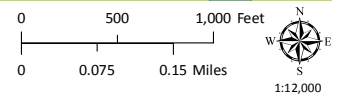
SPECIAL FLOOD HAZARD AREAS

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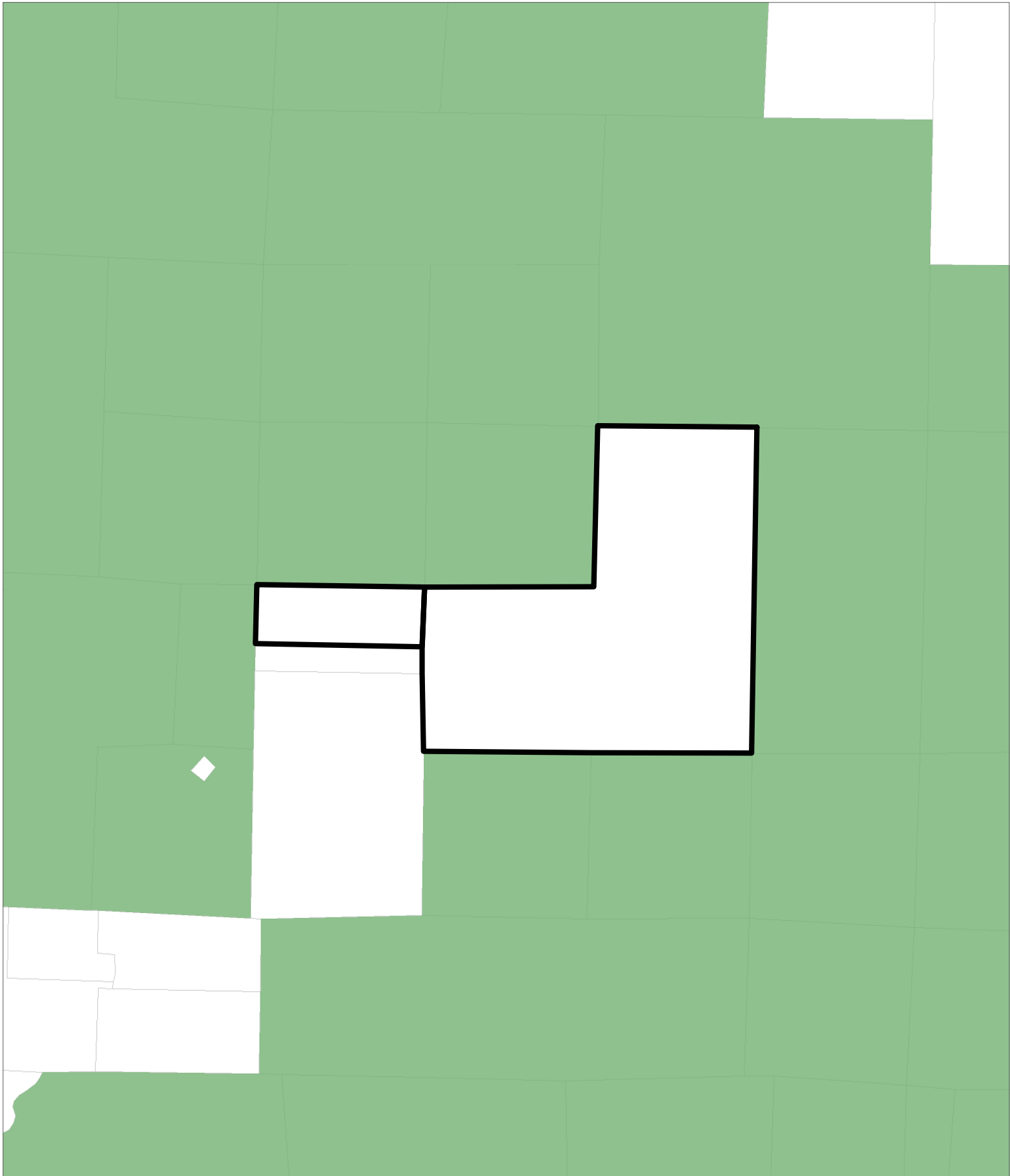
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 Western Study Soil Types



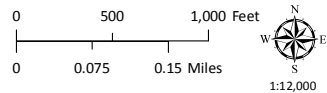
LOCAL SOILS

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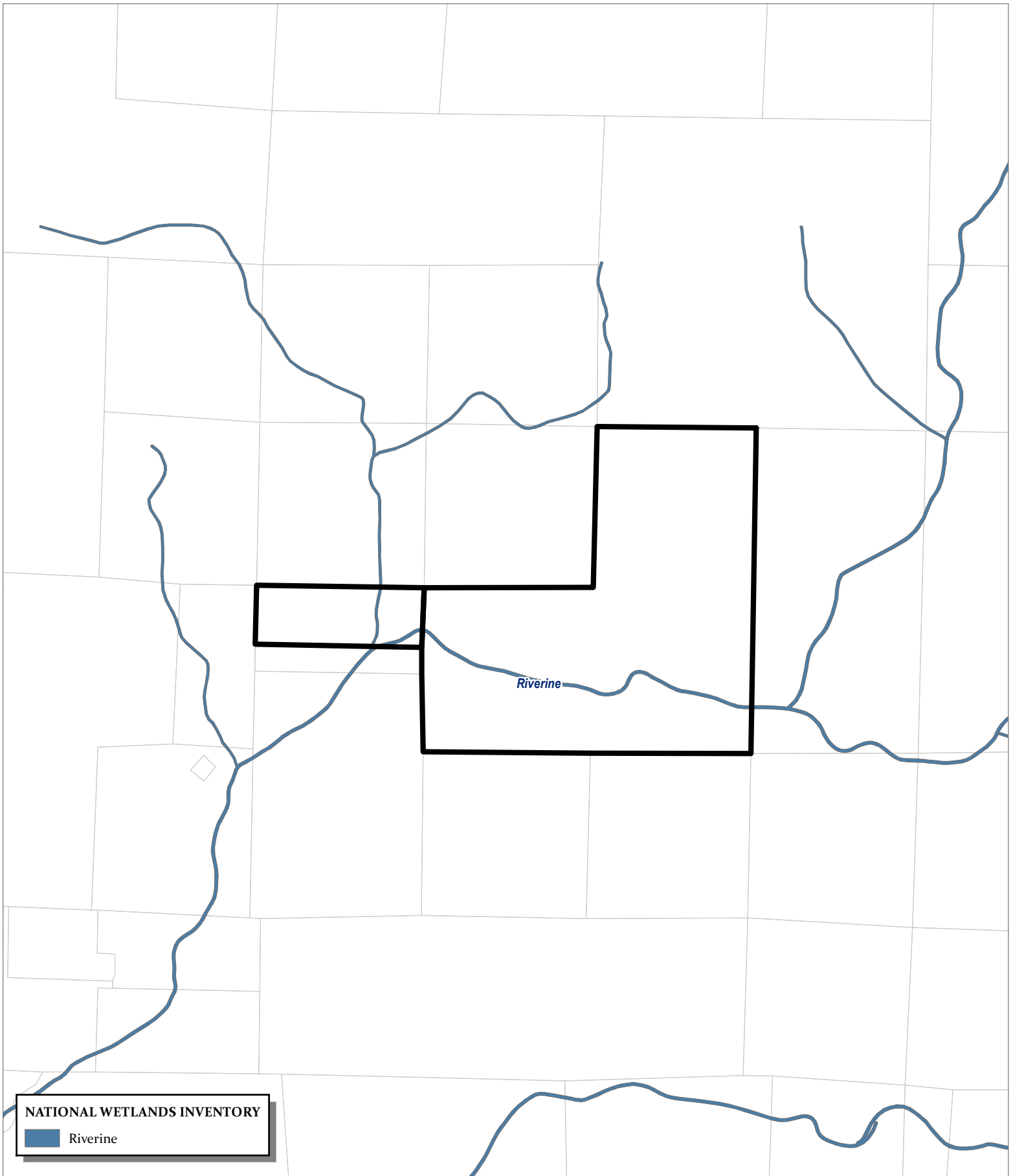
CASE: MS 2017-0004
OWNER: TOSTEN, Donald & Jean
APN: 013-690-76
APLCT: Donald Tosten
AGENT: Deevinda Tosten
ADDRESS: 11810 Branscomb Road, Branscomb

 TPZ 2017



TIMBER PRODUCTION ZONES

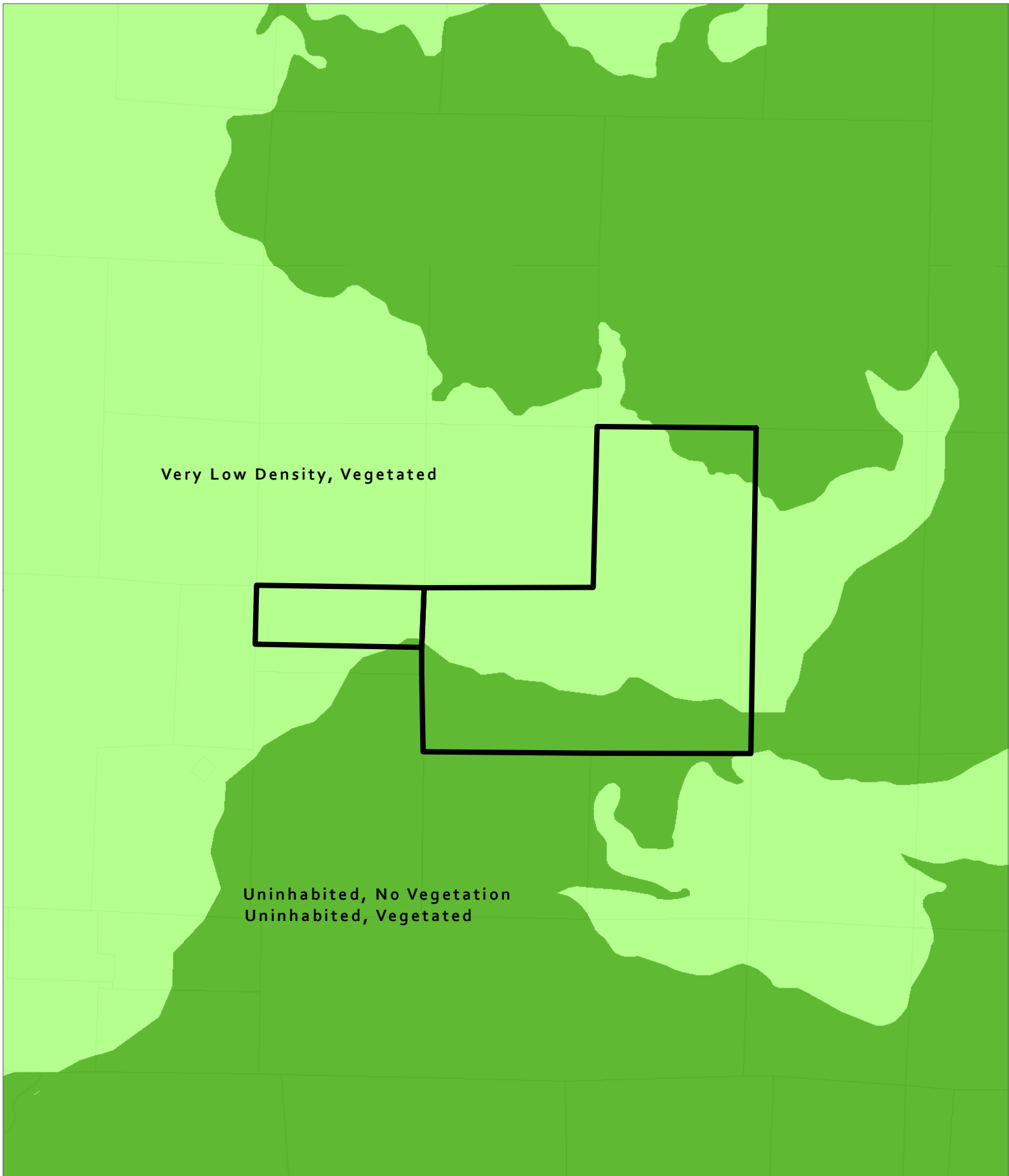
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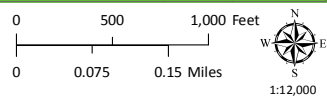
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WETLANDS

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WILDLAND-URBAN INTERFACE ZONES

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