CASE#: B_2020-0036
DATE FILED: 10/15/2020
OWNER/APPLICANT: JAY GRAY
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to reconfigure 2± acres between two separate legal parcels. Parcel 1 (APN: 069-070-03) will increase from 3.8± acres to 5.8± acres and Parcel 2 (APN: 069-080-10) will decrease from 58± acres to 56± acres.
LOCATION: In the Coastal Zone, 4± northeast of Cleone center, on the north side of Camp 1 Ten Mile Road (CR 427), 1.5± miles east of its intersection with State Route 1 (SR 1); located at 31000 Camp 1 Ten Mile Rd, Fort Bragg; APNs 069-070-03 & 069-080-10.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: November 12, 2020

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).

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

Include your name and position with the project coordinator as follows:

REVIEWED BY:

Signature __________________________ Department __________________________ Date ____________
BOUNDARY LINE ADJUSTMENT

CASE: B_2020-0036

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APN/S: 069-070-03 & 069-080-10
PARCEL SIZE: 58.8± Acres
GENERAL PLAN: Range Lands (RL)
ZONING: Range Lands (RL:160)
EXISTING USES: Residential
DISTRICT: 4th District (Gjerde)

RELATED CASES:

ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES
--- | --- | --- | ---
NORTH: Forest Lands (FL) | Timber Production (TP) | 143±, 335± | Vacant
EAST: Forest Lands (FL) | Timber Production (TP) | 116± | Vacant
SOUTH: Forest Lands (FL) | Timber Production (TP) | 5±, 1±, 15± | Vacant
WEST: Timber Production (TP) | Range Lands (RL:160) | 1±, 9±, 73± | Vacant

REFERRAL AGENCIES

LOCAL:
- Agricultural Commissioner
- Assessor's Office
- Building Division (Fort Bragg)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor
- Fort Bragg Rural Fire Protection District
- Planning Division (Fort Bragg)
- Resource Lands Protection Com.

STATE:
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission

TRIBAL:
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDY VANDEWATER
DATE: 10/27/2020
## ENVIRONMENTAL DATA

1. **MAC:**
   - GIS
   - N/A

2. **FIRE HAZARD SEVERITY ZONE:**
   - CALFIRE FRAP maps/GIS
   - High Hazard Area

3. **FIRE RESPONSIBILITY AREA:**
   - CALFIRE FRAP maps/GIS
   - CalFire; Fort Bragg Rural Fire Protection District

4. **FARMLAND CLASSIFICATION:**
   - GIS
   - Grazingland

5. **FLOOD ZONE CLASSIFICATION:**
   - Community Flood Insurance Rate Maps (FIRM)
   - YES

6. **COASTAL GROUNDWATER RESOURCE AREA:**
   - Critical Water Resources Bedrock

7. **SOIL CLASSIFICATION:**
   - Mendocino County Soils Study Eastern/Western Part
   - Western Soils Survey (101; 107; 112; 113)

8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**
   - LCP maps, Pygmy Soil Maps; GIS
   - NO

9. **WILLIAMSON ACT CONTRACT:**
   - GIS/Mendocino County Assessor’s Office
   - YES

10. **TIMBER PRODUCTION ZONE:**
    - GIS
    - NO

11. **WETLANDS CLASSIFICATION:**
    - GIS
    - Freshwater Forested Wetland; Freshwater Pond

12. **EARTHQUAKE FAULT ZONE:**
    - Earthquake Fault Zone Maps; GIS
    - NO

13. **AIRPORT LAND USE PLANNING AREA:**
    - Airport Land Use Plan; GIS
    - NO

14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:**
    - GIS; General Plan 3-11
    - NO

15. **NATURAL DIVERSITY DATABASE:**
    - CA Dept. of Fish & Wildlife Rarefind Database/GIS
    - YES

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
    - NO

18. **WATER EFFICIENT LANDSCAPE REQUIRED:**
    - Policy RM-7; General Plan 4-34
    - NO

19. **WILD AND SCENIC RIVER:**
    - NO

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**
    - Various Adopted Specific Plan Areas; GIS
    - NO

21. **STATE CLEARINGHOUSE REQUIRED:**
    - Policy
    - NO

22. **OAK WOODLAND AREA:**
    - USDA
    - NO

23. **HARBOR DISTRICT:**
    - Sec. 20.512
    - NO

24. **LCP LAND USE CLASSIFICATION:**
    - LCP Land Use maps/GIS
    - Productive Timberland; Stream Alluvium; Flooding

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - LCP Land Capabilities maps/GIS; 20.130
    - Productive Timberland; Stream Alluvium; Flooding

26. **LCP HABITATS & RESOURCES:**
    - LCP Habitat maps/GIS
    - Coastal Forest; Sand/Gravel; Hardwood Forest

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - NO

28. **CDP EXCLUSION ZONE:**
    - CDP Exclusion Zone maps/GIS
    - NO

29. **HIGHLY SCENIC AREA:**
    - NO

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:**
    - Biological Resources & Natural Areas; General Plan 4-4
    - N/A

31. **BLUFFTOP GEOLOGY:**
    - GIS; 20.500.020
    - NO

---

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. **LCP LAND USE CLASSIFICATION:**
    - LCP Land Use maps/GIS
    - Productive Timberland; Stream Alluvium; Flooding

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - LCP Land Capabilities maps/GIS; 20.130
    - Productive Timberland; Stream Alluvium; Flooding

26. **LCP HABITATS & RESOURCES:**
    - LCP Habitat maps/GIS
    - Coastal Forest; Sand/Gravel; Hardwood Forest

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - NO

28. **CDP EXCLUSION ZONE:**
    - CDP Exclusion Zone maps/GIS
    - NO

29. **HIGHLY SCENIC AREA:**
    - NO

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:**
    - Biological Resources & Natural Areas; General Plan 4-4
    - N/A

31. **BLUFFTOP GEOLOGY:**
    - GIS; 20.500.020
    - NO
BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT
Name: Jay Gray  Phone: 707-964-5442
Mailing Address: P.O. Box 1136
City: Ft. Bragg State/Zip: Ca. 95437 Email: ewegogirl@wildblue.net

PROPERTY OWNER
Name: Jay Gray  Phone: 707-964-5442
Mailing Address: P.O. Box 1136
City: Ft. Bragg State/Zip: Ca. 95437 Email: ewegogirl@wildblue.net

AGENT
Name: Jim Ronco  Phone: 707-477-7616
Mailing Address: 445 N. State St.
City: Ukiah State/Zip: Ca. 95482 Email: jim@jimroncoconsulting.com

<table>
<thead>
<tr>
<th>LOT NO.</th>
<th>ASSESSOR’S PARCEL NUMBERS</th>
<th>PARCEL OWNER/S</th>
<th>STREET ADDRESS</th>
<th>LOT ACREAGE BEFORE / AFTER</th>
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<tbody>
<tr>
<td>A</td>
<td>069-070-03</td>
<td>Gray</td>
<td>none</td>
<td>3.8+/-ac 5.8+/-ac</td>
</tr>
<tr>
<td>B</td>
<td>069-080-10</td>
<td>Gray</td>
<td>31000 Camp 1 Rd., Ft. Bragg</td>
<td>58+/-ac 56+/-ac</td>
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</table>

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

Transfer of approximately 2 acres of fenced pasture from "B" to "A" to provide for better management of livestock and improve the economic value and agricultural opportunities of "A"

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

[Signature of Applicant/Agent] [Date] [Signature of Owner] [Date]

10-7-2020 Jay Gray 10-2-2020
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.

see attached assessor's improvement appraisal records

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): 51½- total ☐ acres ☐ square feet

4) Lot Coverage:

<table>
<thead>
<tr>
<th>LOT 1</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<td>Building Coverage</td>
<td>2ac +/-</td>
<td>2ac +/-</td>
</tr>
<tr>
<td>Paved Area</td>
<td>SF</td>
<td>SF</td>
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<tr>
<td>Landscaped Area</td>
<td>SF</td>
<td>SF</td>
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<tr>
<td>Unimproved Area</td>
<td>3.8 +/- ac</td>
<td>5.8ac +/-</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>3.8 +/- ac</td>
<td>5.8ac +/-</td>
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<table>
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<tr>
<th>LOT 2</th>
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<th>PROPOSED</th>
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<td></td>
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<tr>
<td>Paved Area</td>
<td>SF</td>
<td>SF</td>
</tr>
<tr>
<td>Landscaped Area</td>
<td>SF</td>
<td>SF</td>
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<tr>
<td>Unimproved Area</td>
<td>57 +/- ac</td>
<td>55ac +/-</td>
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<td>TOTAL:</td>
<td>57 +/- ac</td>
<td>55ac +/-</td>
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<tr>
<th>LOT 3</th>
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<th>PROPOSED</th>
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</thead>
<tbody>
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<tr>
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<td>Landscaped Area</td>
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<td>Unimproved Area</td>
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<td>SF</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>SF</td>
<td>SF</td>
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<table>
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<th>LOT 4</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
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<td>SF</td>
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<tr>
<td>TOTAL:</td>
<td>SF</td>
<td>SF</td>
</tr>
</tbody>
</table>

5) Parking will be provided as follows:

<table>
<thead>
<tr>
<th>LOT 1</th>
<th>Existing Spaces:</th>
<th>Proposed Spaces:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 2</td>
<td>Existing Spaces:</td>
<td>Proposed Spaces:</td>
</tr>
<tr>
<td>LOT 3</td>
<td>Existing Spaces:</td>
<td>Proposed Spaces:</td>
</tr>
<tr>
<td>LOT 4</td>
<td>Existing Spaces:</td>
<td>Proposed Spaces:</td>
</tr>
</tbody>
</table>

6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? ☐ Yes ☐ No

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

ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.

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.

10-2-2020
Date

Jay Gray
Applicant
ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

[Signature]
Applicant Signature

10-2-2020
Date

OFFICE USE ONLY:

Project or Permit Number

PBS Share/Cost Recovery/Acknowledgement Receipt Form/Updated 6/2019
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 10-7-2020 (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:

31000 Camp 1 Rd., Ft. Bragg, CA.

(Address of development and Assessor’s Parcel Number)

The public notice was posted at:

fence post on fenced pasture located on 069-070-03

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

Jay Gray
Owner/Authorized Representative

10-2-2020

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
### MISCELLANEOUS BUILDING RECORD

**Address**

**Parcel** 69-070-03

**Sheets**

#### DESCRIPTION OF BUILDINGS

<table>
<thead>
<tr>
<th>Bldg. No.</th>
<th>Structure</th>
<th>Size</th>
<th>Found.</th>
<th>Wall &amp; Exterior</th>
<th>Roof</th>
<th>Floor &amp; Interior Detail</th>
<th>Second Story or Loft</th>
<th>Year Built</th>
<th>Est. Tot. Life Yrs.</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>SHEEP BARN</td>
<td>25 x 41</td>
<td>POSTS</td>
<td>2 x 4 x 21</td>
<td>2 x 4</td>
<td>C. AL.</td>
<td>DT</td>
<td>1970</td>
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#### COMPUTATION

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<th>TM</th>
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<table>
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<tr>
<th>Bldg. No.</th>
<th>Area</th>
<th>Unit Cost</th>
<th>Cost</th>
<th>% Good</th>
<th>R.C.N. L.N.D.</th>
<th>Unit Cost</th>
<th>Cost</th>
<th>% Good</th>
<th>R.C.N. L.N.D.</th>
<th>Unit Cost</th>
<th>Cost</th>
<th>% Good</th>
<th>R.C.N. L.N.D.</th>
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<tbody>
<tr>
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<td>85</td>
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**Total**

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<tr>
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<td>40</td>
<td>11090</td>
<td>1000</td>
<td>11000</td>
<td></td>
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</tbody>
</table>

**Total**

AH 530E 3-54
## Description of Building

**LASS & SHAPE**
- Light X Frame
- Sub-Standard X 2' x 4" - 24"-

**ARCHITECTURE**
- Standard X Sheathing
- Above-Standard Concrete Block

**USE & DESIGN**
- Foundation Adobe
- Roof Shake
- Single X Floor Joist: E
- Double Reinforced
- Duplex Brick
- Apartment Wood Sub Floor
- Flat-Court X Piers

**Windows**
- Insulated Ceilings

**DESCRIPTION OF CONSTRUCTION**
- Light X Frame
- Stucco on
- Fixed Pitch
- Hip X Cable
- Shed Fixtures
- Cut Up
- X Sheeting
- X Shingle
- X Parmer
- Floor Unit
- Living 79 Add on w/w Sheet Panel

**PLUMBING**
- Bed 1
- Pa/w Pp/w
- Ply Ply

**CONSTRUCTION RECORD**
- Permit: 1917 1960
- Age: 43 18 455 492
- Table: P

**NORMAL % GOOD**
- Age: 54
- Table: 55 06 50%
- Cond: E

**BATH DETAIL**
- Finish: Firepl. 8'B Kitchen

**SPECIAL FEATURES**
- Book Cases
- Built-in Beds
- Venetian Blinds

## Computation

### Appraiser & Date
- 9-12-60 A.R.

### Computation Table

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**TOTAL**
- 6.080
- 9,270.00
- 12.390
- 2.70

**NORMAL % GOOD**
- 48
- 560
- 38700
- 39474
- 0.60

**Round**
- 6.080
- 9.270.00
- 12.380
- 2.70
- 38700
- 39474
- 0.60
### MISCELLANEOUS BUILDING RECORD

**Address:**

<table>
<thead>
<tr>
<th>Building No.</th>
<th>Structure</th>
<th>Size</th>
<th>Found.</th>
<th>Wall &amp; Exterior</th>
<th>Roof Type</th>
<th>Roof Cover</th>
<th>Floor &amp; Interior Detail</th>
<th>Second Story or Loft</th>
<th>Year Built</th>
<th>Est. Total Life Yrs.</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Garage</td>
<td>36x25</td>
<td>WD</td>
<td>Posts - Shake</td>
<td>B-5</td>
<td>SHAKE</td>
<td>DT - UNK.</td>
<td></td>
<td>1960</td>
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<tr>
<td>2</td>
<td>Carport</td>
<td>0.36x25</td>
<td>WD</td>
<td>Posts - Shake</td>
<td>B-5</td>
<td>SHAKE</td>
<td>DT - UNK.</td>
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<td>1979</td>
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<td>3</td>
<td>Barn</td>
<td>136x60</td>
<td>Conc.</td>
<td>26X32 X 66 - CE</td>
<td>B-5</td>
<td>CONCRETE</td>
<td>DT - UNK.</td>
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<td>4</td>
<td>Machinery Shed</td>
<td>20 x 10</td>
<td></td>
<td>B-5</td>
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<td></td>
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<td>5</td>
<td>Various old c&amp;ns &amp; silos</td>
<td>NTY</td>
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<td></td>
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**COMPUTATION**

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<th>Appraiser - Date</th>
<th>C.N. 2/71</th>
<th>TM 12/74</th>
<th>DJK 5/10/74</th>
<th>DC 6/13/74</th>
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<tr>
<td>Building No.</td>
<td>Area</td>
<td>Unit Cost</td>
<td>Cost % Good</td>
<td>R.C.N.</td>
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<tr>
<td>1</td>
<td>900</td>
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<td>1.90</td>
<td>360.00</td>
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<tr>
<td>3</td>
<td>2.100</td>
<td>2.50</td>
<td>5400.00</td>
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**Total:**

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<th>Building No.</th>
<th>Area</th>
<th>Unit Cost</th>
<th>Cost % Good</th>
<th>R.C.N.</th>
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<th>Cost % Good</th>
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<th>Unit Cost</th>
<th>Cost % Good</th>
<th>R.C.N.</th>
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</thead>
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<tr>
<td>Total</td>
<td>10670</td>
<td>6340</td>
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<td>12630</td>
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</table>

**Appraiser - Date**

<table>
<thead>
<tr>
<th>Building No.</th>
<th>Area</th>
<th>Unit Cost</th>
<th>Cost % Good</th>
<th>R.C.N.</th>
<th>Unit Cost</th>
<th>Cost % Good</th>
<th>R.C.N.</th>
<th>Unit Cost</th>
<th>Cost % Good</th>
<th>R.C.N.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
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</table>

**AH 9308 - 3 - 54**
CASE: B 2020-0036
OWNER: GRAY, Jay
APN: 069-070-03, 069-080-10
APLCT: Jay Gray
AGENT: Jim Ronco
ADDRESS: 31000 Camp 1 Ten Mile Road, Fort Bragg

Coastal Zone Boundary
Public Roads
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/15/2020

LCP LAND USE MAP 11: LITTLE VALLEY
Very Low Density, Vegetated

Uninhabited, No Vegetation

Low Density Intermix

CASE: B 2020-0036
OWNER: GRAY, Jay
APN: 069-070-03, 069-080-10
APLCT: Jay Gray
AGENT: Jim Ronco
ADDRESS: 31000 Camp 1 Ten Mile Road, Fort Bragg

WILDLAND-URBAN INTERFACE ZONES
Case: B 2020-0036
Owner: Gray, Jay
APN: 069-070-03, 069-080-10
Agent: Jim Ronco
Address: 31000 Camp 1 Ten Mile Road, Fort Bragg

Area of Minimal Flood Hazard Zone X

Flood Hazard Areas

1% Annual Chance Flood Hazard
CASE: B 2020-0036
OWNER: GRAY, Jay
APN: 069-070-03, 069-080-10
APLCT: Gray Gray
AGENT: Jim Ronco
ADDRESS: 31000 Camp 1 Ten Mile Road, Fort Bragg

Critical Water Areas
Sufficient Water Resources
Critical Water Resources Bedrock

GROUND WATER RESOURCES
CASE: B 2020-0036
OWNER: GRAY, Jay
APN: 069-070-03, 069-080-10
APLCT: Jay Gray
AGENT: Jim Ronco
ADDRESS: 31000 Camp 1 Ten Mile Road, Fort Bragg

ESTIMATED SLOPE

0° - 14°
15° - 32°
33° - 72°
No. 0169

CASE: B 2020-0036
OWNER: GRAY, Jay
APN: 069-070-03, 069-080-10
APLCT: Jay Gray
AGENT: Jim Ronco
ADDRESS: 31000 Camp 1 Ten Mile Road, Fort Bragg

Williamson Act 2018
Prime Ag 062920
Non-Prime Ag 062920
Assessors Parcels
Grazing Land (G)
Landowners Statement of Compliance With the Williamson Act

The Mendocino County Planning and Building Services Department cannot take action on any application for a new structure or use on a parcel restricted by a Williamson Act Contract until sufficient evidence is presented to the County that the proposed new use or structure is consistent with the Williamson Act Contract. This questionnaire provides information that enables the County to make findings of compliance with the Contract. Please provide a copy of your Williamson Act Contract with this questionnaire.

Jay Gray
Property Owner’s Name
P.O. Box 1136
Mailing Address
Ft. Bragg Ca. 95437
City/Town State/Zip
707-964-5442
Phone
Ewegogirl@wildblue.net
E-mail address (optional)
069-070-03,05; 069-080-10, 11, 12, 13, 14 & 15;
Assessor(s) Parcel Numbers and acreage of all property within the contract (attach additional pages as necessary)
069-120-04, 07 comprising 100 ac+b
169
Williamson Act Contract Number
Copy of Contract to be included by property owner with this questionnaire.

1. Description of proposed project. Explain how this project will be incidental to your Williamson Act Contract:
Transfer of approx 2 acres of fenced pasture to 069-070-03 to enhance grazing potential on separate legal parcel with home and barn.
No reduction of grazing opportunities will result from realignment of fenced grazing areas

2. Explain how the property is currently used:
Grazing of sheep along with animal boarding of multiple equestrian animal units

AG 128
3. Describe all existing buildings on the property, including their size, location, and use. Please show them on a site plan. Please give exact square footage of all structures.

See attached aerial photograph obtained via Google Earth, sheets A & B

4. Describe the agricultural operation, acres devoted to crop or livestock and annual income from the agricultural operation. What is your long-term intent for the property?

Boarding and grazing of 15 equestrian animal units on approximately 75 acres of pasture, grazing of sheep on fenced pasture comprising approx. 20+ acres

5. Will the proposed structure or use remove any land from agricultural production

☐ Yes  ☑ No. If yes, please describe the acreage/square footage and type of use being removed:

6. Explain how any new structures or operations on the parcel will affect the existing agricultural operations on the existing parcels or on adjoining or nearby lands. Does the use/structure displace any agricultural area or impair agricultural operations?

no new structures involved, transfer of pasture to 069-070-03 will allow for better management of grazing opportunities by reducing distance between oversight and animal units within fenced enclosure thereby reducing predation of livestock.

7. The Landowner hereby makes the following representations:

.a. I acknowledge that the activity, use, or construction as proposed will be conducted in such a way as to maintain the agricultural viability of the parcel.

.b. I am aware of the provisions of the Williamson Act (Section 51250 of the California Government Code) and of the allowable uses on Williamson Act properties as defined by Mendocino County Code Chapter 22.08.

.c. I understand that AB1492 (Government Code Section 51250) defines specific and substantial penalties if construction on the parcel is found by the County of Mendocino or State of California to result in a material breach of the contract provisions.

.d. I acknowledge that the contract restricts residential use and that the Department of Conservation has indicated that: "Residences not incidental to an agricultural use are prohibited, and may trigger AB1492 penalties. These may include residences for persons or family members not involved with the agricultural use,
.e. I acknowledge that the activity, use, or construction as proposed is of size and type that would not adversely affect the on-site or adjacent farming operations and understand that the County has a "Right to Farm" policy.

.f. I understand that it is my sole responsibility as the landowner to ensure that all activities, uses, and construction on this parcel are in compliance with the provisions of the Williamson Act, and that those activities will not result in a material breach of the Williamson Act Contract.

DISCLAIMATION STATEMENT: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the information set forth in this Landowners Statement of Compliance is true and correct and that we have read, understand and agree to perform the obligations under this Statement.

\[Signature\] \(10-2-2020\)

For Staff Use Only

<table>
<thead>
<tr>
<th>Date Submitted</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project/Permit Number</td>
<td>Acres:</td>
</tr>
<tr>
<td>Use of Structure</td>
<td></td>
</tr>
<tr>
<td>Square Footage</td>
<td>Existing:</td>
</tr>
<tr>
<td>Resource Lands Committee Review</td>
<td>Date of Review</td>
</tr>
</tbody>
</table>

Committee Comments/Recommendations

Approved / Denied (please circle one)

Initial: