



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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July 19, 2021

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Farm Advisor
 Agriculture Commissioner

Air Quality Management
 Resource Lands Protection Committee
 CALFIRE – Land Use
 CALFIRE – Resource Management
 County Addresser- Russ Ford
 Potter Valley Fire District

Cloverdale Rancheria
 Potter Valley Tribe
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: MS_2017-0009
DATE FILED: 6/29/2017
OWNER/APPLICANT: MARJORIE TODD
AGENT: DANIEL TODD

REQUEST: Minor subdivision of a 164± acre parcel into three (3) parcels of 40±, 47.5±, and 76.5± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.7± miles northwest of Potter Valley center, on the west side of North Busch Lane (CR 247A), at its northwest intersection with Busch Lane (CR 247); located at 13500 North Busch Road, Potter Valley; APN: 172-230-24.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: August 2, 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 _____

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AGENT: DANIEL TODD

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APN/S: 172-230-24

PARCEL SIZE: 22.5±

GENERAL PLAN: Agricultural (AG) & Rangeland (RL)

ZONING: Agricultural (AG) & Rangeland (RL)

EXISTING USES: Residential & Agricultural

DISTRICT: 1 (McGourty)

RELATED CASES: B_2017-0002: created existing parcel configuration.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES (Acres)</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL:160)	Rangeland (RL:160)	67.5±, 30.0±	Residential / Ag
EAST:	Agriculture (AG:40)	Agriculture (AG:40)	132.54±, 38.05±, 10.01±	Residential / Ag
SOUTH:	Agriculture (AG:40)	Agriculture (AG:40)	7.23±, 2.14±, 1.28±, 4.7±, 31.02±, 9.82±	Residential / Ag
WEST:	Agriculture (AG:40)	Agriculture (AG:40)	58.2±, 40.0±, 9.99±, 10±, 38.87±	Residential / Ag

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Assessor's Office
- Building Division (Ukiah)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Potter Valley Fire District
- Resource Lands Protection Com.

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)

TRIBAL

- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

Maps were created prior to finalizing of Boundary Line Adjustment B_2017-0002. Site is considered one legal parcel under one APN.

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 7/19/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate to Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Potter Valley

California Department of Forestry & Fire Prevention (CalFire)

4. FARMLAND CLASSIFICATION:

GIS

Prime Farmland

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils (soils 113, 146, 149, 175, 177, 178, 203)

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

Boyes Creek

12. EARTHQUAKE FAULT ZONE:

NO

Earthquake Fault Zone Maps; GIS

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

YES

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Planning and Building Services

Case No:	MS-2017-0009
CalFire No:	278-17
Date Filed:	6/29/17
Fee:	\$5,103.00
Receipt No:	
Received By:	Vandy
Office use only	

APPLICATION FORM

APPLICANT

Name: Marjorie S. Todd Phone: 707 743 1751

Mailing Address: 13500 N. Busch Road

City: Potter Valley State/Zip: CA 95469 email: _____

PROPERTY OWNER

Name: same Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: Daniel B. Todd Phone: 707 489 7473

Mailing Address: 14015 N. Busch Road

City: Potter Valley State/Zip: CA 95469 email: dantodd@pacific.net

Parcel Size: 164 ± (Sq. feet/Acres) Address of Property: 13500 N. Busch Rd. Potter Valley

Assessor Parcel Number(s): 172-180-13, 172-180-14, 172-230-22, 172-230-23

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 checked="" 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 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.

D. B. Todd 6-29-17 Marjorie S. Todd 6-29-17
Signature of Applicant/Agent Date Signature of Owner 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.

Dividing a 164 acre parcel in Potter Valley into 3 40 acre parcels and 1 44 acre parcel.

Subdivide two parcels totalling 164+/- acres into three parcels of 40, 47.5, and 76.5 acres.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	4	0	8800 sq ft	0	8800 sq ft.
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <i>Barns, Shop, Garage</i>	4	0	9200 sq ft	0	9200 sq ft
<input type="checkbox"/> Other:					
Total Structures Paved			20,000 ±		
Area Landscaped Area			sq ft.		
Unimproved Area			164 ac. unimproved		
GRAND TOTAL (Equal to gross area of Parcel)			164 ± acres.		

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

Estimated employees per shift: N/A
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:

N/A

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

No

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? N/A

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

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.).

Driveway to parcel 4. Moderate slope. Conforming to Cal Fire standards.

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

- A. Amount of cut 1000 yards ± cubic yards
- B. Amount of fill 1000 yards ± cubic yards
- C. Maximum height of fill slope 10' ± feet
- D. Maximum height of cut slope 10' ± feet
- E. Amount of import or export 0 cubic yards
- F. Location of borrow or disposal site N/A

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?

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.

17. Utilities will be supplied to the site as follows: ~~N/A~~

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.):
AP #'s 172-230-19, 172-210-08, 172-160-03
BLA 2017-0002 is in progress.

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:
Cal-Fire + Co. grading permit for driveway.

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The property begins at the intersection of Busch Lane and N. Busch Road. It is N. of Busch Lane and W. of N. Busch Rd. Busch creek runs through the property.

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 tentative map.

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

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

26. Gross floor area of existing structures 8,000' square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 164± 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.
Ag land in production, several single family dwellings.

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.
S. is residential + vineyards, E. is residential + hay fields, N. is hay fields, W. is residential, walnut orchard + rangeland.

30. Indicate the surrounding land uses:

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

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	40. ac	ag	2 residences
Lot Number 2	44.8 ac 47.5	ag	0
Lot Number 3	40. ac 76.5	ag	3 residences 2 barns, shop
Lot Number 4	40. ac	ag	0
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.

Marjorie S. Todd
 Owner's Signature

6-29-17
 Date

 Owner's Signature

 Date

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

Marjorie S. Todd
 Applicant and/or Agent's Signature

6-29-17
 Date

DANIEL B. TODD
 Print Name of Representative

<p>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.</p>	
<p><u>George C. Rau</u> Signature of Preparer of the Tentative Map</p>	<p><u>6-29-2017</u> Date</p>

Owner/Agent Information

CAL FIRE File Number 278-17 Date 06/27/17
Owner's Last Name Todd Owner's First Name Marjorie
Owner's Phone Number 707-743-1751
Owner's Mailing Address 13500 N. Busch Lane Agent/Phone # Daniel Todd 707-489-7473
Potter Valley, CA 95469

Project Information

Project Street # 13500 Project Street Name N Busch Type of Project subdivision
Project City/Community Potter Valley Battalion 3 Ukiah Finalized

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

Address Standard

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

Driveway Standard

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

Road Standard

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

Bridge Standard

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

Emergency Water Supply Standard

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

Defensible Space Standard

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

Maintaining Defensible Space

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE: ADDITIONAL COMMENTS:

K. Brett Pinson Assistant Chief

By:



Reviewing Official

Patricia Austin

Fire Prevention Bureau



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

RECEIVED

JUN 26 2017

MENDOCINO UNIT

CAL FIRE File #	278-17
To be completed by CAL FIRE	

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). ***See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements. If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.***

1. Name, Mailing Address and Phone Number of Property Owner:

Marjorie S. Todd 13500 N. Busch Road, Potter Valley, CA 95469 707 743 1751

Vicki Todd 8000 Busch Lane, Potter Valley, CA 95469 707 743 1413

Phone: 707 743 1751

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Daniel B. Todd

14015 N. Busch Road, Potter Valley, CA 95469

Phone: 707 489 7473

Mail correspondence to:

Owner OR Agent OR Pick-up at Howard Forest

3. Address/Location of proposed building site:

N/A

SUBDIVISION ONLY
POTTER VALLEY

APN:

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

Is it accessible, gate, locked? If so, gate combination or instructions to access:

It is accessible

4. Type of Project – CHECK ONE

Subdivision

Current acreage before split: 164 acres

Number of new parcels to be created: 4

Acreage of newly created parcels: 40, 40, 40, 44

Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

Current owners are splitting the property to create 4 parcels.

APN 172-180-13, 172-180-14, 172-230-22, 172-230-23

Building Permit

New building, Remodel, Class K, Replacement, Other

_____ Size in square feet of Single Family dwelling, if applicable.

_____ Size in square feet of attached garage, if applicable.

_____ Size in square feet of proposed detached garage, if applicable.

_____ Size in square feet of proposed accessory building(s), if applicable.

_____ Size in square feet of other proposed structure, if applicable.

_____ **TOTAL SQUARE FOOTAGE**

Briefly describe the type of structure you will be building:

N/A

5. Yes No -- Is project location map attached showing access to the site?

6. Yes No -- Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a. Yes No -- Is the structure within ½-mile driving distance of a working fire hydrant?

b. Yes No -- Is the structure within a 5-mile driving distance of a year round fire station?

Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

7. Yes No -- Is the subject parcel 1 acre or larger?

8. Yes No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. Yes No -- Will your project require construction of a new road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

10. Yes No -- Will your project require the extension of an existing road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

11. Yes No -- Will your project require construction of a new driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

12. Yes No -- Will your project require the extension of an existing driveway?

If so, how long in feet or miles? .4 miles

If so, what is the maximum grade(%)? 16

13. If NO to 9-12 above, Describe the existing road/driveway:

N/A

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

The driveway will have turnouts conforming to SRA standards at intervals not to exceed 400 foot apart, and a hammerhead tee turnaround at the end.

15. Yes No – Are there existing bridges en route to the proposed project located on your property?

16. Yes No – Will this project require any bridges to be constructed/installed?

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. Yes No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. Yes No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

19. Yes No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

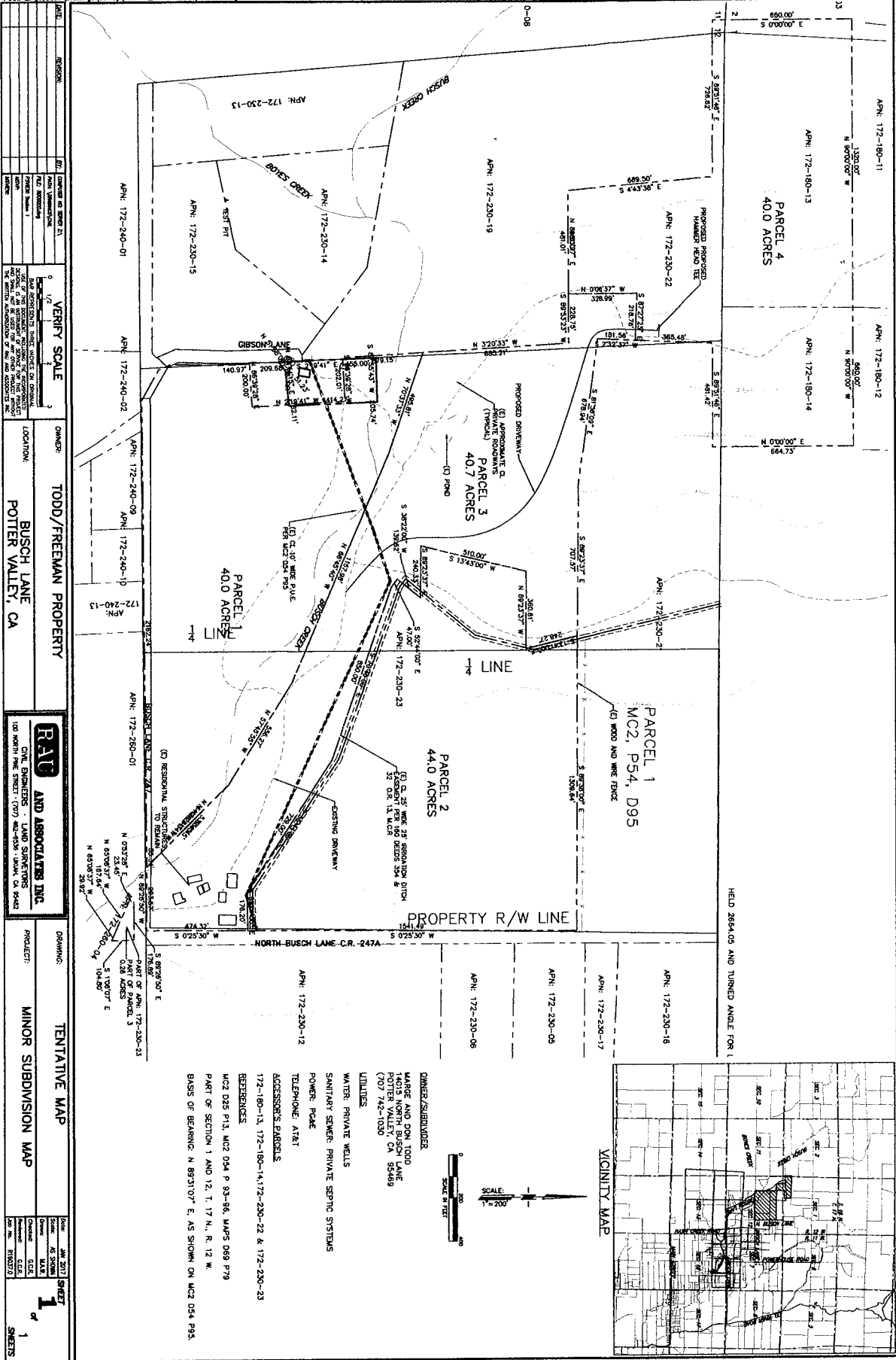
I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT _____



Daniel B. Todd

Print Name



DATE:	APPROVED:	DATE:	APPROVED:
06/21/17	[Signature]	06/21/17	[Signature]
OWNER: TODD/FREEMAN PROPERTY		DRAWING: TENTATIVE MAP	
LOCATION: BUSCH LANE POTTER VALLEY, CA		PROJECT: MINOR SUBDIVISION MAP	
<p>RAV AND ASSOCIATES INC. CIVIL ENGINEERS - LAND SURVEYORS 100 NORTH PINE STREET, (707) 462-6236, UPLAND, CA 94542</p>		SHEET 1 of 1 SHEETS DATE: JUN 2017 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] DATE: 06/21/17	

PRELIMINARY DRAFT

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490



Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

Please review the requirements for your specific project in the attached Conditions of Approval. Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

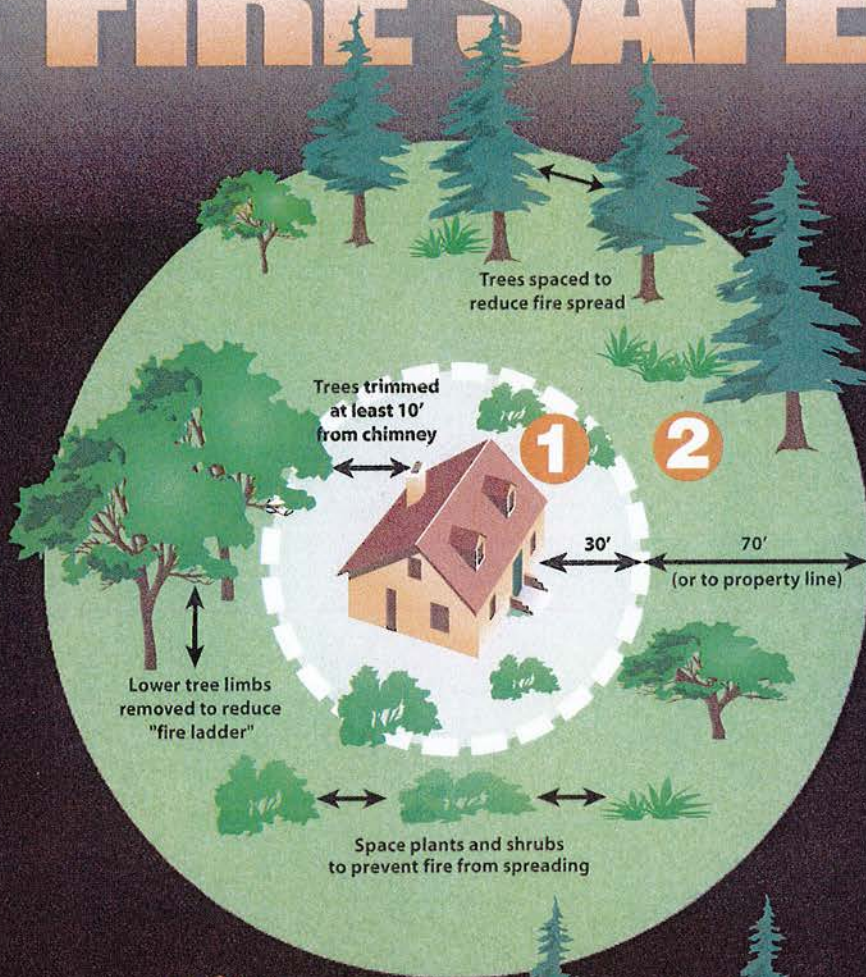
100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

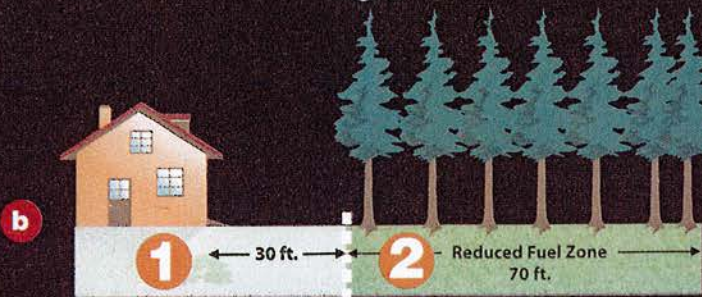
Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: http://www.fire.ca.gov/rsrc-mgt_forestpractice.php

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CAL FIRE office, fire department, or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone."

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone."

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

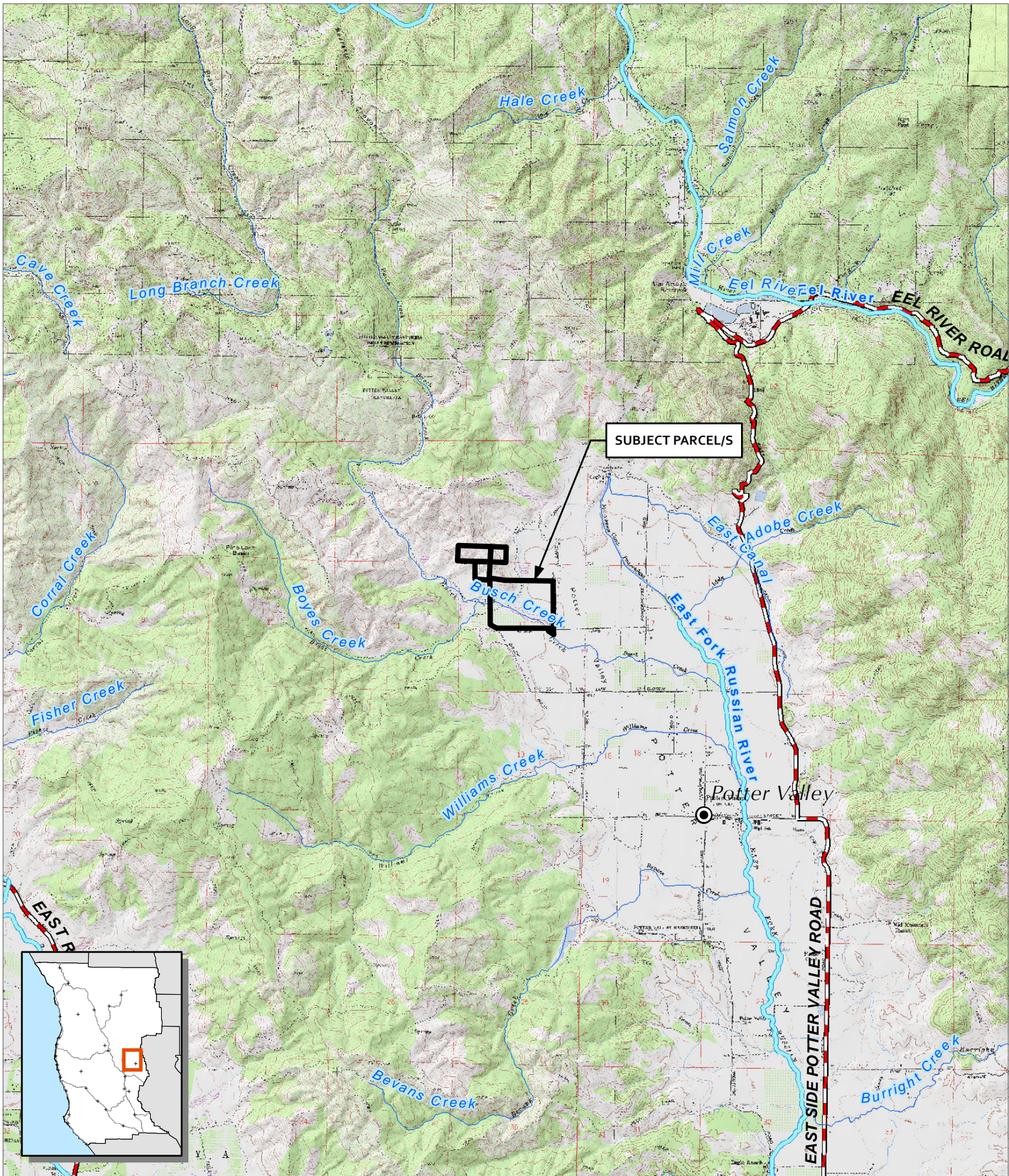
- a Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- b Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

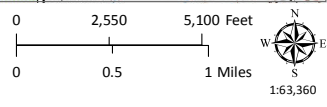
1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.





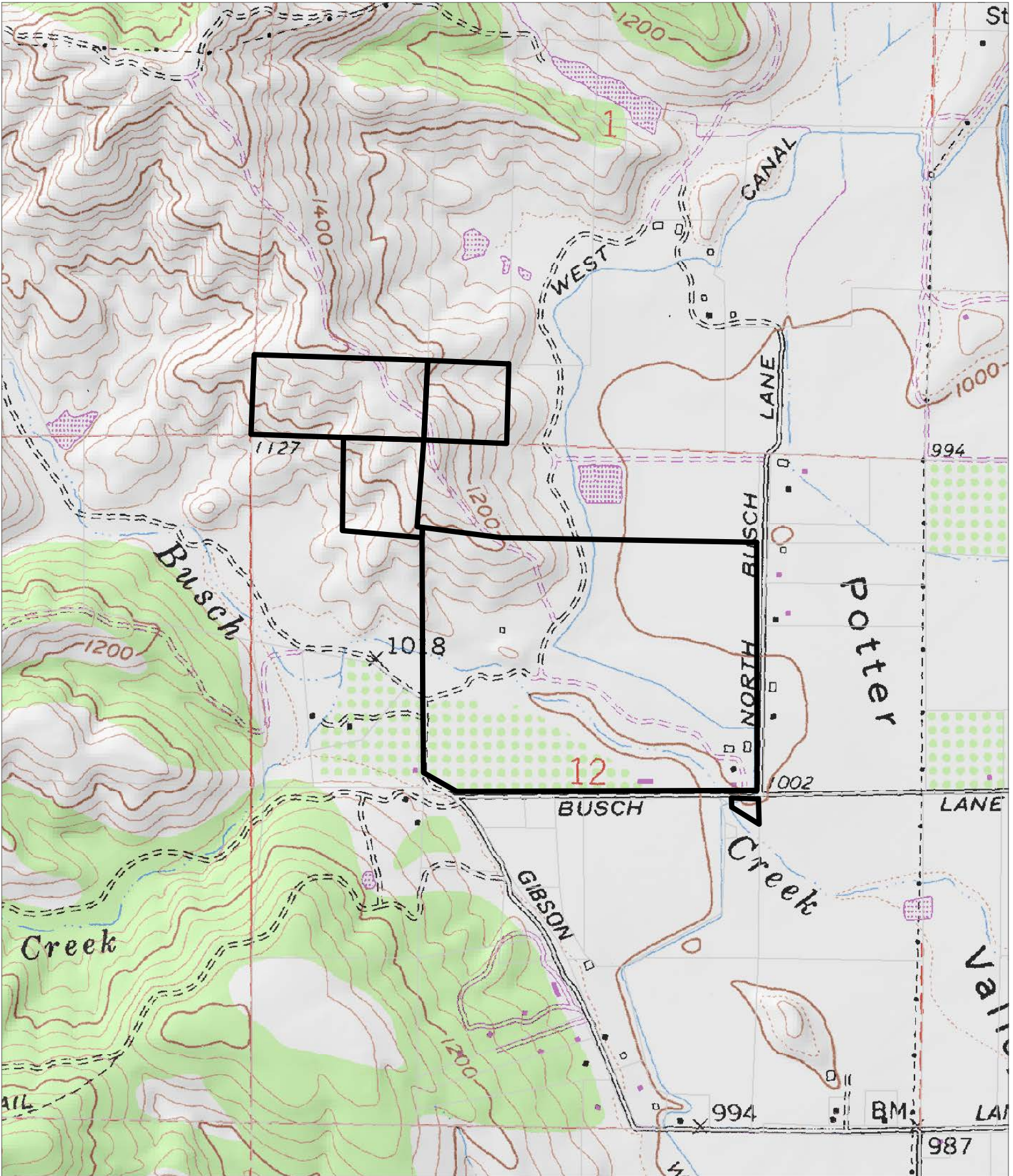
CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
 AGENT: Daniel Todd
 ADDRESS: 13500 N. Busch Road, Potter Valley

- Major Towns & Places
- Named Rivers
- California Counties
- Major Roads
- Major Rivers

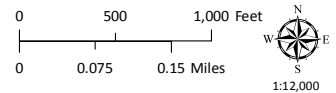


LOCATION MAP
 ATTACHMENT A

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

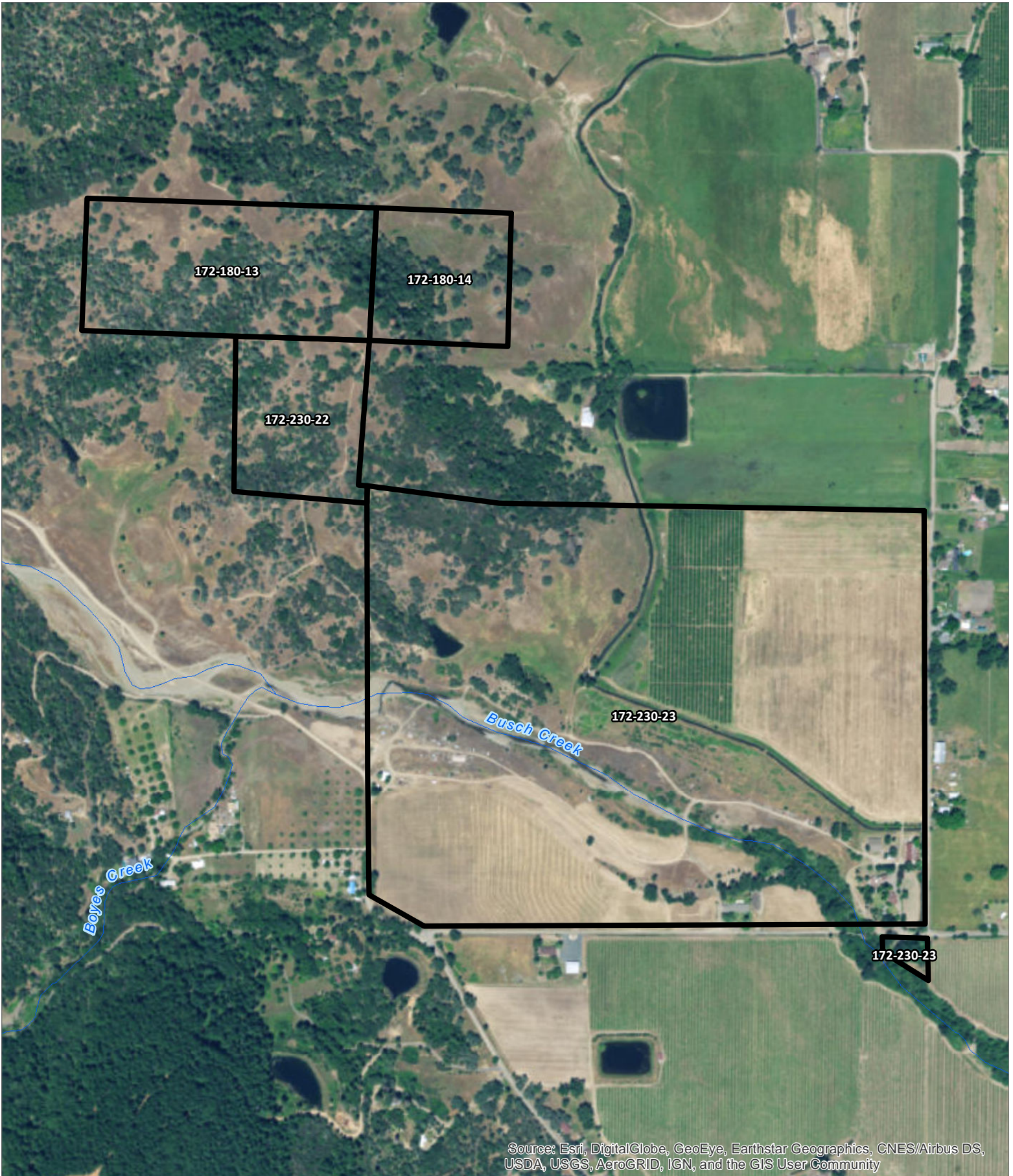


CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
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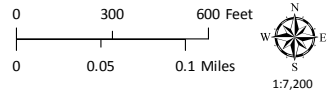
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT B

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
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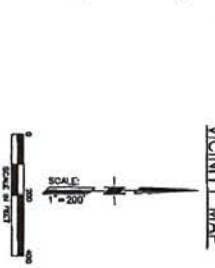
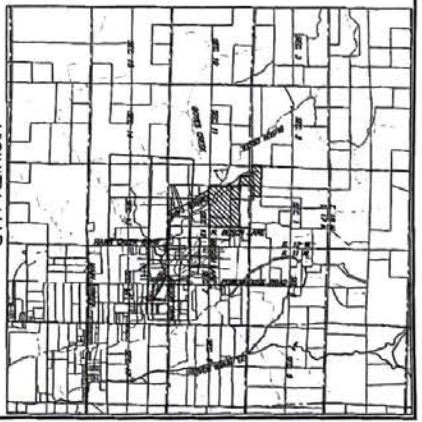
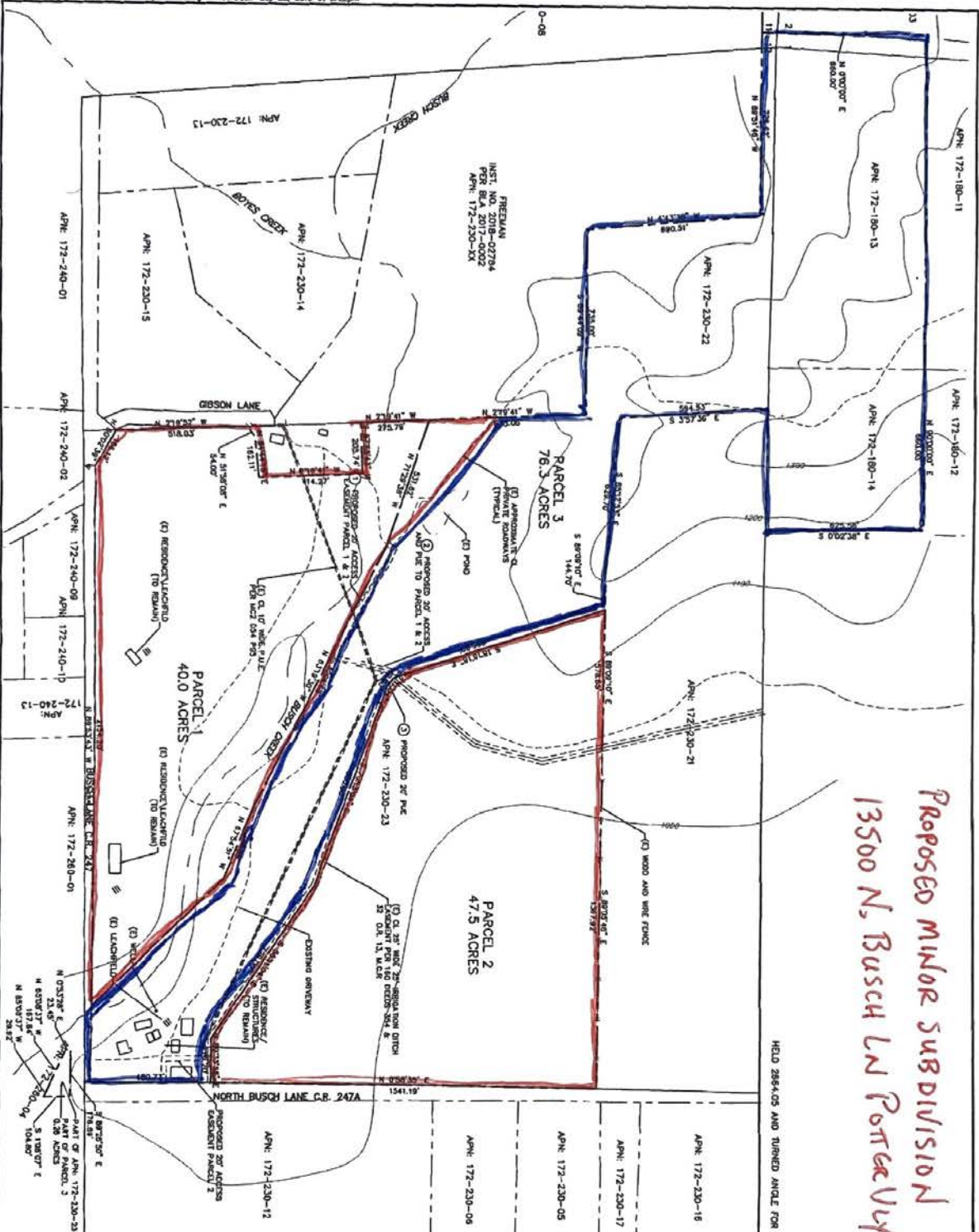


Named Rivers

AERIAL IMAGERY
 ATTACHMENT C

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Proposed Minor Subdivision
 13500 N. Busch Ln Potter Valley



OWNER/SUBDIVIDER
 MARCE AND DON TODD
 13500 N. BUSCH LANE
 POTTER VALLEY, CA 95469
 (707) 742-1030

UTILITIES
 WATER: PRIVATE WELLS
 SANITARY SEWER: PRIVATE SEPTIC SYSTEMS
 POWER: POLE
 TELEPHONE: A/T/T

ACCESSORY PARCELS
 172-180-13, 172-180-14, 172-200-22 & 172-200-23
 NOW CHANGED BY B/LA 2017-0022 AND INST. NO. 2018-02782

REFERENCES
 M/C2 025 P.L.3, M/C2 054 P. 93-95, M/W/S 069 P79

PART OF SECTION 1 AND 12, T. 17 N., R. 12 W.
 BASES OF BEARINGS: N 89°10'7" E, AS SHOWN ON M/C2 054 P.93.

LEGEND

- EXISTING EASEMENTS
- ① PROPOSED EASEMENTS
- ② PROPOSED EASEMENTS
- ③ UTILITIES FROM EXISTING OVERHEAD POLE TO PARCEL 2 WEST

DATE: 9/28/18	PROJECT: MINOR SUBDIVISION MAP	OWNER: TODD/FREEMAN PROPERTY	LOCATION: BUSCH LANE POTTER VALLEY, CA	DRAWING: TENTATIVE MAP	PROJECT: MINOR SUBDIVISION MAP
DESCRIPTION: MINOR SUBDIVISION MAP	OWNER: TODD/FREEMAN PROPERTY	LOCATION: BUSCH LANE POTTER VALLEY, CA	DRAWING: TENTATIVE MAP	PROJECT: MINOR SUBDIVISION MAP	PROJECT: MINOR SUBDIVISION MAP
RAU AND ASSOCIATES INC. CIVIL ENGINEERS - LAND SURVEYORS 300 NORTH FINE STREET (707) 461-6339 SUITE, CA 95442					
SHEET 1 OF 1 SHEETS					

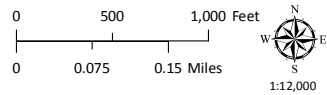
UR 40

LPF

AG 40

RL

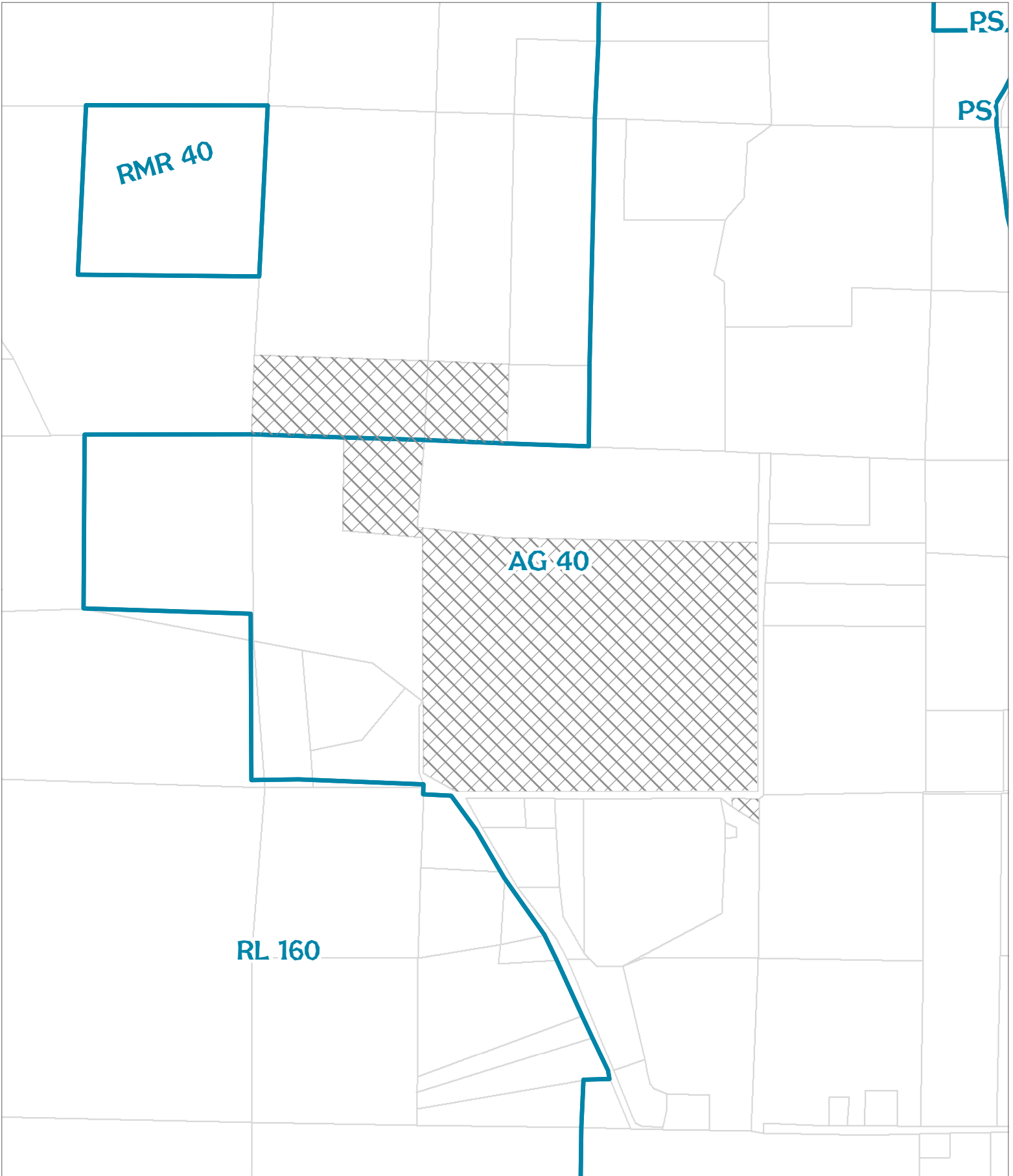
CASE: MS 2017-0009
OWNER: TODD, Donald & Marjorie, ET AL
APN: 172-180-13 ET AL
APLCT: Marjorie S. Todd
AGENT: Daniel Todd
ADDRESS: 13500 N. Busch Road, Potter Valley




 Zoning Districts

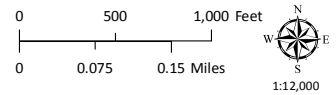
ZONING DISPLAY MAP
ATTACHMENT E

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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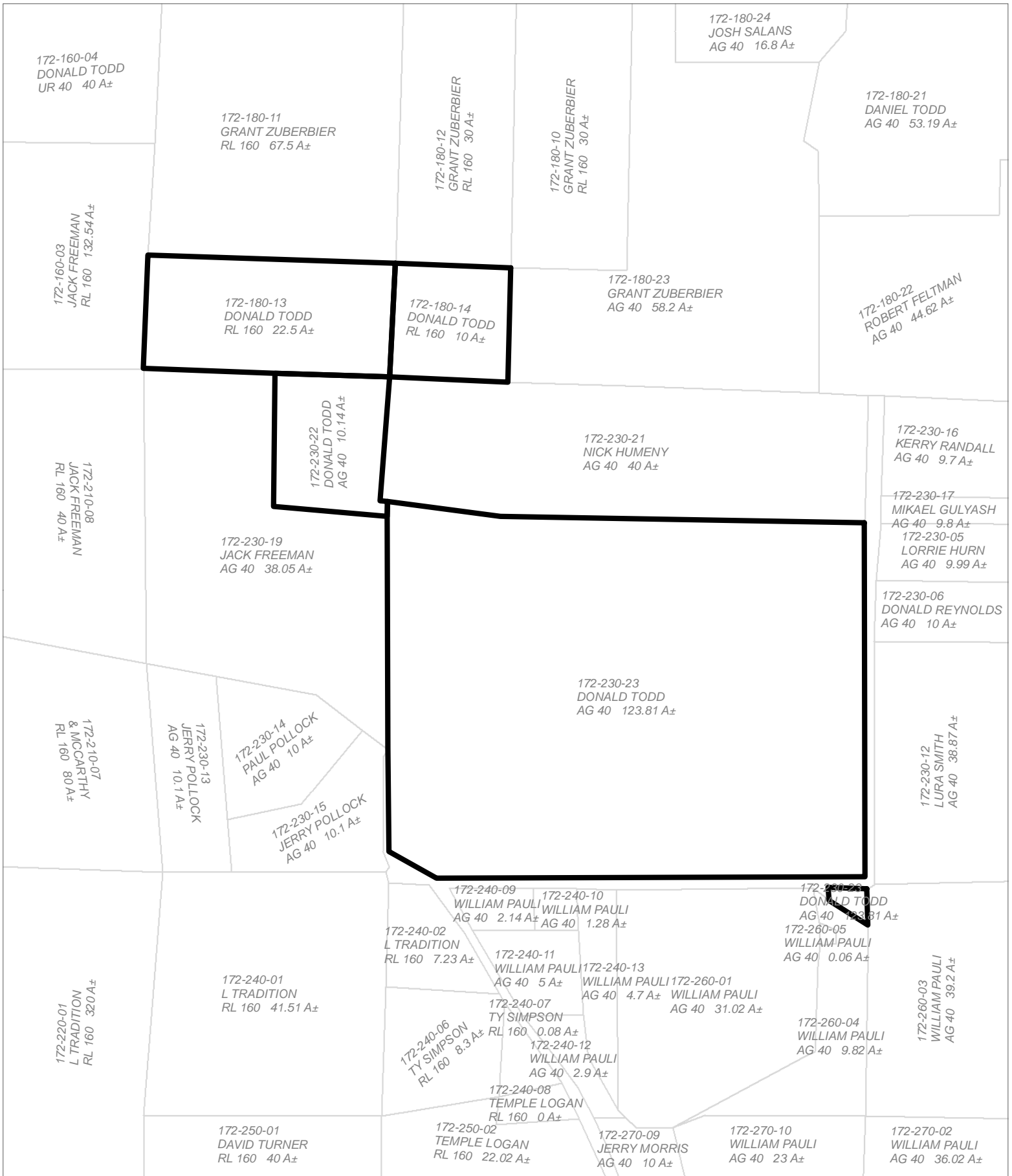
CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
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 ADDRESS: 13500 N. Busch Road, Potter Valley

 General Plan Classes

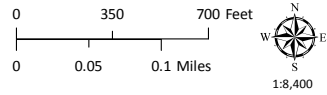


GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT F

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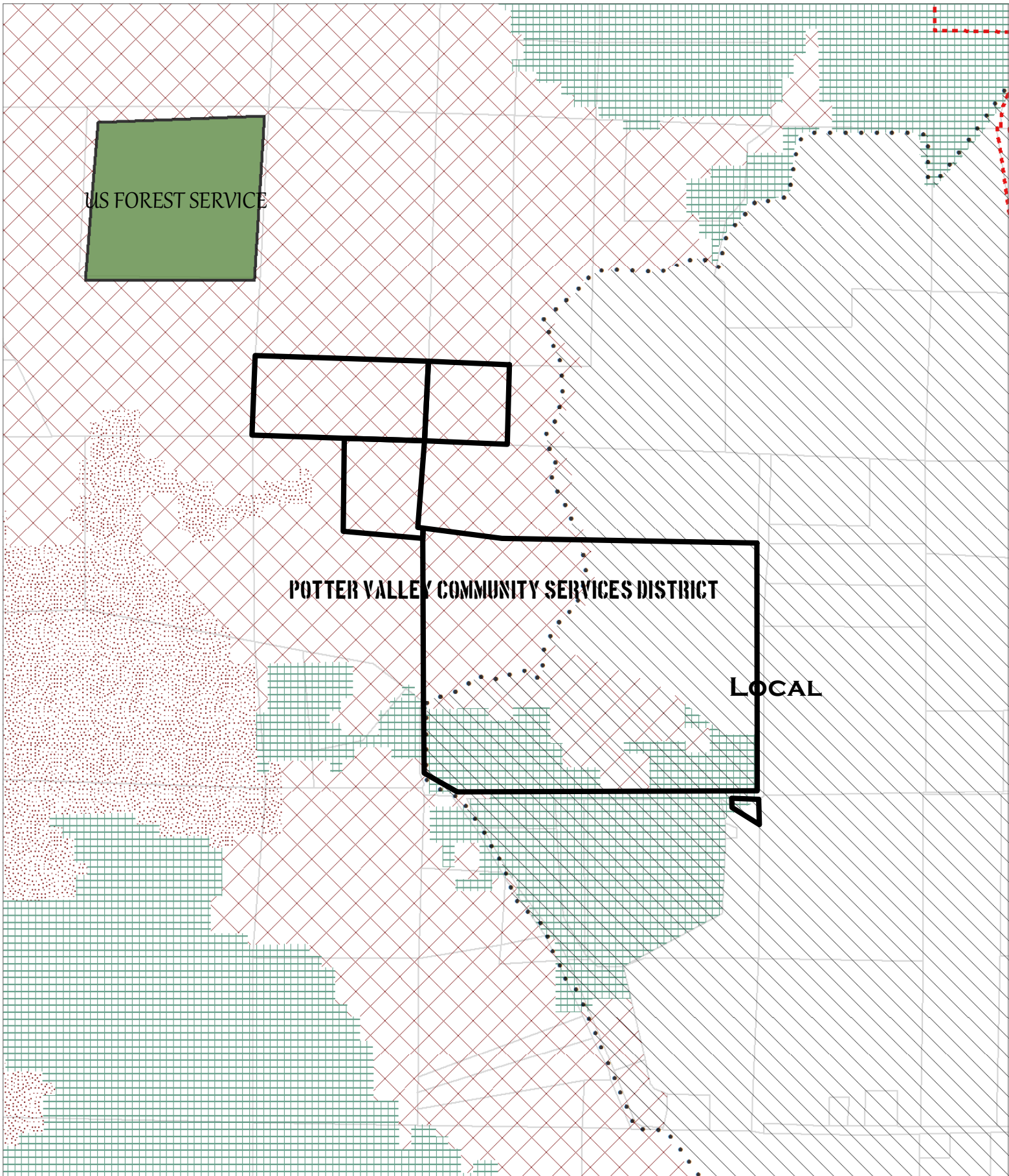


CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
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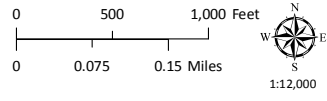
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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ADJACENT PARCELS
 ATTACHMENT G



CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
 AGENT: Daniel Todd
 ADDRESS: 13500 N. Busch Road, Potter Valley

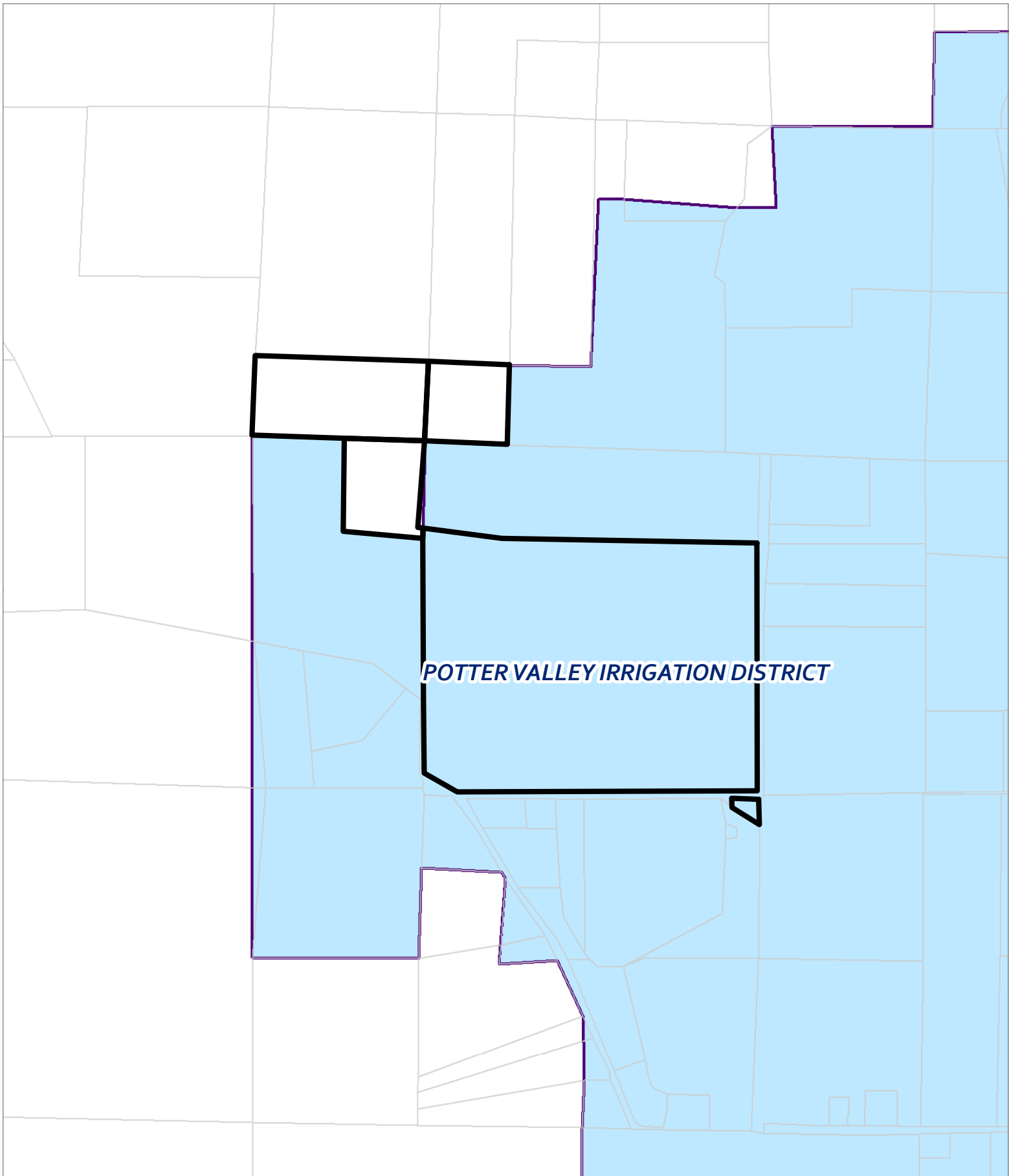
-  County Fire Districts
-  Local Responsibility Areas
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA


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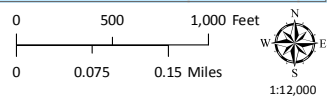
ATTACHMENT H



POTTER VALLEY IRRIGATION DISTRICT

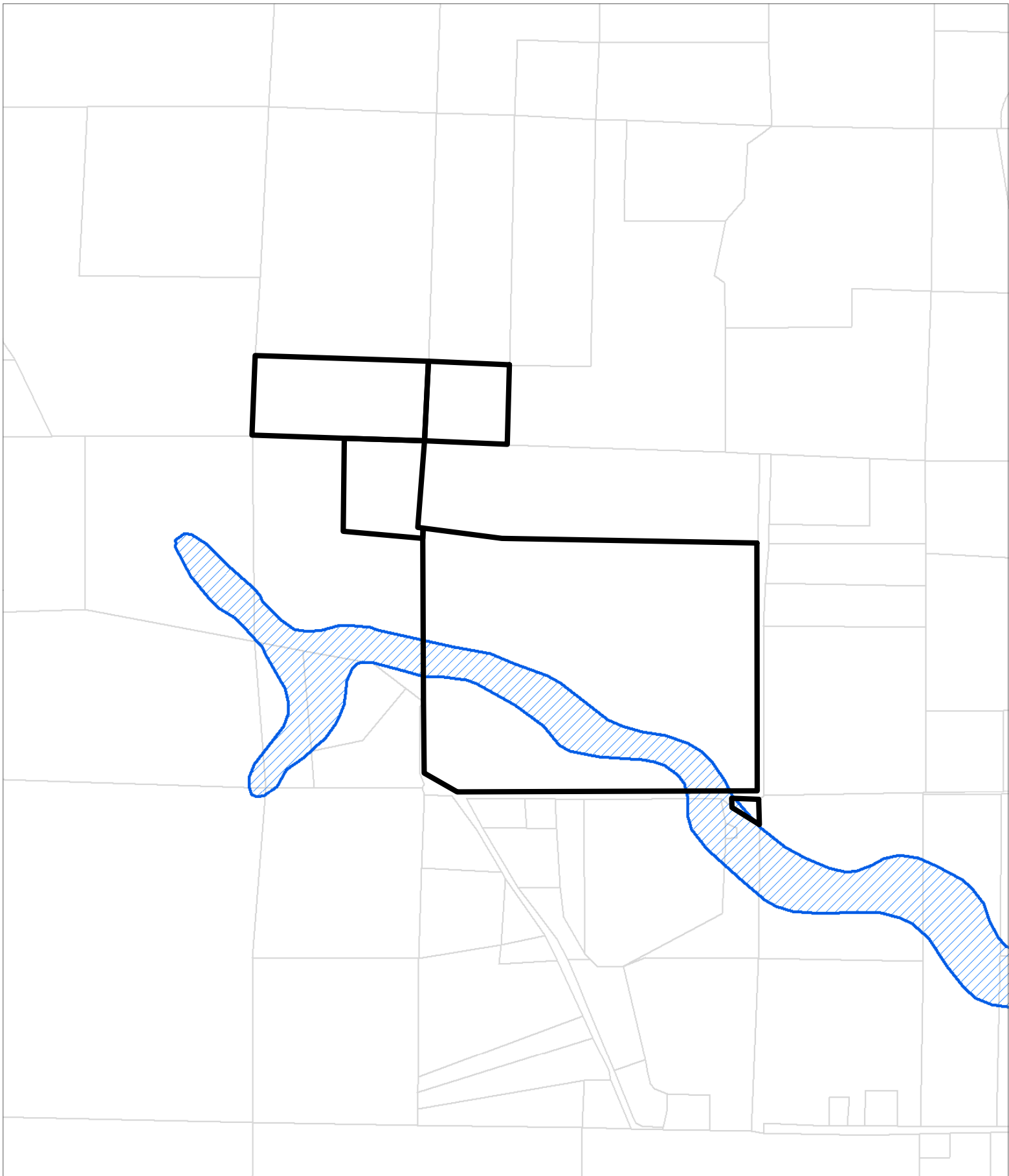
CASE: MS 2017-0009
OWNER: TODD, Donald & Marjorie, ET AL
APN: 172-180-13 ET AL
APLCT: Marjorie S. Todd
AGENT: Daniel Todd
ADDRESS: 13500 N. Busch Road, Potter Valley

 County Water Districts

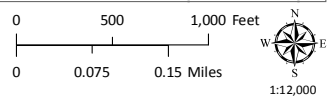


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**WATER DISTRICTS
ATTACHMENT I**



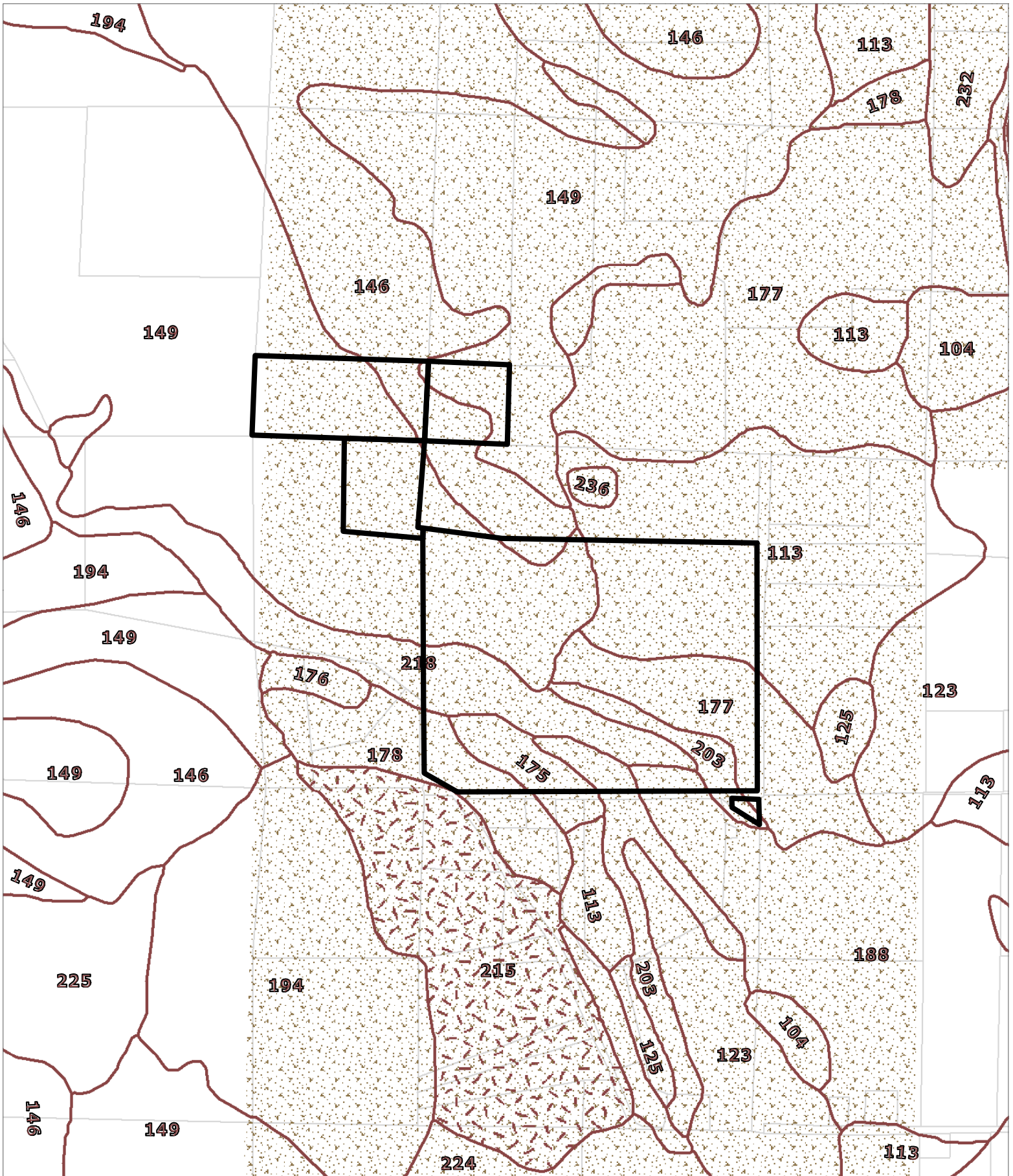
CASE: MS 2017-0009
OWNER: TODD, Donald & Marjorie, ET AL
APN: 172-180-13 ET AL
APLCT: Marjorie S. Todd
AGENT: Daniel Todd
ADDRESS: 13500 N. Busch Road, Potter Valley



FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

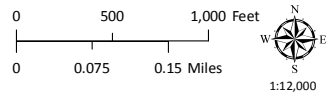
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ATTACHMENT J



CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
 AGENT: Daniel Todd
 ADDRESS: 13500 N. Busch Road, Potter Valley

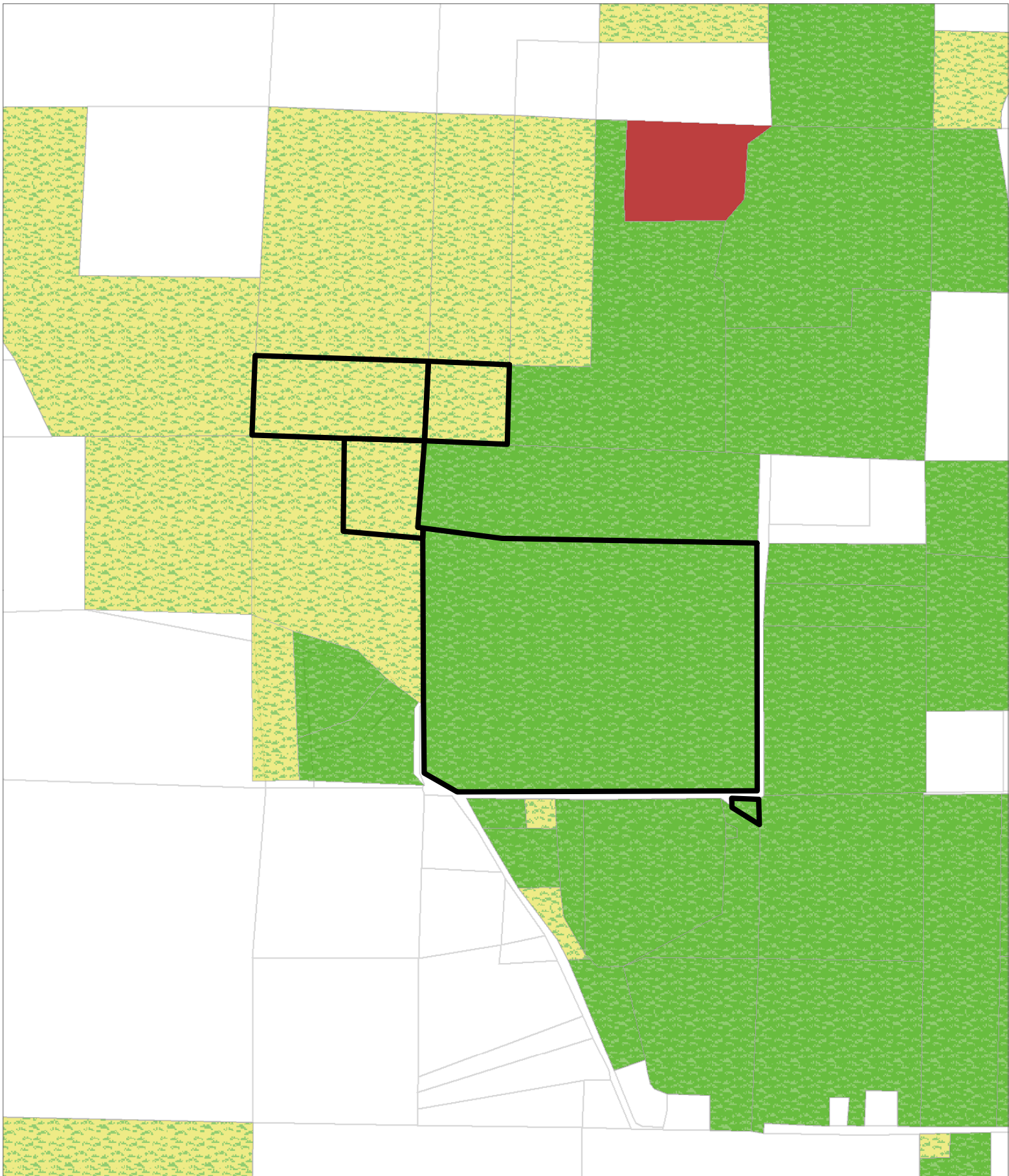
- Eastern Soil Classes
- Naturally Occuring Asbestos
- Eastern Serpentine Inclusions



LOCAL SOILS

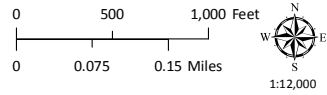
ATTACHMENT K

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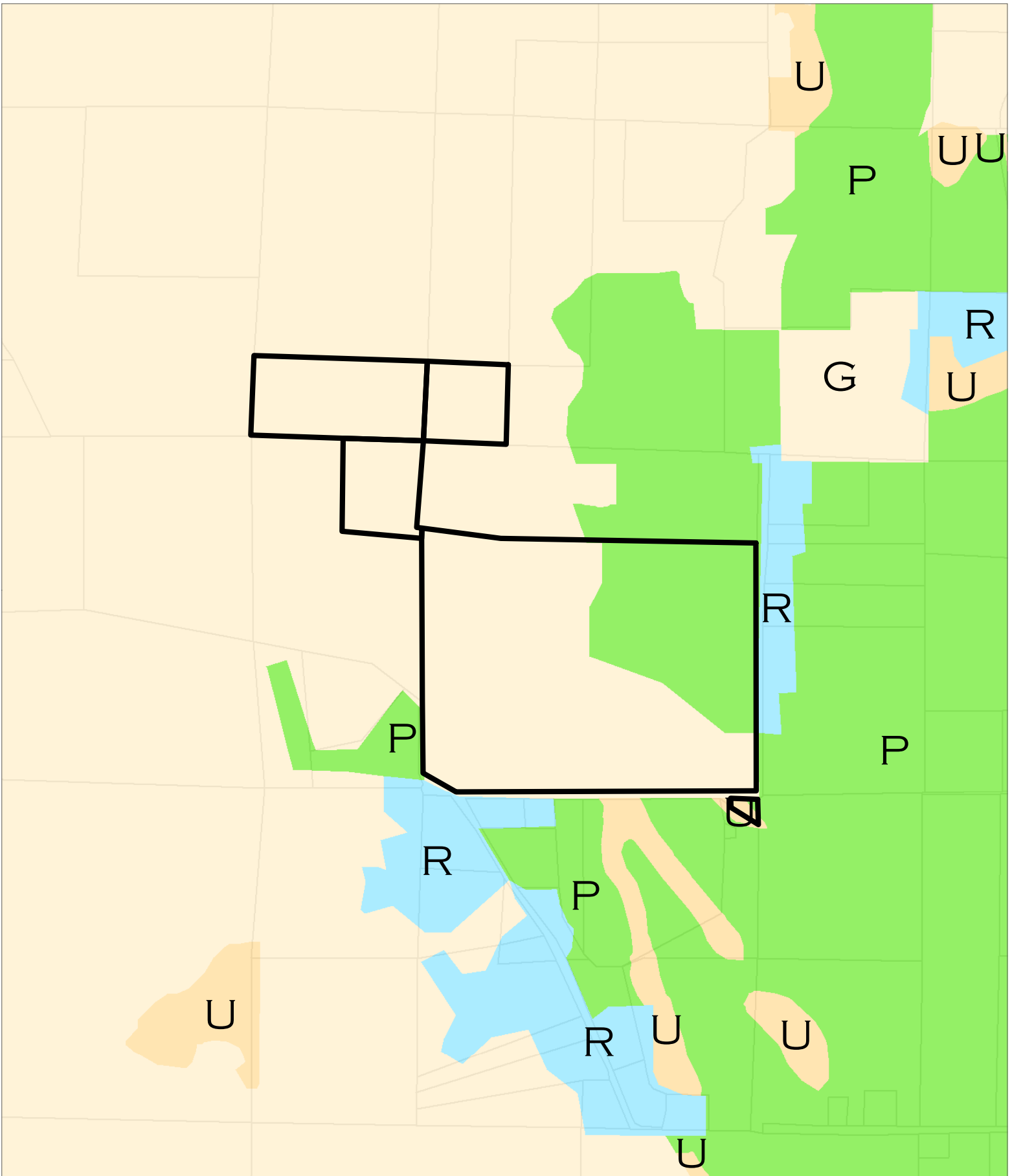
CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
 AGENT: Daniel Todd
 ADDRESS: 13500 N. Busch Road, Potter Valley

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

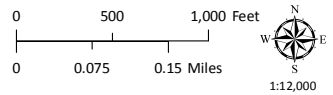


LANDS IN WILLIAMSON ACT CONTRACTS
 ATTACHMENT L

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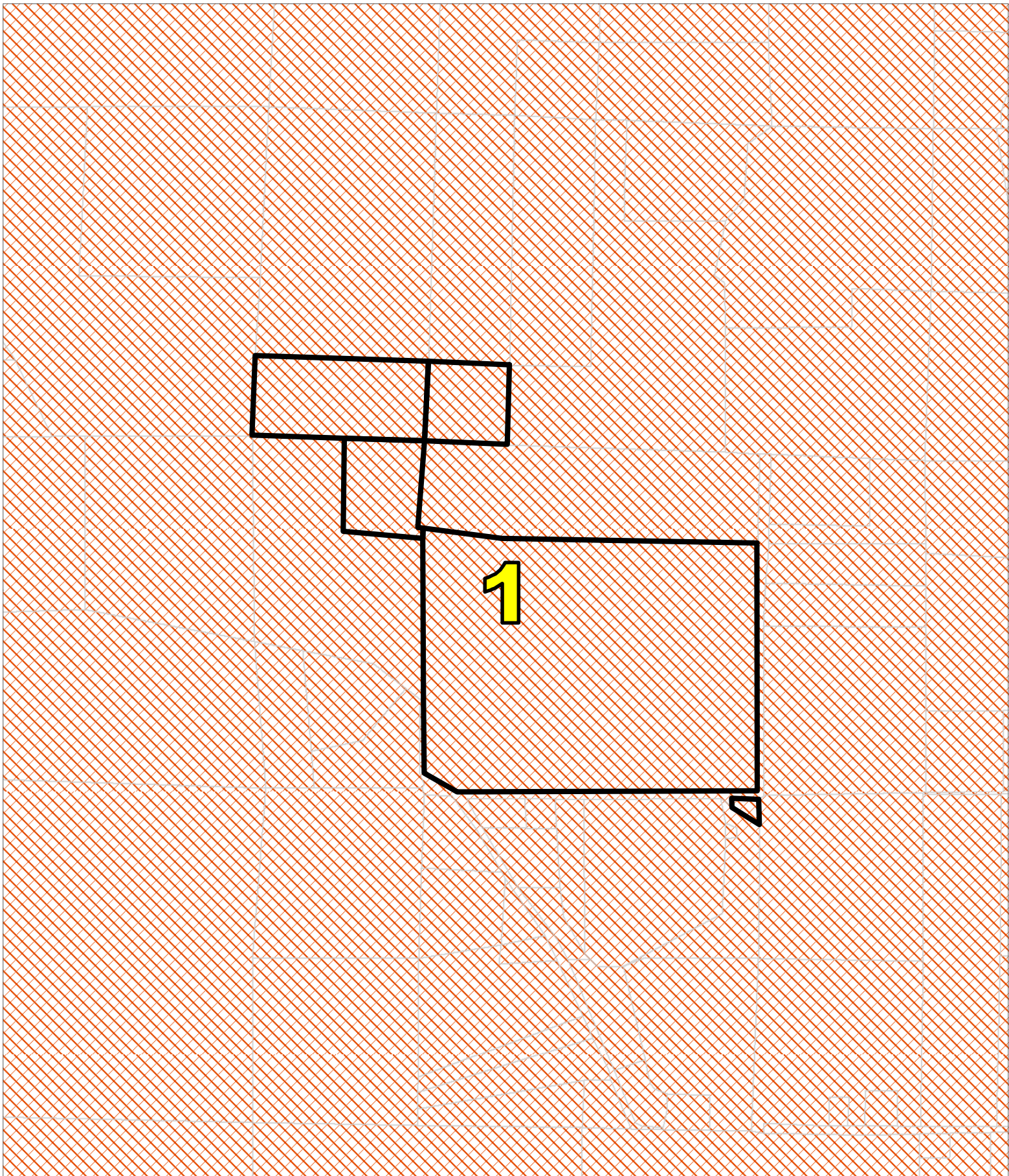


CASE: MS 2017-0009
 OWNER: TODD, Donald & Marjorie, ET AL
 APN: 172-180-13 ET AL
 APLCT: Marjorie S. Todd
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 ADDRESS: 13500 N. Busch Road, Potter Valley





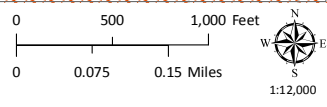
IMPORTANT FARMLAND
 ATTACHMENT M

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CASE: MS 2017-0009
OWNER: TODD, Donald & Marjorie, ET AL
APN: 172-180-13 ET AL
APLCT: Marjorie S. Todd
AGENT: Daniel Todd
ADDRESS: 13500 N. Busch Road, Potter Valley

-  Supervisorial Districts 2010
-  PV Tribe Ancestral Areas



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Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238
Ukiah, CA 95482
Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 20171448DN

Your No.:

Seller: Marilyn Brooks and Gary Todd and Vicki
Todd

Buyer: Marjorie Todd

When replying Please Contact:

ESCROW OFFICER: Debbie Niesen

dniesen@redwoodtitle.com

PRELIMINARY REPORT

Property Address: 13500 N. Busch Road, Potter Valley, CA 95469

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 15, 2017 at 07:30 AM.

John Baron
Chief Title Officer

jbaron@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:

CLTA Standard 1990 Owners Policy
Underwritten by Old Republic National Title Insurance Company

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

a Fee

2. Title to said estate or interest at the date hereof is vested in:

Donald E. Todd and Marjorie S. Todd, husband and wife, as to a portion; and Donald E. Todd and Marjorie S. Todd, Trustees of that certain Revocable Declaration of Trust executed by Donald E. Todd and Marjorie S. Todd dated November 17, 1993, as to a portion, as to an undivided 56.49% interest; and Gary E. Todd and Vicki Todd, husband and wife as Joint Tenants, as to an undivided 43.51% interest as to Tract One;

Marilyn Brooks, an unmarried woman as her sole and separate property, as to an undivided 5% interest; and Donald E. Todd and Marjorie S. Todd, husband and wife, as to a portion; Donald E. Todd and Marjorie S. Todd, husband and wife, as Community Property, as to a portion; and Donald E. Todd and Marjorie S. Todd, husband and wife, as Joint Tenants, as to a portion, as to an undivided 95% interest as to Tract Two

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

See Exhibit A attached hereto and made a part hereof.

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, a lien not yet due or ascertainable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. The land described herein may be subject to yearly assessments of the Potter Valley Irrigation District collected semi-annually and due by December 20 and June 20.
4. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of any public road or highway.
5. Such rights and easements for commerce, navigation, fishery, and recreation, which may exist over that portion of said land lying below the high water mark of Busch Creek.
6. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: August 17, 1927 in Book 160 of Deeds, Page 354
In Favor of: Potter Valley Irrigation District
For: irrigation ditch, ingress and egress
7. Terms and provisions as contained in an instrument,
Entitled : Agreement
Recorded: July 23, 1928 in Book 32, Page 12 of Official Records
8. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: November 8, 1928 in Book 32, Page 458 of Official Records
In Favor of: Potter Valley Irrigation District
For: public utilities
9. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: December 13, 1932 in Book 80, Page 102 of Official Records
In Favor of: County of Mendocino
For: road
10. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: October 26, 1940 in Book 144, Page 147 of Official Records
In Favor of: Pacific Gas and Electric Company, a California corporation
For: public utilities
11. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded March 3, 1971 in Book 841, Page 404 of Official Records.
 - a. Notices of Implementation Under Williamson Act recorded December 29, 2010 as 2010-18377 and December 27, 2011 as 2011-17950 and December 27, 2012 as 2012-19731, December 27, 2013 as 2013-19038, December 29, 2014 as 2014-15380 and December 28, 2015 as 2015-17547, December 28, 2016 as 2016-17661 of Official Records.

12. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded February 23, 1973 in Book 916, Page 294 of Official Records.
 - a. Notices of Implementation Under Williamson Act recorded December 29, 2010 as 2010-18377 and December 27, 2011 as 2011-17950 and December 27, 2012 as 2012-19731, December 27, 2013 as 2013-19038, December 29, 2014 as 2014-15380 and December 28, 2015 as 2015-17547, December 28, 2016 as 2016-17661 of Official Records.

13. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.

14. Any effect of:
 - a. A document:
 Entitled : Easement Agreement
 Executed By : Daniel B. Todd, et al
 Recorded: February 9, 2006 as 2006-02651 of Official Records

 Said document does not contain a legal description

15. Terms and conditions contained in The Revocable Declaration of Trust executed by Donald E. Todd and Marjorie S. Todd dated November 17, 1993
 NOTE: The requirement that either:
 - a. a Certification of Trust be furnished in accordance with California Probate Code Section 18100.5; or
 - b. a complete copy of the trust instrument(s), together with a statement that the trust has not been revoked or otherwise terminated, be furnished for this Company's review.
 The Company reserves the right to make additional exceptions and/or requirements upon review of either of the above.

END OF SCHEDULE B

INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows
 Assessor's Parcel No.: 172-180-13
 Code No.: 112-006
 1st Installment: \$6.81, Paid
 2nd Installment: \$6.81, Paid

2. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows
 Assessor's Parcel No.: 172-180-14
 Code No.: 112-006
 1st Installment: \$5.00, Cancelled
 2nd Installment: \$5.00, Cancelled

3. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows
 Assessor's Parcel No.: 172-230-22
 Code No.: 112-006
 1st Installment: \$7.76, Paid
 2nd Installment: \$7.76, Paid

4. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows
 Assessor's Parcel No.: 172-230-23
 Code No.: 112-006
 1st Installment: \$2,813.14, Paid

2nd Installment: \$2,813.14, Paid

EXHIBIT "A"

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

Tract One:

The West half of Northeast quarter, the Northwest quarter of Section 12; that portion of the Northwest quarter of Southeast quarter of said Section 12, described as follows:

Beginning at the Northeast corner of said Northwest quarter of Southeast quarter of Section 12; running thence West 11 rods; thence South 3 rods; thence Southeast 12 rods; thence North 8 rods 3 feet to the place of beginning, all in Township 17 North, Range 12 West, Mount Diablo Base and Meridian.

Excepting therefrom the following:

1st: That portion of the South half of Northwest quarter of Section 12, Township 17 North, Range 12 West, Mount Diablo Base and Meridian, described as follows:

Commencing at the 1/4 corner on the West boundary of said Section 12 thence on the exterior boundaries of the land to be described as follows:

North on the Section line 50 feet; thence East parallel with the South line of the Northwest quarter of said Section 12 to the Western boundary of the County Road leading from Potter Valley to Willits; thence Southeasterly along said West boundary line to its intersection with said South line of the Northwest quarter of Section 12; thence West along the legal subdivision line to the place of beginning.

2nd: That portion of the West half of the Northeast quarter of Section 12, Township 17 North, Range 12 West, Mount Diablo Base and Meridian, included in the Deed from Joseph H. Garner, et ux to County of Mendocino, dated April 14, 1942, recorded September 16, 1942 in Book 156 of Official Records, page 271, Mendocino County Records.

3rd: That portion beginning at a point on the West line of the Southwest quarter of Northwest quarter of Section 12, Township 17 North, Range 12 West, Mount Diablo Base and Meridian, distant thereon 50 feet North from the Southwest corner of said subdivision; thence East parallel with the South line of said subdivision 1274 feet; thence North 694 feet; thence North 55° West 503 feet; thence North 85° West 825 feet, more or less, to the West line of said subdivision; thence South along said West line 1150 feet, more or less, to the point of beginning.

4th: That portion that lies within the boundaries of Parcel Map filed for record October 30, 1974 in Map Case 2, Drawer 25, page 13, Mendocino County Records 8888

5th: That portion conveyed to Jack R. Freeman in Deed recorded April 18, 1978 in Book 1143 of Official Records, page 347, Mendocino County Records.

6th: Parcel 1 as numbered and designated on that certain Parcel Map of Minor Division No. 31-90 filed for record December 26, 1991 in Map Case 2, Drawer 54, pages 93, 94 and 95, Mendocino County Records.

7th: That portion conveyed to the County of Mendocino in Deed recorded April 16, 1976 in Book 1036 Official Records, page 610, Mendocino County Records.

APN: 172-230-22 & 172-230-23

Tract Two:

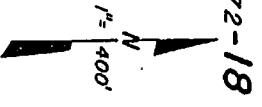
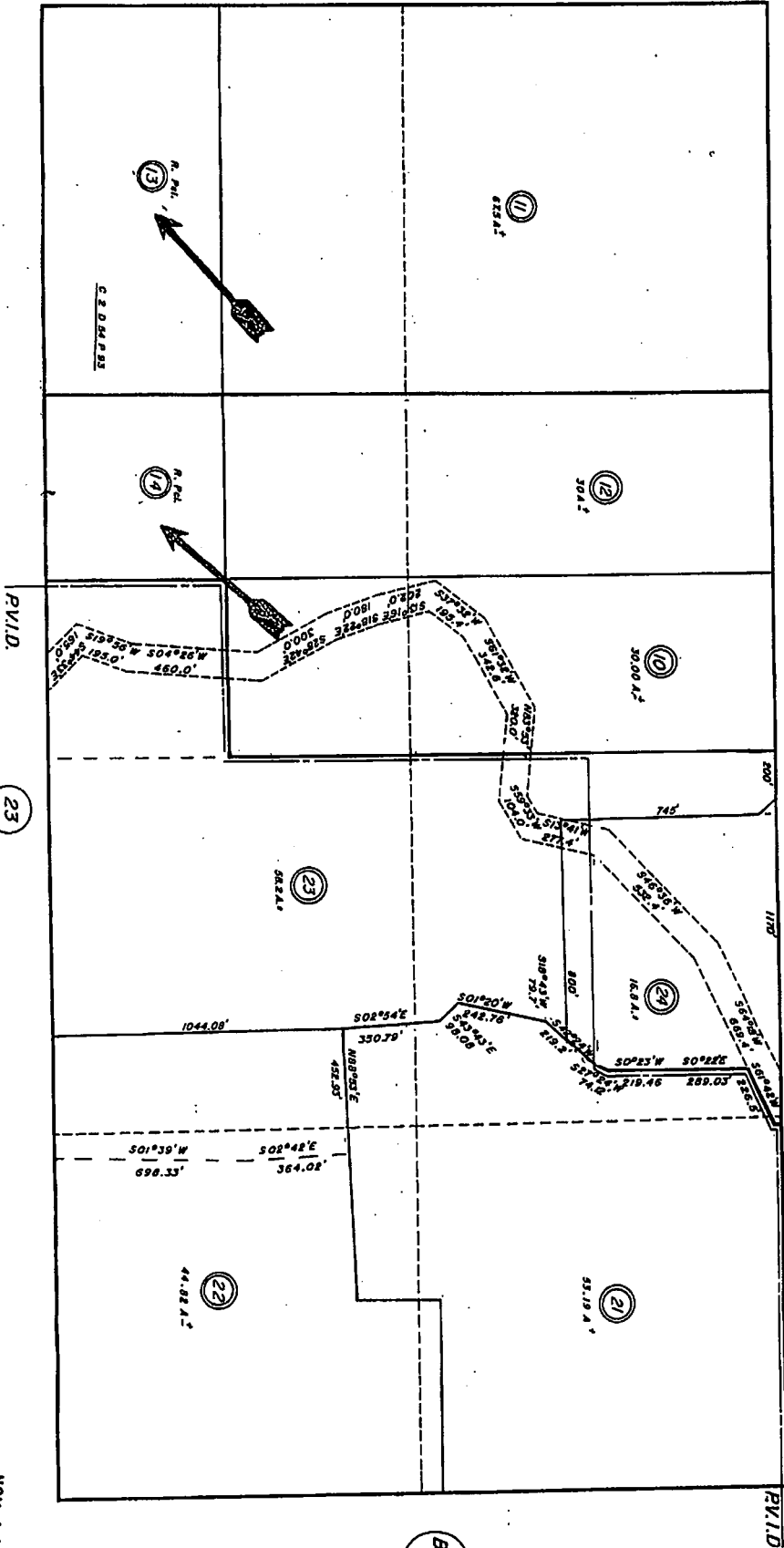
The South half of the Southwest quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 1, Township 17 North, Range 12 West, Mount Diablo Base and Meridain.

APN: 172-180-13 & 172-180-14

The above described Tracts One and Two being shown as the Residual Parcel on that certain Parcel Map of Minor Division No. 31-90 filed for record December 26, 1991 in Map Case 2, Drawer 54, pages 93, 94 and 95, Mendocino County Records.

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 Sec. 1, T. 17 N., R. 12 W., M. D. B. & M.



16

17

23

BK. 173
04

112-006

172-18

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

Assessor's Map
County of Mendocino, Calif.
March 1970

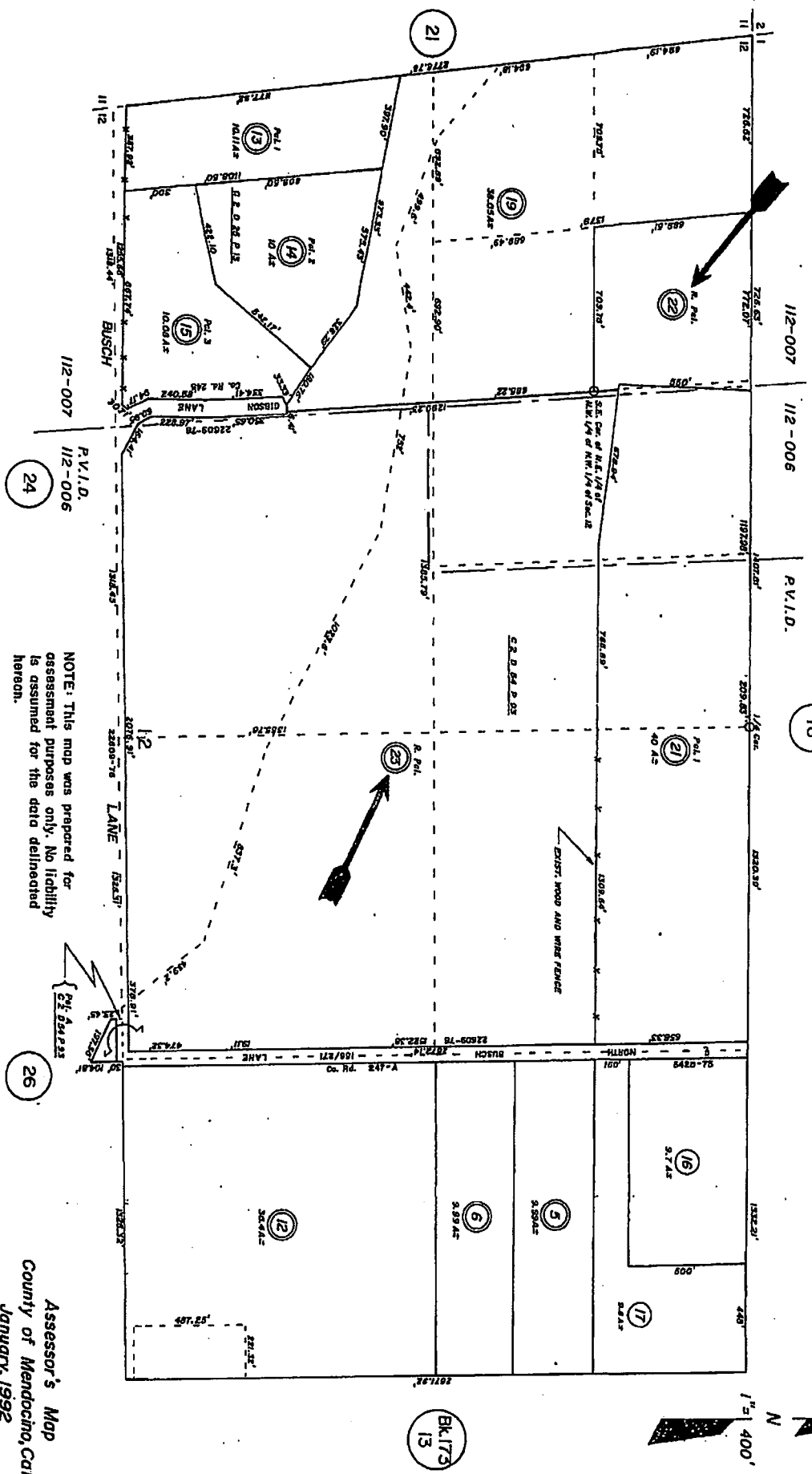
NOV 14 1995

N 1/2 of Sec. 12, T.17N., R. 12 W., M.D.B. & M.

112-006
112-007

R.V.I.D.

172-23



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

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.

Assessor's Map
County of Mendocino, Calif.
January, 1992

CLTA PRELIMINARY REPORT FORM (EXHIBIT A) (01-01-08)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Privacy Statement
July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Redwood Empire Title Company
P.O. Box 238
Ukiah, CA 95482

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.