



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

October 4, 2018

Planning – Fort Bragg  
Department of Transportation  
Environmental Health - Fort Bragg

Building Inspection - Fort Bragg  
Department of Forestry/ CalFire  
Coastal Commission

Fort Bragg Rural Fire District

**CASE#:** B\_2018-0060

**DATE FILED:** 9/19/2018

**OWNER:** GENE A. & SUSAN A. MATTIUZZO TTEE

**APPLICANT/AGENT:** CLIFFORD ZIMMERMAN

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between 2 parcels from a north/south configuration to an east/west configuration. Parcel 1 (APN: 017-180-32) will decrease to 5± acres and Parcel 2 (APN: 017-180-31) will increase to 3.67± acres.

**LOCATION:** Fort Bragg area. 2.5± miles southwest of the City of Fort Bragg on the north side of Simpson Ln. (CR 414), 0.9± east of its intersection with State Hwy. 1 (SH 1), no address assigned (APNs: 017-180-31, & -32).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**RESPONSE DUE DATE:** October 18, 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](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 \_\_\_\_\_

CASE: B 2018-0060

**OWNER:** Gene & Susan Mattiuzzo

**APPLICANT:** Clifford Zimmerman

**AGENT:** Clifford Zimmerman

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**APN/S:** 017-180-31, 32

**PARCEL SIZE:** 8.67± acres, total

**GENERAL PLAN:** Rural Residential, 5 ac. minimum (RR-5) / Rural Residential, 2 ac. minimum (RR-2)

**ZONING:** Rural Residential, 5 ac. minimum (RR-5) / Rural Residential, 2 ac. minimum (RR-2)

**EXISTING USES:** Forestland

**DISTRICT:** 4th

**RELATED CASES:** None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Forestland	Timber Production	45±	Forestland
<b>EAST:</b>	Public Land	Timber Production	160±	Forestland
<b>SOUTH:</b>	Rural Residential, 5 ac. [Rural Residential, 2ac.]	Rural Residential, 5 ac. [Rural Residential, 2ac.]	1.5±	Residential
<b>WEST:</b>	Rural Residential, 5 ac. [Rural Residential, 2ac.]	Rural Residential, 5 ac. [Rural Residential, 2ac.]	5±	Residential

REFERRAL AGENCIES

LOCAL

- ☐ Agricultural Commissioner
- ☐ Air Quality Management District
- ☐ Airport Land Use Commission
- ☐ Archaeological Commission
- ☐ Assessor’s Office
- ☒ Building Division Fort Bragg
- ☐ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☐ Farm Advisor
- ☐ Forestry Advisor
- ☐ LAFCO
- ☐ City Planning Department
- ☐ Community Services District
- ☒ Fort Bragg Rural Fire District
- ☐ MAC

- ☐ Sanitation District
- ☐ School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☒ Planning Division Fort Bragg
- ☐ Resource Lands Protection Com.
- ☐ Sonoma State University
- ☐ Trails Advisory Council

STATE

- ☒ CALFIRE (Land Use)
- ☐ CALFIRE (Resource Management)
- ☒ California Coastal Commission
- ☐ California Div. of Mine Reclamation
- ☐ California Dept. of Fish & Wildlife
- ☐ California Highway Patrol
- ☐ California Native Plant Society

- ☐ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club

FEDERAL

- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation

TRIBAL

- ☐ Cloverdale Rancheria
- ☐ Potter Valley Tribe
- ☐ Redwood Valley Rancheria
- ☐ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: Russell Ford

DATE: 10/4/2018

ENVIRONMENTAL DATA

1. MAC:

GIS  
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
CALFIRE

4. FARMLAND CLASSIFICATION:

GIS  
Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
Marginal/Sufficient

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
124 (Caspar-Quinliven-Ferncreek) 157 (Harecreek sandy loam)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
N/A

10. TIMBER PRODUCTION ZONE:

GIS  
N/A

11. WETLANDS CLASSIFICATION:

GIS  
Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS  
N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS  
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11  
N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS  
No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10  
Yes (Jackson State Forest)

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34  
N/A

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS  
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy  
N/A

22. OAK WOODLAND AREA:

USDA  
N/A

23. HARBOR DISTRICT:

Sec. 20.512  
N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS  
RR-5 (portion)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500  
High Productivity Timberland/Beach Deposits

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496  
Coastal Forest

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
No, per LCP certification. Yes, by project type.

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
N/A



Planning and Building  
Services

Case No: B 2018-0060

CalFire No: \_\_\_\_\_

Date Filed: 9/19/18

Fee: \$3,076

Receipt No: 23292

Received By: RDF

Office use only

Mendocino County

**APPLICATION FORM**

**APPLICANT**

Name: CLIFFORD ZIMMERMAN

Phone: 489-1194

Mailing Address: 32200 FOREST Lane

City: FORT BRAGG State/Zip: CA 95437

email: CAZIMMER@COMCAST.NET

**PROPERTY OWNER**

Name: GENE and SILVIA MATTIUSO

Phone: 964-0364

Mailing Address: 32100 SIMPSON Lane

City: FORT BRAGG State/Zip: CA 95437

email: EYEOPENER2@COMCAST.NET

**AGENT**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_

email: \_\_\_\_\_

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
017-180-31	MATTIUSO	N/A	3.04	3.67
017-180-32	MATTIUSO	"	5.63	5.00

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

PROPERTY LINE BETWEEN THE TWO PARCELS TO BE CHANGED FROM A NORTH-SOUTH ORIENTATION TO A EAST-WEST. RESULTING IN A 5AC. NORTHERLY PARCEL AND 3.67 SOUTHERLY PARCEL.

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

Clifford Zimmerman 9/7/18  
Signature of Applicant/Agent Date

Susan A. Mattiuzzo 9/7/2018  
Signature of Owner Date

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

Mendocino County

SEP 10 2018

Planning & Building Services

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**

1. Are there existing structures on the property? ☐ Yes ☒ No

If yes, describe below, and identify the use of each structure on the map to be submitted with your application.

VACANT LAND

2. 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?

N/A

3. Lot area (within property lines): 8.67 ☐ square feet ☒ acres.

4. Lot Coverage:

<u>LOT 1</u>	Existing	Proposed after Adjustment
Building Coverage	_____ sq ft	_____ sq ft
Paved Area	_____ sq ft	_____ sq ft
Landscaped Area	_____ sq ft	_____ sq ft
Unimproved Area	<u>3.04</u> sq ft AC	<u>3.67</u> sq ft AC
TOTAL:	_____ sq ft	_____ sq ft

<u>LOT 2</u>	Existing	Proposed after Adjustment
Building Coverage	_____ sq ft	_____ sq ft
Paved Area	_____ sq ft	_____ sq ft
Landscaped Area	_____ sq ft	_____ sq ft
Unimproved Area	<u>5.63</u> sq ft AC	<u>5.0</u> sq ft AC
TOTAL:	_____ sq ft	_____ sq ft

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

LOT 1 N/A Existing Spaces \_\_\_\_\_ Proposed Spaces \_\_\_\_\_

LOT 2 Existing Spaces \_\_\_\_\_ Proposed Spaces \_\_\_\_\_

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

6. Is any grading or road construction 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.):

---

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: N/A 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? ☐ Yes ☒ No  
 If yes, how many acres will be converted? N/A 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? ☐ Yes ☒ No

9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? ☐ Yes ☒ No

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

## **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.

9-8-18

Date

  
Applicant

**CLIFFORD M. ZIMMERMAN**  
**LICENSED LAND SURVEYOR #4707**

Page 1  
Mendocino County  
SEP 10 2018  
Planning & Building Services

32200 Forest Lane  
Fort Bragg, Ca. 95437  
phone/fax (707) 964-8830  
mobile (707) 489-1194  
Email: cmzimmer@comcast.net

September 7, 2018

County of Mendocino  
Building & Planning Services  
860 N. Bush Street  
Ukiah, Ca. 95482  
Attn: Russ Ford

PROJECT: Coastal Boundary Line Adjustment Application  
Lands of Mattiuzzo Trust  
APN 017-180- 31 & 32  
Simpson Lane  
Fort Bragg, CA 95437

Please find enclosed the following:

1. 10 Copies of BLA Application
2. 10 Copies of BLA Map & Vicinity Map
3. 10 Copies of the Project Description Questionnaire
4. Copies of the owner's deeds of record
5. Signed Indemnification Agreement
6. 8 ½ x 11 Copy of Map
7. Stamped envelopes for adjacent owners
8. List of names of adjacent owners and tenants
9. Copy of declaration of posting
10. Copy of Notice of pending permit
11. Filing Fee check of \$3076.00 to County of Mendocino

Thank you. Call if you have any questions.

Sincerely,



Clifford M. Zimmerman  
Licensed Land Surveyor #4707



017-180-32

14020

RECORDING REQUESTED BY  
Western Title Insurance Company

AND WHEN RECORDED MAIL TO

NAME Genc A. Mattiuzzo  
ADDRESS Susan Ann Mattiuzzo  
32100 Simpson Lane  
CITY & STATE Fort Bragg, Ca. 95437RECORDED AT REQUEST OF  
WESTERN TITLE INSURANCE COMPANY

BOOK 1475 PAGE 276

SEP 21 10 46 AM '84

RECORDS  
MENDOCINO COUNTY CALIF  
HAROLD E. YOUNG  
RECORDER

Title Order No. Escrow No. 81044

MAIL TAX STATEMENTS TO

NAME  
ADDRESS same as grantees above  
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 49.50  
[X] Computed on full value of property conveyed, or  
[ ] Computed on full value less liens and encumbrances  
remaining [ ] on [ ] time of sale.  
Western Title Insurance Company  
Signature of declarant or agent determining tax firm name

## Individual Joint Tenancy Deed

WESTERN TITLE FORM NO. 105

FOR VALUE RECEIVED, ROYAL C. AIRING and VIRGINIA LANE AIRING,  
husband and wife ANN

GRANT to GENE A. MATTIUZZO and SUSAN/MATTIUZZO, husband and wife

as JOINT TENANTS all that real property situate in the

County of Mendocino

State of California, described as follows:

See Exhibit "A" attached hereto and made a part hereof for description

Dated September 11 19 84

ROYAL C. Airing  
Virginia Lane AiringDorothy Gules  
Dorothy Gules Witness

STATE OF CALIFORNIA

County of Mendocino

On September 18 1984, before me the undersigned, a  
Notary Public, in and for said State, personally appeared Tracey Gules  
known to me to be the person whose name is subscribed to the within instrument, and a witness there-  
to, who being by me duly sworn, deposed and said: That S. is residing at Fort Bragg  
California, that S. he was present and saw Royal C.  
Airing and Virginia Lane Airing  
personally known to her, to be the person described in and whose names S. are  
subscribed to the within and annexed instrument, execute the same; and that the affiant subscribed  
her name thereto as a witness to said execution.

My commission expires 7-21-87

WITNESS INDIVIDUAL

Sandy Beach  
Notary Public

BOOK 1475 PAGE 276

Exhibit "A" attached to deed executed by Royal C. Airing and Virginia Lane Airing, dated September 11, 1984.

Order No. 81044

All that real property situated in the County of Mendocino, State of California lying within and being a portion of the Northeast quarter of Section 19, Township 18 North, Range 17 West, Mount Diablo Base and Meridian and more particularly described as follows:

COMMENCING at a point in the Northeasterly right of way line of that certain County Road known as Simpson Road; said point of beginning being North  $49^{\circ} 48'$  East, 831.74 feet distant of the center quarter section corner of Section 19, Township 18 North, Range 17 West, Mount Diablo Base and Meridian; thence from said point and along the Northeasterly line of said road, South  $42^{\circ} 53'$  East, 82.68 feet; thence South  $54^{\circ} 32'$  East, 99.32 feet to the Southeast corner of that land described in an amendment to Agreement for Sale of Real Estate between Herman E. Fayal and Alice M. Fayal, husband and wife seller, and Earl Pittenger buyer, recorded May 9, 1962 in Book 596, Official Records, page 220, Mendocino County Records; thence continuing along said Simpson Road the following courses and distances: South  $54^{\circ} 32'$  East, 15.94 feet; thence South  $59^{\circ} 03'$  East, 287.20 feet; thence South  $53^{\circ} 11'$  East, 90.28 feet; thence South  $46^{\circ} 31'$  East, 136.67 feet; thence South  $55^{\circ} 02'$  East, 84.12 feet; thence South  $68^{\circ} 16'$  East, 182.84 feet; thence South  $69^{\circ} 19'$  East, 115.33 feet to a point in the Southerly boundary line of the Northeast quarter of said Section 19 and which point is South  $88^{\circ} 24'$  East, 1550.22 feet distant of the center quarter section corner as herein before mentioned; said point being the true point of beginning of the property to be herein described; thence from said true point of beginning, Easterly along the Southerly line of the Southeast quarter of the Northeast quarter of said Section 19, Township 18 North, Range 17 West, a distance of 341.78 feet; thence North to a point in the center line of the Caspar Logging Company Railroad right of way; thence North  $53^{\circ} 41'$  West, to the Northwesterly terminus of that bearing reading "North  $53^{\circ} 41'$  West, 100 feet" as described in the deed from Bessie Salmon to Herman E. Fayal, et ux, recorded April 15, 1953 in Book 341 of Official Records, page 691, Mendocino County Records; thence North  $76^{\circ} 31'$  West, 100 feet; thence South  $80^{\circ} 20'$  West, 100 feet; thence South  $57^{\circ} 13'$  West, 100 feet; thence South  $43^{\circ} 27'$  West, 100 feet to a point which bears North from the true point of beginning; thence South to the true point of beginning. The bearings and distances of the herein described property are according to the Record of Survey Map recorded November 13, 1947 in Map Case 1, Drawer 7, page 149, in the office of the County Recorder, Mendocino County, State of California.

017-180-31

RECORDING REQUESTED BY  
GENE A. MATTIUZZO

AND WHEN RECORDED MAIL TO:

Name: GENE A. MATTIUZZO  
Address: 32100 SIMPSON LANE  
City & State: FORT BRAGG, CA  
Zip: 95437

2015-11565

Recorded at the request of:

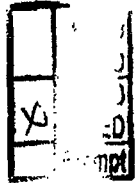
GENE A. MATTIUZZO

08/24/2015 02:41 PM

Fee: \$16.00 Pgs: 1 of 2

OFFICIAL RECORDS

Susan M. Ranochak - Clerk-Recorder  
Mendocino County, CA



ASSESSORS PARCEL NO. 017-180-31-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$

☒ Computed on full value of property conveyed, or \$3.30

☐ Computed on full value less value of liens and encumbrances remaining at time of sale.

☐ Unincorporated area: ☐ City of

, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALIFORNIA INSTITUTE OF MAN IN NATURE, a California non-profit corporation

hereby GRANT(S) to

GENE A. MATTIUZZO and SUSAN A. MATTIUZZO, Trustees of The GENE A. MATTIUZZO and SUSAN

A. MATTIUZZO Living Trust dated September 18, 2003

the following described real property in the City of , County of Mendocino , State of California:

EXHIBIT A Attached hereto and made a part hereof.

Dated 8/15/15

CALIFORNIA INSTITUTE OF MAN IN NATURE By: Albert Evenich

Albert Evenich, President

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Sonoma )

On August 15, 2015

before me,

Marie Radin

Notary Public

personally appeared Albert Evenich

(HERE INSERT NAME AND TITLE OF THE OFFICER)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

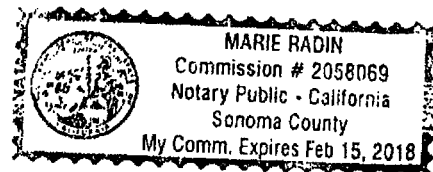
I certify under PENALTY OF PERJURY under the laws of the State of California

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marie Radin

(SEAL)



Title Order No.

Escrow, Loan, or Attorney File No.

MAIL TAX STATEMENTS TO:

GENE A. MATTIUZZO, 32100 SIMPSON LANE, FORT BRAGG, CA 95437

NAME

ADDRESS

CITY, STATE, ZIP

## MENDOCINO COUNTY

APN: 017-180-31-00

EXHIBIT "A"

All those certain lots, pieces or parcels of land situate, lying within and being portions of the Northeast One-quarter (NE 1/4) of Section Nineteen (19) of Township 18 North, Range 17 West, Mount Diablo Base and Meridian; in the County of Mendocino, State of California, bounded and particularly described as follows, to-wit:

## PARCEL NO. 1 (North of Simpson Road)

Beginning at a point in the Northeasterly right-of-way line of that certain County Road, known as Simpson Road; said point of beginning being N.  $49^{\circ} 48'$  E., 831.74 feet distant of the Center One-quarter (C 1/4) Section Corner of Section Nineteen (19), Township 18 North, Range 17 West, Mount Diablo Base and Meridian; Thence from said point of beginning and along the exterior boundary lines of the first lot, piece or parcel of land to be described as follows:

Along said right-of-way line of Simpson Road, in a general Southeasterly direction as follows: S.  $42^{\circ} 53'$  E., 82.68 feet; thence S.  $54^{\circ} 32'$  E., 115.26 feet; thence S.  $59^{\circ} 03'$  E., 287.20 feet; thence S.  $53^{\circ} 11'$  E., 90.28 feet; thence S.  $46^{\circ} 31'$  E., 136.67 feet; thence S.  $55^{\circ} 02'$  E., 84.12 feet; thence S.  $68^{\circ} 16'$  E., 182.84 feet; thence S.  $49^{\circ} 19'$  E., 115.33 feet to a point in the Southerly boundary line of the Northeast One-quarter (NE 1/4) of Section Nineteen (19) and which point is S.  $88^{\circ} 24'$  E., 1550.22 feet distant of the Center One-quarter (C 1/4) Section Corner as hereinbefore mentioned; thence along the Southerly boundary line of said Northeast One-quarter (NE 1/4), S.  $88^{\circ} 24'$  E., 1111.78 feet to the One-quarter (1/4) Section Corner common to Sections 19 and 20 of the hereinbeforementioned Township; thence along the Section line common to said Sections 19 and 20, N.  $0^{\circ} 30'$  W., 62.96 feet to a point where said Section line intersects the centerline of the Caspar Lumber Company Logging Railroad (now abandoned); thence along the center line of said railroad in a general Northwesterly direction as follows:

N.  $75^{\circ} 37'$  W., 22.26 feet; thence N.  $86^{\circ} 20'$  W., 100.00 feet; thence S.  $83^{\circ} 48'$  W., 100.00 feet; thence S.  $89^{\circ} 35'$  W., 100.00 feet; thence N.  $71^{\circ} 28'$  W., 100.00 feet; thence N.  $52^{\circ} 10'$  W., 100.00 feet; thence N.  $31^{\circ} 42'$  W., 100.00 feet; thence N.  $13^{\circ} 28'$  W., 100.00 feet; thence N.  $9^{\circ} 18'$  W., 100.00 feet; thence N.  $18^{\circ} 03'$  W., 100.00 feet; thence N.  $34^{\circ} 38'$  W., 100.00 feet; thence N.  $53^{\circ} 41'$  W., 100.00 feet; thence N.  $76^{\circ} 31'$  W., 100.00 feet; thence S.  $80^{\circ} 20'$  W., 100.00 feet; thence S.  $57^{\circ} 13'$  W., 100.00 feet; thence S.  $43^{\circ} 27'$  W., 100.00 feet; thence S.  $56^{\circ} 29'$  W., 100.00 feet; thence S.  $80^{\circ} 08'$  W., 100.00 feet; thence N.  $77^{\circ} 47'$  W., 100.00 feet; thence N.  $63^{\circ} 42'$  W., 100.00 feet; thence N.  $52^{\circ} 28'$  W., 100.00 feet; thence N.  $42^{\circ} 27'$  W., 100.00 feet; thence N.  $18^{\circ} 34'$  W., 100.00 feet; thence N.  $15^{\circ} 39'$  W., 100.00 feet; thence leaving the center line of said Caspar Lumber Company Logging Railroad, S.  $55^{\circ} 00'$  W., 433.96 feet; to the point of beginning, all bearings as mentioned being referred to the true Meridian and Parcel No. 1 containing a more or less calculated area of 15.90 acres, more or less.

AND an easement to the property as described in Book 601, pages 93 and 94.

SAVING AND EXCEPT that property described in Book 601, pages 87 and 90; Book 601, pages 91 and 92 and Book 613, page 221

**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.**

<del>AP# 000-000-00</del> <del>Last name, First name</del> <del>Street address</del> <del>City, state zip</del>	<b>APN 017-430-37-00</b>  JENNIFER L IMMOOS PO BOX 966 OREGON HOUSE CA 95962	
<b>APN 017-180-17-00</b>  BYRON R & PAMELA R KOEHLER 32803 MILL CREEK DR FORT BRAGG CA 95437	<b>APN 017-430-37</b> OCCUPANT 32101 SIMPSON LANE FORT BRAGG, CA 95437	
<b>APN 017-180-30-00</b>  BRIAN & HEATHER SCHONLANK 32200 SIMPSON LN FORT BRAGG CA 95437	<b>APN 017-430-44-00</b>  DREW A SCROGGINS 3294 RANCH RD COLUSA CA 95932	
<b>APN 017-180-41-00</b>  HARRY D & SUZANNE BABCOCK 32300 SANDY LN FORT BRAGG CA 95437	<b>APN 017-430-44</b> OCCUPANT 32201 SIMPSON LANE FORT BRAGG, CA 95437	
<b>APN 019-150-01;02</b> JACKSON STATE FOREST 802 N. MAIN STREET FORT BRAGG, CA 95437	<b>APN 017-430-48-00</b>  ESTELA DELGADO 32151 SIMPSON LN FORT BRAGG CA 95437	
<b>APN 017-430-05-00</b>  CURTIS JOHN KIRK 32050 SIMPSON LN FORT BRAGG CA 95437	<b>APN 017-430-49-00</b>  RAUL & ANDRE YANEZ 32181 SIMPSON LN FORT BRAGG CA 95437	
<b>APN 017-430-07-00</b>  AMBERLY G GOEKLER 32000 ELLISON WAY FORT BRAGG CA 95437		
<b>APN 017-430-08-00</b>  RICHARD PALMER 3007 ROXBURY AVE OAKLAND CA 94605		

**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 9-8-18 (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:

BOUNDARY LINE ADJUSTMENT

(Description of development)

Located at:

APN 017-180-31 and 32  
32100 SIMPSON LANE

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Utility Pole 40' + South of SW Prop. Corner - E. Side Simpson Lane

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

  
Owner/Authorized Representative

9-8-18  
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

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: BOUNDARY LINE ADJUSTMENT

\_\_\_\_\_

Location: VACANT LOTS 32100 SIMPSON LANE

\_\_\_\_\_

Applicant: CLIFFORD M. ZIMMERMAN LICENSED LAND SURVEYOR

Assessor's Parcel Number: 017-180-31 and 32

Date Noticed Posed: 9-8-18

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

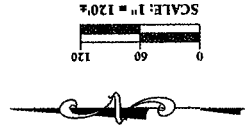
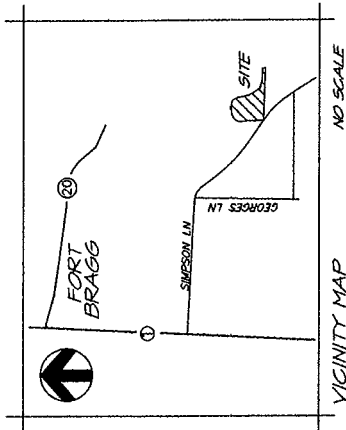
COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 N. Bush St  
UKIAH, CA 95482  
707-234-6650  
HOURS: 8:00 - 5:00

# BOUNDARY LINE ADJUSTMENT EXHIBIT

## OWNER:

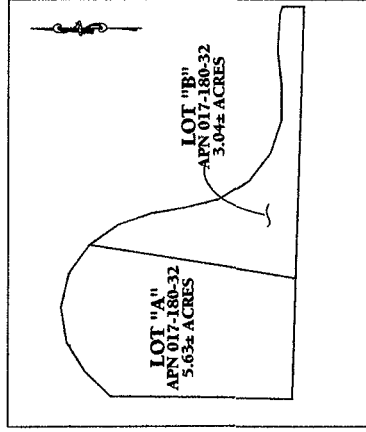
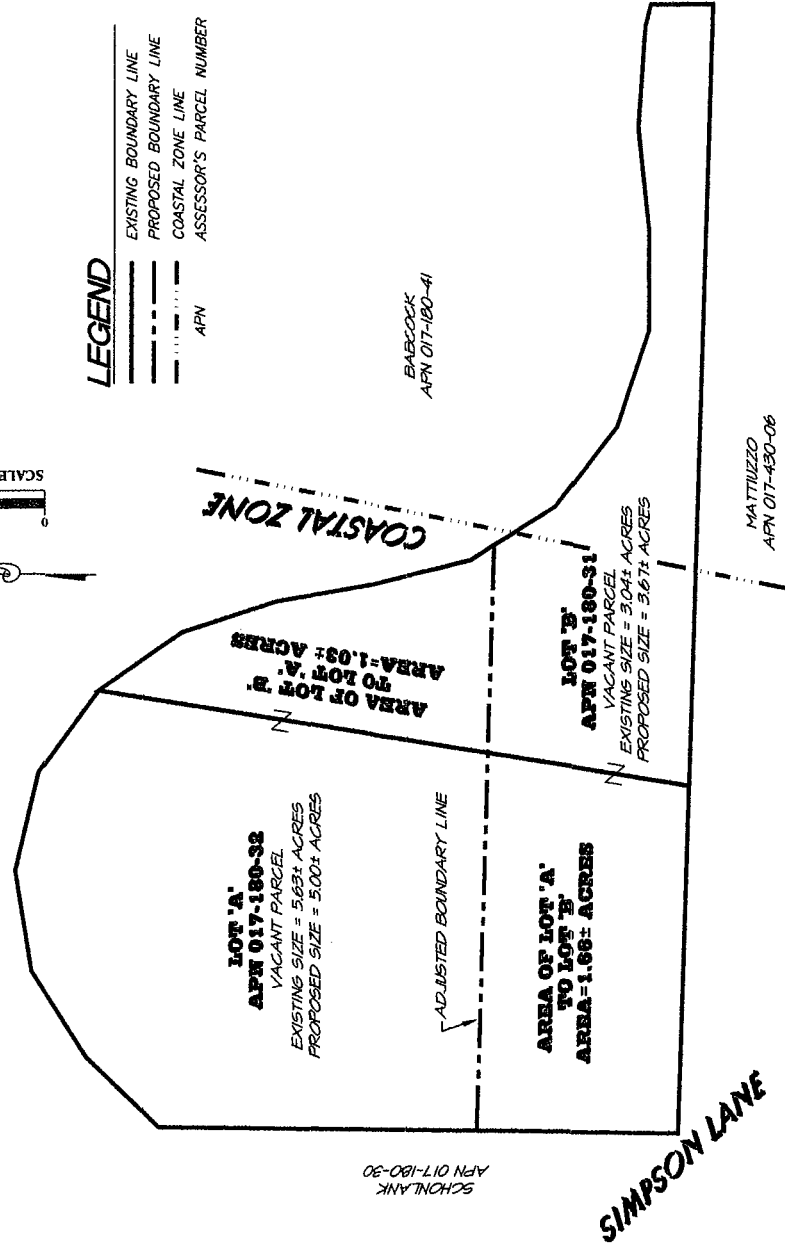
GENE & SUSAN MATTIUZZO TRUST  
32100 SIMPSON LANE  
FORT BRAGG, CA. 95437  
(707) 964-6369

**LANDS OF MATTIUZZO TRUST**  
**32100 SIMPSON LANE**  
**FORT BRAGG, CA. 95437**  
**APNS 017-180-31 & 32**

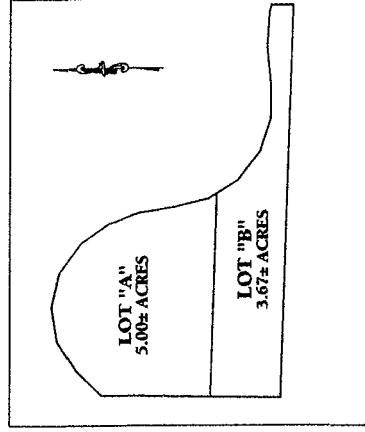


## LEGEND

— EXISTING BOUNDARY LINE  
- - - PROPOSED BOUNDARY LINE  
- - - COASTAL ZONE LINE  
- - - APN  
- - - ASSESSOR'S PARCEL NUMBER



EXISTING CONFIGURATION  
NO SCALE



PROPOSED CONFIGURATION  
NO SCALE

*Clifford M. Zimmerman*

Licensed Land Surveyor, L.S. 4707  
32200 Forest Lane, Fort Bragg, Ca. 95437  
Phone: 707-964-8830

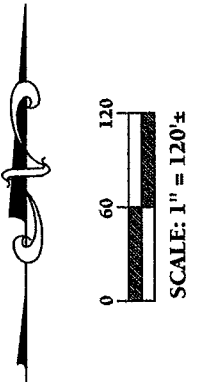
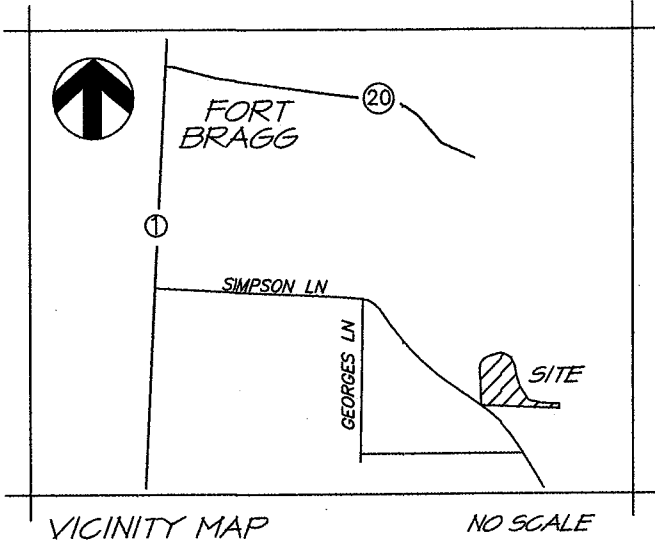


# BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of **MATTIUZZO TRUST**  
**32100 SIMPSON LANE**  
**FORT BRAGG, CA. 95437**  
**APNs 017-180-31 & 32**

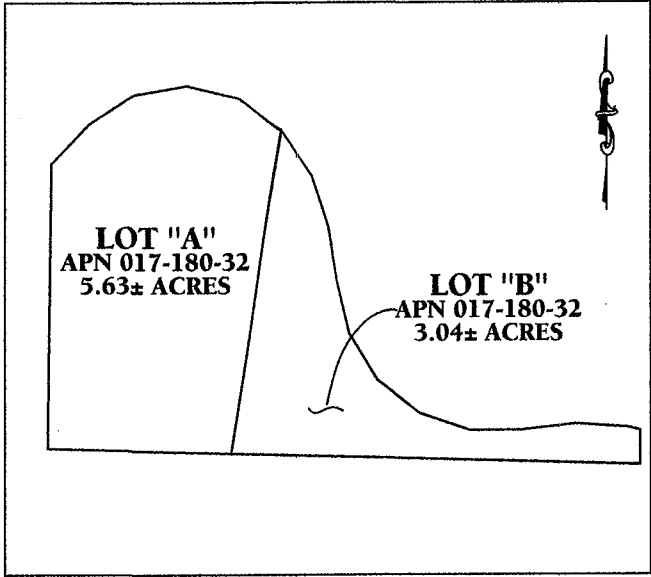
**OWNER:**

GENE & SUSAN MATTIUZZO TRUST  
32100 SIMPSON LANE  
FORT BRAGG, CA. 95437  
(707) 964-6369

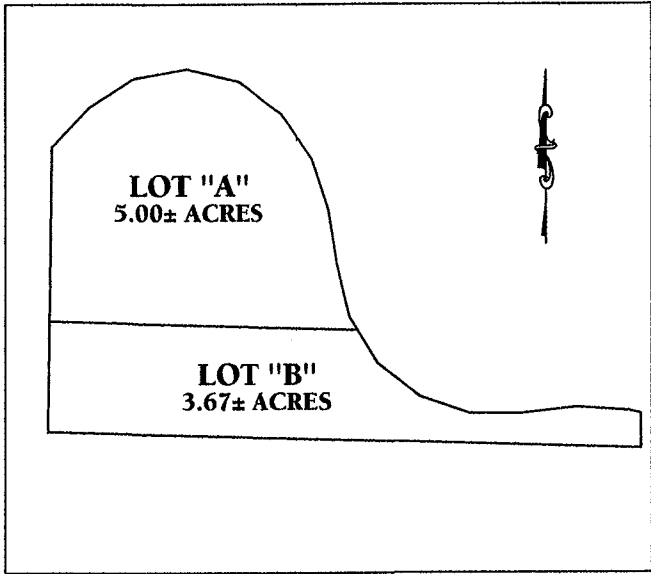


**LEGEND**

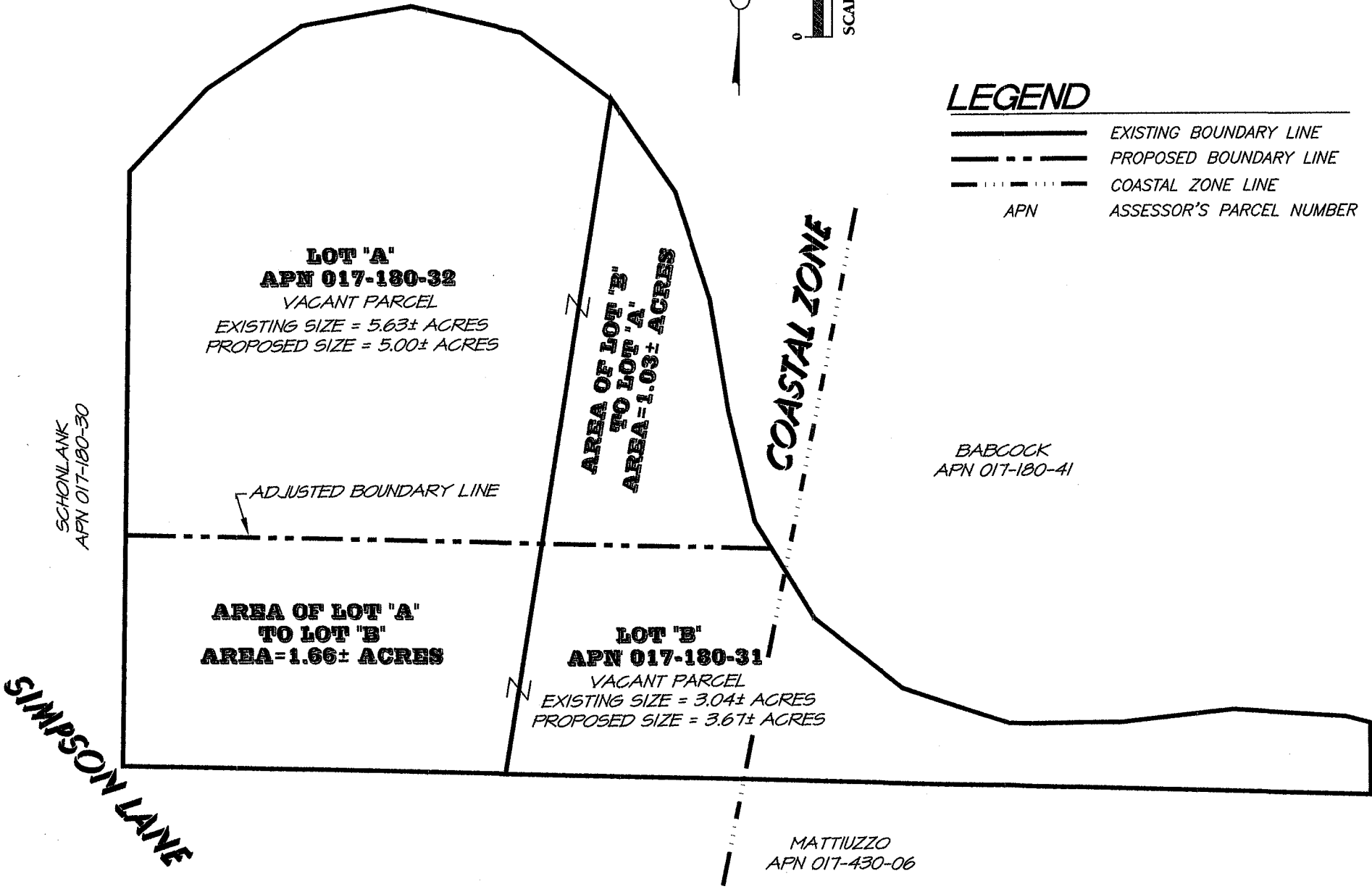
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- COASTAL ZONE LINE
- APN ASSESSOR'S PARCEL NUMBER



**EXISTING CONFIGURATION**  
NO SCALE

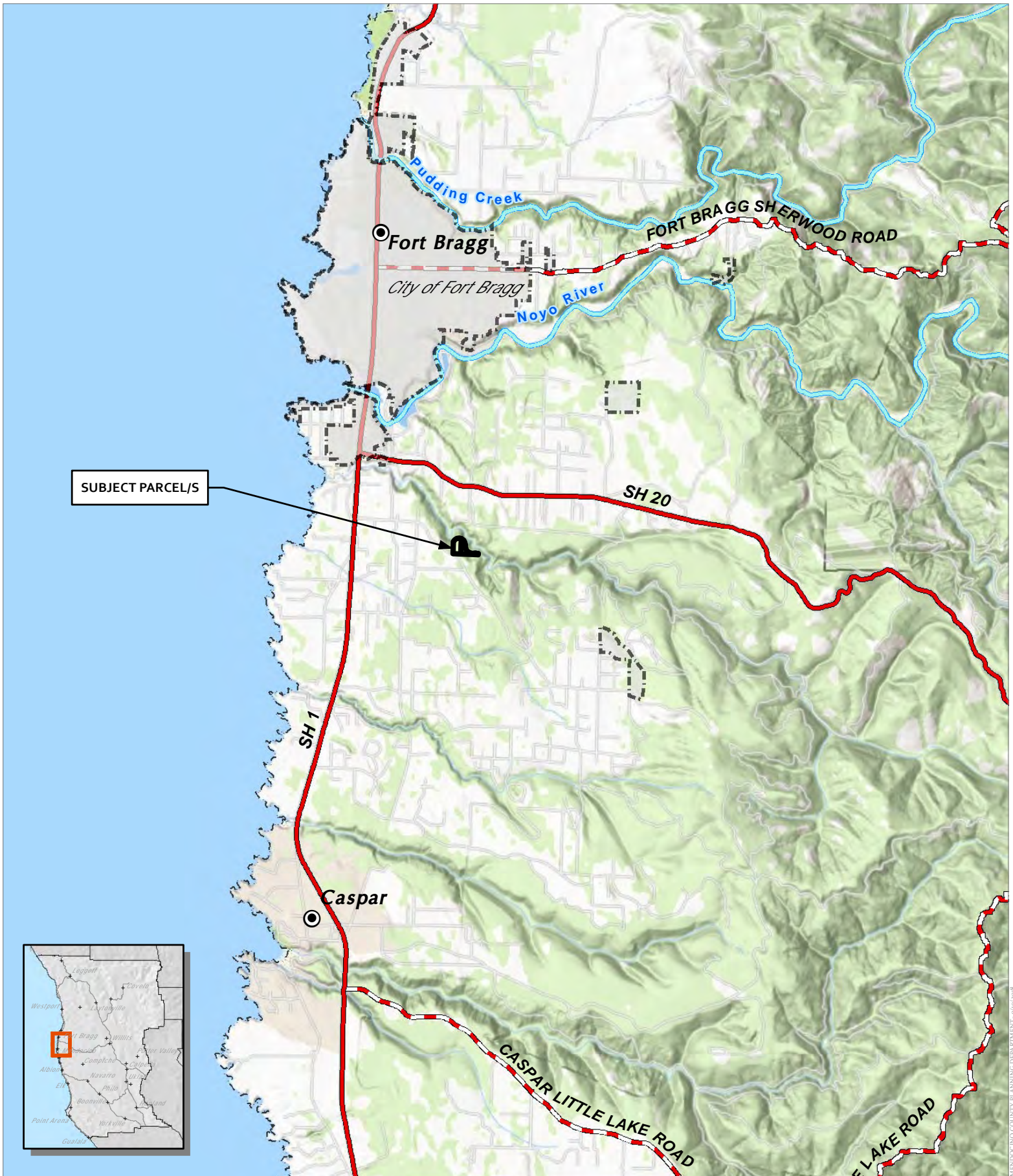


**PROPOSED CONFIGURATION**  
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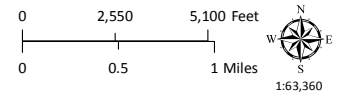
*Clifford M. Zimmerman*

Licensed Land Surveyor, L.S. 4707  
32200 Forest Lane, Fort Bragg, Ca. 95437  
Phone: 707-964-8830



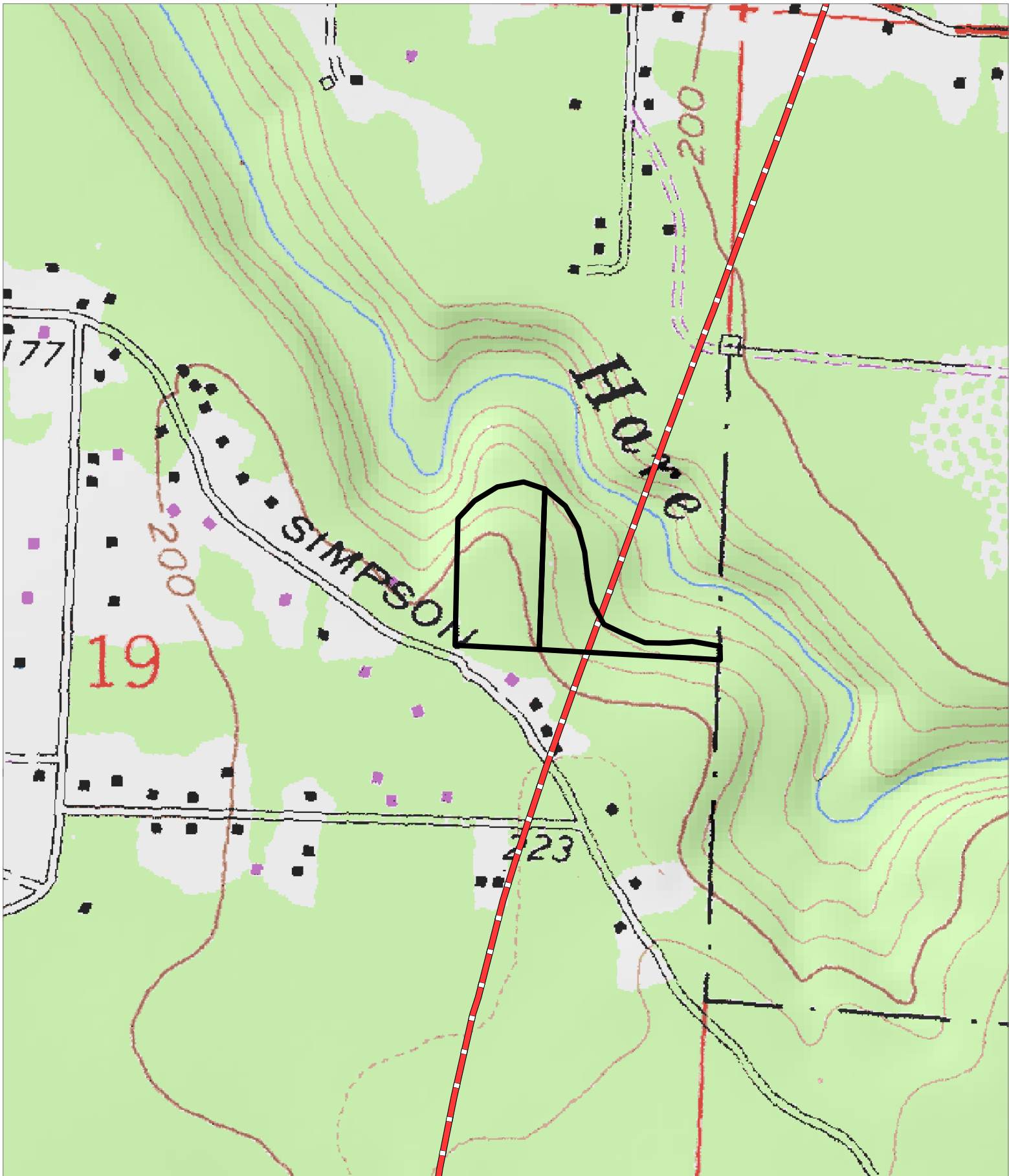
CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

- Major Towns & Places
- Highways
- City Limits
- Major Roads
- ~ Major Rivers




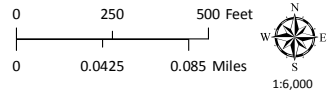
LOCATION MAP

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



CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

 Coastal Zone Boundary

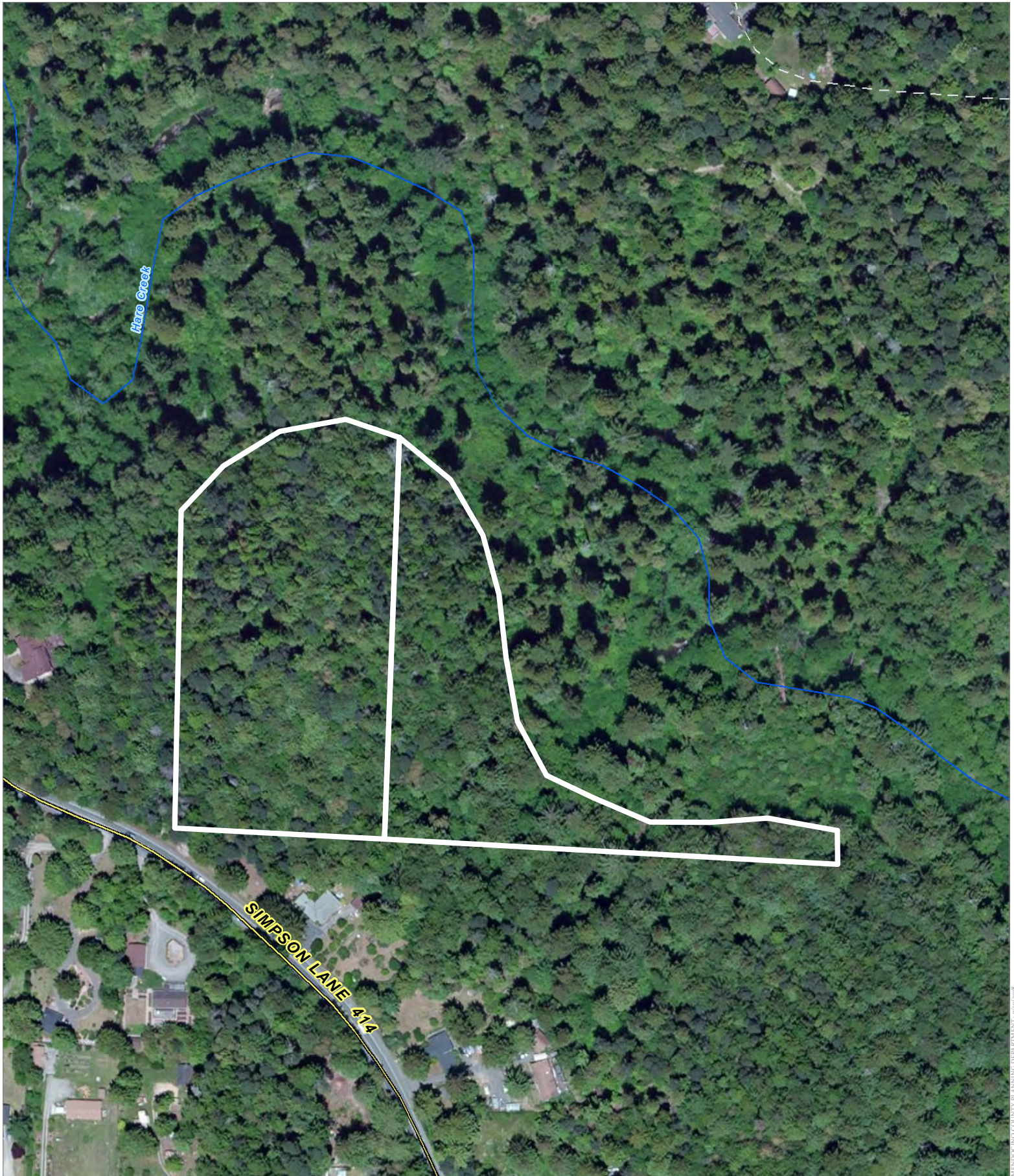


TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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MENDOCINO COUNTY PLANNING DEPARTMENT 9/19/2018

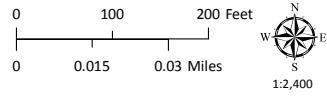




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2018

CASE: B 2018-0060  
OWNER: **MATTIUZZO, Gene & Susan**  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

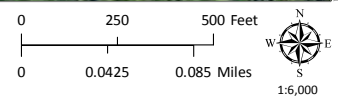
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CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
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ADDRESS: None Assigned, Fort Bragg

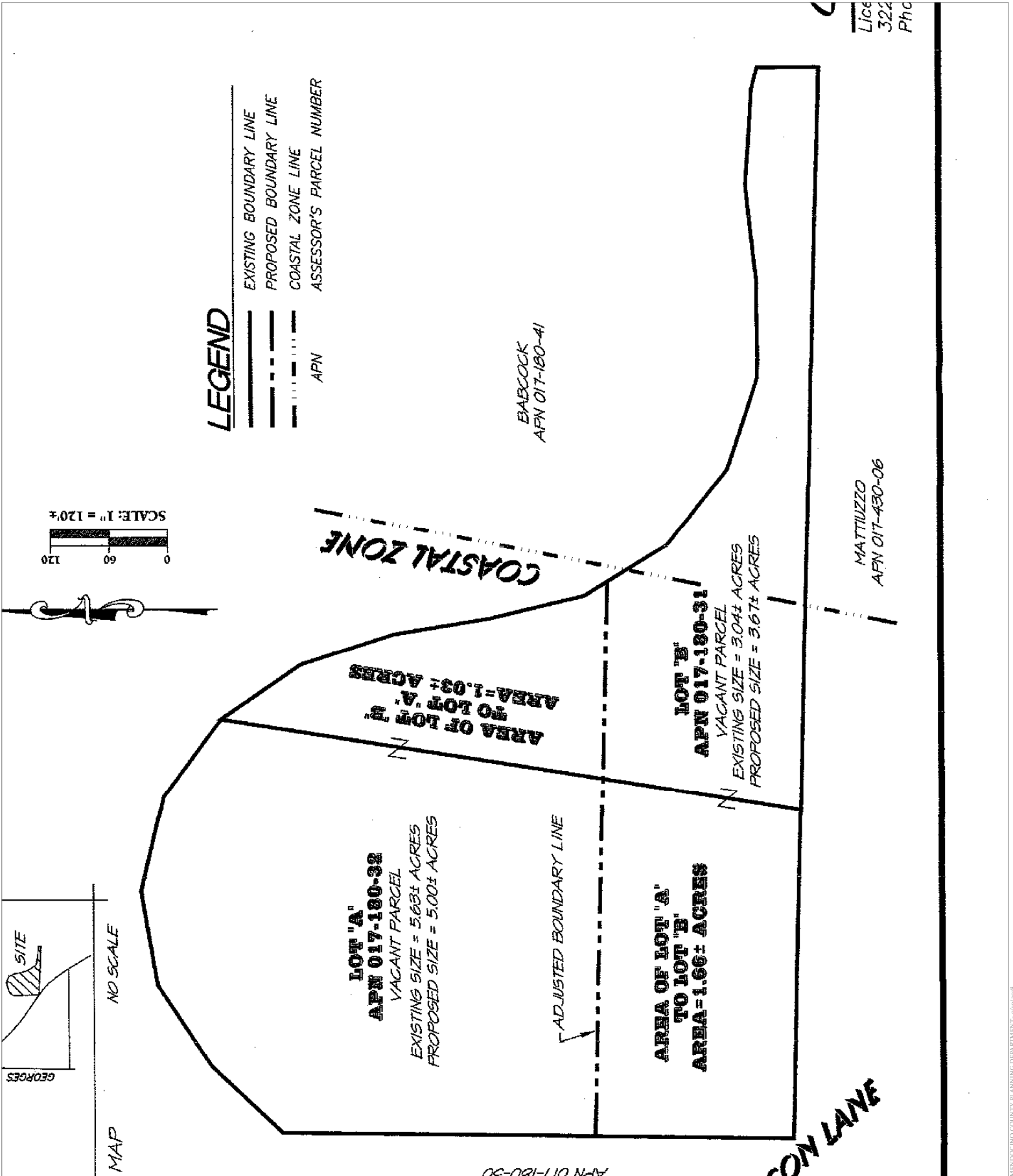
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



AERIAL IMAGERY

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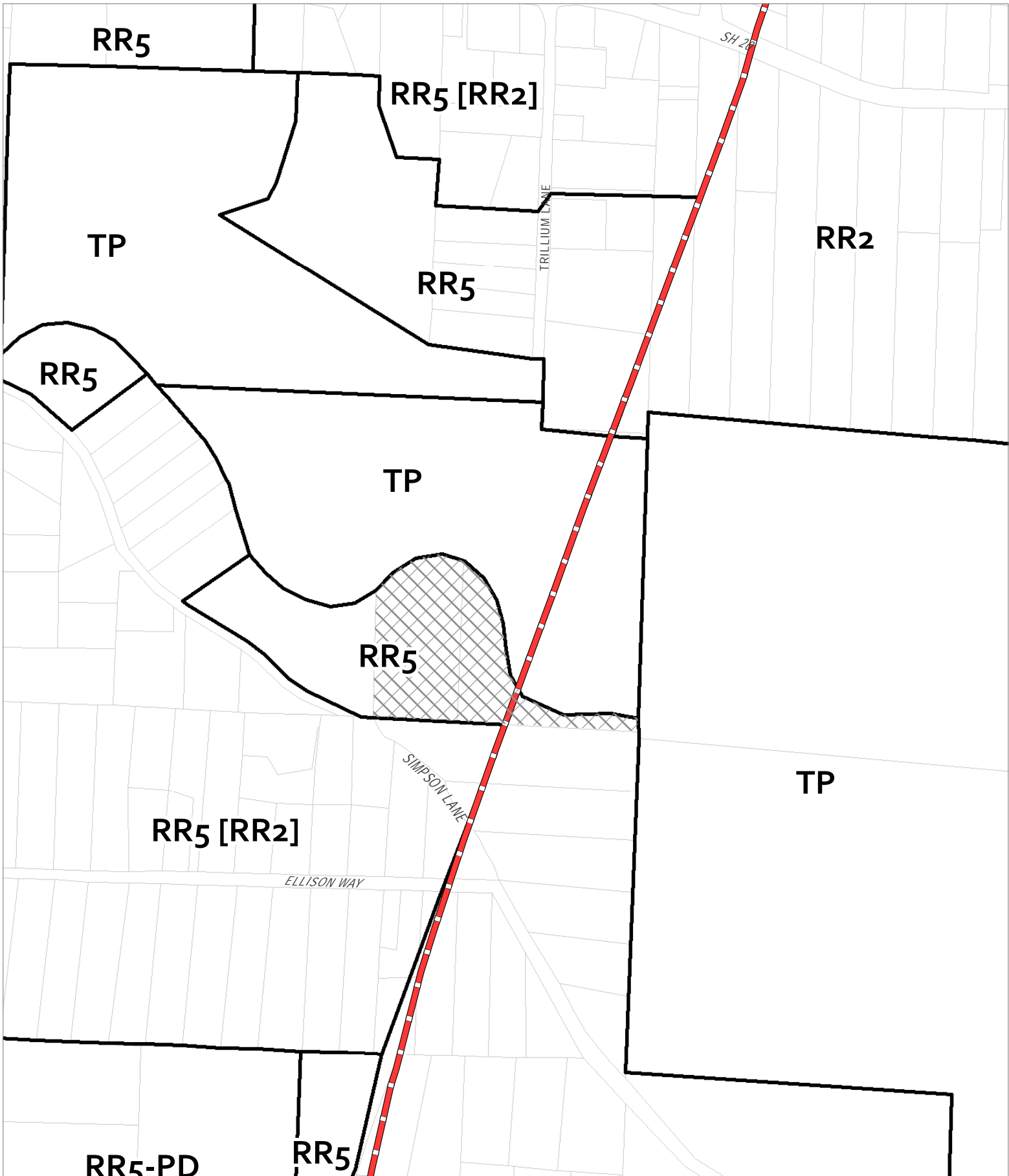


CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg




NO SCALE

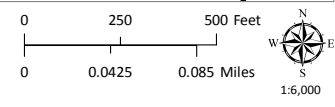
TENTATIVE MAP

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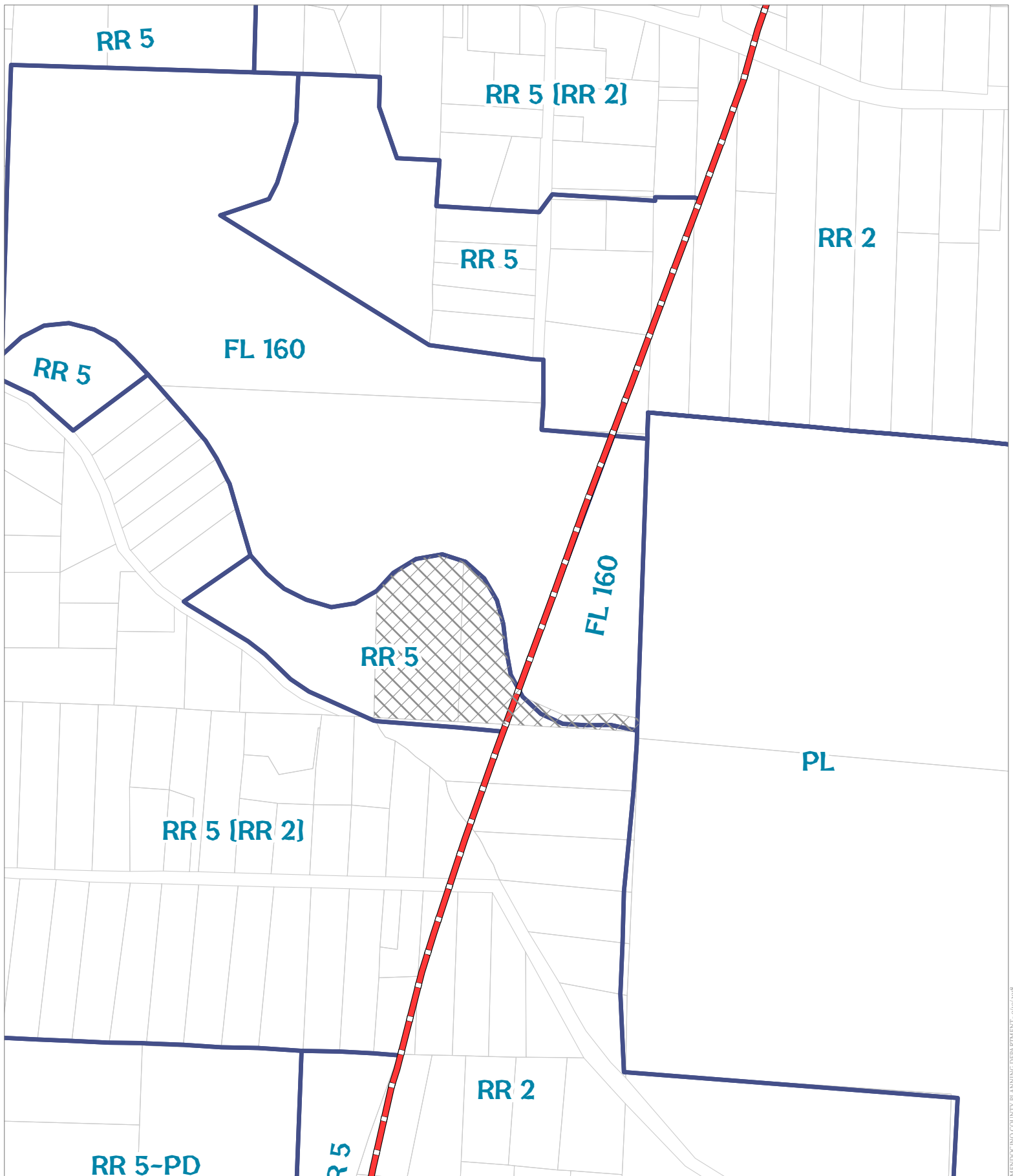
CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

-  Coastal Zone Boundary
-  Zoning Districts
-  Public Roads





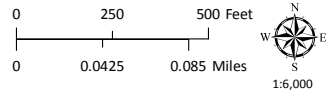
ZONING DISPLAY MAP

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CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

 Coastal Zone Boundary  
 General Plan Classes



# GENERAL PLAN CLASSIFICATIONS

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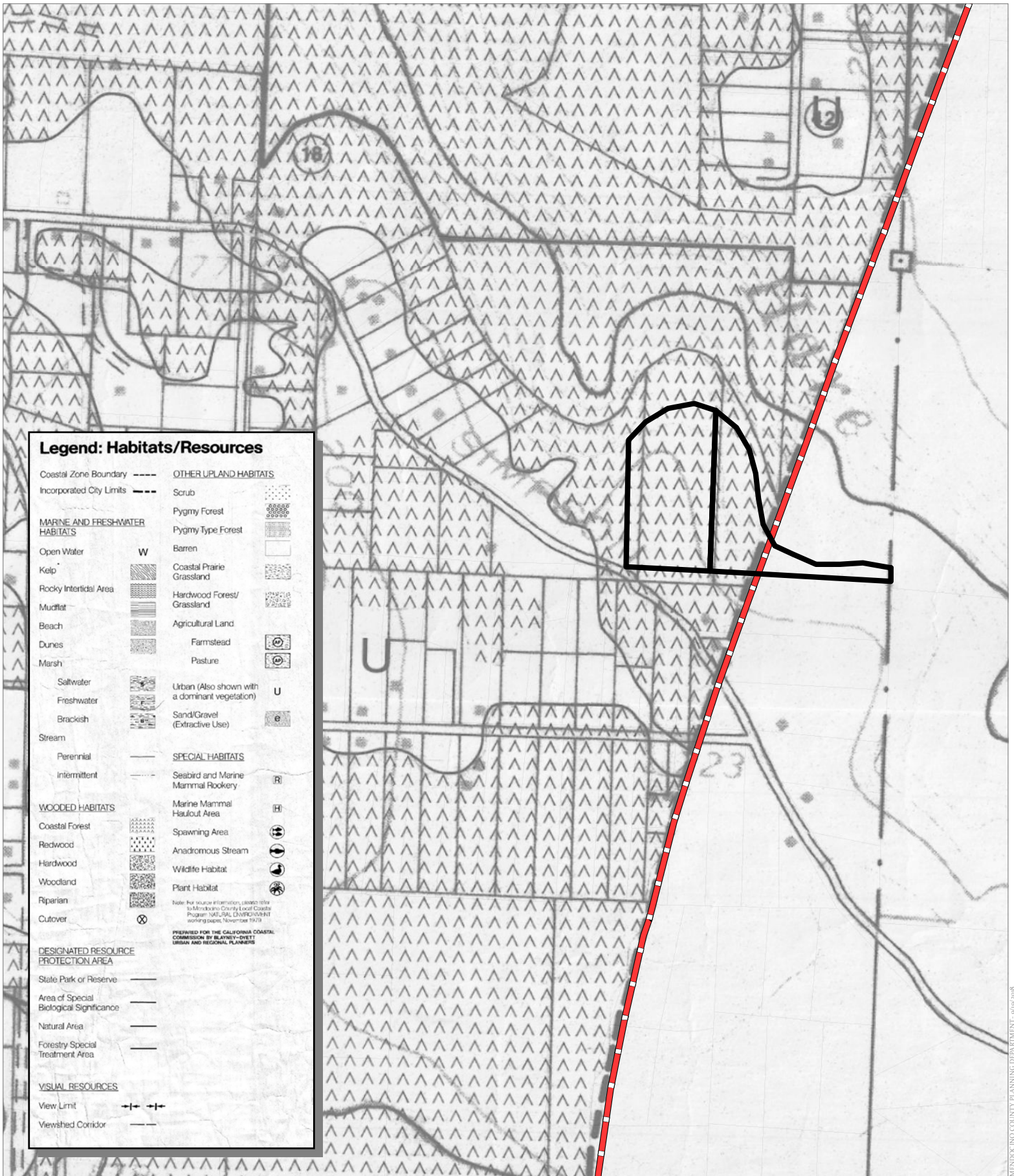
CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

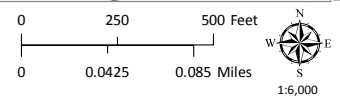
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CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

Coastal Zone Boundary



LCP HABITATS & RESOURCES

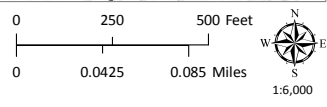
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CASE: B 2018-0060  
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 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

Coastal Zone Boundary

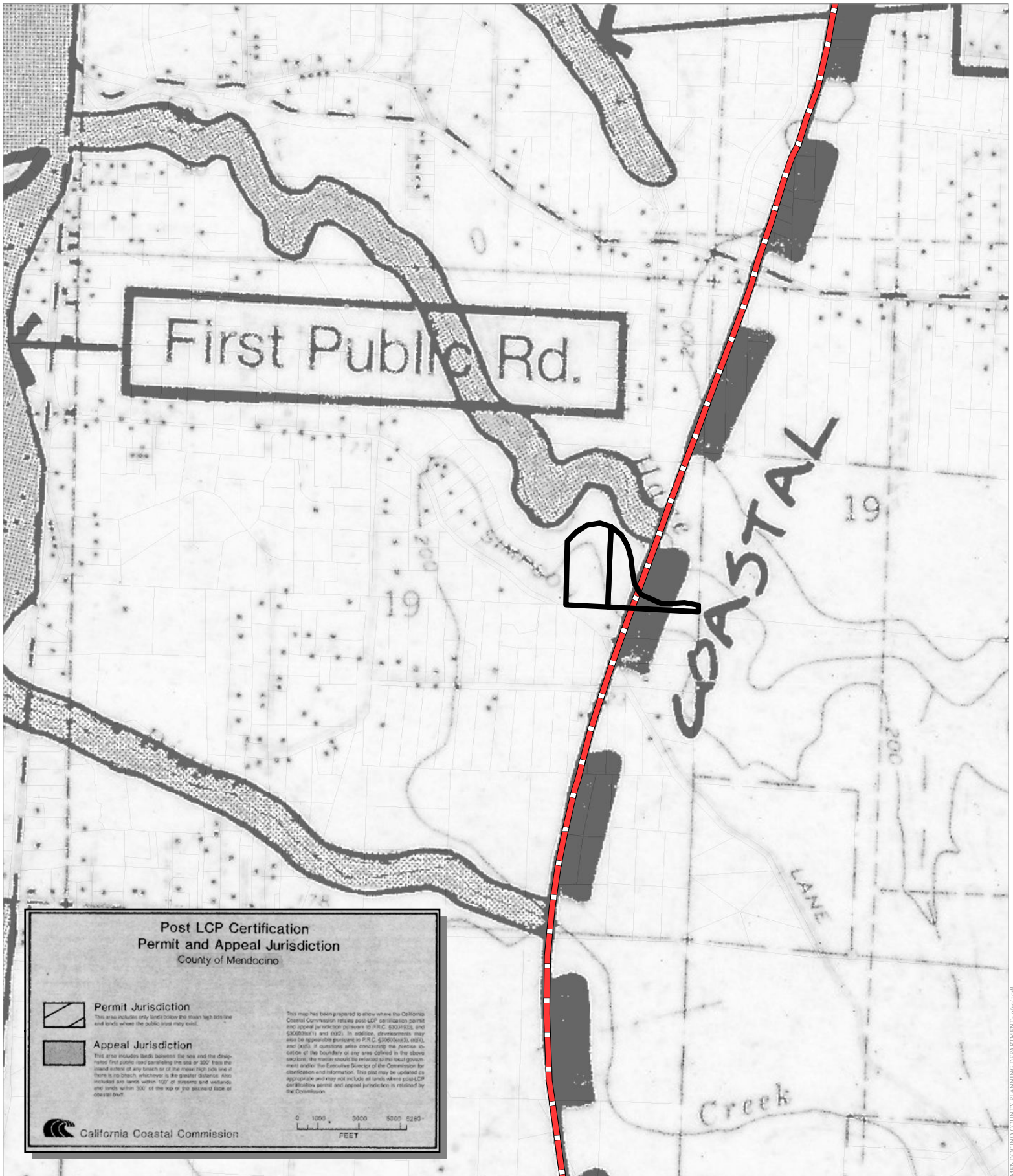


LCP LAND USE MAP 14: BEAVER

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MENDOCINO COUNTY PLANNING DEPARTMENT 9/19/2018

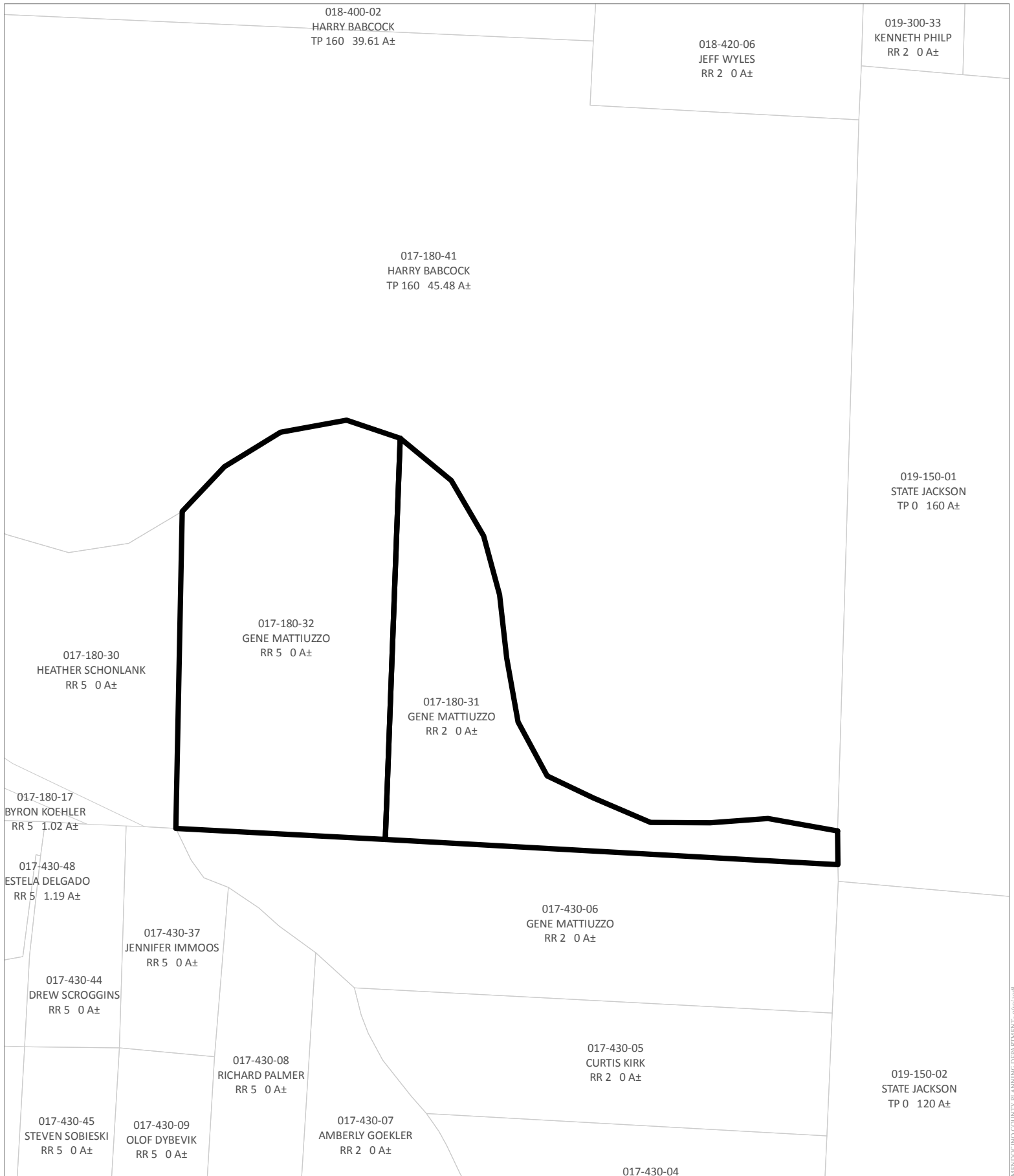




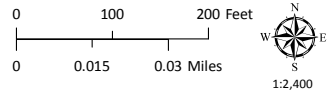
CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
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APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

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**APPEALABLE AREAS**



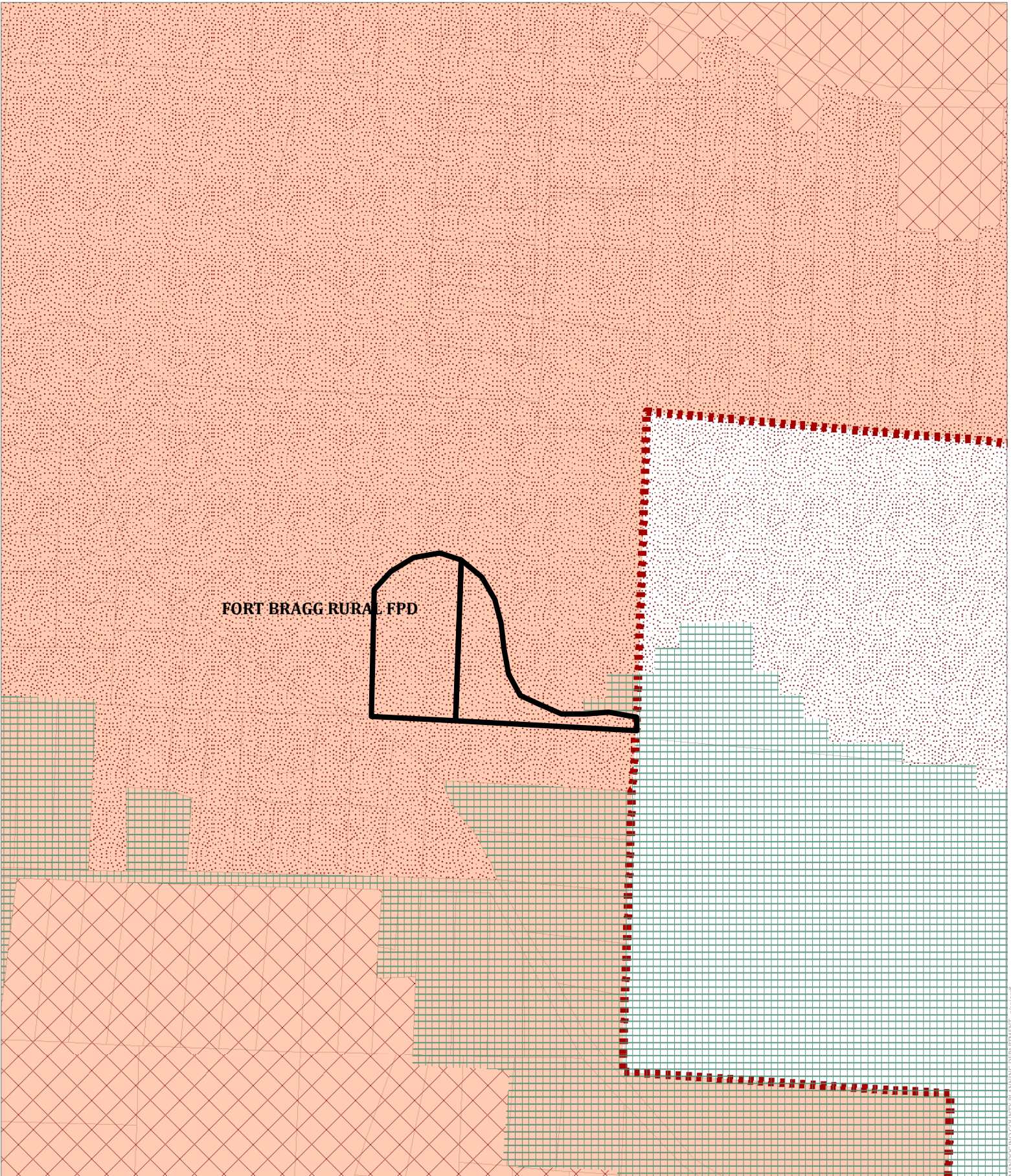
CASE: B 2018-0060  
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APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg







ADJACENT PARCELS

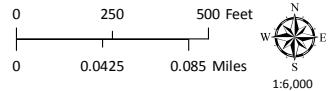
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
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CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

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

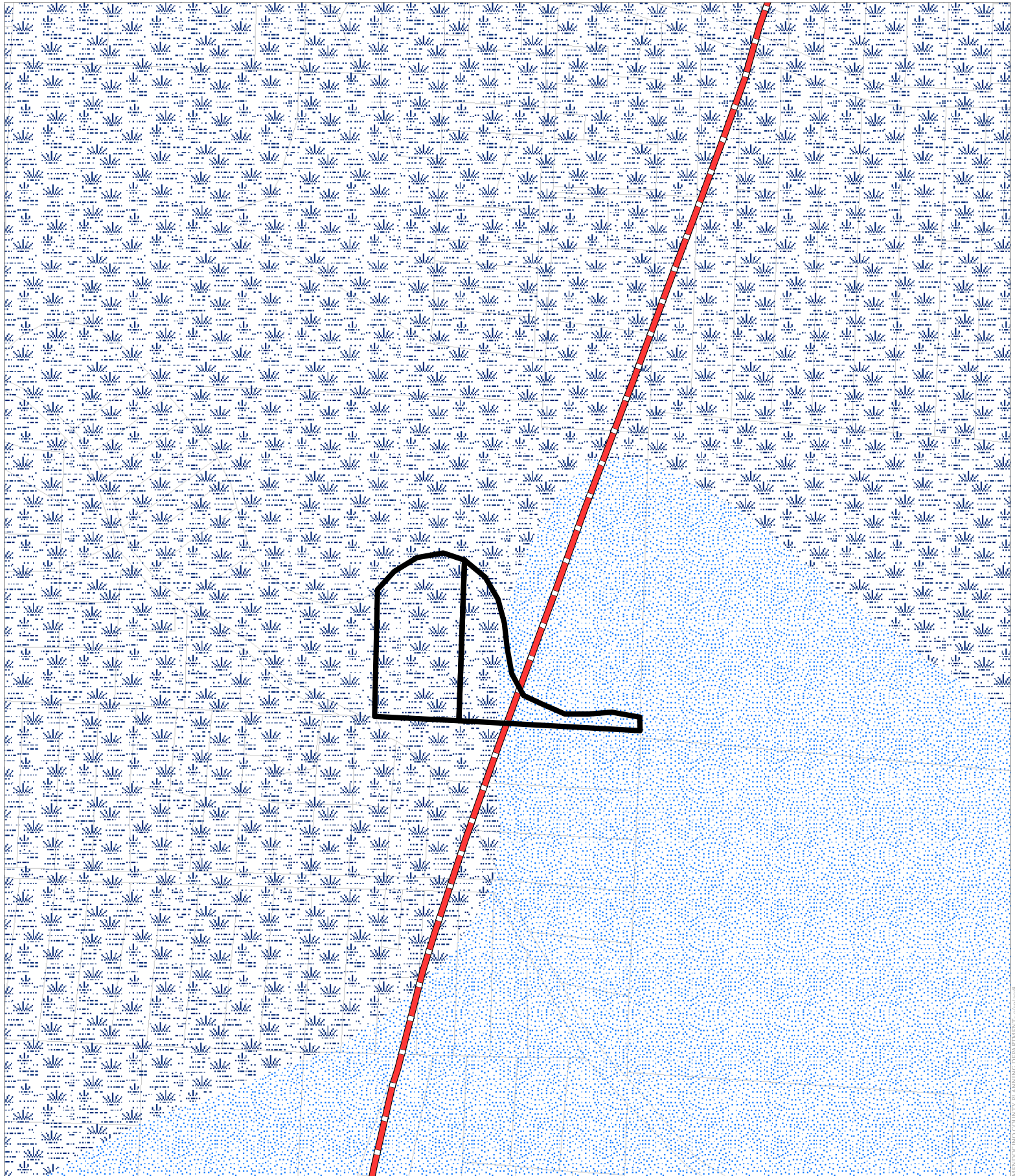


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA




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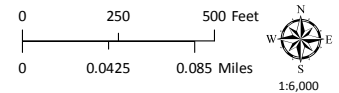
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2018





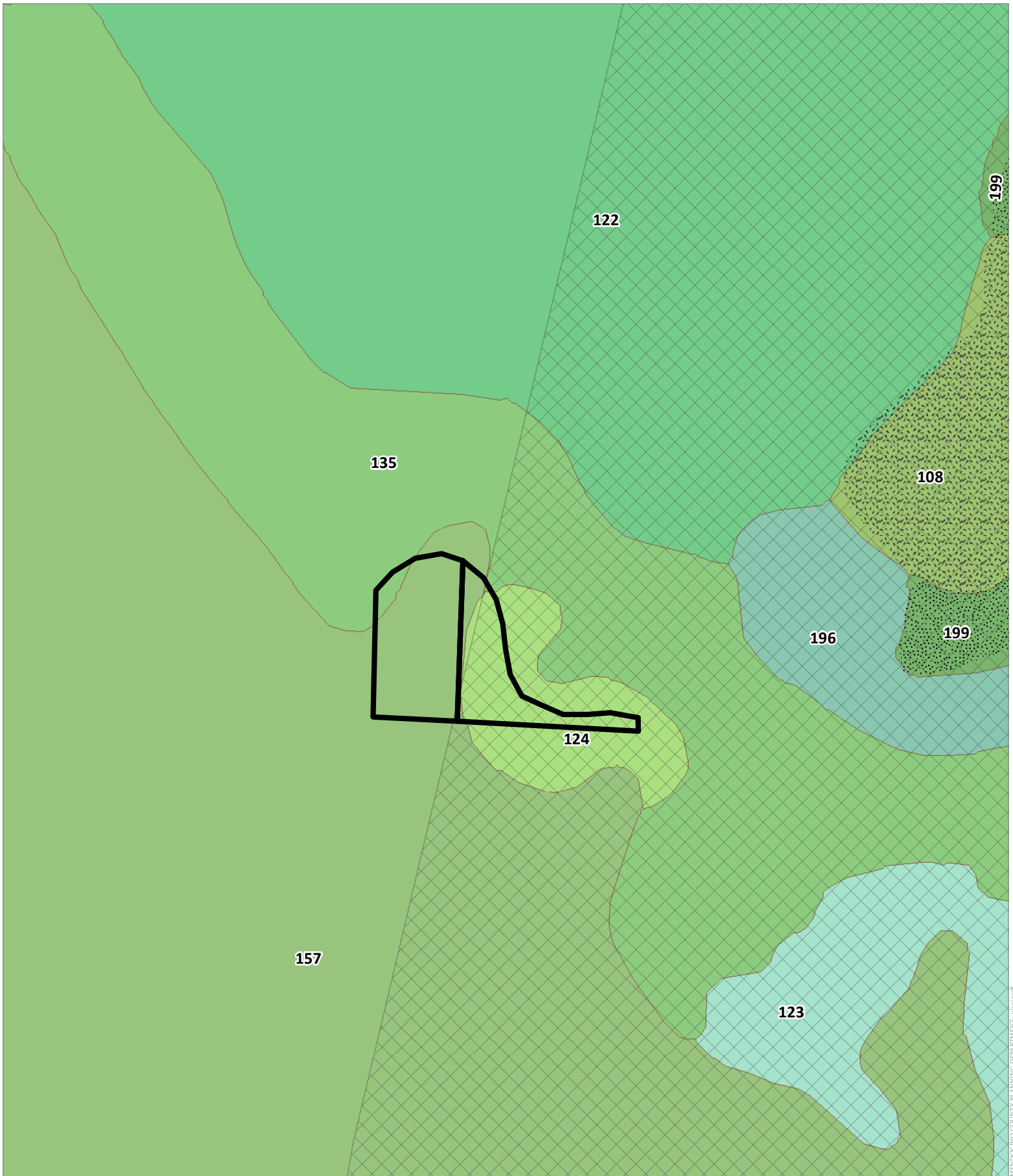
CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

-  Coastal Zone Boundary
-  Sufficient Water Resources
-  Marginal Water Resources






GROUND WATER RESOURCES

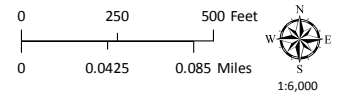
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CASE: B 2018-0060  
 OWNER: MATTIUZZO, Gene & Susan  
 APN: 017-180-31, 32  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

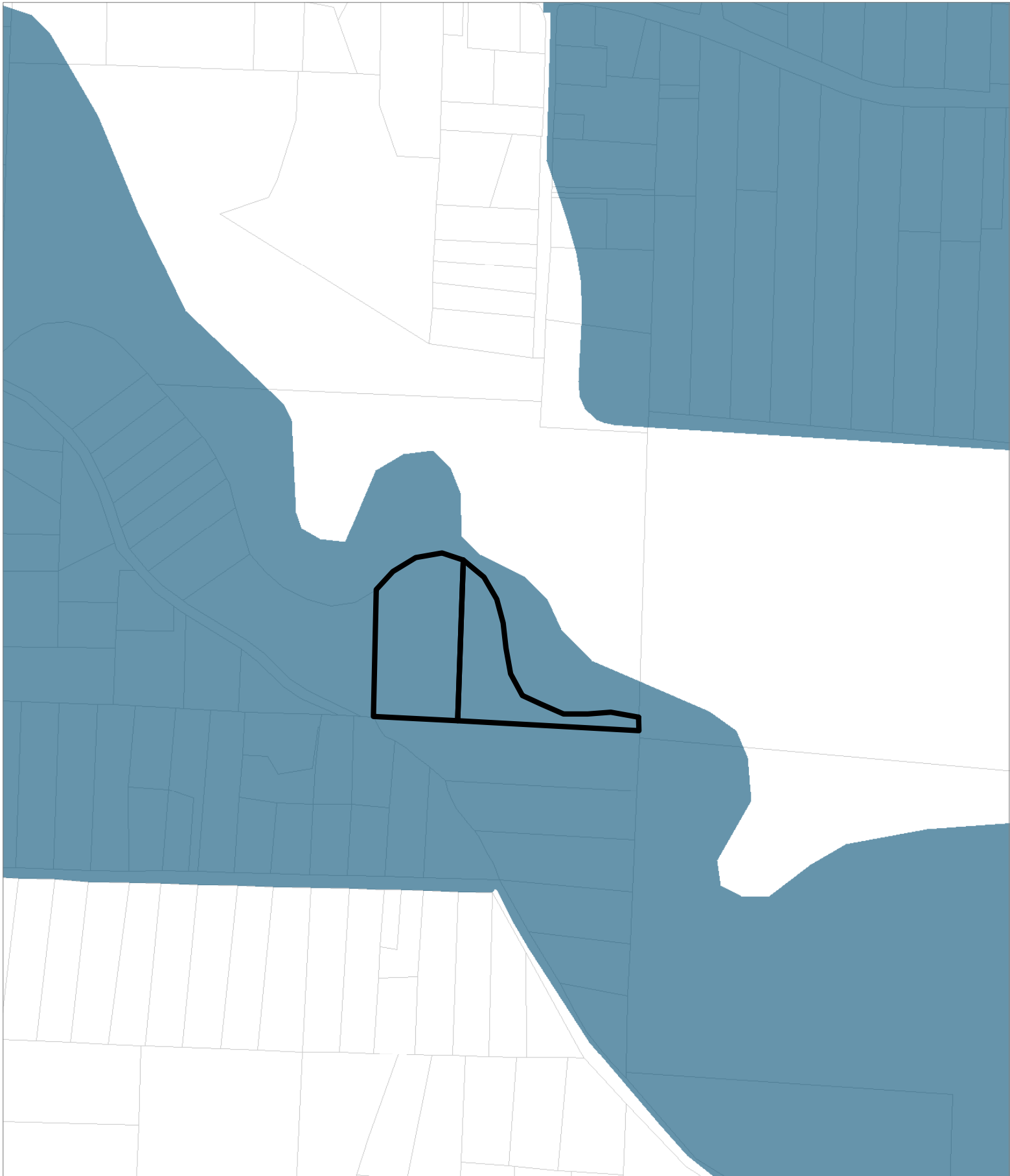
 Western Study Soil Types



LOCAL SOILS

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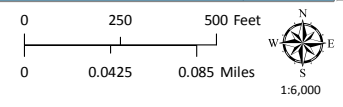




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2018

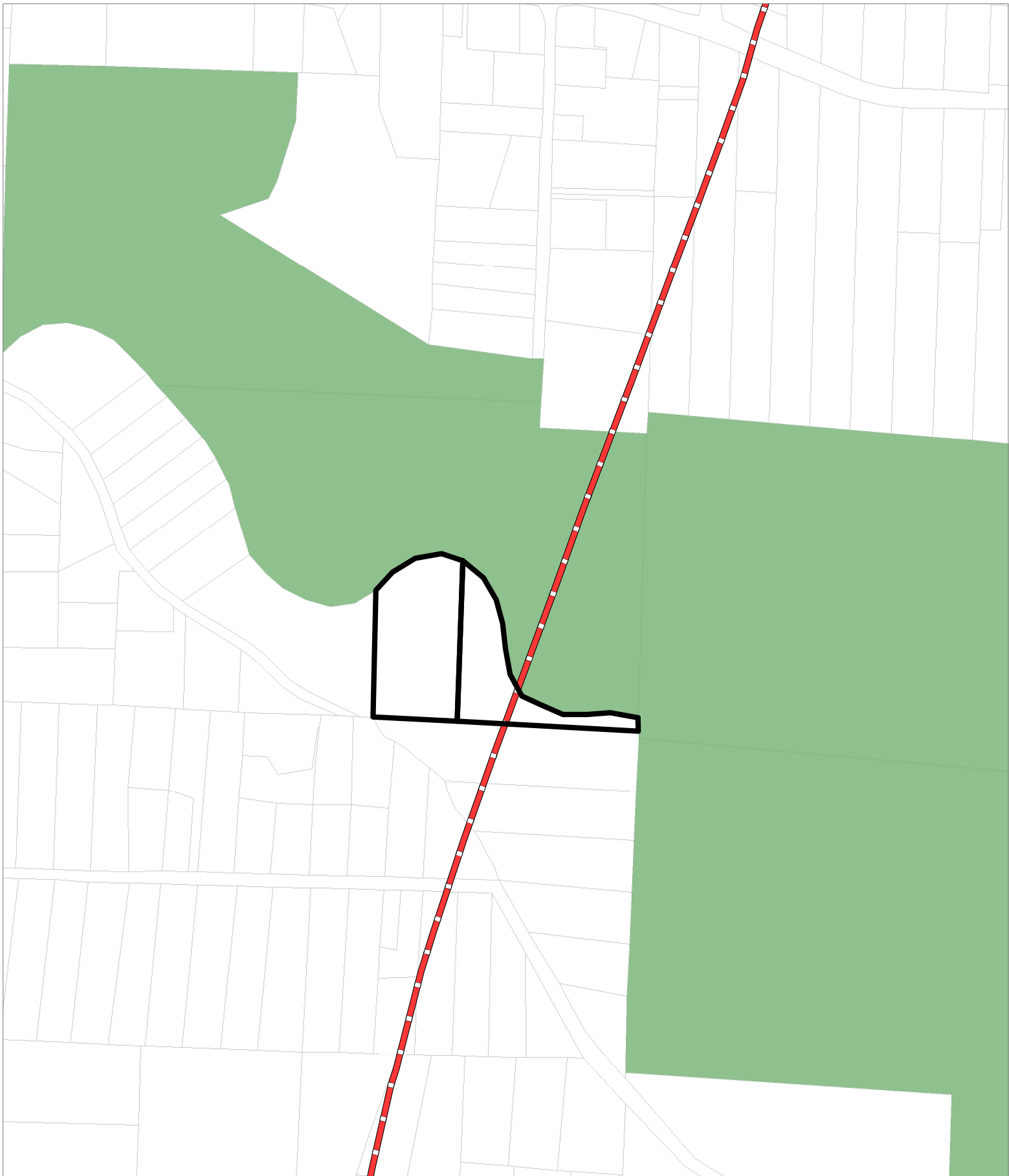
CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

Fort Bragg Stormwater Areas





STORMWATER PERMITTING ZONES

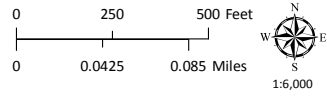
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2018

CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
APLCT: Clifford Zimmerman  
AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

 Coastal Zone Boundary  
 TPZ 2017







**TIMBER PRODUCTION ZONES**

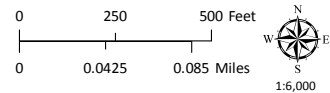
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**NATIONAL WETLANDS INVENTORY**

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine

 Coastal Zone Boundary



CASE: B 2018-0060  
OWNER: MATTIUZZO, Gene & Susan  
APN: 017-180-31, 32  
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**WETLANDS**

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