



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

July 3, 2017

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

Air Quality Management
Sherwood Valley Band of Pomo Indians
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission

Cloverdale Rancheria
Gualala MAX
Couth Coast Fire District
Redwood Valley Rancheria

CASE#: CDP_2017-0023

DATE FILED: 5/24/2017

OWNER/APPLICANT: SHOCKEY KENNETH J II & MARY E

REQUEST: Administrative Coastal Development Permit to demolish the existing 1,536 square-foot single-family residence and construct new 1,920 square-foot single-family residence on the existing foundation.

ENVIRONMENTAL DETERMINATION: Class 1 and Class 3. Categorically Exempt

LOCATION: In the Coastal Zone, 2± miles northeast of the town of Anchor Bay, located on the southwest side of Sequoia Road (CR#122C), 0.25± miles southwest of its intersection with Rhododendron Road (CR#122B).

STAFF PLANNER: JULIA ACKER

RESPONSE DUE DATE: 06/23/2017

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER/ APPLICANT: SHOCKEY KENNETH J II & MARY E

REQUEST:

Administrative Coastal Development Permit to demolish the existing 1,536 square-foot single-family residence and construct new 1,920 square-foot single-family residence on the existing foundation.

LOCATION:

In the Coastal Zone, approximately 2 miles northeast of the town of Anchor Bay, located on the southwest side of Sequoia Road (CR#122C), approximately 0.25 miles southwest of its intersection with Rhododendron Road (CR#122B).

ACREAGE:

1.63 Acres

GENERAL PLAN:

RR5(2):R

ZONING:

RR:5

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

11N WMDB&M

RANGE:

R15

SECTION:

7N

USGS QUAD#:

70

RELATED CASES ON SITE:

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5(RR2)	RR5-PD(RR2-PD)	1.69 Acres	Residential
EAST:	RR5(RR2)	RR5-PD(RR2-PD)	1 Acre	Residential
SOUTH:	RMR40	RMR40-PD	9.27 Acres	Residential
WEST:	RR5(RR2)	RR5-PD(RR2-PD)	1.62 Acres	Residential

REFERRAL AGENCIES:

☒Planning (Ukiah)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☐Forestry Advisor

☒Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☐Sonoma State University

☐US Fish & Wildlife Service

☒Sherwood Valley Band of Pomo Indians

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Game

☒Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☒Cloverdale Rancheria

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☒Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒South Coast Fire District

☐Community Svcs

☐City Planning

☒Redwood Valley Rancheria

ADDITIONAL INFORMATION:

The replacement single-family residence will utilize the existing foundation and utilities on the site; therefore, no biological work has been requested from the applicant at this time. The expansion of the existing residence will be in already landscaped areas and will be cantilevered from the existing foundation.

For small projects such as remodels, additions, small outbuildings (projects with minimal earthwork) Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either California Historic Resource Information System (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for what projects should require archaeological review. Given that there is no ground disturbance associated with this project. Staff will not be referring the project to either CHRIS or the Mendocino County Archaeological Commission.

ASSESSOR'S PARCEL #: 143-090-03-00

PROJECT COORDINATOR: JULIA ACKER PREPARED BY: JULIA ACKER DATE: 6/28/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE	
Yes	No		
	NO	1.	Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2.	Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3.	Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4.	Within/Near Hazardous Waste Site
	YES	5.	Natural Diversity Data Base Pygmy Cypress noted
	NO	6.	Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.	Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.	Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.	Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.	Require Water Efficient Landscape Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Biological Resources/Natural Area Map. Pygmy-Type Forest
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 217-17 High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13.	Soil Type(s)/Pygmy Soils. 198
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14.	Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	State Permitting Required/State Clearinghouse Review Categorically exempt under Class 1 and Class 3.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.	Oak Woodland Area

		COASTAL ZONE	
Yes	No		
	NO	16.	Exclusion Map.
	Critical	17.	Coastal Groundwater Study Zone.
	NO	18.	Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19.	Land Capabilities/Natural Hazards Map. Western portion of parcel noted as Moderate Productivity Timberland.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20.	Habitats/ESHA/Resources Map. Pygmy-Type Forest
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21.	Appealable Area/Original Jurisdiction Map. East of first public road, principally permitted, no coastal waters in proximity, not highly scenic
<input type="checkbox"/>	<input type="checkbox"/>	22.	LCP Map. Map#30- Anchor Bay
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23.	Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24.	Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25.	Noyo Harbor/Albion Harbor.

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2017-0023
CDF No(s)	CDP-2017-0023
Date Filed	05/24/2017
Fee	\$1,576.00
Receipt No.	PRT-015563
Received by	J. CHERRY
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Kenneth J. and Mary E. Shockey
Mailing Address PO Box 340
City Gualala State CA Zip Code 95445 Phone 707 884-3491

PROPERTY OWNER

Name Kenneth J. and Mary E. Shockey
Mailing Address PO Box 340
City Gualala State CA Zip Code 95445 Phone 707 884-3491

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

1.6 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

45312 Sequoia Rd Gualala

ASSESSOR'S PARCEL NUMBER(S)

143 090 03

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

Mary E. Shockey
Signature of Applicant/Agent

5/15/17
Date

Mary E. Shockey
Signature of Owner

RECEIVED

MAY 24 2017

PLANNING & BUILDING SERV
FORT BRAGG CA

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

*Take down existing single family home (built in 1960's).
construct new house using existing foundation. Underhouse
garage/storage area remains the same. Additional 384 ft²
of living space created by 4' cantilevers on sides of house.
Septic / well / utility systems are already in place + functioning
well. Driveway + parking areas are established + will remain unchanged.*

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>1920</u>
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

RECEIVED

MAY 24 2017

PLANNING & BUILDING SERV
FORT BRAGG CA

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

House - single family 2 bedrooms, 1 bath
1536 sqft - garage/storage area below

2 Storage Sheds used for Storage

1 well pump house

1 Enclosure For H₂O ozone system

6. 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.

The existing house will be demolished, except for the foundation (which will be the foundation for the new house). Entry decks will be removed + replaced.

7. Project Height. Maximum height of structure 24' 6" feet.

8. Lot area (within property lines): 1.6 ☐ square feet ☒ acres

9. Lot Coverage: (including storage sheds, pump house, ozone shed, decks, etc.)
- | | EXISTING | NEW PROPOSED ↑ | TOTAL |
|-------------------|--------------------------|------------------------|--------------------------|
| Building coverage | <u>2204</u> square feet | <u>784</u> square feet | <u>2988</u> square feet |
| Paved area | <u>420</u> square feet | _____ square feet | <u>420</u> square feet |
| Landscaped area | <u>8975</u> square feet | _____ square feet | <u>8975</u> square feet |
| Unimproved area | <u>59711</u> square feet | _____ square feet | <u>59711</u> square feet |
| GRAND TOTAL: | | | <u>72310</u> square feet |
- (Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>6</u>	Proposed <u>6</u>	Total <u>6</u>
Number of covered spaces	<u>Garage - under house</u> <u>2</u>		Size <u>18x30</u>
Number of uncovered spaces	<u>4</u>		Size _____
Number of standard spaces	_____		Size _____
Number of handicapped spaces	_____		Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity

- ☒ Utility Company (service exists to the parcel). ^{house}
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☒ Utility Company/Tank *Propane Tank = existing, will stay*
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Downcast lighting by the entry door, under house garage, corners + front of house

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

16. 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 and 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: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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



CASE: CDP 2017-0023
 OWNER: SHOCKEY, Kenneth & Mary
 APN: 143-090-03
 APLCT: Kenneth & Mary Shockey
 AGENT:
 ADDRESS: 45312 Sequoia Road, Anchor Bay

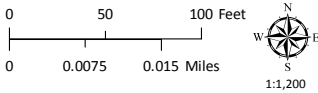
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

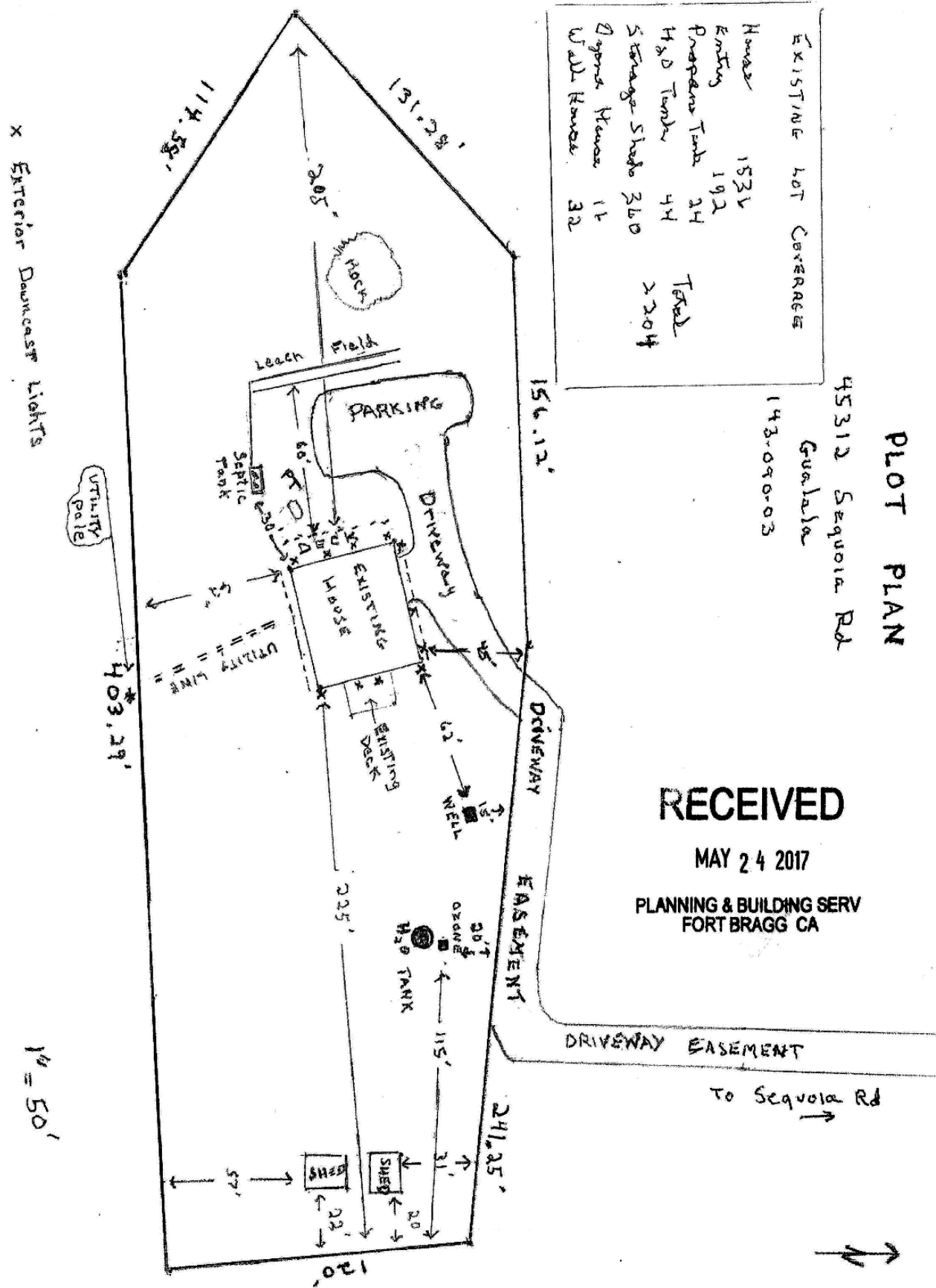
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY

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

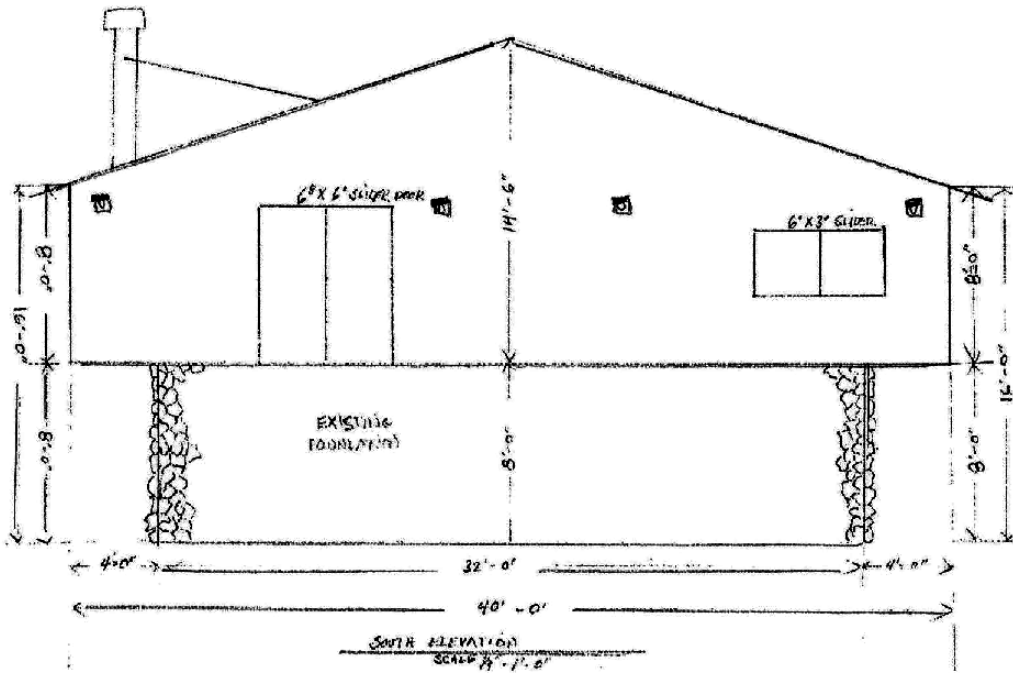


CASE: CDP 2017-0023
 OWNER: SHOCKEY, Kenneth & Mary
 APN: 143-090-03
 APLCT: Kenneth & Mary Shockey
 AGENT:
 ADDRESS: 45312 Sequoia Road, Anchor Bay

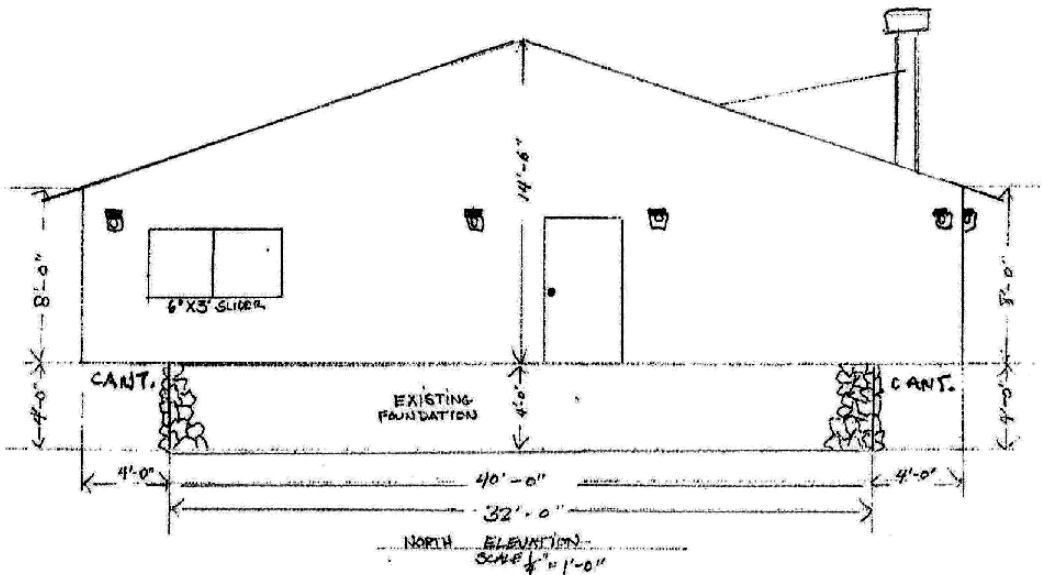
NO SCALE

SITE PLAN

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



PLANS FOR KENNETH & MARY SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94920 707-884-3471	DRAWN BY KEN SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94920 707-884-3471	SOUTH ELEVATION PLAN	DATE MAY 1 2017	SCALE 1/4" = 1'-0"
--	--	----------------------------	-----------------------	-----------------------



PLANS FOR KENNETH & MARY SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94920 707-884-3471	DRAWN BY KEN SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94920 707-884-3471	NORTH ELEVATION PLAN	DATE MAY 1 2017	SCALE 1/4" = 1'-0"
--	--	----------------------------	-----------------------	-----------------------

RECEIVED

MAY 24 2017

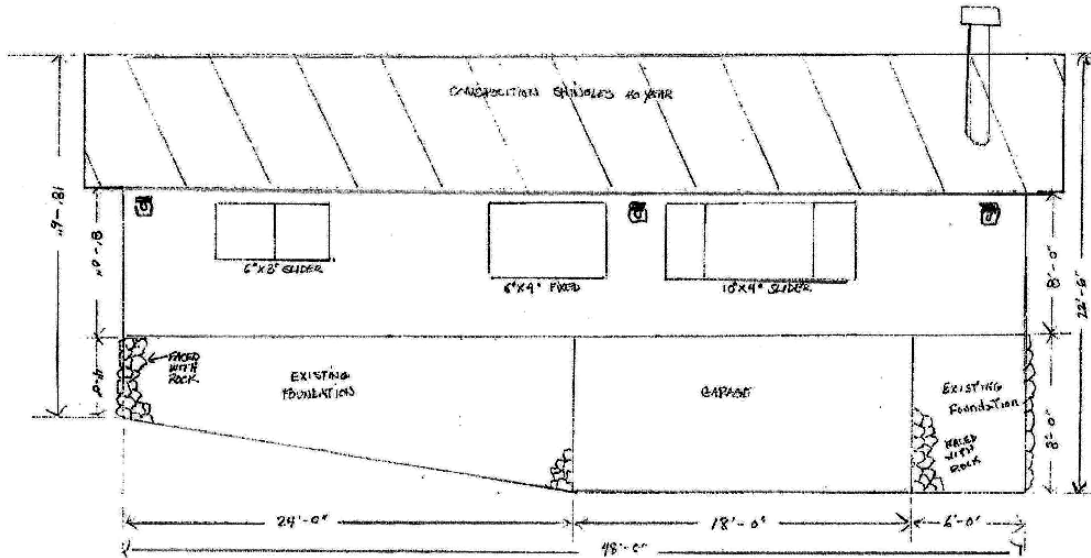
**PLANNING & BUILDING SERV
FORT BRAGG CA**

CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

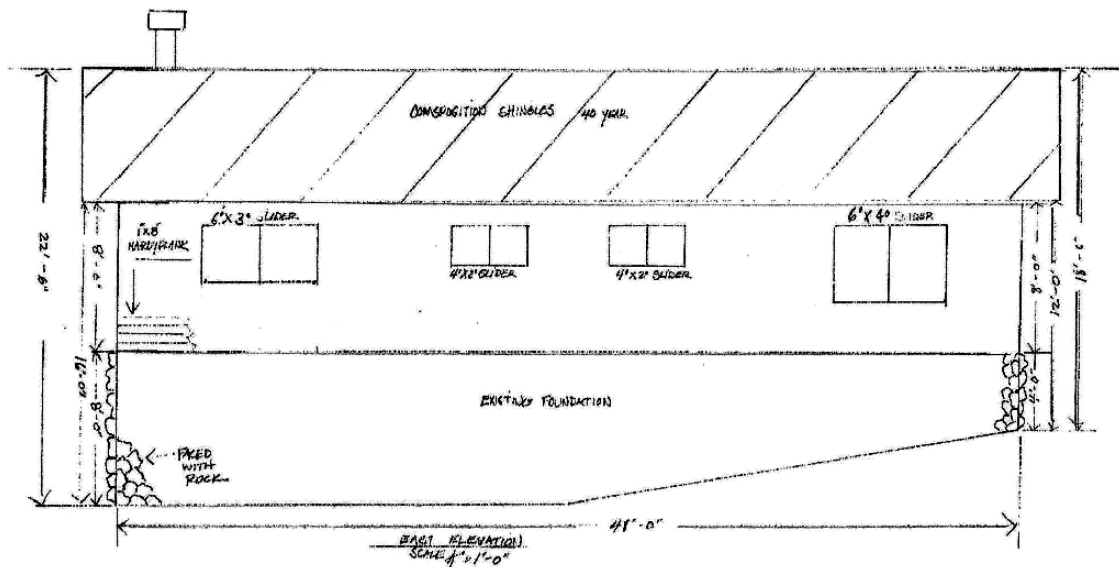
NO SCALE

ELEVATIONS

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



PLANNING KENNETH SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94941 707-884-3491	DRAWN BY KEN SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94941 707-884-3491 [Signature]	WEST ELEVATION PLAN	DATE MAY 1 2017	SCALE 1/4" = 1'-0"
--	---	---------------------------	-----------------------	-----------------------



PLANNING KENNETH SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94941 707-884-3491	DRAWN BY KEN SHOCKEY 45312 SEQUOIA ROAD ANCHOR BAY, CALIF 94941 707-884-3491 [Signature]	EAST ELEVATION PLAN	DATE MAY 1 2017	SCALE 1/4" = 1'-0"
--	---	---------------------------	-----------------------	-----------------------

RECEIVED

MAY 24 2017

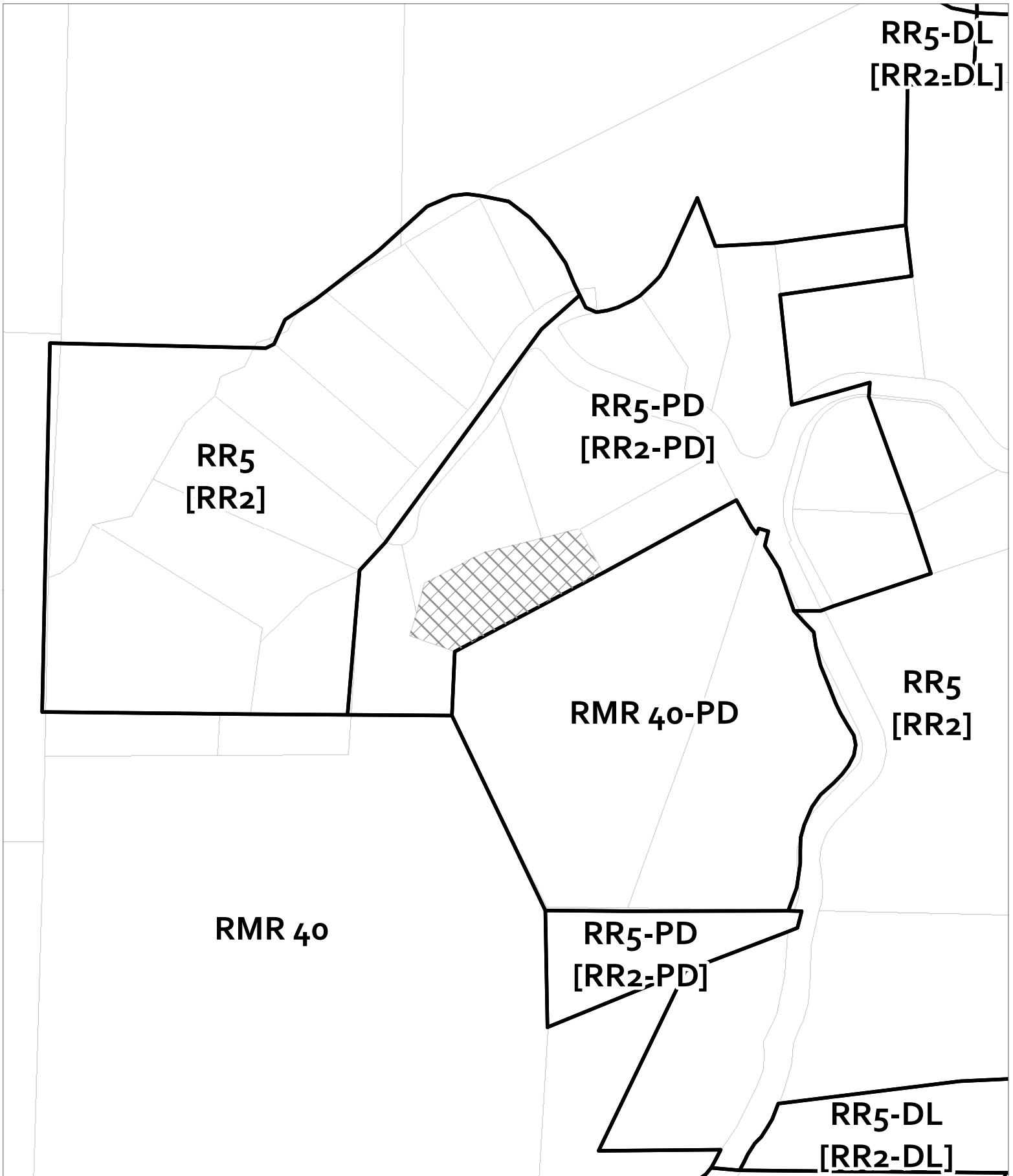
**PLANNING & BUILDING SERV
FORT BRAGG CA**

CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

NO SCALE

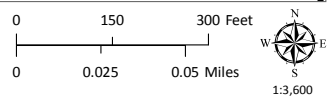
ELEVATIONS

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



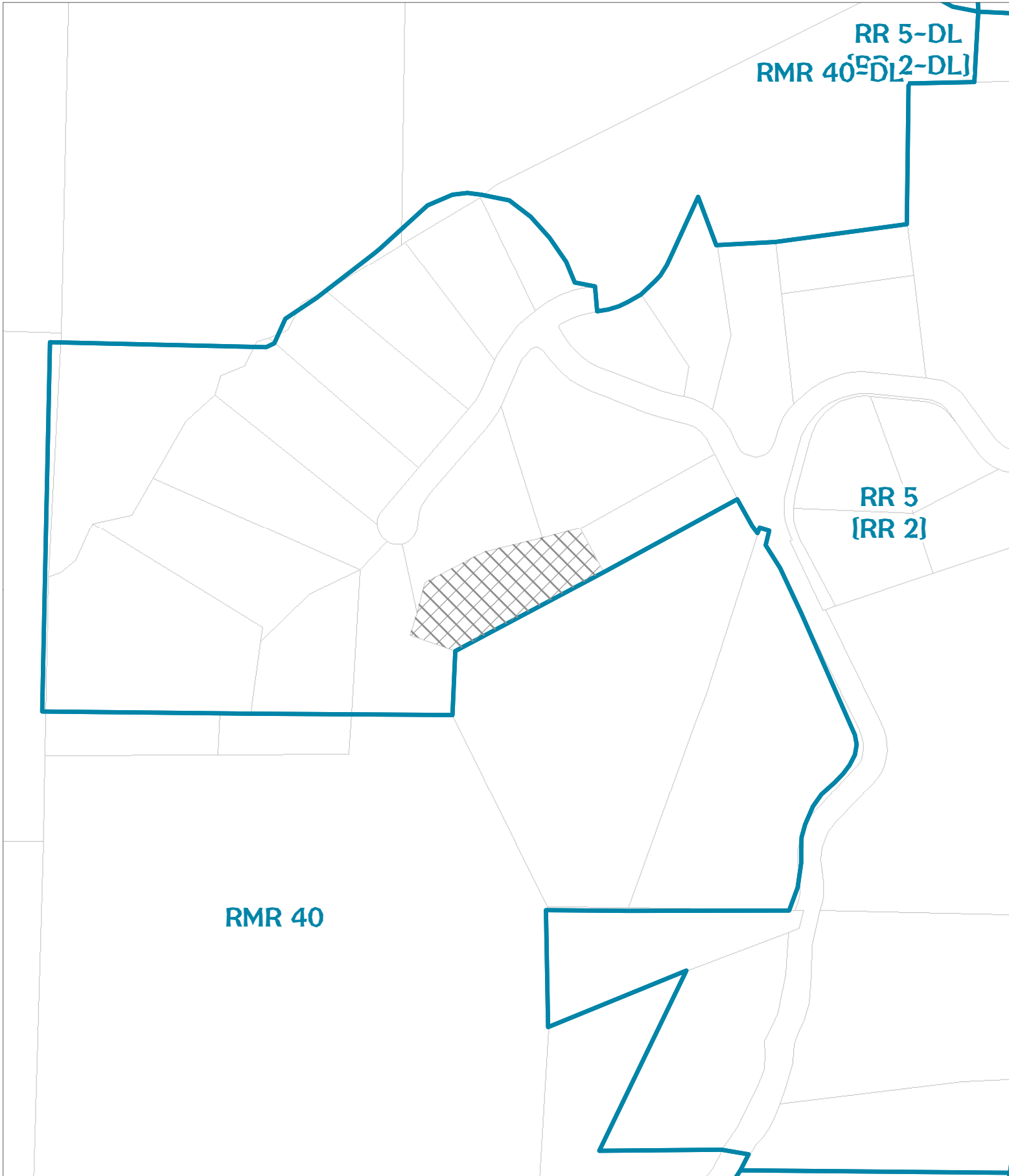
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

 Zoning Districts




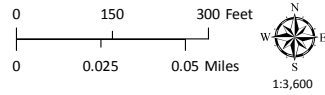
ZONING DISPLAY MAP

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



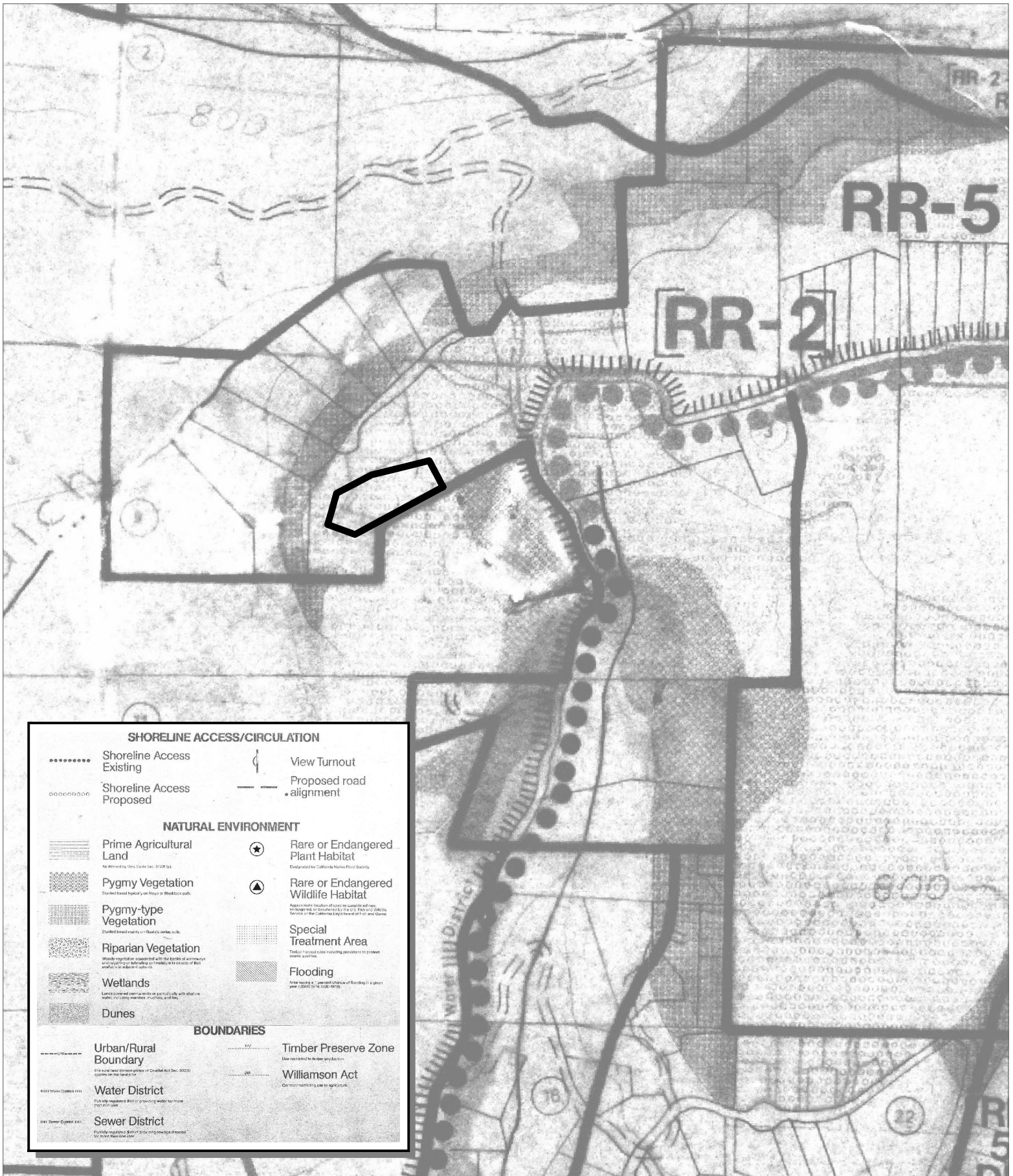
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

 General Plan Classes

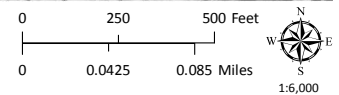


GENERAL PLAN CLASSIFICATIONS

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

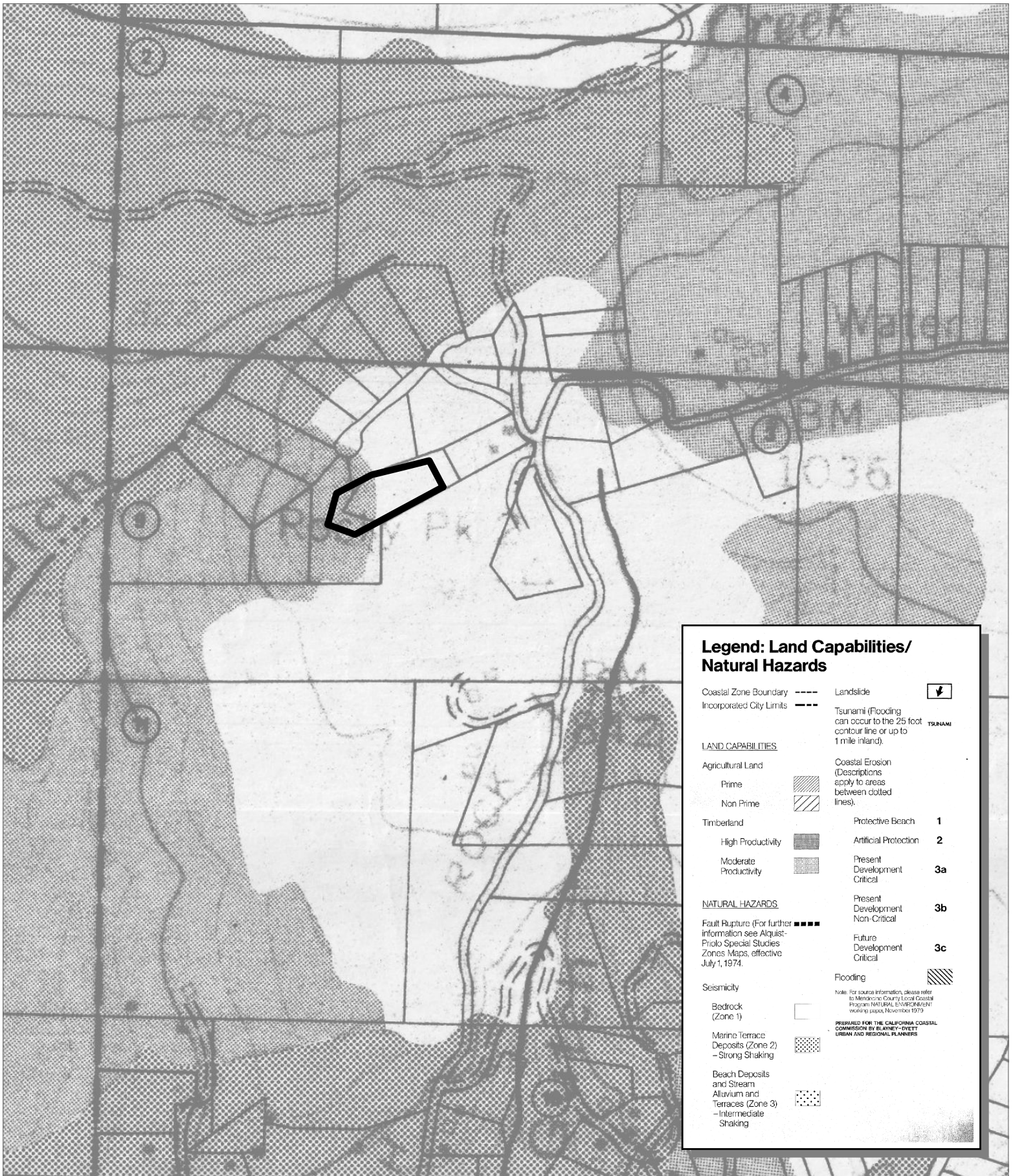


CASE: CDP 2017-0023
 OWNER: SHOCKEY, Kenneth & Mary
 APN: 143-090-03
 APLCT: Kenneth & Mary Shockey
 AGENT:
 ADDRESS: 45312 Sequoia Road, Anchor Bay

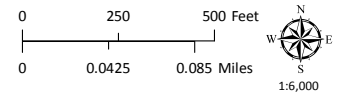


LCP LAND USE MAP 30: ANCHOR BAY

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

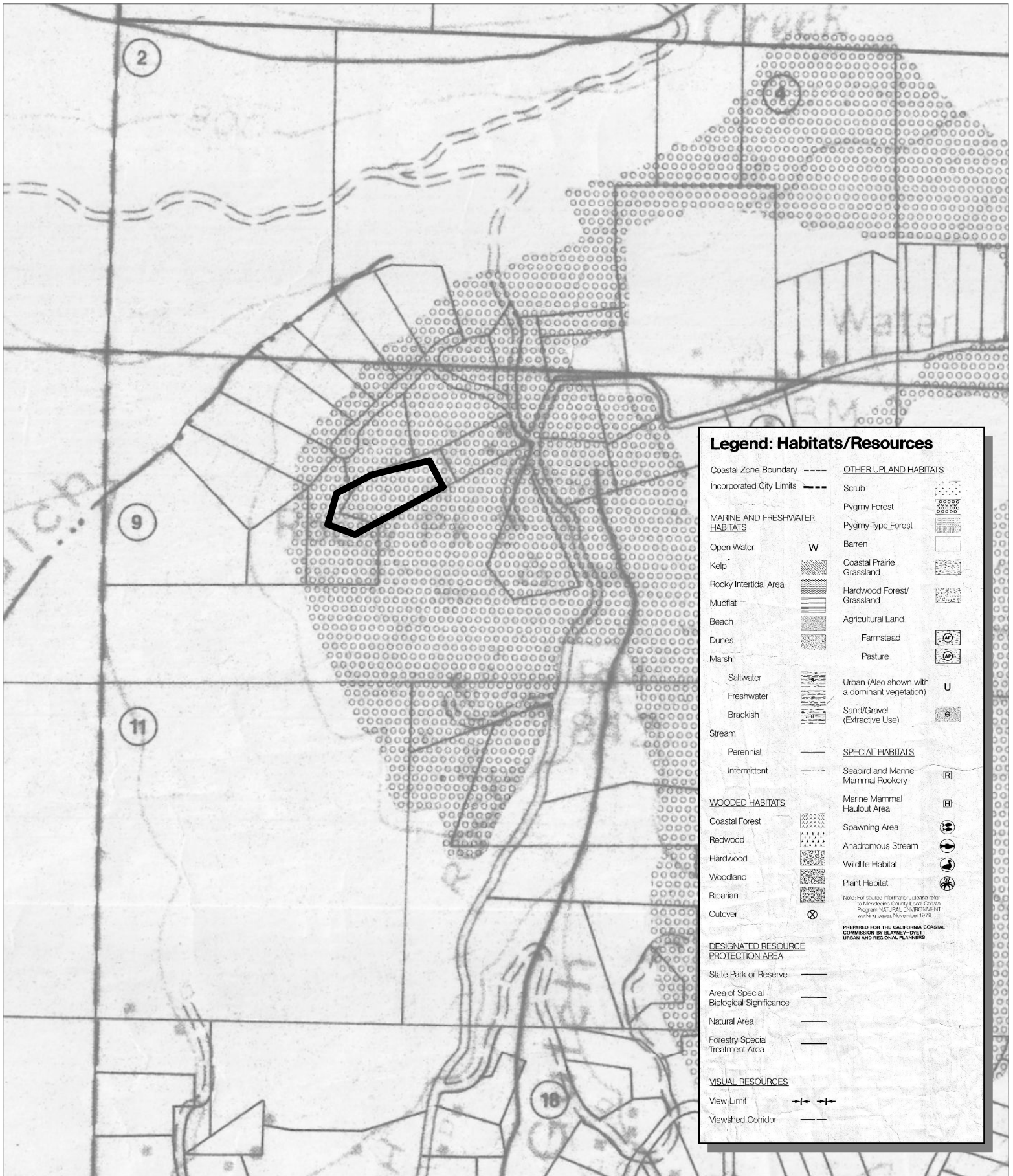


CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay



LCP LAND CAPABILITIES & NATURAL HAZARDS

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

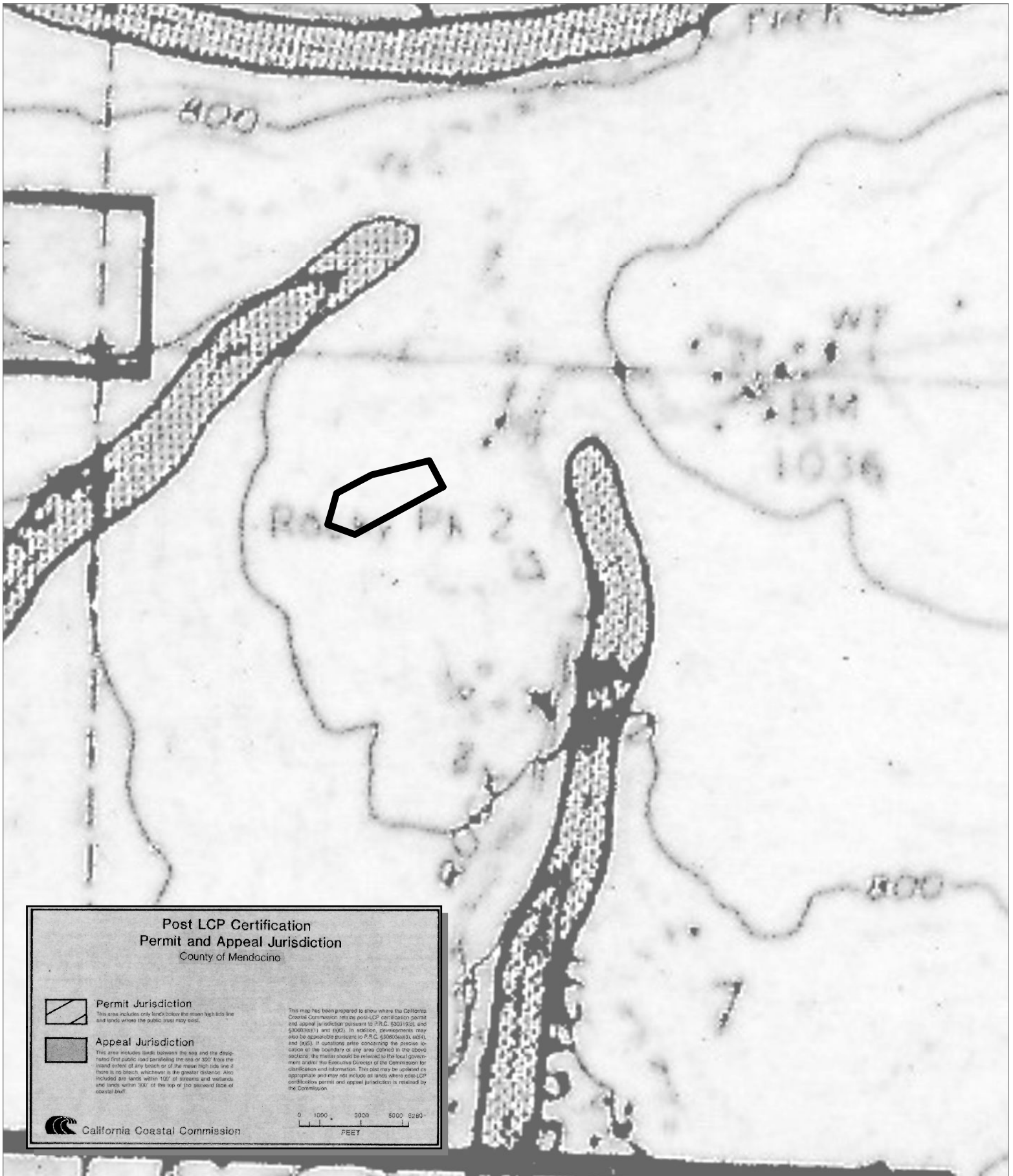


CASE: CDP 2017-0023
 OWNER: SHOCKEY, Kenneth & Mary
 APN: 143-090-03
 APLCT: Kenneth & Mary Shockey
 AGENT:
 ADDRESS: 45312 Sequoia Road, Anchor Bay



LCP HABITATS & RESOURCES

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

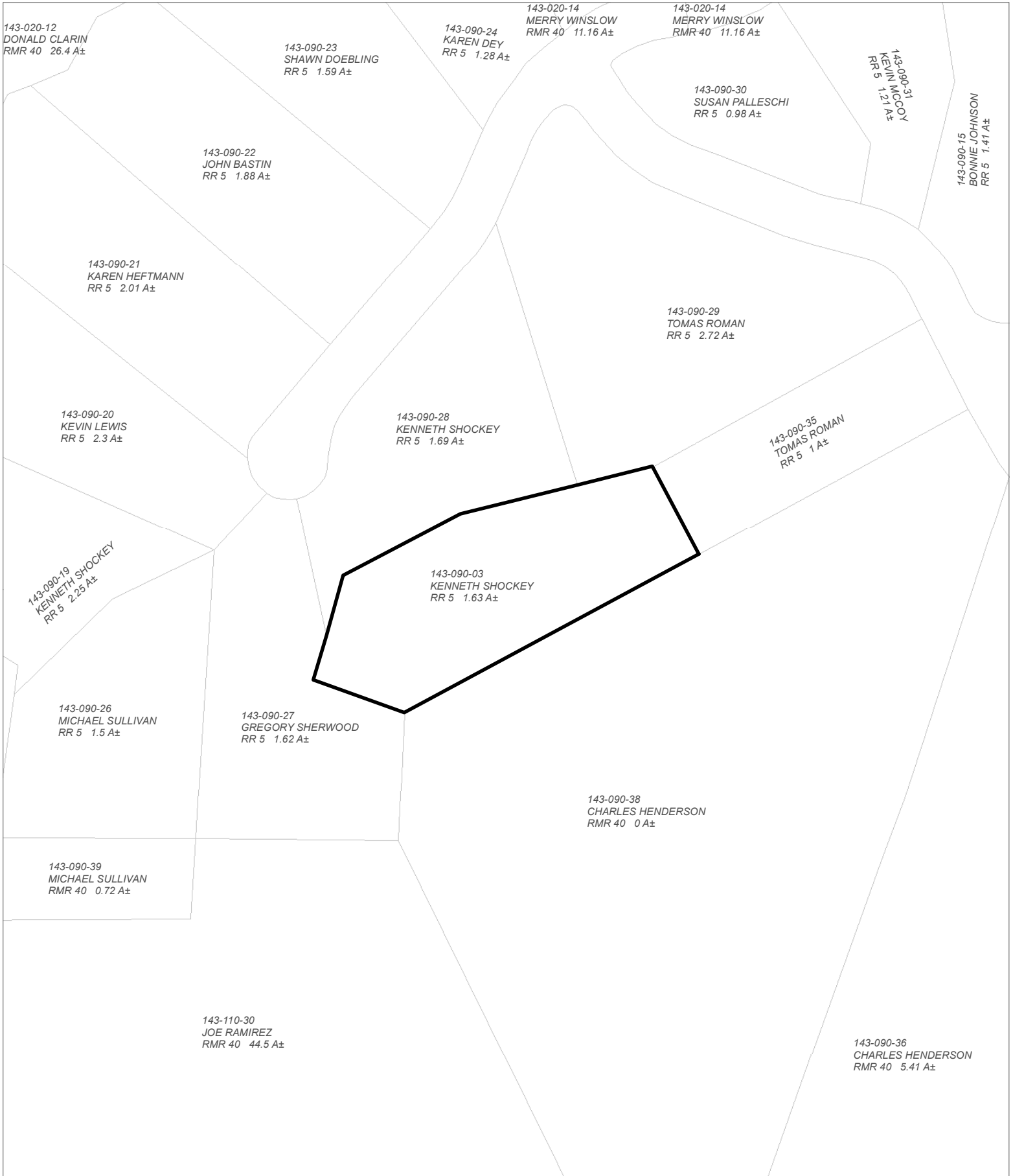


CASE: CDP 2017-0023
 OWNER: SHOCKEY, Kenneth & Mary
 APN: 143-090-03
 APLCT: Kenneth & Mary Shockey
 AGENT:
 ADDRESS: 45312 Sequoia Road, Anchor Bay

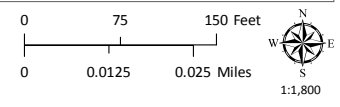


APPEALABLE AREAS

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

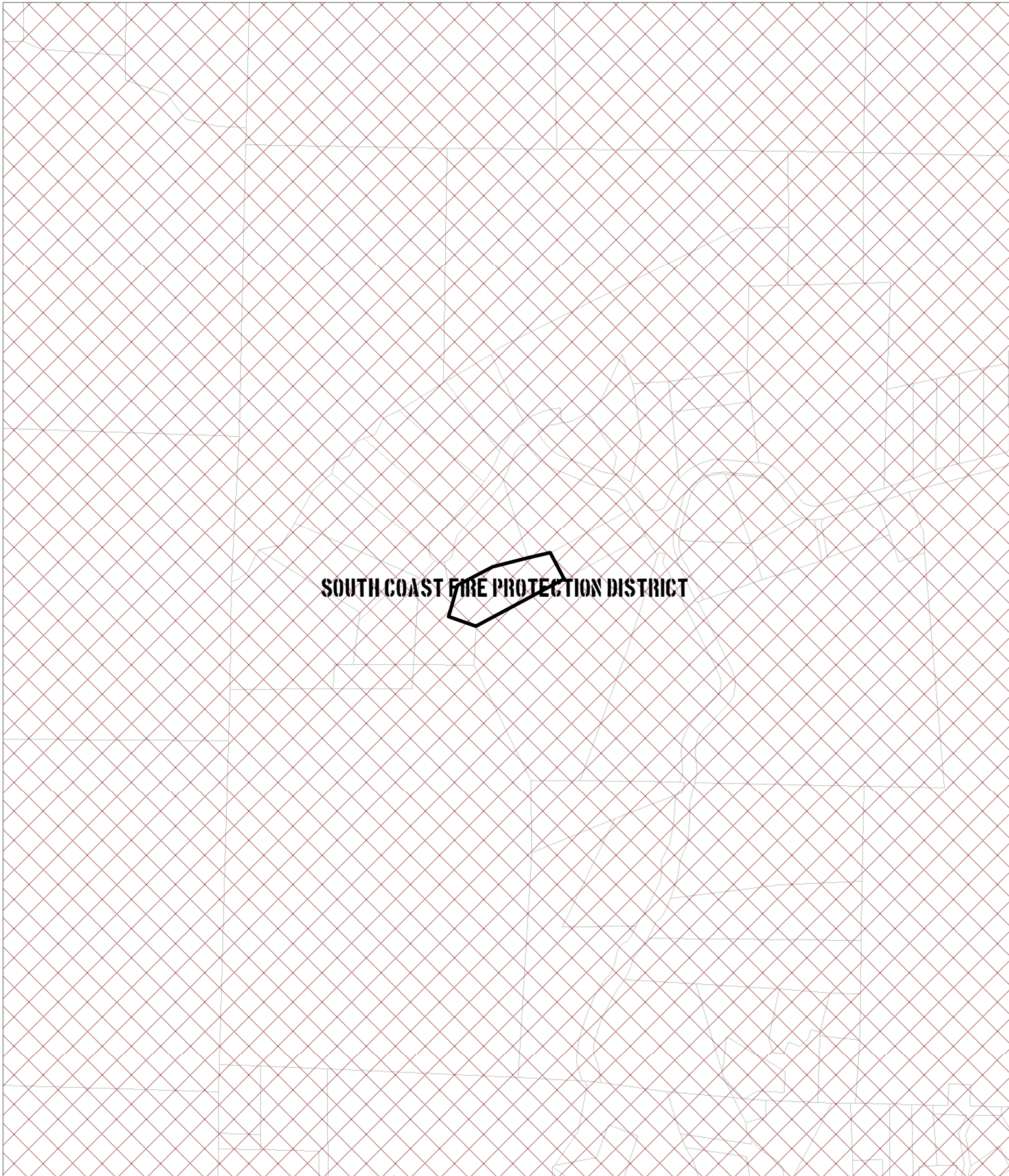


CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay





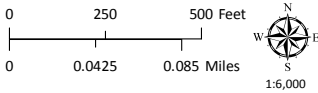
ADJACENT PARCELS

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



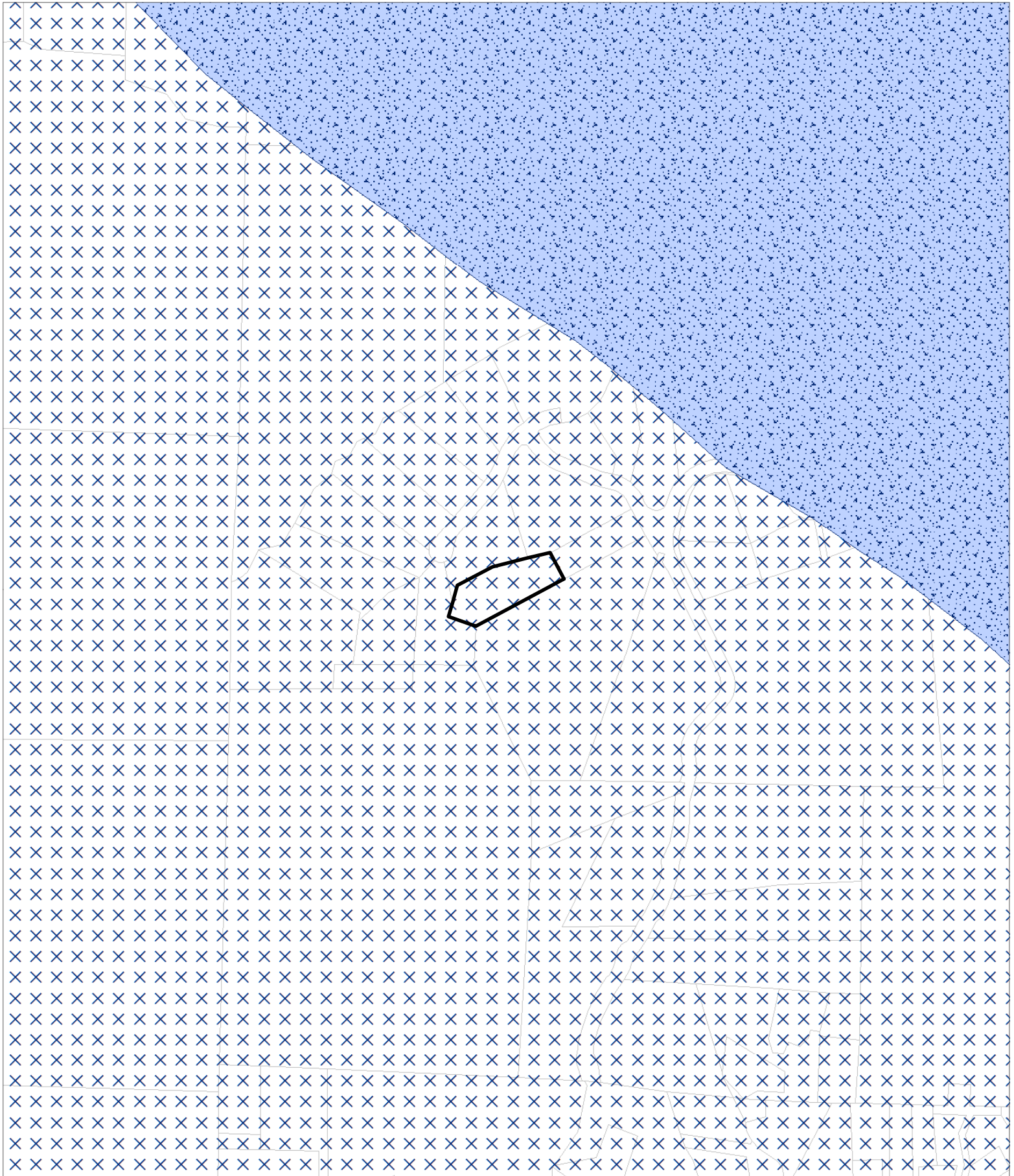
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

 County Fire Districts
 High Fire Hazard







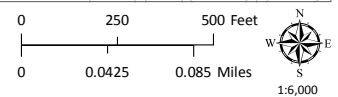
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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



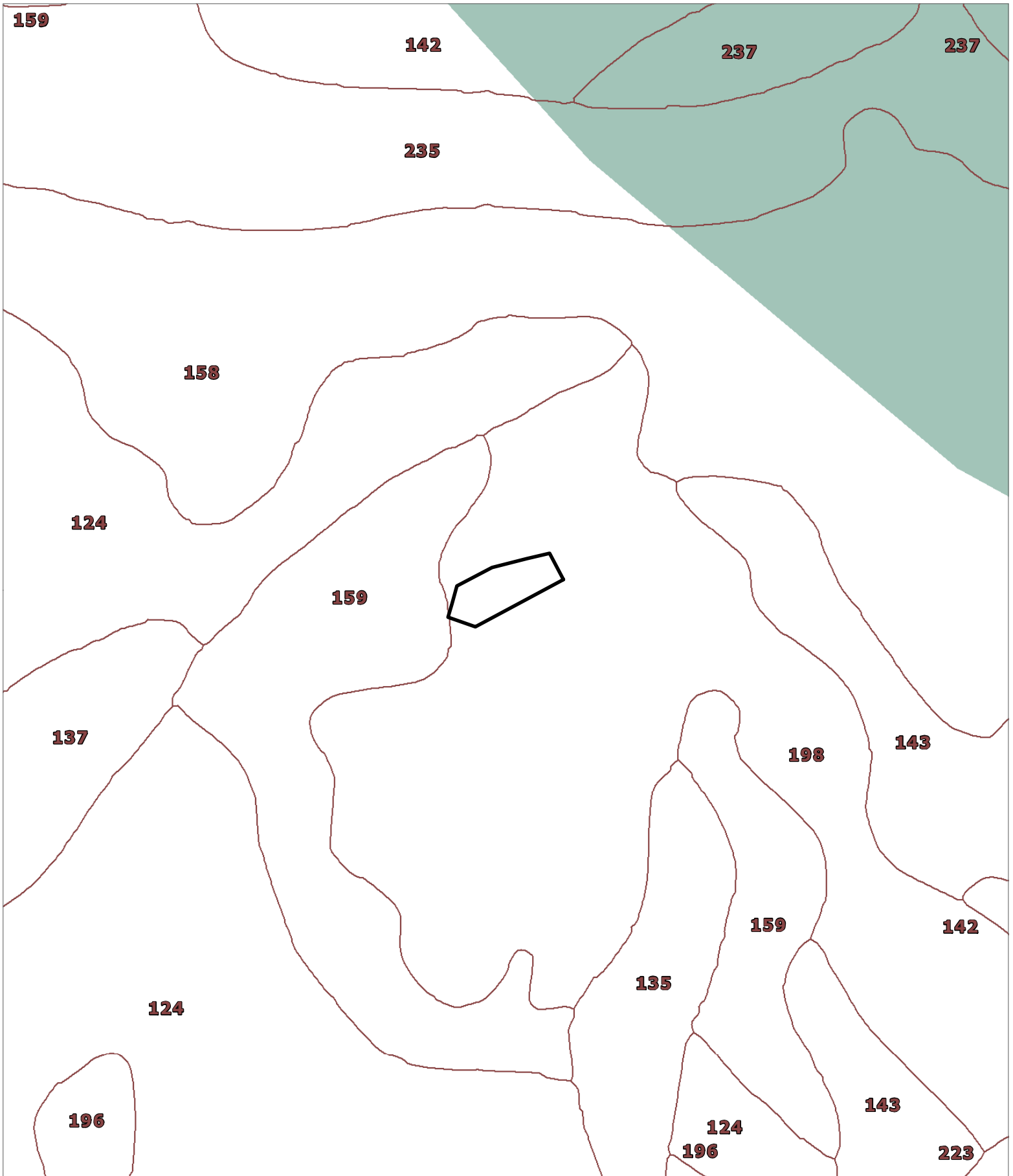
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

   Critical Water Areas
 Critical Water Resources Bedrock



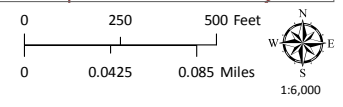
GROUND WATER RESOURCES

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



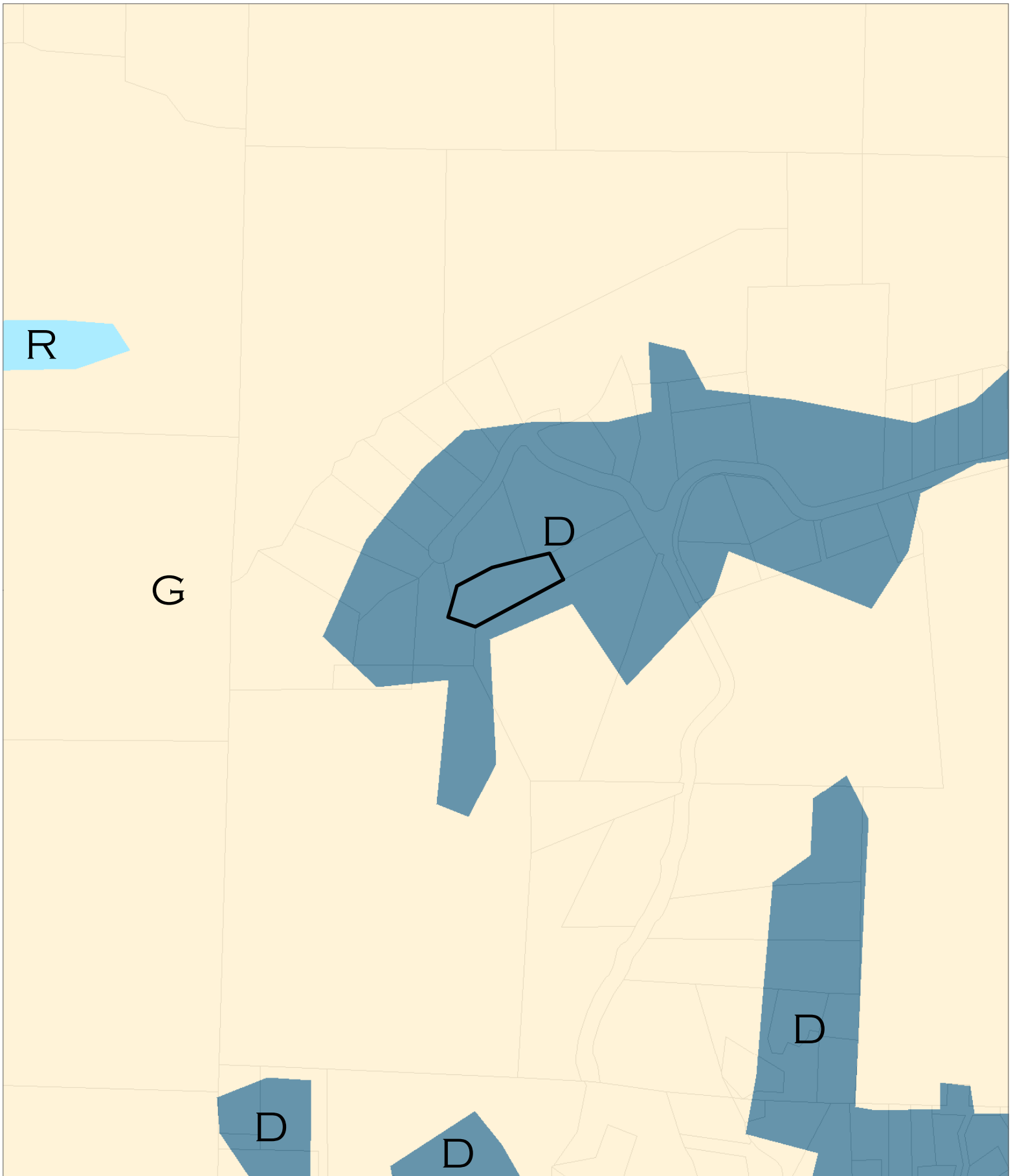
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

Western Soil Classes
Bishop Pine



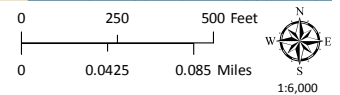
LOCAL SOILS

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



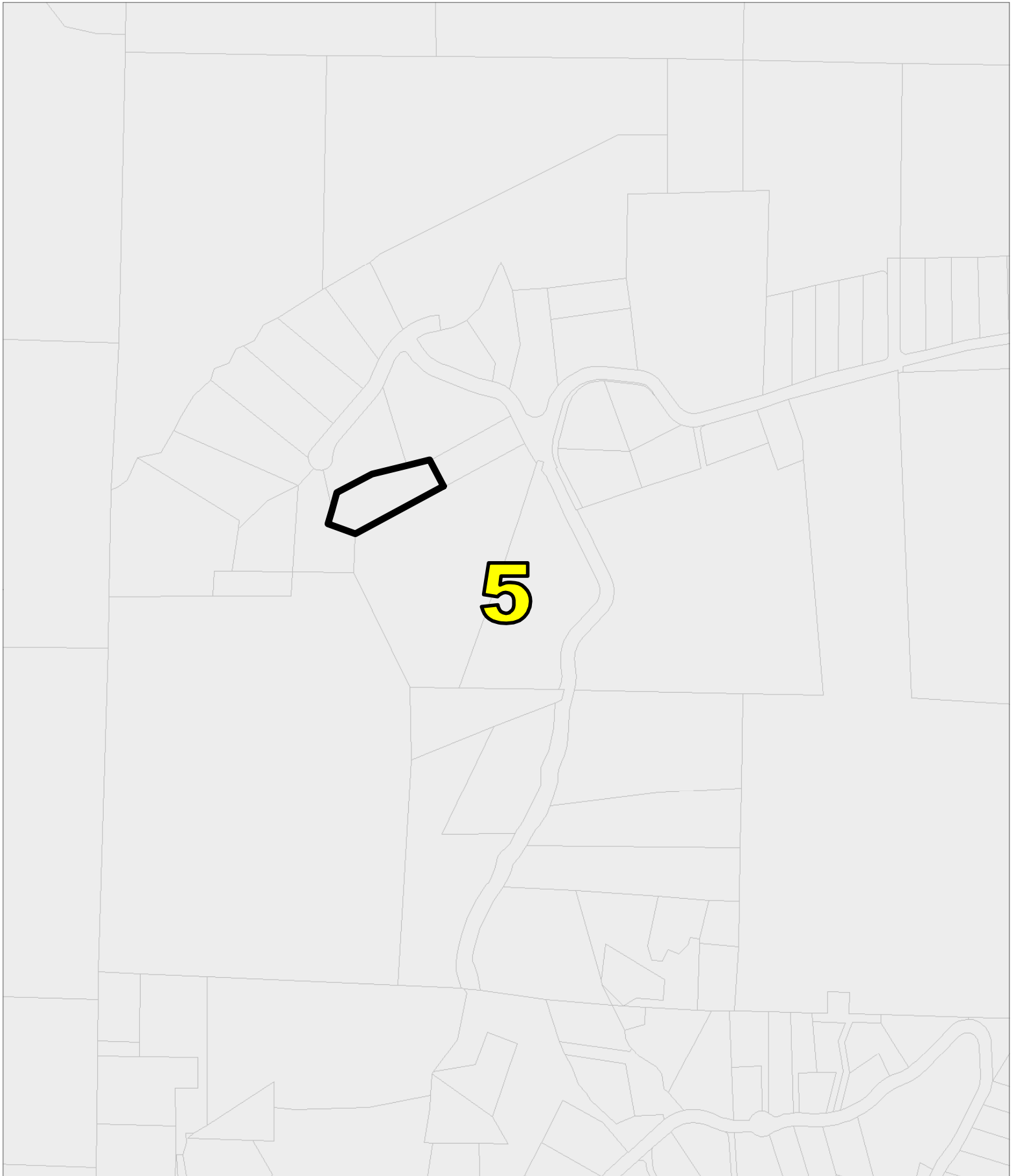
CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)





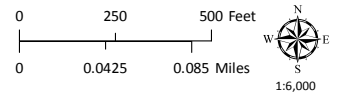
IMPORTANT FARMLAND

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



CASE: CDP 2017-0023
OWNER: SHOCKEY, Kenneth & Mary
APN: 143-090-03
APLCT: Kenneth & Mary Shockey
AGENT:
ADDRESS: 45312 Sequoia Road, Anchor Bay

 Supervisorial Districts 2010
 Gualala MAC



MISC

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