



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 8, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Air Quality Management
County Addresser
Archaeological Commission

Native Plant Society
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Coastal Commission
RWQCB

US Fish & Wildlife Service
Gualala Municipal Advisory Council
South Coast Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2017-0021

DATE FILED: 4/3/2017

OWNER/APPLICANT: BARRY & SUZANNE BASTIAN

REQUEST: An after-the-fact Coastal Development Permit to remediate for major vegetation removal adjacent to and within a sensitive coastal resource area, a pond for the purposes of fire protection, and the permitting of two (2) greenhouses including associated grading.

LOCATION: In the Coastal Zone, 6.8± miles north of Gualala town center, lying on the north side of Timberwood Way (Private), 0.5± miles west of its intersection with Iversen Road (CR 779), located at 35640 Timberwood Way, Gualala (APN: 141-100-23).

ENVIRONMENTAL DETERMINATION: Statutory Exemption

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSE DAVIS

RESPONSE DUE DATE: May 22, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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

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

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2017-0021 (Bastian)

OWNER: BARRY L BASTIAN

APPLICANT: BARRY L BASTIAN

REQUEST: An after-the-fact Coastal Development Permit request to remediate for major vegetation removal adjacent to and within a sensitive coastal resource area, a pond for the purposes of fire protection, and the permitting of two (2) greenhouses including associated grading.

~~SUPERCEDED (04-26-19): After the fact permitting of two 99 feet by 30 feet greenhouses (approximately 6,000 square feet), a pond for fire protection and agricultural uses and associated grading.~~

LOCATION: In the Coastal Zone, 6.8± miles north of Gualala town center, lying on the north side of Timberwood Way (Private), 0.5± miles west of its intersection with Iversen Road (CR 779). Addressed at 35640 Timberwood Way, Gualala, CA (APN: 141-100-23).

~~SUPERCEDED (04-26-19): The site is in the Coastal Zone, approximately 7 miles north east of Gualala, located east of Highway 1, approximately 1 mile north of the intersection of Iversen Road and Fish Rock Road, at 35640 Timberwood Way, Gualala (APN: 141-100-23).~~

APN/S: 141-100-23-00

PARCEL SIZE: 27.15 ± Acres

GENERAL PLAN: Coastal Element Rural Residential, 10 acre minimum; (RR10:R)

ZONING: Mendocino County Coastal Zoning Code, Rural Residential (RR:10); RR10-DL (Development Limitations Combining District)

EXISTING USES: Residential

DISTRICT: 5th Supervisorial District (Gjerde)

- RELATED CASES:**
- CE_2011-0012: Categorical Exclusion-Test Well (Approved)
 - BC_2016-0010: Building Complaint (Closed)
 - EX_2016-0243: Pond Exemption (Denied)
 - BC_2018-0002: Building Complaint (Administrative Citation)
 - IC_2017-0259: Incoming Complaint (Open)
 - BF_2018-1197: Electrical Hook-Up (Hold)
 - 14CAMEU005321: CalFire Wildland Fire Investigation (Closed: June 15, 2014)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR10-DL	RR10-DL	22.82 acres	Residential
EAST:	RR10	RR10	4 acres	Residential
SOUTH:	RR10-DL	RR10-DL	23 acres	Residential
WEST:	RR10	RR10	20 acres	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>	<u>STATE</u>	<u>FEDERAL</u>
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> US Department of Fish & Wildlife
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	
<input checked="" type="checkbox"/> Building Division (FB)	<input checked="" type="checkbox"/> California Coastal Commission	<u>TRIBAL</u>
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Native Plant Society	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Environmental Health (FB)	<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> South Coast Fire District		
<input checked="" type="checkbox"/> Gualala MAC		

ADDITIONAL INFORMATION: This project was previously referred for public agency review on July 6, 2017. Due to a project modification and lack of referral responses, a revised package has been created. The applicant not yet provided requested information, including botanical scoping documents or required plans for the after the fact pond construction within a sensitive coastal resource area. This CDP was required to correct unpermitted construction and development identified by BC_2016-0010.

ENVIRONMENTAL DATA

1. MAC: *Gualala MAC*

2. FIRE HAZARD SEVERITY ZONE: *High Fire Hazard*

3. FIRE RESPONSIBILITY AREA: *CALFIRE*

4. FARMLAND CLASSIFICATION: *Grazing Land (G); Rural Residential & Rural Commercial (R)*

5. FLOOD ZONE CLASSIFICATION: *N/A*

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

7. SOIL CLASSIFICATION: *Bishop Pine; Western Class Soils*

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: *YES; Pygmy Forest, Pygmy Vegetation, Pygmy Type Vegetation Present*

9. WILLIAMSON ACT CONTRACT: *NO*

10. TIMBER PRODUCTION ZONE: *NO*

11. WETLANDS CLASSIFICATION: *NO*
12. EARTHQUAKE FAULT ZONE: *NO*

13. AIRPORT LAND USE PLANNING AREA: *NO*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *NO*

15. NATURAL DIVERSITY DATABASE: *YES (Pygmy Cypress & Thin Lobed Horkelia)*

16. STATE FOREST/PARK/RECREATION AREA ADJACENT: *NO*

17. LANDSLIDE HAZARD: *NO*

18. WATER EFFICIENT LANDSCAPE REQUIRED: *NO*

19. WILD AND SCENIC RIVER: *NO*

20. SPECIFIC PLAN/SPECIAL PLAN AREA: *NO*

21. STATE CLEARINGHOUSE REQUIRED: *YES*

22. OAK WOODLAND AREA: *NO*

23. HARBOR DISTRICT: *NO*

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION: *Map 30: Anchor Bay*

25. LCP LAND CAPABILITIES & NATURAL HAZARDS: *Timberland*

26. LCP HABITATS & RESOURCES: *YES (Pygmy Forest, Pygmy Vegetation, Pygmy Type Vegetation)*

27. COASTAL COMMISSION APPEALABLE AREA: *NO*
28. CDP EXCLUSION ZONE: *NO*

29. HIGHLY SCENIC AREA: *NO*

30. BIOLOGICAL RESOURCES & NATURAL AREAS: *YES (Pygmy Forest, Pygmy Vegetation, Pygmy Type Vegetation)*

31. BLUFFTOP GEOLOGY: *NO*

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 2017-0021
CDF No(s)	
Date Filed	
Fee	
Receipt No.	
Received by	
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Barry + Suzanne Bastian
Mailing Address PO Box 1404
City GOVALATA State CA Zip Code 95445 Phone 707-884-4433

PROPERTY OWNER

Name BASTIAN / Bluhm
Mailing Address PO Box 1404
City GOVALATA State CA Zip Code 95445 Phone 707-884-4433

AGENT

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

PARCEL SIZE

27.15 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

35640 TIMBERWOOD WAY

ASSESSOR'S PARCEL NUMBER(S)

PN # 141-100-23

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

Barry Bastian 12/31/16
Signature of Applicant/Agent Date

Barry Bastian 12/31/16
Signature of Owner Date

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. *The construction of two 99' x 30' Greenhouses and a 140' x 30' pond for agriculture and fire protection. To be accomplished in the burn area from fire 3 years ago June 10th 2013. DIRT road thru burn area to Greenhouses. Grading for project accomplished with the fire clean up.*

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	<i>N/A</i>	_____
<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: *DOCUMENT ATTACHED*

Total square footage of structures: *Greenhouses 6,000 sq feet*
 Estimated employees per shift: *We have an UNINCORPORATED*
 Estimated shifts per day: *NON-PROFIT ASSOCIATION*
 Type of loading facilities proposed: *SENIOR CITIZEN COLLECTIVE*

4. Will the proposed project be phased? ☒ Yes ☐ No
 If Yes, explain your plans for phasing. *Greenhouses in place. awaiting permits. Pond is partially constructed was found as result of fire. Desire to enlarge for agriculture and fire protection for subdivision. Last would be creation of Orchard and Garden Area in burned area. It would be an on-going creation*

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.

1. MAIN DWELLING
2. STUDIO / OFFICE
3. WATER TOWER
4. Green House
5. POND AREA

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.

7. Project Height. Maximum height of structure 13 feet. 14'2"

8. Lot area (within property lines): 27.15 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>6,202</u> square feet	<u>6,000</u> square feet	<u>12,202</u> square feet
Paved area	<u>NA</u> square feet	<u>NA</u> square feet	<u>NA</u> square feet
Landscaped area	<u>4,416</u> square feet	<u>130,680</u> square feet	<u>135,096</u> square feet
Unimproved area	<u>(112,036)</u> square feet	<u>1,035,356</u> square feet	<u>603,356</u> square feet

GRAND TOTAL: 1,182,654 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	Proposed	Total
Number of covered spaces		<u>4 STUDIO / OFFICE</u>	Size <u>APPROX 20' X 12'</u>
Number of uncovered spaces		<u>2 FRONT OF HOUSE</u>	Size <u>20 X 12'</u>
Number of standard spaces		<u>NA</u>	Size _____
Number of handicapped spaces		<u>NA</u>	Size _____

There are many undeveloped areas where one could park

Studio / Office 992 SFT
Tower 96 SFT
Green House 6,000 SFT
3 ag structures - approx - 3,264
HOUSE 1850

ACRE - 1 = 43,560 SFT
27.15 = 1,182,654

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

A. Electricity

☒ Utility Company (service exists to the parcel).

☐ Utility Company (requires extension of services to site: _____ feet _____ miles)

☐ On Site generation, Specify: _____

☐ None

B. Gas

☒ Utility Company/Tank

☐ 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.

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 Rain fed Pond

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.). Moderate slope / completed

For grading and road construction, complete the following:

A. Amount of cut: 325 cubic yards

B. Amount of fill: 60-80 cubic yards

C. Maximum height of fill slope: 3" to 5" feet

D. Maximum height of cut slope: 1-2.5 feet feet

E. Amount of import or export: none cubic yards

F. Location of borrow or disposal site: none

17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain: *all was removed by fire*

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ 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? ☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

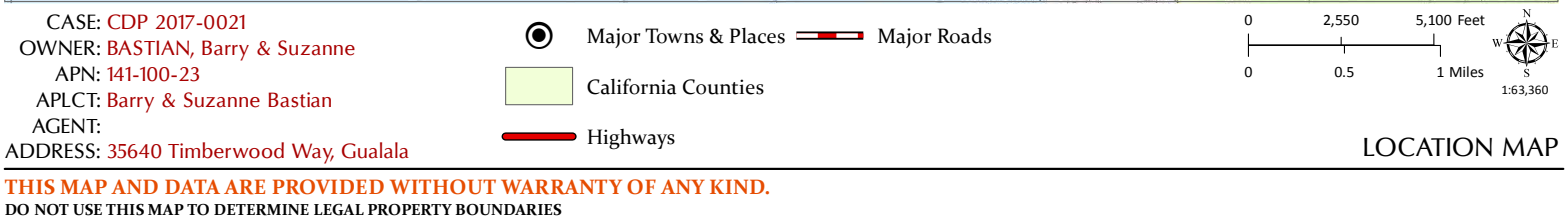
20. Will the development provide public or private recreational opportunities? ☒ Yes ☒ No
If yes, explain: *Pond for swimming and fish*

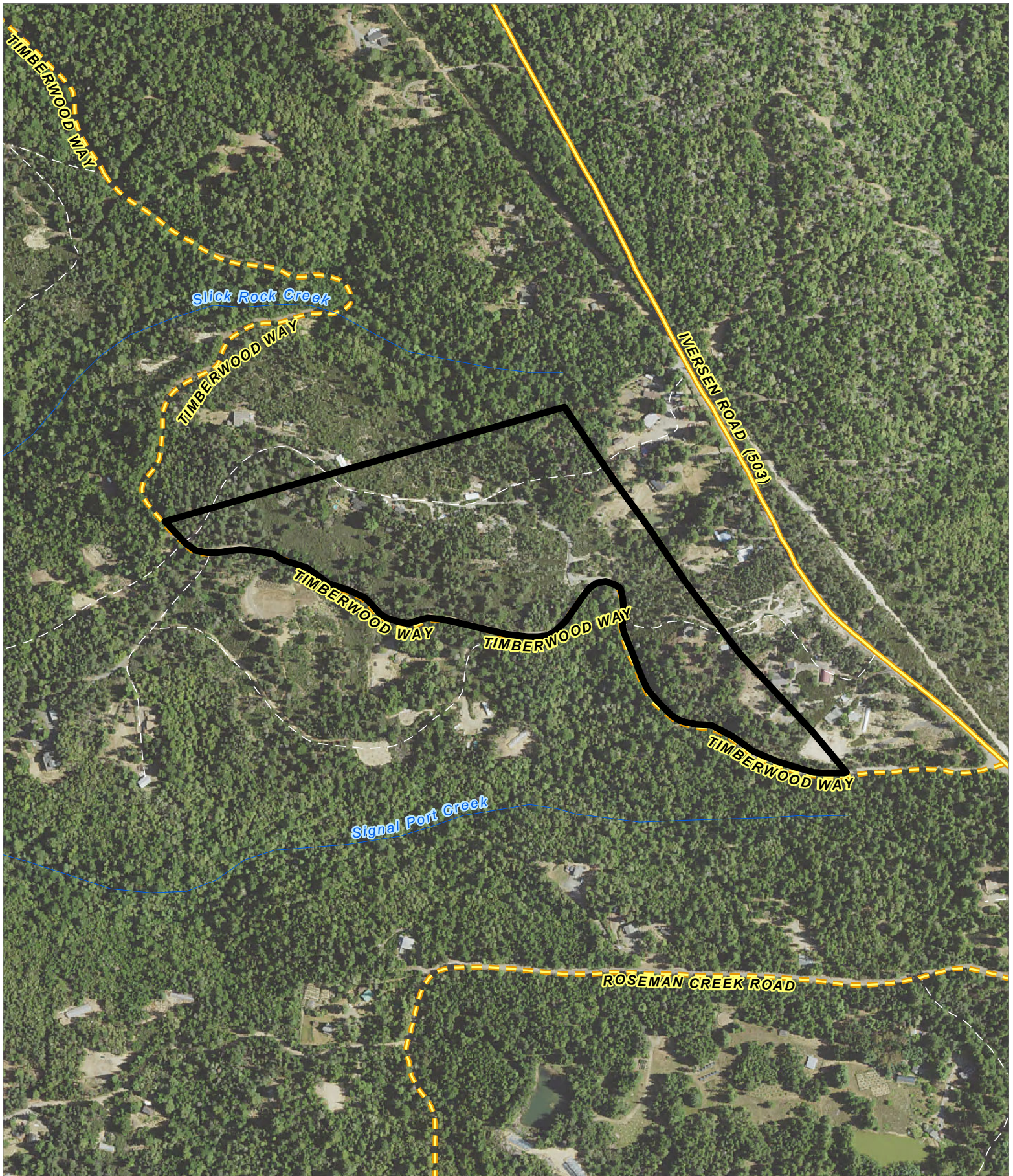
21. Is the proposed development visible from: *area is 2 1/2 miles east*
A. State Highway 1 or other scenic route? ☐ Yes ☒ No *ab Hy 1*
B. Park, beach or recreation area? ☐ Yes ☒ No *@ 1350 elmt*

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ 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 ☐ Yes ☒ No
B. Filling ☐ Yes ☒ No
C. Dredging ☐ Yes ☒ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ 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? ☐ Yes ☒ No

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

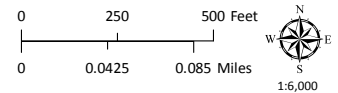




CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

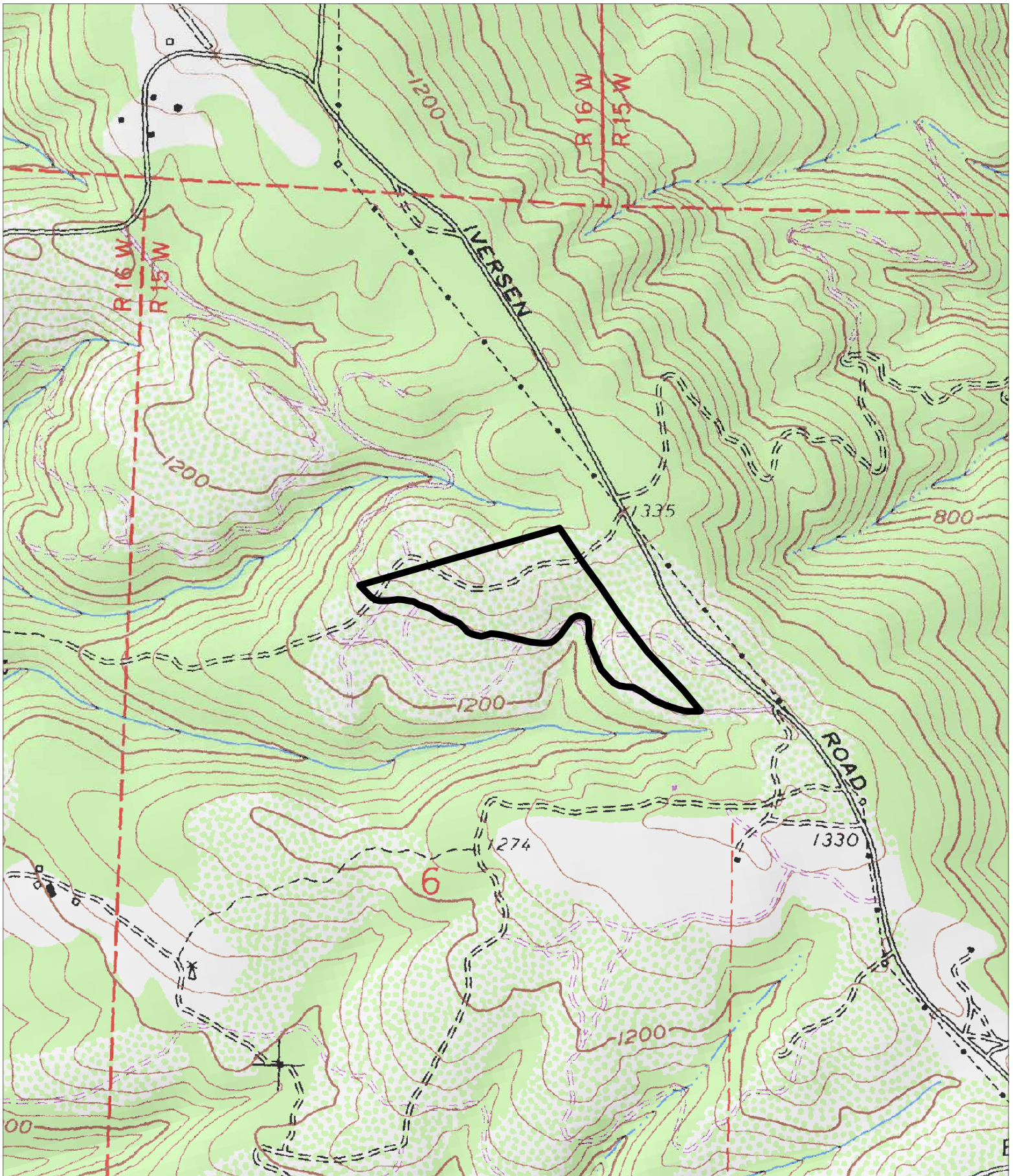
Named Rivers
Public Roads
Private Roads

Driveways/Unnamed Roads

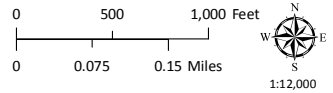


AERIAL IMAGERY

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

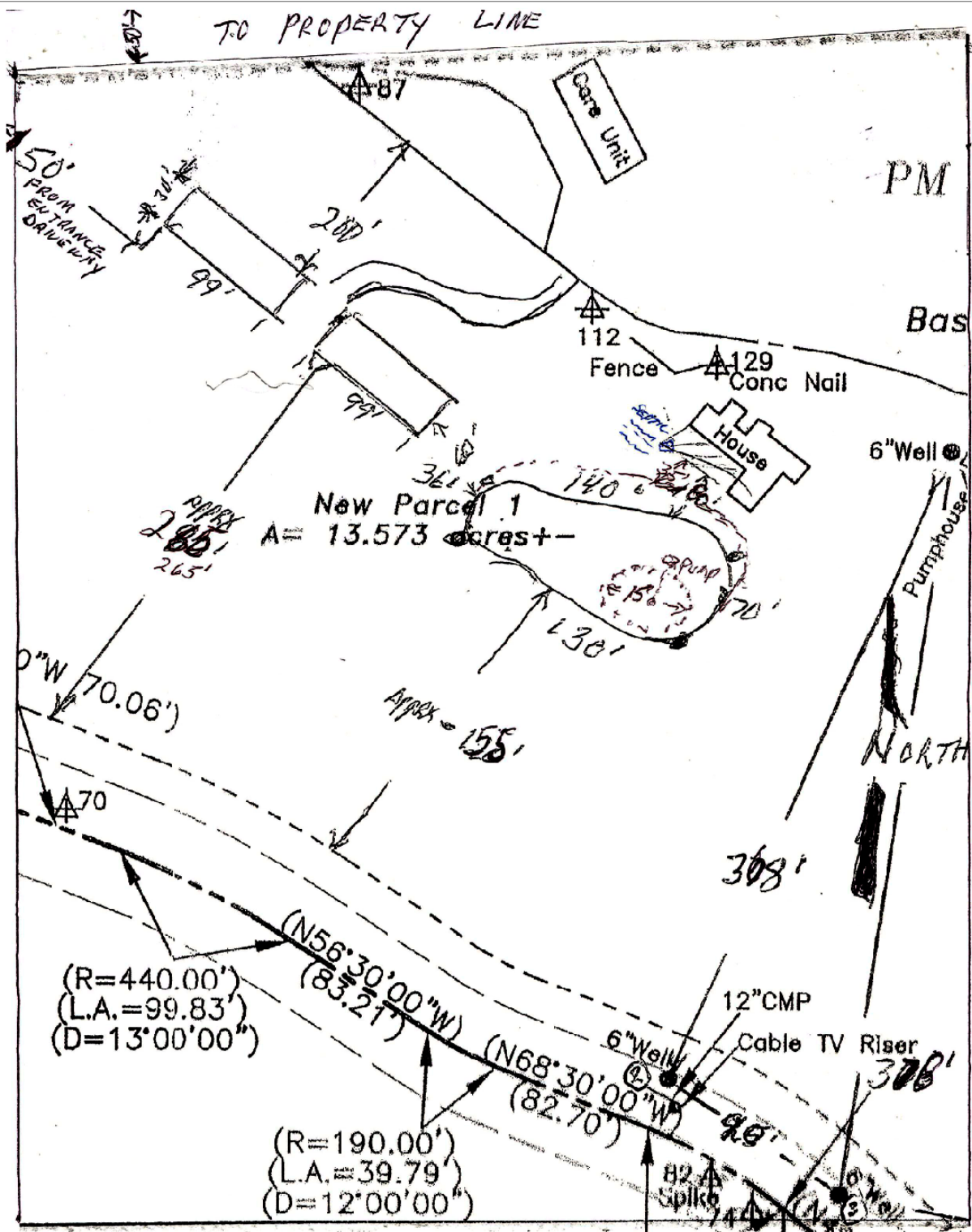


CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala



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



BASTIAN/Bluhm
 35640 TIMBERWOOD WAY
 GUALALA, CA 95445
 PN# 141-100-23

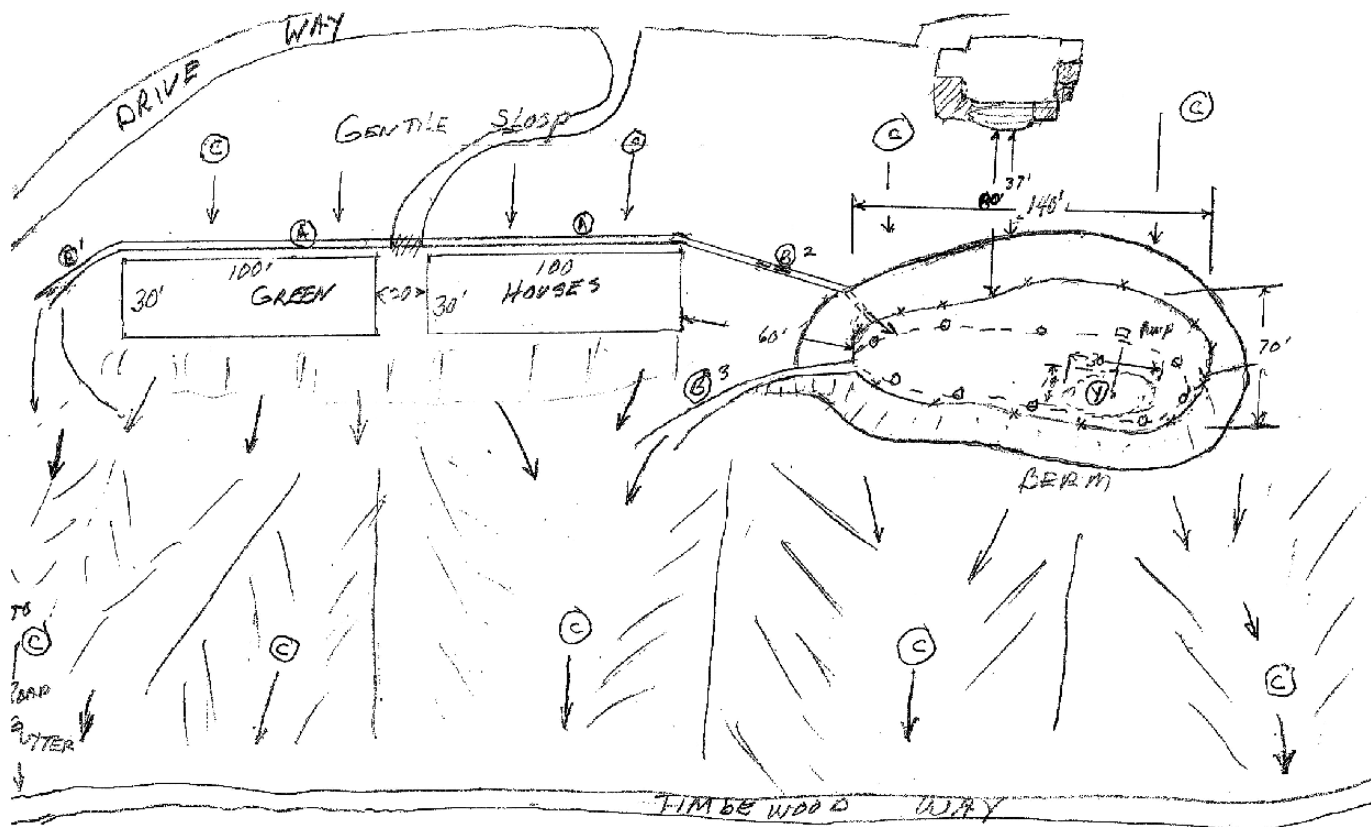
Map #3
 IN SET

CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

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



CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

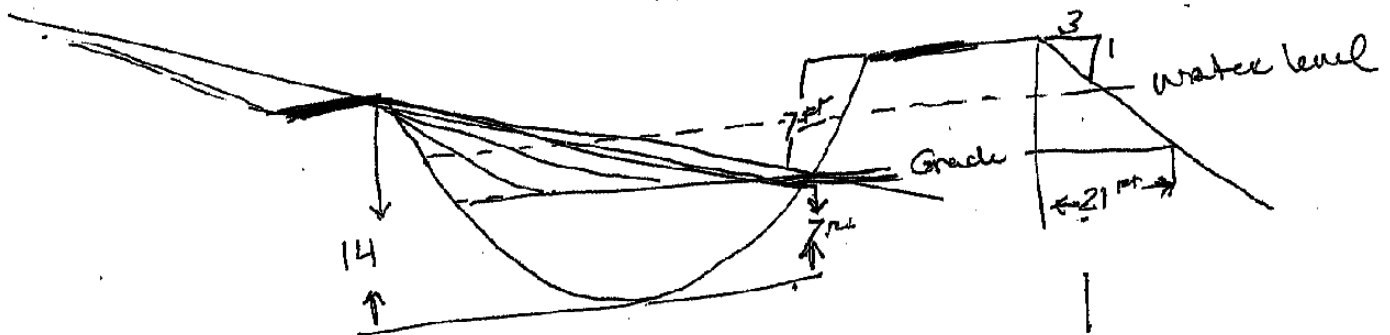
NO SCALE

PLOT PLAN

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

#1
BASTIAN 1 Blg h m
35640 TIMBER WOOD WAY
GUALALA, CA 95445
PN# 141-100-23

POND EXEMPTION

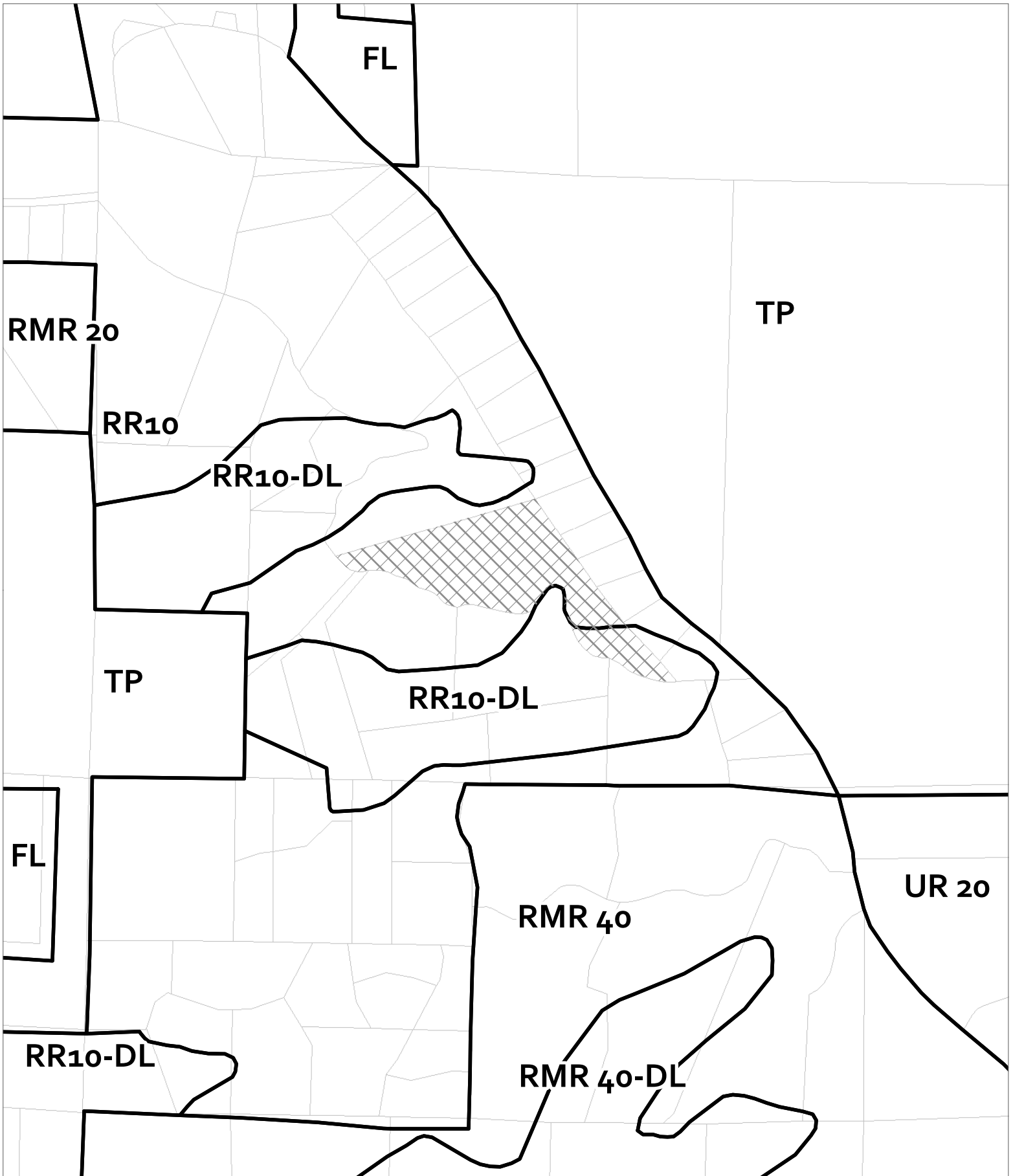


CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala


NO SCALE

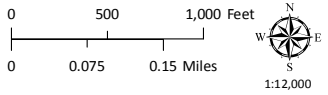
POND EXEMPTIONS

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



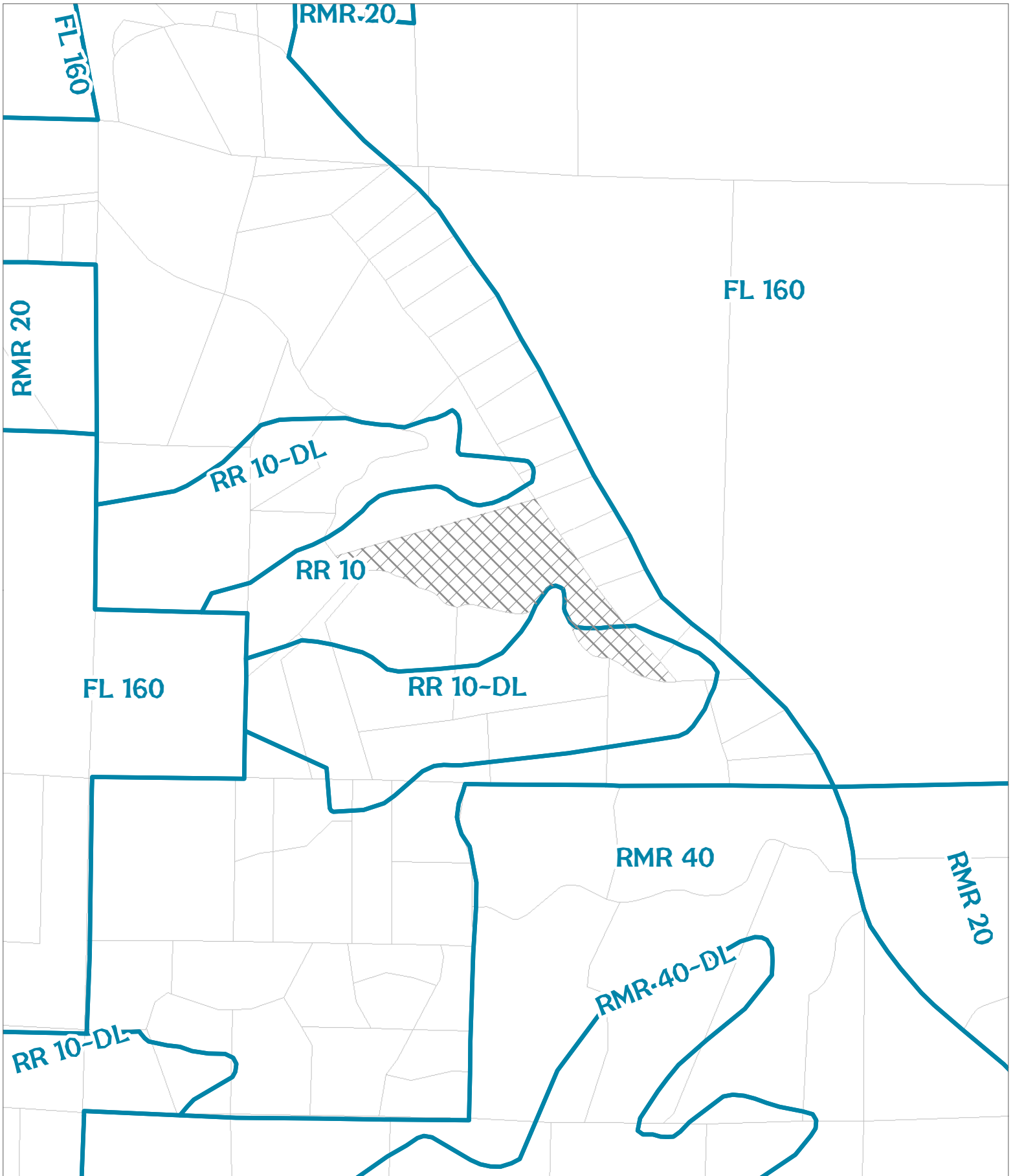
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

 Zoning Districts




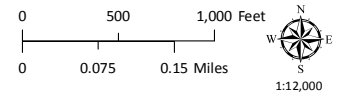
ZONING DISPLAY MAP

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



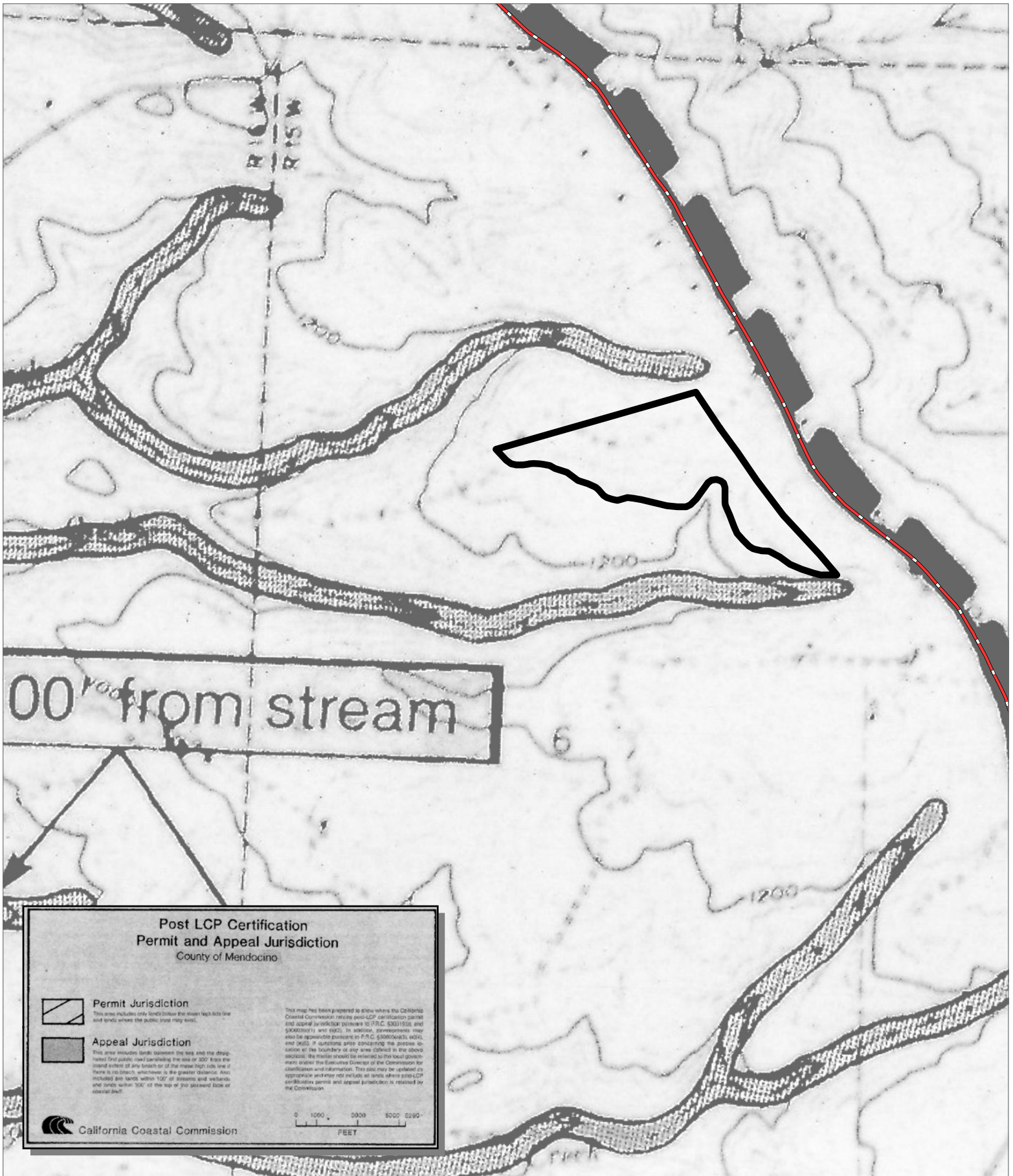
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

 General Plan Classes



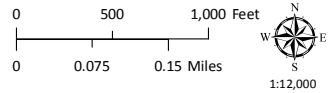
GENERAL PLAN CLASSIFICATIONS

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



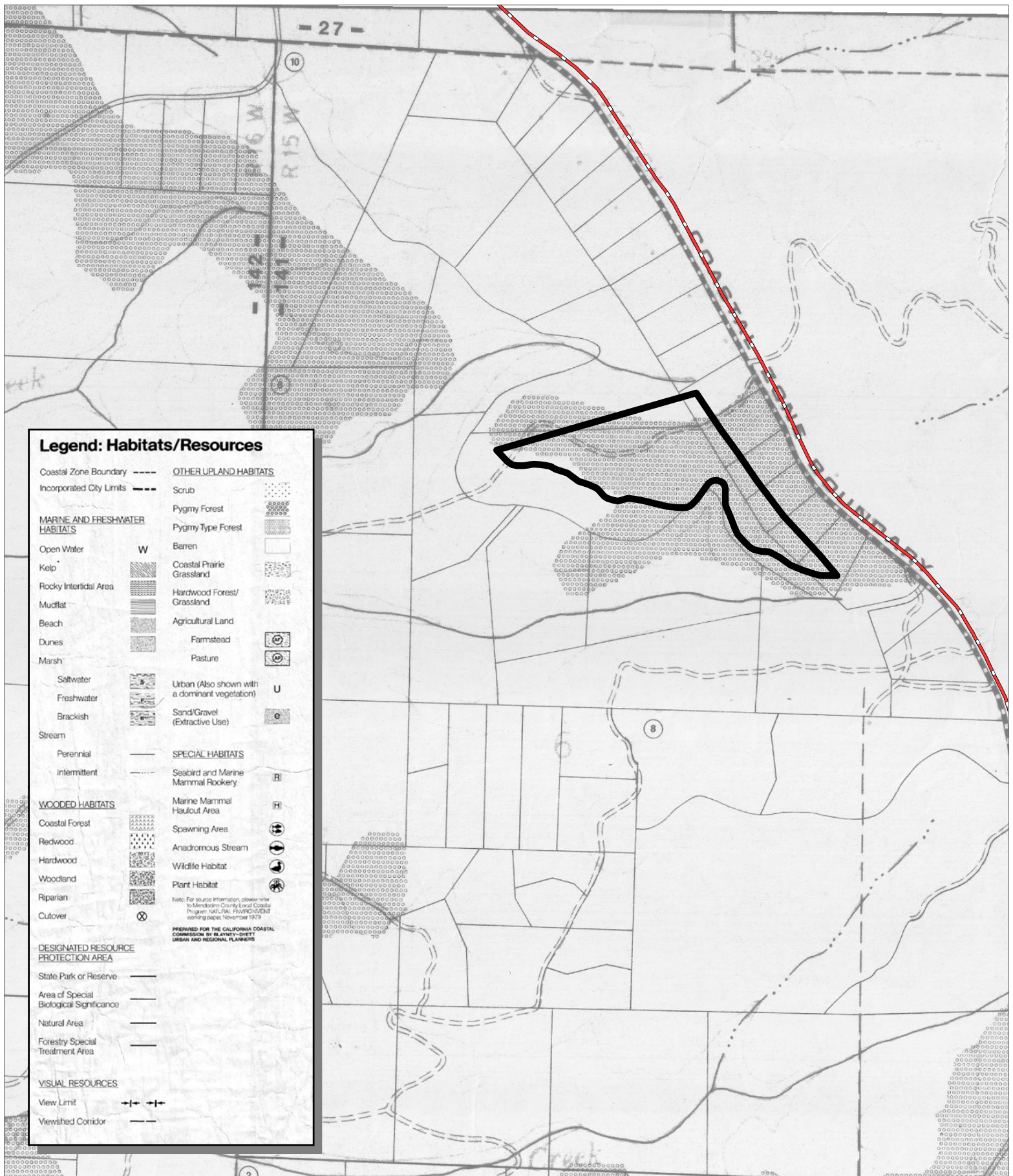
CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

Coastal Zone Boundary



APPEALABLE AREAS

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

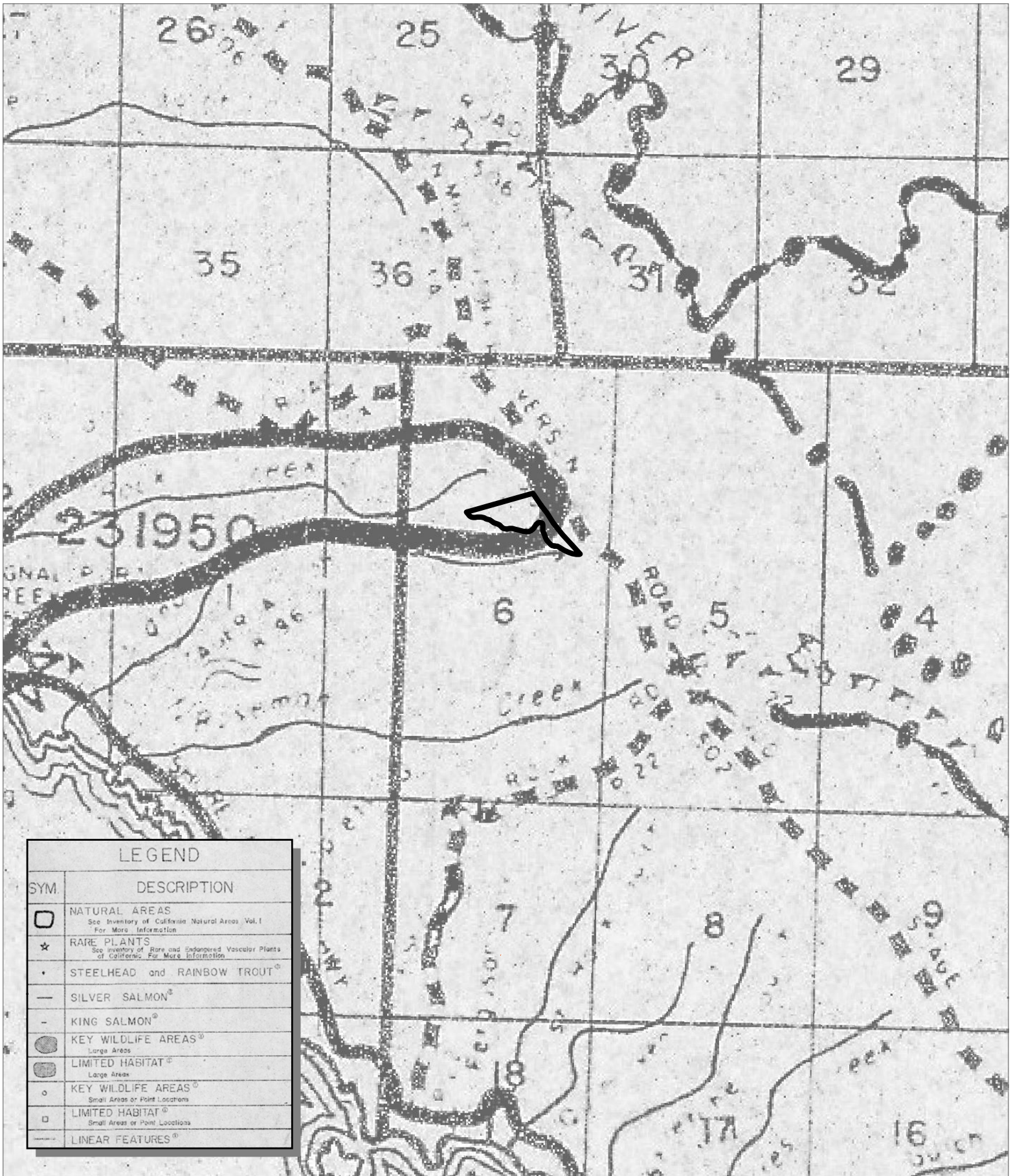


CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

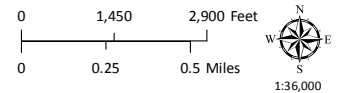
Coastal Zone Boundary

LCP HABITATS & RESOURCES

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

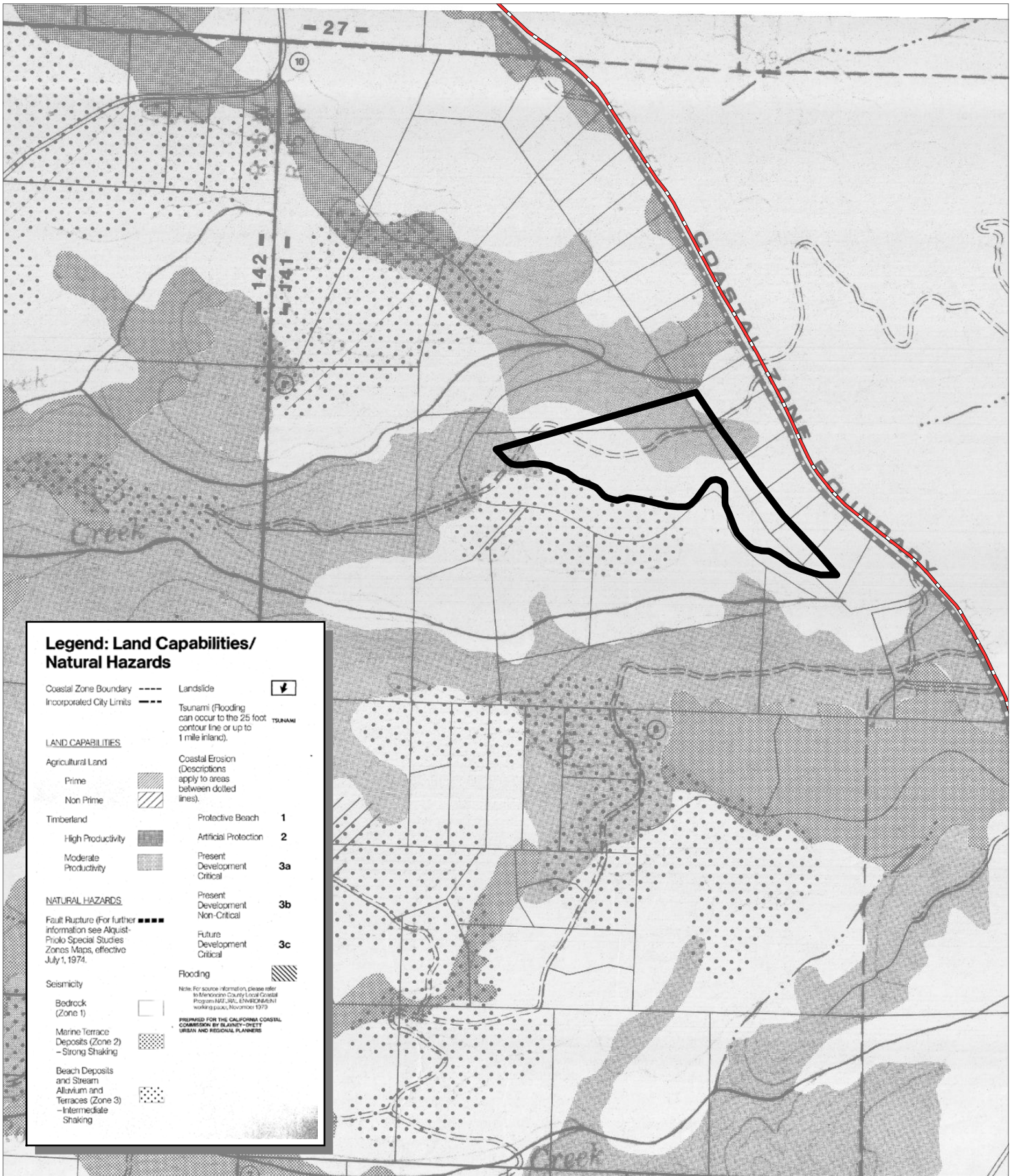


CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala



BIOLOGICAL RESOURCES

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

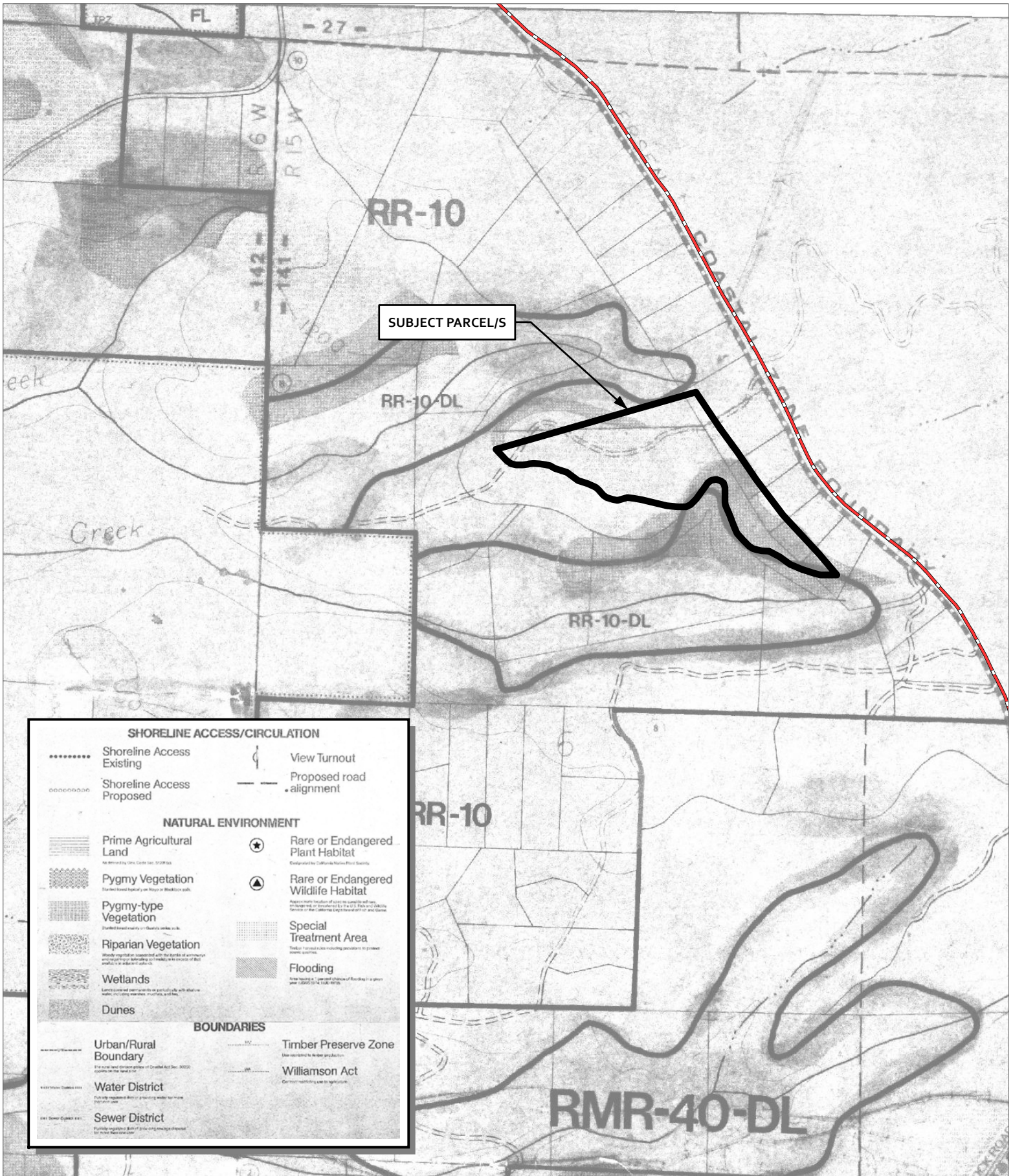


CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

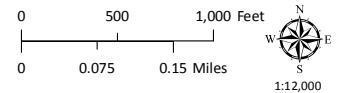
Coastal Zone Boundary

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

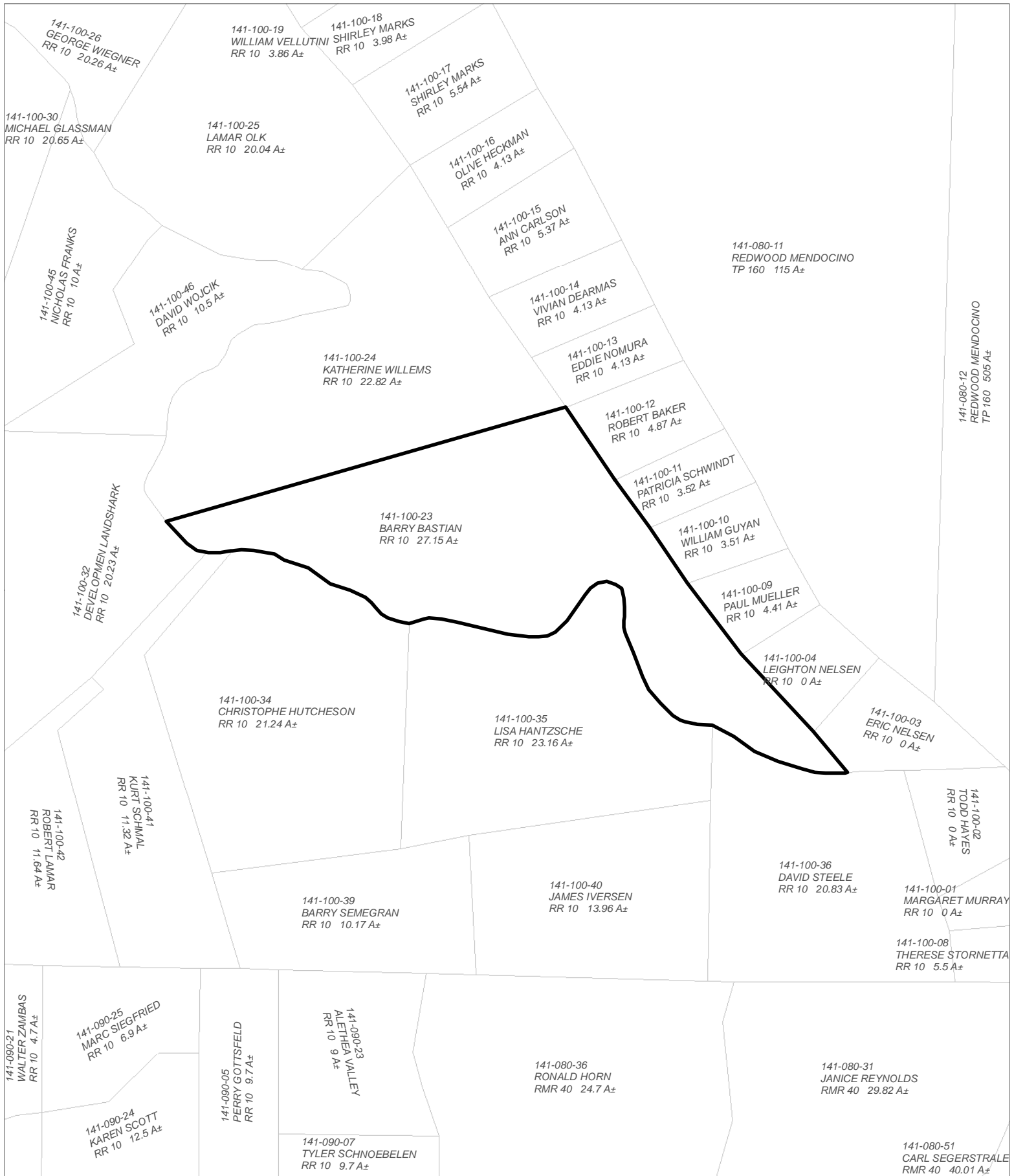


CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

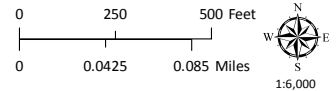


LCP LAND USE MAP 30: ANCHOR BAY

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

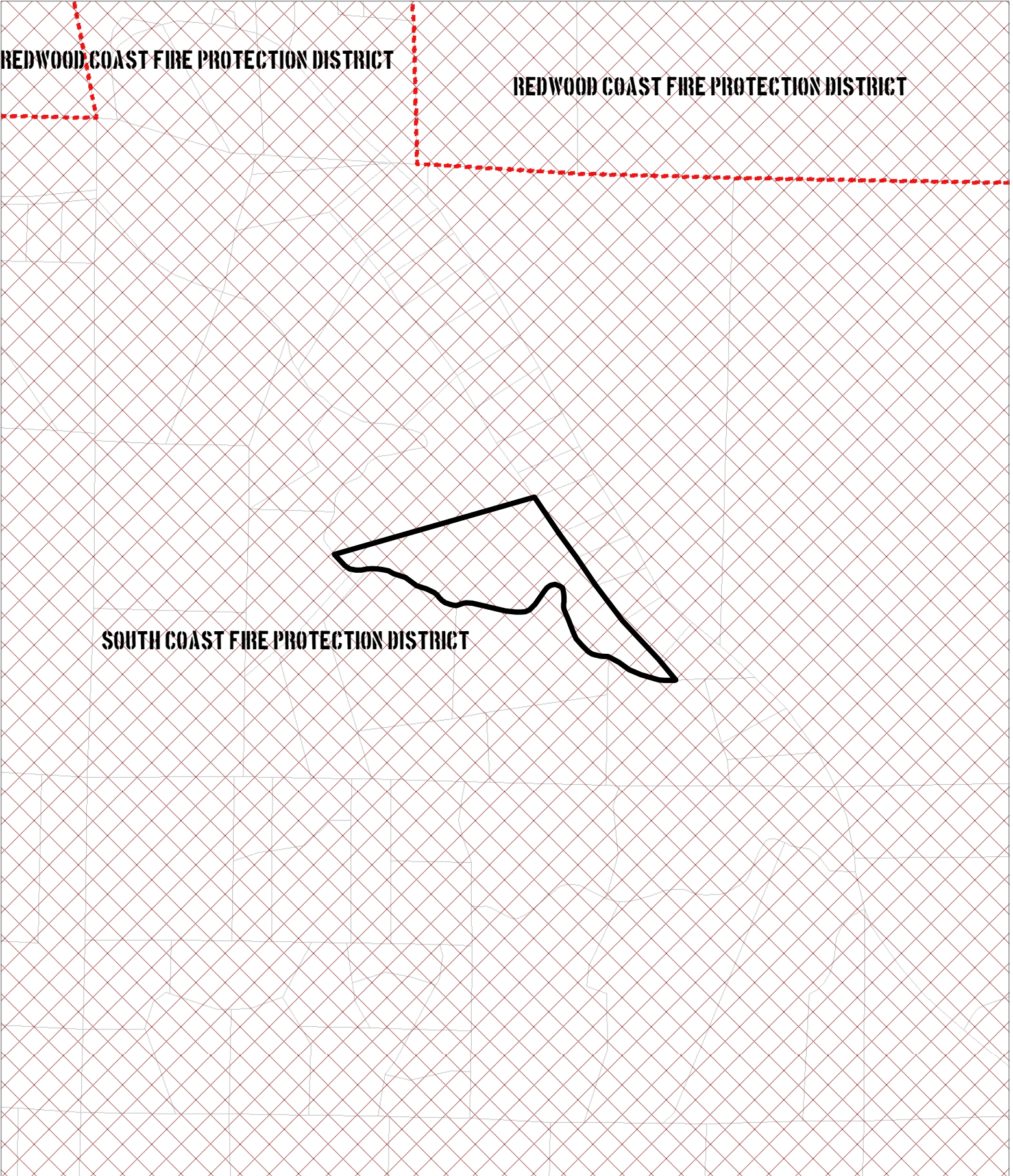


CASE: CDP 2017-0021
 OWNER: **BASTIAN, Barry & Suzanne**
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala





ADJACENT PARCELS

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

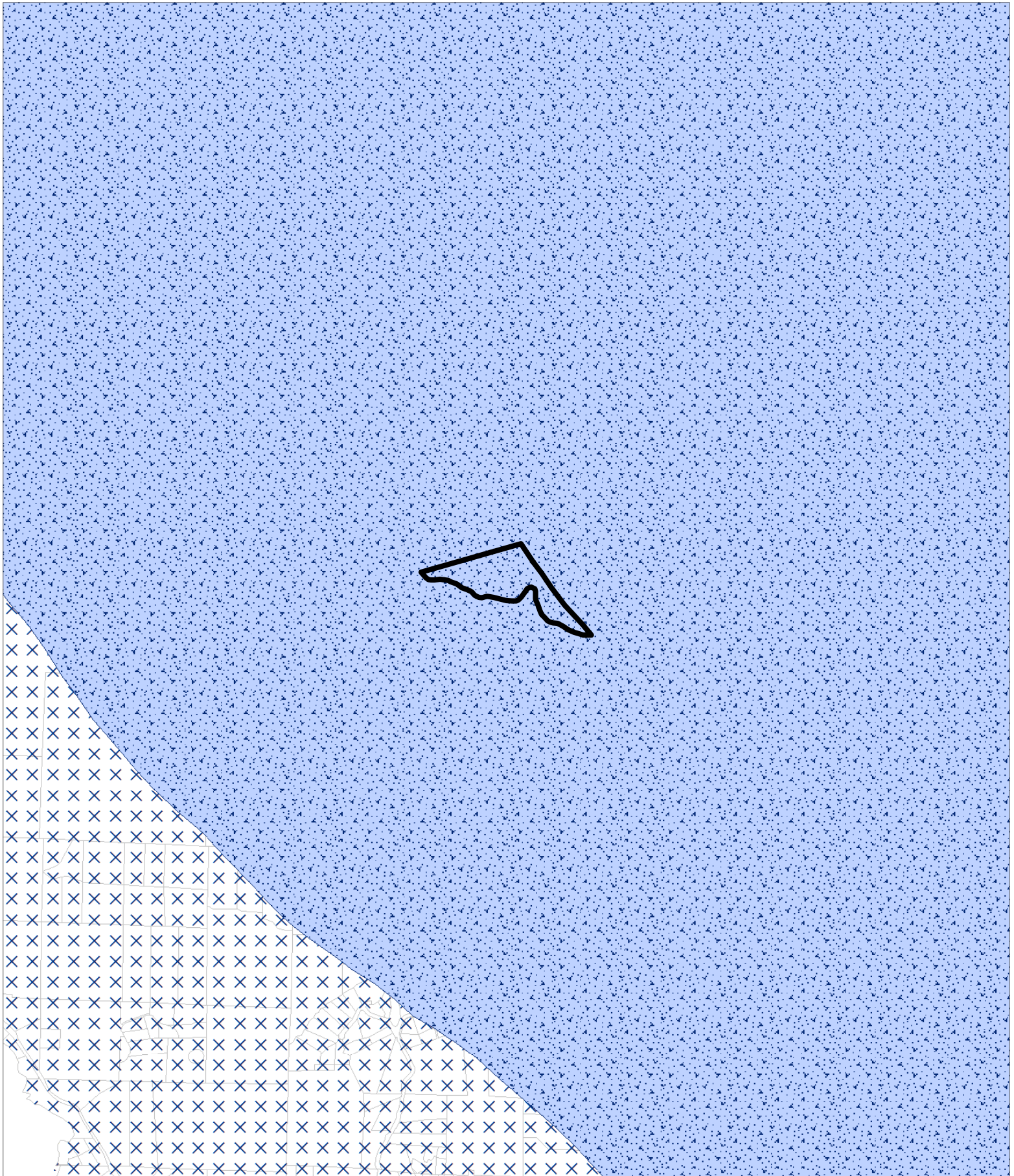


CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala




-  County Fire Districts
-  High Fire Hazard

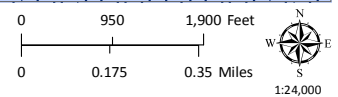
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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



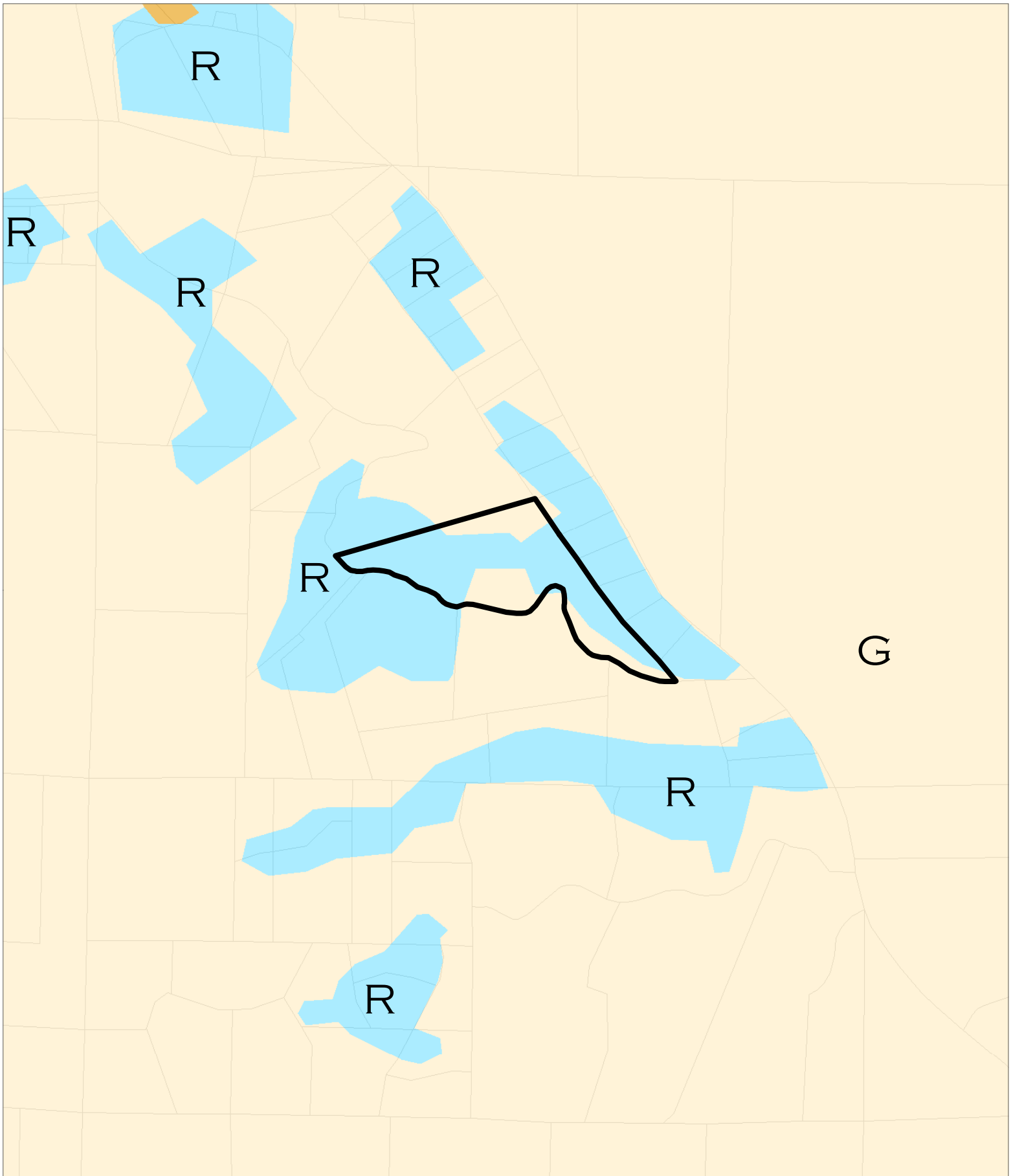
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

  Critical Water Areas
 Critical Water Resources Bedrock





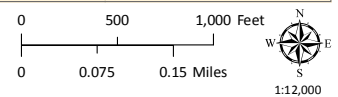
GROUND WATER RESOURCES

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



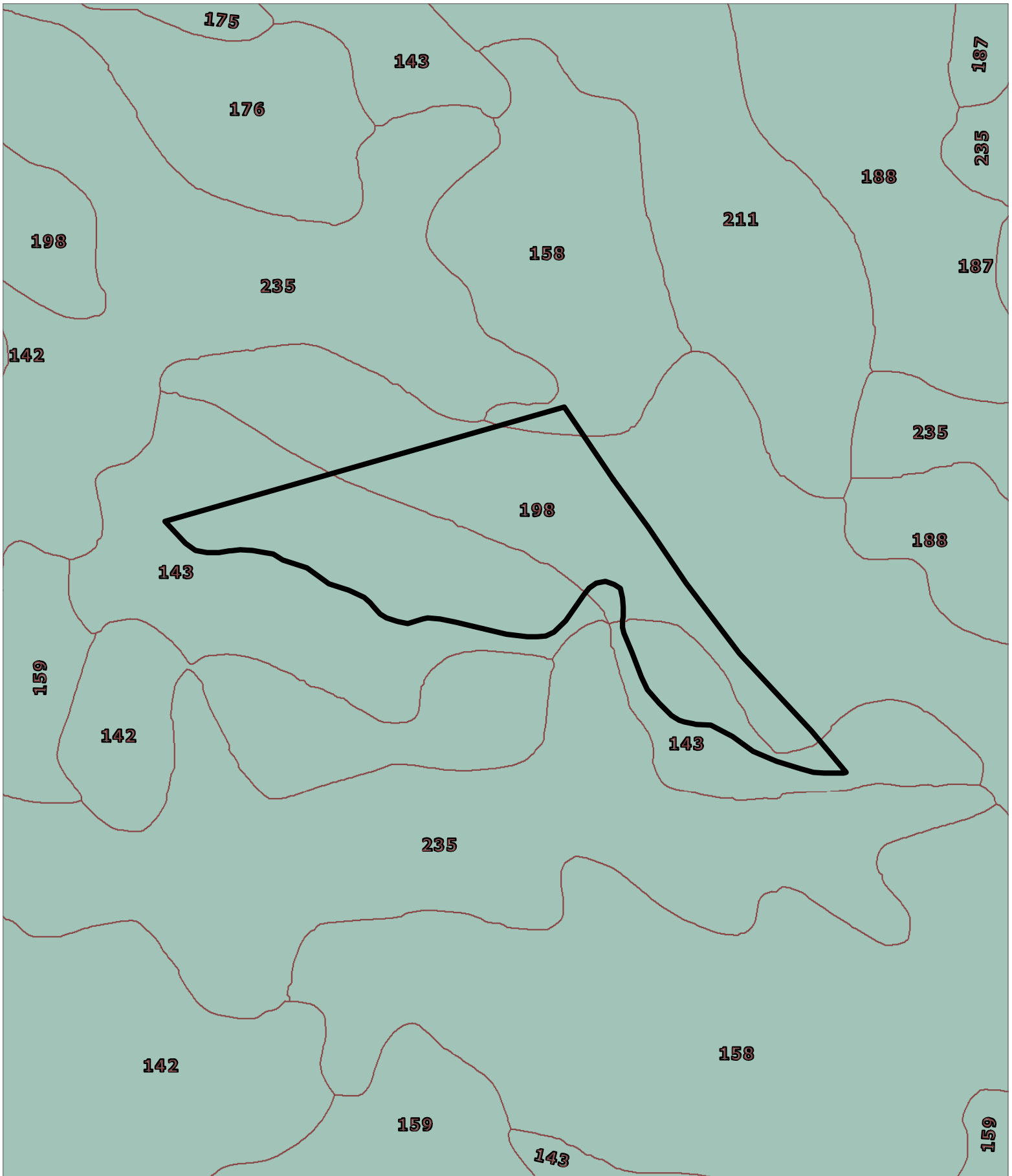
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)
-  Semi-Ag & Rural Commercial (sAC)



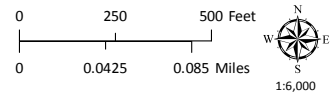
IMPORTANT FARMLAND

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



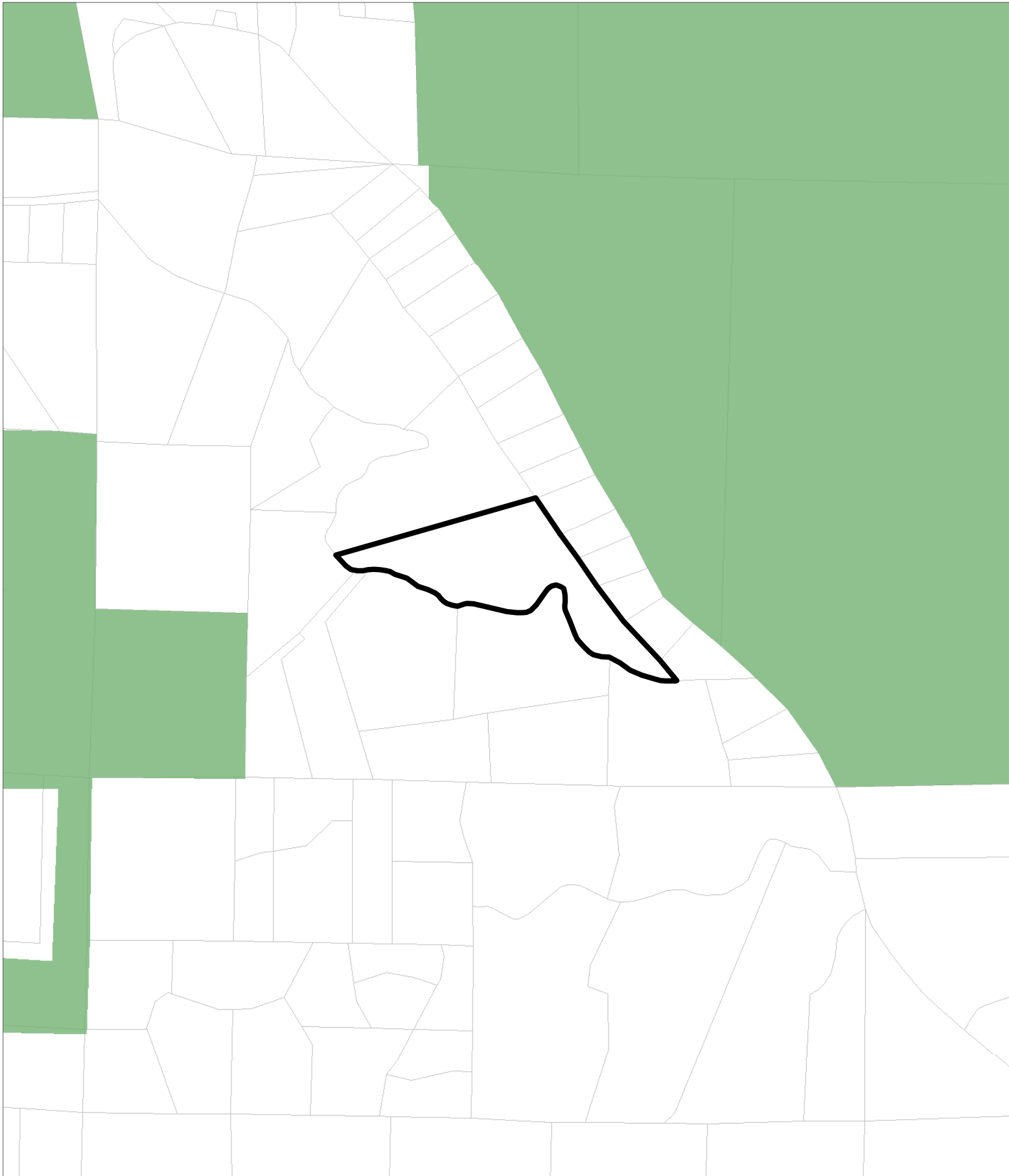
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

Western Soil Classes
Bishop Pine



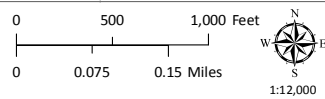
LOCAL SOILS

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



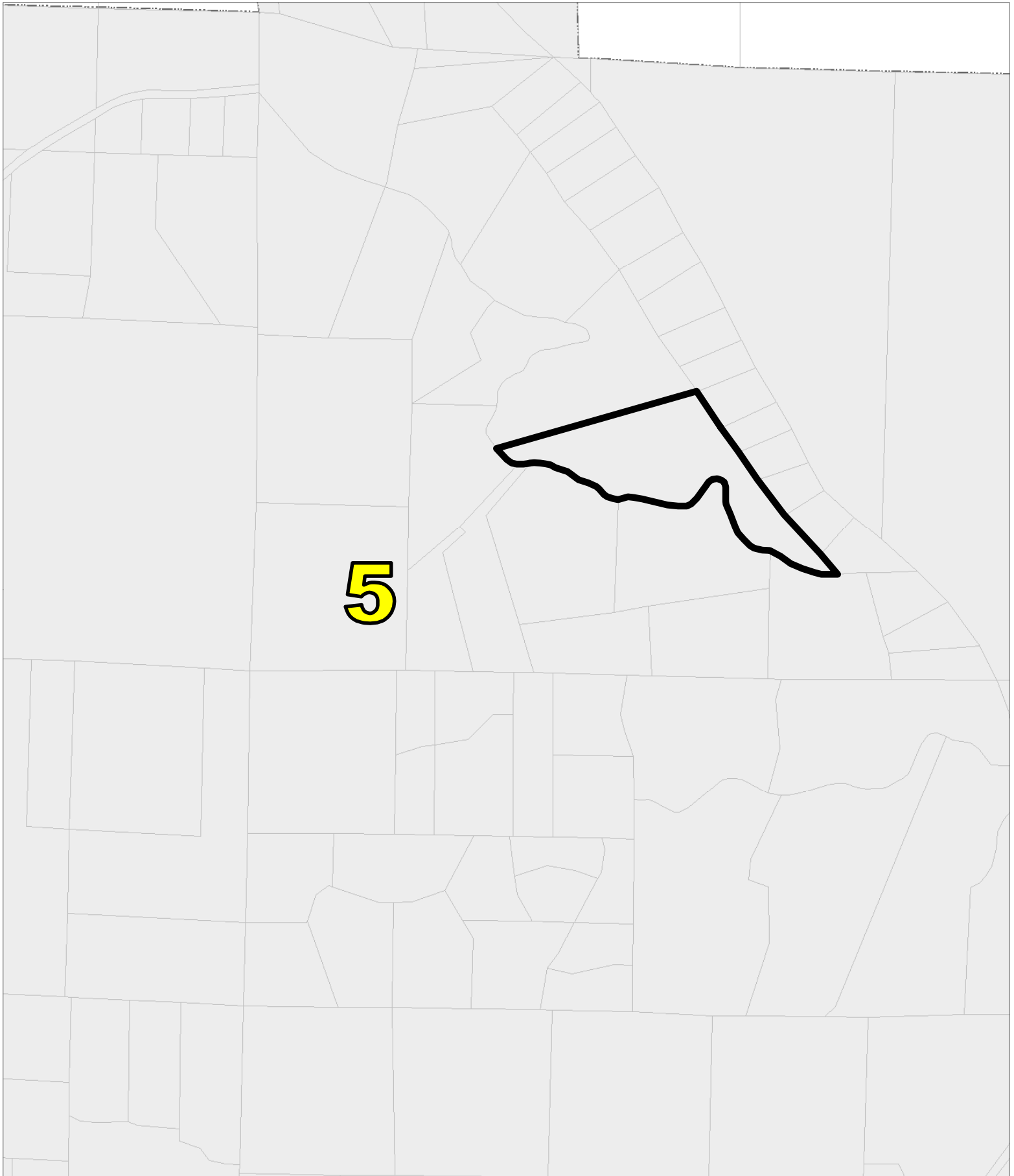
CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

 TPZ 2015





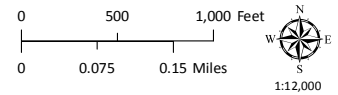
TIMBER PRODUCTION ZONES

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



CASE: CDP 2017-0021
OWNER: BASTIAN, Barry & Suzanne
APN: 141-100-23
APLCT: Barry & Suzanne Bastian
AGENT:
ADDRESS: 35640 Timberwood Way, Gualala

 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