



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

January 21, 2021

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Archaeological Commission
 Sonoma State University

Department of Forestry/ CalFire
 Department of Fish and Wildlife
 RWQCB
 County Addresser- Russ Ford
 Long Valley Fire District

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Laytonville MAC

CASE#: MS_2020-0004

DATE FILED: 6/29/2020

OWNER: KRIGIN JANETTE

APPLICANT: RON KRIGIN

AGENT: JIM RONCO

REQUEST: Minor subdivision of a jointly owned 19.8 acre parcel creating three new parcels. Parcel one (1) will be 6.6 acres, parcel two (2) will be 8.2 acres, and parcel three (3) will be 5.0 acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: Inland, 0.8± miles west of Laytonville town center, lying west of Branscomb Road (CR 429), 0.1 ± miles south of its intersection with Madrone Drive (Private), located at 740 Branscomb Road, Laytonville (APN: 014-190-59)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: February 4, 2021

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: MS_2020-0004

OWNER: RONALD, DON, and JANETTE KRIGIN

APPLICANT: RON KRIGIN

AGENT: JIM RONCO

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APN/S: 014-190-59

PARCEL SIZE: 19.8± Acres

GENERAL PLAN: Rural Residential (RR:1)

ZONING: Rural Residential (RR:1)

EXISTING USES: Residential

DISTRICT: 3 (Haschak)

RELATED CASES: BI_2019-0029 - Illegal greenhouse, solar, shipping container.

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|--------------------------|------------------------------|----------------------|
| NORTH: | Rural Residential (RR:1) | Rural Residential (RR:1) | 4.93, 4.93, 4.92, 4.92 Acres | Residential |
| EAST: | Rural Residential (RR:1) | Rural Residential (RR:1) | 2, 19.25 Acres | Residential |
| SOUTH: | Rural Residential (RR:1) | Rural Residential (RR:1) | 2, 8 Acres | Residential |
| WEST: | Rangeland (RL:160) | Rangeland (RL:160) | 31.44 Acres | Residential |

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Long Valley Fire District
- Laytonville MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- 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
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: See attachment "project overview" for property details.

STAFF PLANNER: MATT GOINES

DATE: 1/20/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Long Valley Fire & Cal Fire

4. FARMLAND CLASSIFICATION:

GIS

*Urban and Build-up Land (D)
Grazing Land (G)*

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*155—Haploxeralfs-Argixerolls complex, 0
to 9 percent slopes*

*134—Dann-Littlered-Hiltabidel complex, 5
to 30 percent slopes*

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

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

NO

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

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Planning and Building Services

| |
|----------------------------|
| Case No: <u>MS 2020-04</u> |
| CalFire No: <u>228-20</u> |
| Date Filed: <u>6/29/20</u> |
| Fee: <u>\$8,134-</u> |
| Receipt No: <u>35689</u> |
| Received By: <u>RDF</u> |
| Office use only |

APPLICATION FORM

APPLICANT

Name: Ron Krigin Phone: %707-357-4354

Mailing Address: P.O. Box 1360

City: Laytonville State/Zip: Ca. 95454 email: ldiana26260@gmail.com

PROPERTY OWNER

Name: Ron Krigin et al Phone: (707) 984-8495

Mailing Address: P.O. Box 1360

City: Laytonville State/Zip: CA/95454 email: ldiana26260@gmail.com

AGENT

Name: Jim Ronco Consulting/Vance Ricks Surveying Phone: (707) 477-7616/ 891-3414

Mailing Address: 445 N. State St./10580 West Road vancestr@gmail.com

City: Ukiah/RedwoodValley State/Zip: CA/95482/95480 email: jim@jimroncoconsulting

Parcel Size: 19.8 +/- ac (Sq. feet/Acres) Address of Property: 740 Branscomb Rd. Laytonville, Ca. 95454

Assessor Parcel Number(s): 014-190-59

TYPE OF APPLICATION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input checked="" type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

Jim Ronco
Signature of Applicant/Agent

Date

6/18/20 Ronald F Krigin 6-25-2020
Signature of Owner Date

1.

| Lot Number | Lot Size | Proposed Land Use | Existing Buildings |
|------------------|----------|-------------------|------------------------------|
| Lot Number 1 | 6.6 ac | residential | Home & associated structures |
| Lot Number 2 | 8.2 ac | Residential | Home & associated structures |
| Lot Number 3 | 5. ac | vacant | none |
| Lot Number 4 | | | |
| Remainder Parcel | | | |

2. A survey is going to be performed and a parcel map prepared.
 A waiver of survey is requested.
3. **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 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.

Ronald A. Krug 6-24-2020
 Owner's Signature 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.

Jim Ronco 6/18/2020
 Applicant and/or Agent's Signature Date

VANCE RICKS Jim Ronco
 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

 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" for Project details

| 2. Structures/Lot Coverage | Number of Units | | Square Footage | | |
|--|-----------------|----------|----------------|----------|---------|
| | Existing | Proposed | Existing | Proposed | Total |
| <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <u>Carport</u> <input type="checkbox"/> Other: <u>Parking/roads</u> | 2 | 2 | 850/1700 | 850/1700 | 2550 |
| | see sheets 1 | to 5 | | | |
| Total Structures Paved Area Landscaped Area Unimproved Area | | | | | 19 + ac |

GRAND TOTAL (Equal to gross area of Parcel) 19.8

3. If the project is commercial, industrial or institutional, complete the following: no
 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:
Project will not be phased

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

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 | none | _____ |
| Number of uncovered spaces | 4 | 8 X 20 |
| Number of standard spaces | 4 | _____ |
| Number of handicapped spaces | _____ | _____ |
| Existing Number of Spaces | 4 | |
| Proposed Additional Spaces | 0 | |
| Total | 4 | |

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:
- 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? *NO*

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.
Exterior downcast lighting will be installed on all structures and out building

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.):

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:
 LSA and Water permit discussed in project narrative have been obtained

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 West side of Branscomb Rd. approximately 3/4 mile west of Laytonville

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.
No structures will be demolished or removed

25. Project Height. Maximum height of existing structures 32 feet. Maximum height of proposed structures 32 feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings). See sheets 1-5

27. Lot area (within property lines): 19.8 ac 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 | X | X | X | X |
| 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.

Ronald E. Kruger
Owner/Authorized Agent

6-24-2020
Date

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

AUTHORIZATION OF AGENT

I hereby authorize Jim Ronco & Vance Ricks to act as my representative and to bind me in all matters concerning this application.

[Signature]
Owner

6.24.2020
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: _____

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Owner/Authorized Agent

6-25/2020

Date

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Ronald F Krueger

Owner

6/25/2020

Date

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Applicant: _____ Date: _____



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

ACKNOWLEDGMENT 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 in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

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 \$90.00/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

Ronald J. Kruger

6-24-2020

Jim Rents

6-18-20

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County Planning and Building Services

Date: 5/14/2020

860 North Bush Street
Ukiah, CA 95482
(707) 463-4281

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

PROJECT FEE ESTIMATE

Contact: TO BE ASSIGNED

Situs Address:

Applicant Name:

Project Number: EST_2020-0123

Type: DIVISION OF LAND

Desc: 3 Parcel MS Estimate

| <u>Fee Description</u> | <u>Account</u> | <u>Qty</u> | <u>Amount</u> |
|-------------------------------|------------------|------------|---------------|
| DIVISION OF LAND ASSESSOR FEE | 1100-1120-826390 | | \$165.00 |
| ENVIRONMENTAL REVIEW | 1100-2851-826184 | | \$735.00 |
| GENERAL PLAN | 1100-2851-826188 | | \$116.00 |
| MINOR SUB BASE | 1100-2851-826180 | | \$3,812.00 |
| MS DOT DOT1C | 1100-1910-826182 | | \$1,500.00 |
| PER PARCEL FEE | 1100-2851-826180 | | \$1,209.00 |
| RECORDS MANAGEMENT | 1222-2852-826260 | | \$111.00 |
| SONOMA STATE UNIVERSITY | 1100-2851-826390 | | \$75.00 |
| WELL EH | 1100-4011-822606 | | \$411.00 |

Total Fee Estimate for EST_2020-0123 : \$8,134.00

TOTAL ESTIMATE: \$8,134.00



Mendocino County

Planning and Building Services

860 North Bush Street
 Ukiah, CA 95482
 (707) 234-6650

120 West Fir Street
 Fort Bragg, CA 95437
 (707) 964-5379

Paid By: RON KRIGIN

MS_2020-0004

Receipt: PRJ_035689

Date: 6/29/2020

Pay Method: CHECK 6235

Received By: RUSSELL FORD

Project Number: MS_2020-0004

Project Description:

Site Address:

| <u>Fee Description</u> | <u>Account Number</u> | <u>Qty</u> | <u>Fee Amount</u> |
|-------------------------------|-----------------------|------------|-------------------|
| ASSESSOR FEES | 1100-1120-826390 | | \$165.00 |
| DIVISION OF LAND ASSESSOR FEE | | | \$165.00 |
| BASE FEES | 1100-2851-826180 | | \$3,812.00 |
| MINOR SUB BASE | | | \$3,812.00 |
| DOT FEES | 1100-1910-826182 | | \$1,500.00 |
| MS DOT DOT1C | | | \$1,500.00 |
| EH FEES | 1100-4011-822606 | | \$411.00 |
| WELL EH | | | \$411.00 |
| ENVIRONMENTAL REVIEW | 1100-2851-826184 | | \$735.00 |
| | | | \$735.00 |
| GENERAL PLAN | 1100-2851-826188 | | \$116.00 |
| | | | \$116.00 |
| PROJECT SPECIFIC FEES | 1100-2851-826180 | | \$1,209.00 |
| PER PARCEL FEE | | | \$1,209.00 |
| RECORDS MANAGEMENT | 1222-2852-826260 | | \$111.00 |
| | | | \$111.00 |
| SONOMA STATE UNIVERSITY | 1100-2851-826390 | | \$75.00 |
| | | | \$75.00 |

Total Fees Paid:

\$8,134.00

1. Project Overview

Ron Krigin (Applicant) is requesting the approval of a minor division of the jointly owned (based on provisions of the parents trust) 19.8 acre parcel creating three parcels of land in a size equal to the percentage ownership of each party (Ron 8.2 ac, John 5. ac and Jeanette 6.6 ac) [Ronald, 41.25% int., John F. Krigin , 25. ¼and Janette Krigin, 33.3%].

The Site is currently zoned as Rural Residential 1 acre minimum (RR 1) under the Mendocino County Zoning Code and has a land use designation of RR 1 under the Mendocino County General Plan. Parcel sizes of parcels in the general area are similar to the proposed parcels (parcel to the south is larger but appears to have similar density based on improvements). Site is improved with existing residences and associated structures (see below) and is generally level with slopes of 5 % or less except for a small area in Parcel 3 which rises to 20%. Approximately 50% of the site is covered with mixed conifer and oak/ madrone woodl and. No streams or water courses appear on the USGS topographic maps. Site is not within a Alquist-Priolo fault zone area. Soils are not subject to liquefaction or landslides. No use or disposal of hazardous materials or waste will occur on site.

Proposed Parcels 1 and 2 have on-site private utilities, including water (well), septic, and electricity. Proposed Parcel 3 is unimproved.

Proposed Parcel 1 is improved with 1 single family dwelling of approximately 850 sq ft constructed prior to 1972 and associated improvements consisting of an 8' x 40' travel trailer, 1 metal cargo container 8' x 16' , 1 hoop house 10' x 20' and 2 hoop houses 8' x 20' .

Proposed Parcel 2 is improved with 2 single family trailers (850 sq ft & 750 sq ft) joined by a deck being utilized as a single dwelling unit and associated structures delineated on sheets 1 through 5 included herewith.

Parcels 1 & 2 will share the existing well on Parcel 1. Parcel 2 has been issued a LSA for replacement of culverts under existing interior roads as well as Water permit from the State for future use of water on site.

Each proposed parcel fronts on an existing developed common roadway used by the owners and the neighboring parcels to the north as shown on parcel map filed in MC 2 Dr. 41 Pg. 45. Parcel Three also accesses the turnaround located on Parcels 3 & 4 of the parcel map as well as that portion on Proposed Parcel 3. Parcels 1 & 2 have existing developed parking spaces for each residence (2) and parking spaces for the associated improvement (1) accessible space.

The existing paved common access encroachment from Branscomb Rd. will remain as the primary access point for Proposed Parcels 1 through 3, additionally Proposed Parcel 1 will continue to use the existing driveway encroachment onto Branscomb Rd. as the access to the residence. No road construction or grading is contemplated with the minor division.

28. Site is improved with existing residences and associated structures on proposed Parcels 1 & 2 and is generally level with slopes of 5 % or less except for a small area in Proposed Parcel 3 which rises to 20%. Approximately 50% of the site is covered with mixed conifer and oak/ madrone woodland. No streams or water courses appear on the USGS topographic maps. No cultural or historic sites are known to exist on site or neighboring parcels. No vegetation will be removed in association with the minor division. Flora and fauna are common to the community in the area with impacts to fauna caused by human interaction (people, dogs, and cats).

29. Surrounding properties are similar in use, flora, fauna and topography to subject property. No cultural or historic sites are known to exist on site or neighboring parcels. Residential uses are consistent with the proposed minor division. Agricultural uses on adjacent parcels are common to the area

Krigin Site Plan

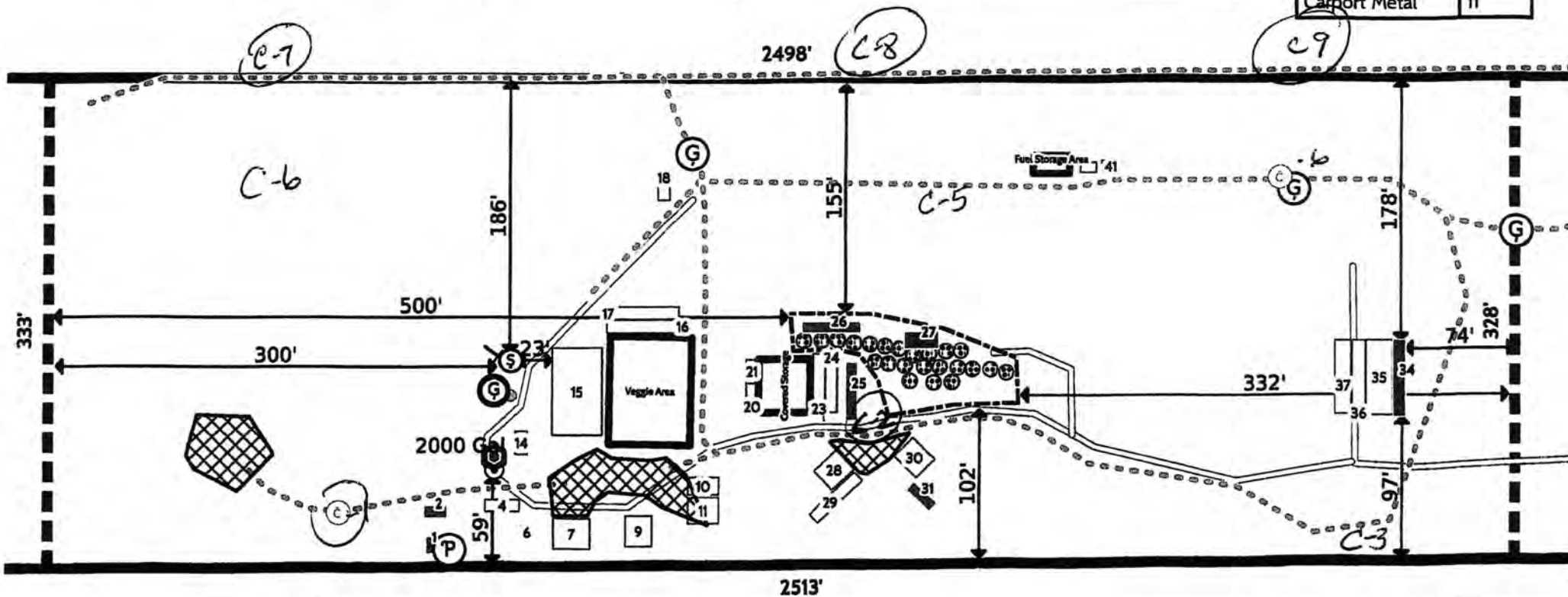
- Property Boundary
- Road
- Access Road
- Turnarounds
- setbacks
- Cultivation Area
- Cannabis Buildings
- Non-Cannabis-Zones
- Non-Cannabis Buildings
- Culvert 1-9
- Features
- Gates
- Grey Water
- Leach Field
- Porto potty
- Septic
- subDivision
- water distribution
- watertank
- Well

Cannabis Buildings

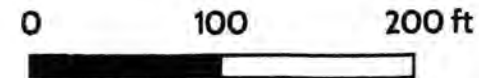
| name | display |
|------------------------------------|---------|
| Cargo Container | 25 |
| Cargo Container Indoor Cultivation | 26 |
| Secure Ag Chem Storage | 34 |
| Hooprow | 27 |
| Storage Container | 31 |
| Trim Shed | 2 |
| Storage | 1 |

Non Cannabis Buildings

| name | display |
|-------------------|---------|
| Dwelling | 43 |
| House | 15 |
| Carport | 28 |
| Storage Container | 29 |
| Cargo Container | 24 |
| Cargo Container | 23 |
| Carport Metal | 10 |
| Carport Metal | 11 |



APN: 01419059
 Owner: Ronald Krigin
 740 BRANSCOMB RD
 LAYTONVILLE, CA 95454
 Acres: 19.8



Krigin Site Plan

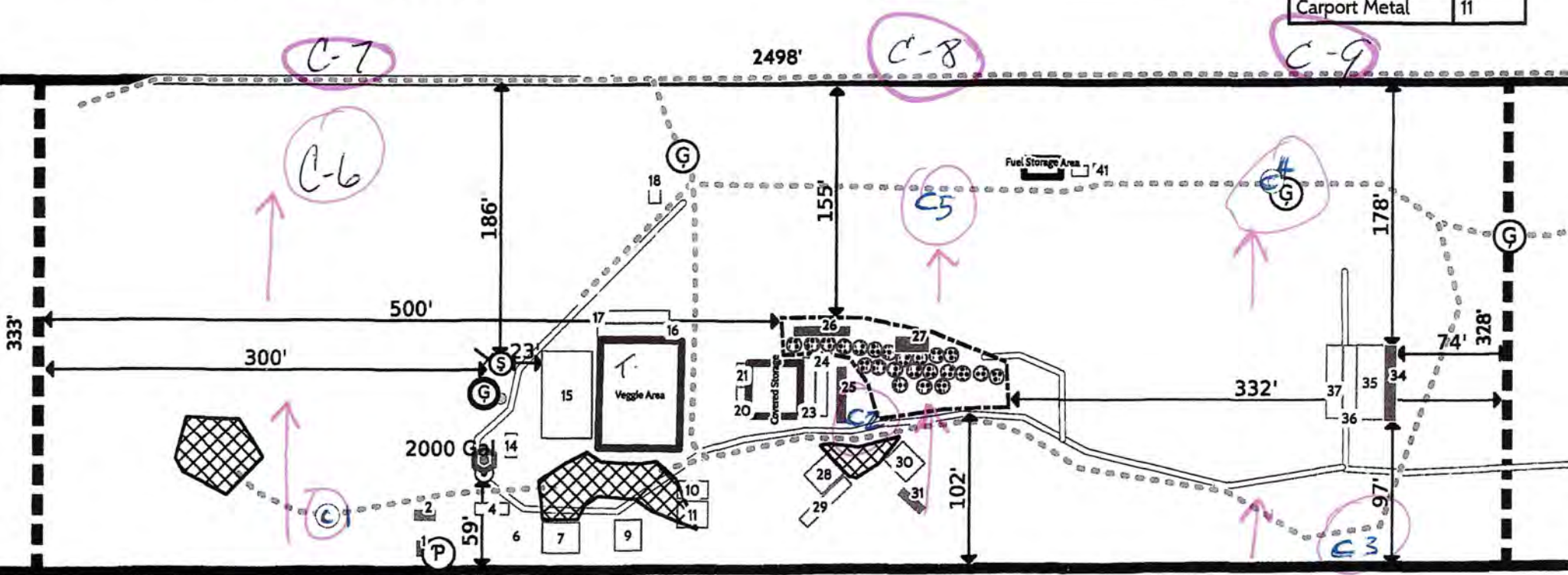
- Property Boundary
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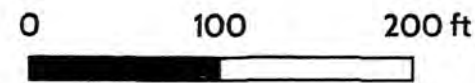
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- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-7
- C-8
- C-9

Water Flow



Large Green House NOT on Plan - DEMO PERMIT RECEIVED TO BE REMOVED. BV 2019-0316

M

Key to MAP

Permit #

List ALL structures on the property and indicate their use.

*Uses may include: drying, curing, processing, cloning, nursery, residential, etc.

| Structure | Approximate Size | *Use |
|--------------------|------------------|-------------------|
| #1 Metal trailer | 7.5 x 12 90 | Storage - BINS |
| #2 Wood Shed | 8.5 x 16 136 | Trim station |
| #4 Truck trailer | 8 x 23 184 | STORAGE |
| #7 Metal Car PORT | 25 x 21 525 | PARKING (18 x 21) |
| #9 Metal Car PORT | 18 x 21 378 | PARKING |
| #10 Metal Car PORT | 12 x 21 252 | PARKING |
| #11 Metal Car PORT | 18 x 21 378 | PARKING |
| #14 Truck Trailer | 8 x 16 128 | STORAGE - DRYING |
| #15 House Mobile | 34 x 60 2040 | Residence |
| #16 Truck Trailer | 9 x 52 468 | STORAGE |
| #17 Truck trailer | 7.3 x 49 357 | STORAGE |

NOT NEEDED

X

X

→

→

→

→

X

X

X

BV 2019-0306
 BV 2019-0307
 BV 2019-0308
 BV 2019-0309

* See ATTACHED Sheets for additional structures
 Are all existing structures accurately shown on the accompanying site plan? Yes No

Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?
 Yes No

4

CANNABIS GARDEN AREA - NOT WORKING for years 2020/2021

| List ALL structures on the property and indicate their use. <i>Additional</i> | | | | Permit #. |
|---|------------------|-----|----------------------|---------------------------|
| Structure | Approximate Size | | *Use | NOT NEEDED |
| #18 Shipping Container | 8x20 | 160 | STORAGE | → BV-2019-0310 |
| #19 Portable Car Port | 13x20 | 260 | PARKING | X NOT ON Plan. |
| #20 Cargo Container | 8x20 | 160 | Ag Supply Storage | → BV 2019-0311 |
| #21 Truck Trailer | 8x16 | 128 | Ag Supply Storage | X |
| #23 Shipping Container | 8x40 | 320 | Tool Car Storage | → BV-2019-0312 |
| #24 Sun Canopy | 10x40 | 400 | TEMP EQUIPMENT PKG | |
| #25 Truck Trailer | 8x40 | 320 | Drying - Storage | X |
| #26 Shed | 8x40 | 320 | Immature Plants | X To Be Removed. |
| #27 Hoop House | 12x24 | 288 | to be Removed | X Removed. |
| #28 Metal Carport | 18x21 | 378 | EQUIP PARKING | → BV 2019-0304 |
| #29 Trk Trailer | 8x42 | 336 | STORAGE - GENERATORS | X |

Are all existing structures accurately shown on the accompanying site plan? Yes No

Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?
 Yes No

(•) these 3 have to be Done. - Draftman in Langdon
 OUT 6-7 weeks from
 our turn.

List ALL structures on the property and indicate their use.

Additional Structures Permit#

*Uses may include: drying, curing, processing, cloning, nursery, residential, etc.

| Structure | Approximate Size | *Use |
|------------------------|------------------|------------------------|
| #30 Metal Carport | 18x21 378 | PARKING |
| #31 TK Trailer | 8x22 176 | STORAGE |
| #34 Shipping Container | 9x53 477 | Ag Supplies: Equipment |
| #35 Metal Carport | 18x50 900 | Ag Supplies: Equipment |
| #35 Shipping Container | 9x53 477 | Ag Supplies: Equipment |
| #41 TK Trailer | 8x12 96 | FIREWOOD STORAGE |
| #42 TK Trailer | 7x11 77 | FIREWOOD STORAGE |
| #43 HOOP HOUSE | 10x12 120 | PLANTS - TO BE ADDED |
| #44 HOOP HOUSE | 10x12 120 | PLANTS - TO BE ADDED |
| | | |
| | | |

NOT NEEDED

— BV 2019-0305
 X
 TO BE REMOVED
 → BV 2019-0302
 TO BE REMOVED
 X
 X
 > NOT HERE, YET.

Are all existing structures accurately shown on the accompanying site plan? Yes No

Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)?

Yes No

1. Project Overview

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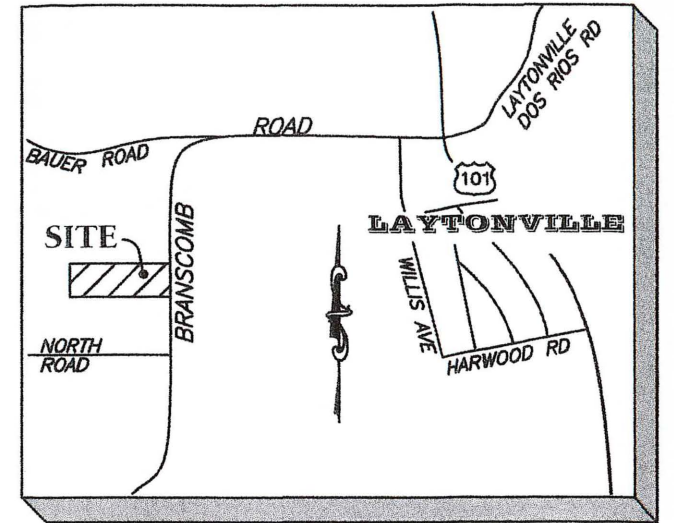
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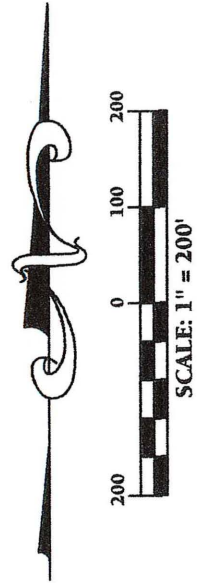
TENTATIVE PARCEL MAP

3 PARCEL MINOR SUBDIVISION

740 BRANSCOMB ROAD LAYTONVILLE, CA. APN 014-190-59



LOCATION MAP
NO SCALE

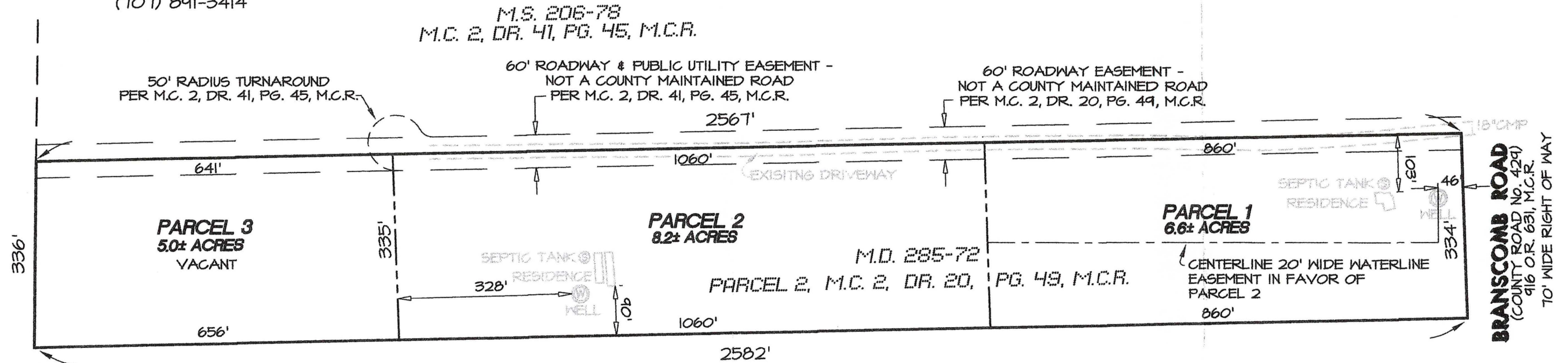


OWNER:

RONALD KRIGIN
740 BRANSCOMB ROAD
LAYTONVILLE, CA. 95454
(707) 357-4354

SURVEYOR:

W. VANCE RICKS
10580 WEST ROAD
REDWOOD VALLEY, CA. 95470
(707) 891-3414



LEGEND

- LIMITS OF SUBDIVISION
- PROPOSED PARCEL LINE
- EXISTING EASEMENT AS SHOWN
- M.C.R. MENDOCINO COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, M.C.R.
- O.R. OFFICIAL RECORDS, M.C.R.
- MC MAP CASE
- DR DRAWER
- PG PAGE

SURVEYED AT THE REQUEST OF RONALD KRIGIN IN APRIL, 2020.



VANCE
LAND SURVEYING
10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414



| | | | |
|-----------------|---------------|-------------|---------------|
| CAL FIRE FILE # | Project Type: | Battalion # | Date: |
| 228-20 | Subdivision | 4 | June 12, 2020 |

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

| Building / Project Site Information | |
|--|---|
| Address: 740 Branscomb Rd. | APN: 014-190-59 |
| City: Laytonville | Zip Code: 95454 |
| Property Owner | |
| Name: Ron Krigin | |
| Mailing Address: Box 1360 | |
| City: Laytonville | State: Ca |
| Zip Code: 95454 | Phone: 707-357-4354 |
| Email: indiana26260@gmail.com | |
| Agent Representing Property Owner | |
| Name: Jim Ronco, Jim Ronco Consulting | |
| Mailing Address: 445 N. State St. | |
| City: Ukiah | State: Ca |
| Zip Code: 95482 | Phone: 707-477-7616 |
| Email: | |
| Mail Correspondence to: | |
| <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Agent |
| <input type="checkbox"/> Pick Up at CAL FIRE Howard Forest | |

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, 1/2" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.



MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

EMERGENCY WATER STANDARD _____ gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



| | |
|---|--|
| <input type="checkbox"/> BRIDGE STANDARD <ul style="list-style-type: none"> All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750. The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends. | |
| <input type="checkbox"/> CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS: | |
| <input type="checkbox"/> EXCPTION REQUEST GRANTED <ul style="list-style-type: none"> See attached letter | <input type="checkbox"/> EXCEPTION REQUEST DENIED <ul style="list-style-type: none"> See attached letter |

Project review and approval by: *Anthony Massucco*
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



TREE REMOVAL REQUIREMENTS

In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

Conifers:

Coast redwood (*Sequoia sempervirens*)
Douglas-fir (*Pseudotsuga menziesii*)
Grand fir (*Abies grandis*)
Western hemlock (*Tsuga heterophylla*)
Western redcedar (*Thuja plicata*)
Bshop pine (*Pinus muricata*)
Monterey pine (*Pinus radiata*)
Sitka spruce (*Picea sitchensis*)
Incense cedar (*Calocedrus decurrens*)
Port-Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
White fir (*Abies concolor*)
Jeffrey pine (*Pinus jeffreyi*)
Ponderosa pine (*Pinus ponderosa*)
Sugar pine (*Pinus lambertiana*)
Western white pine (*Pinus monticola*)
Lodgepole pine (*Pinus contorta*)
Noble fir (*Abies procera*)
Knobcone pine (*Pinus attenua*)

Gray pine (*Pinus sabiniana*)
Mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Engelmann spruce (*Picea englemannii*)
Sierra redwood (*Sequoiadendron giganteum*)
Foxtail pine (*Pinus balfouriana*)
Western juniper (*Juniperus occidentalis*)

Hardwoods:

Tannoak (*Notholithocarpus densiflorus*)
Red alder (*Alnus rubra*)
White alder (*Alnus rhombifolia*)
Pacific madrone (*Arbutus menziesii*)
Golden chinkapin (*Castanopsis chrysophylla*)
Pepperwood (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.



WILDFIRE IS COMING. ARE YOU READY?



Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.*



ONE LESS SPARK
ONE LESS WILDFIRE

*For more information on creating defensible space and legal requirements visit

READYFORWILDFIRE.ORG

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

ZONE 1: 30 feet of Lean, Clean & Green

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30-100 feet of Reduced Fuel

- 4 Cut or mow annual grass down to a maximum height of 4 inches.
- 5 Create horizontal spacing between shrubs and trees.
- 6 Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire

- 7 Mow before 10 a.m., and mow on a hot or windy day. String trimmers are a safer option [vs. lawnmowers] for clearing vegetation.



VERTICAL SPACING

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



HORIZONTAL SPACING

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.



| |
|----------------------------------|
| CAL FIRE File # 228-20 |
| * FOR OFFICE USE ONLY * |

RECEIVED

MAY 29 2020

MENDOCINO UNIT

STATE FIRE SAFE REGULATIONS APPLICATION

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|---|---|--|
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| Property Owner | | |
| Name:Ron Krigin | | |
| Mailing Address:P.O. Box 1360 | | |
| City:Laytonville | State:Ca | |
| Zip Code:95454 | Phone:357-4354 | |
| Email:ldiana26260@gmail.com | | |
| Agent Representing Property Owner | | |
| Name:Jim Ronco, Jim Ronco Consulting | | |
| Mailing Address:445 N. State St. | | |
| City:Ukiah | State:Ca. | |
| Zip Code:95482 | Phone:477-7616 | |
| Email:jim@jimroncoconsulting.com | | |
| Mail Correspondence to (choose one) | | |
| <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Agent | <input type="checkbox"/> Pick Up at CAL FIRE Howard Forest |
| Project Information | | |
| <input type="checkbox"/> Residential | | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> New Building | <input type="checkbox"/> Class K | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Remodel/ Addition | <input type="checkbox"/> Replacement | <input type="checkbox"/> Other |
| Dwelling Sq. Ft: | Attached Garage Sq. Ft: | |
| Accessory Building(s) Sq. Ft: | Detached Garage/ Shop Sq. Ft: | |
| Agricultural Building(s) Sq. Ft: | Other Structure Sq. Ft: | |
| | | TOTAL SQUARE FEET: |
| Briefly describe the structure(s) to be built: N/A . FOR SUBDIVISION ONLY . | | |



| Project Information Continued | | |
|---|-------------------------------------|-------------------------------------|
| | Yes | No |
| 1. Was the subject parcel created PRIOR to January 1, 1991? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the structure within a ½ mile driving distance of a working fire hydrant? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the structure within a 5-mile driving distance of a year-round fire station? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the subject parcel 1 acre or larger? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed structure(s) be 30 ft. or more from ALL property lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will your project require construction of a new road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will your project require extension of an existing road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If you answered YES to question 6 or 7: | How many feet? | Maximum grade (%)? |
| 8. Will your project require construction of a new driveway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will your project require extension of an existing driveway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If you answered YES to question 8 or 9: | How many feet? | Maximum grade (%)? |
| If you answered No to (one or more) questions 6-9, describe the existing road/driveway: access via existing private road developed and approved in MS. 285-72 and used continuously by 4 plus residences | | |
| 10. Is there an existing bridge(s) on the parcel that provide access to the project site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will a bridge be installed/ constructed to provide access to project site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is a plot plan attached as per the instructions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Subdivision Information (only required for subdivision) | | |
| Current acreage before split? 19.6 | How many parcels will be created? 3 | |
| Acreage of each newly created parcel? 8.2, 5, 6.6 | | |
| Timber and Land Conversion Activities | | |
| 13. Will trees be cut and timber products be sold, bartered, traded, or exchanged? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will timberland be converted to a non-timber growing use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management <i>FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440</i> | | |
| Exception Request | | |
| 15. Will your project require an exception to ANY of the Fire Safe Regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If YES on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure. | | |

I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.

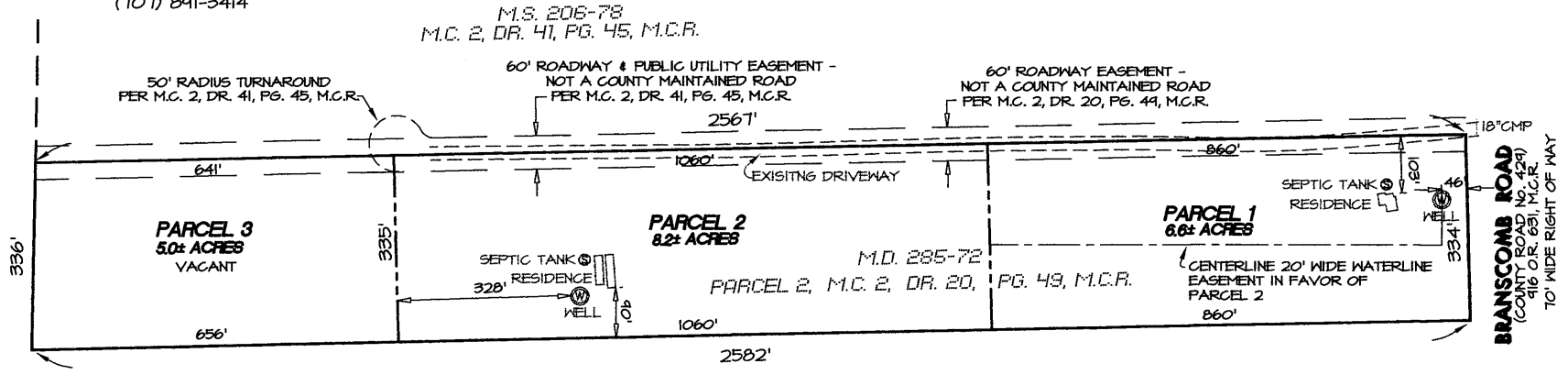
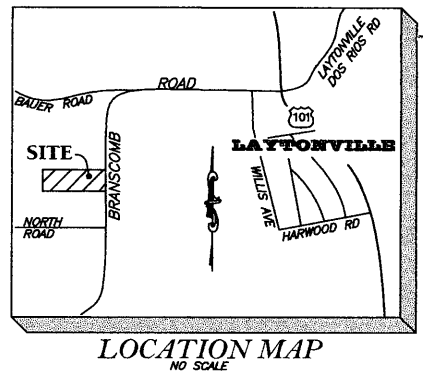
| | |
|--|-----------------------|
| Signature of property owner or authorized agent: | |
| Date: 5/27/2020 | Print Name: Jim Ronco |

TENTATIVE PARCEL MAP
3 PARCEL MINOR SUBDIVISION
740 BRANSCOMB ROAD
LAYTONVILLE, CA.
APN 014-190-59



OWNER:
 RONALD KRIGIN
 740 BRANSCOMB ROAD
 LAYTONVILLE, CA. 95454
 (707) 357-4354

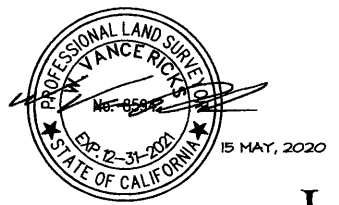
SURVEYOR:
 W. VANCE RICKS
 10580 WEST ROAD
 REDWOOD VALLEY, CA. 95470
 (707) 891-3414



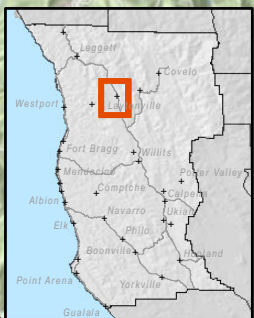
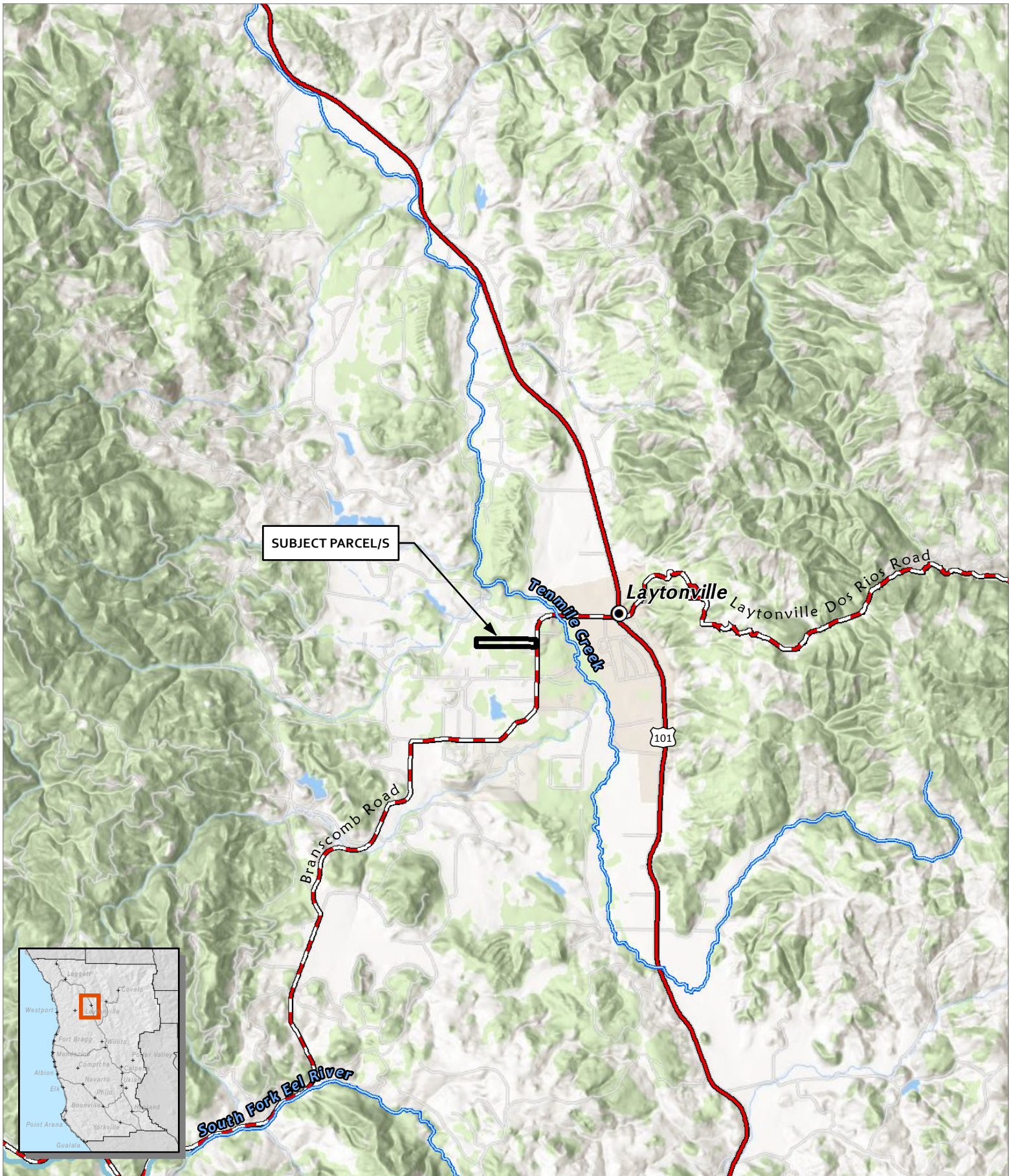
LEGEND

- LIMITS OF SUBDIVISION
- - - - - PROPOSED PARCEL LINE
- - - - - EXISTING EASEMENT AS SHOWN
- M.C.R. MENDOCINO COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, M.C.R.
- O.R. OFFICIAL RECORDS, M.C.R.
- MC MAP CASE
- DR DRAWER
- PG PAGE

SURVEYED AT THE REQUEST OF RONALD KRIGIN IN APRIL, 2020.

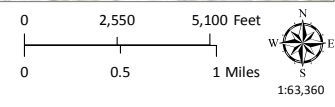


VANCE
LAND SURVEYING
 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414



CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

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






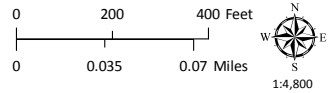
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/29/2020



CASE: MS 2020-0004
OWNER: KRIGIN, Janette, ET AL
APN: 014-190-59
APLCT: Ron Krigin
AGENT: jim Ronco
ADDRESS: 740 Branscomb Road, Laytonville

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

Krigin Site Plan

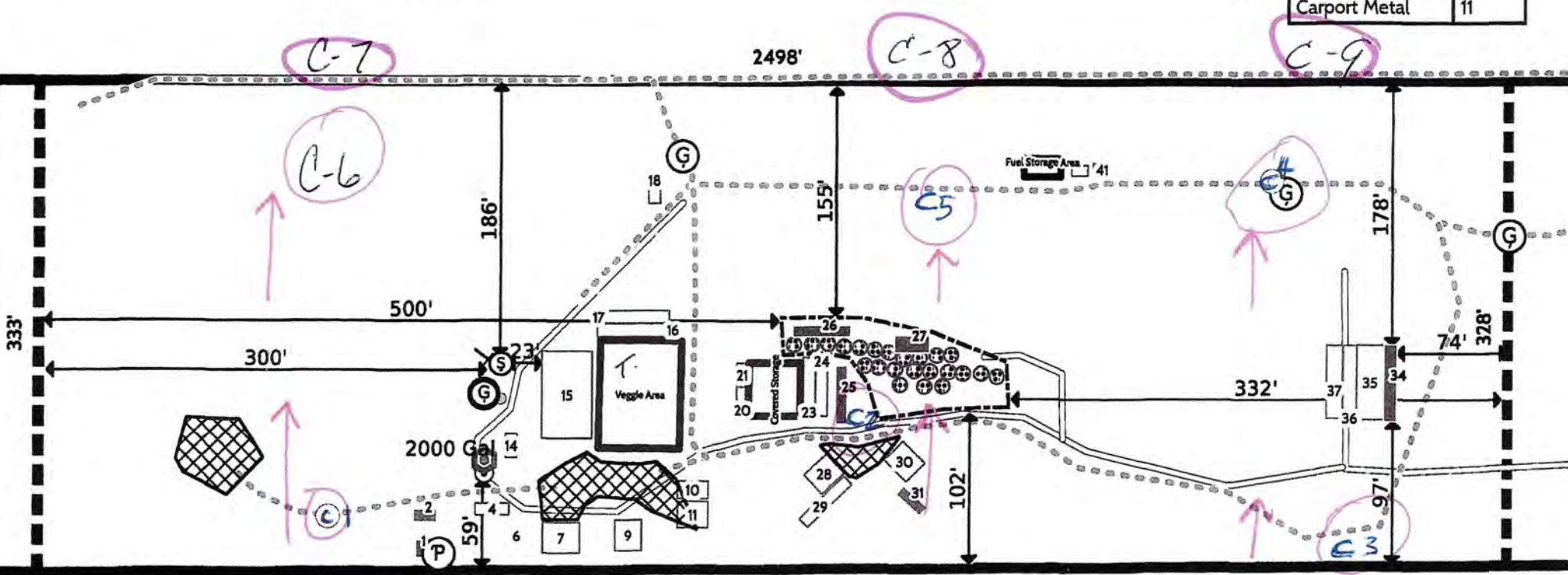
- Property Boundary
- Road
- Access Road
- Turnarounds
- setbacks
- Cultivation Area
- Cannabis Buildings
- Non-Cannabis-Zones
- Non-Cannabis Buildings
- Culvert
- Features
- Gates
- Grey Water
- Leach Field
- Porto potty
- Septic
- subDivision
- water distribution
- watertank
- Well

Cannabis Buildings

| name | display |
|------------------------------------|---------|
| Cargo Container | 25 |
| Cargo Container Indoor Cultivation | 26 |
| Secure Ag Chem Storage | 34 |
| Hooprow | 27 |
| Storage Container | 31 |
| Trim Shed | 2 |
| Storage | 1 |

Non Cannabis Buildings

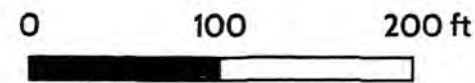
| name | display |
|-------------------|---------|
| Dwelling | 43 |
| House | 15 |
| Carport | 28 |
| Storage Container | 29 |
| Cargo Container | 24 |
| Cargo Container | 23 |
| Carport Metal | 10 |
| Carport Metal | 11 |

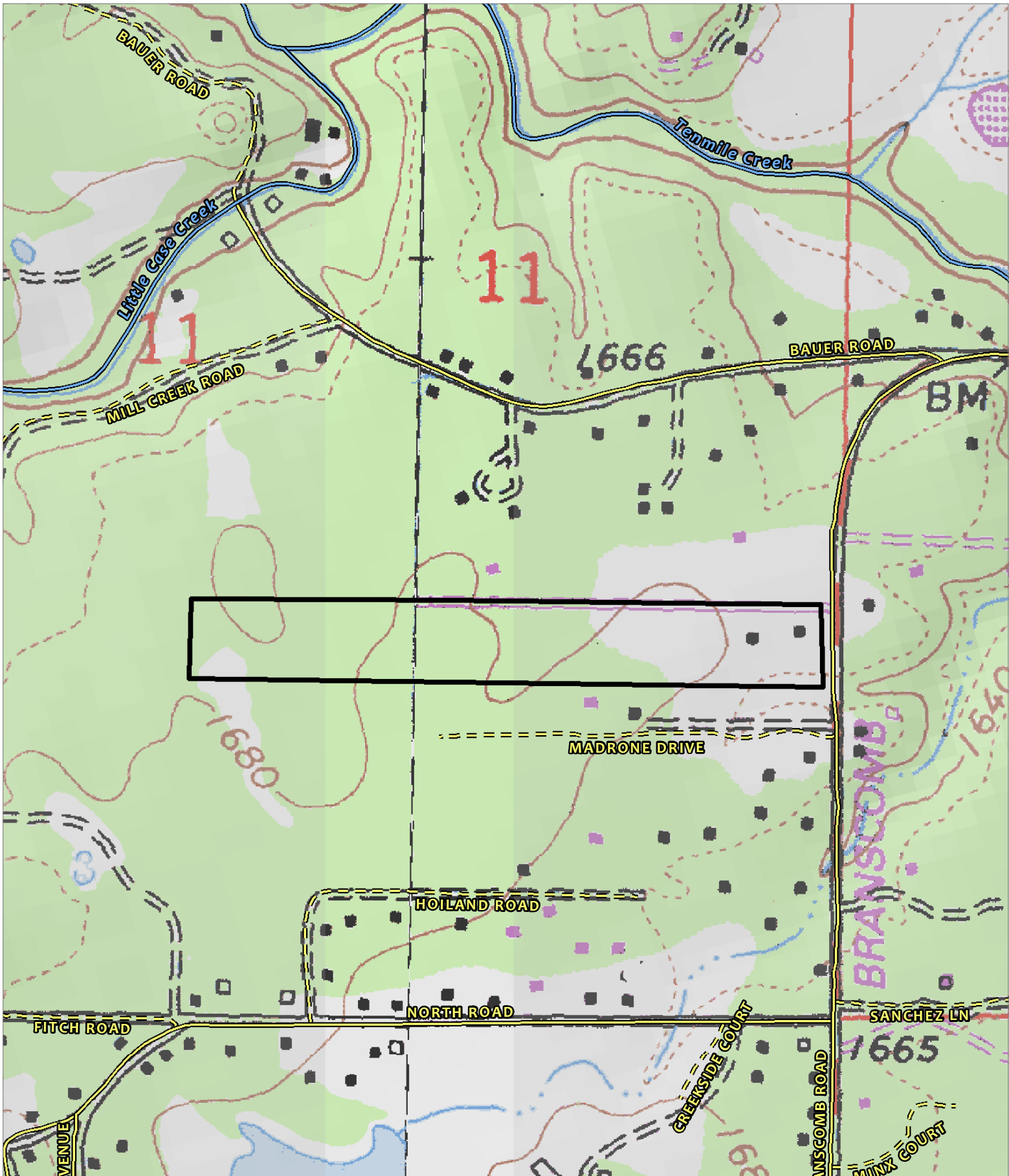


APN: 01419059
 Owner: Ronald Krigin
 740 BRANSCOMB RD
 LAYTONVILLE, CA 95454
 Acres: 19.8




- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-7
- C-8
- C-9

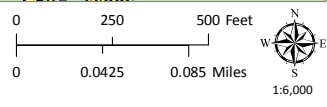
Water Flow





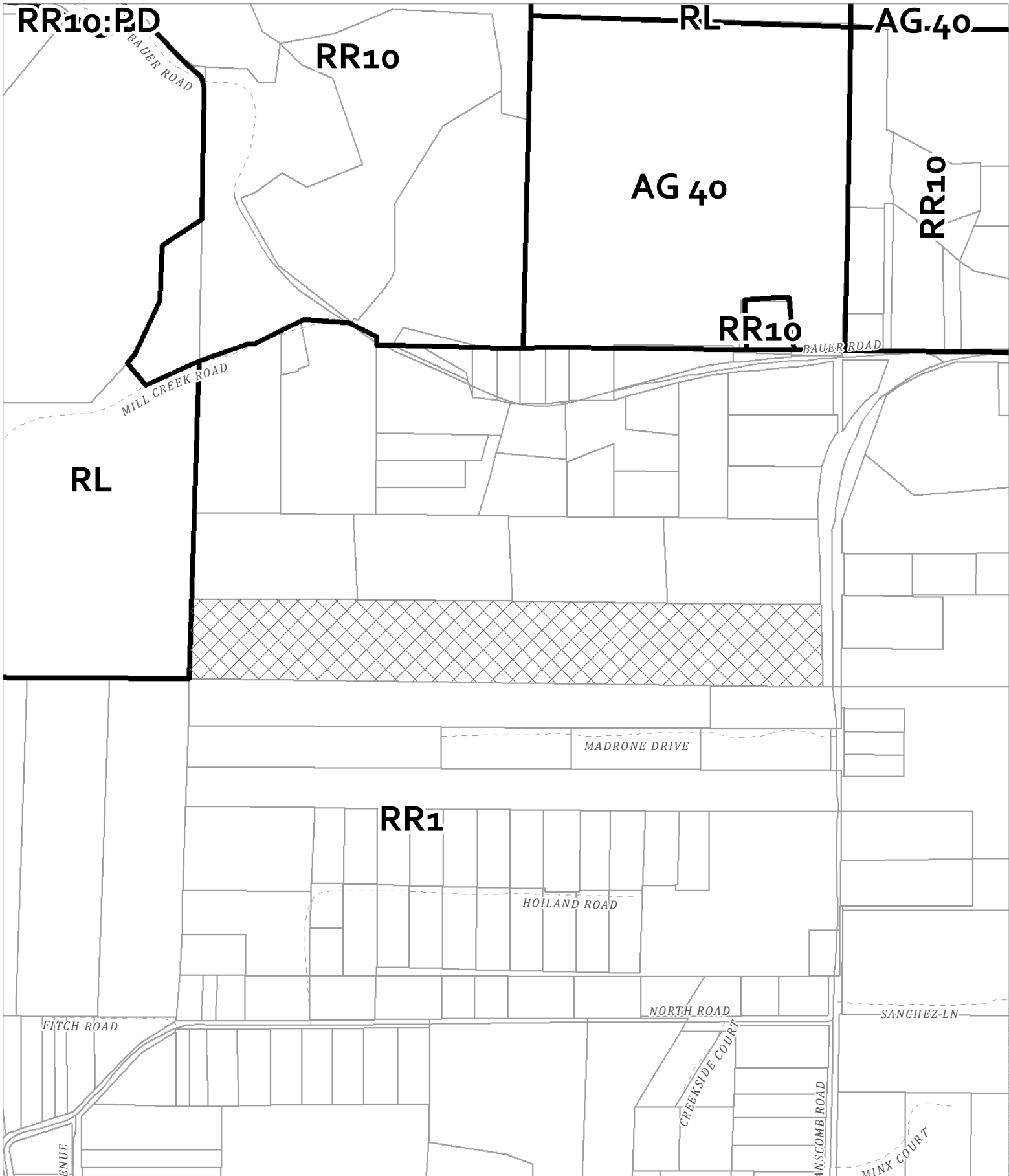
CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

-  Named Rivers
-  Public Roads
-  Private Roads






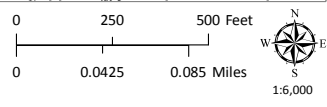
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

TENDOCINO COUNTY PLANNING DEPARTMENT 10/10/2020

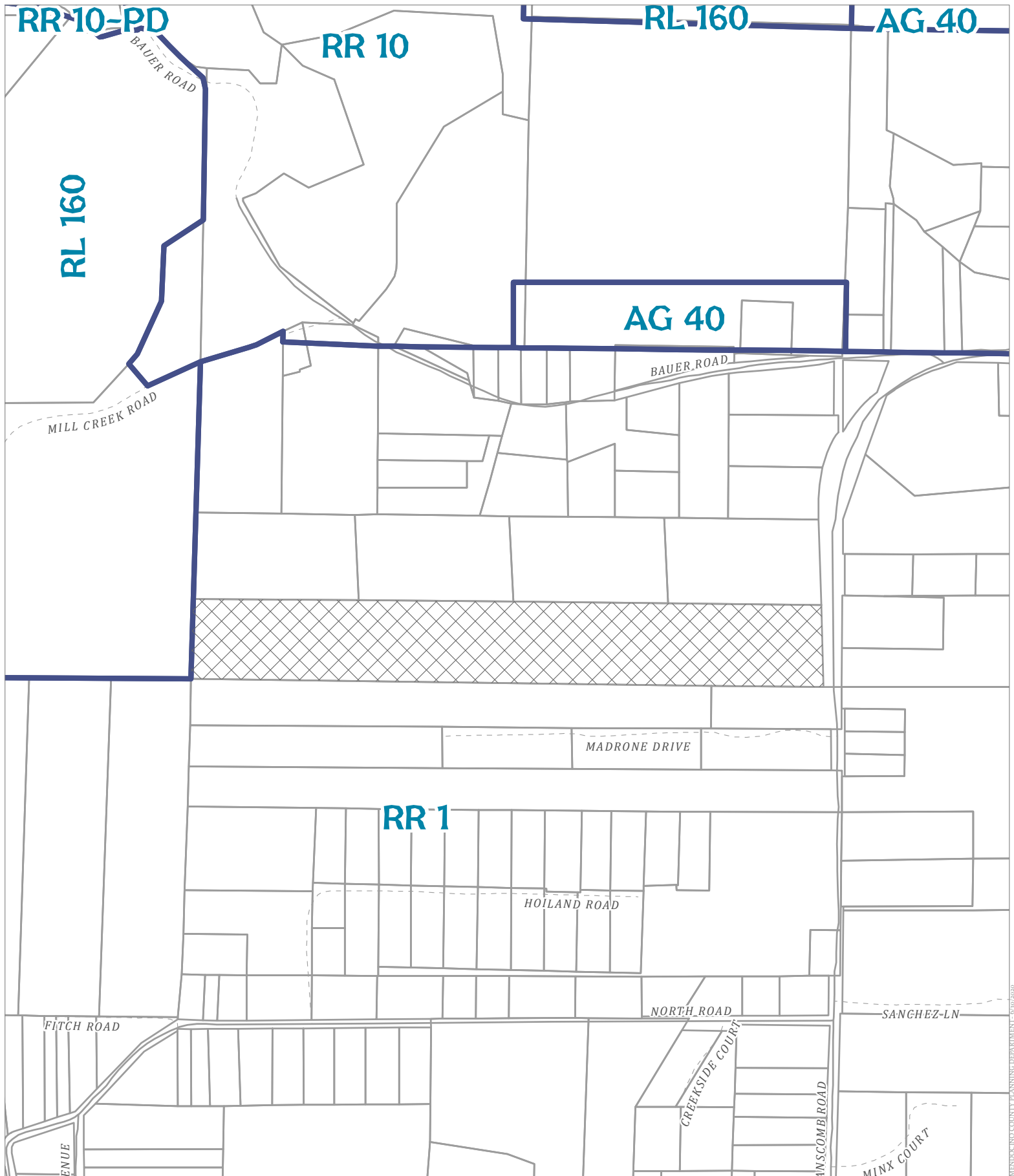


CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

-  Zoning Districts
-  Public Roads
-  Assessors Parcels

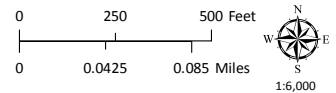


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2020



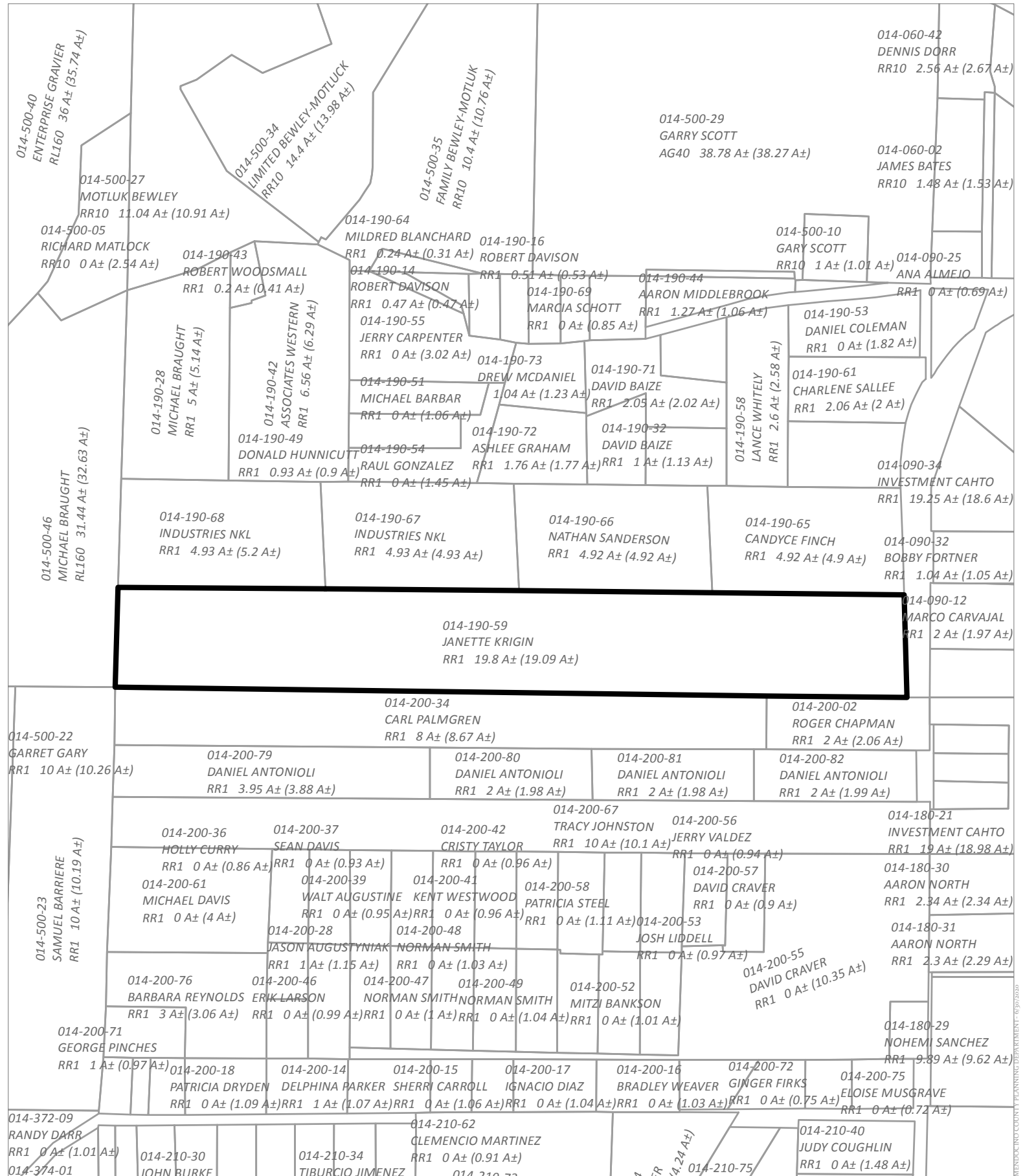
CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

- General Plan Classes
- Public Roads
- Assessor's Parcels




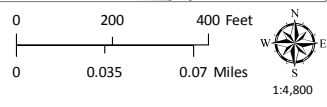
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2020



CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

 Assessor's Parcels








ADJACENT PARCELS

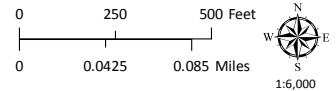
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2020

LONG VALLEY FIRE PROTECTION DISTRICT

CASE: MS 2020-0004
OWNER: KRIGIN, Janette, ET AL
APN: 014-190-59
APLCT: Ron Krigin
AGENT: jim Ronco
ADDRESS: 740 Branscomb Road, Laytonville

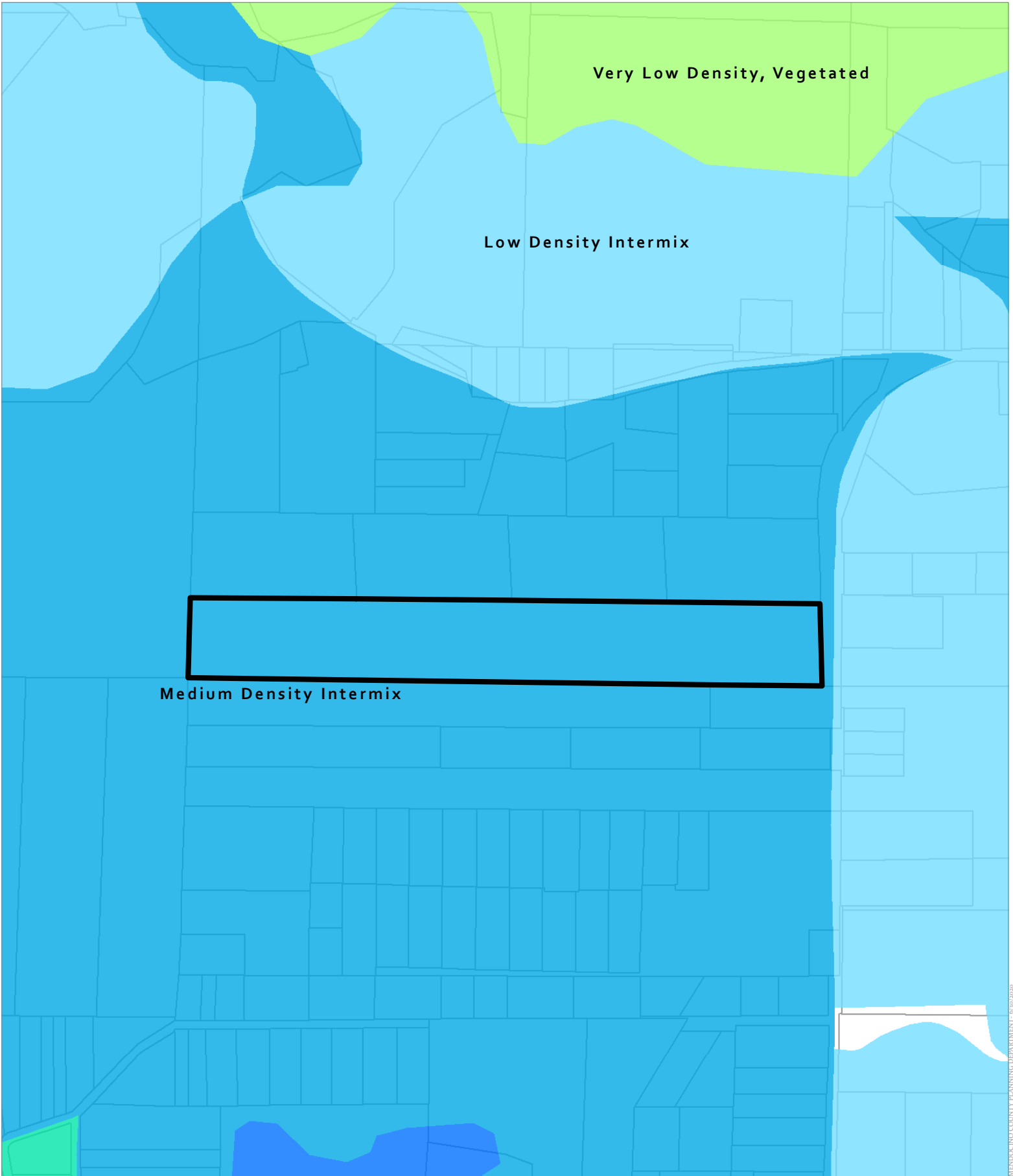
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard

-  County Fire Districts
-  Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

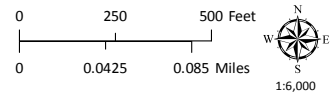
MENDOCINO COUNTY PLANNING DEPARTMENT 6/29/2020



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/30/2020

CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

- Water
- Assessors Parcels

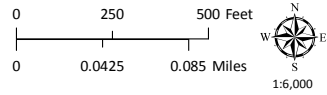
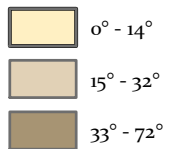


WILDLAND-URBAN INTERFACE ZONES

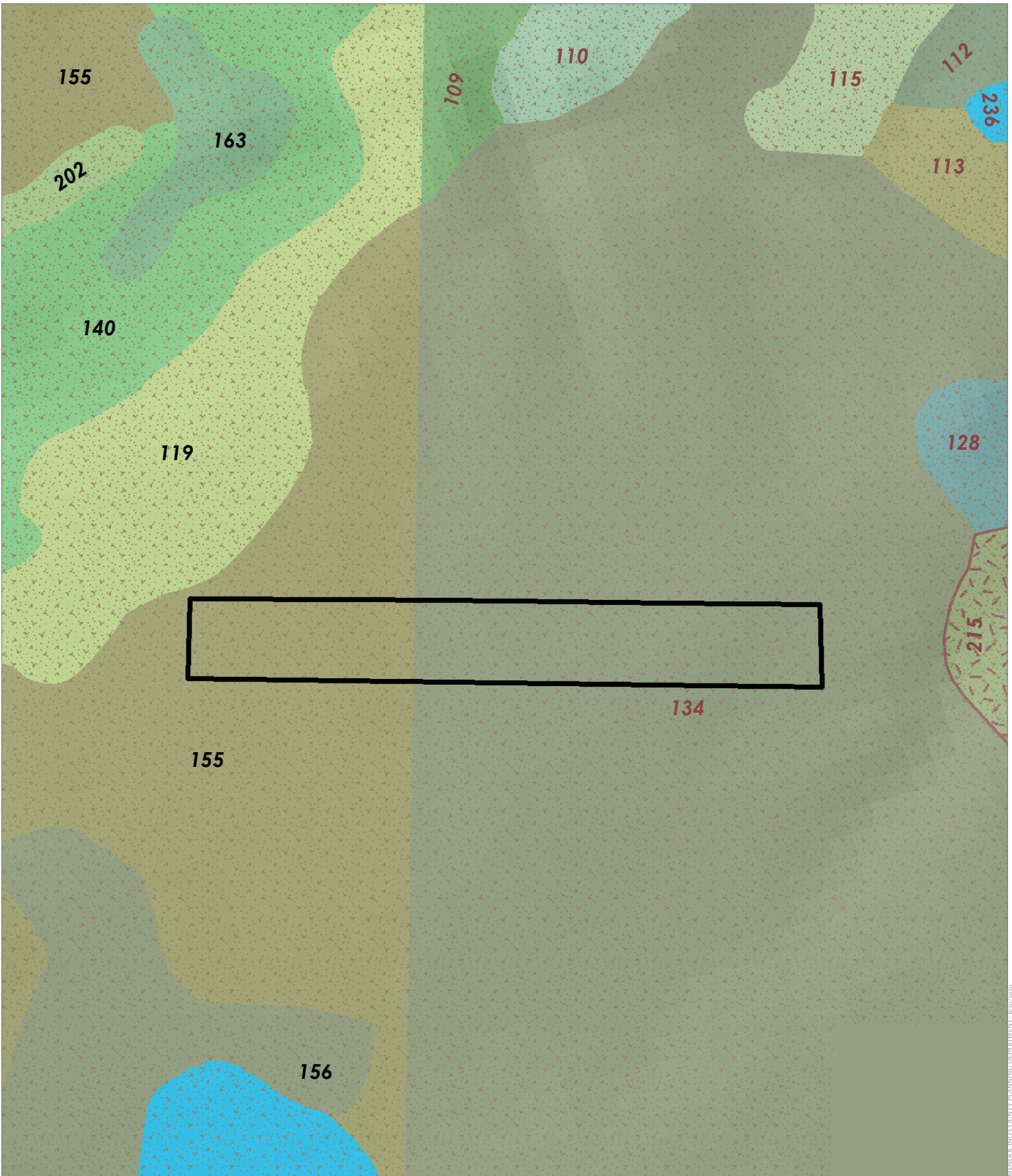


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2020



CASE: MS 2020-0004
OWNER: KRIGIN, Janette, ET AL
APN: 014-190-59
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AGENT: jim Ronco
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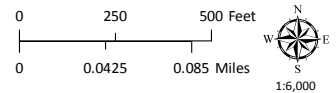


ESTIMATED SLOPE

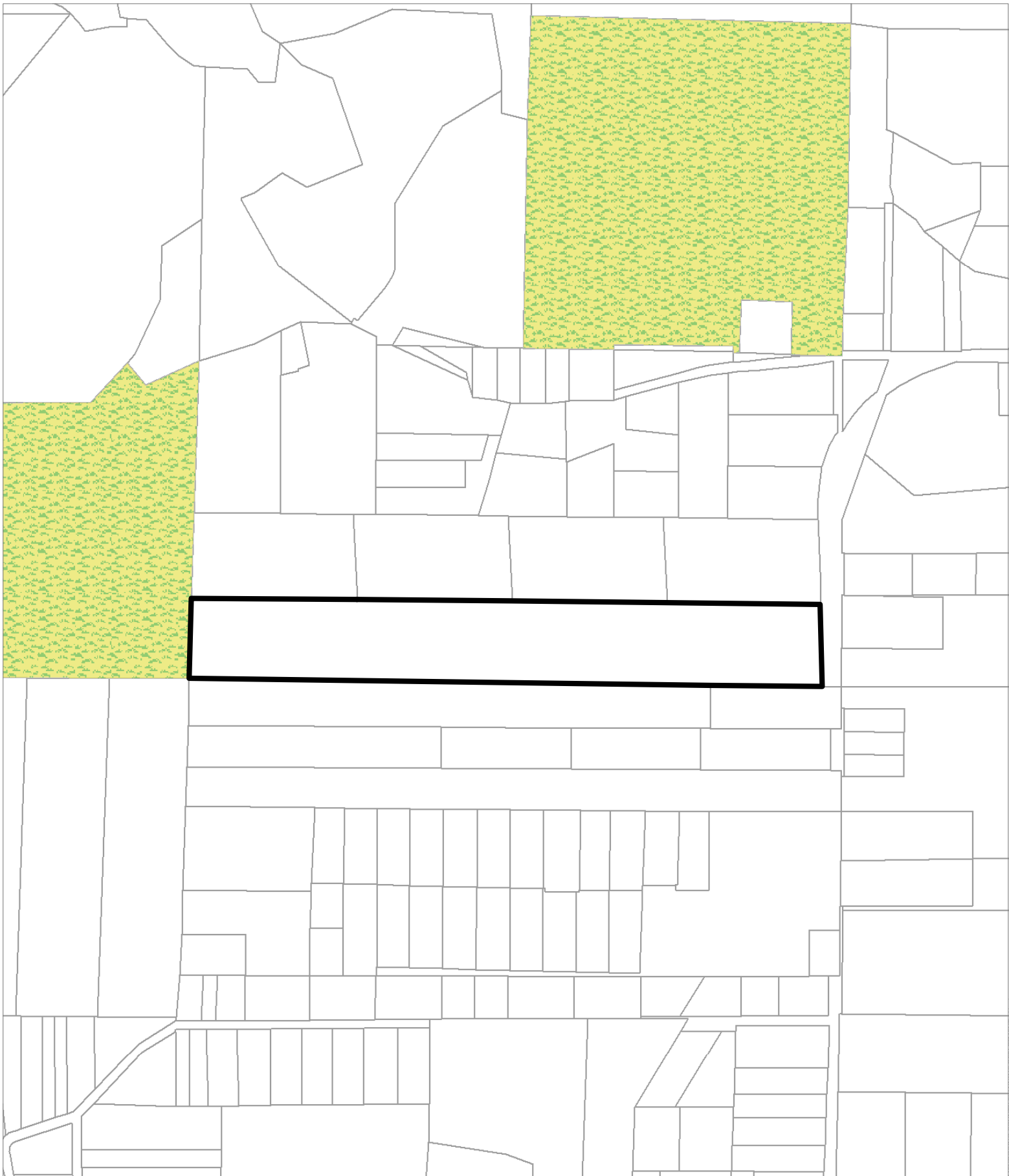


CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville




 Naturally Occurring Asbestos
 Eastern Serpentine Inclusions

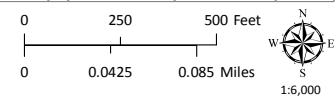


EASTERN & WESTERN SOIL CLASSES



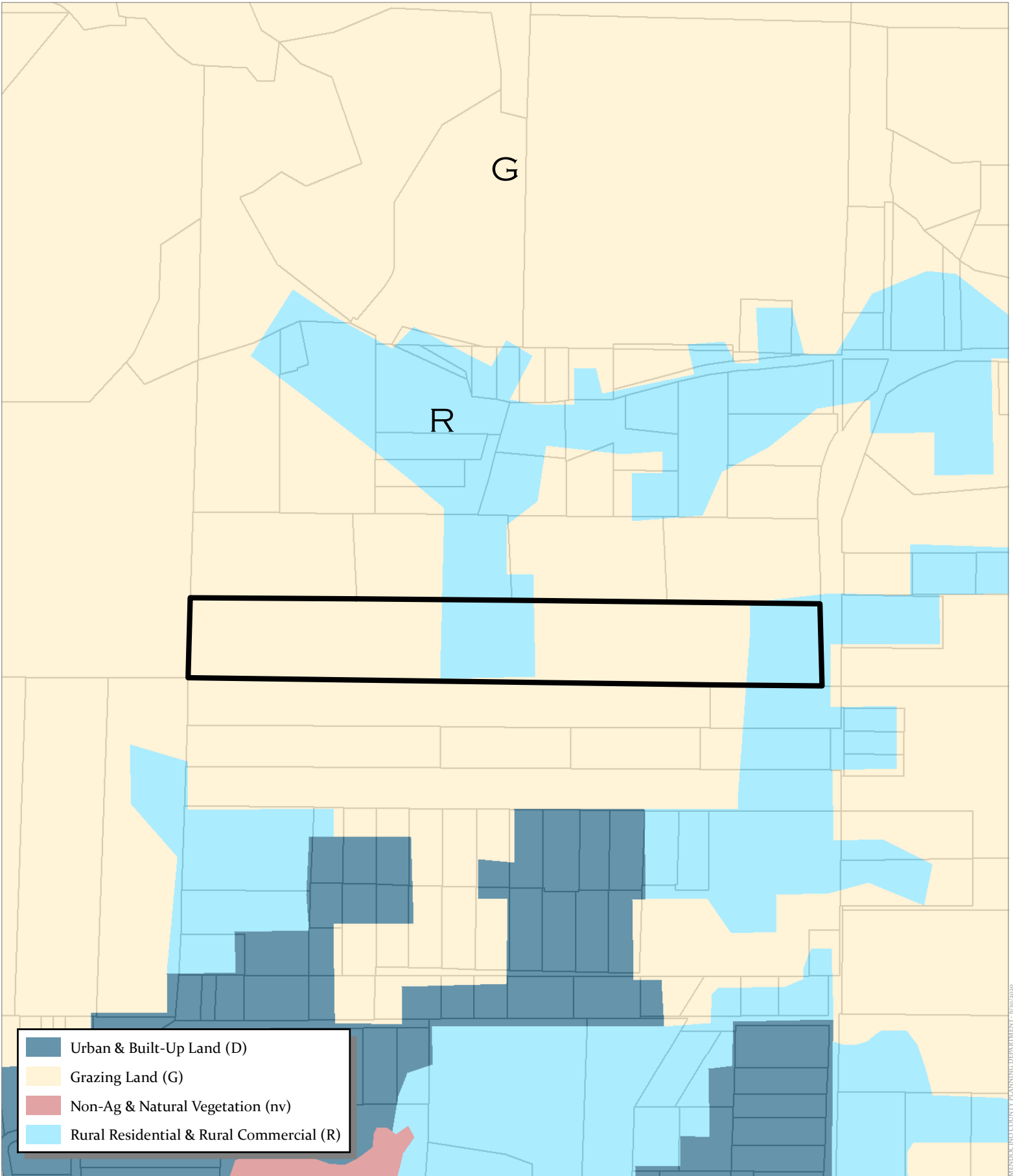
CASE: MS 2020-0004
OWNER: KRIGIN, Janette, ET AL
APN: 014-190-59
APLCT: Ron Krigin
AGENT: jim Ronco
ADDRESS: 740 Branscomb Road, Laytonville

-  Williamson Act 2018
-  Non-Prime Ag 2018
-  Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/30/2020

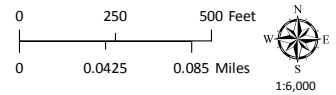
LANDS IN WILLIAMSON ACT CONTRACTS



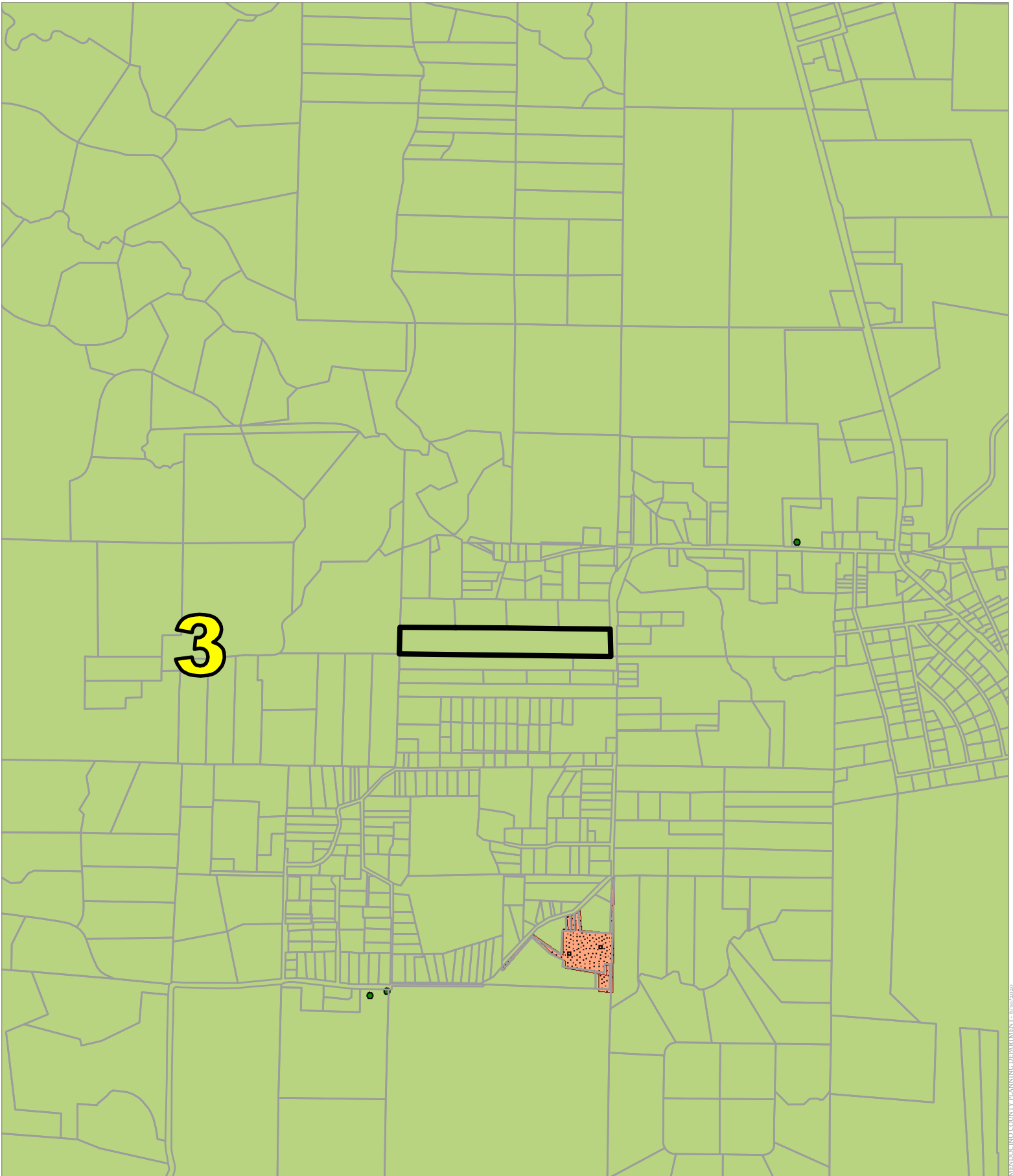
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

CASE: MS 2020-0004
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 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville




Assessors Parcels




FARMLAND CLASSIFICATIONS



CASE: MS 2020-0004
 OWNER: KRIGIN, Janette, ET AL
 APN: 014-190-59
 APLCT: Ron Krigin
 AGENT: jim Ronco
 ADDRESS: 740 Branscomb Road, Laytonville

-  Assessors Parcels
-  Cemetery Lots
-  Supervisorial Districts 2010

 Laytonville MAC

