



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@mendocinocounty.org
www.mendocinocounty.org/pbs

August 1, 2017

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Emergency Services
Assessor
Farm Advisor

State Clearinghouse
Air Quality Management
Sonoma State University
Division of Mines & Geology
County Addresser- Russ Ford
Redwood Valley MAC

Ukiah Unified School District
Little Lake Fire District
Redwood Valley Rancheria
Cloverdale Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: MS_2017-0007

DATE FILED: 6/26/2017

OWNER: ZUMALT JASON LEE TTEE

APPLICANT: W. VINCE RICKS

AGENT: JIM RONCO

REQUEST: Request to subdivide 1 parcel into 4 parcels and a remainder.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239). 656 Finne Road, Redwood Valley; APN: 151-210-11.

STAFF PLANNER: Sam 'Vandy' Vandewater

RESPONSE DUE DATE: August 15, 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@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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

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

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

JASON ZUMALT

APPLICANT:

W. VINCE RICKS

AGENT:

JIM RONCO

REQUEST:

Request to subdivide 1 parcel into 4 parcels and a remainder.

LOCATION:

2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239). 656 Finne Road (APN: 151-210-11) Redwood Valley

ACREAGE:

55.5

GENERAL PLAN:

RR:5

ZONING:

RR:5

COASTAL ZONE:

NO

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

1

TOWNSHIP:

16N

RANGE:

12W

SECTION:

17

USGS QUAD#:

50

RELATED CASES ON SITE:

B_2017-0018 move parcel (APN 165-120-02) from the east of subject parcel to north of subject parcel.
CC_2017-0002 determined APNs 165-120-02 and 151-210-11 to be TWO SEPARATE LEGAL PARCELS

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR:5	RR:5	8.26±, 10±, 6.23±	Residential
EAST:	AG:40	AG:40	2±, 32.5±	Residential
SOUTH:	RR:5	RR:5	5.07±, 1.94±, 11.8±	Residential
WEST:	RL, RR:5	RL:160, RR:5	65±, 5.73±, 5±, 5±, 5±	Residential

REFERRAL AGENCIES:

- ☐ Planning
- ☒ Department of Transportation
- ☒ Environmental Health (Ukiah)
- ☒ Building Inspection (Ukiah)
- ☒ Emergency Services
- ☒ Assessor
- ☒ Air Quality Management District
- ☒ Farm Advisor
- ☒ Ukiah Unified School District
- ☒ Little Lake Fire District
- ☒ Division of Mines & Geology
- ☒ State Clearinghouse
- ☒ Sonoma State University
- ☒ Redwood Valley MAC
- ☒ County Addresser
- ☒ Redwood Valley Rancheria
- ☒ Cloverdale Rancheria
- ☒ Sherwood Rancheria

ADDITIONAL INFORMATION:

B_2017-0018 has NOT been finaled as of the writing of this greensheet.

ASSESSOR’S PARCEL #: 151-210-11

PROJECT COORDINATOR: Sam ‘VANDY’ Vandewater PREPARED BY: Sam ‘VANDY’ Vandewater DATE: 7/12/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE	
Yes	No		
	NO	1.	Alquist-Priolo Earthquake Fault Zone Less than 500ft from designated Maacama Fault Zone
	NO	2.	Floodplain/Floodway Map
	YES / NO	3.	Adjacent to Agriculture Preserve / Timberland Production
	NO	4.	Within/Near Hazardous Waste Site
	NO	5.	Natural Diversity Data Base
	NO	6.	Airport CLUP Planning Area
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	11.	Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 260-17 Moderate Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13.	Soil Type(s)/Pygmy Soils. Naturally Occuring Asbestos; Eastern Serpentine Inclusions; Eastern Soils 134, 216, 221
<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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.	Oak Woodland Area

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH, CA 95482
Telephone: 707-463-4281
FAX: 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s) MS-2017-0007
CDF No(s) _____
Date Filed 6/26/17
Fee \$ 5,318.00
Receipt No. PRS-016075
Received by Vandy
Office Use Only

APPLICATION FORM

APPLICANT

Name VANCE RICKS
Mailing Address 10580 WEST RD
City REDWOOD VALLEY State CA Zip Code 95402 Phone 707-891-3414

PROPERTY OWNER

Name JASON ZUMALT, TRUSTEE
Mailing Address 13800 POONKINNEY RD
City DES RIDS State CA Zip Code 95429 Phone _____

AGENT

Name JIM RONCO
Mailing Address 445 N. STATE ST.
City UKIAH State CA Zip Code 95482 Phone _____

PARCEL SIZE

49.7 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

656 FINNE RD., REDWOOD VALLEY

ASSESSOR'S PARCEL NUMBER(S)

TYPE OF APPLICATION

(Check Appropriate Boxes)

- ☐ Rezoning
- ☒ Land Division: Minor
- ☐ Land Division: Major
- ☐ Land Division: Parcel
- ☐ Land Division: Resubdivision
- ☐ Exception
- ☐ Modification of Conditions

- ☐ Use Permit
- ☐ Variance
- ☐ General Plan Amendment
- ☐ Agricultural Preserve
- ☐ Reversion to Acreage
- ☐ Certificate of Compliance
- ☐ Other: _____

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

6/23/17

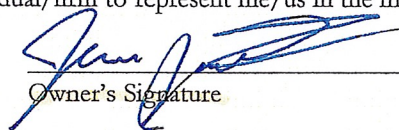
1.	Lot Number	Lot Size	Proposed Land Use	Existing Buildings
	Lot Number 1	<u>6.5 AC</u>	<u>RESIDENTIAL</u>	<u>VACANT</u>
	Lot Number 2	<u>6.0 AC</u>	<u>RESIDENTIAL</u>	<u>VACANT</u>
	Lot Number 3	<u>5.0 AC</u>	<u>RESIDENTIAL</u>	<u>VACANT</u>
	Lot Number 4	<u>5.0 AC</u>	<u>RESIDENTIAL</u>	<u>VACANT</u>
	Remainder Parcel	<u>27.1</u>	<u>RESIDENTIAL</u>	<u>HOME, GARAGE</u>

2. Check one:
☒ A survey is going to be performed and a parcel map prepared.
☐ A waiver of the survey is requested.

3. Services available:
A. Water supply is from:
☒ Individual wells on each lot.
☐ Water company.
☐ Spring.
B. Sewage disposal is by use of:
☐ Public system.
☒ Private system.

4. Is an exception required to any of the minor subdivision regulations? ☐ Yes ☒ No
If yes, an application for an exception must accompany this application.

DISCLAMATION STATEMENT: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

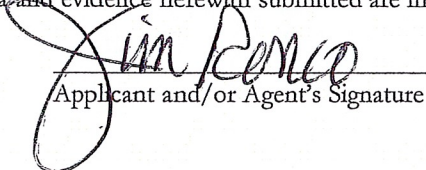

Owner's Signature

6/23/17
Date

Owner's Signature

Date

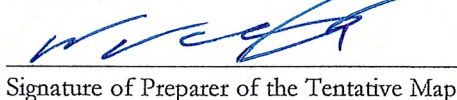
I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.


Applicant and/or Agent's Signature

6/24/17
Date

Print Name of Representative

CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.


Signature of Preparer of the Tentative Map

6-24-17
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

SEE SHEET "A"

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1		1856		1856
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>CARPORT</u>	1		400		400
<input type="checkbox"/> Other: _____					
Total Structures Paved					
Area Landscaped Area					49.6
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					49.7

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>2</u>	<u>9x20</u>
Number of uncovered spaces	<u>NONE</u>	
Number of standard spaces	<u>2</u>	
Number of handicapped spaces	<u>NONE</u>	
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces		
Total	<u>2</u>	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following: N/A

- 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 _____

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? *N/A*

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

16. Will there be any exterior lighting? ☒ Yes ☐ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
HOME HAS DOWNCAST SECURITY LIGHTING

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

A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____

B. Gas:
☒ Utility Company/Tank
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?
☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
☒ Yes ☐ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
165-120-02 SEE BLA B 2017-0018

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
NONE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
SEE SHEET "A"

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
SEE SHEET "A"

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 24 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 1856 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 49.7 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
SEE SHEET "A"

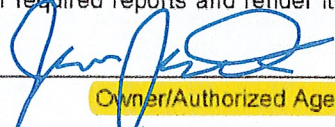
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
SEE SHEET "A"

30. Indicate the surrounding land uses:

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

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

6/23/17

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

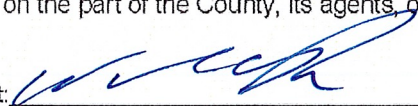
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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.

Applicant:  Date: 6-24-17

SUBMIT ONLY ONE COPY

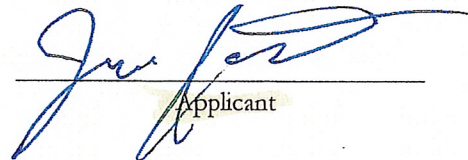
INDEMNIFICATION AND HOLD HARMLESS

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.

Date: 6/23/17


Applicant

SHEET "A"

1. The Project

Owner intends to create four residential parcels of 5, 5, 6 & 6.5 acres and a residual parcel of 27.1 acres with a single-family residence located Finne Rd., (a privately maintained deeded 60+' wide multi-parcel easement). Parcel development will "in fill" owner's lands adjacent to the commonly used deeded private roadway and the developed parcels to the north, east and south.

The Residual parcel is improved with a permitted 1865 square foot residence and carport, well and various outbuildings. Access to the improvements on Residential parcel is via an existing driveway extending through Parcels 2 & 3. Utility service is supplied commercial power and telephone. No grading or vegetation removal will occur.

Parcel 1 through 4 are unimproved. Access to Parcels 1 through 4 is via an existing paved private roadway located within the bounds of the 60' wide privately maintained easement which fronts on the easterly boundary of each parcel. Undeveloped building sites with less the 5% grade are located on Parcels 1 through 4 that may be accessed from the "main road" and driveways to be developed at the time of construction with grades less than 5%. Limited brush and deciduous tree removal may occur when a building site is developed. Water service will be supplied by wells.

22. Location:

Subject property is approximately 1+/- mile southerly of the Uva Drive intersection on Finne Rd. on the west side of the paved private roadway.

23. Existing Structures

Residual Parcel is improved with a permitted 1865 square foot residence and carport, well and various outbuildings. The structure is frame construction with wood exterior and composition roof located over 30 feet from any property line. Water is supplied by an existing permitted well via an 80-sq. ft. pumphouse. The home has a basement. No improvements are located on Parcels 1 through 4.

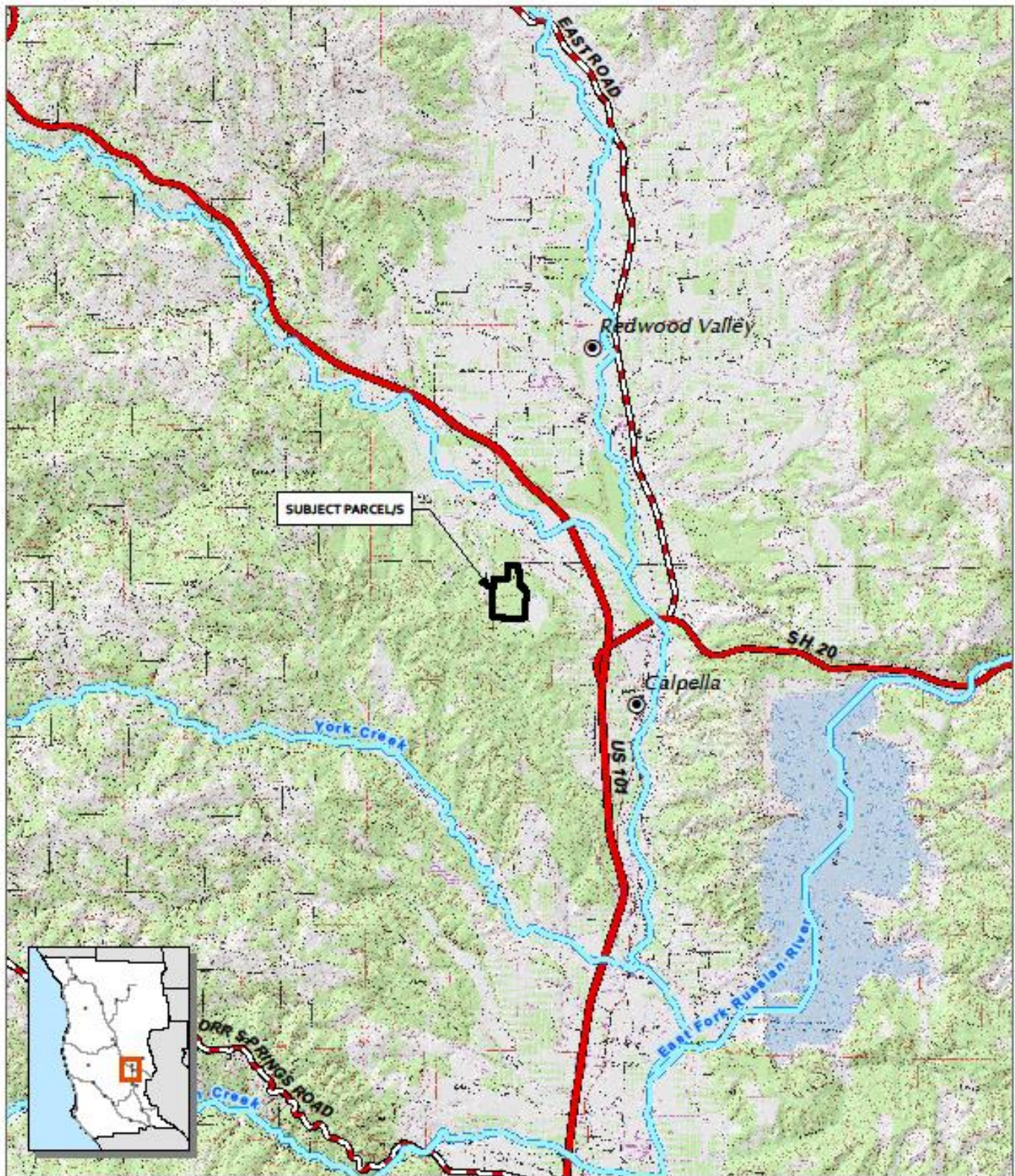
28. The Site Before

Site is a typical rural residential parcel with varied topography running from nearly level buildable sites to sloped terrain of less than 20 % slope overall. A 60ft. wide common multi-parcel easement extends along the Easterly boundary Parcels 1 through 4 (paved) providing access to the subject property and

neighboring parcels. The roadway in part of a road maintenance association responsible for its maintenance. Vegetation is mixed stands of conifers (Douglas fir primarily) and deciduous trees (madrone and various species of oak) interspersed with manzanita and other chaparral scrub. Wildlife consists of oak woodland mammals, rodents and avian species impacted occasionally by feral dogs and cats. No know endangered or threaten species is located in the area. No cultural sites or archeological site are known to be located in the area. Developed water sources are located on subject property with uses thereof exclusive to the subject property.

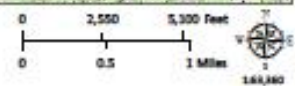
29. Neighboring Parcels

Neighboring parcels are typical rural residential parcels with residences, outbuildings and greenhouses. Vegetation is mixed stands of conifers (Douglas fir primarily), deciduous trees (madrone and various species of oak), manzanita and other chaparral scrub and outdoor agricultural plots. Animal species are similar to those found on the subject property.



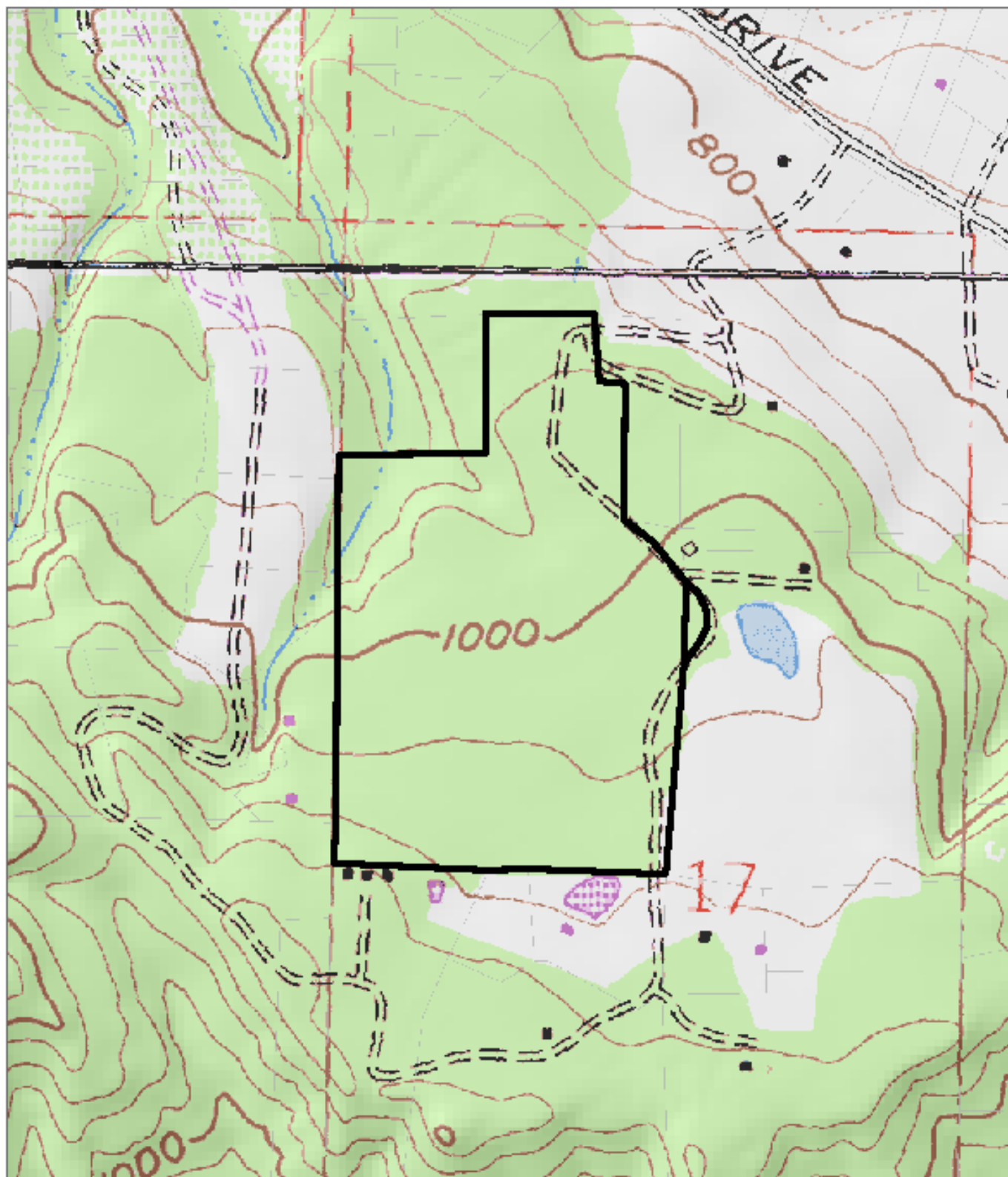
CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 656 Finne Road, Redwood Valley

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

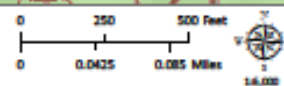


LOCATION MAP

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

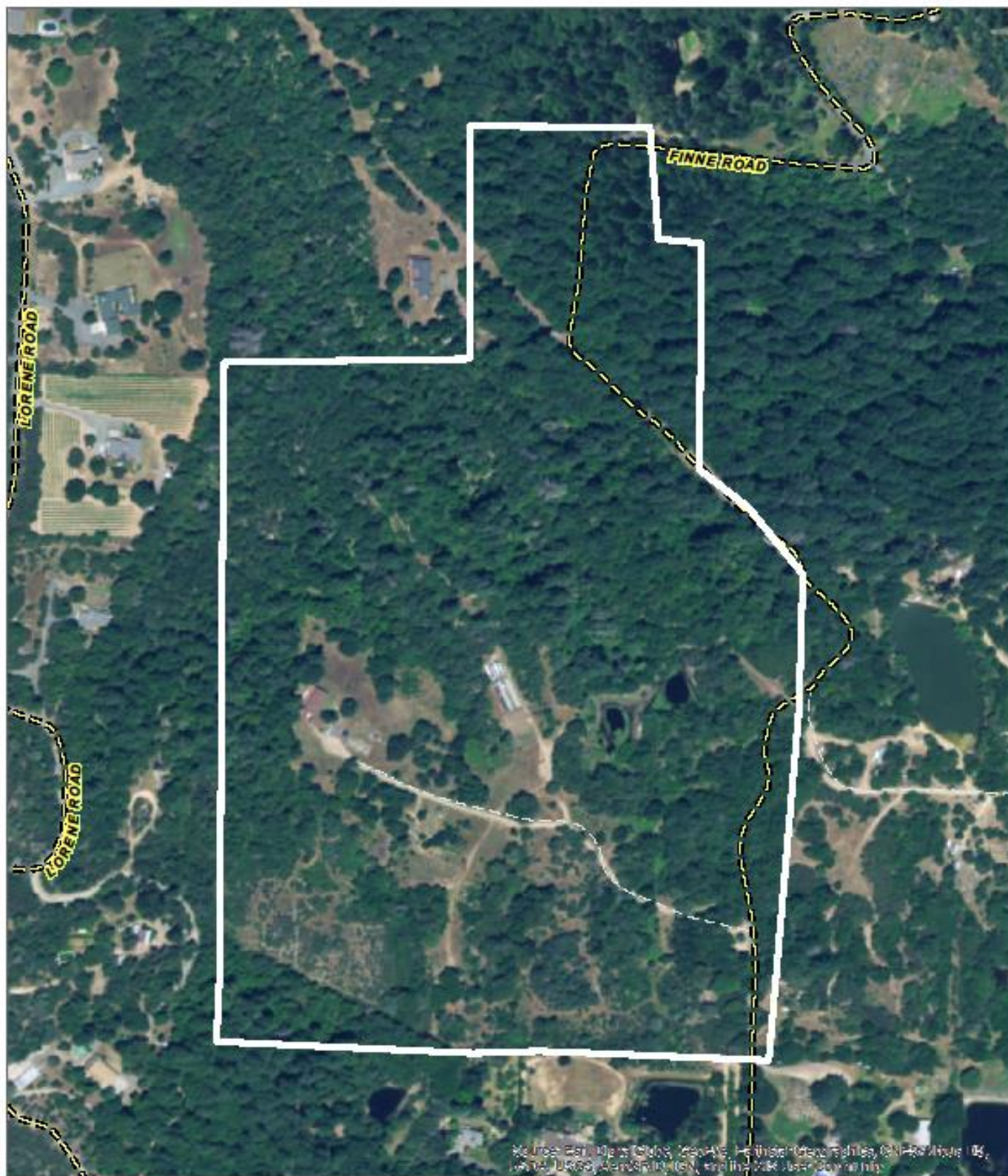


CASE: MS 2017-0007
OWNER: ZUMALT, Jason, ET AL
APN: 151-210-11
APLCT: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 656 Finne Road, Redwood Valley



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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



CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 656 Finne Road, Redwood Valley

== Private Roads
 --- Driveways/Unnamed Roads



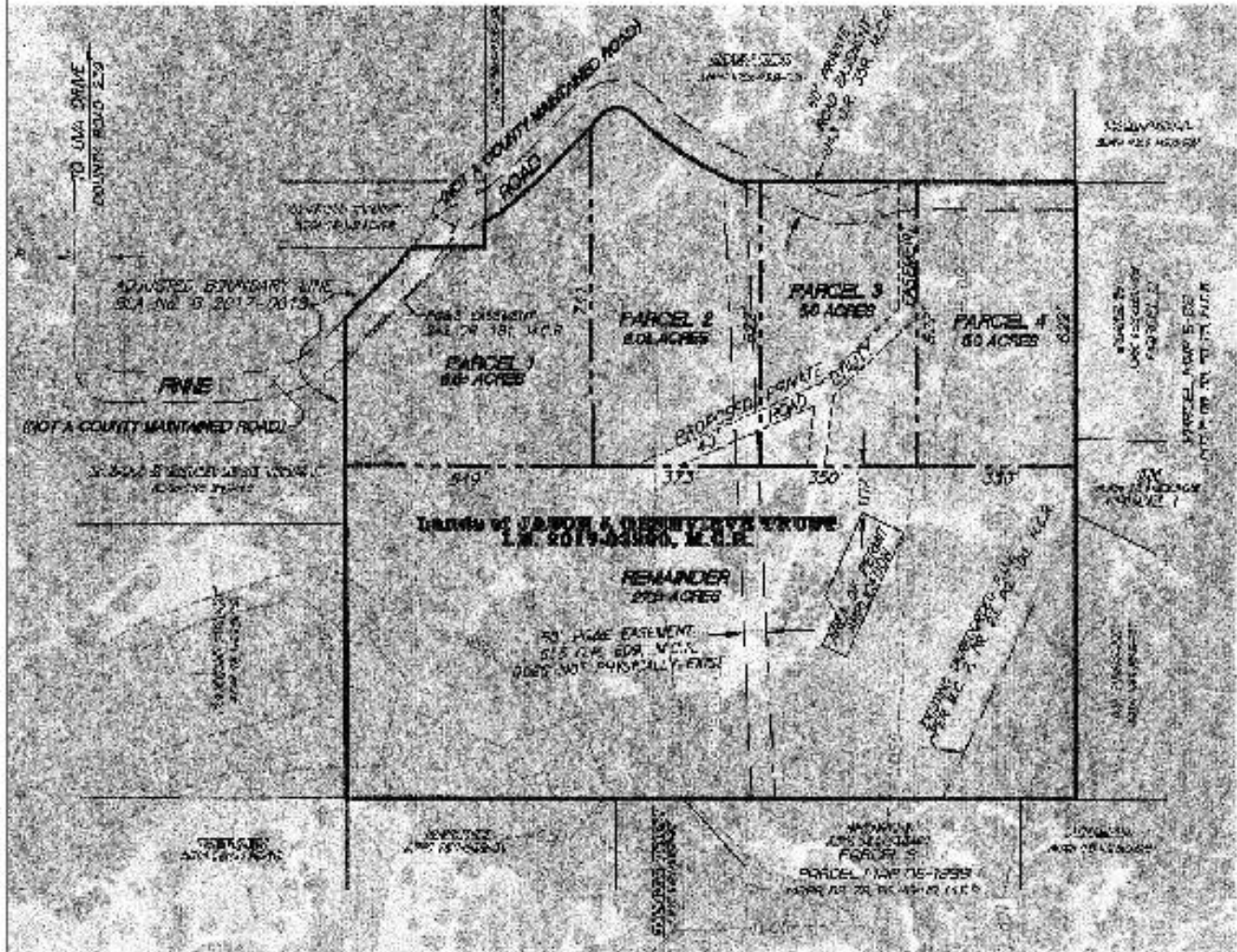
AERIAL IMAGERY

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

TENTATIVE PARCEL MAP

4 PARCELS + REMAINDER PARCEL

LANDS OF JASON & GENEVIEVE TRUST
656 FINNE ROAD
REDWOOD VALLEY, CA.
PORTION OF APN 151-210-11



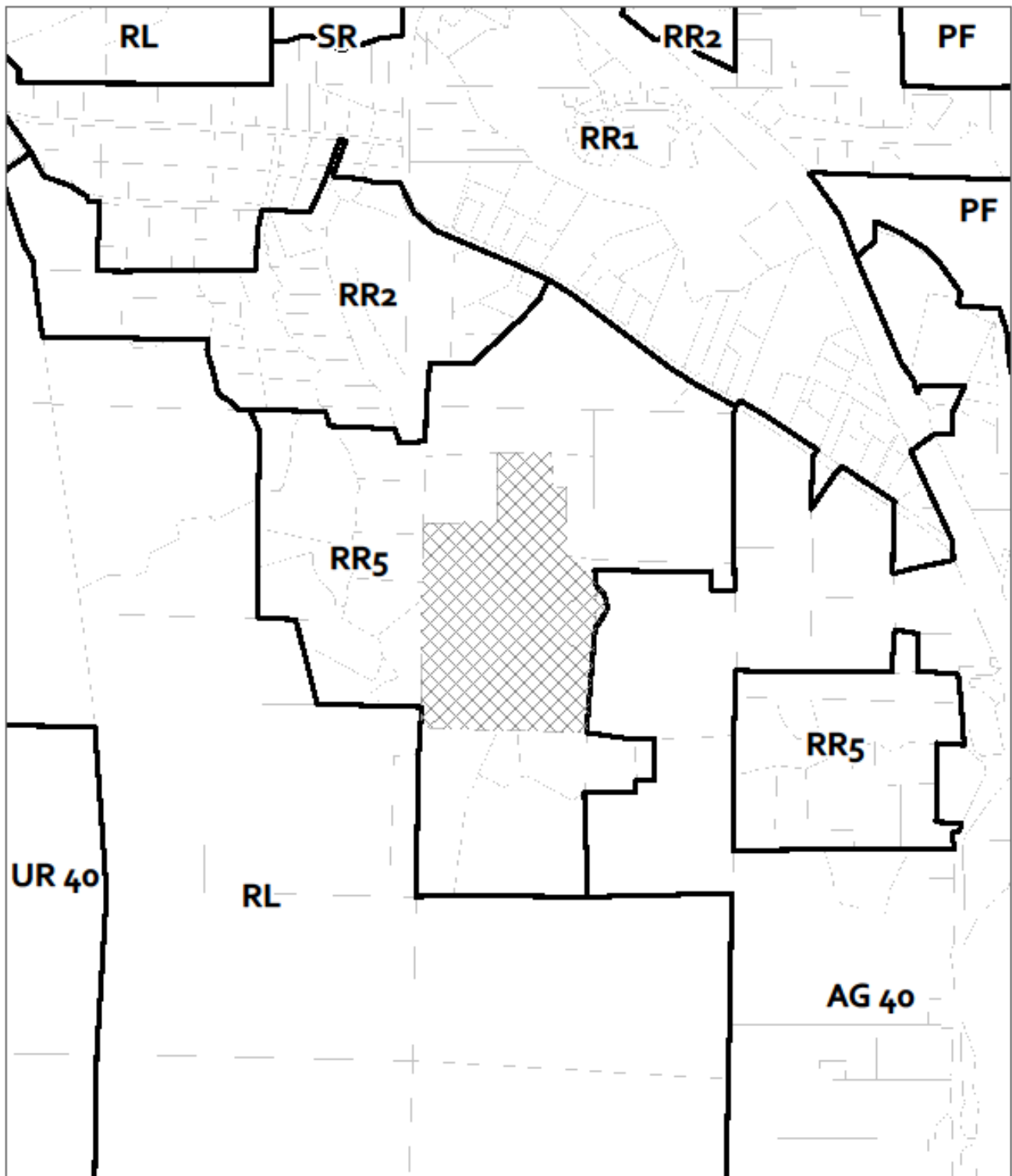
L
10080

CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 656 Finne Road, Redwood Valley


NO SCALE

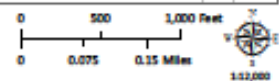
TENTATIVE MAP

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



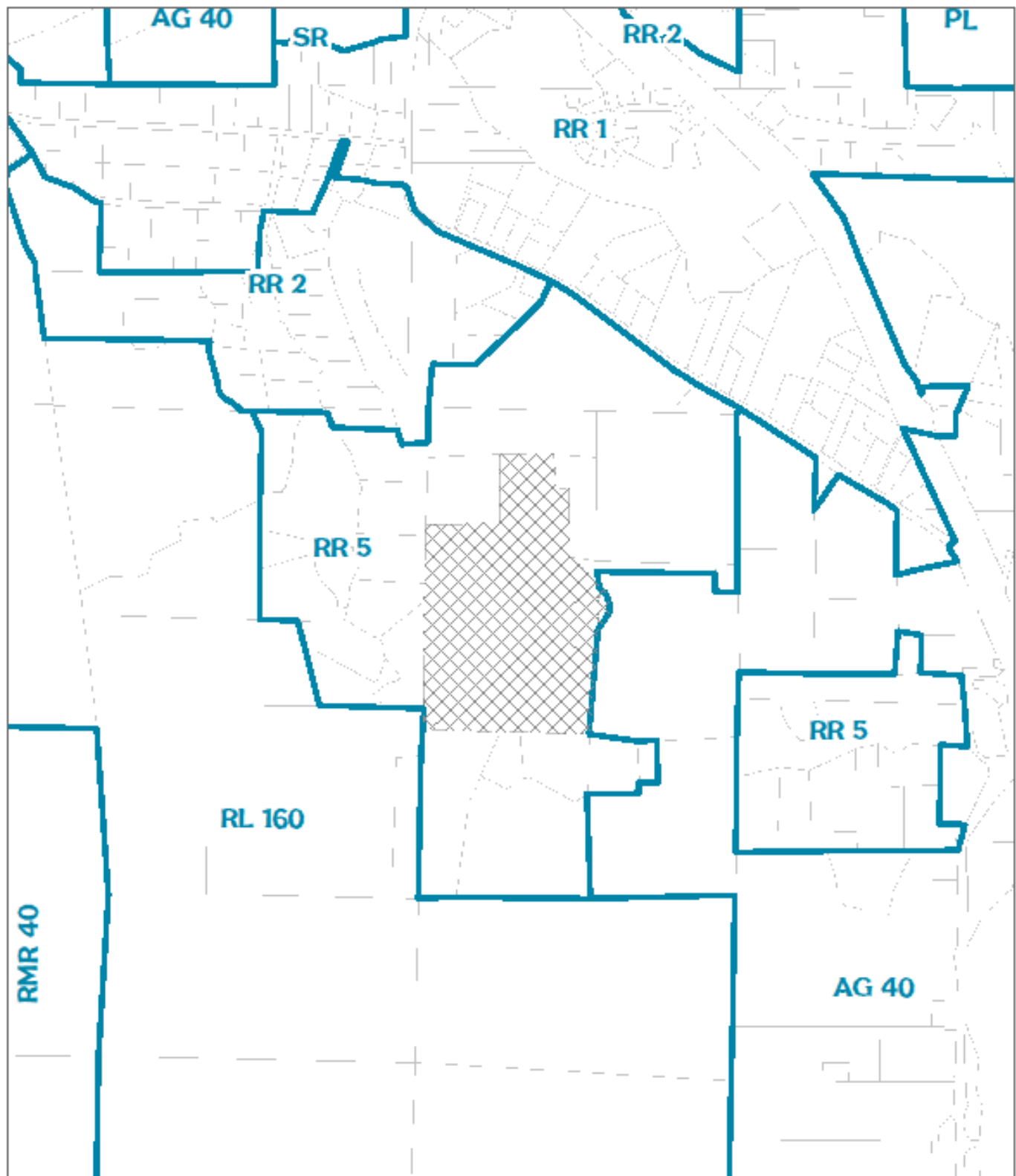
CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 656 Finne Road, Redwood Valley

 Zoning Districts




ZONING DISPLAY MAP

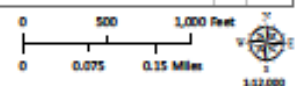
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco

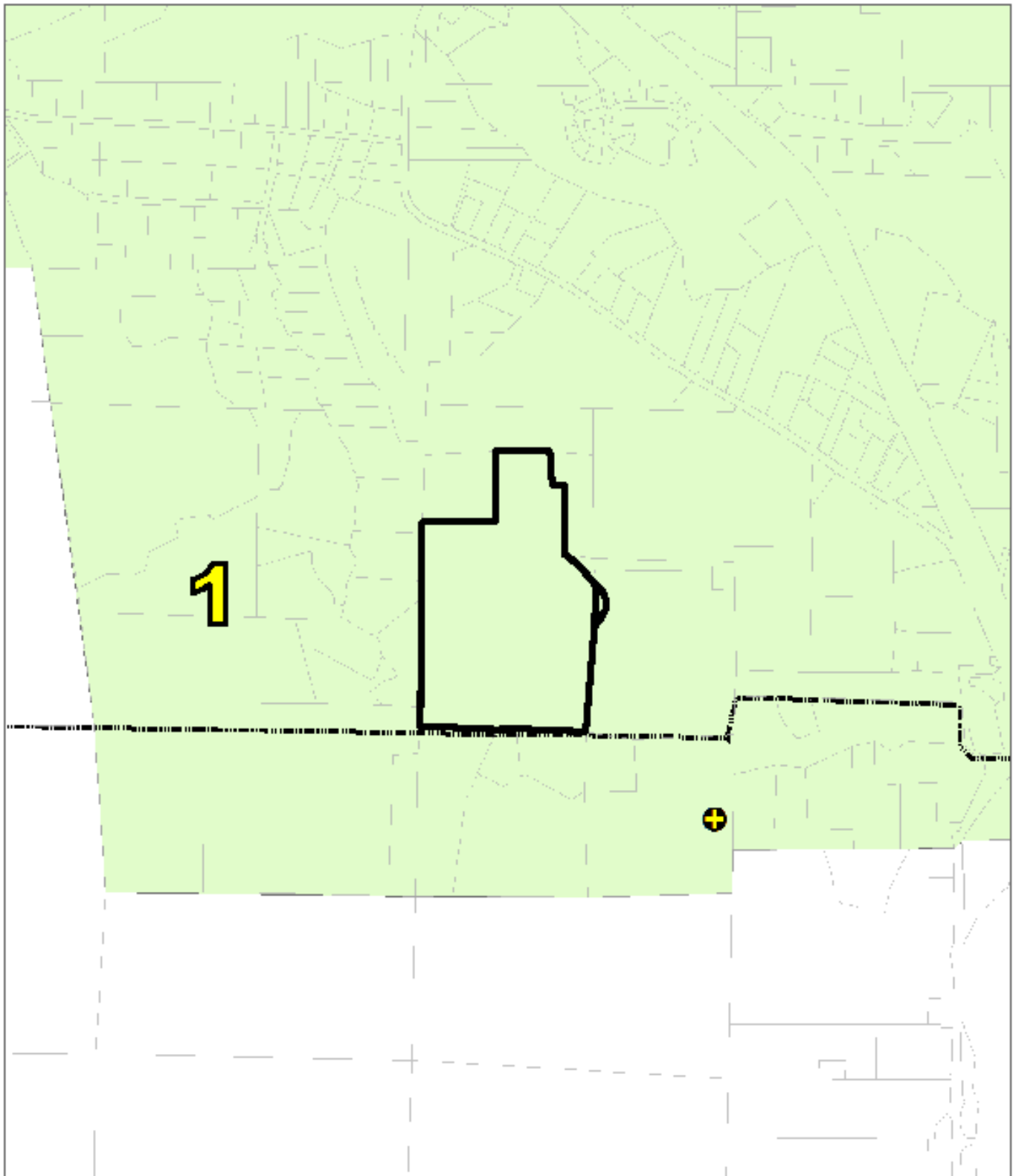
ADDRESS: 656 Finne Road, Redwood Valley

 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

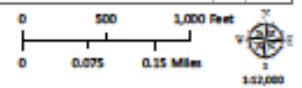


CASE: MS 2017-0007
OWNER: ZUMALT, Jason, ET AL
APN: 151-210-11
APLCT: Vance Ricks
AGENT: Jim Ronco

ADDRESS: 656 Finne Road, Redwood Valley

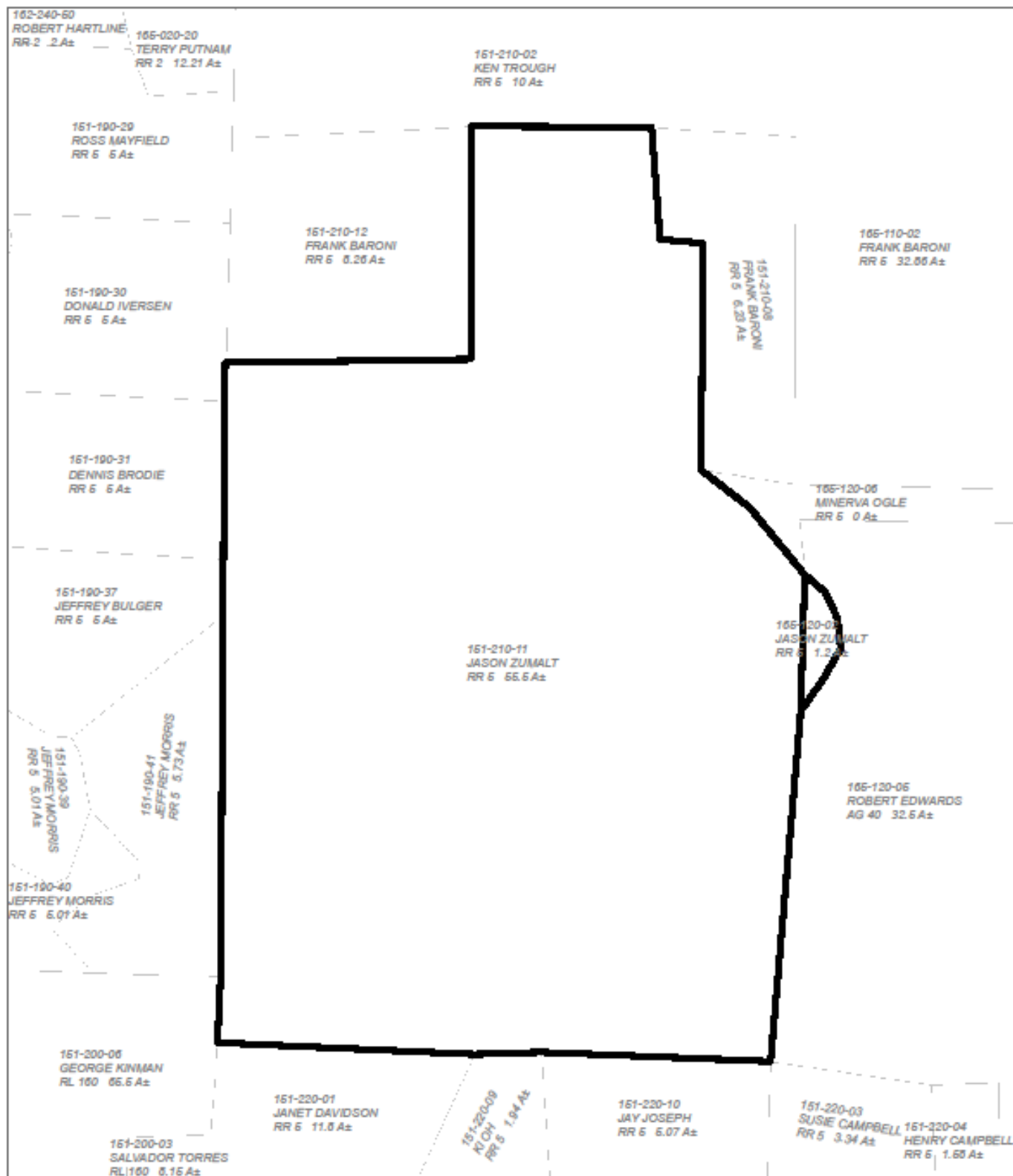
-  UVAP Boundary
-  Supervisorial Districts 2010
-  Existing Wireless Sites

 Redwood Valley MAC



MISC

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



CASE: MS 2017-0007

OWNER: ZUMALT, Jason, ET AL

APN: 151-210-11

APLT: Vance Ricks

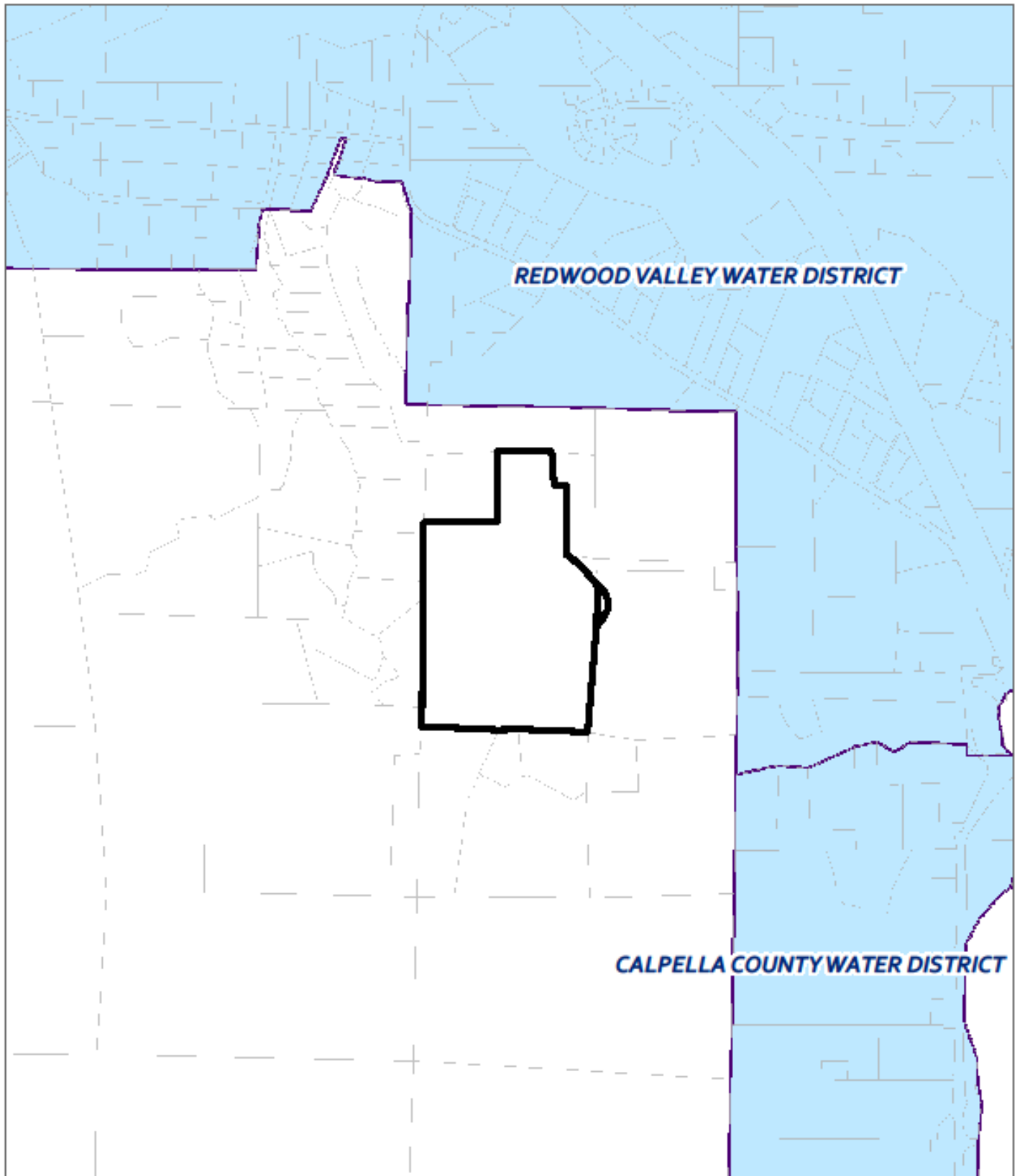
AGENT: Jim Ronco

ADDRESS: 656 Finne Road, Redwood Valley




ADJACENT PARCELS

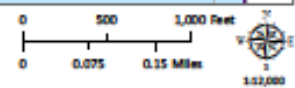
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0007
OWNER: ZUMALT, Jason, ET AL
APN: 151-210-11
APLCT: Vance Ricks
AGENT: Jim Ronco

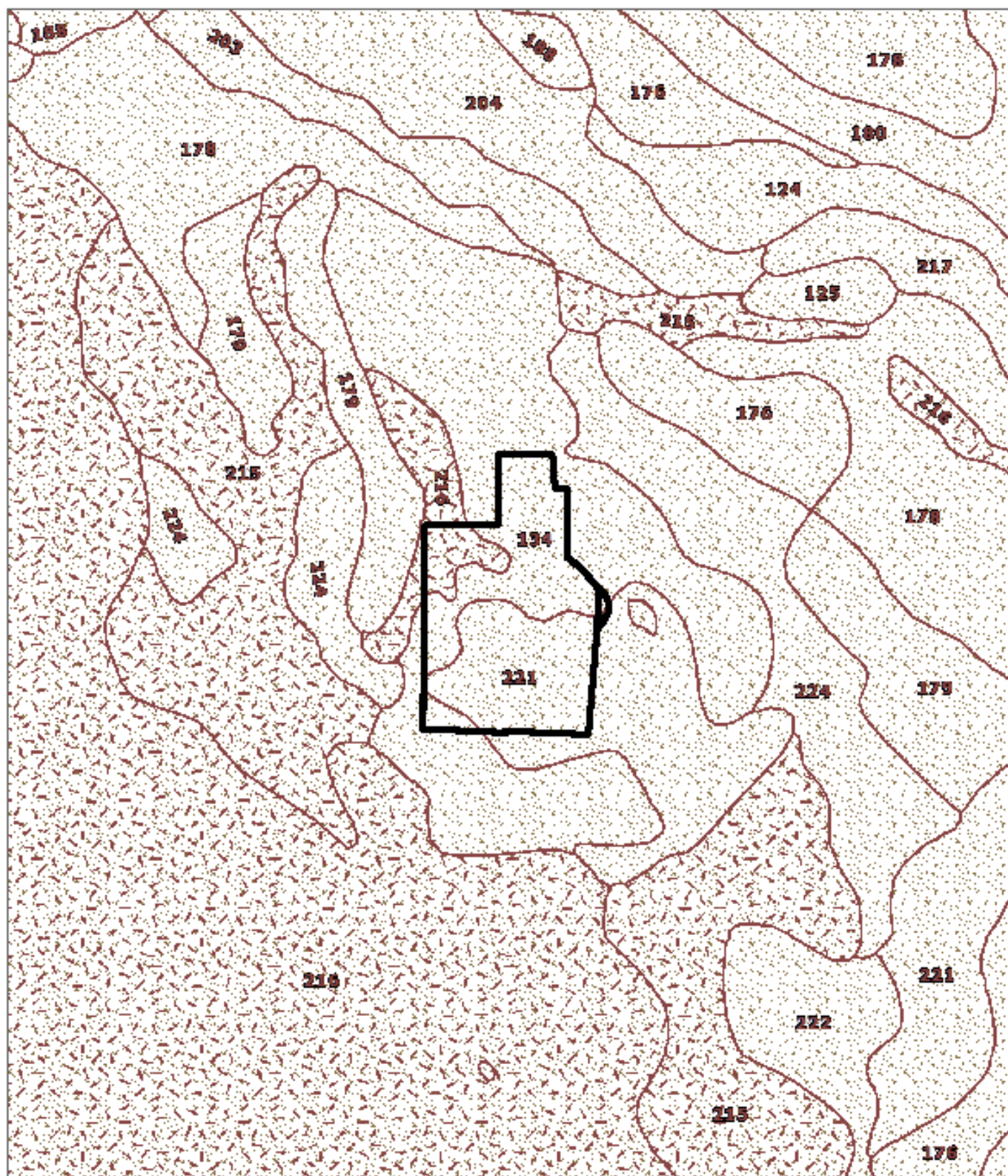
ADDRESS: 656 Finne Road, Redwood Valley

 County Water Districts






WATER DISTRICTS

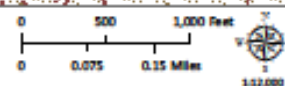
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLC: Vance Ricks
 AGENT: Jim Ronco

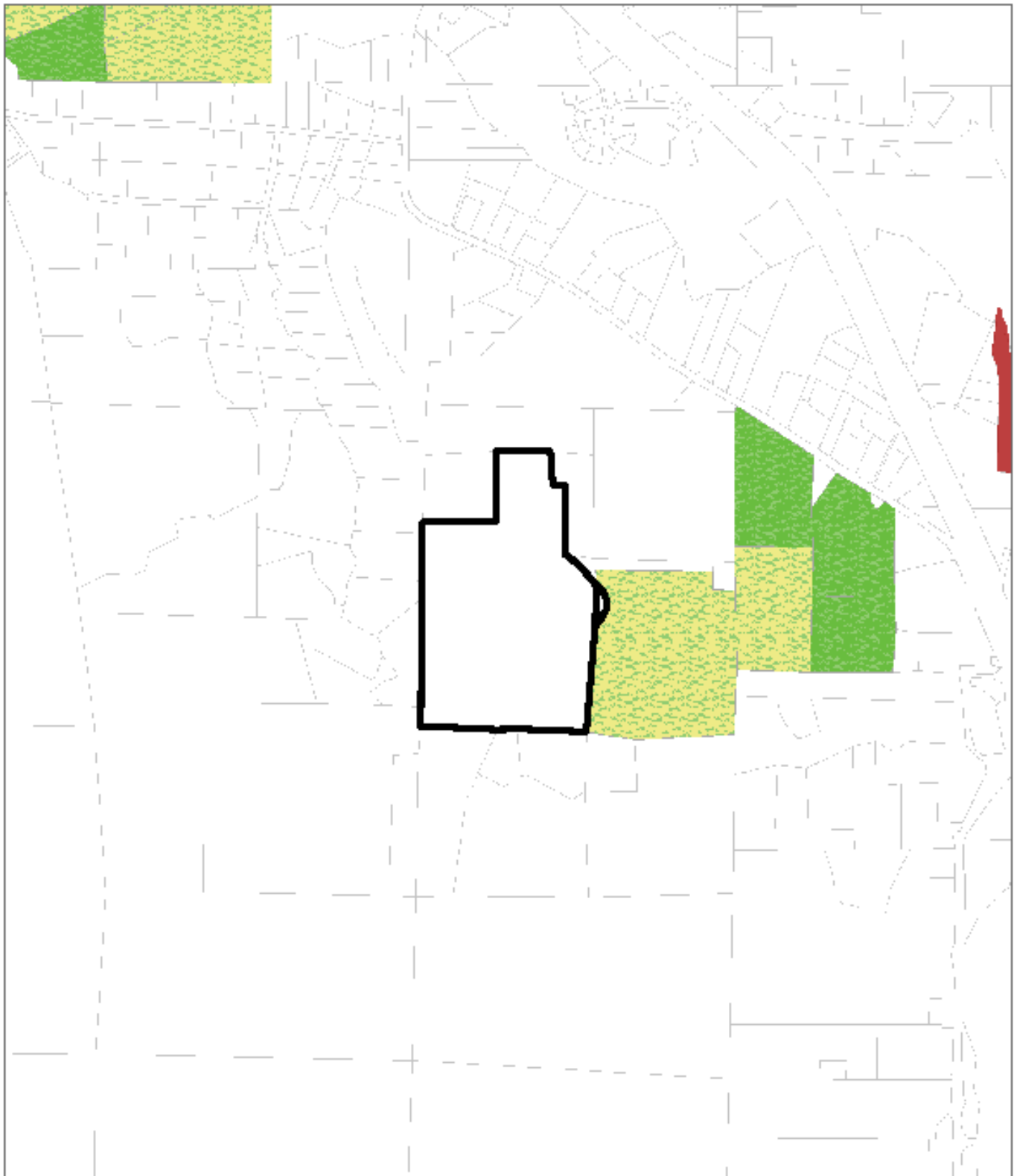
ADDRESS: 656 Finne Road, Redwood Valley

-  Eastern Soil Classes
-  Naturally Occuring Asbestos
-  Eastern Serpentine Inclusions







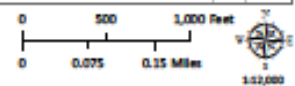
LOCAL SOILS

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



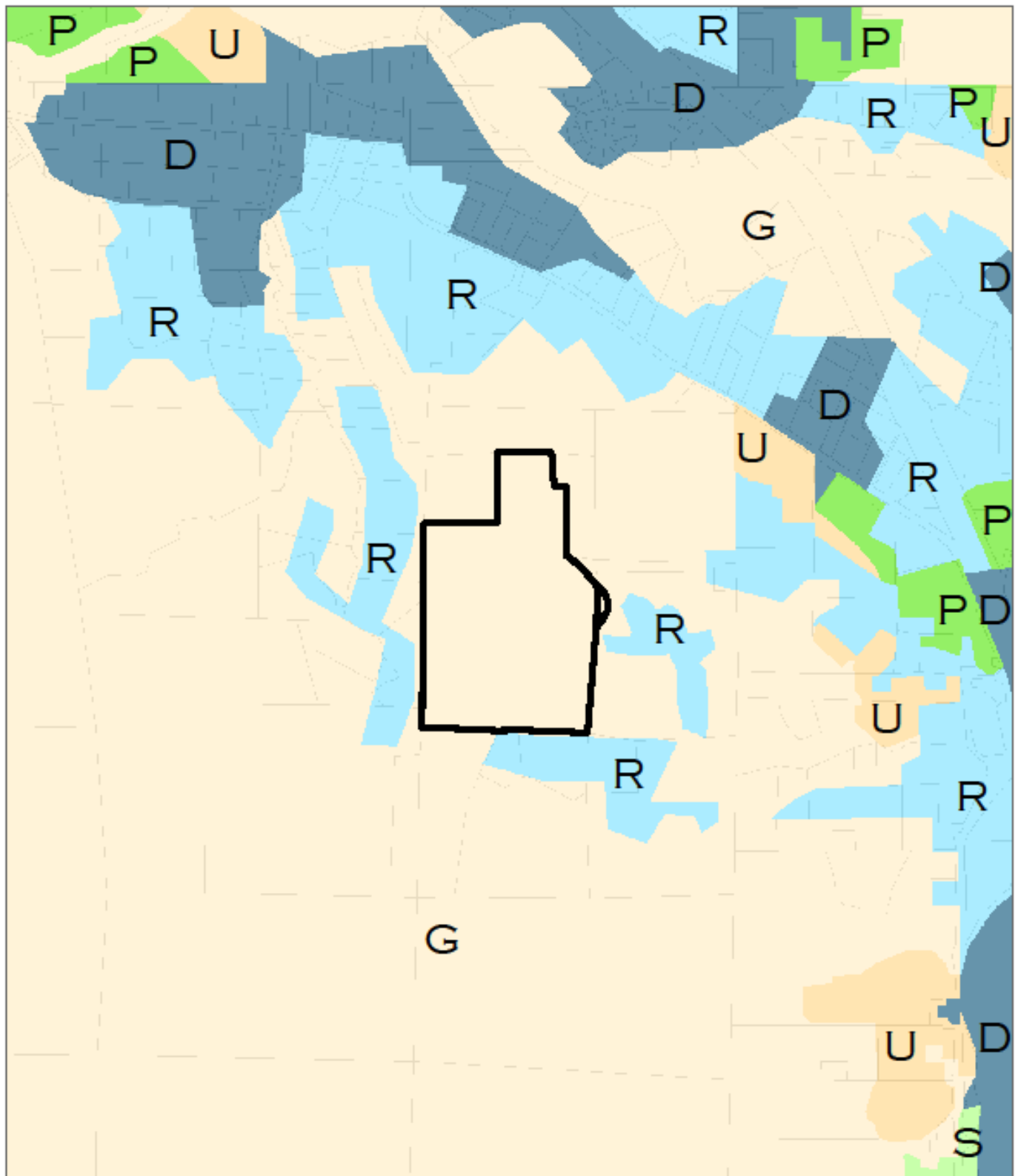
CASE: MS 2017-0007
OWNER: ZUMALT, Jason, ET AL
APN: 151-210-11
APLCT: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 656 Finne Road, Redwood Valley

-  Williamson Act 2016
-  Prime Ag 2016
-  Non-Prime Ag 2016
-  Non-Renewal Ag 2015

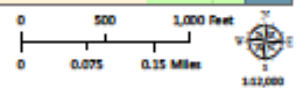


LANDS IN WILLIAMSON ACT CONTRACTS

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

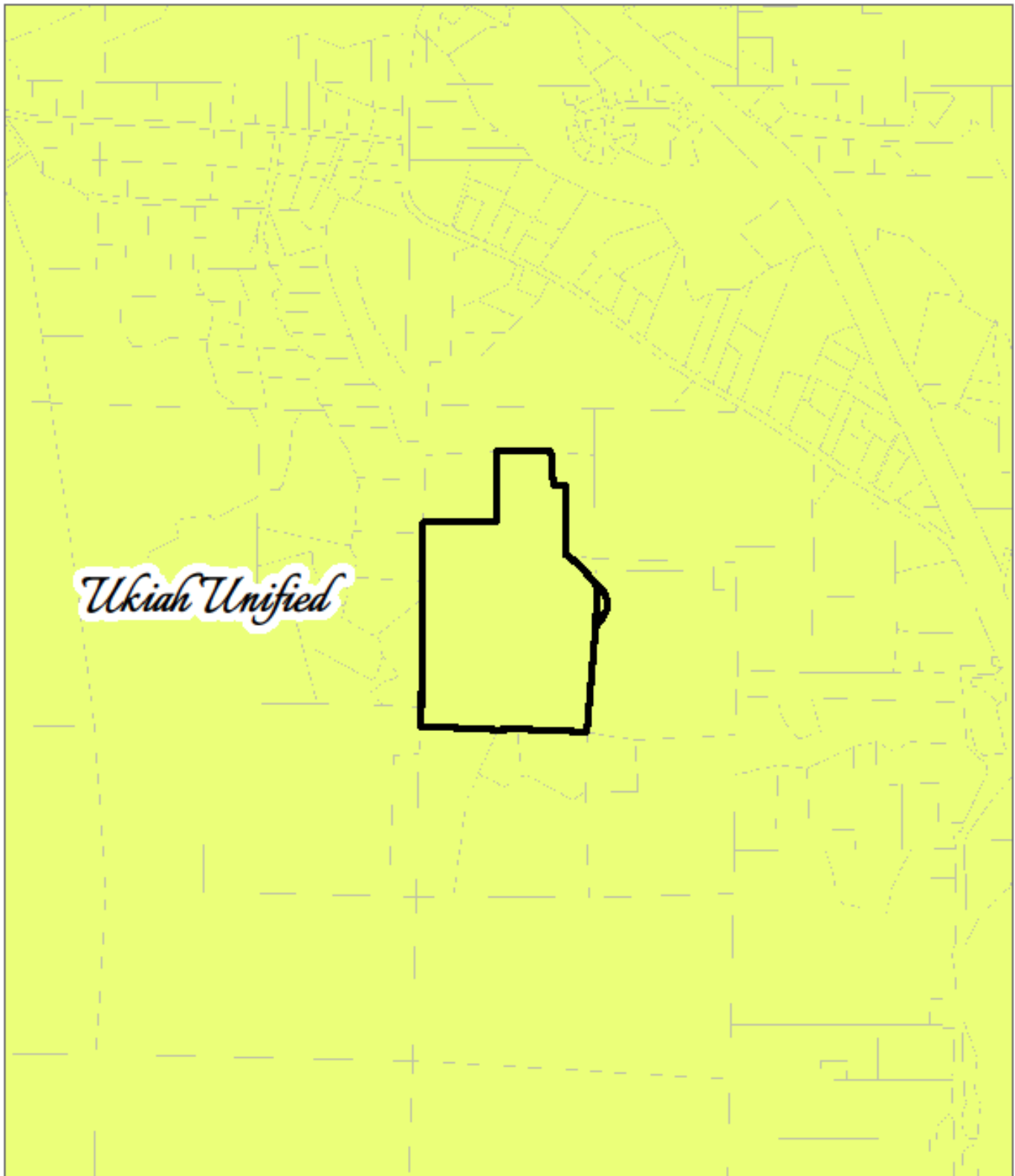


CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLC: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 656 Finne Road, Redwood Valley





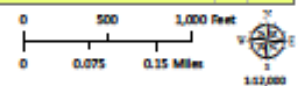
IMPORTANT FARMLAND

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



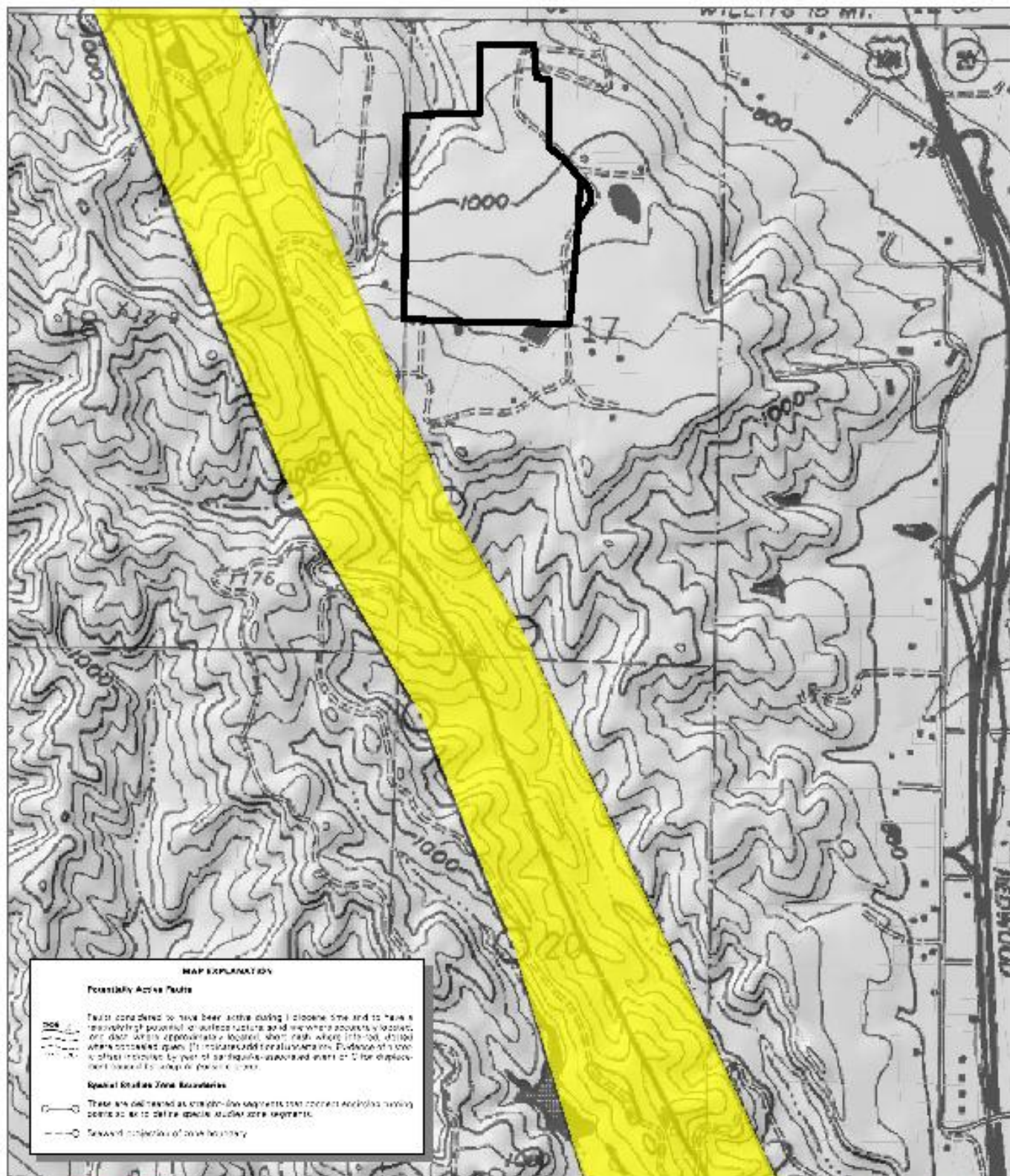
CASE: MS 2017-0007
OWNER: ZUMALT, Jason, ET AL
APN: 151-210-11
APLC: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 656 Finne Road, Redwood Valley

 Ukiah Unified School District
 County School Districts



SCHOOL DISTRICTS

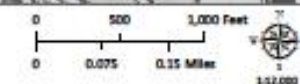
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0007
 OWNER: ZUMALT, Jason, ET AL
 APN: 151-210-11
 APLCT: Vance Ricks
 AGENT: Jim Ronco

ADDRESS: 656 Finne Road, Redwood Valley

Maacama Fault Zone



EARTHQUAKE FAULT ZONES

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