



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

April 1, 2019

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

CalFire - Prevention
Coastal Commission
Fort Bragg Rural Fire District
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: B_2017-0042

DATE FILED: 6/29/2017

OWNER/APPLICANT: GARRETT C. LUMLEY

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between two parcels to allocate one existing residence to each. Parcel 1 (APN: 017-140-11) will decrease to 3.54± acres, and Parcel 2 (APN: 017-140-10) will increase to 1.05± acres and be realigned to encompass the southern residence.

LOCATION: 1± mile southeast of the City of Fort Bragg on the north side of Simpson Lane (CR 414), 0.45± mile east of its intersection with State Route 1 (SR 1), located at 32500 and 32530 Simpson Ln., Fort Bragg (APNs: 017-140-10, & -11).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

RESPONSE DUE DATE: April 15, 2019

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 _____

CASE: B 2018-0060

OWNER: Garrett C. Lumley

APPLICANT: Garrett Lumley

AGENT: Forest Francis

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between two parcels to allocate one existing residence to each. Parcel 1 (APN: 017-140-11) will decrease to 3.54± acres, and Parcel 2 (APN: 017-140-10) will increase to 1.05± acres and be realigned to encompass the southern residence.

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APN/S: 017-140-10, 11

PARCEL SIZE: 4.60 acres, total

GENERAL PLAN: Rural Residential, 5 ac. minimum (RR-5) / Rural Residential, 1 ac. minimum (RR-1)

ZONING: Rural Residential, 5 ac. minimum (RR-5) / Rural Residential, 1 ac. minimum (RR-1)

EXISTING USES: Residential

DISTRICT: 4th

RELATED CASES: None

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential, 5 ac.	Rural Residential, 5 ac.	11.5±	Residential
EAST:	Forestland	Timber Production	39.61±	Forestland
SOUTH:	Rural Residential, 5 ac. [Rural Residential, 1ac.]	Rural Residential, 5 ac. [Rural Residential, 1ac.]	2±	Residential
WEST:	Rural Residential, 5 ac. [Rural Residential, 1ac.]	Rural Residential, 5 ac. [Rural Residential, 1ac.]	2.75±	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: 4/2/2019

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

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
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
N/A

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
No

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 (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 [RR-1]

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
High Productivity Timberland

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-2017-0042
CalFire No:	
Date Filed:	6/29/2017
Fee:	1,807.00
Receipt No:	16217
Received By:	JH
Office use only	

APPLICATION FORM

APPLICANT

Name: GARRETT LUMLEY Phone: (707) 357-4040

Mailing Address: P.O. Box 29

City: MENDOCINO State/Zip: CA 95460 email: garrett.lumley@gmail.com

PROPERTY OWNER

Name: GARRETT LUMLEY Phone: (707) 357-4040

Mailing Address: P.O. Box 29

City: MENDOCINO State/Zip: CA 95460 email: garrett.lumley@gmail.com

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
017-140-10-00	Garrett Lumley	32530 SIMPSON LANE	4.2	1.87
017-140-10-00	GARRETT LUMLEY	32500 SIMPSON LANE	.4	3.53

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

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

Garrett Lumley
Signature of Applicant/Agent

6/27/17
Date

Garrett Lumley
Signature of Owner

6/27/17
Date

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

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

Present Use Of Property																																																		
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.																																																		
2100 Sq Ft House # 1 1400 Sq Ft House # 2 1200 Sq Ft	120 Sq Ft Well / SHED #1 120 Sq Ft Well / SHED #2 120 Sq Ft Well / SHED #3																																																	
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?																																																		
3. Lot area (within property lines): <u>4.6</u> ☐ square feet ☒ acres.																																																		
4. Lot Coverage: <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">LOT 1</th> <th style="text-align: center; width: 30%;">Existing</th> <th style="text-align: center; width: 30%;">Proposed after Adjustment</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>Building Coverage</td> <td align="center"><u>3860</u> sq ft</td> <td align="center"><u>1400</u> sq ft</td> <td></td> </tr> <tr> <td>Paved Area</td> <td align="center"><u>0</u> 300 sq ft</td> <td align="center"><u>300</u> sq ft</td> <td></td> </tr> <tr> <td>Landscaped Area</td> <td align="center">_____ sq ft</td> <td align="center">_____ sq ft</td> <td></td> </tr> <tr> <td>Unimproved Area</td> <td align="center">_____ sq ft</td> <td align="center">_____ sq ft</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td align="center">_____ sq ft</td> <td align="center">_____ sq ft</td> <td></td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">LOT 2</th> <th style="text-align: center; width: 30%;">Existing</th> <th style="text-align: center; width: 30%;">Proposed after Adjustment</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>Building Coverage</td> <td align="center"><u>0</u> sq ft</td> <td align="center"><u>2960</u> sq ft</td> <td></td> </tr> <tr> <td>Paved Area</td> <td align="center"><u>300</u> sq ft</td> <td align="center"><u>0</u> 300 sq ft</td> <td></td> </tr> <tr> <td>Landscaped Area</td> <td align="center">_____ sq ft</td> <td align="center">_____ sq ft</td> <td></td> </tr> <tr> <td>Unimproved Area</td> <td align="center">_____ sq ft</td> <td align="center">_____ sq ft</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td align="center"><u>0</u> sq ft</td> <td align="center"><u>2760</u> sq ft</td> <td></td> </tr> </tbody> </table> (If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)			LOT 1	Existing	Proposed after Adjustment		Building Coverage	<u>3860</u> sq ft	<u>1400</u> sq ft		Paved Area	<u>0</u> 300 sq ft	<u>300</u> sq ft		Landscaped Area	_____ sq ft	_____ sq ft		Unimproved Area	_____ sq ft	_____ sq ft		TOTAL:	_____ sq ft	_____ sq ft		LOT 2	Existing	Proposed after Adjustment		Building Coverage	<u>0</u> sq ft	<u>2960</u> sq ft		Paved Area	<u>300</u> sq ft	<u>0</u> 300 sq ft		Landscaped Area	_____ sq ft	_____ sq ft		Unimproved Area	_____ sq ft	_____ sq ft		TOTAL:	<u>0</u> sq ft	<u>2760</u> sq ft	
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5. Parking will be provided as follows: <table style="width:100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 20%;">LOT 1</td> <td style="width: 30%;">Existing Spaces <u>5</u></td> <td style="width: 30%;">Proposed Spaces <u>2</u></td> <td style="width: 20%;"></td> </tr> <tr> <td>LOT 2</td> <td>Existing Spaces <u>0</u></td> <td>Proposed Spaces <u>3</u></td> <td></td> </tr> </tbody> </table> (If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet).			LOT 1	Existing Spaces <u>5</u>	Proposed Spaces <u>2</u>		LOT 2	Existing Spaces <u>0</u>	Proposed Spaces <u>3</u>																																									
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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: _____ 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? _____ 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.

SUBMIT ONLY ONE COPY

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.

6-27-2017

Date


Applicant

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

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 6-27-2017 (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:

32500 SIMPSON LANE, FORT BRAGG 017-140-10-00
32530 SIMPSON LANE, FORT BRAGG 017-140-11-00
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

32530 SIMPSON LANE, FORT BRAGG

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


Owner/Authorized Representative

6-27-2017
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



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: LUMLEY GARRETT C
PO BOX 29

MENDOCINO

CA 95460

Project Number: B_2017-0042

Project Description:

Site Address: 32530 SIMPSON LN

B_2017-0042

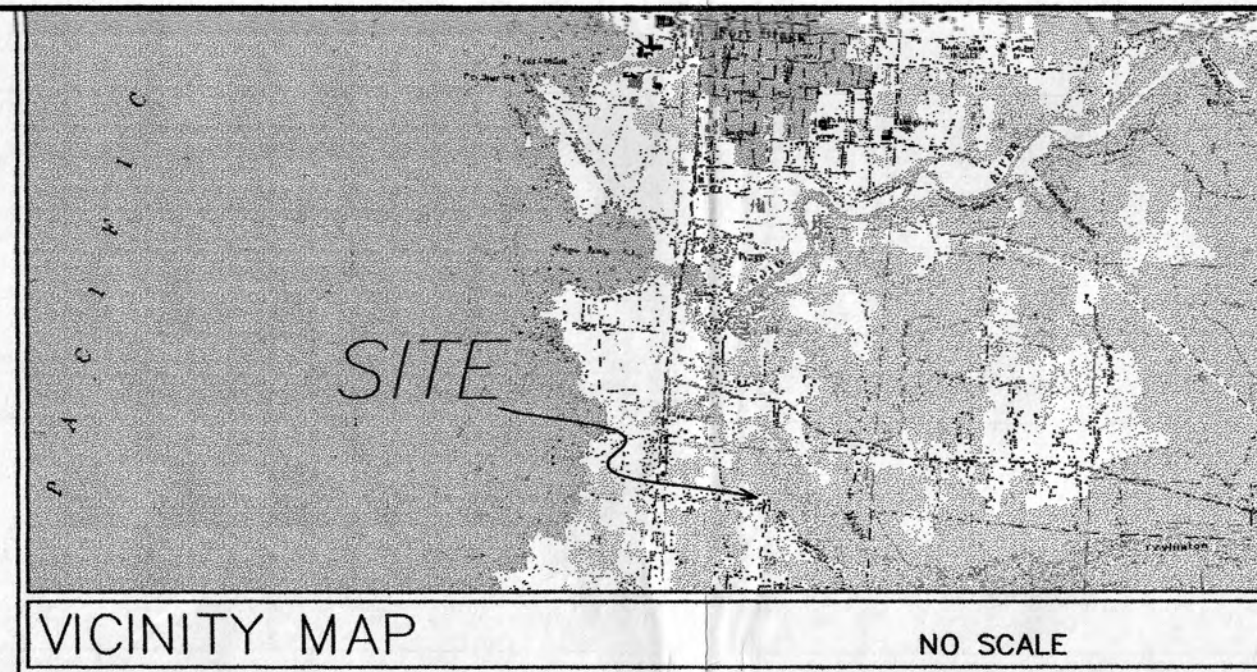
Receipt: PRJ_016217

Date: 6/29/2017

Pay Method: CASH

Received By: JULIA ACKER

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-826180		\$794.00
BLA BASE			\$794.00
COASTAL	1100-2851-822609		\$412.00
			\$412.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$111.00
BLA EH			\$111.00
GENERAL PLAN	1100-2851-826188		\$50.00
			\$50.00
RECORDS MANAGEMENT	1222-2852-826260		\$40.00
			\$40.00
Total Fees Paid:			\$1,807.00



Tentative Map

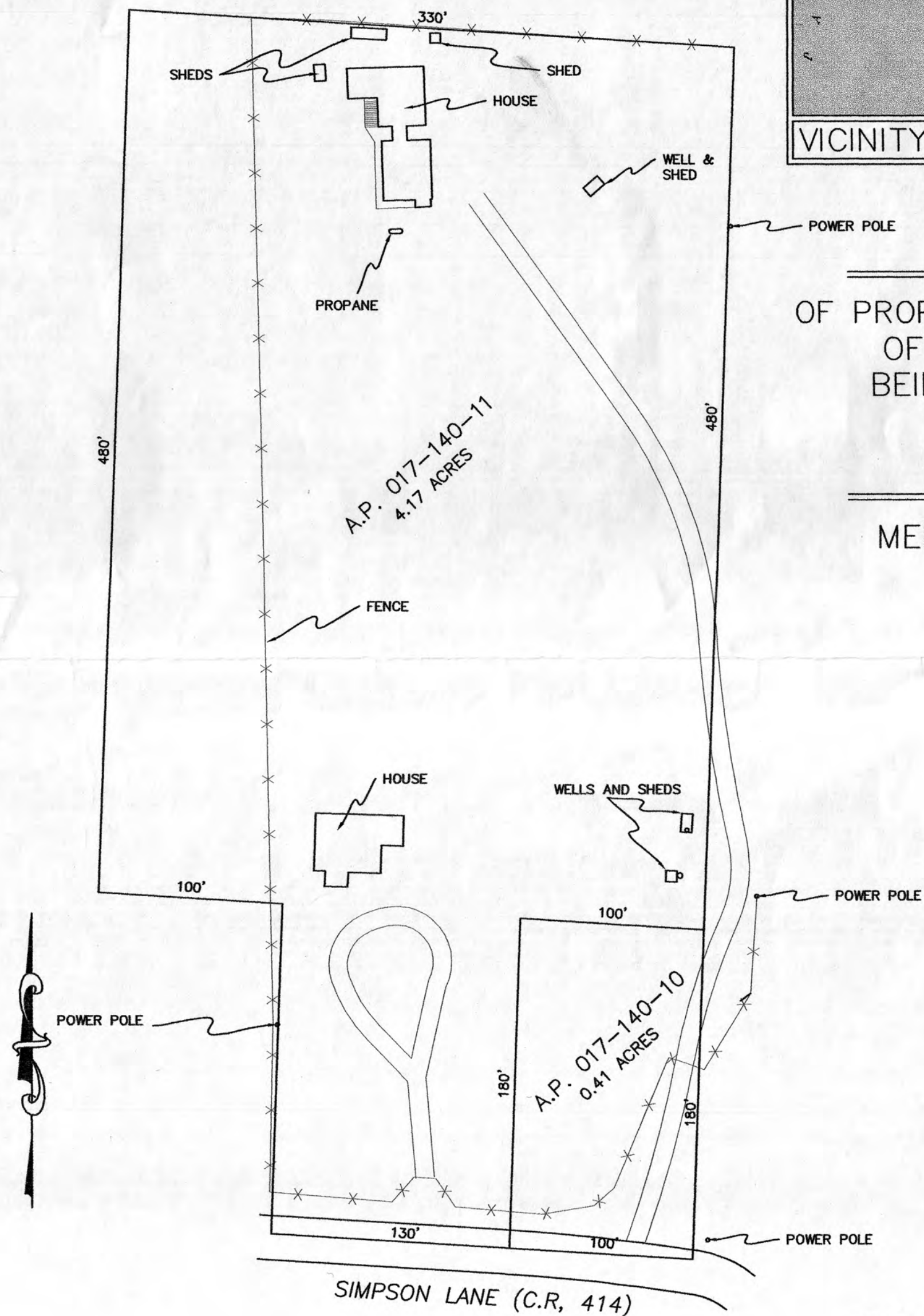
OF PROPOSED BOUNDARY LINE ADJUSTMENT
OF A.P. NOS. 017-140-10 & 11
BEING A PORTION OF SECTION 19
TOWNSHIP 18 NORTH,
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA
MAY, 2017

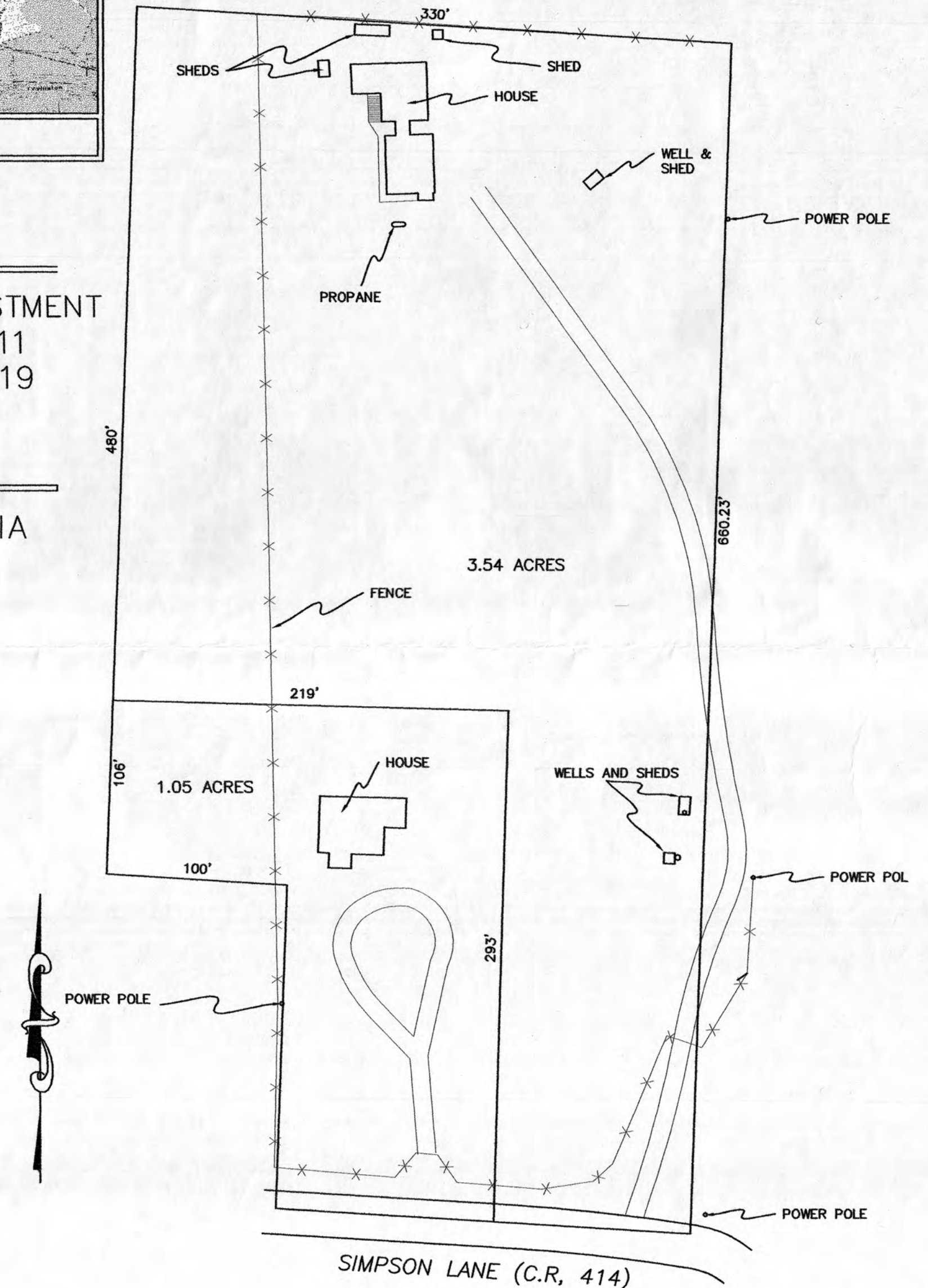
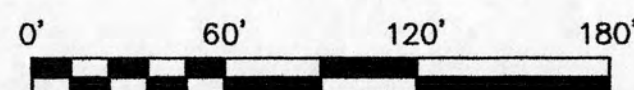
OWNERS: AP# 017-140-10 & 11
GARRETT C. LUMLEY
P. O. BOX 29
MENDOCINO, CA. 95460

MAP PREPARED BY: FORREST FRANCIS, LAND SURVEYOR
P.O. BOX 1162
MENDOCINO, CA 95460
(707) 937-9900

FORREST NEAL FRANCIS L.S. 5121

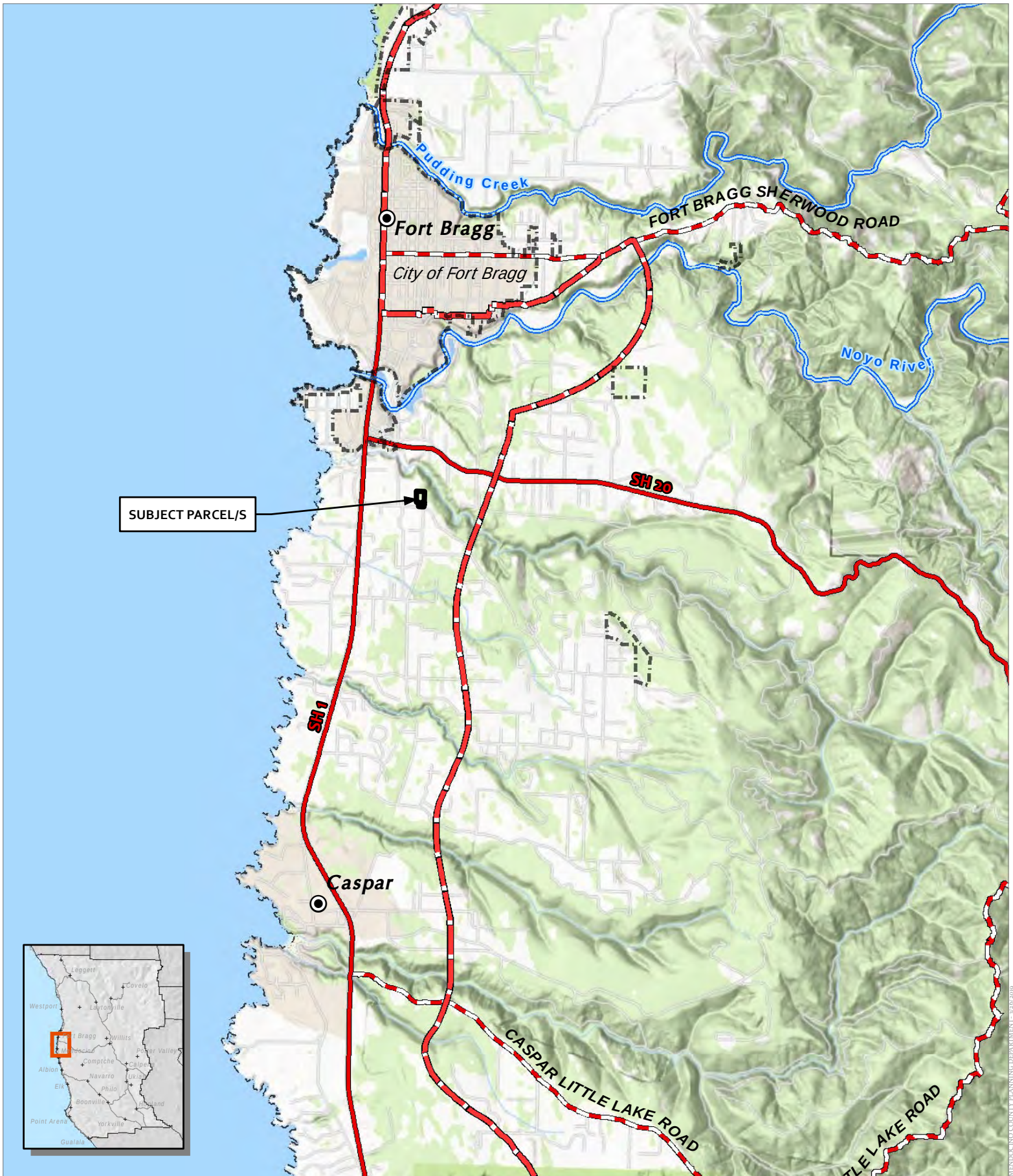


EXISTING



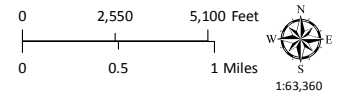
PROPOSED



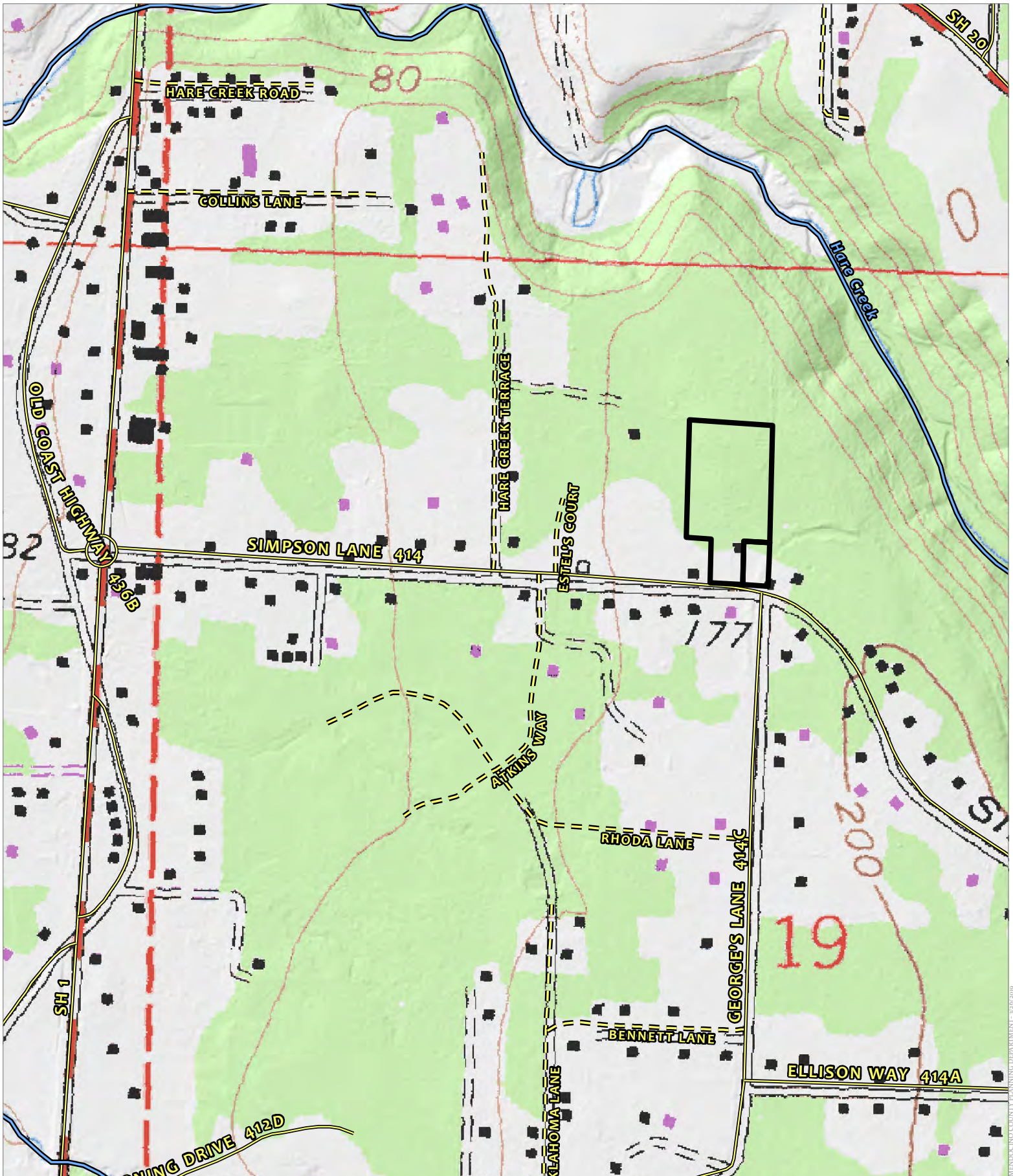


CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
 APN: 017-140-10, 11
 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

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

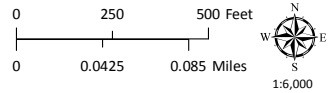


LOCATION MAP



CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads

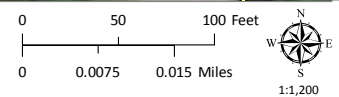


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

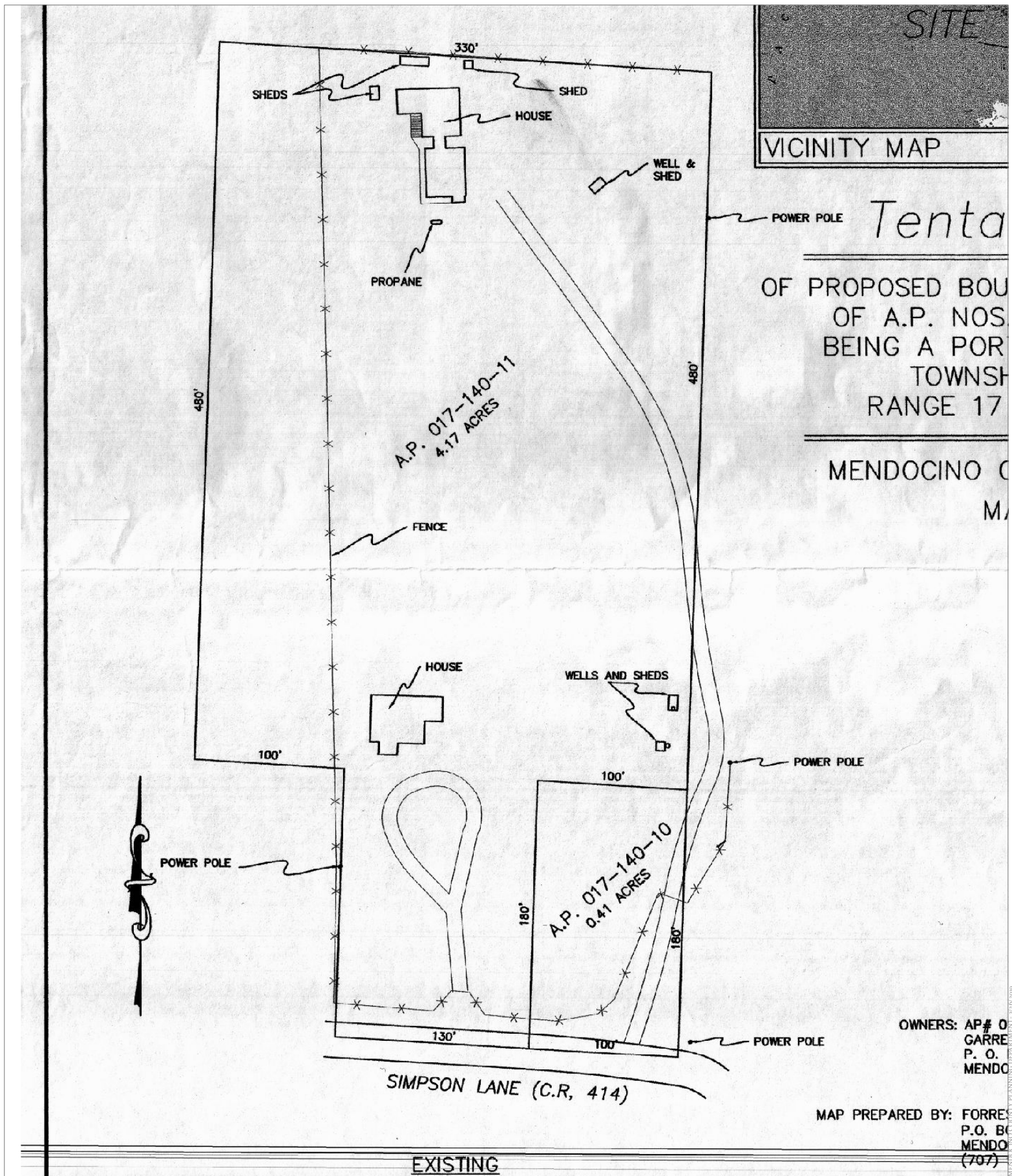


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APLCT: Garrett Lumley
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Public Roads



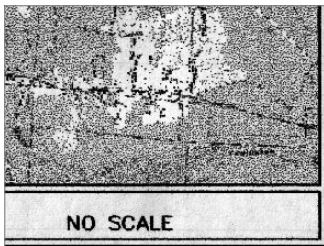
LOCATION MAP



CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
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 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

NO SCALE

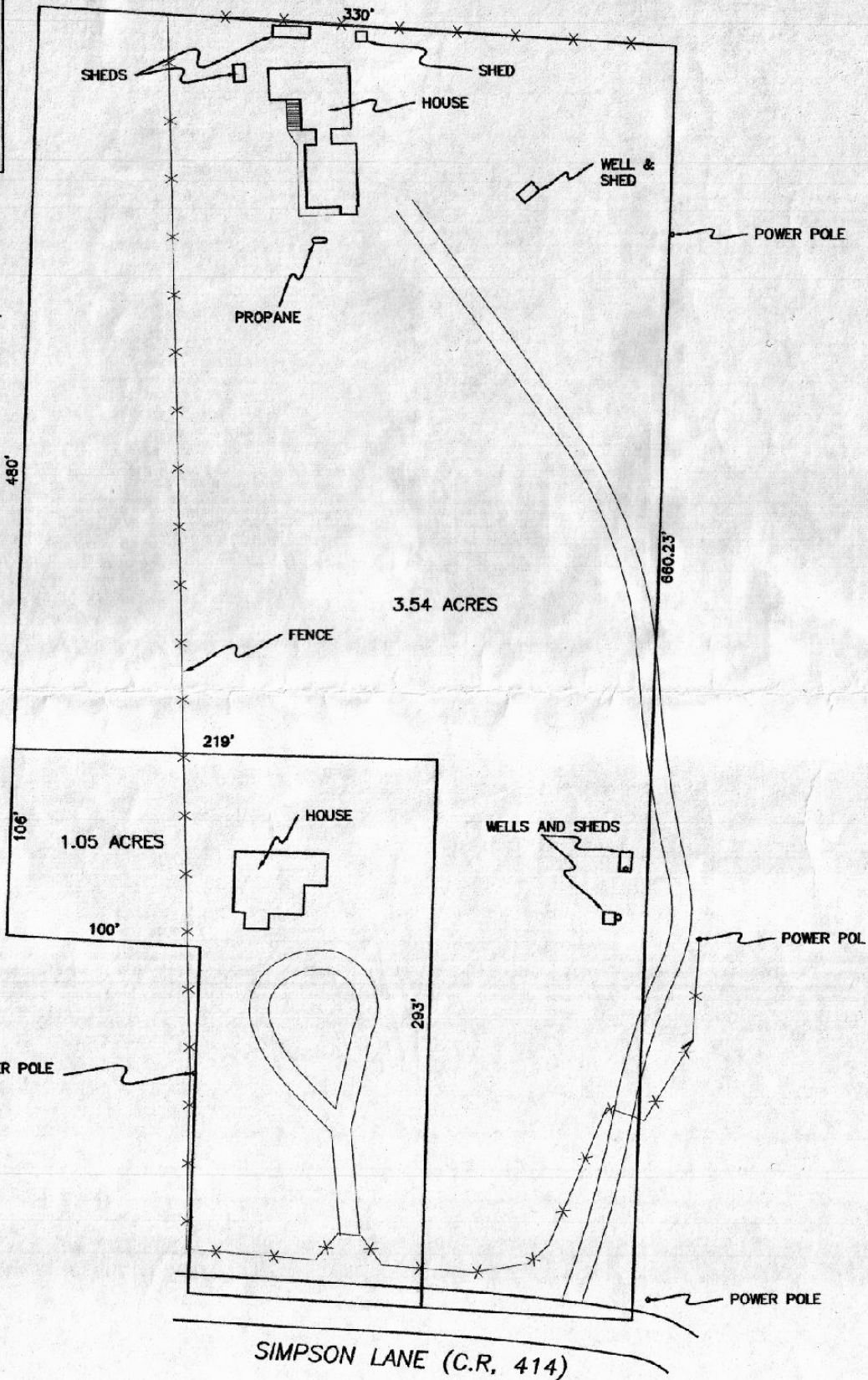
EXISTING LOTS



Map

LINE ADJUSTMENT
D-10 & 11
SECTION 19
NORTH,
D.B.&M.

CALIFORNIA



SURVEYOR

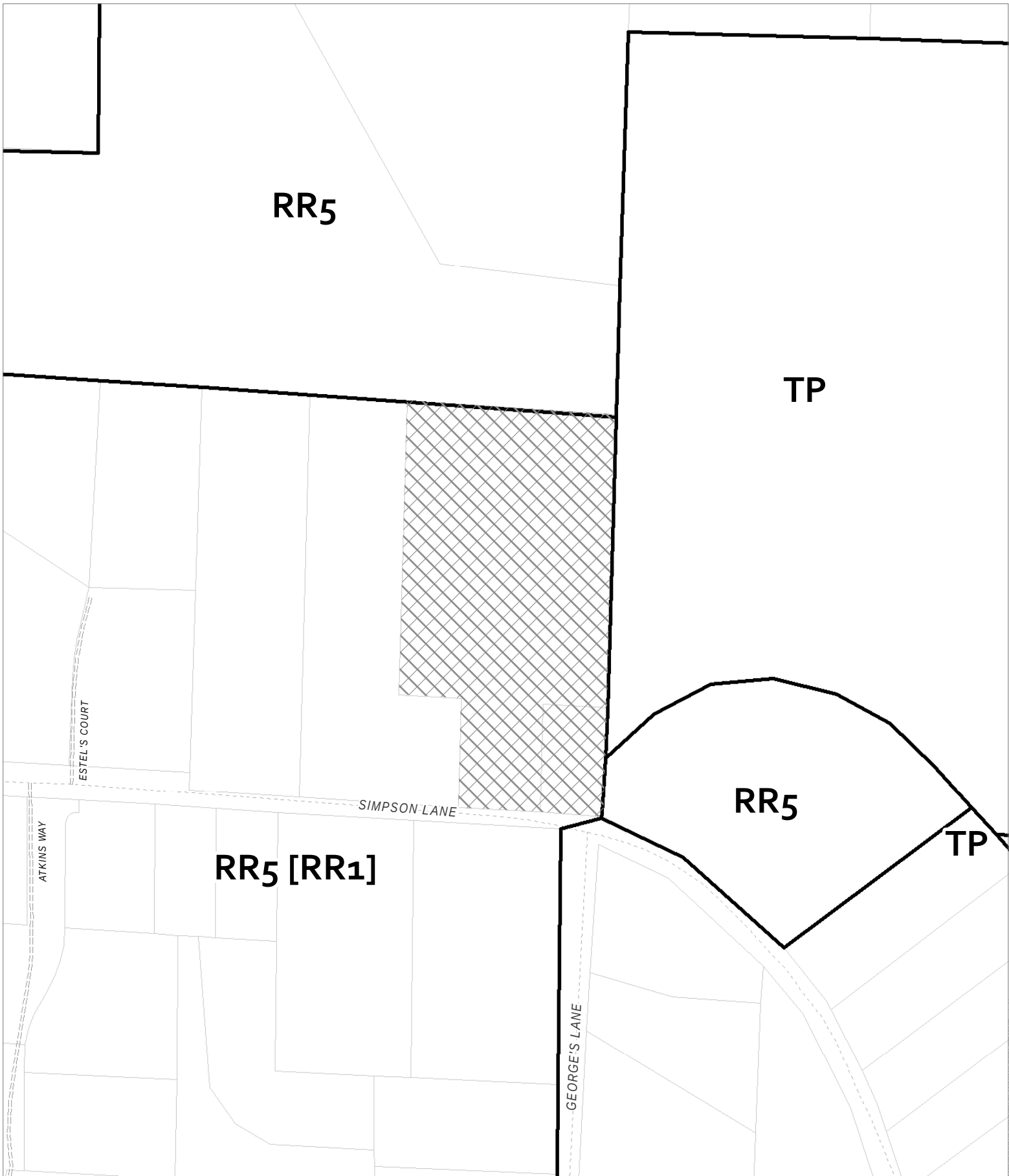
PROPOSED

CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

NO SCALE

PROPOSED LOTS

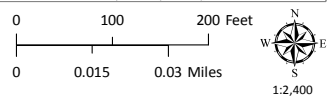
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/3/2019

CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

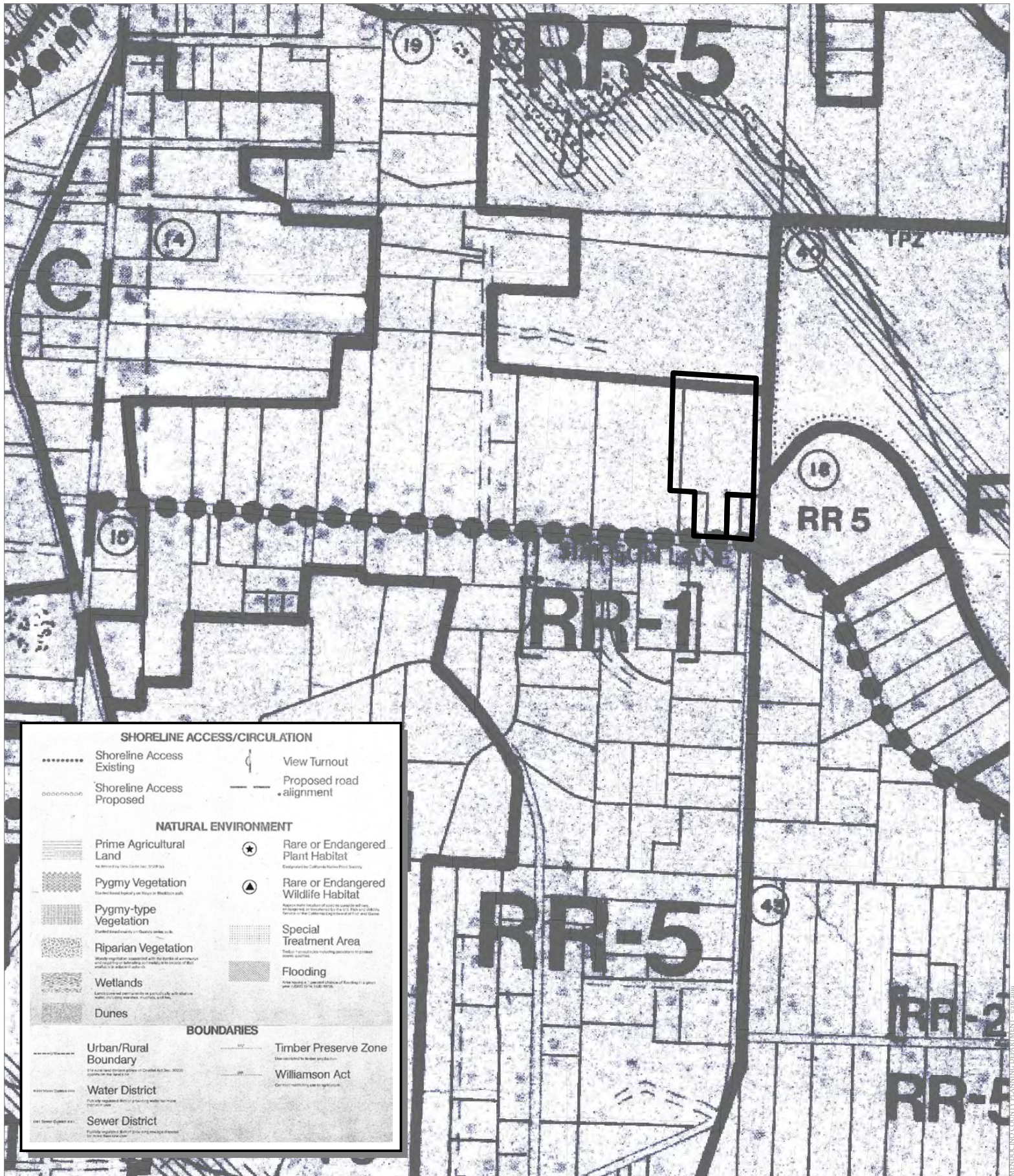


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2019

CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

 General Plan Classes

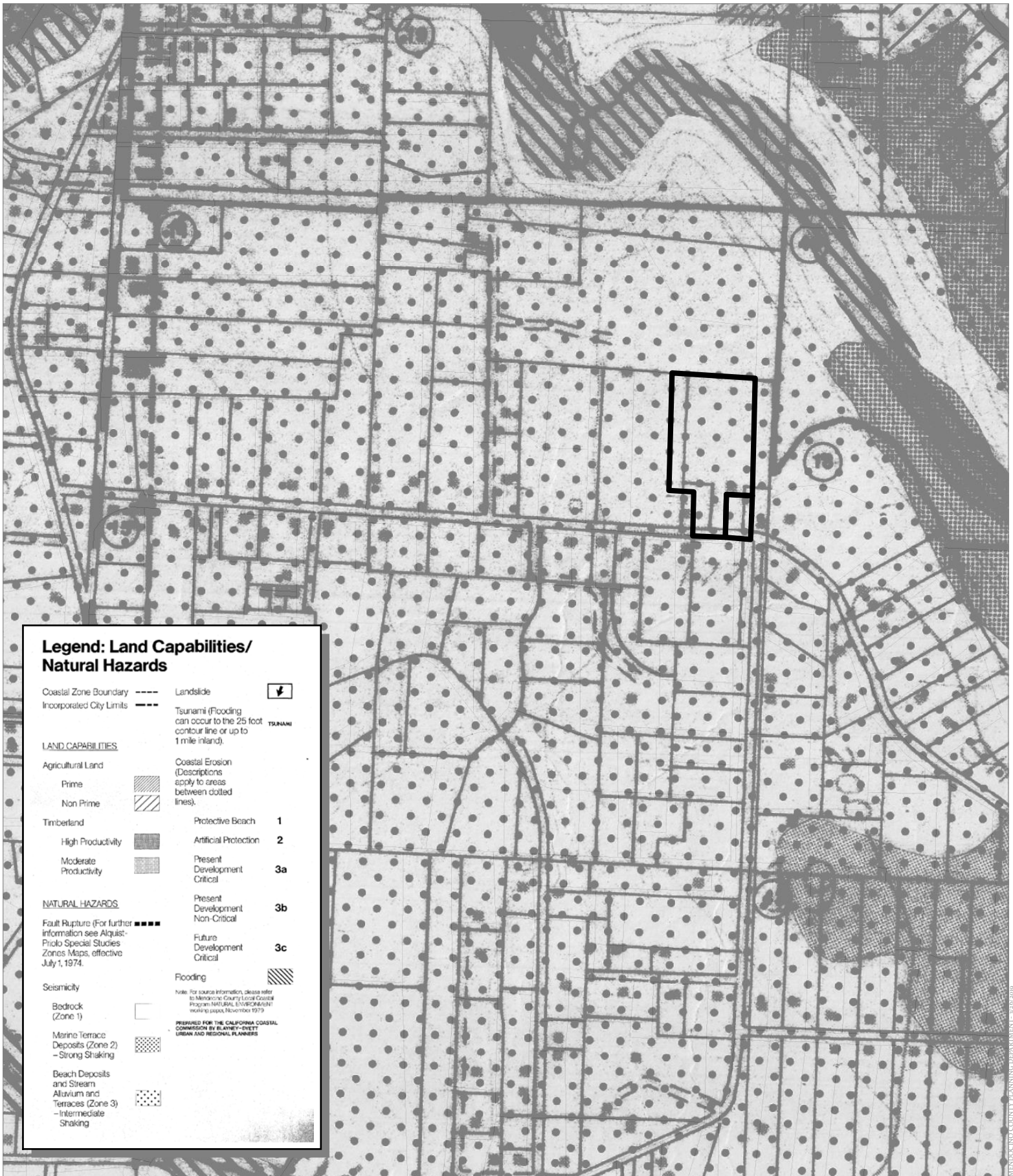
GENERAL PLAN CLASSIFICATIONS



CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
 APN: 017-140-10, 11
 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

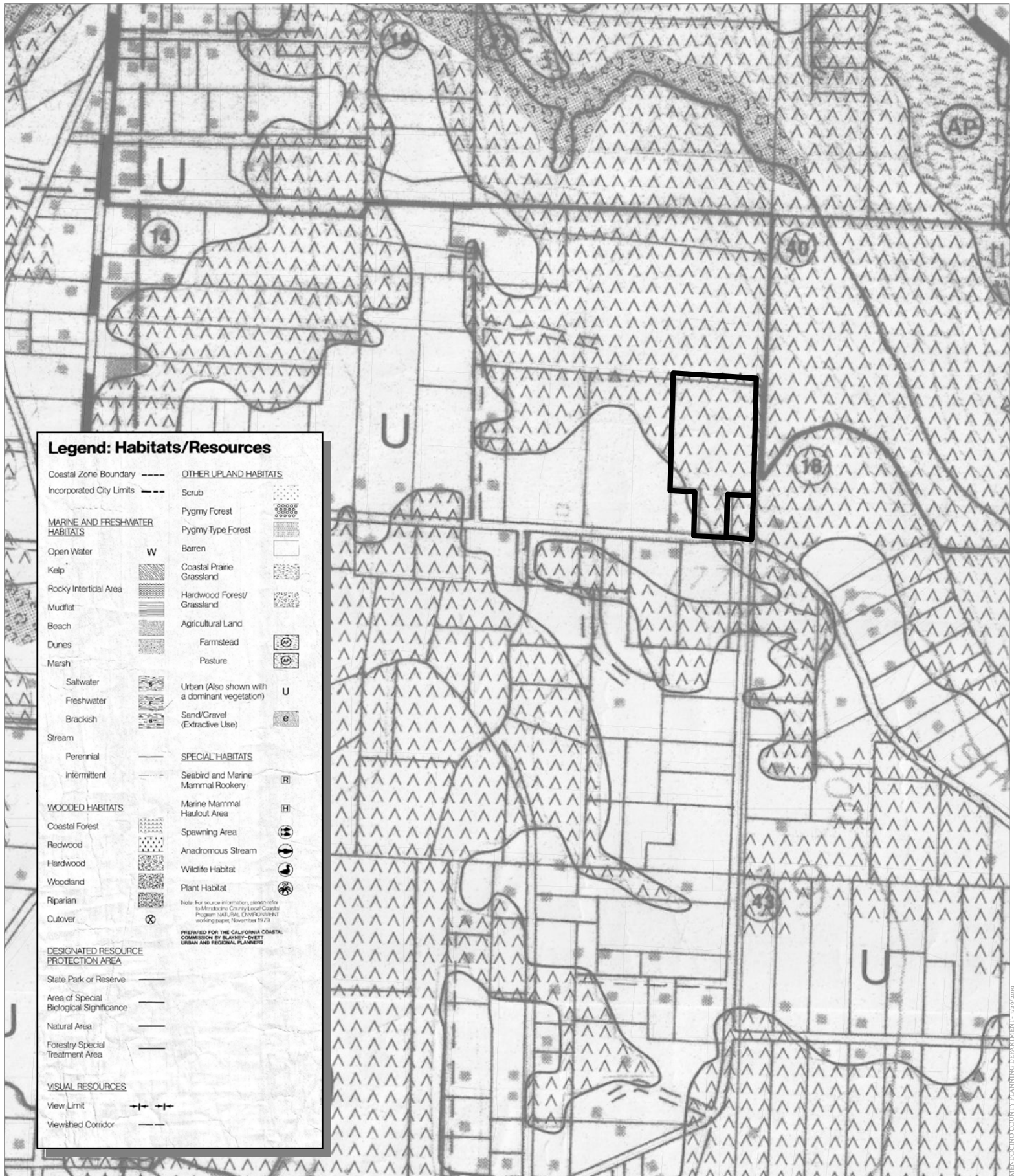
0 250 500 Feet
 0 0.0425 0.085 Miles
 N
 W
 S
 E
 1:6,000

LCP LAND USE MAP 14: BEAVER

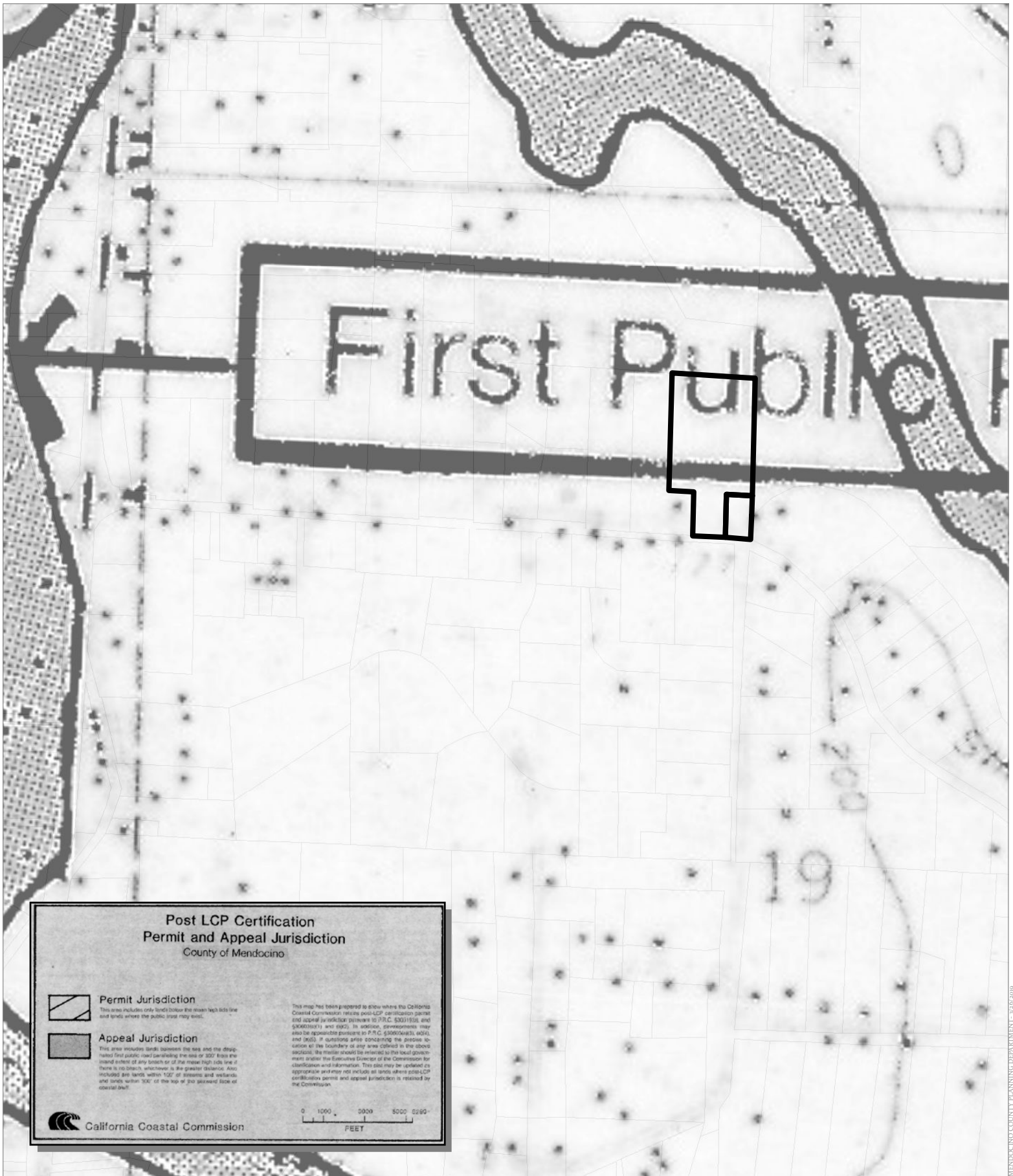


CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

LCP LAND CAPABILITIES & NATURAL HAZARDS

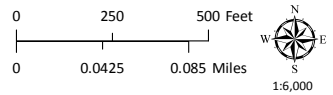


CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
 APN: 017-140-10, 11
 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

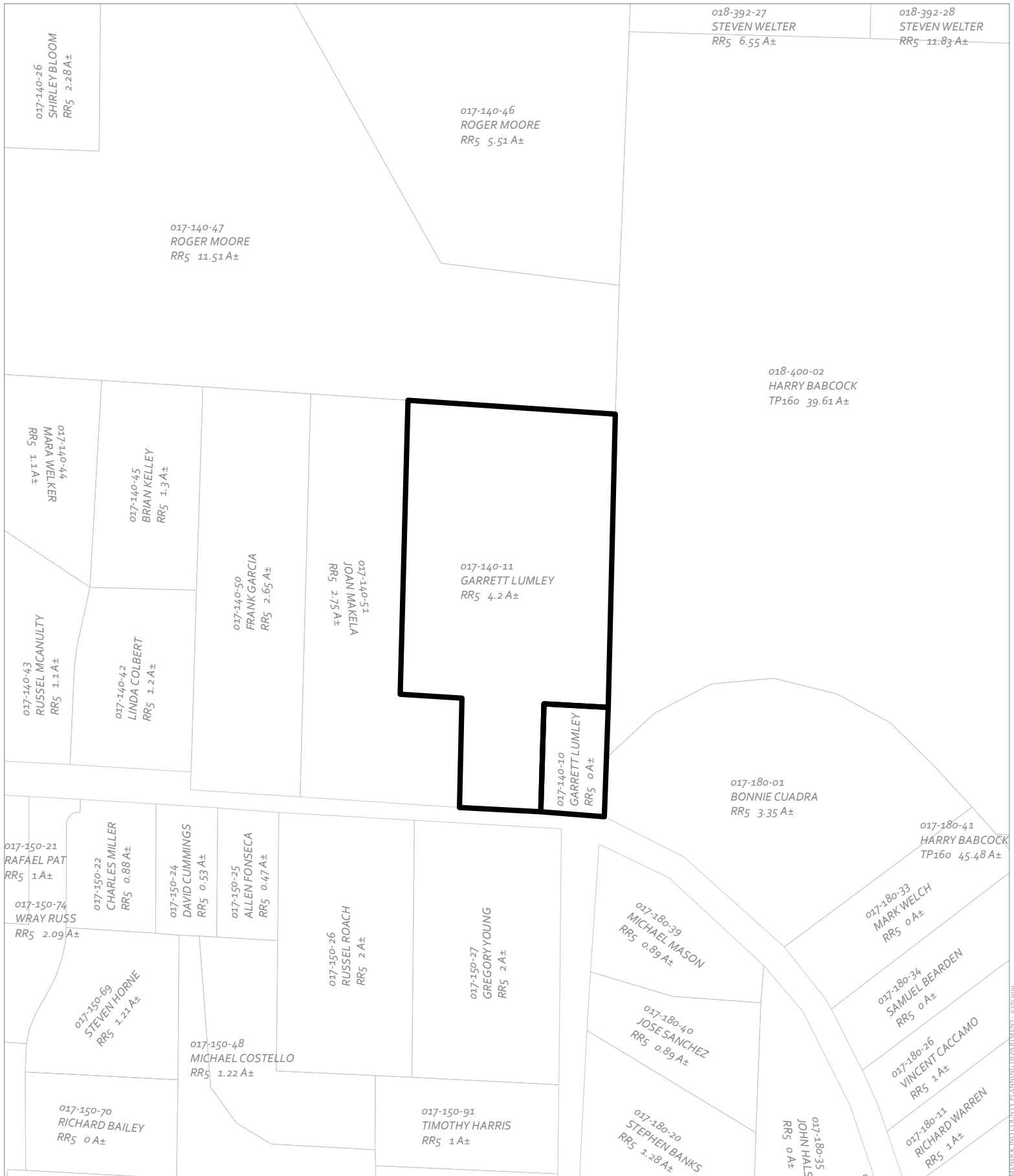


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/16/2019

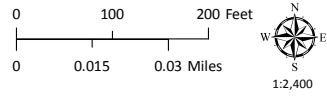
CASE: B 2017-0042
OWNER: LUMLEY, Garrett
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APLCT: Garrett Lumley
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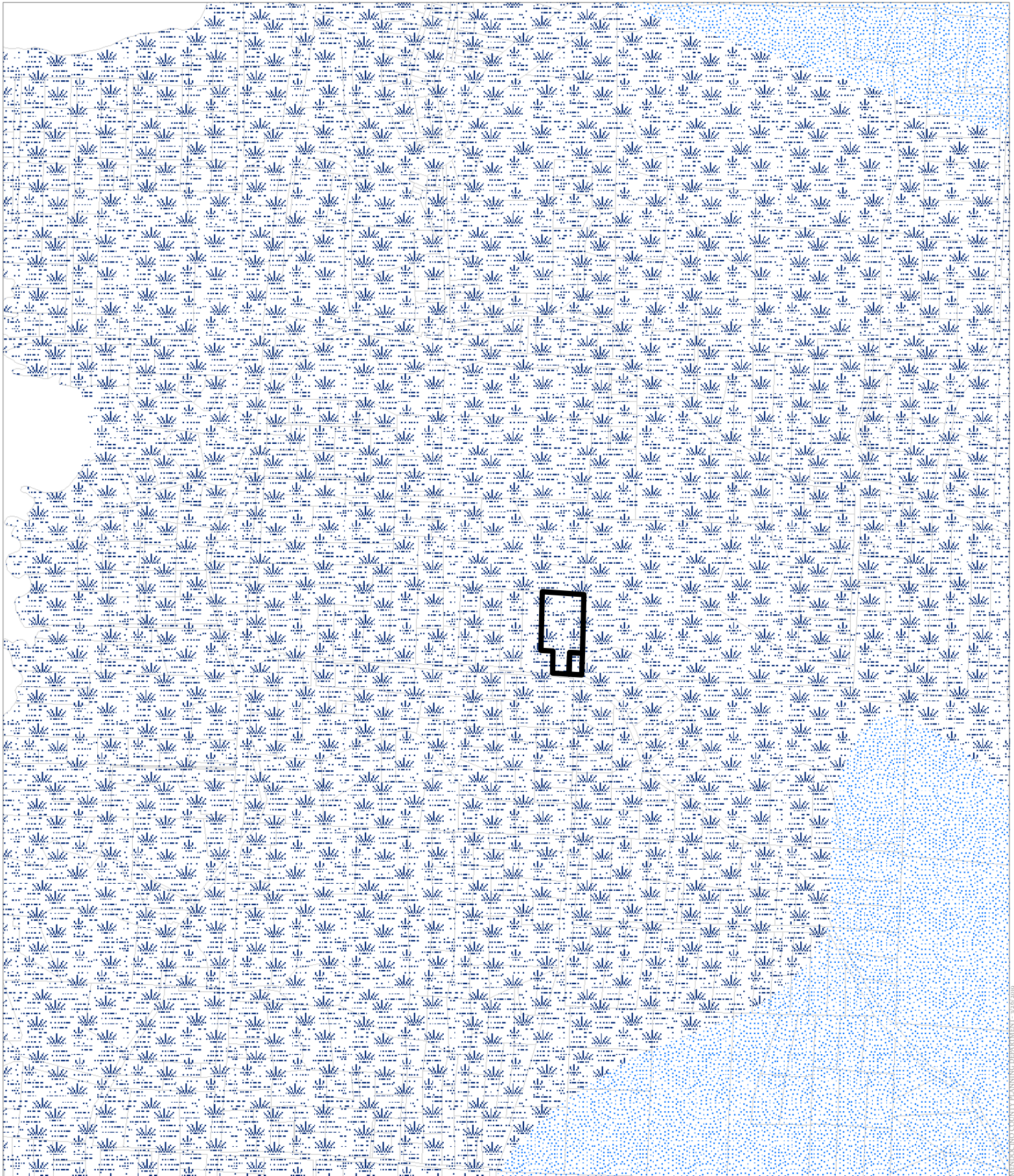
APPEALABLE AREAS



CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
 APN: 017-140-10, 11
 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

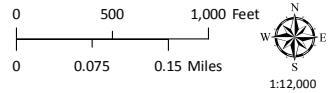


ADJACENT PARCELS

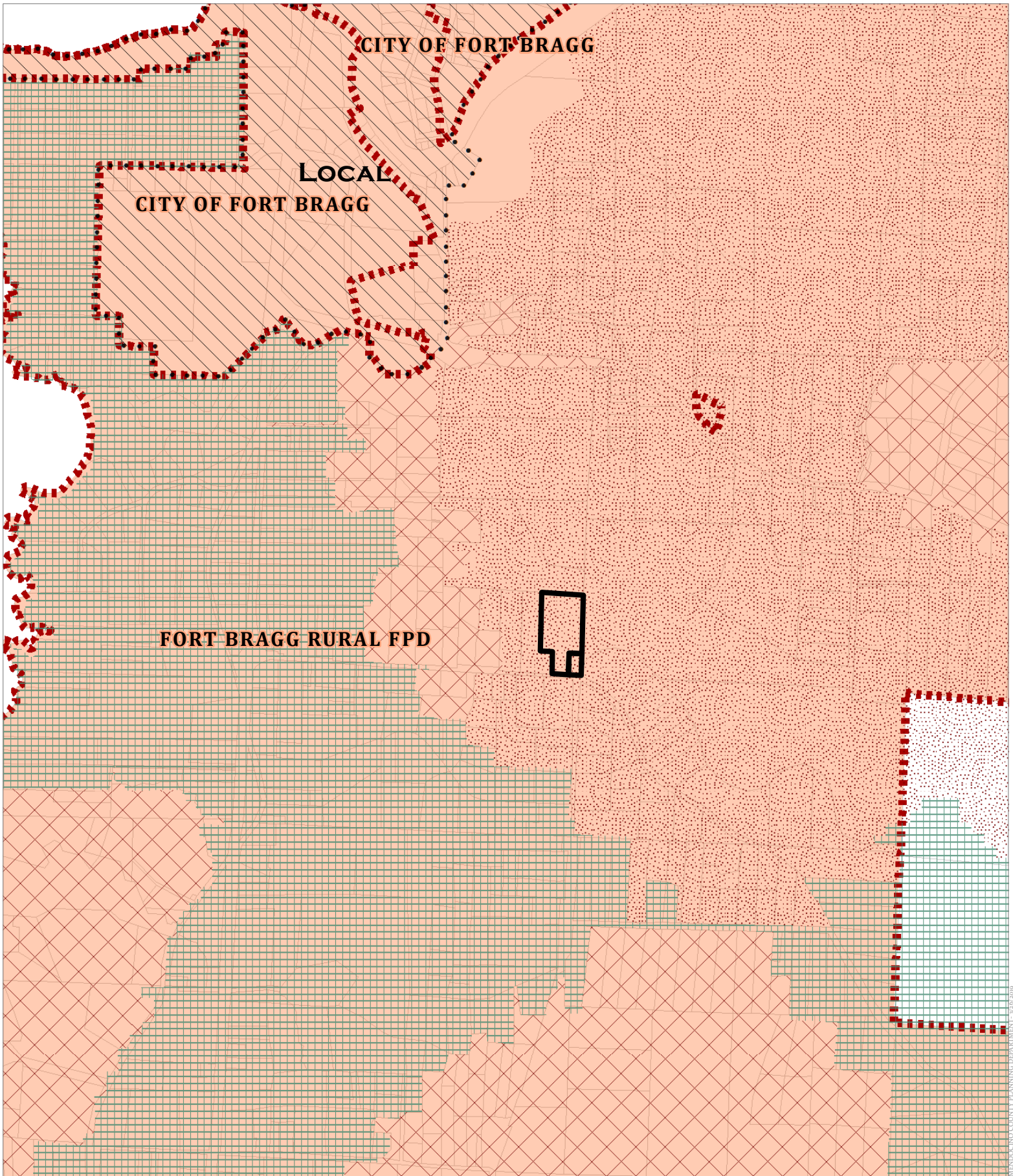


CASE: B 2017-0042
OWNER: LUMLEY, Garrett
APN: 017-140-10, 11
APLCT: Garrett Lumley
AGENT:
ADDRESS: 32530 Simpson Lane, Fort Bragg

 Sufficient Water Resources
 Marginal Water Resources



GROUND WATER RESOURCES



CASE: B 2017-0042

OWNER: LUMLEY, Garrett

APN: 017-140-10, 11

APLCT: Garrett Lumley

AGENT:

ADDRESS: 32530 Simpson Lane, Fort Bragg

Local Responsibility Areas

Very High Fire Hazard

High Fire Hazard

Moderate Fire Hazard

County Fire Districts

0 500 1,000 Feet

0 0.075 0.15 Miles

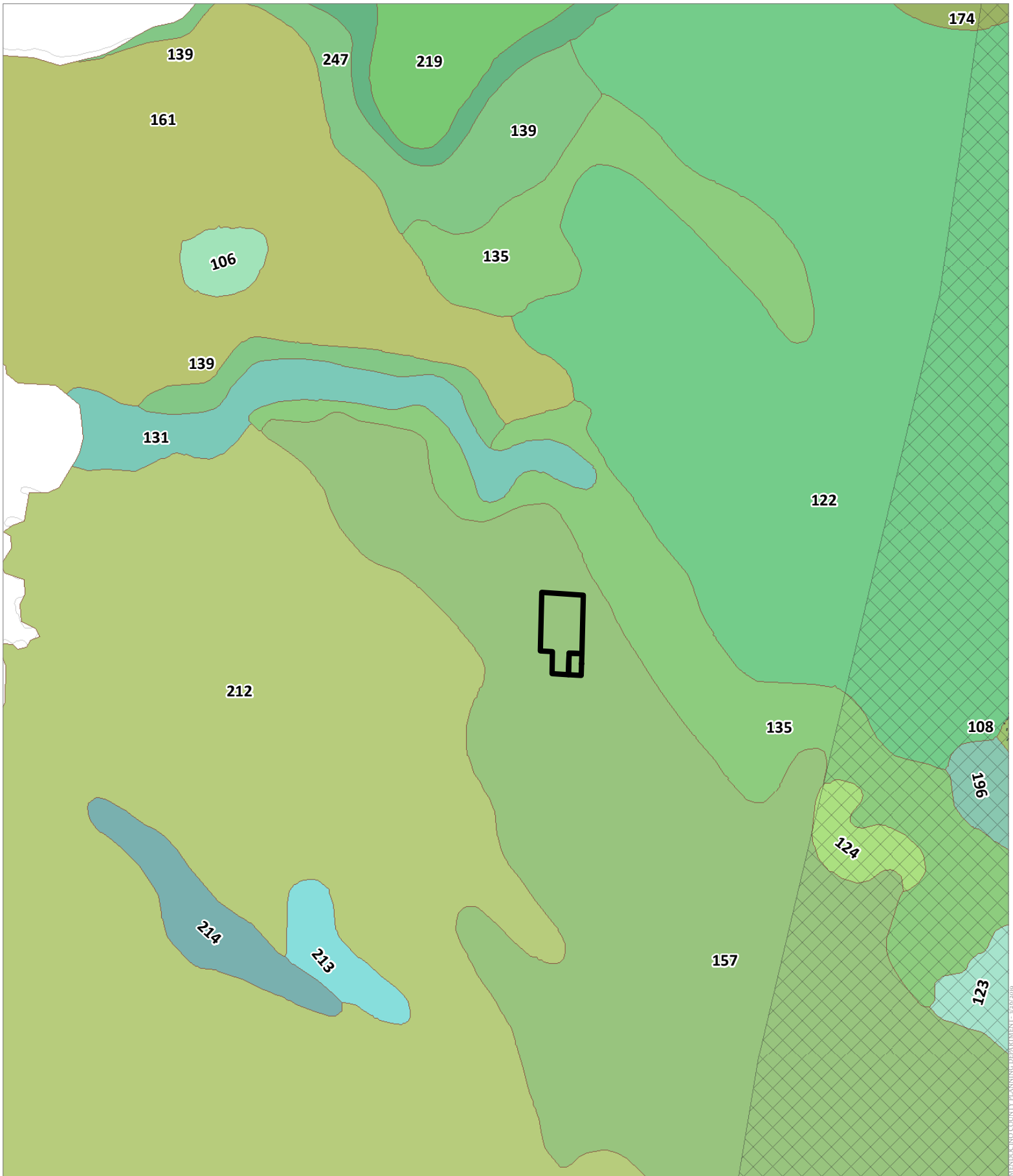
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N
W
S
E

FIRE HAZARD ZONES & RESPONSIBILITY AREAS

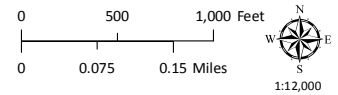
STATE RESPONSIBILITY AREA

HACKING COUNTY PLANNING DEPARTMENT 3/4/2019



CASE: B 2017-0042
 OWNER: LUMLEY, Garrett
 APN: 017-140-10, 11
 APLCT: Garrett Lumley
 AGENT:
 ADDRESS: 32530 Simpson Lane, Fort Bragg

-  Blacklock & Aborigine
-  Bishop Pine
-  Western Study Soil Types



LOCAL SOILS