



**SUMMARY**

**OWNER:** KEVIN F. CALLANAN, TRUSTEE  
35501 S. HIGHWAY 1 #154  
GUALALA, CA 95445

CHAD A. WARNER  
PO BOX 626  
GUALALA, CA 95445

**APPLICANT:** KEVIN F. CALLANAN  
35501 S. HIGHWAY 1, UNIT 154  
GUALALA, CA 95445

**AGENT:** N/A

**APN/S:** 143-211-04, 49

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer .06± acres from Warner to Callanan to create two parcels of 8.11± and .73± acres, respectively.

**LOCATION:** In the Coastal Zone. Approximately 4± miles north of Gualala, parcels are located north off Sunset Drive (CR 525), approximately .70± miles from its intersection with State Highway 1. APNs 143-211-04 and 143-211-49.

**TOTAL ACREAGE:** 8.81±

**GENERAL PLAN:** RR-5 [RR-1]

**ZONING:** RR-5 [RR-1]

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**RECOMMENDATION:** Approve Coastal Development Boundary Line Adjustment B 2016-0024 with Standard Conditions.

**STAFF PLANNER:** RUSSELL FORD

**BACKGROUND**

**PROJECT DESCRIPTION:**

Coastal Development Boundary Line Adjustment to transfer .06± acres from 143-211-49 (Warner) to 143-211-04 (Callanan) to create two parcels of 8.11± and .73± acres, respectively.

**APPLICANT'S STATEMENT:**

A boundary line adjustment of 2500± square feet granted from Chad Warner (143-211-49) to Kevin Callanan (143-211-48). Area to be adjusted is a pie shaped configuration running along the rear fence line of Callanan.

**RELATED APPLICATIONS:**

**On-Site**

- Enchanted Meadows Subdivision Unit 3, Tract 45
- Boundary Line Adjustment B 38-78 adjusted property from Warner to two other adjacent Enchanted Meadows lots.

**Neighboring Property**

- Enchanted Meadows Subdivision Unit 3, Tract 45

**SITE CHARACTERISTICS:**

The site is located along the east side of State Highway 1 in the Anchor Bay area, as part of the Enchanted Meadows subdivision, approximately 4 miles northwest of the town of Gualala. Both parcels are on a flat marine terrace, less than a mile from the Pacific Ocean and heavily forested. APN 143-211-49 (Warner) is developed with a single family residence and outbuilding, APN 143-211-04 (Callanan) is developed with a single family residence. APN 143-211-49 is bisected by a small area of freshwater forested/shrub wetland along an existing watercourse that is outside the project area. Both parcels take direct access from Sunset Drive (CR 525).

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	RR-5 [RR-1]	RR-5 [RR-1]	~.75±	Residential
<b>EAST</b>	RR-5 [RR-1]	RR-5 [RR-1]	~.65±	Residential
<b>SOUTH</b>	RR-5 [RR-1]	RR-5 [RR-1]	~1.00±	Residential
<b>WEST</b>	RR-5 [RR-1]	RR-5 [RR-1]	~.80±	Residential

**PUBLIC SERVICES:**

Access: Sunset Drive (CR 525)  
Fire District: South Coast Fire Protection District  
Water District: North Gualala Water Company  
Sewer District: None  
School District: Arena Union Elementary

**AGENCY COMMENTS:**

On June 17<sup>th</sup>, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Gualala Municipal Advisory Council		Comments	7/11/2016
<i>Approved unanimously by GMAC as proposed</i>			
Division of Environmental Health		No Comment	7/21/16
Planning Division – Fort Bragg	CDP 05-03 (SFR)	No Comment	6/22/16
CALFIRE		No Comment	6/21/16

**KEY ISSUES**

**1. General Plan and Zoning Consistency:**

Both parcels involved in the proposed lot adjustment are classified RR-5 [RR-1] (Rural Residential, 5 acre minimum, variable density).

The RR-5 [RR-2] zoning of the parcels is consistent with the General Plan Land Use Designation. Mendocino County Coastal Zoning Code Section 20.048.005 establishes the intent of the RR zoning to “create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the “R-R” District would be applied to rural or semi-rural areas where urban levels of service are not available and where urban levels of services are not available and where large lots are desired.” The proposed adjustment would create parcels of 8.11± and .73± acres each. The lot being reduced would remain significantly above the 5 acre minimum, and the smaller non-conforming lot will be slightly enlarged. There is no conflict with the Land Use Designation and the project.

**2. Division of Land Regulations:**

This project is scheduled to be reviewed by the County Subdivision Committee on September 8<sup>th</sup>, 2016, at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required findings in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

**3. Environmental Protection:**

APN 143-211-49 is currently the site of a Freshwater Forested/Shrub Wetland area along a small existing drainage, as identified on the U.S. Fish and Wildlife service data. The proposed adjustment does not contact the existing wetland area, though it does reduce the distance from the existing property line by 50 feet to approximately 50 feet. No additional development is proposed at this time, and any future development would require a Coastal Development Permit allowing for additional review.

**COASTAL POLICY CONSISTENCY REVIEW:** Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density;
2. The boundary line adjustment will not create any new parcels;
3. No substandard lot will result from the adjustment; both lots are already recognized as legal non-conforming and will remain so;
4. The property subject to the adjustment is in an area designated CWR (Critical Water Resources) identified in the Mendocino County Groundwater Study, which states in part:

“Areas designated CWR (Critical Water Resources) shall have a minimum lot size of 5 ac; “proof of water” not required. All lots less than 5 ac shall be required to demonstrate “proof of water”

Both parcels will remain larger than 5 acres and so will meet the requirements outlined in the ground water study.

5. The project is not located on property containing pygmy vegetation.
6. The project is not located within a designated "Highly Scenic" area.
7. The parcels are not located within an appealable area.

**ENVIRONMENTAL RECOMMENDATION:** The application is Categorically Exempt – Class 5a. Therefore, no further environmental review is required.

**COASTAL ELEMENT CONSISTENCY RECOMMENDATION:** The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

**RECOMMENDED MOTION:** The Coastal Permit Administrator approves Boundary Line Adjustment B 2016-0024, subject to the following conditions of approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. The proposed boundary line adjustment is in conformance with the Coastal Element; and,
2. The proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities;
3. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district; and,
4. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA);
5. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource;
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development;
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.
8. The proposed use is compatible with the long-term protection of resource lands.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provides one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

**"Any and all lands and any and all interest thereto lying within the following described real property" (perimeter description of the adjusted parcel(s)."**

**And,**

**"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B 2016-0024 and is intended to create no new parcel."**

4. Per Mendocino County Code Section 17-17.5(l) (2):

“That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made.”

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon receipt of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that “Future development may require additional studies and/or may be subject to restrictions” and that “Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.”
8. A note shall be placed on the deeds and/or legal descriptions stating, “The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.”
9. All structures must maintain thirty (30) foot setbacks from property lines as required by Mendocino County Code Section 20.048.035. A sitemap with this requirement shown shall be submitted to the Department of Planning and Building Services.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

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DATE

Signature on file

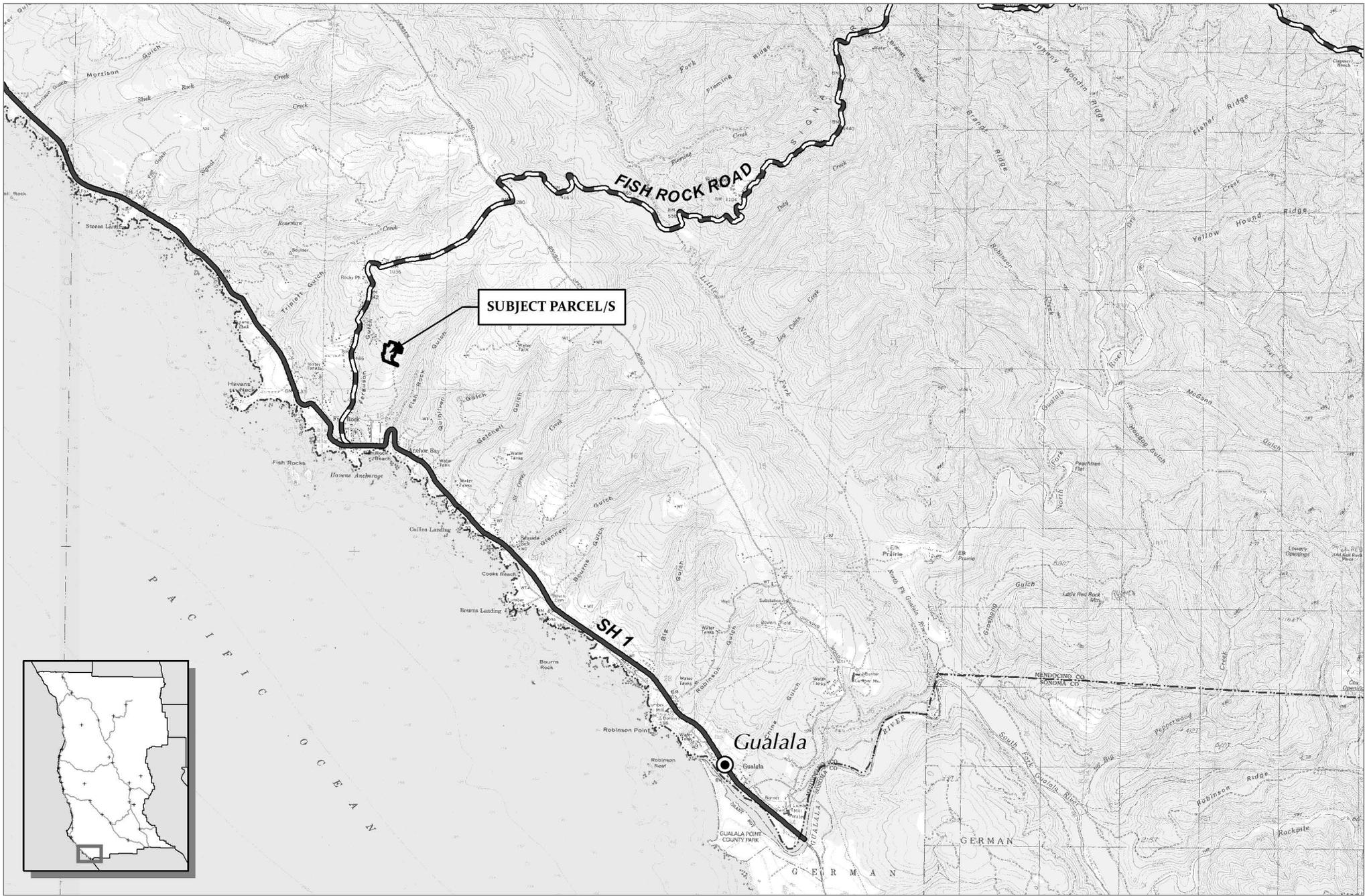
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RUSSELL FORD

Appeal Period: 10 Days  
Appeal Fee: \$910.00

**ATTACHMENTS:**

- A. Location Map
- B. Vicinity Map
- C. Topo Map
- D. Aerial Map
- E. Site/Tentative Map
- F. Existing Configuration
- G. Proposed Configuration
- H. Zoning Map
- I. General Plan Classifications
- J. LCP Land Use
- K. LCP Land Capabilities & Natural Hazards
- L. LCP Habitats & Resources
- M. Appealable Areas
- N. Adjacent Parcels
- O. Fire Hazard Zones
- P. Water Districts
- Q. Coastal Groundwater Resources
- R. Classified Wetlands
- S. Misc

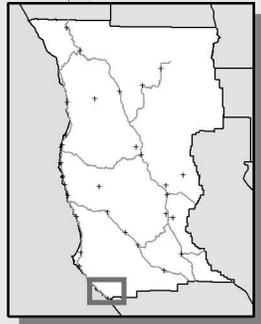


**SUBJECT PARCEL/S**

**FISH ROCK ROAD**

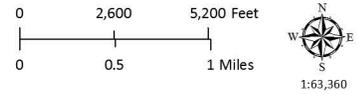
**SH 1**

**Gualala**



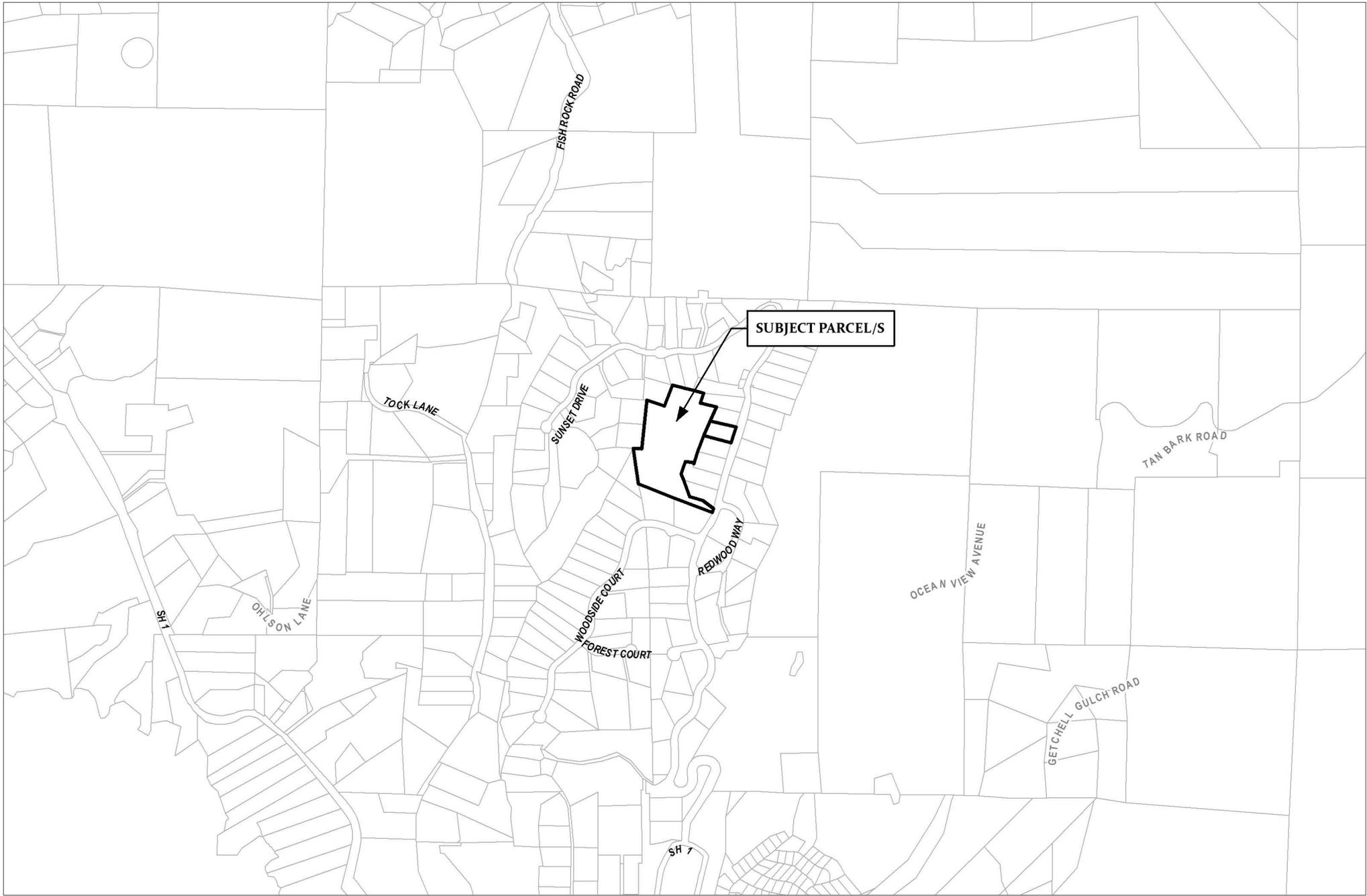
CASE: (CD)B 2016-0024  
 OWNER: WARNER / CALLANAN  
 APN: 143-211-04, 49  
 APLCT: Kevin Callanan  
 AGENT:  
 ADDRESS: 46250 Sunset Drive, Anchor Bay

- Major Towns & Places
- Highways
- ▬ Major Roads

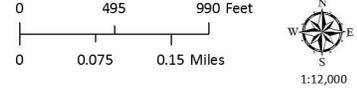


LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, June, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

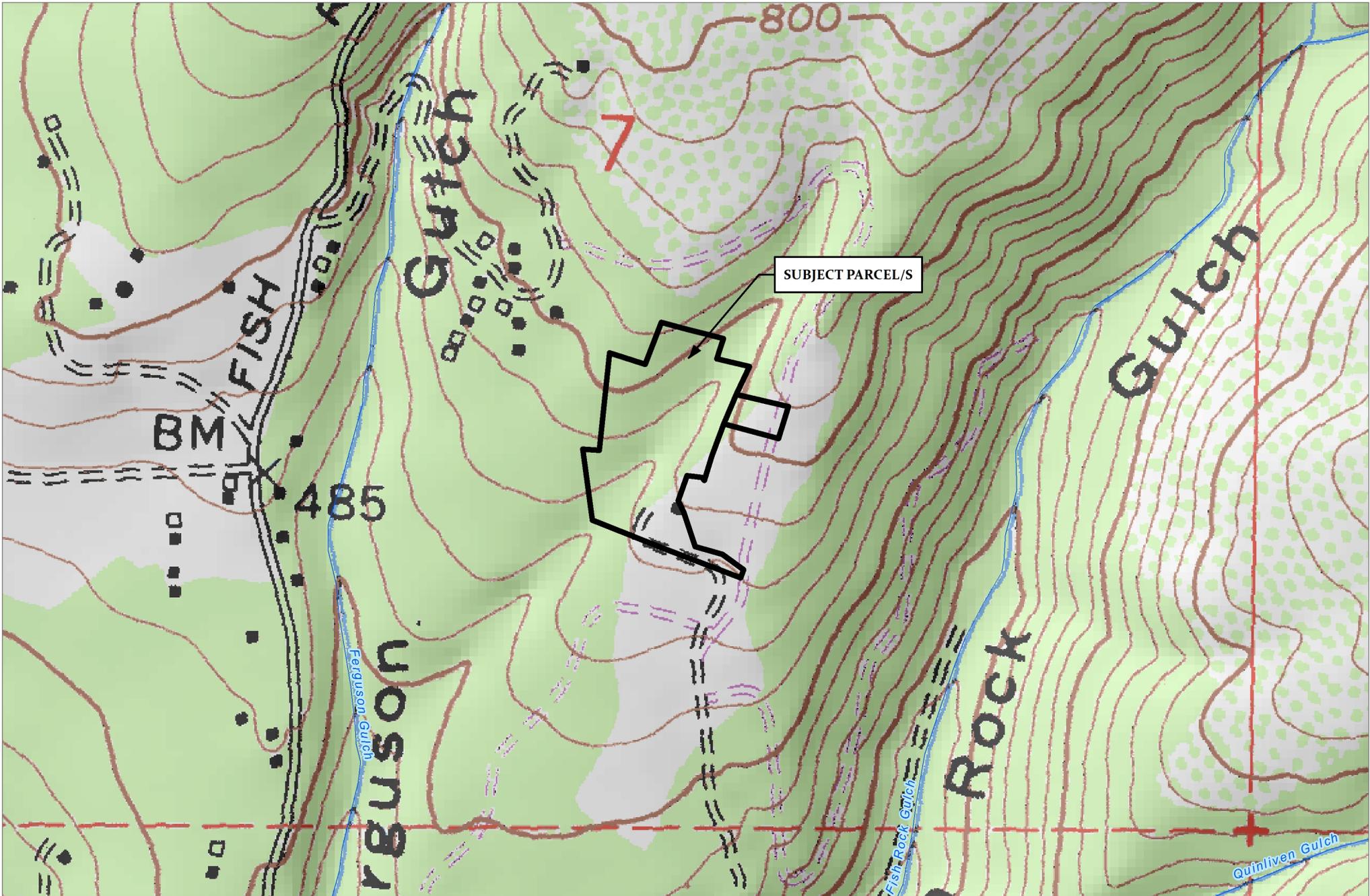


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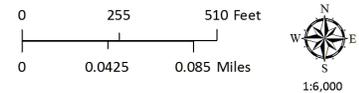
VICINITY MAP

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 Named Rivers



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

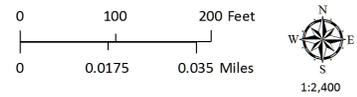
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SUBJECT PARCEL/S

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

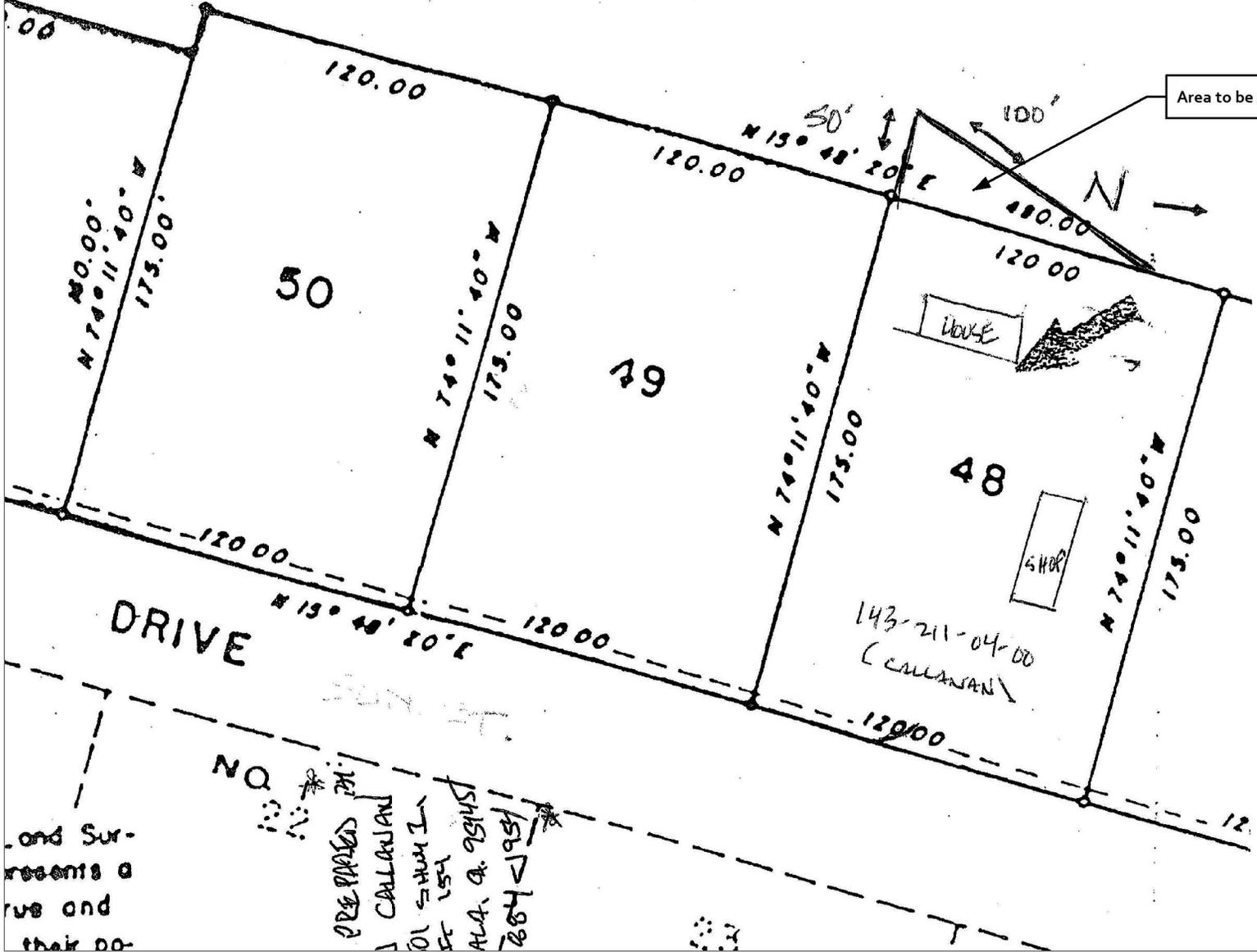
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ESRI IMAGERY

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My commission expires MARCH  
AP 143-211-49 (WARNER)



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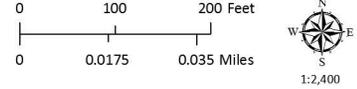
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TENTATIVE MAP

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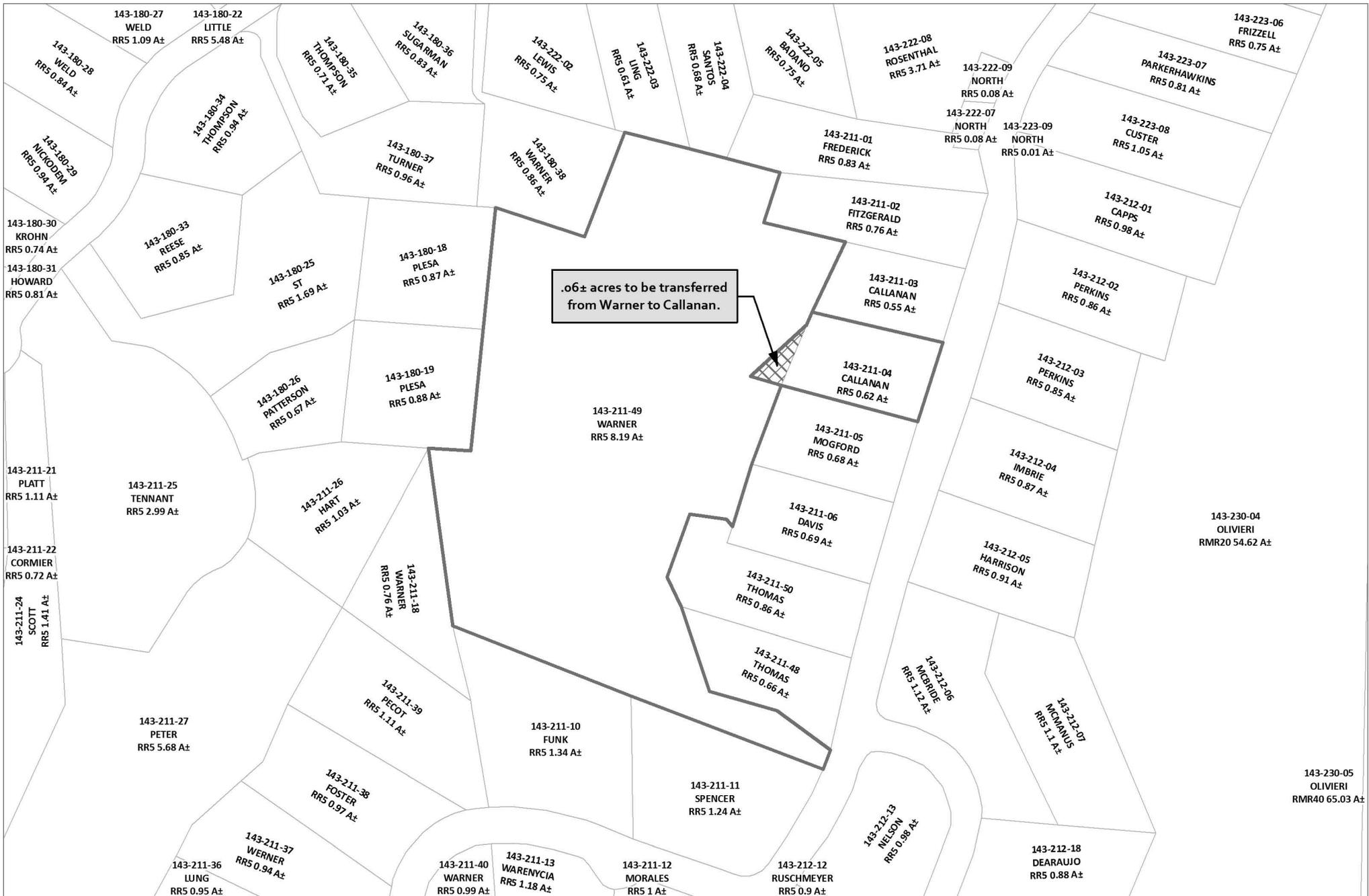


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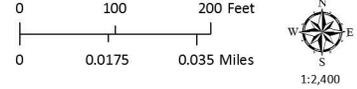
SITE PLAN

Map produced by the Mendocino County Planning & Building Services, August, 2016  
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.06± acres to be transferred from Warner to Callanan.

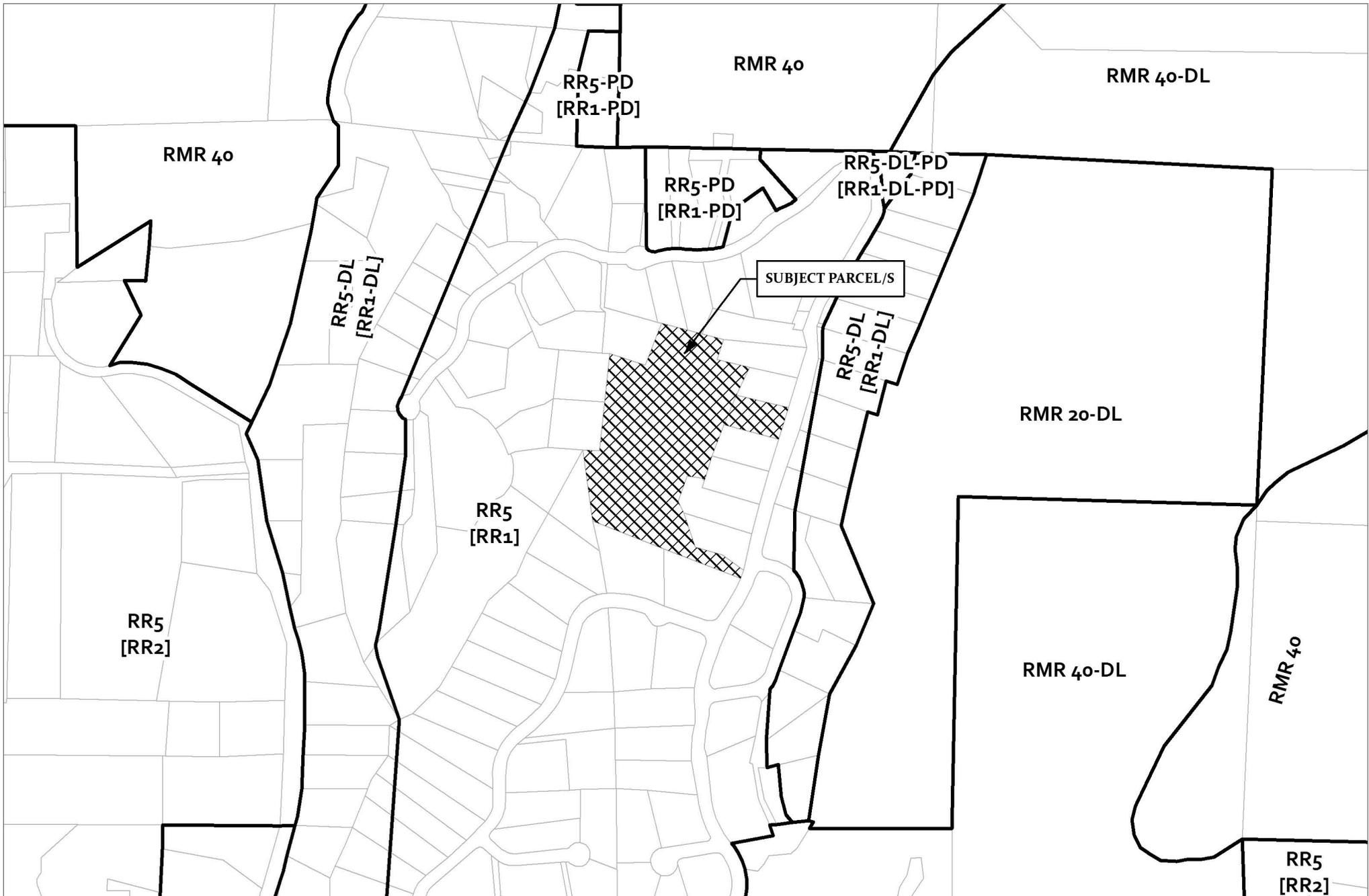
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PROPOSED CONFIGURATION

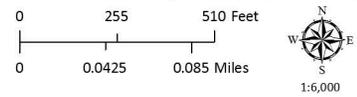
Attachment G

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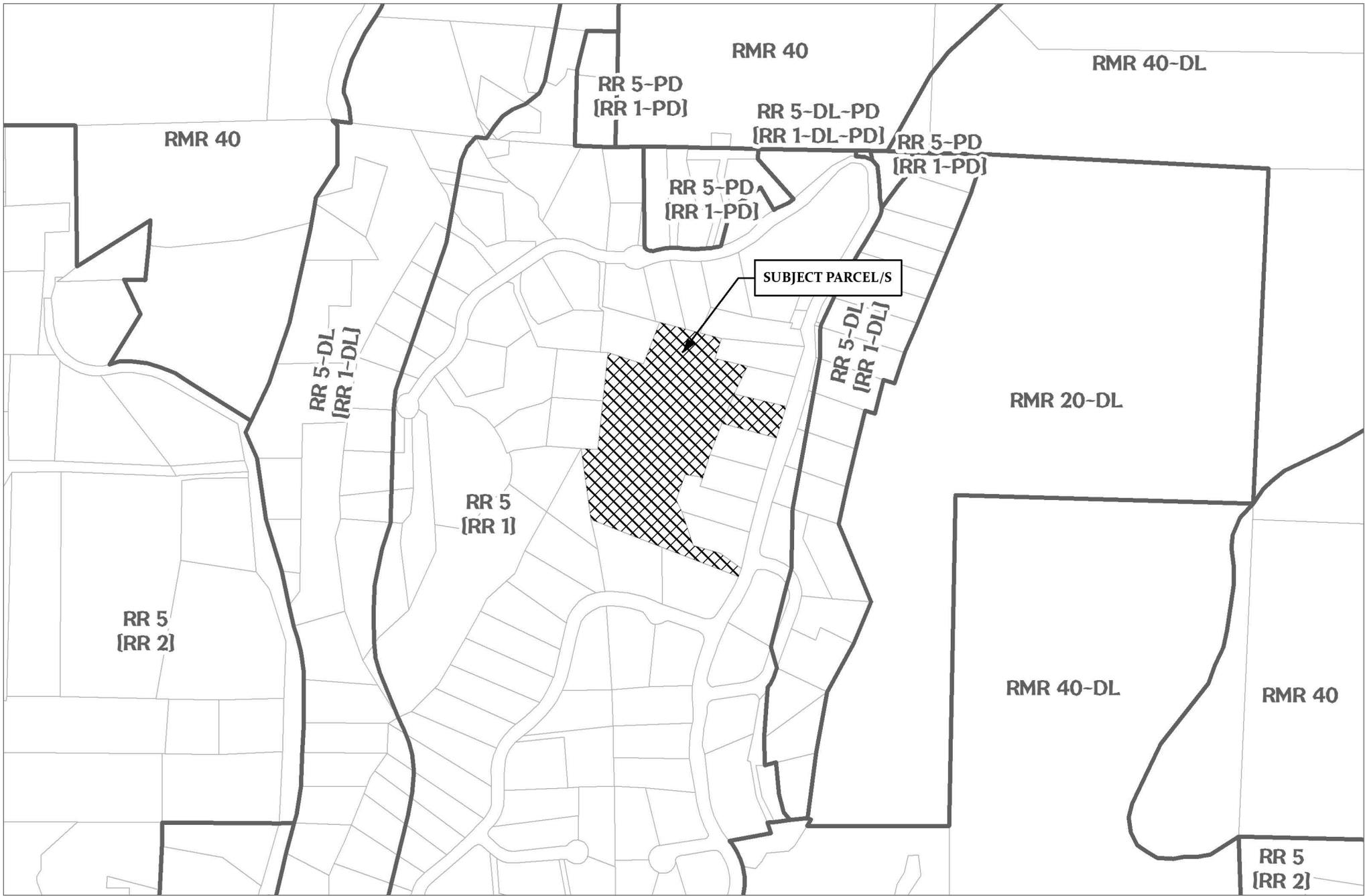
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 Zoning Districts



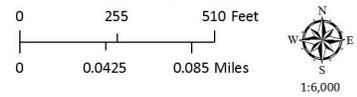
ZONING DISPLAY MAP

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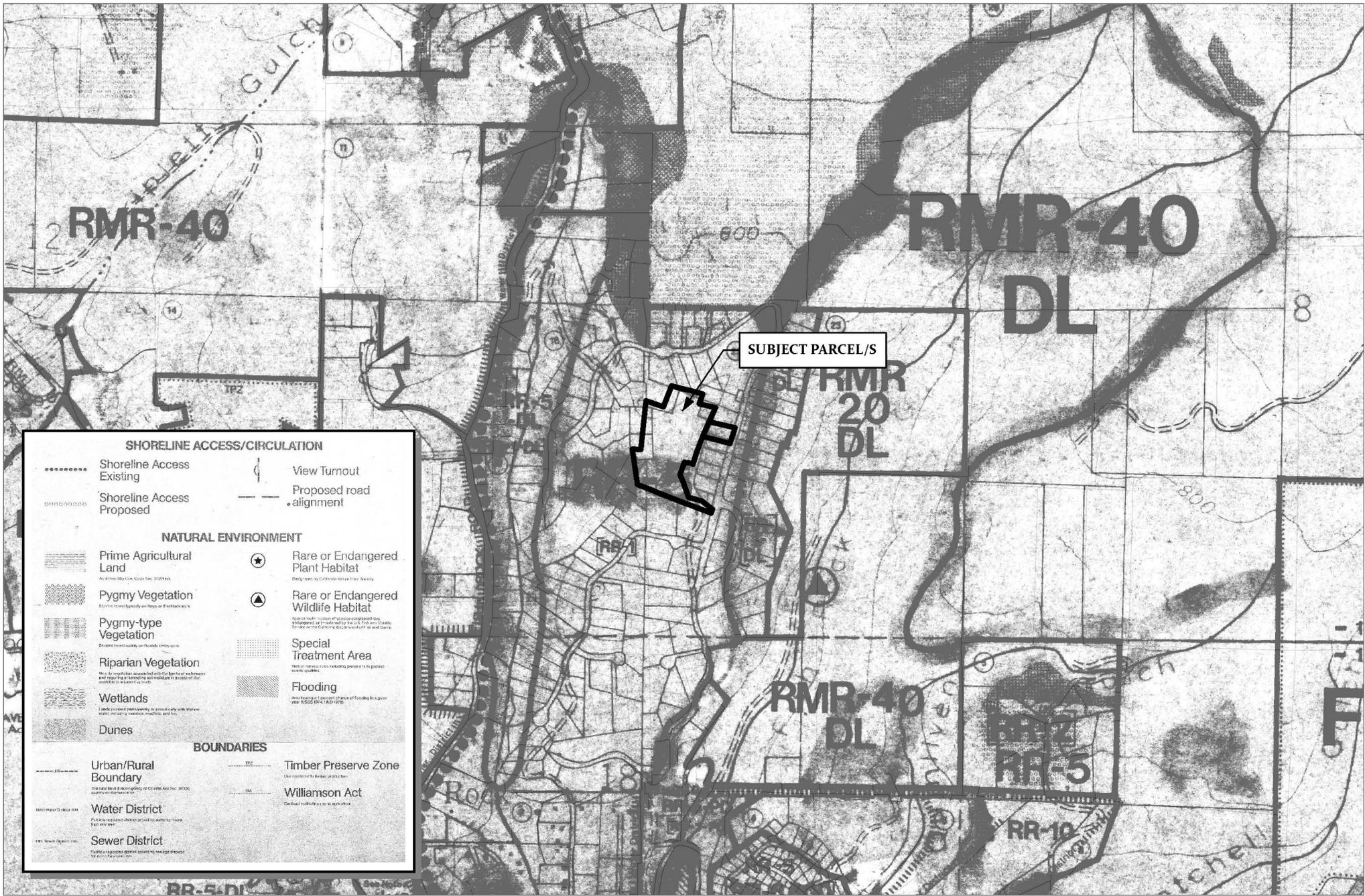
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 General Plan Classes

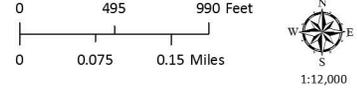


GENERAL PLAN CLASSIFICATIONS

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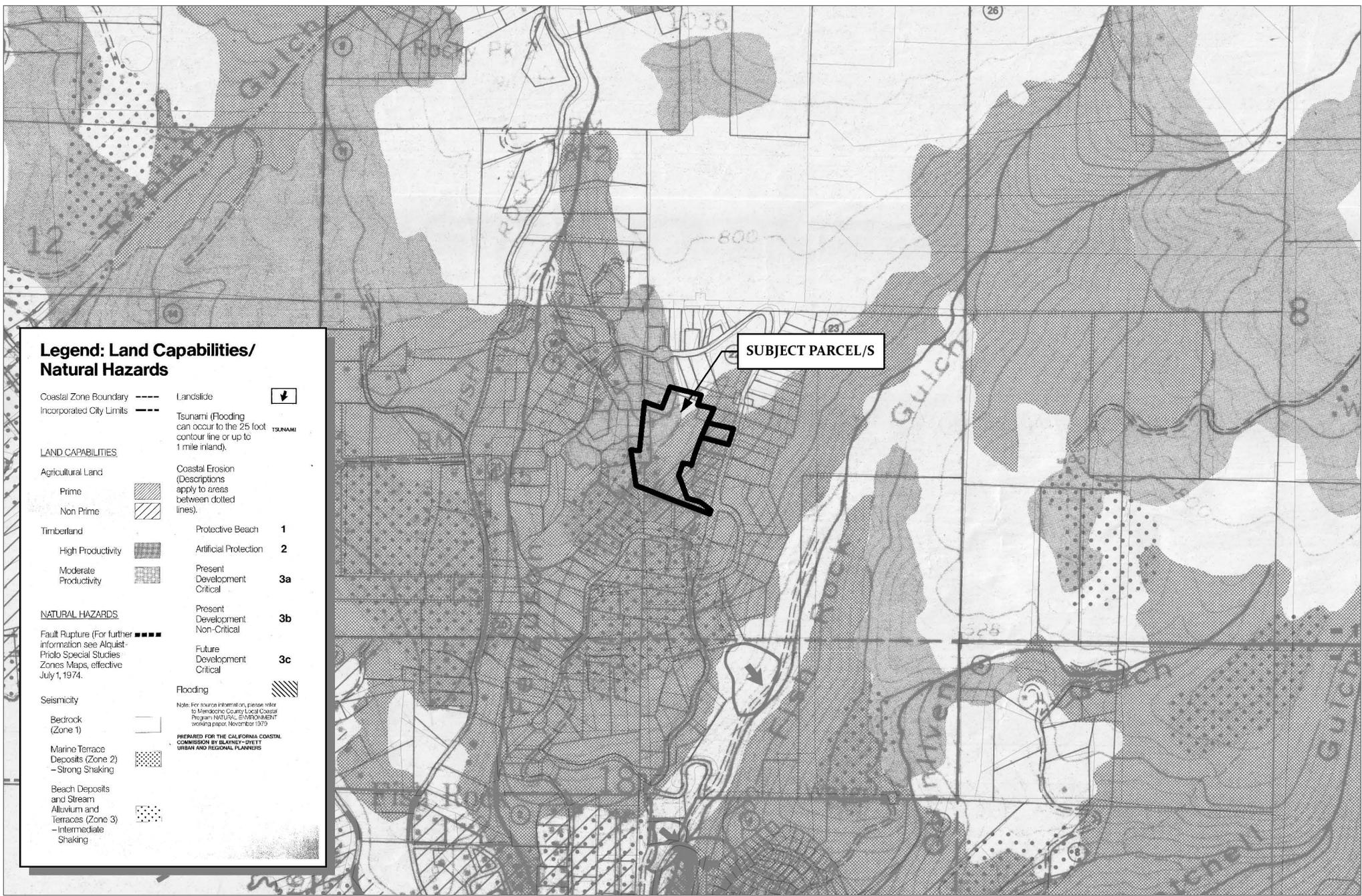
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LCP LAND USE MAP 30: ANCHOR BAY

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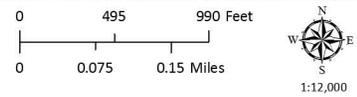


**Legend: Land Capabilities/  
Natural Hazards**

- |   |     |  |           |
|---|-----|--|-----------|
| Coastal Zone Boundary   | --- | Landslide  |           |
| Incorporated City Limits  | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |           |
| <b>LAND CAPABILITIES</b>  |     |  |           |
| Agricultural Land   |     | Coastal Erosion (Descriptions apply to areas between dotted lines).  |           |
| Prime   |     | Protective Beach   | <b>1</b>  |
| Non Prime   |     | Artificial Protection  | <b>2</b>  |
| Timberland  |     | Present Development Critical   | <b>3a</b> |
| High Productivity   |     | Present Development Non-Critical   | <b>3b</b> |
| Moderate Productivity   |     | Future Development Critical  | <b>3c</b> |
| <b>NATURAL HAZARDS</b>  |     |  |           |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. |     | Flooding   |           |
| Seismicity  |     | <small>Note: For source information, please refer to Mendocino County Local Coastal Program Technical Study/Workshop working paper, November 1979</small><br><b>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-O'RETT URBAN AND REGIONAL PLANNERS</b> |           |
| Bedrock (Zone 1)  |     |  |           |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |     |  |           |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |     |  |           |

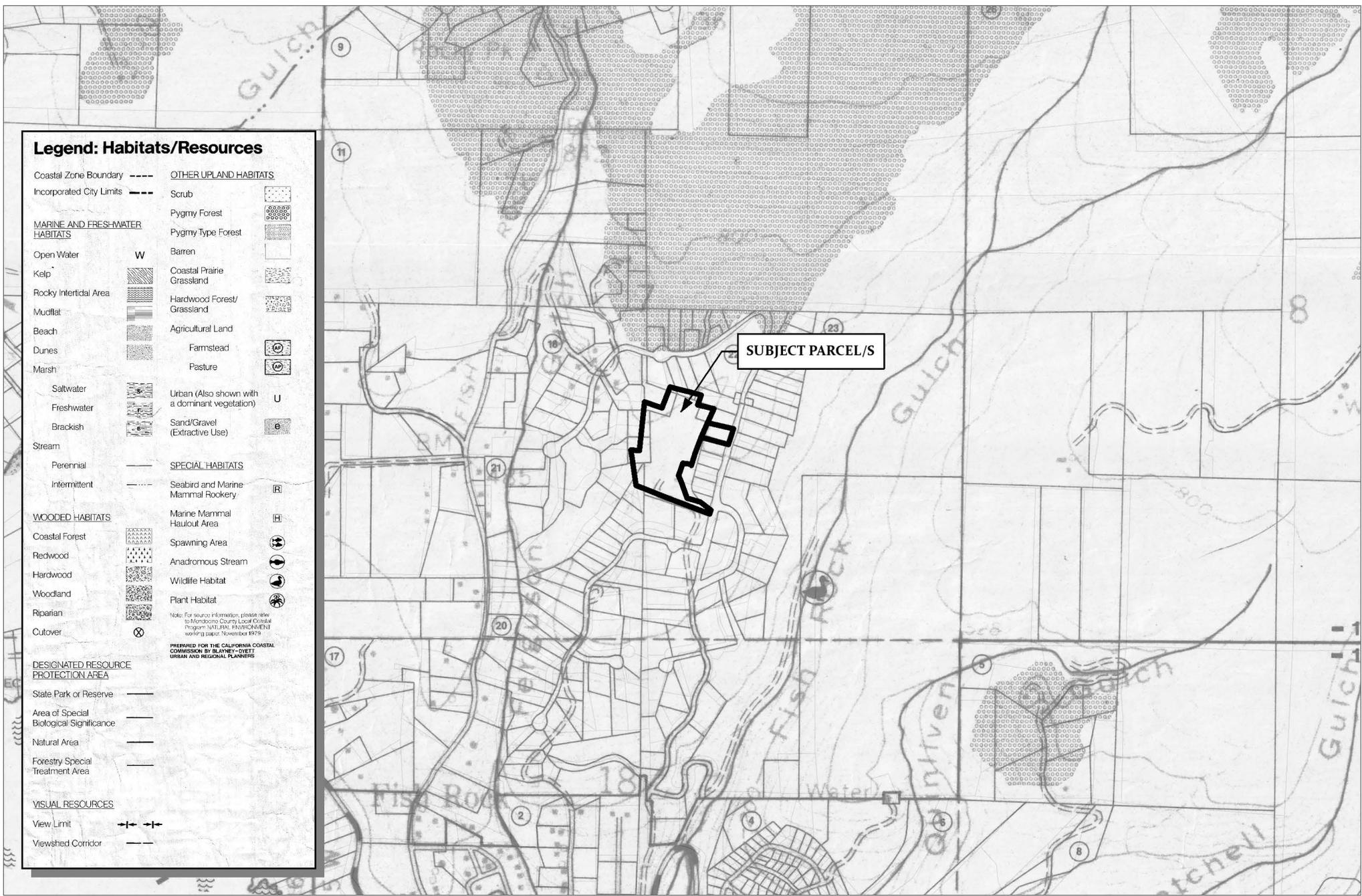
**SUBJECT PARCEL/S**

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LCP LAND CAPABILITIES & NATURAL HAZARDS

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**Legend: Habitats/Resources**

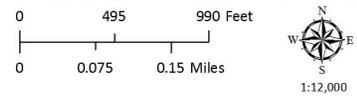
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESH-WATER HABITATS</b>		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie
Beach	[Pattern]	Grassland
Dunes	[Pattern]	Hardwood Forest/Grassland
Marsh	[Pattern]	Agricultural Land
Saltwater	[Pattern]	Farmstead
Freshwater	[Pattern]	Pasture
Brackish	[Pattern]	Urban (Also shown with a dominant vegetation)
Stream	[Pattern]	Sand/Gravel (Extractive Use)
Perennial	---	<b>SPECIAL HABITATS</b>
Intermittent	---	Seabird and Marine Mammal Rookery
<b>WOODED HABITATS</b>		
Coastal Forest	[Pattern]	Marine Mammal Haulout Area
Redwood	[Pattern]	Spawning Area
Hardwood	[Pattern]	Anadromous Stream
Woodland	[Pattern]	Wildlife Habitat
Riparian	[Pattern]	Plant Habitat
Cutover	⊗	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	--- --- ---	
Viewshed Corridor	---	

Note: For source information, please refer to Mendocino County Local Coastal Program "NATURAL ENVIRONMENT" working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-BYETT URBAN AND REGIONAL PLANNERS

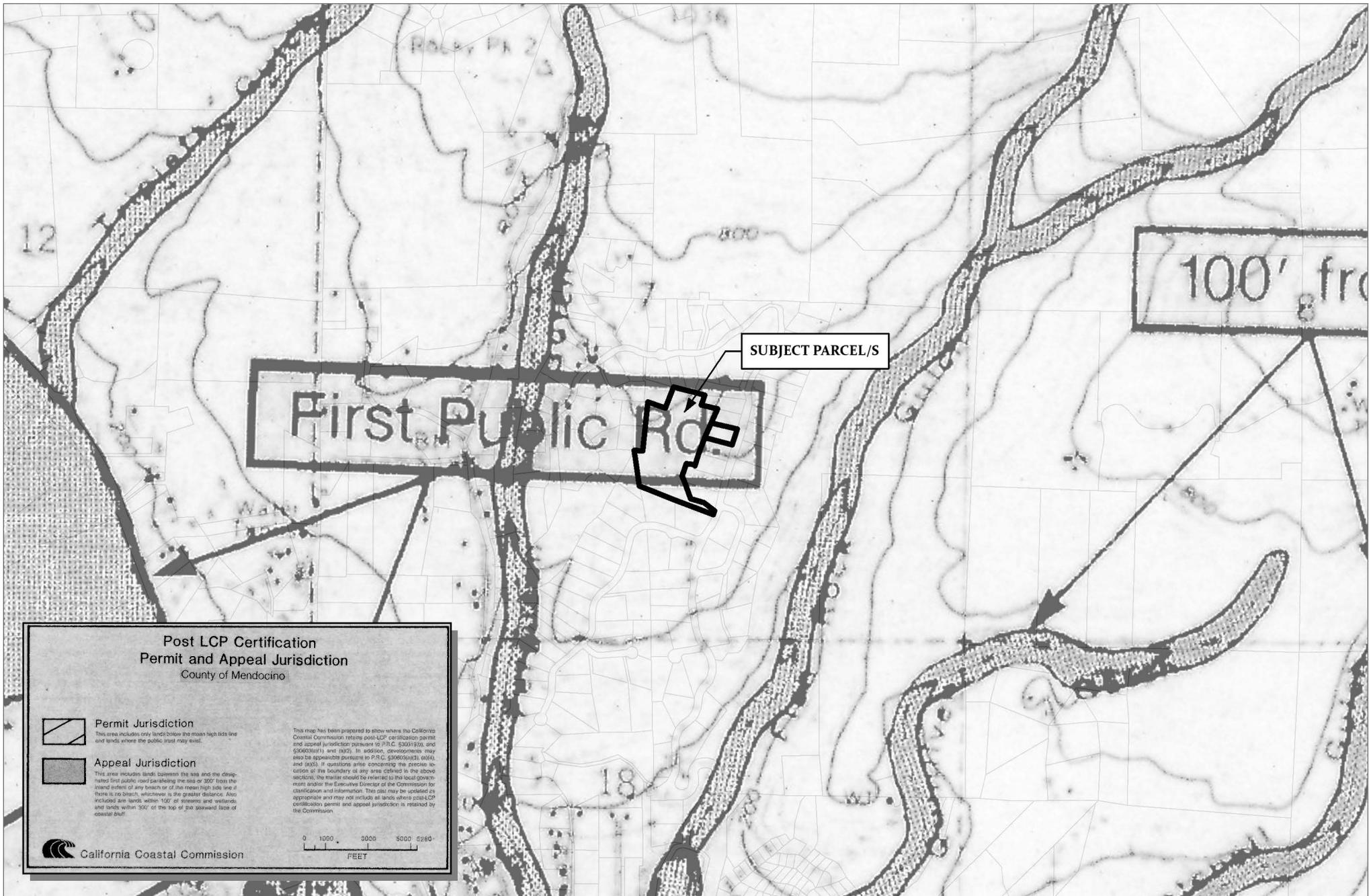
**SUBJECT PARCEL/S**

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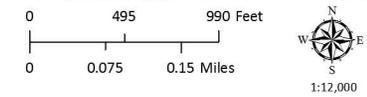


LCP HABITATS & RESOURCES

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APPEALABLE AREAS

Attachment M

Map produced by the Mendocino County Planning & Building Services, June, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

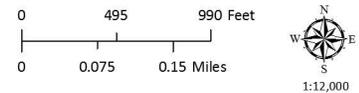
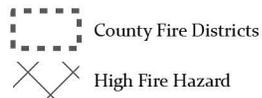


**SOUTH COAST FIRE PROTECTION DISTRICT**

**SUBJECT PARCEL/S**

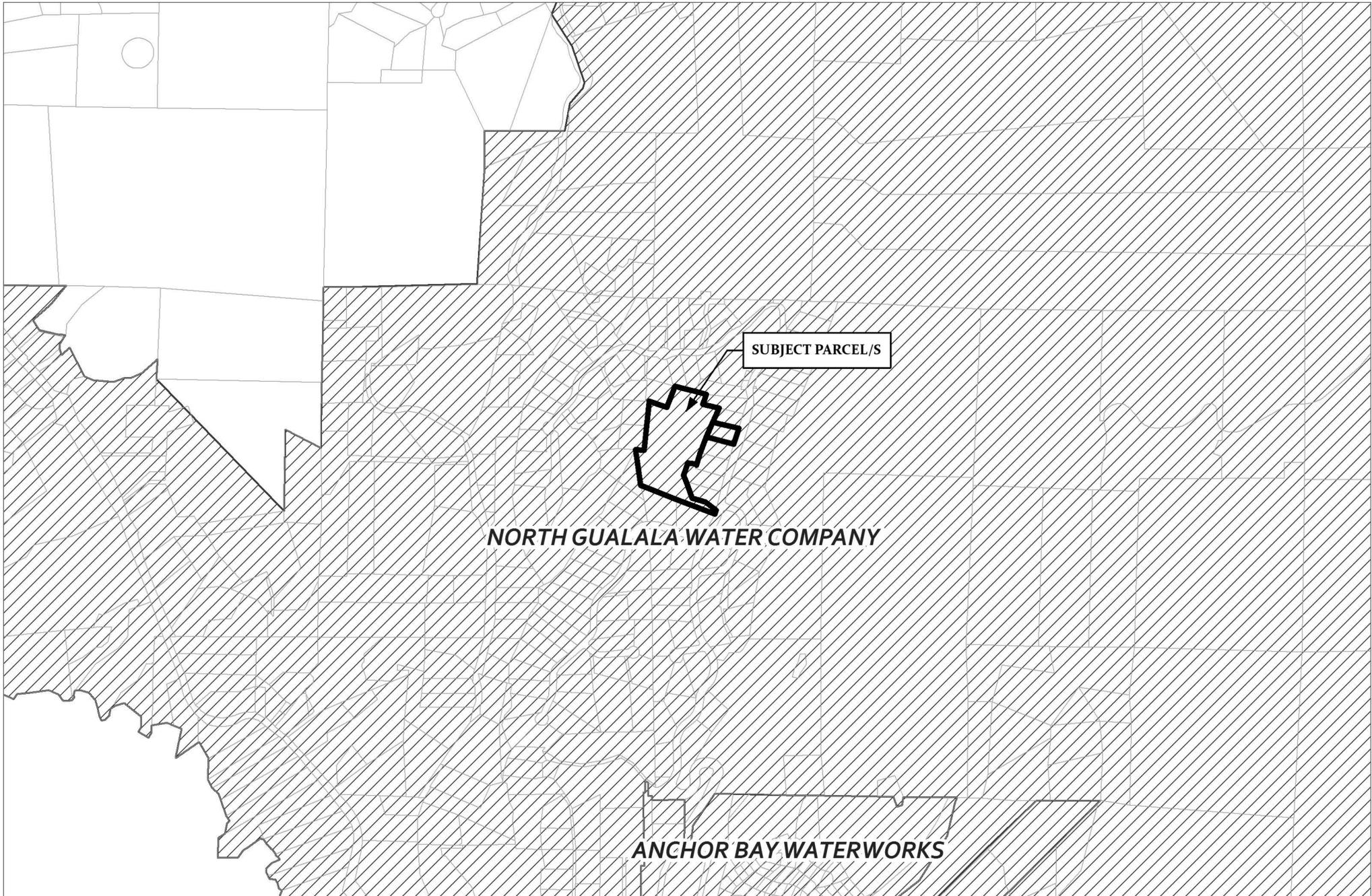


CASE: (CD)B 2016-0024  
OWNER: WARNER / CALLANAN  
APN: 143-211-04, 49  
APLCT: Kevin Callanan  
AGENT:  
ADDRESS: 46250 Sunset Drive, Anchor Bay



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, June, 2016  
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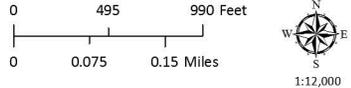


SUBJECT PARCEL/S

*NORTH GUALALA WATER COMPANY*

*ANCHOR BAY WATERWORKS*

 County Water Districts



CASE: (CD)B 2016-0024  
OWNER: WARNER / CALLANAN  
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AGENT:  
ADDRESS: 46250 Sunset Drive, Anchor Bay

WATER DISTRICTS

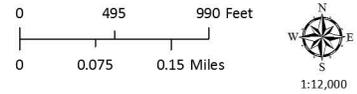
Map produced by the Mendocino County Planning & Building Services, June, 2016  
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SUBJECT PARCEL/S

CASE: (CD)B 2016-0024  
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 APLCT: Kevin Callanan  
 AGENT:  
 ADDRESS: 46250 Sunset Drive, Anchor Bay

- × × Critical Water Areas
- ∨ ∨ Critical Water Resources Bedrock

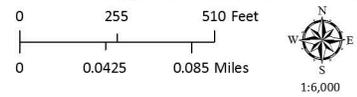


GROUND WATER RESOURCES

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 All spatial data is approximate. Map provided without warranty of any kind.

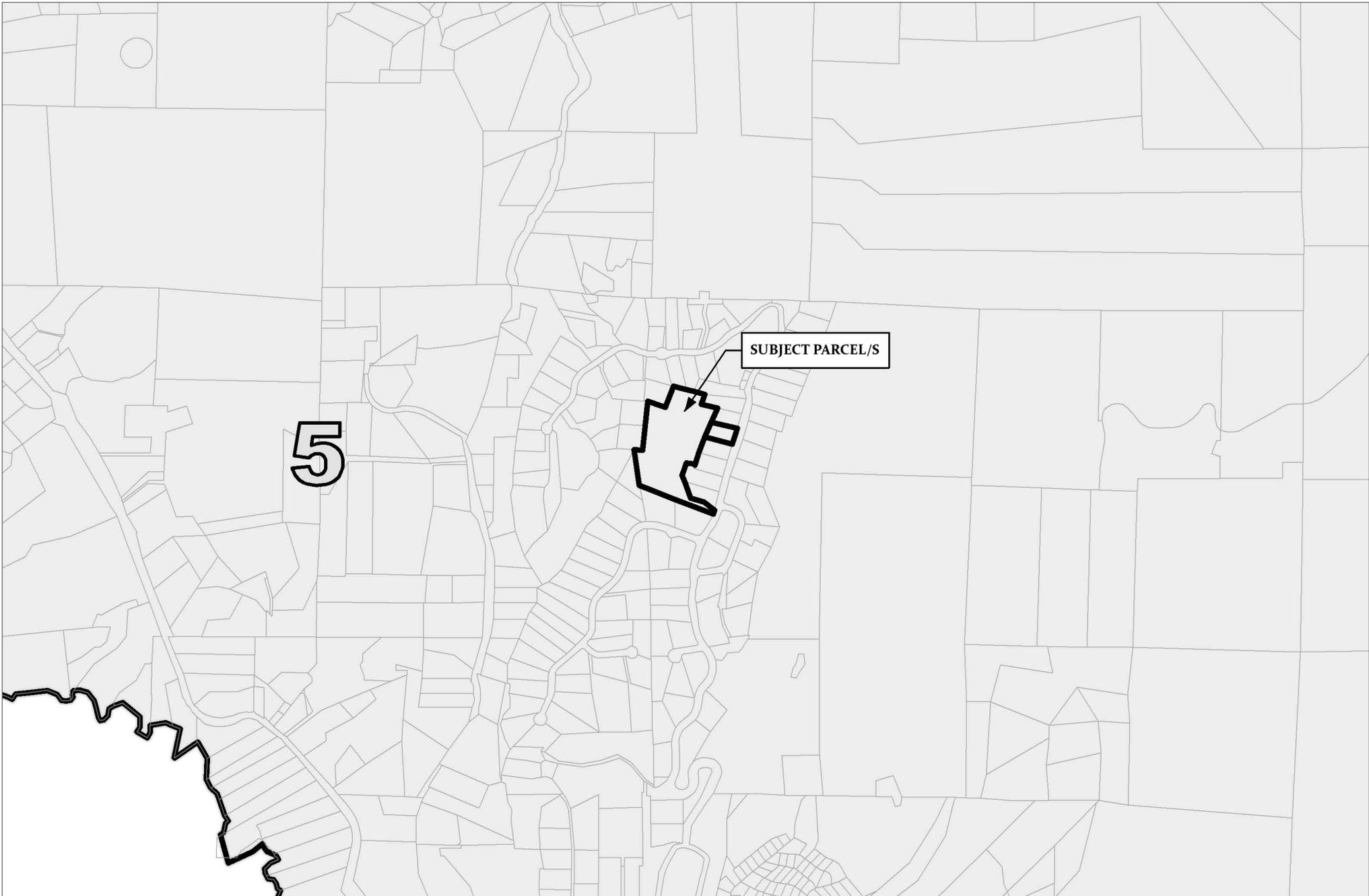


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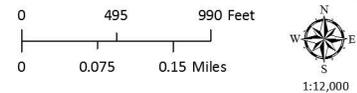
CLASSIFIED WETLANDS

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 Supervisorial Districts 2010  
 GMAC Boundary



MISC DISTRICTS

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