CASE:

OWNER/APPLICANT: Sarah & Jason Rossetto, Heather & Carlos Franco

AGENT: None

REQUEST: Minor Subdivision of one 25.85± acre lot into four lots of 2.01±, 2.01±, 9.88± and 11.97± acres, respectively.

LOCATION: 1.86± miles northeast of Fort Bragg on the north side of Pudding Creek Road (CR 421) 0.23± miles east of its intersection with Bald Hill Road (CR 421-A) at 30800 Pudding Creek Road, Fort Bragg. APN 020-090-11.

EXISTING USES: Residential

DISTRICT: 4 (Norvell)

RELATED CASES: MS 7-2013 (withdrawn)

REFERRAL AGENCIES

LOCAL
- ☐ Agricultural Commissioner
- ☒ Air Quality Management District
- ☐ Airport Land Use Commission
- ☐ Archaeological Commission
- ☐ Assessor's Office
- ☒ Building Division Fort Bragg
- ☐ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☐ Farm Advisor
- ☐ Farm Bureau
- ☒ Forestry Advisor
- ☐ LAFCO
- ☐ City Planning Department
- ☐ Community Services District
- ☒ Fort Bragg Rural Fire District
- ☐ MAC
- ☐ Sanitation District
- ☒ Fort Bragg Unified School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☒ Planning Division Fort Bragg
- ☐ Resource Lands Protection Com.
- ☒ Northwest Information Center @ SSU
- ☐ Trails Advisory Council

STATE
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☐ California Coastal Commission
- ☐ California Div. of Land Use Protection
- ☐ California Div. of Mine Reclamation
- ☒ California Dept. of Fish & Wildlife
- ☐ California Highway Patrol
- ☐ California Native Plant Society
- ☐ California State Clearinghouse
- ☐ CALTRANS
- ☒ Regional Water Quality Control Board
- ☐ Sierra Club

FEDERAL
- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☐ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Tribe

ADDITIONAL INFORMATION:

STAFF PLANNER: Dirk Larson **DATE:** 3/5/2026

ENVIRONMENTAL DATA

1. MAC:
GIS
None

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
SRA/CAL FIRE

4. FARMLAND CLASSIFICATION:
GIS
Grazing Land

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
None

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Marginal Water Resources

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soils 196, 199

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
Yes

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
N/A

10. TIMBER PRODUCTION ZONE:
GIS
No

11. WETLANDS CLASSIFICATION:
GIS
Depressional wetland

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
No

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
No

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

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

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
No

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

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:
Policy
Yes

22. OAK WOODLAND AREA:
USDA
No

23. HARBOR DISTRICT:
Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020

Docusign Envelope ID: D155A642-E0D7-4CDB-8336-C6919F9A677F

PLANNING & BUILDING SERVICES

CASE NO:	
DATE FILED:	
FEE:	
RECEIPT NO:	
RECEIVED BY:	

Office Use Only

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Sarah + Jason Rossetto / Heather + Carlos Franco Phone: 707 354-0720 / 707 3675516

Mailing Address: Franco 31710 Dennison Ln

City: Fort Bragg State/Zip: CA Email: CHFranco@mcn.org

PROPERTY OWNER: Rossetto 20880 Huckleberry Lane Fort Bragg CA

Name: Phone: Rossettorealestak@gmail.com

Mailing Address:

City: State/Zip: Email:

AGENT:

Name: Phone:

Mailing Address:

City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 020-090-11

PROPERTY ADDRESS: 30800 Pudding Creek RD Fort Bragg CA 95437 **NUMBER OF PARCELS REQUESTED:** 4

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	2.01 acres	residential	none
Parcel 2	2.01 acres	residential	single fam. home 2 sheds + pumphouse
Parcel 3	9.88 acres	residential	none
Parcel 4	11.97 acres	residential	single family home + pumphouse
Remainder Parcel			

Docusign Envelope ID: D155A642-E0D7-4CDB-8336-C6919F9A677F

IS A WAIVER OF SURVEY REQUESTED?

☒ No, a survey is going to be performed and a Parcel Map recorded.
☐ Yes, a waiver of survey is requested.

HOW WILL WATER BE PROVIDED?

☒ Individual wells on each lot
☐ Water Company
☐ Spring

HOW WILL SEWAGE DISPOSAL BE PROVIDED?

☐ Public system
☒ Private system

IS AN EXCEPTION REQUESTED OF ANY OF THE MINOR SUBDIVISION REGULATIONS? ☐ Yes ☒ No
(If yes, an application for Exception must accompany this application.)

DISCLAIMER: 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.

Kurt Rosseth — 8/11/25
Signature of Owner — *Date*

8/11/25

— 8/11/25
Signature of Owner — *Date*

Carlos Jimenez 8/11/25

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/Agent's Signature — *Date* — *Print Name*

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

Signed by:
1487B118E9EB48C...

8/14/2025

Signature of Preparer of the Tentative Map — *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.

Subdivide 1 25.87 acre parce into 4 residential parcels
2 resiclences already exist
2 wells and septic systems already exist
2 vacant land parcels will be created
1 driveway will access both new parcels
gravel will be added to the road.
The parcel is flat and will not require grading.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
☒ Single Family	2	0	1600	0	
☐ Mobile Home			675	0	
☐ Duplex					2275
☐ Multifamily					
☐ Other:					
☐ Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift:_____

Estimated No. of shifts per day:_____

Type of loading facilities proposed:_____

4. Will the 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** If 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
No. of covered spaces:	0	0
No. of uncovered spaces:	6	10 X 24
No. of standard spaces:	6	10 X 30
No. of accessible spaces:	6	10 X 30
Existing no. of spaces:	0	
Proposed additional spaces:	6	10 X 30 and 10 X 24
Total:	6	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

☒ **YES** ☐ **NO** Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

No grading. We will add a gravel Driveway.

9. For grading or road construction, complete the following: NA

Amount of cut:_____ cubic yards

Amount of fill:_____ cubic yards

Max. height of fill slope:_____ feet

Max. height of cut slope:_____ feet

Amount of import/export:_____ cubic yards

Location of borrow or disposal site:_____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☐ YES ☒ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☐ YES ☒ NO

12. Will the development provide public or private recreation opportunities?

☐ YES ☒ NO If yes, explain how:

_____

_____

_____

_____

13. Is the proposed development visible from State Highway 1 or other scenic route?

☐ YES ☒ NO

14. Is the proposed development visible from a park, beach or other recreational area?

☐ YES ☒ NO

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

Diking: ☐ YES ☒ NO
Filling: ☐ YES ☒ NO
Dredging: ☐ YES ☒ NO
Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/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 and building plans.

_____

_____

_____

_____

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

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

Gas:
☒ Utility Company/Tank
☐ On Site Generation – Specify:
☐ None

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.)

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: NA

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

30880 Pudding Creek RD. White house with address on the fence

23. Are there existing structures on the property? 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.

☒ **YES** ☐ **NO**

Yes. 2 residential single family homes

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

☐ **YES** ☒ **NO**

25. What is the maximum height of all structures?

Existing: 20 feet
Proposed: _____ feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 2275 square feet
Proposed: 2275 square feet

27. What is the total lot area within property lines?

Total Lot Area: 25.87 ☒ acres ☐ square feet

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: There is an existing 1600 aprox. sq ft farm house and a 675 sq ft aprox A Frame. the lot is Flat and a mixture of open Meadow with some treed area as well.

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. The property is primarily surrounded by rural residential lots.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	☐	☐	☒	☐	☐	☐	☐	☐
East:	☐	☒	☐	☐	☐	☐	☐	☐
South:	☐	☒	☐	☐	☐	☐	☐	☐
West:	☐	☒	☐	☐	☐	☐	☐	☐

CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

Tina Rossetto — Owner/Authorized Agent

8/11/25 — 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
Carlos+ Heather Franco	Jason + Sarah Rossetto	
Mailing Address	**Mailing Address**	**Mailing Address**
31710 Dennison lane Fort Bragg CA 95437	20880 Huckleberry lane Fort Bragg CA 95437	

COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN ST · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

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.

8/11/25
Date

Sarah Rossetto
Applicant

COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No's 11-072, 16-150, 18-122, 19-170 and 23-190)

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

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $98.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

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

Sara Rosello — 8/11/25

Applicant Signature **Date**

OFFICE USE ONLY:

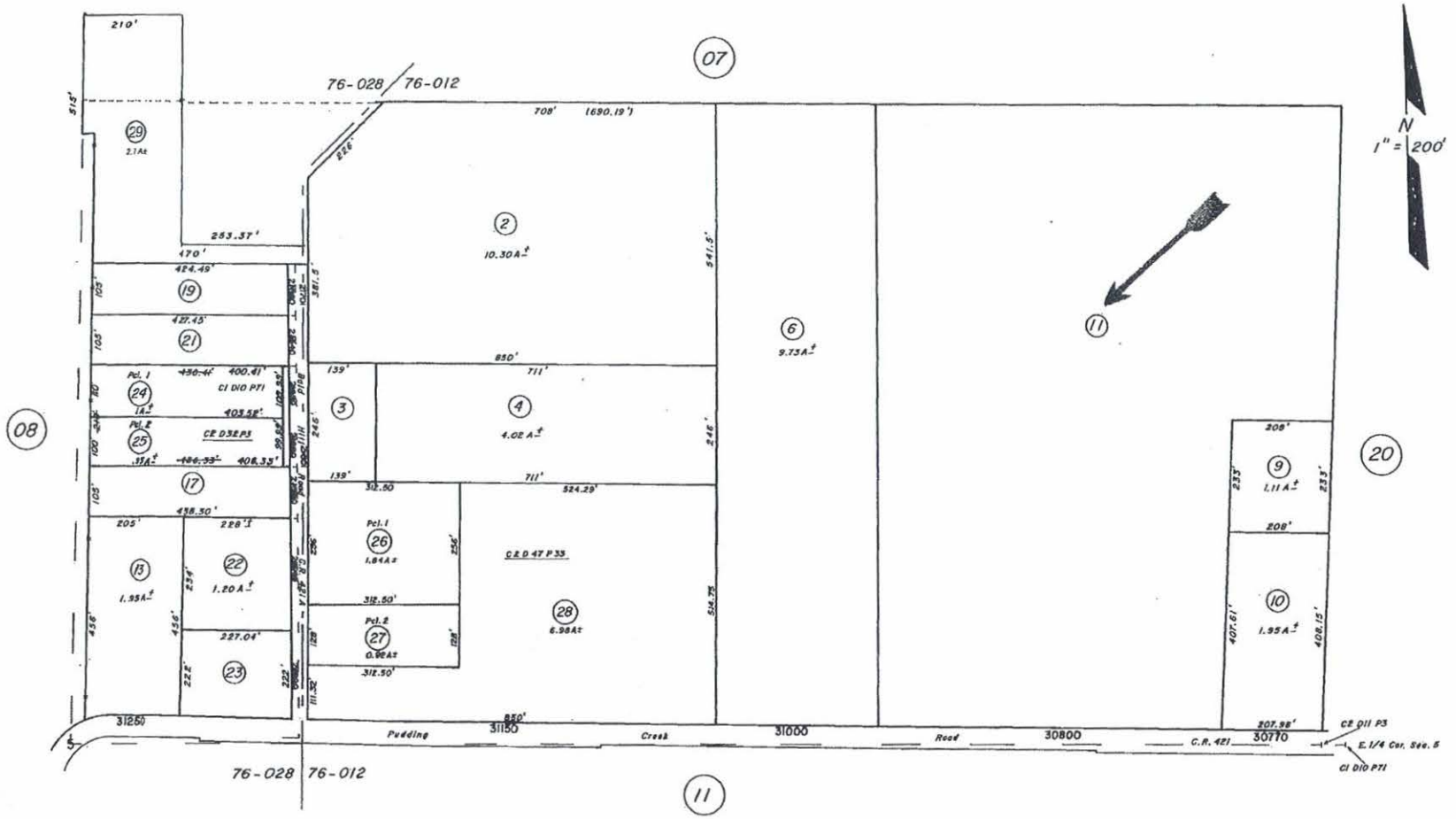
Project or Permit Number

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

S.1/2 of N.E. 1/4 of Sec.5, T.18N. R.17W., MDB&M

76-012
76-028

20-09



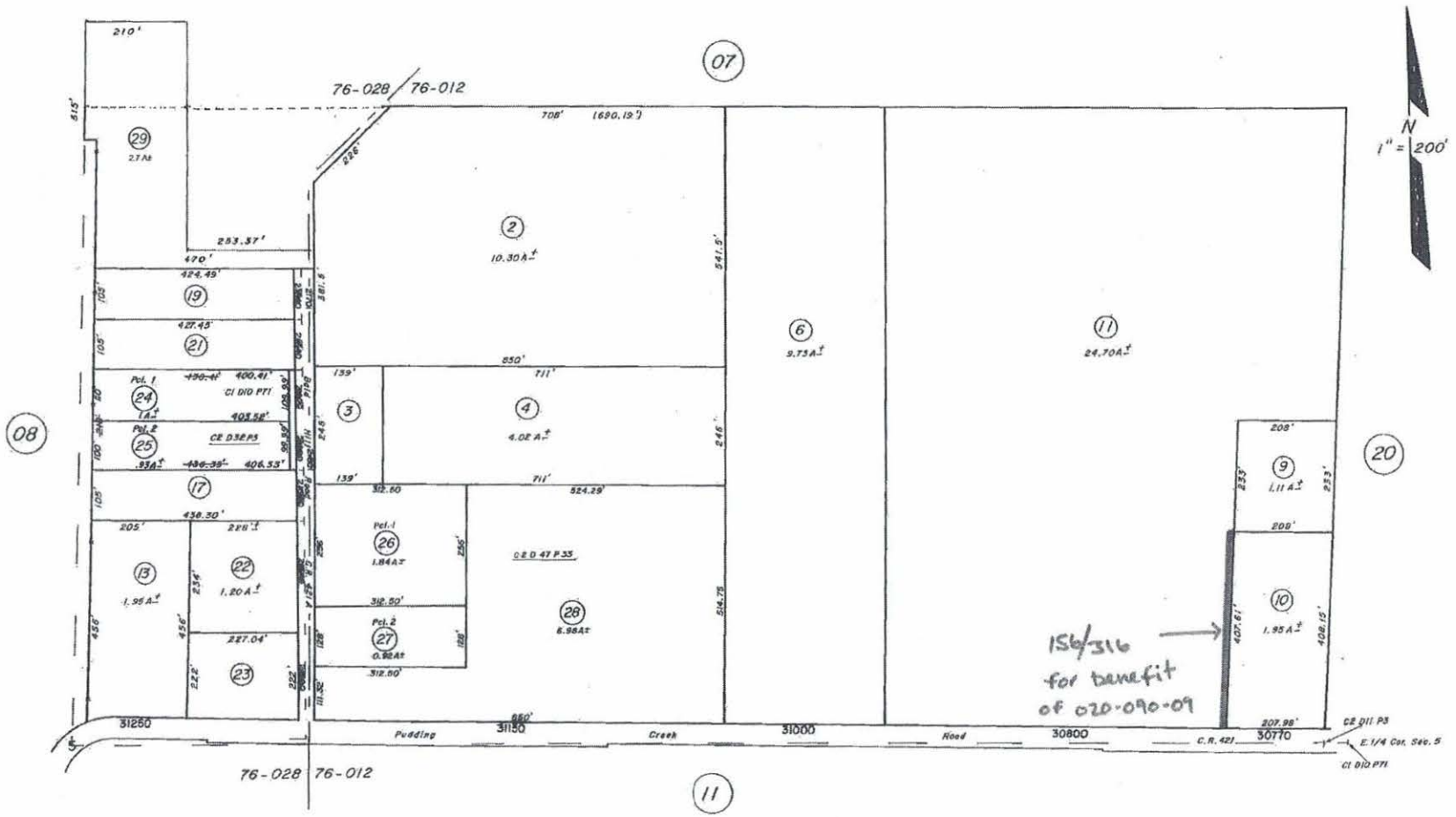
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
February 28, 2020

S.1/2 of N.E. 1/4 of Sec.5, T.18N. R.17W., MDB&M

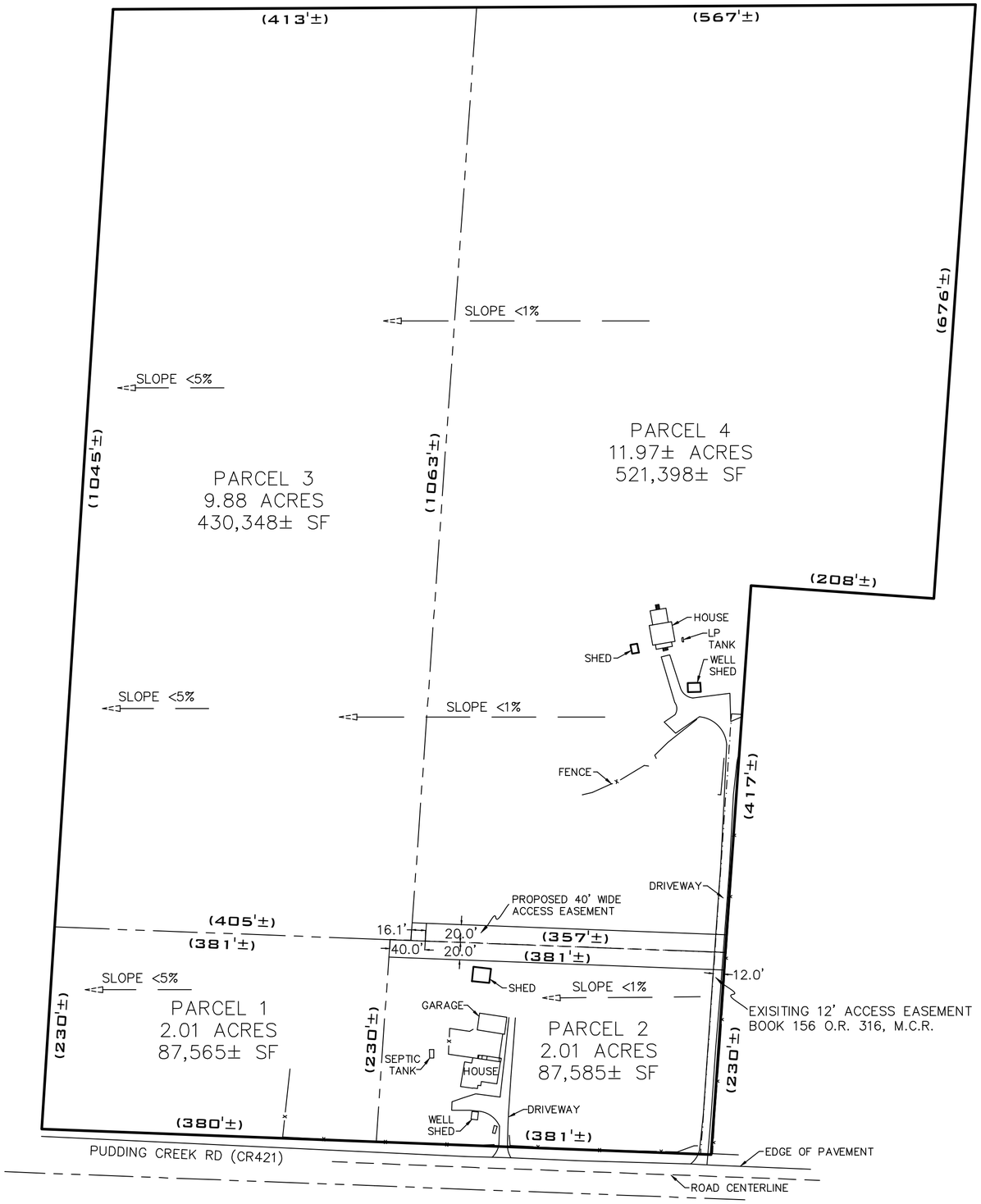
76-012
76-028

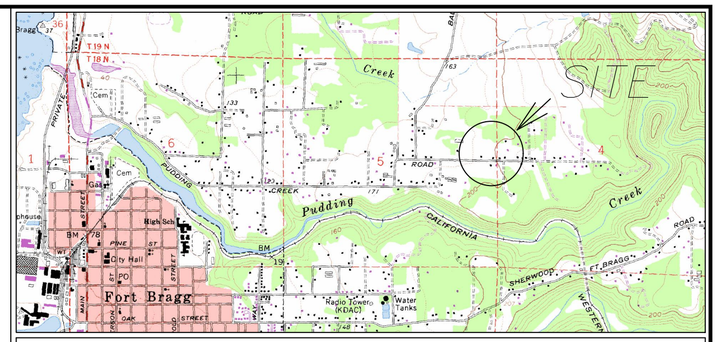
20-09



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
February 28, 2020





VICINITY MAP NO SCALE

0 100 200 300

MAP PREPARED BY:

MENDOCINO SURVEYORS

P.O. BOX 1162
MENDOCINO, CALIFORNIA 95457
(707) 937-9900

LICENSED LAND SURVEYOR
FORREST N. FRANCIS
No. 5121
STATE OF CALIFORNIA

FORREST NEAL FRANCIS L.S. 5121
EXPIRES: 6/30/2027

AGENT:
SARAH & JASON ROSSETTO
20880 HUCKLEBERRY LN
FORT BRAGG, CA 95437
707 354-0720

OWNERS:
SARAH & JASON ROSSETTO
20880 HUCKLEBERRY LN
FORT BRAGG, CA 95437

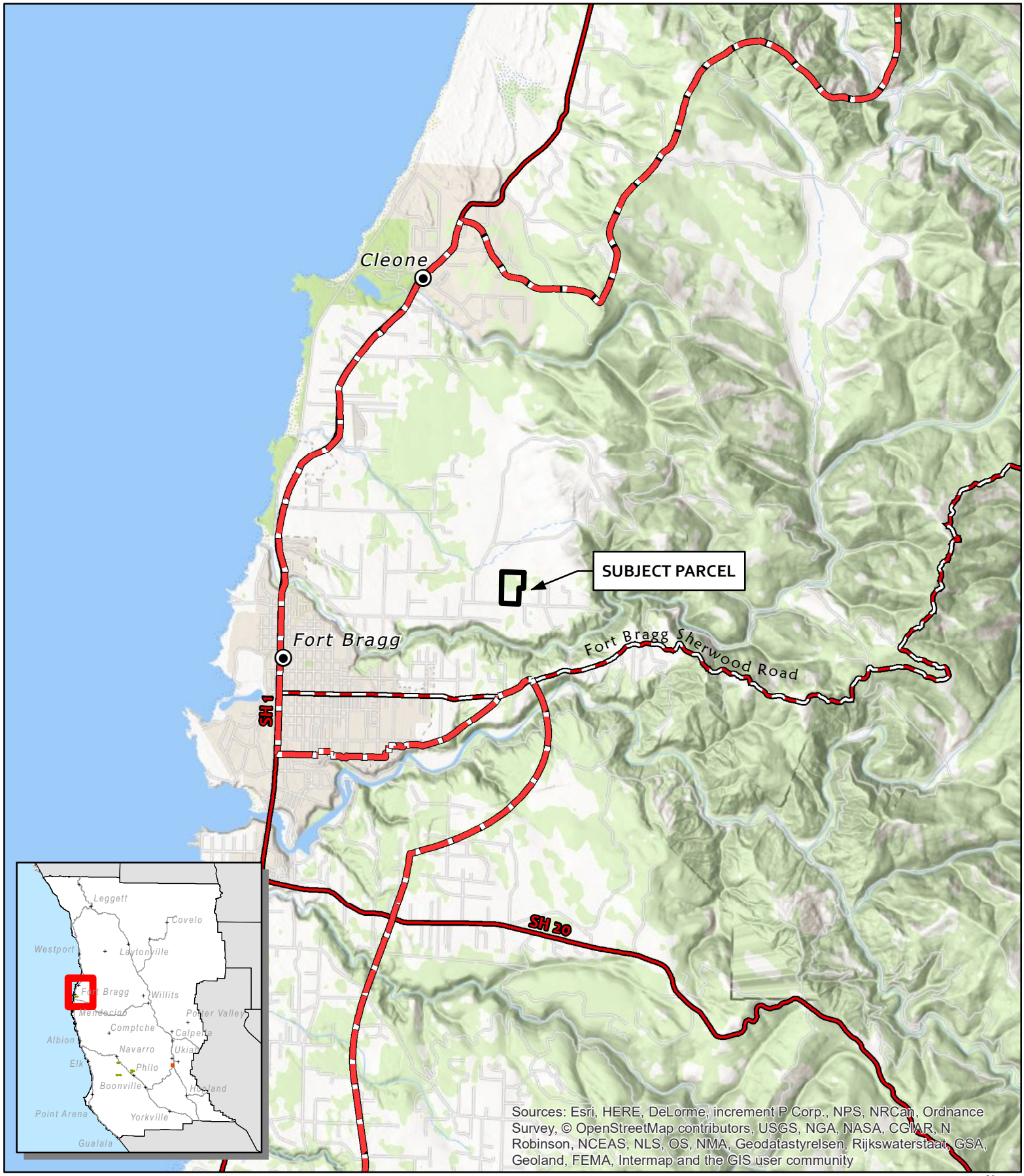
CARLOS & HEATHER FRANCO
31710 DENNISON LANE
FORT BRAGG, CA 95437

Tentative Map

OF PROPOSED MINOR SUBDIVISION
OF A.P. NO. 020-090-11
BEING A PORTION OF SECTION 5
TOWNSHIP 18 NORTH,
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA
AUGUST, 2025

V2025.08.08



CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

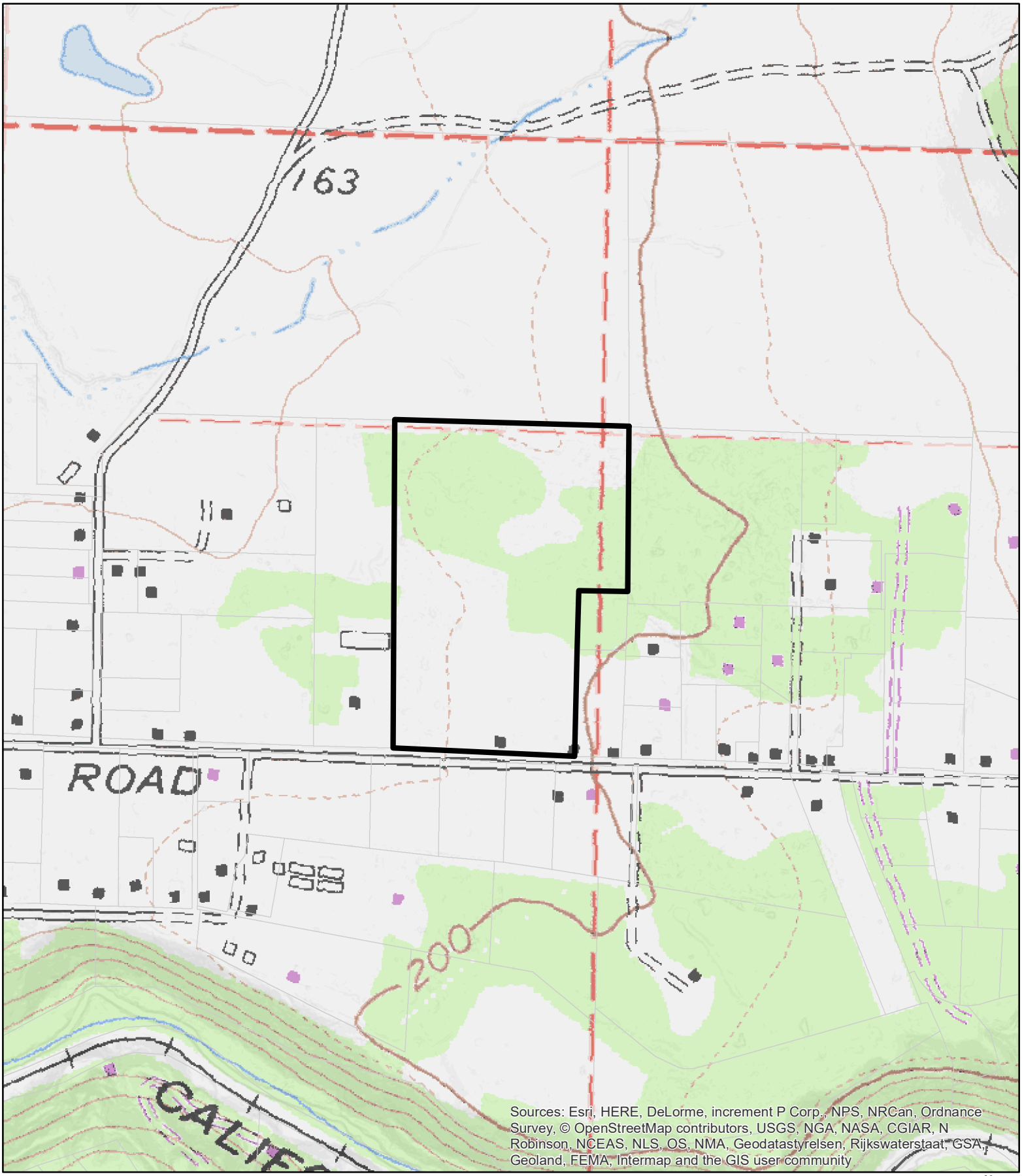
Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

1:63,360

LOCATION

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



CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

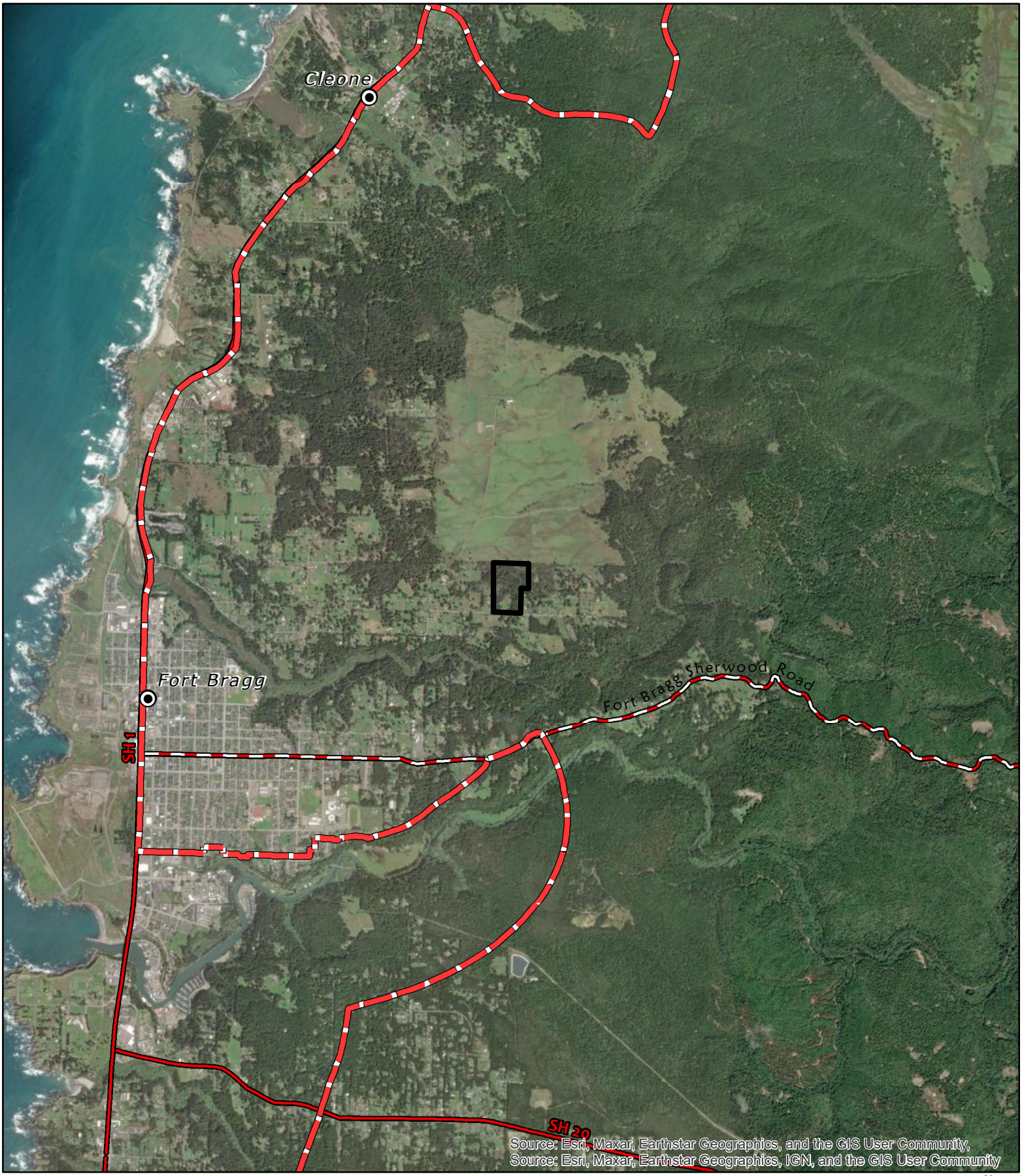
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

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 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 1,750 3,500 Feet
0 0.325 0.65 Miles

N
W E
S

1:40,000

AERIAL IMAGERY

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



CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Public Roads

Driveways/Unnamed Roads

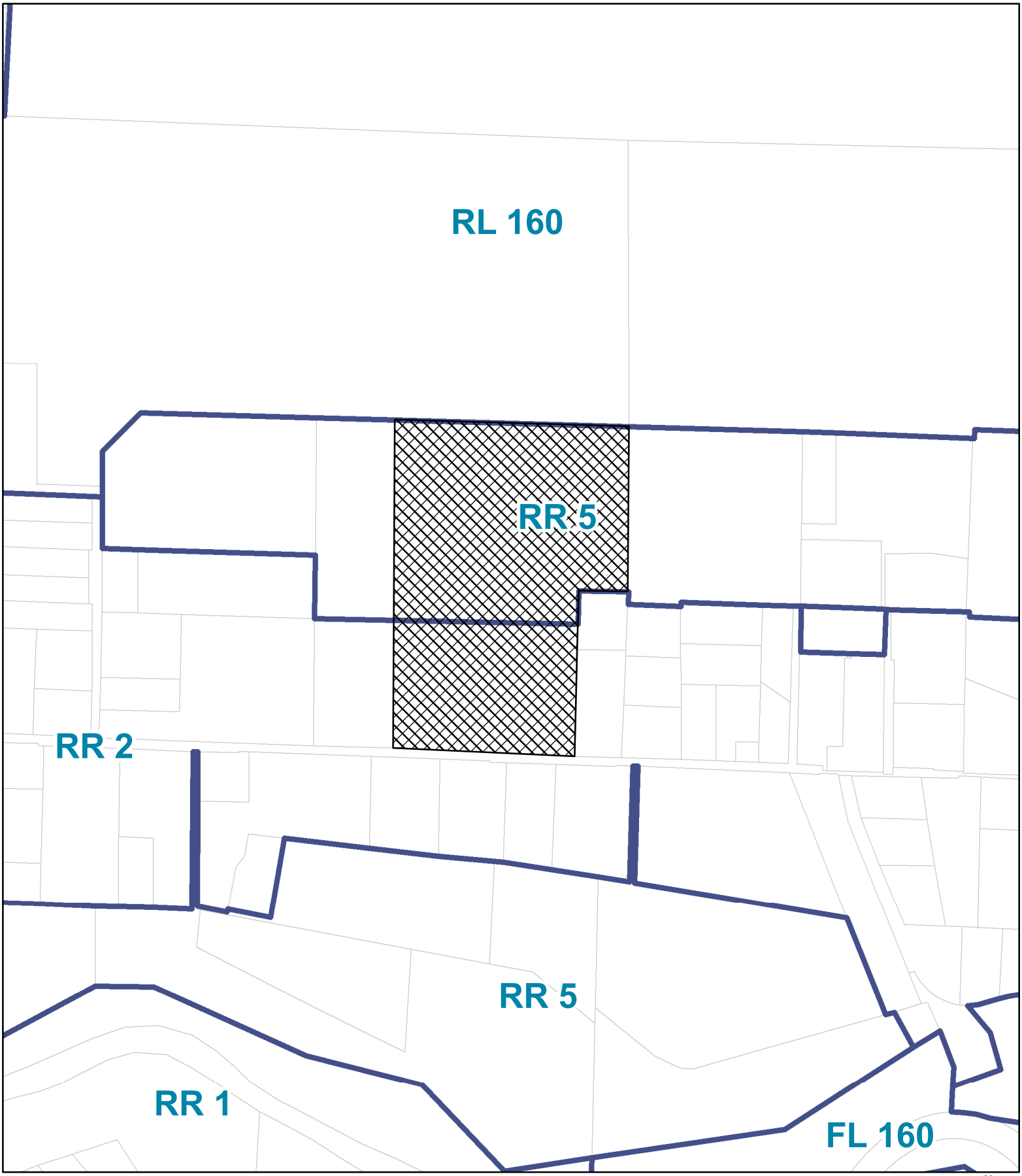
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

AERIAL IMAGERY

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



CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

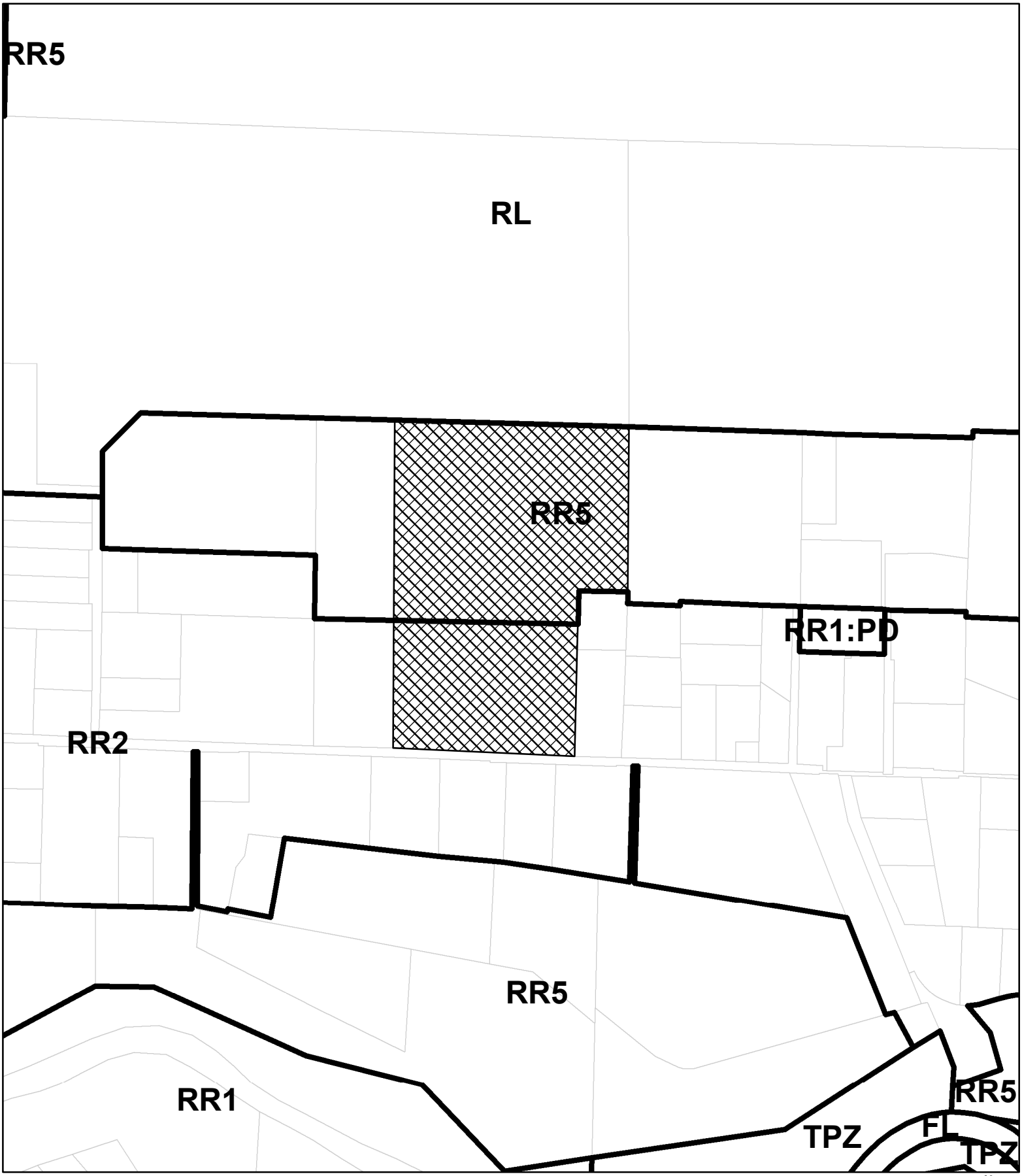
0 270 540 Feet
0 0.05 0.1 Miles

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1:6,000

GENERAL PLAN

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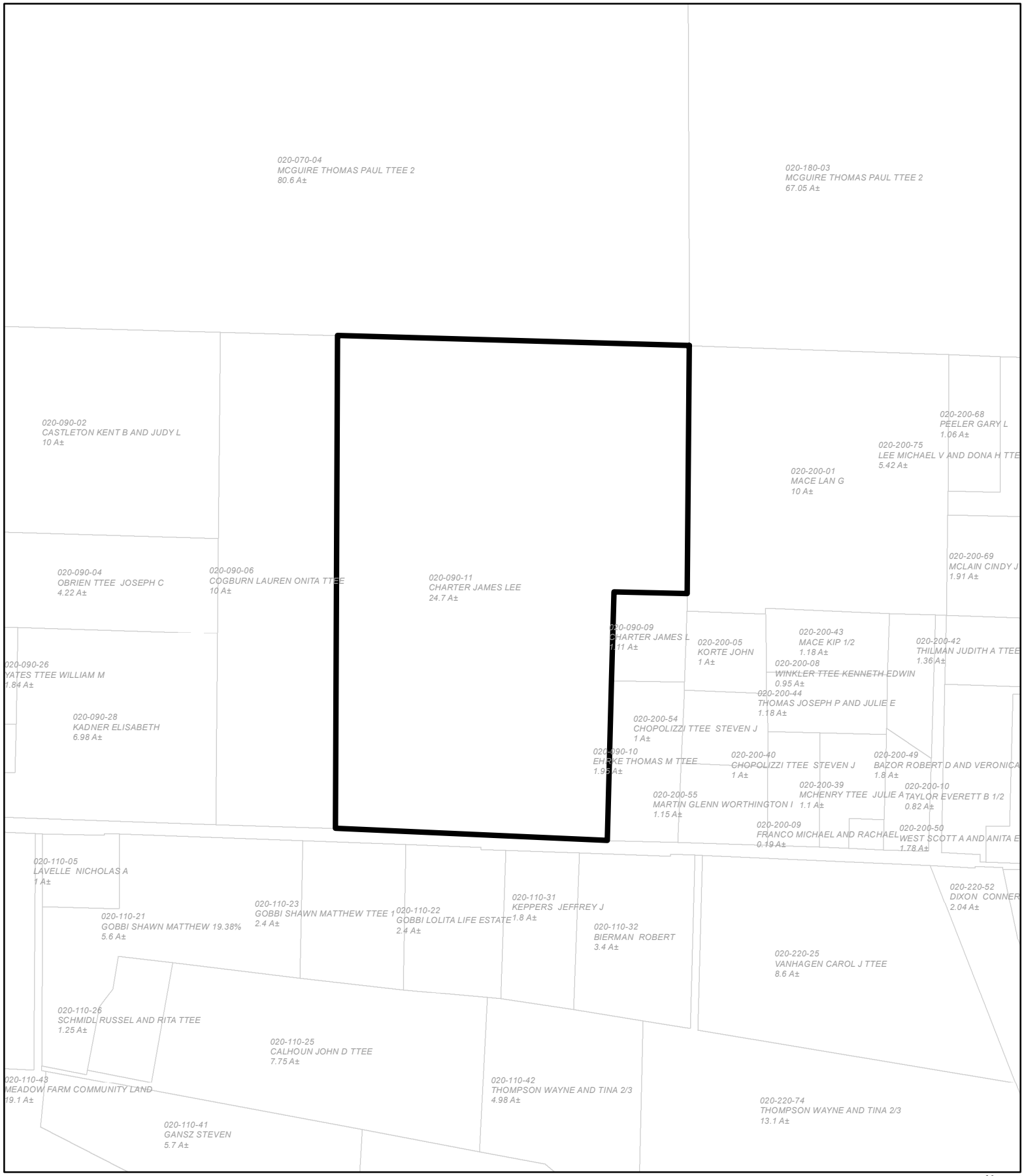
CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Zoning Districts
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

ZONING

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

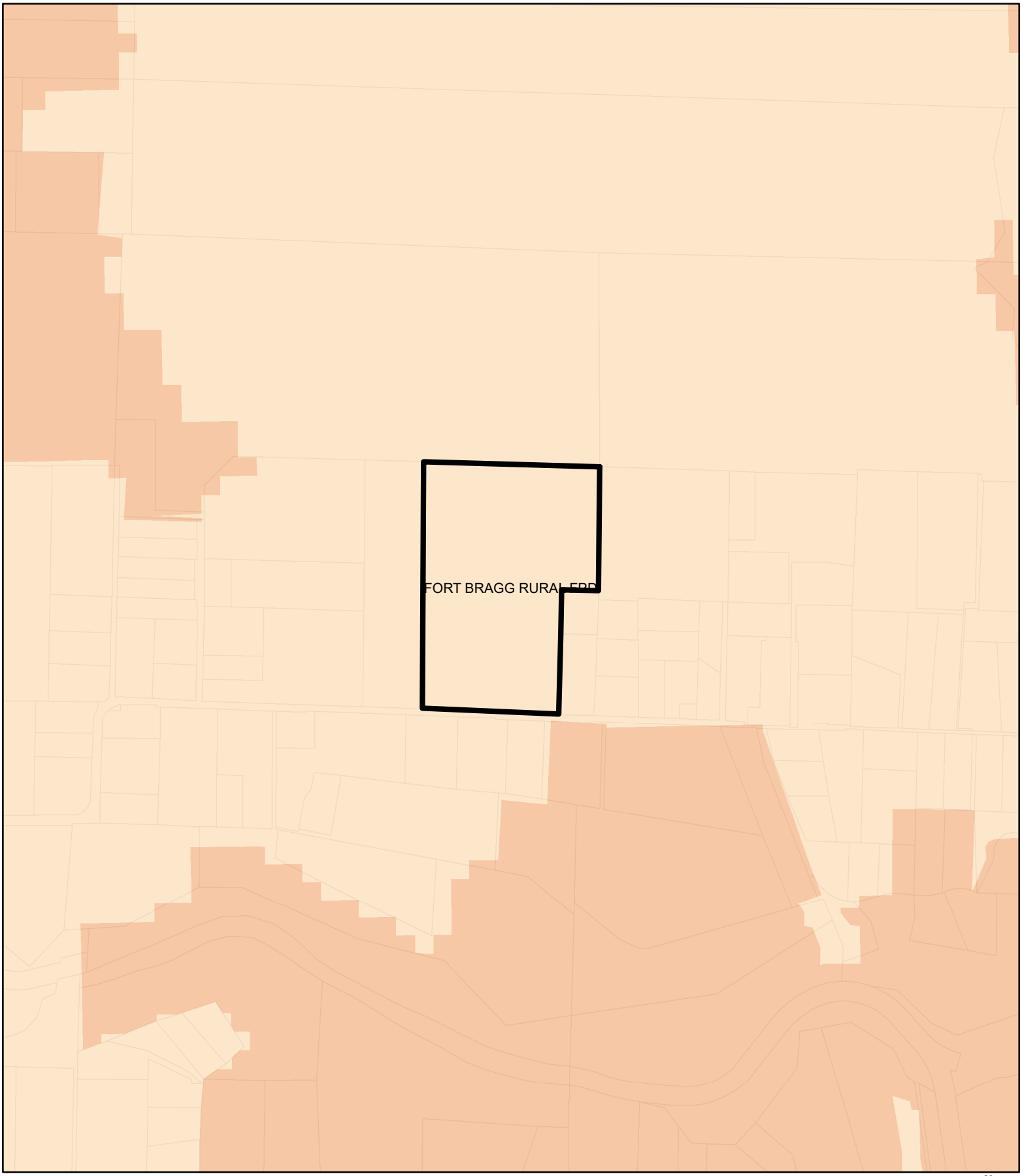
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ADJACENT PARCELS

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

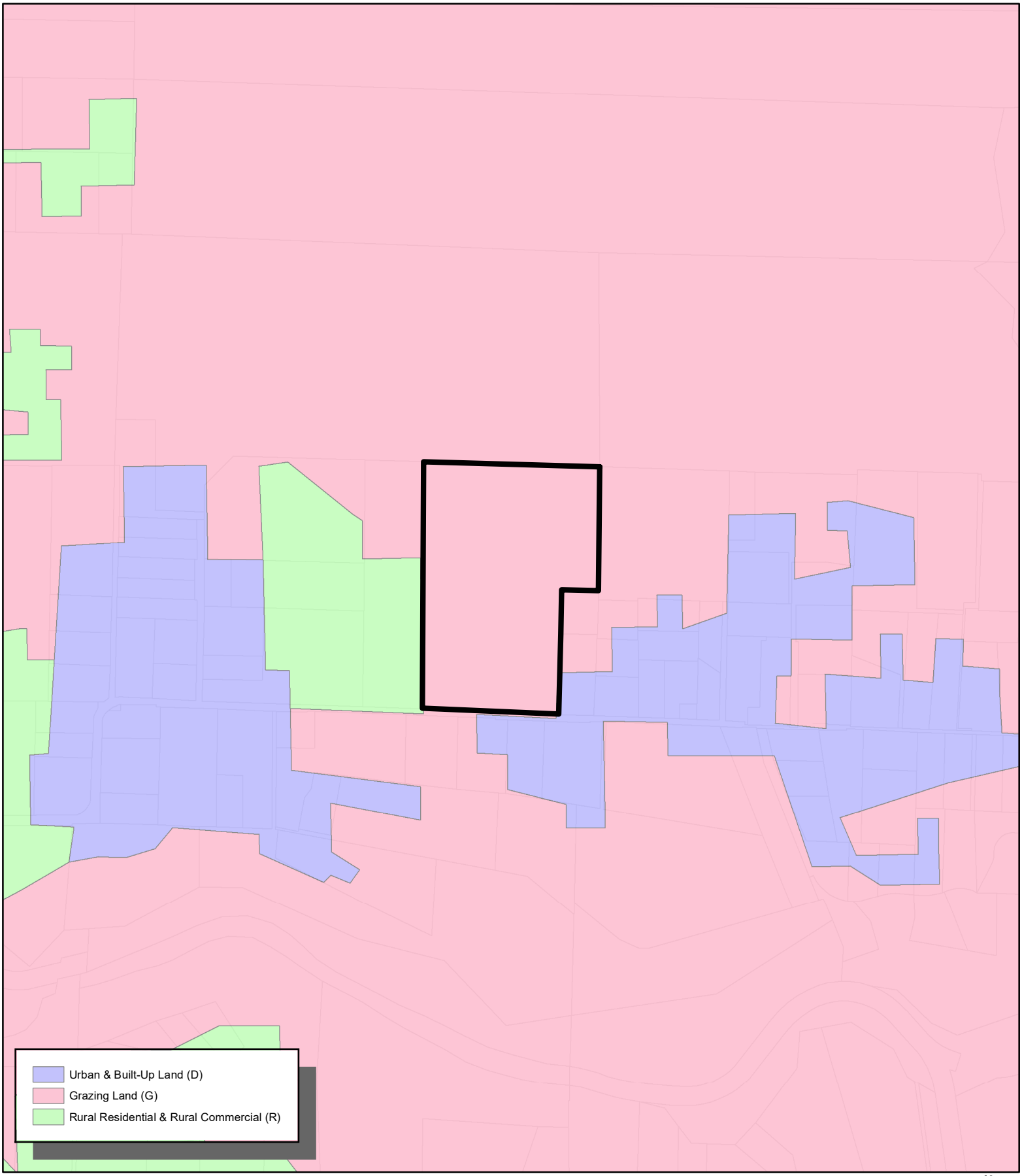
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0 0.05 0.1 Miles

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

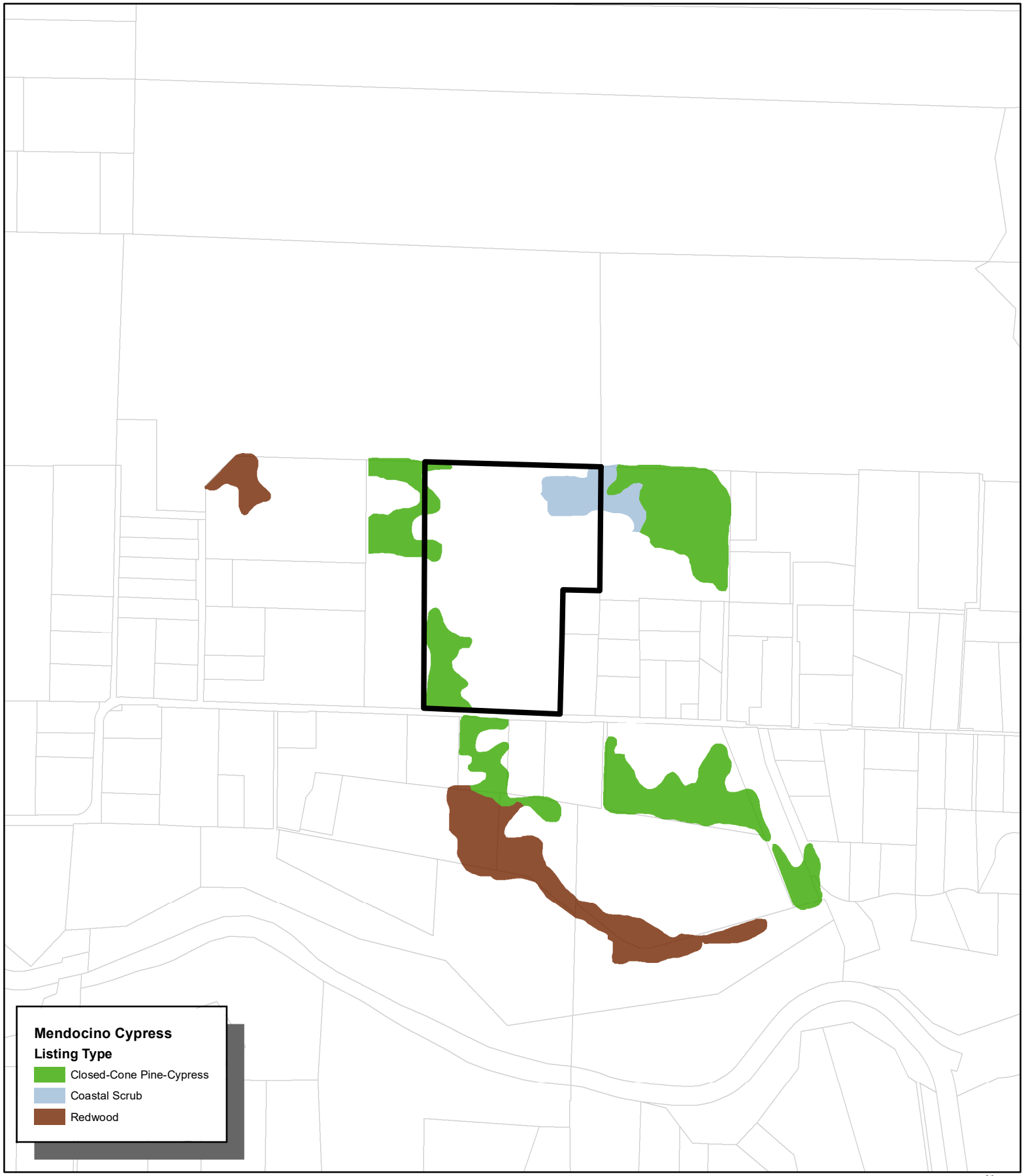
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0 0.05 0.1 Miles

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IMPORTANT FARMLANDS

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

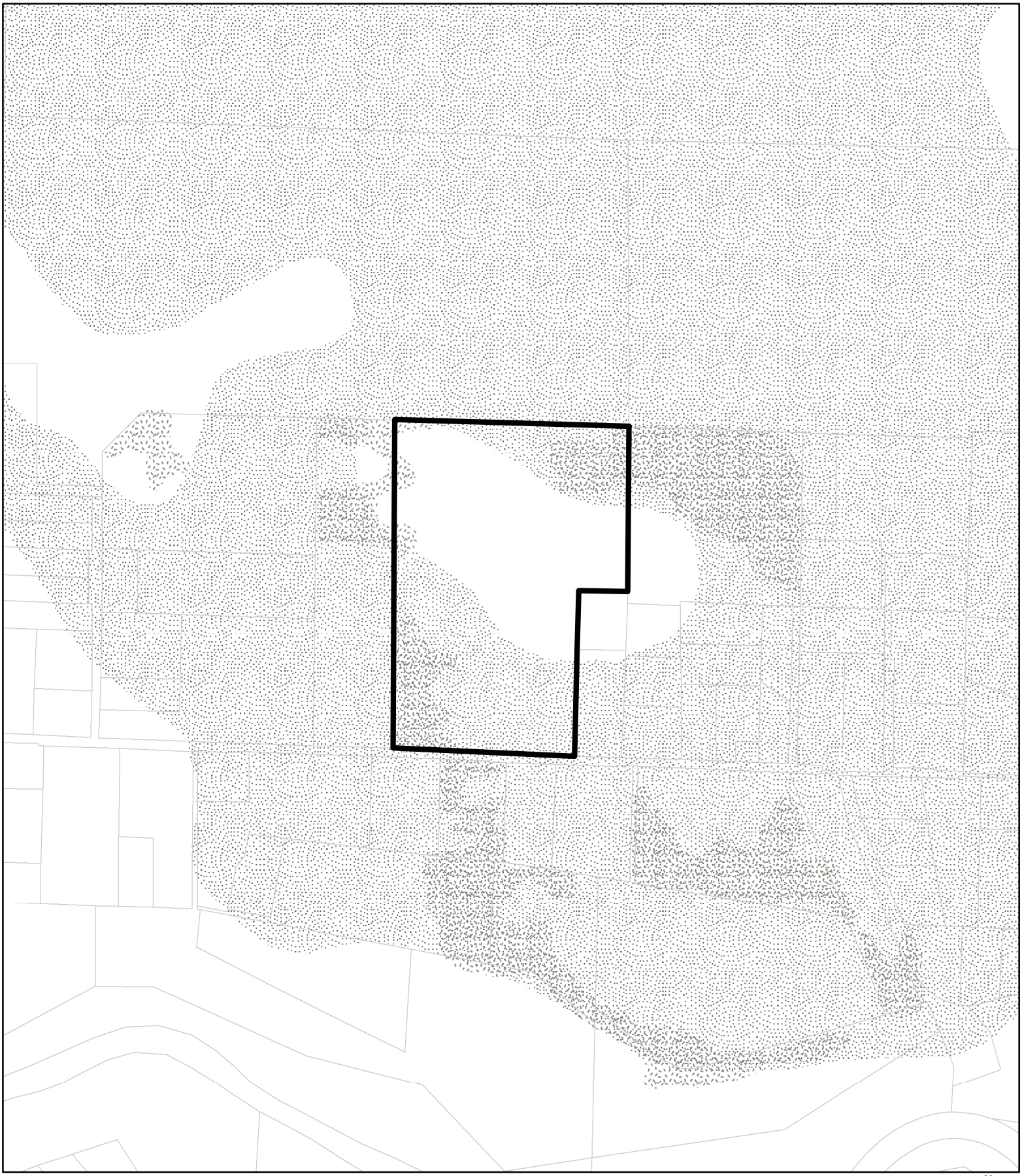
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0 0.05 0.1 Miles

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MENDOCINO CYPRESS

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels
Mendocino Cypress 110922
Shinglemill-Gibney Complex

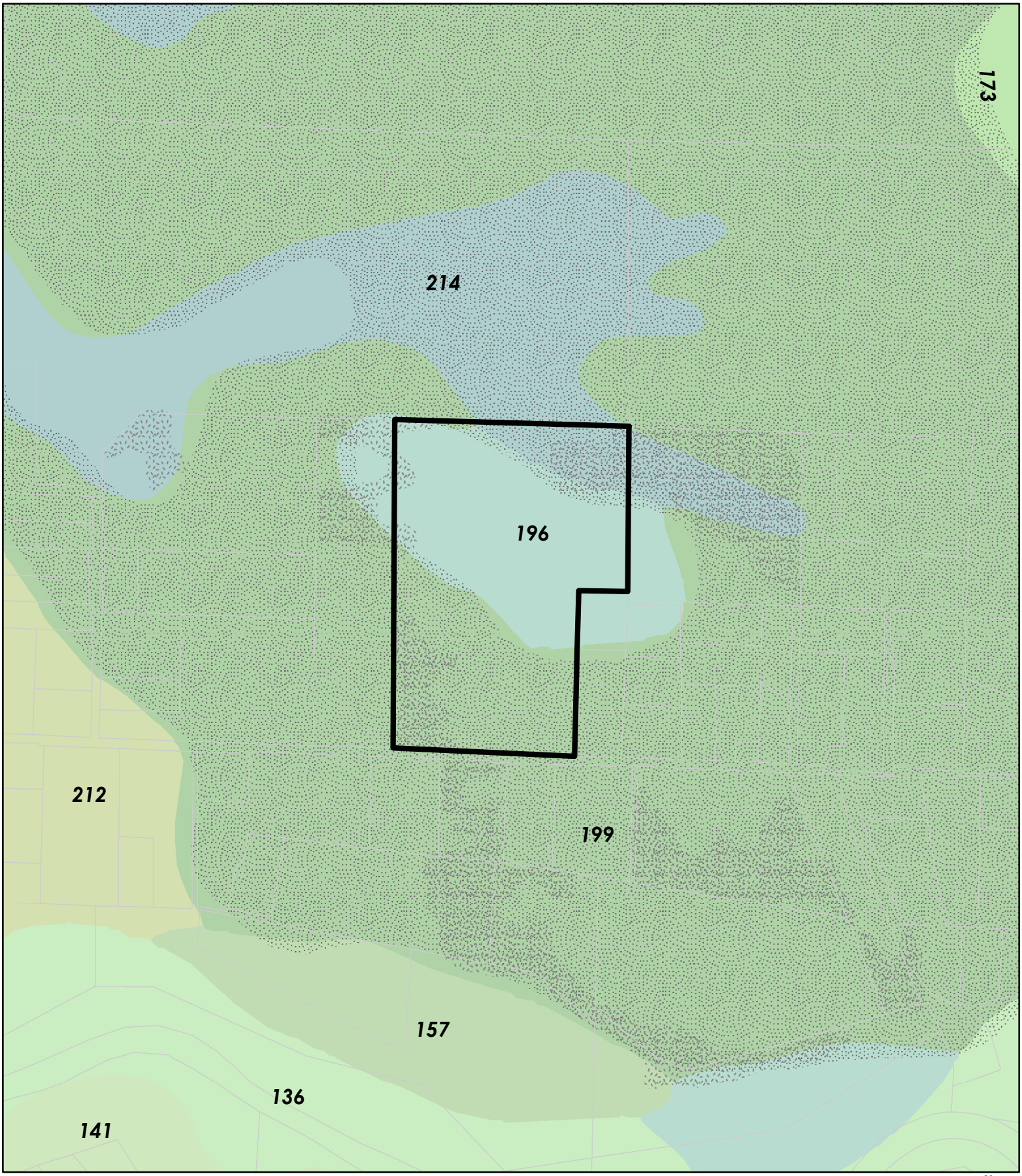
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0 0.05 0.1 Miles

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PYGMY SOILS

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OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels
Mendocino Cypress 110922
Shinglemill-Gibney Complex

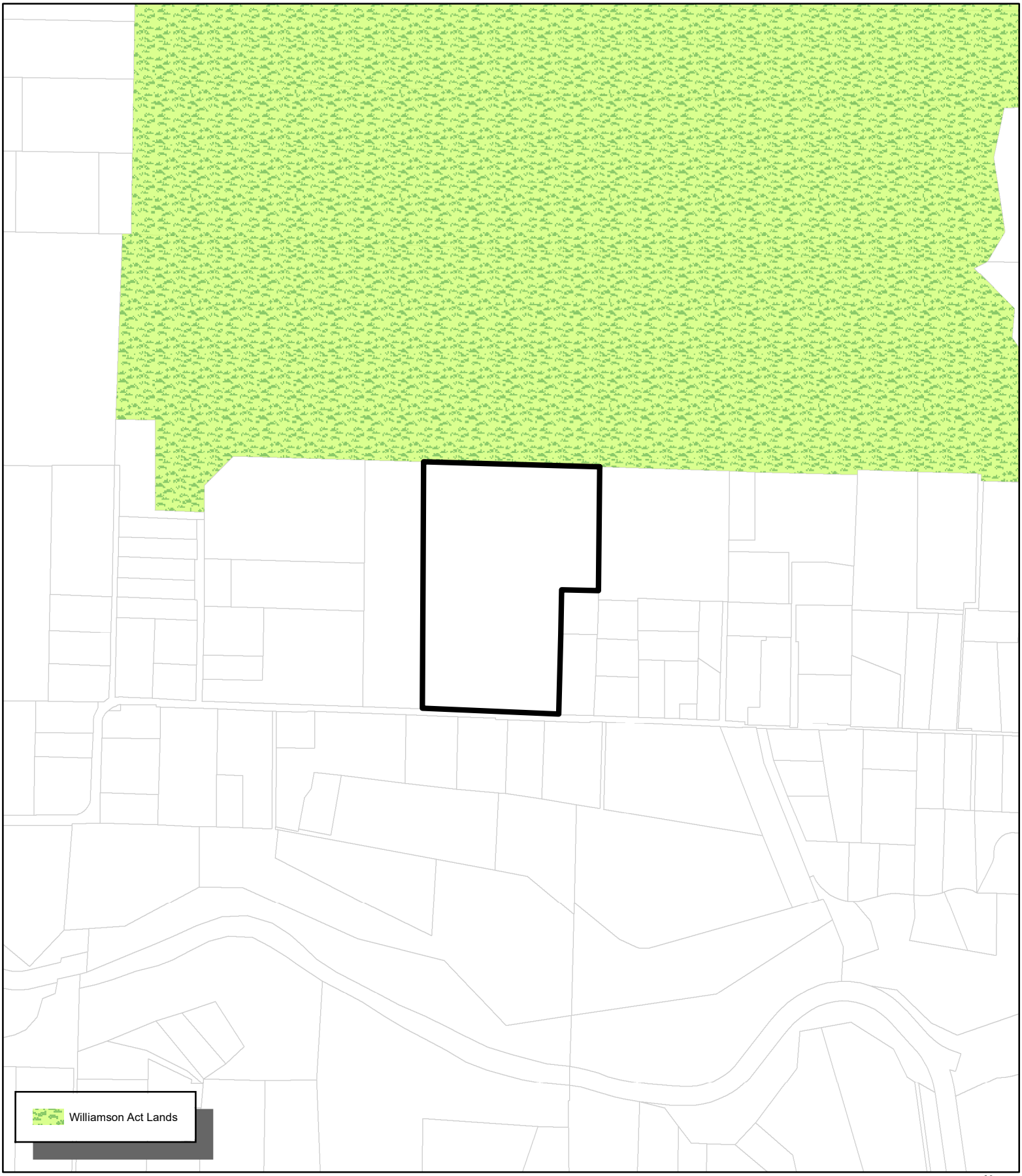
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0 0.05 0.1 Miles

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WESTERN SOIL CLASSIFICATIONS

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APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

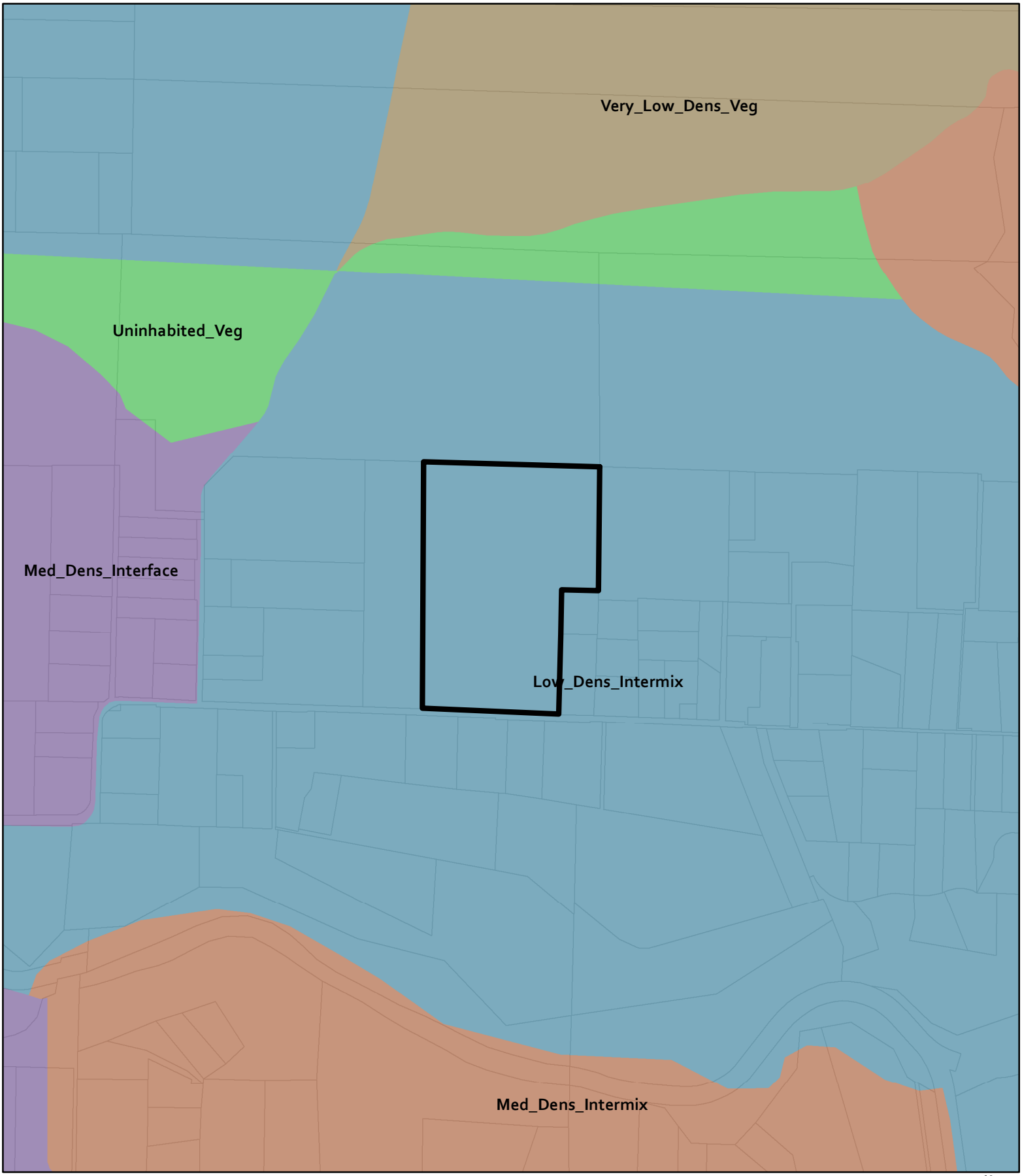
0 362.5 725 Feet
0 0.05 0.1 Miles

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1:8,000

WILLIAMSON ACT

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CASE: MS 2025-0005
OWNER: ROSSETTO, Sarah & Jason
APN: 020-090-11
APLCT: Rossetto & Franco
AGENT:
ADDRESS: 30800 Pudding Creek Rd.

Assessors Parcels

0 362.5 725 Feet
0 0.05 0.1 Miles

N W E S

1:8,000

WILDLAND-URBAN INTERFACE

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