



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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

July 28, 2022

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management
 Archaeological Commission

Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 California Department of Fish and Wildlife
 Regional Water Quality Control Board
 Redwood Valley Municipal Advisory Council

County Addresser- Russ Ford
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Redwood Valley/Calpella Fire District

CASE#: MS_2022-0003

DATE FILED: 6/20/2022

OWNER: ROXANNE CLEMENT-RORICK

APPLICANT/AGENT: MUNSELLE CIVIL ENGINEERING, INC

REQUEST: Minor Subdivision of an existing 214± acre parcel into two (2) parcels and one (1) remainder parcel. Parcel 1 would be 56.77± acres, Parcel 2 would be 40± acres, and the Remainder Parcel would be 118.44± acres.

LOCATION: 6.5± miles north of Redwood Valley, on the east side of Tomki Road (CR 237D) 4.5± miles north of its intersection with East Road (CR 230) and West Road (CR 237), located at 16250 and 17000 Tomki Road, Redwood Valley (APN's: 107-056-04, 107-040-21, 105-290-16)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: August 11, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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_2022-0003

OWNER: ROXANNE CLEMENT-RORICK

APPLICANT: MUNSELLE CIVIL ENGINEERING, INC.

AGENT: MUNSELLE CIVIL ENGINEERING, INC.

REQUEST: Minor Subdivision of an existing 214± acre parcel into two (2) parcels and one (1) remainder parcel. Parcel 1 would be 56.77± acres, Parcel 2 would be 40± acres, and the Remainder Parcel would be 118.44± acres.

LOCATION: 6.5± miles north of Redwood Valley, on the east side of Tomki Road (CR 237D) 4.5± miles north of its intersection with East Road (CR 230) and West Road (CR 237), located at 16250 and 17000 Tomki Road, Redwood Valley (APN's: 107-056-04, 107-040-21, 105-290-16)

APN/S: 107-056-04, 107-040-21, 105-290-16

PARCEL SIZE: 214± Acres

GENERAL PLAN: Remote Residential 40-acre minimum (RMR:40)

ZONING: Upland Residential 40-acre minimum (UR:40)

EXISTING USES: Residential

DISTRICT: APN 107-056-04 and 107-040-21 are within District 1 (McGourty)
APN 105-290-16 is within District 3 (Haschak)

RELATED CASES: MS101-1975, R22-1976

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR:40)	UR	144± Acres	Vacant
EAST:	Rangeland (RL:160)	RL	70±, 3±, 16±, 4±, 30±, 36±, 28± Acres	Residential/Civic
SOUTH:	RMR:40	UR	7±, 13±, 40±, 37±, 34±, 22±, 5± Acres	Residential/Vacant
WEST:	RMR:40	UR	64±, 64±, 26± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)

- Redwood Valley/Calpella Fire District
- Redwood Valley MAC
- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

- Regional Water Quality Control Board

TRIBAL

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

ADDITIONAL INFORMATION:

- MS101-1975 subdivided the previously 234± acre parcel into a 214± acre parcel (APN 107-040-21, 107-056-04, and 105-290-16) and a 20± acre parcel (APN 105-290-17 and 107-040-22).
- R22-1976 rezoned what was APN 105-29-04, 107-03-01, and 107-040-02 from A-1 (Unclassified) to U-A:B:20 (Upland Agricultural: Special Building Site 20 acre minimum) & U-A:B:214 to size (Upland Agricultural: Special Building Site: 214 acres to size).

STAFF PLANNER: LIAM CROWLEY

DATE: 7/26/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

*APN 107-056-04 and 107-040-21 are within Redwood Valley
MAC*

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High, Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

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 Soil Classes #110, 111, 151, 228, 235

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

Freshwater Forested/Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

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

N/A

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

N/A

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING
SERVICES

CASE NO:	<u>MS-2022-0003</u>
DATE FILED:	<u>Ren'sed 7/18/22</u>
FEE:	<u>/</u>
RECEIPT NO:	<u>/</u>
RECEIVED BY:	<u>LCR</u>
<i>Office Use Only</i>	

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: _____ Phone: (707)462-6536
Mailing Address: 100 N. Pine Street
City: Ukiah State/Zip: CA 95482 Email: dolores@munsellecivil.com

PROPERTY OWNER:

Name: Roxanne Clement-Rorick Phone: (510)414-3827
Mailing Address: P.O. Box 695
City: Pinole State/Zip: CA 94564 Email: roxanne5788@gmail.com

AGENT:

Name: Munselle Civil Engineering, Inc. Phone: (707)462-6536
Mailing Address: 100 N. Pine Street
City: Ukiah State/Zip: CA 95482 Email: dolores@munsellecivil.com

ASSESSOR'S PARCEL NUMBER/S: 107-056-04 and 107-040-21

NUMBER OF PARCELS REQUESTED: 3

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	56.77	residential	none
Parcel 2	40.00	residential	none
Parcel 3			
Parcel 4			
Remainder Parcel	118.44	recreational	none

IS A WAIVER OF SURVEY REQUESTED?

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

HOW WILL WATER BE PROVIDED?

- Individual wells on each lot
- Water Company
- Spring

HOW WILL SEWAGE DISPOSAL BE PROVIDED?

- Public system
- Private system

IS AN EXCEPTION REQUESTED OF ANY OF THE MINOR SUBDIVISION REGULATIONS? Yes No

(If yes, an application for Exception must accompany this application.)

DISCLAIMER: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

Roxanne
Clement-Rorick

Digitally signed by Roxanne
Clement-Rorick
Date: 2022.06.09 12:19:56 -04'00'

6/9/2022

Signature of Owner

Date

Signature of Owner

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.

Roxanne
Clement-Rorick

Digitally signed by Roxanne
Clement-Rorick
Date: 2022.06.09 12:20:20 -04'00'

6/9/2022

Roxanne Clement-Rorick

Applicant/Agent's Signature

Date

Print Name

CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47

6/20/22

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.

The owner would like to reconfigure the existing lots in order to create two residences and a remainder recreational property. The sites are both adjacent to the Tomki Road on a westerly facing slope. The slopes are 5 - 10% for parcel 1 and 10 - 20% for parcel 2. Elevations are between 500 and 3000 feet with mainly Doug Fir, Madrone, Tan Oak and Black Oak trees. Vegetation is annual grasses and Manzanita brush and Chamise. After completing our soil samples we found both parcel 1 and 2 to have dark brown sandy loam to yellowish brown sandy loam. We are proposing a standard gravity system for the septic. The water source will come from an existing spring that was tested in October of 2021 and produced 6.1 gallons per minute.

2. Structures/Lot Coverage	NO. 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: <input type="checkbox"/> Other:	1	2	1	1800	3600
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	TBD	_____
No. of uncovered spaces:	TBD	_____
No. of standard spaces:	TBD	_____
No. of accessible spaces:	TBD	_____
Existing no. of spaces:	NONE	_____
Proposed additional spaces:	N/A	_____
Total:	_____	_____

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

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

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

Amount of cut: TBD _____ cubic yards
Amount of fill: TBD _____ cubic yards
Max. height of fill slope: TBD _____ feet
Max. height of cut slope: TBD _____ feet
Amount of import/export: TBD _____ cubic yards
Location of borrow or disposal site: N/A _____

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

YES NO

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

YES NO

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

YES NO If yes, explain how:

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

YES NO

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

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

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

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): 200 feet _____ miles
 On Site Generation – Specify:

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

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

CALFIRE for driveway requirements and Mendocino County Department of Environmental Health for septic approval.

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

The location of the site runs along side Tomki Road approximately 8 miles north of Redwood Valley. The property is adjacent to property of the Monks of Mount Taber. It takes about 21 minutes from Eagle Peak Middle School located at 8601 West Road in Redwood Valley.

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES NO

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

- YES NO

PROPOSED PROPERTY INFO:

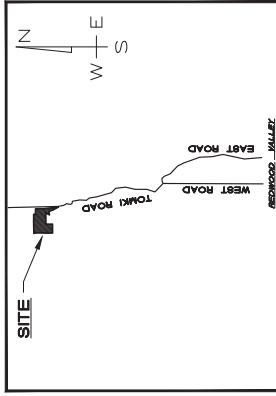
PARCEL "1"	PARCEL "2"	REMAINDER PARCEL
56.77 ACRES (2,472,930 SF)	40.00 ACRES (1,742,400 SF)	118.44 ACRES (5,159,247.27 SF)

SURVEY NOTES

1. PROPERTY AND/OR BOUNDARY/EASEMENT LINES SHOWN HEREON ARE DELINEATED OR ORIENTED BY THE FOLLOWING: AS SHOWN ON THE RECORD MAPS, PHOTOGRAPHS, AERIAL PHOTOGRAPHS, SURVEY MAPS, PHOTOGRAPHS, AS SURVEY MAPS, ASSESSOR'S MAPS, PHOTOGRAPHS, IMAGERY, DEED DESCRIPTIONS AND OTHER SOURCES. THE PERFORMANCE OF A BOUNDARY SURVEY AND THE ANALYSIS OF LEGAL DESCRIPTIONS PERTAINING TO THE LANDS HEREON IS LIMITED TO THE INFORMATION PROVIDED HEREON. PROPERTY LOCATION AND BOUNDARY LIMITS ARE NEEDED OR DESIRED. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PROPERTY DATA DELINEATED HEREON.

OWNERS:

1. RORICK TRUST / CLEMENT-RORICK, ROXANNE
MAILING ADDRESS: PO BOX 695
PINOLE, CALIFORNIA 94564
2. APN: 107-056-04, 107-040-21
CURRENT OVERALL EXISTING BOUNDARY: 93.0 ACRES,
69.5 ACRES
3. CURRENT ZONING: RMR 40, COMMERCIAL
AGRICULTURAL AND FOREST
TOTAL NO. OF PROPOSED LOTS: 3
MINIMUM ALLOWABLE LOT SIZE: 40 ACRES
AVERAGE LOT SIZE: 3136320 SQ FT
4. ADDRESS: 17000 TOMKI ROAD AND 16250 TOMKI



PROPOSED RORICK TRUST SUBDIVISION

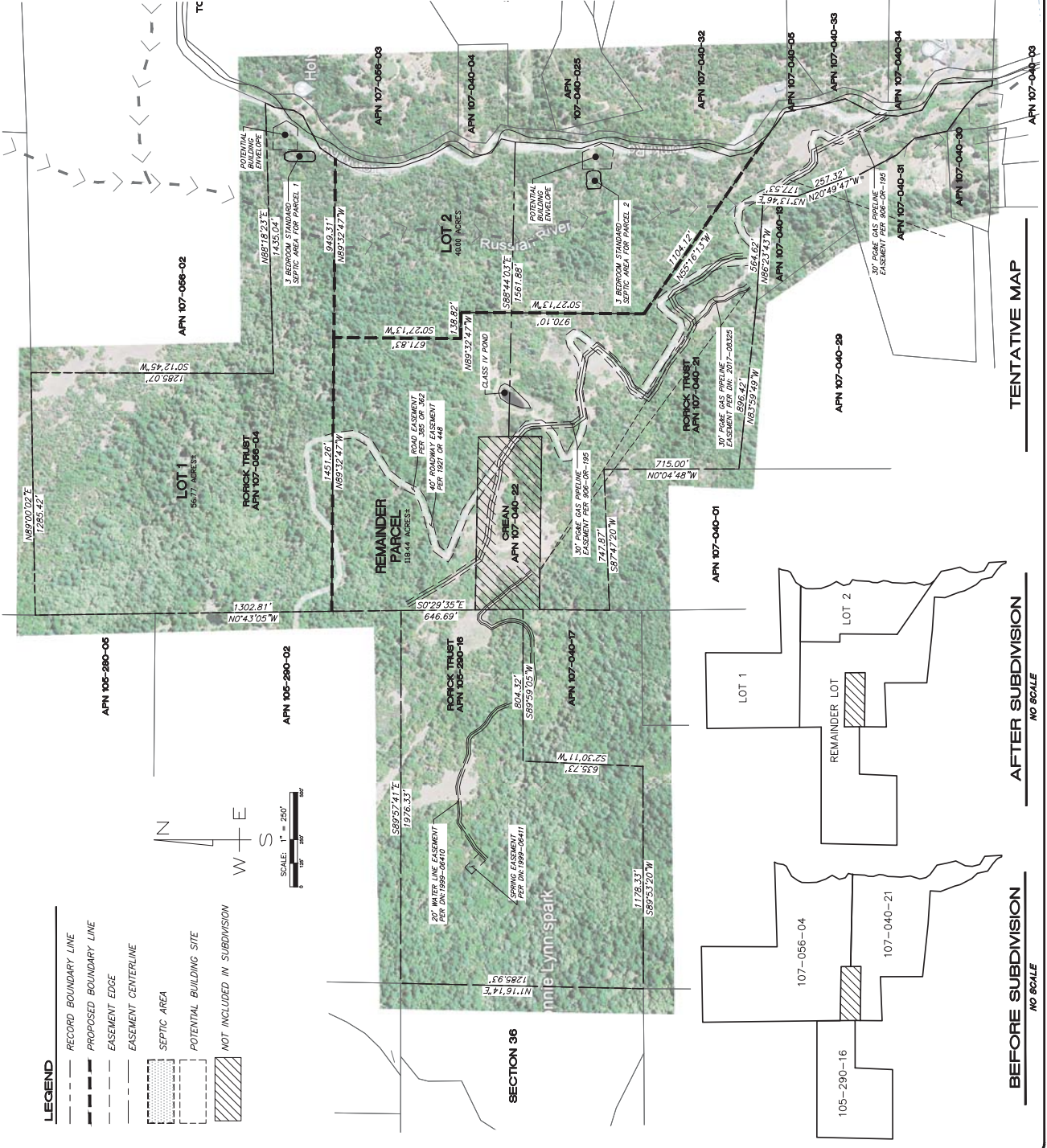
TENTATIVE MAP
APN 107-056-04, 107-040-21
17000 TOMKI ROAD
REDWOOD VALLEY, CALIF. 95470

COUNTY OF SONOMA
STATE OF CALIFORNIA

CURT L. MUNSELLE
RCE (0994)

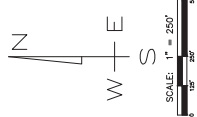
DATE _____

APN: 107-056-04
FILE NO. 189-21
DATE: 07-15-2022
SHEET OF 2



LEGEND

- RECORD BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EASEMENT EDGE
- EASEMENT CENTERLINE
- SEPTIC AREA
- POTENTIAL BUILDING SITE
- NOT INCLUDED IN SUBDIVISION



TENTATIVE MAP

AFTER SUBDIVISION
NO SCALE

BEFORE SUBDIVISION
NO SCALE

PROPOSED PROPERTY INFO:

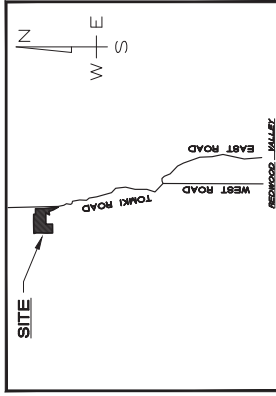
PARCEL "1" PARCEL "2" REMAINDER PARCEL
 56.77 ACRES 40.00 ACRES 118.44 ACRES
 (2,472,930 SF) (1,742,400 SF) (5,159,547.27 SF)

SURVEY NOTES

1. PROPERTY AND/OR BOUNDARY/EASEMENT LINES SHOWN HEREON ARE DELINEATED FOR ORIENTATION PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY. SUCH AS ISSUES, ASSESSOR'S MAPS, PHOTOGRAPHIC IMAGERY, DEED DESCRIPTIONS AND OTHER SOURCES. THE PERFORMANCE OF A BOUNDARY SURVEY AND THE ANALYSIS OF LEGAL DESCRIPTIONS PERTAINING TO THE LANDS SHOWN HEREON ARE THE RESPONSIBILITY OF THE SURVEYOR. PROPERTY LOCATIONS AND BOUNDARY LIMITS ARE NEEDED, OR DESIRED. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PROPERTY DATA DELINEATED HEREON.

OWNERS:

1. RORICK TRUST / CLEMENT-RORICK, ROXANNE
 MAILING ADDRESS: PO BOX 695
 PINOLE, CALIFORNIA 94564
2. APN: 107-056-04, 107-040-21
 CURRENT OVERALL EXISTING BOUNDARY: 93.0 ACRES,
 69.5 ACRES
3. CURRENT ZONING: RMR 40, COMMERCIAL
 AGRICULTURAL LAND FOREST
 TOTAL NO. OF PROPOSED LOTS: 3
 MINIMUM ALLOWABLE LOT SIZE: 40 ACRES
 AVERAGE LOT SIZE: 4136320 SQ FT
4. ADDRESS: 17000 TOMKI ROAD AND 16250 TOMKI



PROPOSED RORICK TRUST SUBDIVISION

TENTATIVE MAP
 APN 107-056-04 107-040-21
 17000 TOMKI ROAD
 REDWOOD VALLEY, CALIF. 95470

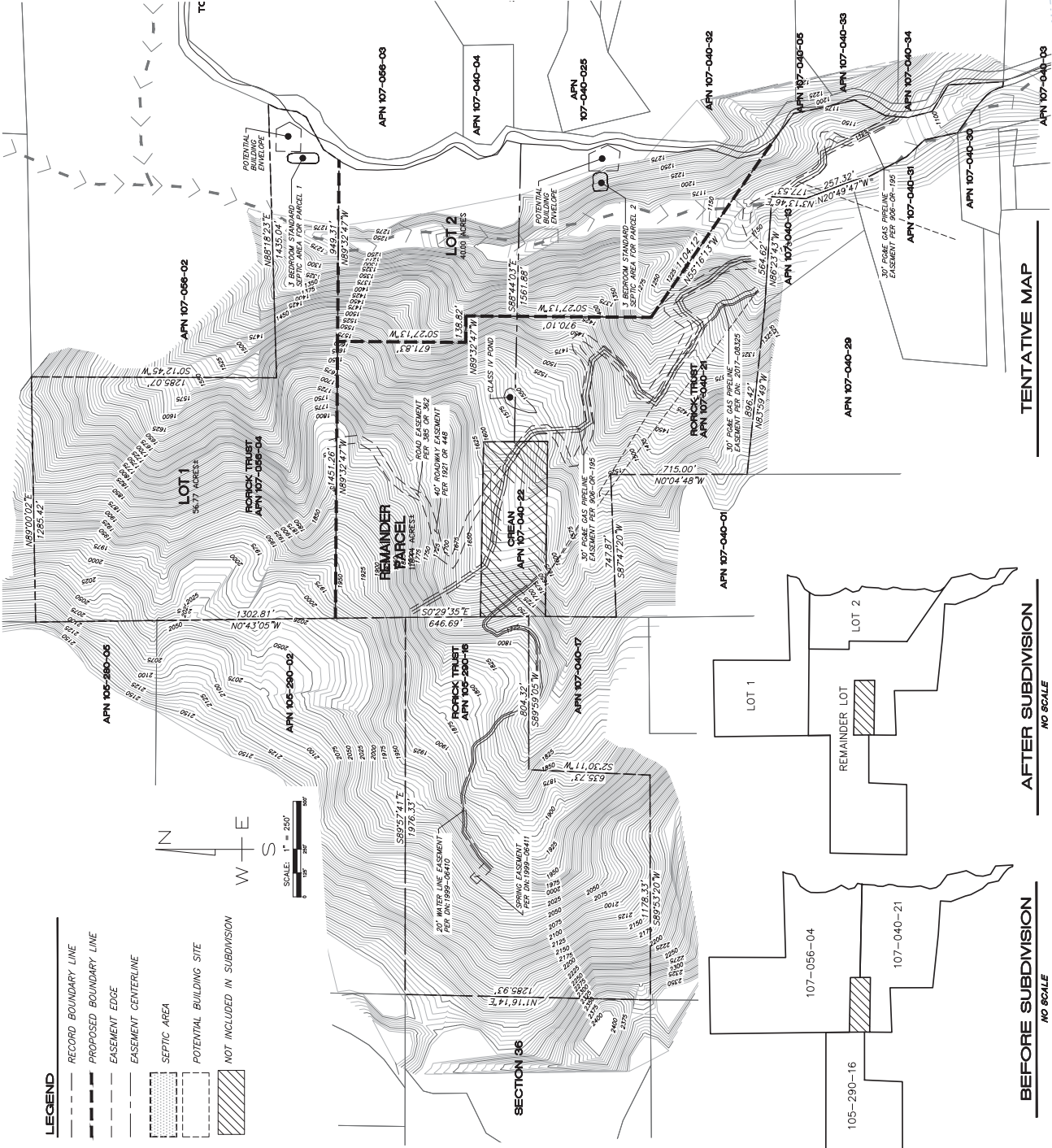
COUNTY OF SONOMA
 STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
 RCE (0994)

MUNSELLE CIVIL ENGINEERING

CIVIL ENGINEERING & LAND PLANNING
 513 CENTER STREET
 REDWOOD CITY, CA 94068
 (707) 395-0906

APN: 107-056-04
 FILE NO. 189-21
 DATE: 07-15-2022
 SHEET OF 2



LEGEND

- RECORD BOUNDARY LINE
- - - PROPOSED BOUNDARY LINE
- - - EASEMENT EDGE
- - - EASEMENT CENTERLINE
- ▨ SEPTIC AREA
- ▨ POTENTIAL BUILDING SITE
- ▨ NOT INCLUDED IN SUBDIVISION

BEFORE SUBDIVISION
 NO SCALE

AFTER SUBDIVISION
 NO SCALE

TENTATIVE MAP



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.: 20221141RB

Your No.:

Seller: Heidi Rorick-Evans, Eurydice
Rorick-Maxwell and Roxanne
Clement-Rorick, as successor
Co-Trustees of the Rorick Trust dated
October 19, 1995

Buyer:

When replying Please Contact:

ESCROW OFFICER: Rosanne Burlesci
rburlesci@redwoodtitle.com

PRELIMINARY REPORT

Property Address: 16250 and 17000 Tomki Road, Redwood Valley, CA 95470

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 July 1, 2022 at 07:30 AM.

Steve Burlesci
Chief Title Officer

sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:
ALTA 2006 Extended Loan Policy
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:

Heidi Rorick-Evans, Eurydice Rorick-Maxwell and Roxanne Clement-Rorick, Successor Co-Trustees of the Rorick Trust, dated October 19, 1995

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

Tract One:

Lots 4, 5, 6 and 11 also the Northern 7 acres of Lot 12 of Section 31, and being all of said Lot 12 not heretofore conveyed by Mrs. Polly Siberhorn to Benedict Mosier by Deed dated June 23, 1902 recorded in Book 85 of Deeds at page 385, Mendocino County Records, all in Township 18 North, Range 12 West, Mount Diablo Meridian. Those portions of Lots 7 and 10 lying West of the County Road and those portions of Lot 14 and 15 lying West of the County Road, and Easterly of the creek which runs in a Southerly direction through the North end of Redwood Valley and being the Middle Fort of Russian River, in Section 31, Township 18 North, Range 12 West, Mount Diablo Meridian, Lot 2 and the South ½ of lot 8 of Section 36, Township 18 North, Range 13 West, Mount Diablo Meridian.

Excepting therefrom the following:

Parcel One:

Beginning at a one inch iron pipe said pipe being the West quarter corner of Section 31, Township 18 North, Range 12 West, Mount Diablo Meridian, as shown on a map recorded in Map Case 2, Drawer 28, page 59 (sheet 2 of 9), Mendocino County Records; thence South 01°16'01" West down the West line of said Section 31, 266.53 feet; thence leaving said West line of Section 31 North 87°13'46" East, 866.44 feet; thence North 02°46'14" West, 366.00 feet; thence South 87°13'46" West, 853.19 feet to the West line of said Section 31; thence down the West line of said Section 31 South 01°53'15" East, 100.14 feet to the point of beginning.

Parcel Two:

The East 13 acres of the following described property: The South half of Lot 2 and the South half of the South half of Lot 8 of Section 36, Township 18 North, Range 13 West, Mount Diablo Meridian.

APN: 105-290-16, 107-040-21 and 107-056-04

Tract Two:

That certain waterline easement together with the rights of access as contained in the Deed conveyed by William R. Wilber, recorded March 31, 1999 in Document No.:1999-06412 of Official Records of Mendocino County, California.

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 2022 - 2023, 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.
 - (a) Any adverse claim based upon the assertion that some portion of said land has been created by artificial means, or has accreted to such portion so created; some portion of said land has been brought within the boundaries thereof by an avulsive movement of Middle Fork Russian River, or has been formed by accretion to any such portion.
 - (b) Any easement for water course over that portion of said land lying within the banks of Middle Fork Russian River and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.
 - (c) Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Middle Fork Russian River.
4. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: May 29, 1912 in Book 128 of Deeds, Page 193
For: tank or reservoir and pipelines
5. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: March 6, 1914 in Book 137 of Deeds, Page 425
For: road
6. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: January 22, 1941 in Book 144, Page 406 of Official Records
In Favor of: California Public Service Company
For: electric transmission lines and water pipelines
7. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: December 8, 1954 in Book 385, Page 362 of Official Records
In Favor of: Pacific Telephone and Telegraph Company
For: road
8. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: November 20, 1964 in Book 675, Page 567 of Official Records
In Favor of: Pacific Gas and Electric Company
For: pole lines and conduits
9. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: November 13, 1972 in Book 906, Page 195 of Official Records
In Favor of: Pacific Gas and Electric Company
For: pipelines, ingress and egress
 - a. Relocation Agreement recorded August 25, 2006 as 2006-16929 of Official Records.

10. Terms and provisions as contained in an instrument,
Entitled : Unilateral Executed Agreement
Recorded: December 14, 1976 in Book 1067, Page 410 of Official Records
 - a. Said Agreement contains an erroneous legal description.
11. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: May 26, 1982 in Book 1353, Page 408 of Official Records
In Favor of: Pacific Telephone and Telegraph Company
For: poles, wires, ingress and egress
12. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: July 18, 1991 in Book 1921, Page 448 of Official Records
For: roadway
13. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: March 31, 1999 as 1999-06410 of Official Records
For: waterline and access
14. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: March 31, 1999 as 1999-06411 of Official Records
For: spring and access
15. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: June 28, 2017 as 2017-08325 of Official Records
In Favor of: Pacific Gas and Electric Company
For: public utilities and right of access
16. Terms and conditions contained in the Rorick Trust, dated October 19, 1995 as disclosed by Grant Deed recorded January 6, 2003 as 2003-00247 of Official Records
NOTE: The requirement that a Certification of Trust be furnished in accordance with California Probate Code Section 18100.5.
17. Tract Two herein described is/are only being included so as to avoid the Company being the cause of excluding it from deeds or encumbrances, but NO INSURANCE is to be provided as to said tract. Anything to the contrary in the policy or endorsements thereto notwithstanding, said tract is NOT INSURED even though it may be included as part of the description of the land described or referred to in the policy.

END OF SCHEDULE B

INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows
Assessor's Parcel No.: 105-290-16
Code No.: 153-033
1st Installment: \$778.11, Paid
2nd Installment: \$778.11, Paid
2. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows
Assessor's Parcel No.: 107-040-21
Code No.: 154-141
1st Installment: \$1,153.32, Paid

2nd Installment: \$1,153.32, Paid

3. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows
Assessor's Parcel No.: 107-056-04
Code No.: 154-141
1st Installment: \$1,757.33, Paid
2nd Installment: \$1,757.33, Paid

4. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows:

An Affidavit of Death of Trustee executed by Heidi Rorick-Evans, Eurydice Rorick-Maxwell and Roxanne Clement-Rorick, Successor Co-Trustees of the Rorick Trust, dated October 19, 1995, recorded January 14, 2021 as 2021-00590 of Official Records

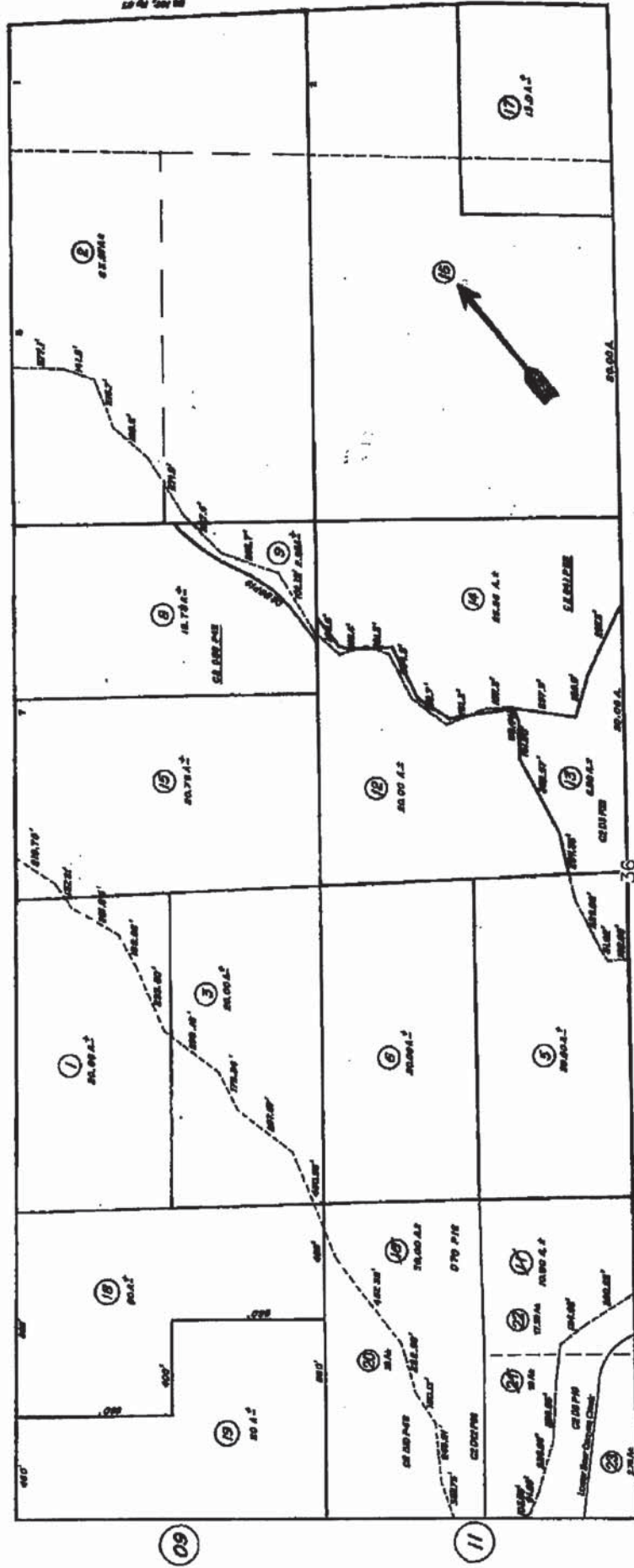
153-033

105-29



N 1/2 of Sec. 36, T.18 N., R.13 W., M.D.B. & M.

28



30

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

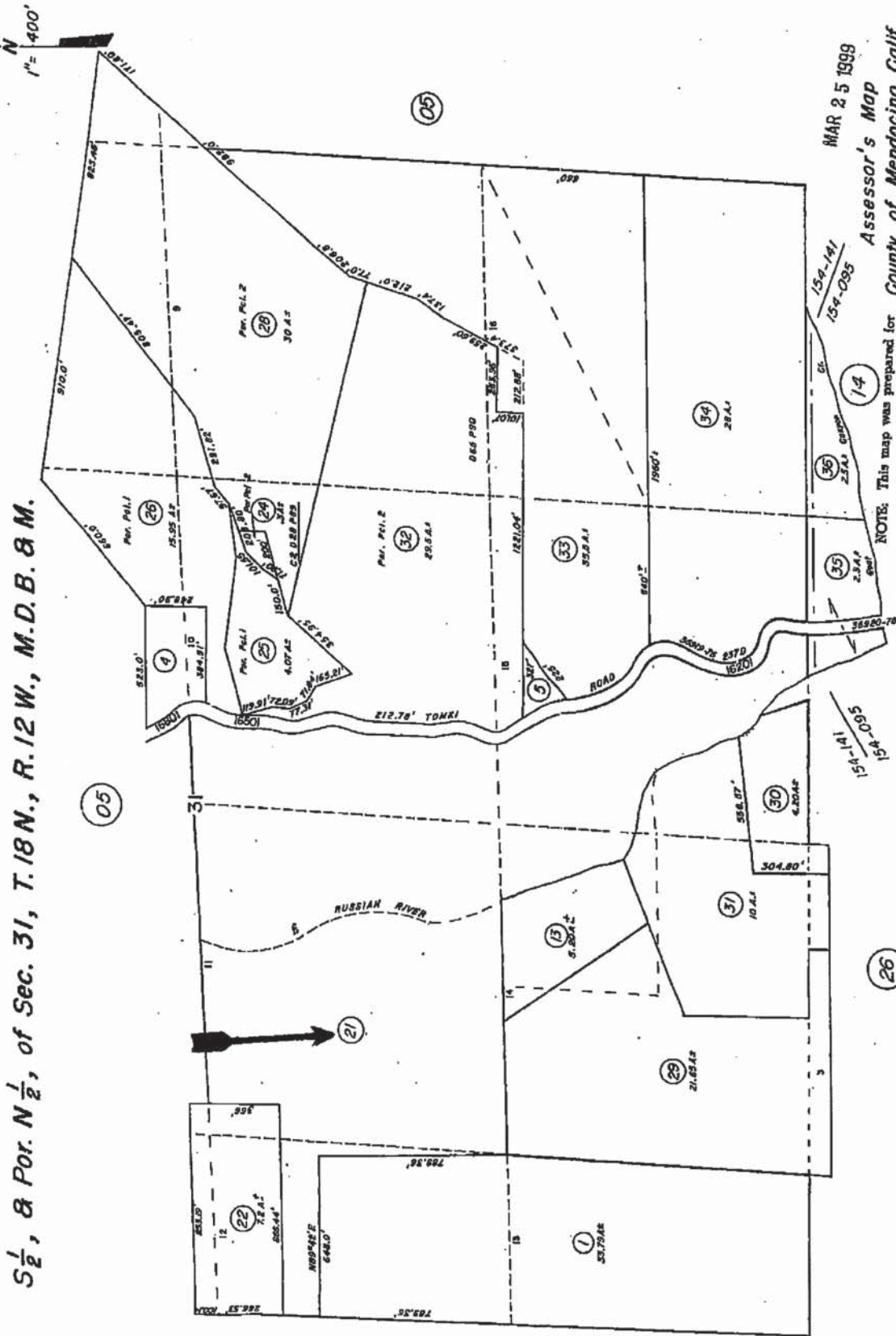
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

Assessor's Map
County of Mendocino, Calif.
Updated February 9, 2015

107-04

154-141
154-095

S 1/2, & Por. N 1/2, of Sec. 31, T. 18 N., R. 12 W., M.D.B. & M.



MAR 25 1999

Assessor's Map
County of Mendocino, Calif.
March, 1967

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

Warning: 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.

BK 105
30

154-011
153-034
154-141

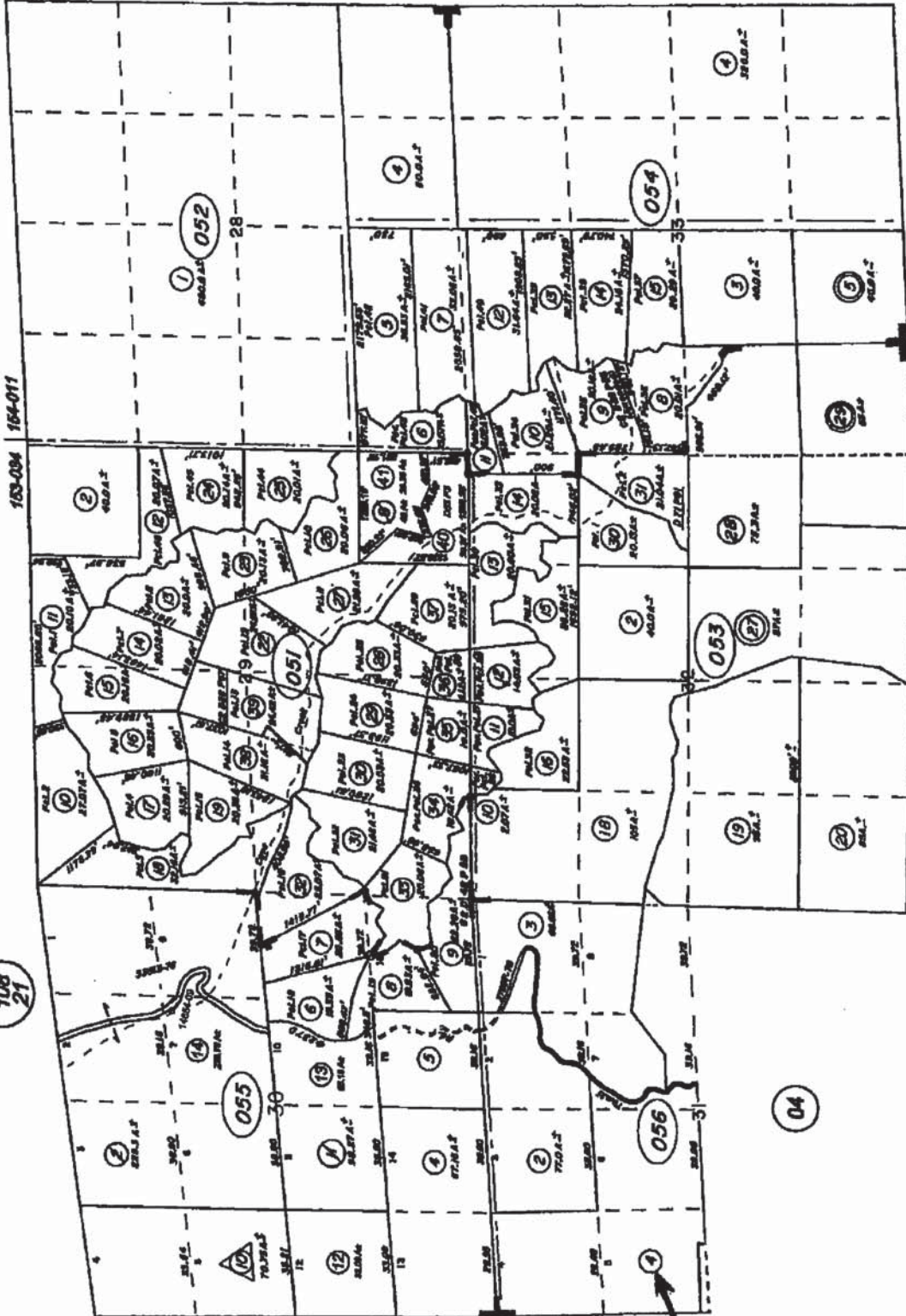
Sec. 28, 29, 30, 31, 32, 33 T.18N. R.12W. M.D.B.&M.

Cave Creek Ranch Sub. C2 D28 P57

164-011
153-034



BK 172 02



Assessor's Map
County of Mendocino, Calif
Updated September 18, 2013

154-141 / 154-011
26

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

Warning: 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 reference hereon.

BK 105 27

BK 105 28

153-034
154-141

BK 105 29

04

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.

MENDOCINO COUNTY

Site Evaluation Report

Environmental Health

MS 21-00?? Parcel 1

Site Address: 17000 Tomki Road
 City: Redwood Valley
 Owner Name: Roxanne Clement Rorick
 Mailing Address: 16250 Tomki Road
 City: Redwood Valley
 State, Zip: CA 95482

Site Evaluator: Munselle Civil Engineering
 APN: 107-056-04
 Land Div. #: MS 21-00??
 Home phone: 510-414-3827
 Email Address: roxanne5788@gmail.com

Location Description: Travel North from Ukiah to Redwood Valley. Take West Road/School Way offramp. Take West Road to the intersection with East Road and turn left onto Tomki Rd. Continue 4.5 miles to site on your left. 39 22' 30.75 N 123 14' 02.24" W

Project Description (# of bedrooms): Proposed 3-bedroom residence
 Water Source: Well to be Drilled Distance to Wastewater System: > 100'

Profile #	Initial Area		Expansion Area	
	P1-TP1		P1-TP2	
Slope (%)	12-17		12-17	
Effective Soil Depth (IN)	96		96	
Absorption System Type	Standard Trench		Standard Trench	
Distribution Method	Equal Gravity		Equal Gravity	
Soil Suitability Class	2B		2B	
Soil Perc Rate (MPI)	N/A		N/A	
Design App. Rate (G/SF/D)	0.65		0.65	
Design Flow (G/D)	450		450	
Absorption Area (SF)	692		692	
Linear Area (SF/LF)	5		5	
Total Trench (LF)	139		139	
Trench Depth (IN)	30		30	
Trench Width (IN)	36		36	
Effective Absorption Depth (IN)	12		12	
Tanks:	Septic Tank	Pump Tank	Treatment Tank	
Volume (GAL)	1200			
Construction Material	Concrete			

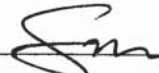
Trench Calculation: Design Flow ÷ Design App. Rate ÷ Linear Area = Total Trench (lf)
 $450 \div .65 \div 5 = 139$; Use 3-46 LF lines

Requested Waiver: (attach justification) N/A

Special Design Features: 36" wide trenches

Site Evaluator's Statement: I hereby certify that I have examined the above designated site using approved procedures, and that to the best of my information, knowledge and belief it complies with all State and County requirements for an On-site Sewage System at the time of this evaluation.

Date: 6/10/22

Signed: 



Cort Munselle, P.E.

513 Center Street
Healdsburg, CA 95448

Phone 707-395-0968
Cell 707-280-0474

MUNSELLE
CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTANTS

cort@munsellecivil.com
www.munsellecivil.com

To Whom it May Concern:

1. This soils report does not constitute a permit for installation from the Mendocino County Health Department.
2. The proposed septic system was designed according to Mendocino County required limits and is based on the information and lot access available to the designer at the time the system was proposed. Changes in the parcel utilization or topography may require re-evaluation of the design.
3. If the septic system installer does not understand or agree with the system proposal, contact the designer or Mendocino County Health Department before construction begins. Systems installed incorrectly may require reconstruction.
4. Be aware of property lines, well and water course stream setback requirements before system construction takes place.

Project Location: **17000 Tomki Road**

APN: **107-056-04**

Job Number: **189-21**

Job Name: **Clement-Rorick**

Date: **Dec 2021**

PROJECT DESCRIPTION

The owner of the parcel is in the process of a Minor Subdivision in Mendocino County. MS-22-00?? is a 2 parcel and remainder parcel minor subdivision involving three existing parcels along the Tomki Road. We have performed a proof of water spring test in October of 2021 and found it to produce 6.1 gallons per minute. Soils test pits were excavated in November of 2021 and all test pits were satisfactory for leachfield use. Lab results were 2B for all horizons down to 96 inches in TP-1, TP-2, TP-3 and TP-4. The sites are both adjacent to the Tomki Road on a westerly facing slope above Tomki Creek. The slopes are mild to steep along this corridor with the home and leachfield sites being 5 to 10 percent grade for Parcel 1 and 10 to 20 percent for Parcel 2. The Mendocino County Soil Survey classifies these soils as Casabonne Wohly loams. Elevation is between 500 to 3000 feet with mainly Doug Fir, Madrone, Tan Oak and Black Oak trees. Vegetation is annual grasses and manzanita brush and chamise. Permeability is considered moderate with fractured sandstone bedrock ranging from 60 to 120 inches. We found two horizons in both test pits are Parcel 1 ranging from dark brown sandy loam soils at original ground to 34 inches then changing slightly to dark yellowish brown sandy loam from 34 to 96 inches. Samples were taken from both horizons and tested in our lab for texture suitability. TP2 was very similar with the first horizon lens changing at 36 inches. We are proposing a standard gravity system sized for a 3-bedroom residence. No variance or waivers are requested and all setbacks have been met.

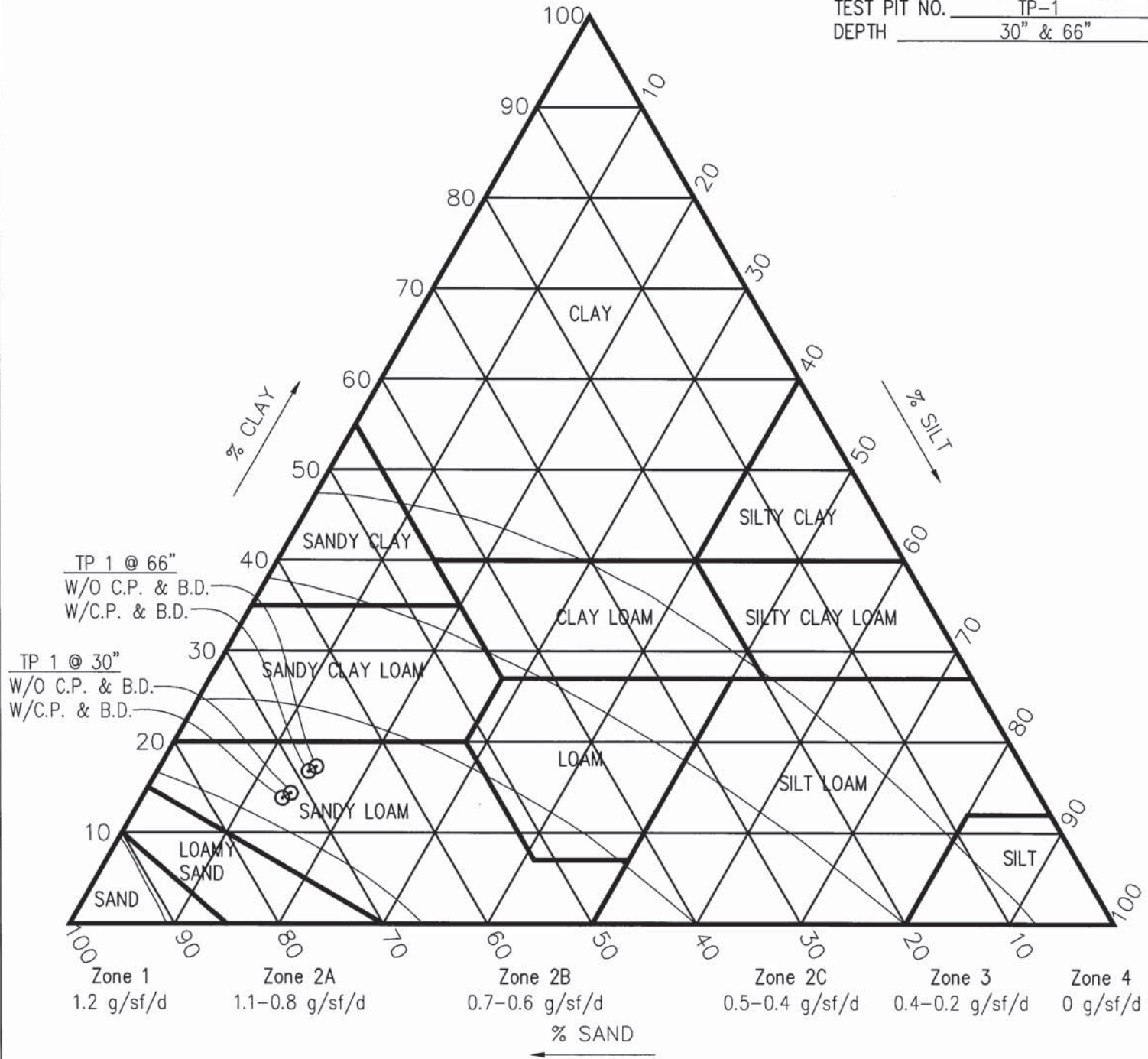
Part 1. Soil Conditions

- A. Soil Texture Suitability Charts
- B. Soil Profile Logs
- C. Work Sheet for Soil Texture Analysis

JOB NO. 189-21
 JOB NAME Clement Rorick

SOIL TEXTURE SUITABILITY CHART

LOT NO. 107-056-04
 TEST PIT NO. TP-1
 DEPTH 30" & 66"

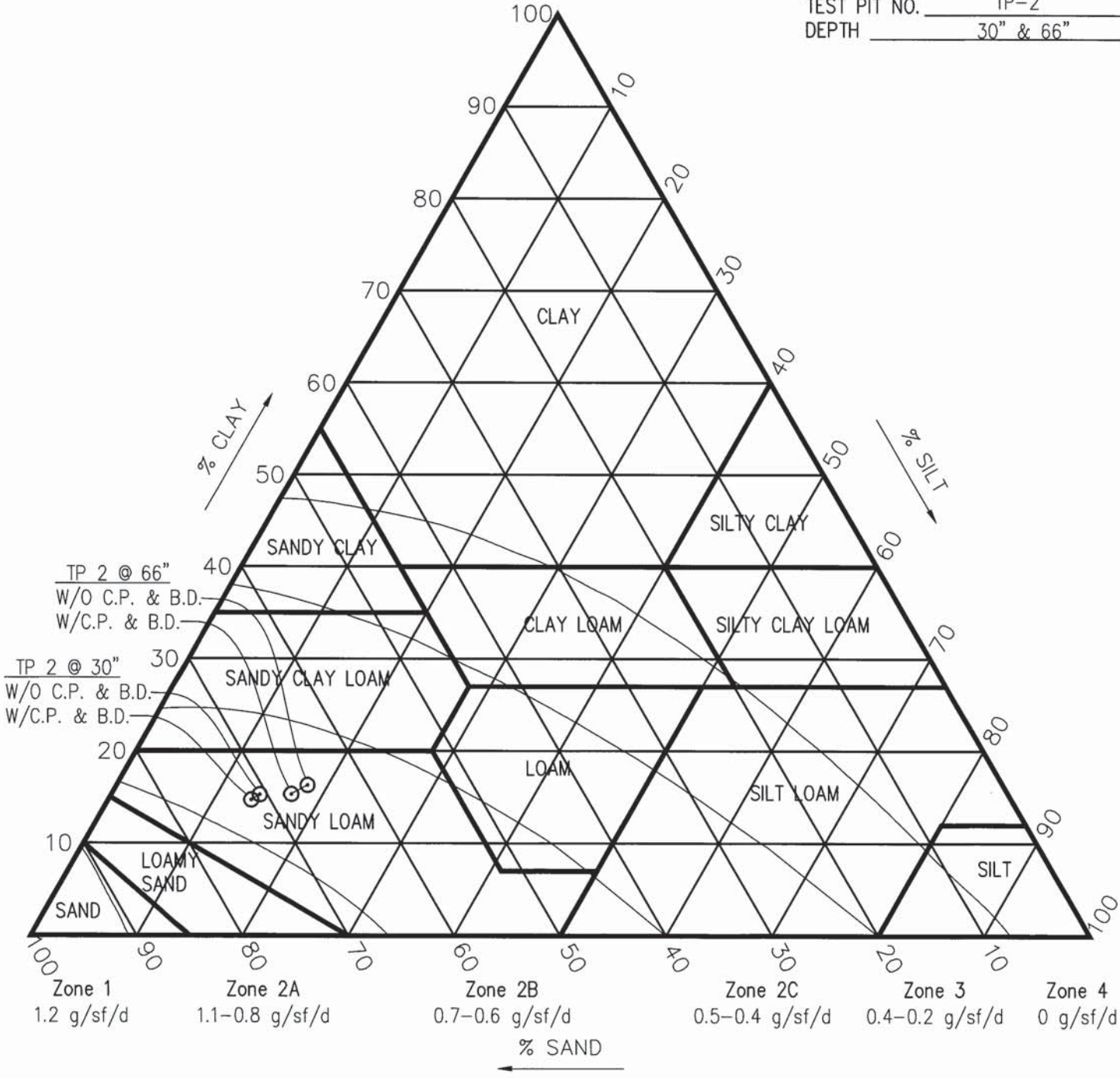


- ZONE 1 = COARSE
- ZONE 2A = ACCEPTABLE
- ZONE 2B = ACCEPTABLE
- ZONE 2C = ACCEPTABLE
- ZONE 3 = MARGINAL
- ZONE 4 = UNACCEPTABLE

JOB NO. 189-21
 JOB NAME Clement Rorick

SOIL TEXTURE SUITABILITY CHART

LOT NO. 107-056-04
 TEST PIT NO. TP-2
 DEPTH 30" & 66"

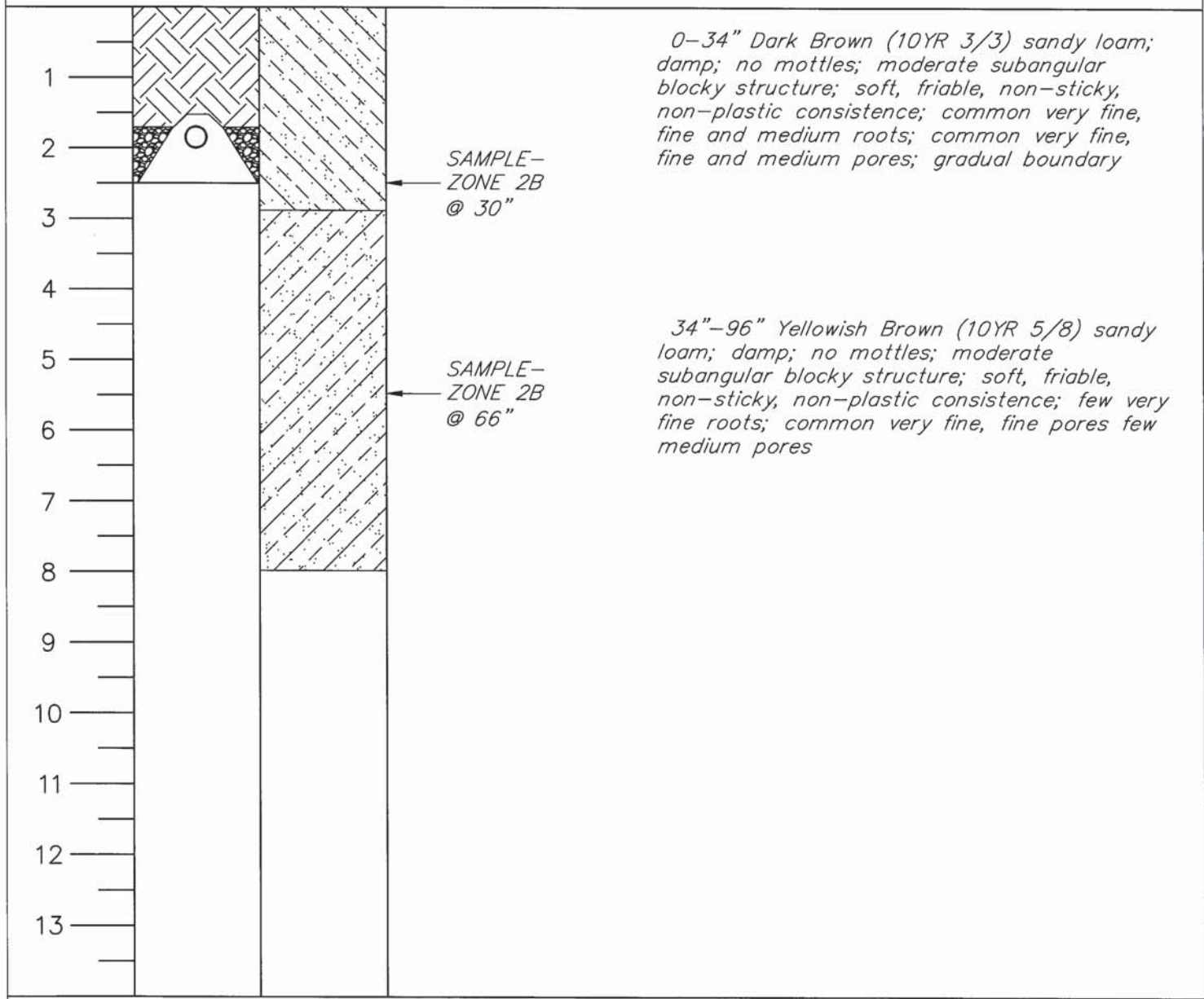


- ZONE 1 = COARSE
- ZONE 2A = ACCEPTABLE
- ZONE 2B = ACCEPTABLE
- ZONE 2C = ACCEPTABLE
- ZONE 3 = MARGINAL
- ZONE 4 = UNACCEPTABLE

MUNSELLE CIVIL ENGINEERING

SOIL PROFILE LOG

DEPTH IN FEET	TYPICAL LEACHFIELD X-SECTION	GRAPHIC LOG	NAME <u>Clement-Rorick</u>	JOB NO. <u>189-21</u>
			LOT NO. <u>107-056-04</u>	DATE <u>Nov. 2021</u>
			TEST PIT NO. <u>P1-TP1</u>	BY <u>C. Rau</u>
			DESCRIPTION	

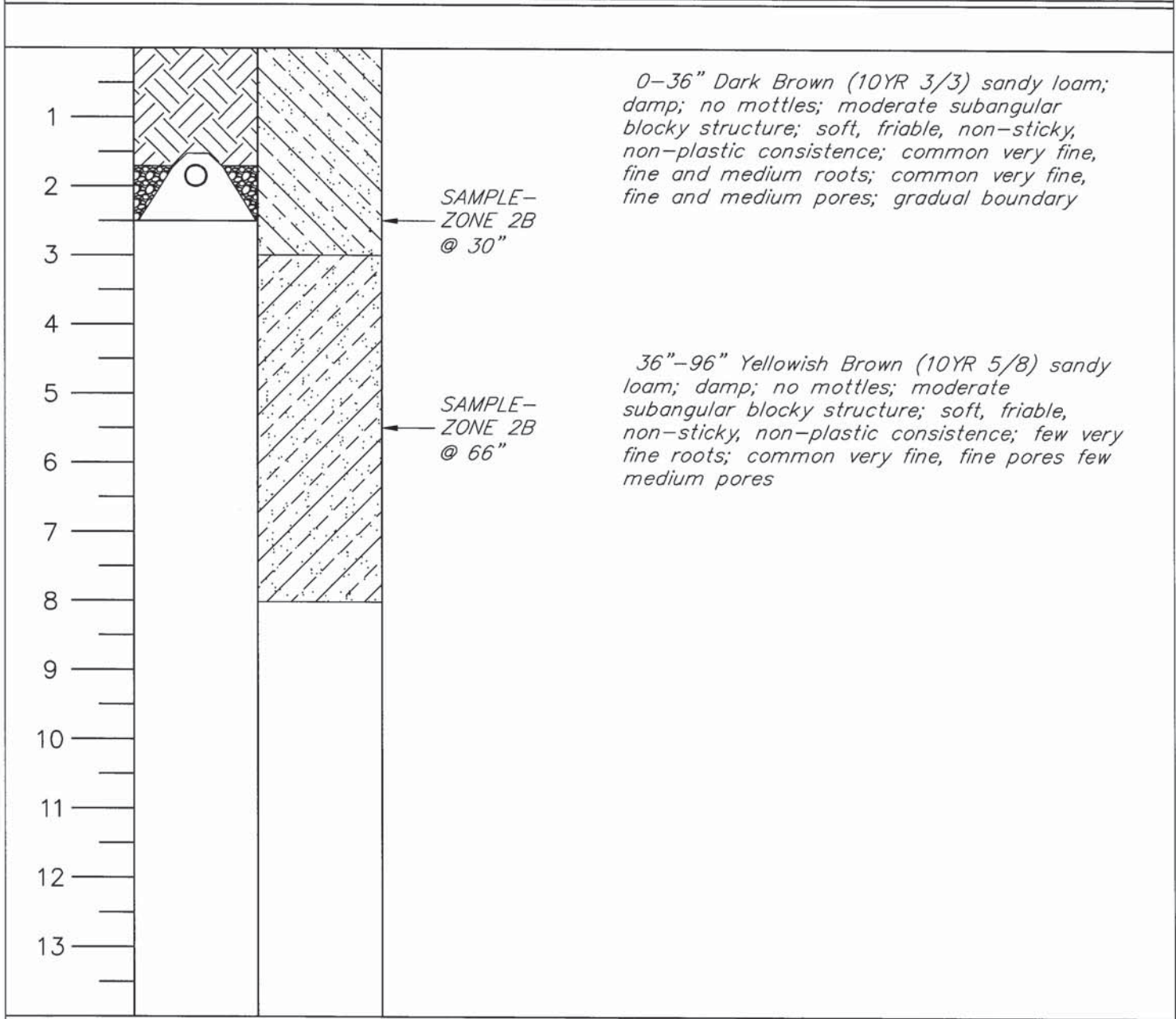


<p>REMARKS:</p> <p>NO GROUND WATER NO SEEPAGE</p>	<p>EQUIPMENT USED:</p> <p>BACKHOE: C. RAU</p>
---	---

MUNSELLE CIVIL ENGINEERING

SOIL PROFILE LOG

DEPTH IN FEET	TYPICAL LEACHFIELD X-SECTION	GRAPHIC LOG	NAME <u>Clement-Rorick</u> LOT NO. <u>107-056-04</u> TEST PIT NO. <u>P1-TP2</u>	JOB NO. <u>189-21</u> DATE <u>Nov. 2021</u> BY <u>C. Rau</u>
			DESCRIPTION	



REMARKS: NO GROUND WATER NO SEEPAGE	EQUIPMENT USED: BACKHOE: C. RAU
---	--

MUNSELLE CIVIL ENGINEERING

(707) 462-6536

CIVIL ENGINEERS & LAND SURVEYORS

FAX (707) 463-2729

NAME: Roxanne Clement Rorick
 ADDRESS: 16250 Tomki Road
 LOCATION: 17000 Tomki Road
 APN: 107-056-04

JOB NO.: 189-21
 TEST DATE: 11/28/2021
 TECH: C.Rau

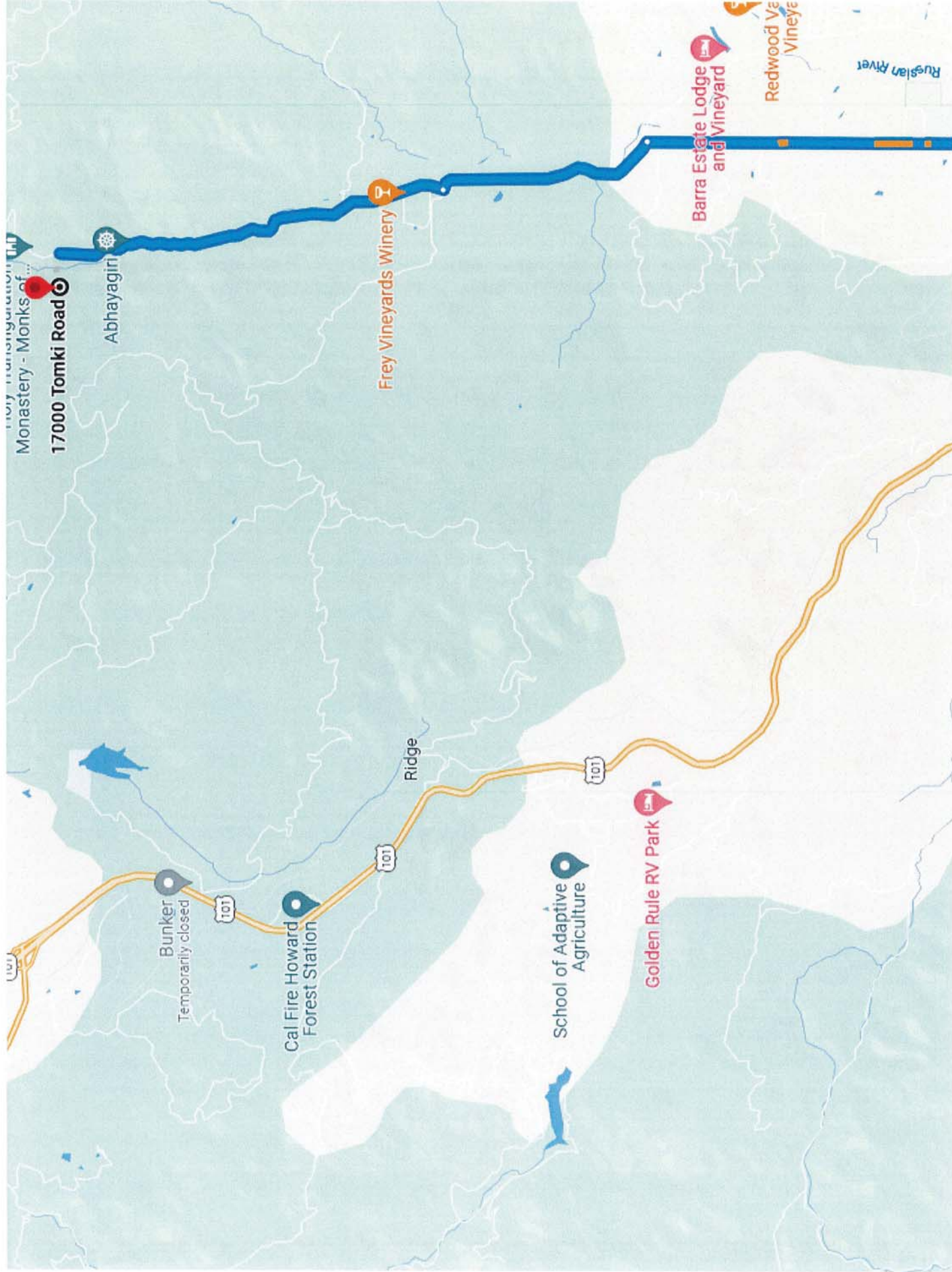
WORK SHEET FOR SOIL TEXTURE ANALYSIS

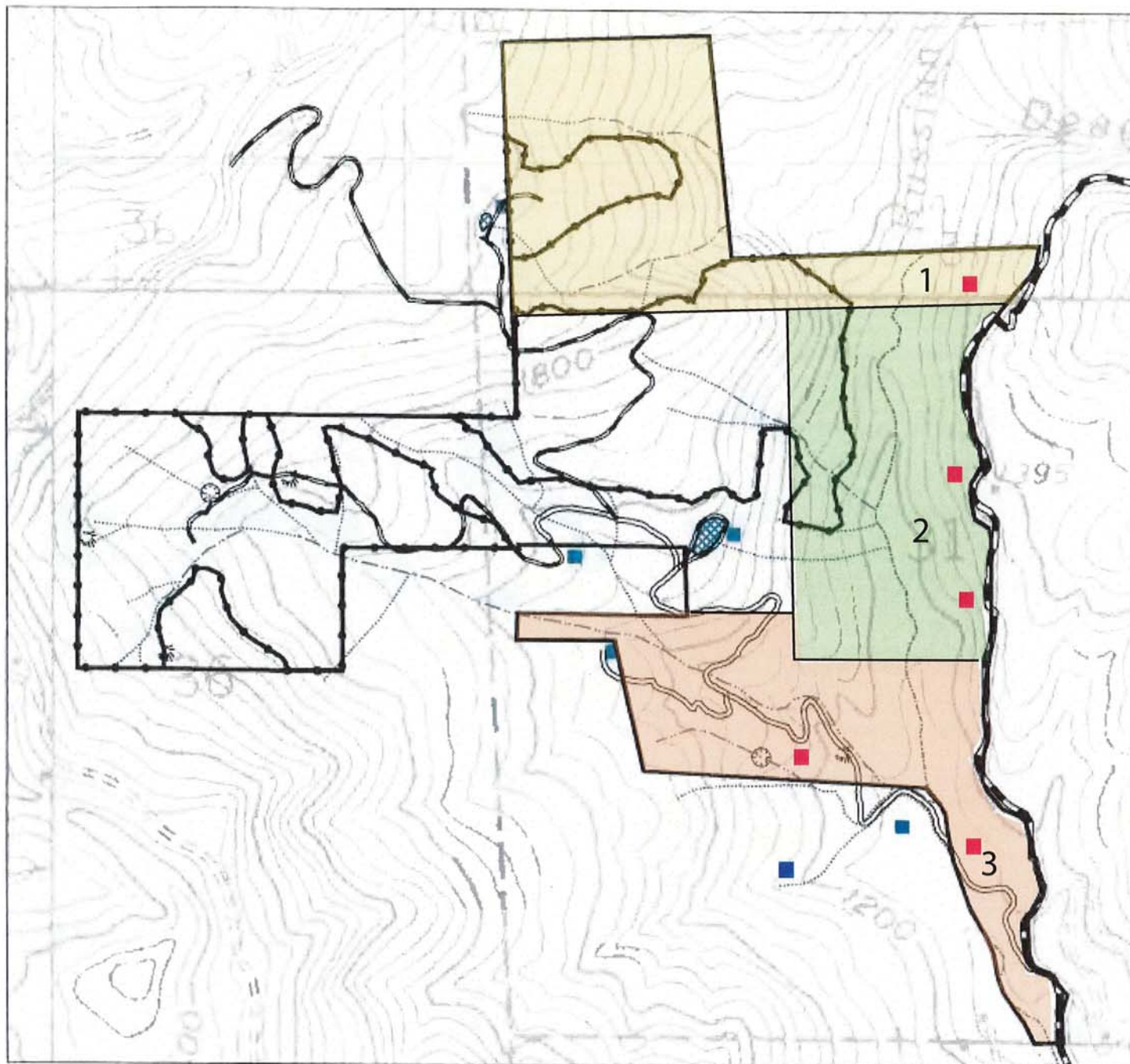
LOT NO				
TEST PIT NO.	TP-1	TP-1	TP-2	TP-2
SAMPLE DEPTH	30	66	30	66
A. OVENDRY WT. (GM)	50	50	50	50
B. STARTING TIME	8:00	8:01	8:02	8:03
C. TEMPERATURE @ 40 SECONDS (F)	61	61	61	61
D. HYDROMETER READING @ 40 SECONDS (gm/L)	22	24	22.5	25
E. COMPOSITE CORRECTION (gm/l)	7.9	7.9	7.9	7.9
F. TRUE DENSITY @ 40 SECONDS (F)	14.1	16.1	14.6	17.1
G. TEMPERATURE @ 2 HOURS (F)	61	61	61	61
H. HYDROMETER READING @ 2 HOURS (gm/l)	15	16.5	15.5	16
I. COMPOSITE CORRECTION (gm/l)	7.9	7.9	7.9	7.9
J. TRUE DENSITY @ 2 HOURS (F)	7.1	8.6	7.6	8.1
K. % SAND	71.8	67.8	70.8	65.8
L. % CLAY	14.2	17.2	15.2	16.2
M. % SILT	14.0	15.0	14.0	18.0
N. WT OF COURSE PARTICLES RETAINED (gm)	29	59	36	55
O. WT. OF TOTAL SAMPLE OVENDRY (gm)	249	380	327	314
P. % COARSE PARTICLES	11.6	15.5	11.0	17.5
Q. BULK DENSITY (gm/l)	N/A	N/A	N/A	N/A
R. COARSE FRAGMENTS (BY VOLUME)	6	9	6	11
S. SAND ADJUSTMENT POINTS	1	2	1	2
T. ADJUSTED SAND %	73	70	72	68
U. ADJUSTED CLAY %	13	16	14	15
V. ADJUSTED SILT %	14	14	14	17
SLAKE TEST (PASS OR FAIL)	P	P	P	P
SOIL PERCOLATION SUITABILITY CHART ZONE	2B	2B	2B	2B
	SL	SL	SL	SL

REMARKS:

Part 2. Maps

- A. Location Map
- B. Assessors Parcel Map
- C. Leachfield Maps
- D. Details

















Russian THP: Map 5

Section 31 T18N R12W and Section 36 T18N R13W, MDB&M
 Redwood Valley, Willits, Foster Mountain, & Laughlin Range 7.5' Quadrangles
 Contour interval = 40 feet

Scale 1:9000

November 21, 2001

- | | | | |
|--|--------------------------------|---|-----------------------|
|  | Property Boundary |  | Class I |
|  | THP Boundary |  | Class II |
| Roads | |  | Class III |
|  | Existing Public Permanent Road | Water Resources | |
|  | Existing Permanent Road |  | spring |
|  | Existing Seasonal Road |  | domestic water supply |
|  | Structure |  | Class IV pond |

Possible house sites: ■
 1 house in each area: 1, 2 & 3
 Want to find a water source in each area, i.e.
 3 sources.



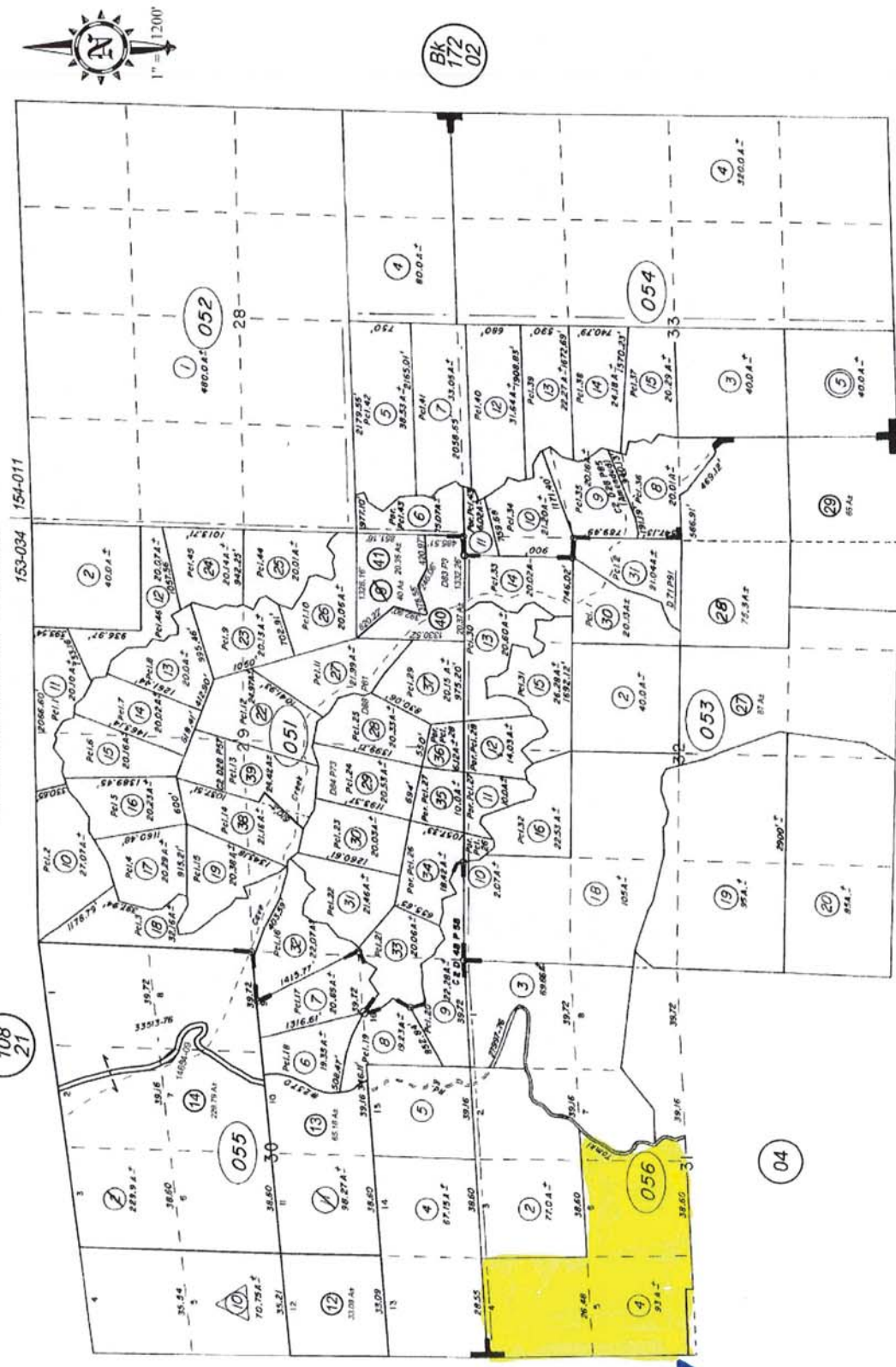
17000 Tomki Rd, Redwood Valley, CA 95470

107 - 05

154-011
153-034
154-141

Sec. 28, 29, 30, 31, 32, 33 T.18N. R.12W. M.D.B.& M.

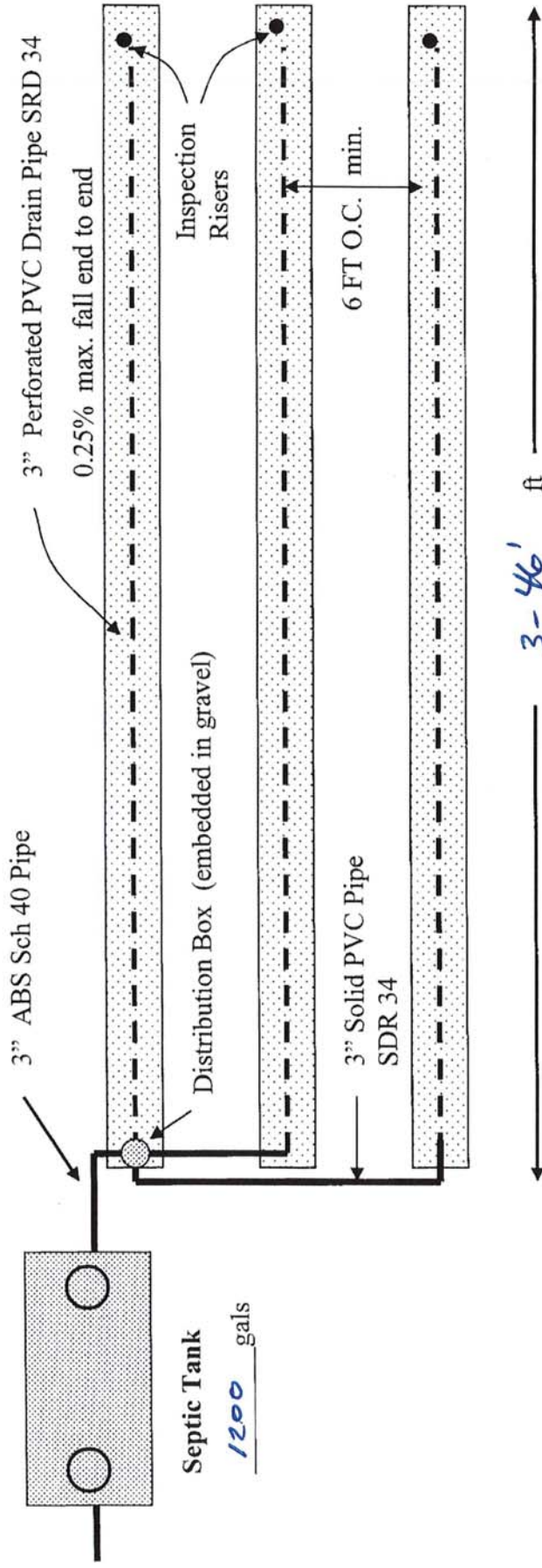
Cave Creek Ranch Sub. C2 D28 P57



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

Assessor's Map
County of Mendocino, Calif.
September 3, 2021

Limitation of Liability for Informational Report



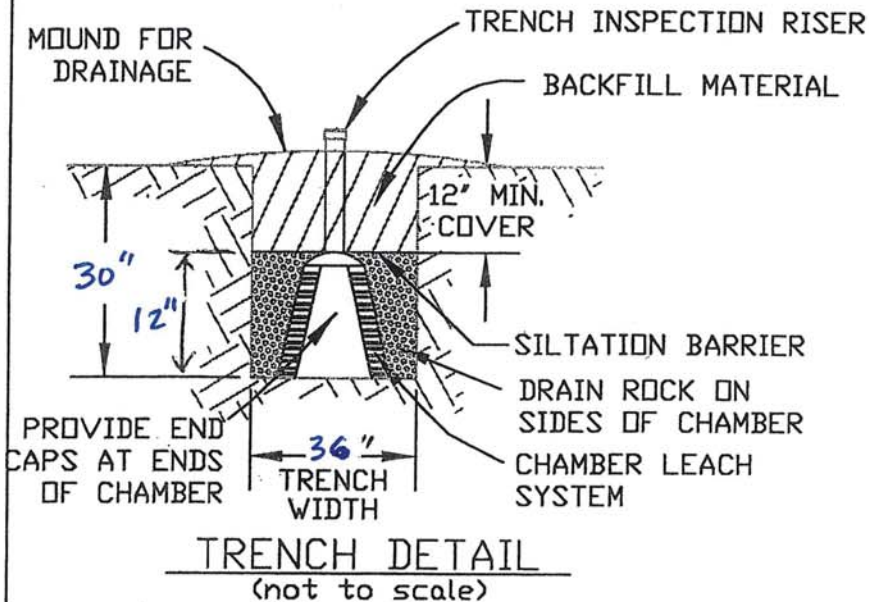
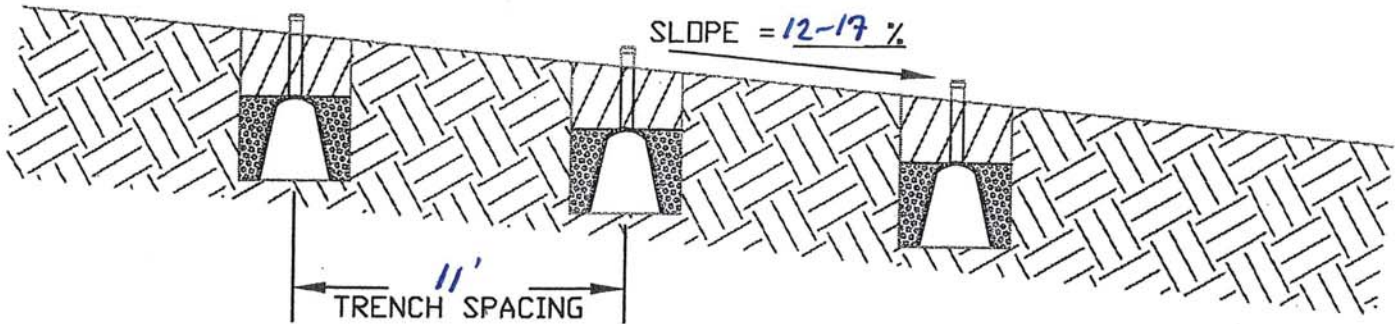
Not to scale

Standard Septic Tank and Gravity Leach Trenches

NOTES:

- 1) Trenches shall be installed along natural land contours.
- 2) Trenches shall be installed in the approved area.

TYPICAL LEACH FIELD DESIGN NO. 1 - (CHAMBER ALTERNATE)



TRENCH LENGTHS:

1. 46'
2. 46'
3. 46'
4. _____
5. _____
6. _____

NOTE: TRENCH LENGTH IS EQUIVALENT TO A CONVENTIONAL TRENCH WITH 12" OF GRAVEL BELOW THE PIPE.

EQUAL DISTRIBUTION

DISTRIBUTION SYSTEM STANDARD
TRENCH

SEE SITE EVALUATION REPORT FOR
FIELD LAYOUT AND SYSTEM DETAILS

- A copy of the site evaluation report is available at the Division of Environmental Health for the installer of the sewage disposal system. The design and plans should be followed. Any necessary changes must be approved by the Division of Environmental Health and the site evaluation consultant prior to beginning work.

Construction of the sewage disposal system should be during dry weather, and the rainy season avoided.

- Lines are to be covered as soon after final inspection as possible. Lines or trenches which have remained uncovered during any substantial rain may require abandonment or entire retrenching.

An "as-built" drawing should be prepared by the installer if there are any changes from the site evaluator's plans.

- All material and installation methods shall comply with the plans and specifications herein as well as the latest edition of: "County of Mendocino, Division of Environmental Health, Land Development

- Requirements: Minimum Standard for Individual On-Site Sewage Disposal Systems."



DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

DESIGN NO. 1
STANDARD LEACH LINE CONFIGURATION
ALTERNATE



INFILTRATOR
water technologies

Quick4
CHAMBER SYSTEMS

The Quick4® Standard Chamber

Quick4® Series

Quick4 Standard with MultiPort EndCap



The Quick4® Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection™ which permits turns up to 10°, right or left. The MultiPort™ endcap allows multiple piping options and eliminates pipe fittings. The chamber's four-foot length provides optimal installation flexibility.

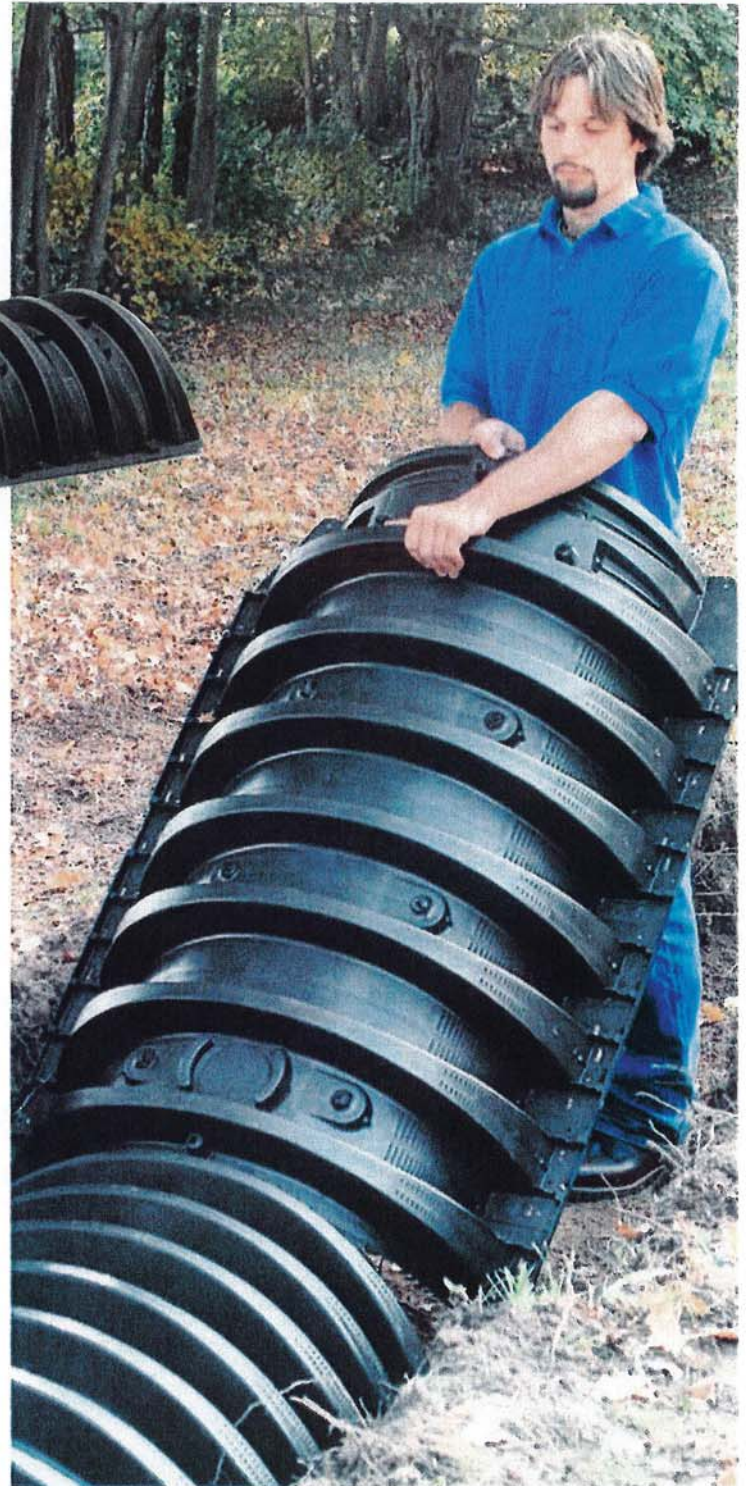
Chamber Benefits:

- Advanced contouring connections swivel up to 10°, right or left
- Latching mechanism allows for quick installation
- Four-foot chambers are easy to handle and install
- The Quick4 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)



MultiPort Endcap Benefits:

- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

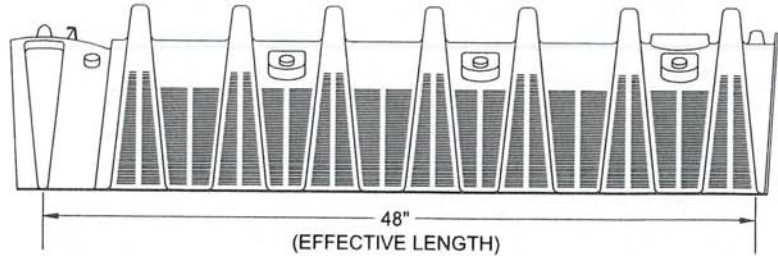
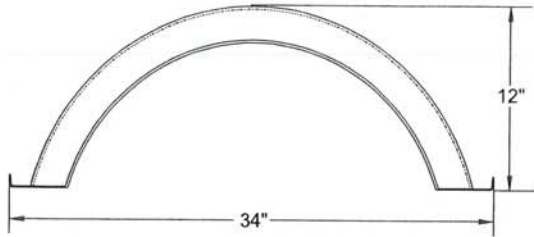


Quick4® Series

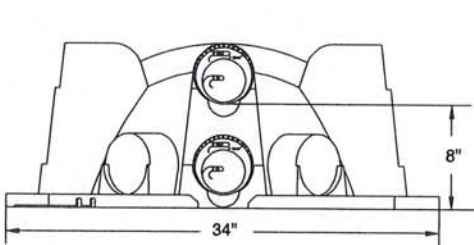
Because installations are faster with Quick4 chambers, you save on heavy equipment operation and labor.

APPROVED in _____

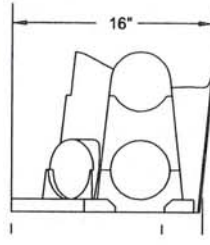
Quick4 Standard Chamber



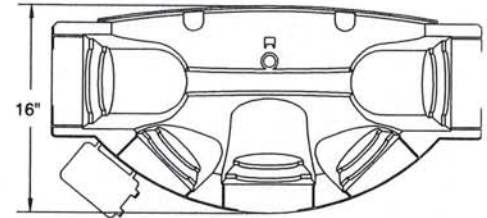
MultiPort EndCap



FRONT VIEW

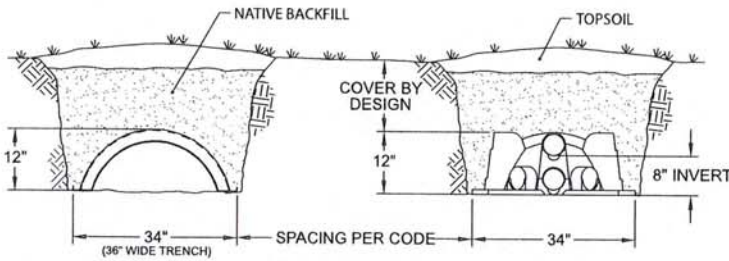


SIDE VIEW



TOP VIEW

Typical Trench View



INFILTRATOR WATER TECHNOLOGIES, LLC ("INFILTRATOR")

Infiltrator Water Technologies, LLC STANDARD LIMITED Drainfield WARRANTY

(a) The structural integrity of each chamber, endcap, EZflow expanded polystyrene and/or other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by any one other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder. The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

Quick4® Standard Chamber Specifications	
Size	34"W x 53"L x 12"H (864 mm x 1346 mm x 305 mm)
Effective Length	48" (1219 mm)
Louver Height	8" (203 mm)
Storage Capacity	43 gal (163 L)
Invert Height	8" (203 mm)



4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com

U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,459; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Water Technologies. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

© 2016 Infiltrator Water Technologies, LLC. All rights reserved. Printed in U.S.A.

Q25 0816

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436

Minor Subdivision Water Quantity Statement

Owner Name: Clement-Rorick
Site Address: 17000 Tomki Road
APN: 107-05-04

ON-SITE WATER SYSTEM

Guidelines:

Adequate water is defined as a minimum of 1.0 gallons per minute (gpm) for the entire parcel before being divided.
The Environmental Health Division recommends 2,500 gallons of storage for water supplies less than 5 gpm.

WATER CERTIFICATION STATEMENT:

I have determined that the water system meets the guidelines and is adequate for a Minor Subdivision. On October 6th we performed a spring test at the source, a pipe extending from the cut bank of a private dirt road and found the rate to be 6.1 gallons per minute.

WATER SYSTEM TYPE:

Well _____ Spring x

DATE 6/10/22

SIGNED 

Untitled Map
 Title a description for your map.

Your subscription is active.



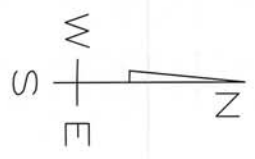
Untitled Map
 Title a description for your map.

Your subscription is active.

SITE PLAN

SCALE 1" = 300'

Legend
 Hot TO



NOTES:

1. LEACH LINES SHALL FOLLOW EXISTING CONTOURS, HAVE A LEVEL BOTTOM & BE OF UNIFORM DEPTH.
2. LEACH LINES SHALL BE CONSTRUCTED IN THE LOCATION SHOWN ON THE LEACH FIELD SITE MAP. ANY DEVIATION IN THE LOCATION IS MADE WITHOUT WRITTEN CONTRACTORIAL DEFECTS.
3. CONSTRUCTION OF THE LEACH FIELD SYSTEM SHOULD BE DURING DRY WEATHER. THE RAINY SEASON SHALL BE AVOIDED. WORK MAY BE PERFORMED NO EARLIER THAN MAY 1 AND NO LATER IN THE YEAR THAN NOVEMBER 1 WITHOUT WRITTEN APPROVAL FROM THE MENDOCINO COUNTY DEH.
4. THE PROPOSED HOUSE SITE IS SELECTED BY THE OWNER. NO SOILS ENGINEERING HAS BEEN DONE FOR THE HOUSE SITE. NO RECOMMENDATION OR APPROVAL BY THE OFFICE OF MCE. SHALL BE IMPLIED BY REASON OF THIS MAP.
5. AFTER DIGGING LEACH LINES AND BEFORE PLACEMENT OF GRAVEL, TRENCH SIDEWALLS SHALL BE RAKED TO REMOVE ANY COMPRESSED SOIL & LOOSE SOIL SHALL BE REMOVED FROM BOTTOM OF TRENCH.
6. MUNSELLE CIVIL ENGINEERING (MCE) HAS NOT SURVEYED PROPERTY LINES. OWNER SHALL INDICATE CONSTRUCTION CONTRACTOR THE LOCATION OF PROPERTY BOUNDARY PRIOR TO INSTALLATION OF SYSTEM.

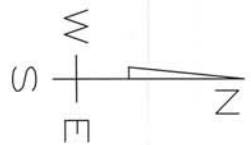
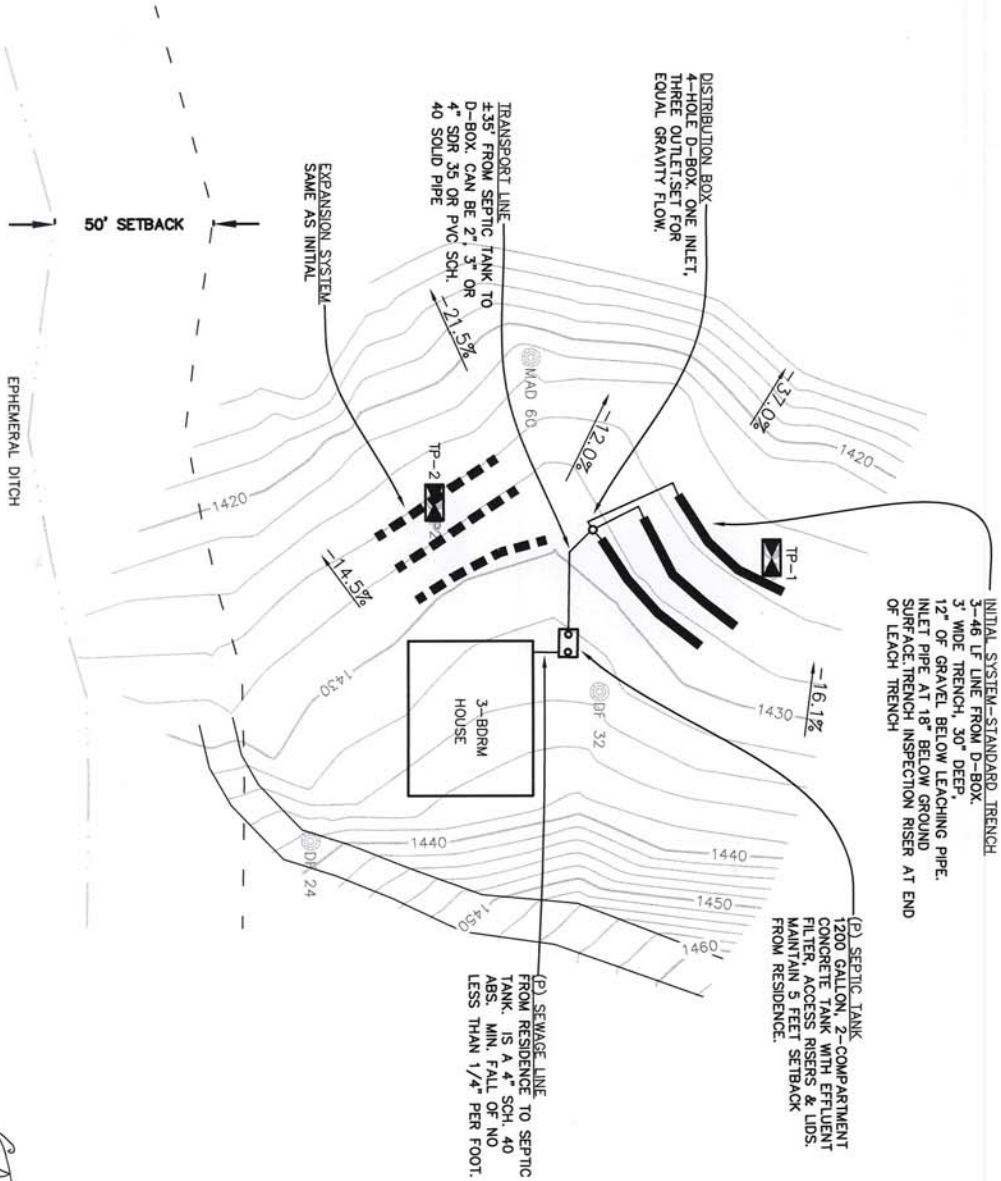
MUNSELLE CIVIL ENGINEERING
 ♦ CIVIL ENGINEERING ♦ SURVEYING ♦
 ♦ LAND PLANNING SERVICES ♦
 100 NORTH PINE STREET
 UKIAH, CA 95482
 (707) 462-6536

MUNSELLE
 CIVIL ENGINEERING
 CIVIL ENGINEERING LAND PLANNING

OVERALL SITE MAP	
RORICK MS 22-00??	
17000 TOMKI ROAD	
REDWOOD VALLEY, CA	
DATE:	JAN 2022
JOB NO.	189-21
SHEET 1 OF 2	

SITE PLAN

SCALE 1" = 40'



Cort L. Munselle
CORT L. MUNSELLE
RCE 69941
DATE



DETAILED SITE MAP
RORICK MS 22-00??
17000 TOMKI ROAD
REDWOOD VALLEY, CA



MUNSELLE CIVIL ENGINEERING
♦ CIVIL ENGINEERING ♦ SURVEYING ♦
♦ LAND PLANNING SERVICES ♦
100 NORTH PINE STREET
UKIAH, CA 95482
(707) 462-6536

DATE: JAN 2022
JOB NO. 189-21
SHEET 2 OF 2

MENDOCINO COUNTY

Site Evaluation Report

Environmental Health

MS 21-00?? Parcel 2

Site Address: 16250 Tomki Road
 City: Redwood Valley
 Owner Name: Roxanne Clement Rorick
 Mailing Address: 16250 Tomki Road
 City: Redwood Valley
 State, Zip: CA 95482

Site Evaluator: Munselle Civil Engineering
 APN: 107-056-04
 Land Div. #: MS 21-00??
 Home phone: 510-414-3827
 Email Address: roxanne5788@gmail.com

Location Description: Travel North from Ukiah to Redwood Valley. Take West Road/School Way offramp. Take West Road to the intersection with East Road and turn left onto Tomki Rd. Continue 4.5 miles to site on your left. 39 22' 14.20 N 123 14' 04.94" W

Project Description (# of bedrooms): Proposed 3-bedroom residence
 Water Source: Well to be Drilled Distance to Wastewater System: > 100'

	Initial Area	Expansion Area	
Profile #	P1-TP3	P1-TP4	
Slope (%)	14-26	14-26	
Effective Soil Depth (IN)	96	96	
Absorption System Type	Standard Trench	Standard Trench	
Distribution Method	Equal Gravity	Equal Gravity	
Soil Suitability Class	2B	2B	
Soil Perc Rate (MPI)	N/A	N/A	
Design App. Rate (G/SF/D)	0.65	0.65	
Design Flow (G/D)	450	450	
Absorption Area (SF)	692	692	
Linear Area (SF/LF)	5	5	
Total Trench (LF)	139	139	
Trench Depth (IN)	30	30	
Trench Width (IN)	36	36	
Effective Absorption Depth (IN)	12	12	
Tanks:	Septic Tank	Pump Tank	Treatment Tank
Volume (GAL)	1200		
Construction Material	Concrete		

Trench Calculation: $\text{Design Flow} \div \text{Design App. Rate} \div \text{Linear Area} = \text{Total Trench (lf)}$
 $450 \div .65 \div 5 = 139$; Use 3-46 LF lines

Requested Waiver: (attach justification) N/A

Special Design Features: 36" wide trenches

Site Evaluator's Statement: I hereby certify that I have examined the above designated site using approved procedures, and that to the best of my information, knowledge and belief it complies with all State and County requirements for an On-site Sewage System at the time of this evaluation.

Date: 6/16/22

Signed: 



Cort Munselle, P.E.

513 Center Street
Healdsburg, CA 95448

Phone 707-395-0968
Cell 707-280-0474

MUNSELLE
CIVIL ENGINEERING

CIVIL ENGINEERING AND PLUMBING

cort@munsellecivil.com
www.munsellecivil.com

To Whom it May Concern:

1. This soils report does not constitute a permit for installation from the Mendocino County Health Department.
2. The proposed septic system was designed according to Mendocino County required limits and is based on the information and lot access available to the designer at the time the system was proposed. Changes in the parcel utilization or topography may require re-evaluation of the design.
3. If the septic system installer does not understand or agree with the system proposal, contact the designer or Mendocino County Health Department before construction begins. Systems installed incorrectly may require reconstruction.
4. Be aware of property lines, well and water course stream setback requirements before system construction takes place.

Project Location: **16250 Tomki Road**

APN: **107-040-21**

Job Number: **189-21**

Job Name: **Clement-Rorick**

Date: **Dec 2021**

PROJECT DESCRIPTION

The owner of the parcel is in the process of a Minor Subdivision in Mendocino County. MS-22-00?? is a 2 parcel and remainder parcel minor subdivision involving three existing parcels along the Tomki Road. We have performed a proof of water spring test in October of 2021 and found it to produce 6.1 gallons per minute. Soils test pits were excavated in November of 2021 and all test pits were satisfactory for leachfield use. Lab results were 2B for all horizons down to 96 inches in TP-1, TP-2, TP-3 and TP-4. The sites are both adjacent to the Tomki Road on a westerly facing slope above Tomki Creek. The slopes are mild to steep along this corridor with the home and leachfield sites being 5 to 10 percent grade for Parcel 1 and 10 to 20 percent for Parcel 2. The Mendocino County Soil Survey classifies these soils as Casabonne Wohly loams. Elevation is between 500 to 3000 feet with mainly Doug Fir, Madrone, Tan Oak and Black Oak trees. Vegetation is annual grasses and manzanita brush and chamise. Permeability is considered moderate with fractured sandstone bedrock ranging from 60 to 120 inches. We found two horizons in both test pits (TP-3 & TP-4) on Parcel 2 ranging from dark brown sandy loam soils at original ground to 62 inches then changing slightly to dark yellowish brown sandy loam from 62 to 96 inches. Samples were taken from both horizons and tested in our lab for texture suitability. TP4 was very similar with the first horizon lens changing at 64 inches. We are proposing a standard gravity system sized for a 3-bedroom residence. No variance or waivers are requested, and all setbacks have been met.

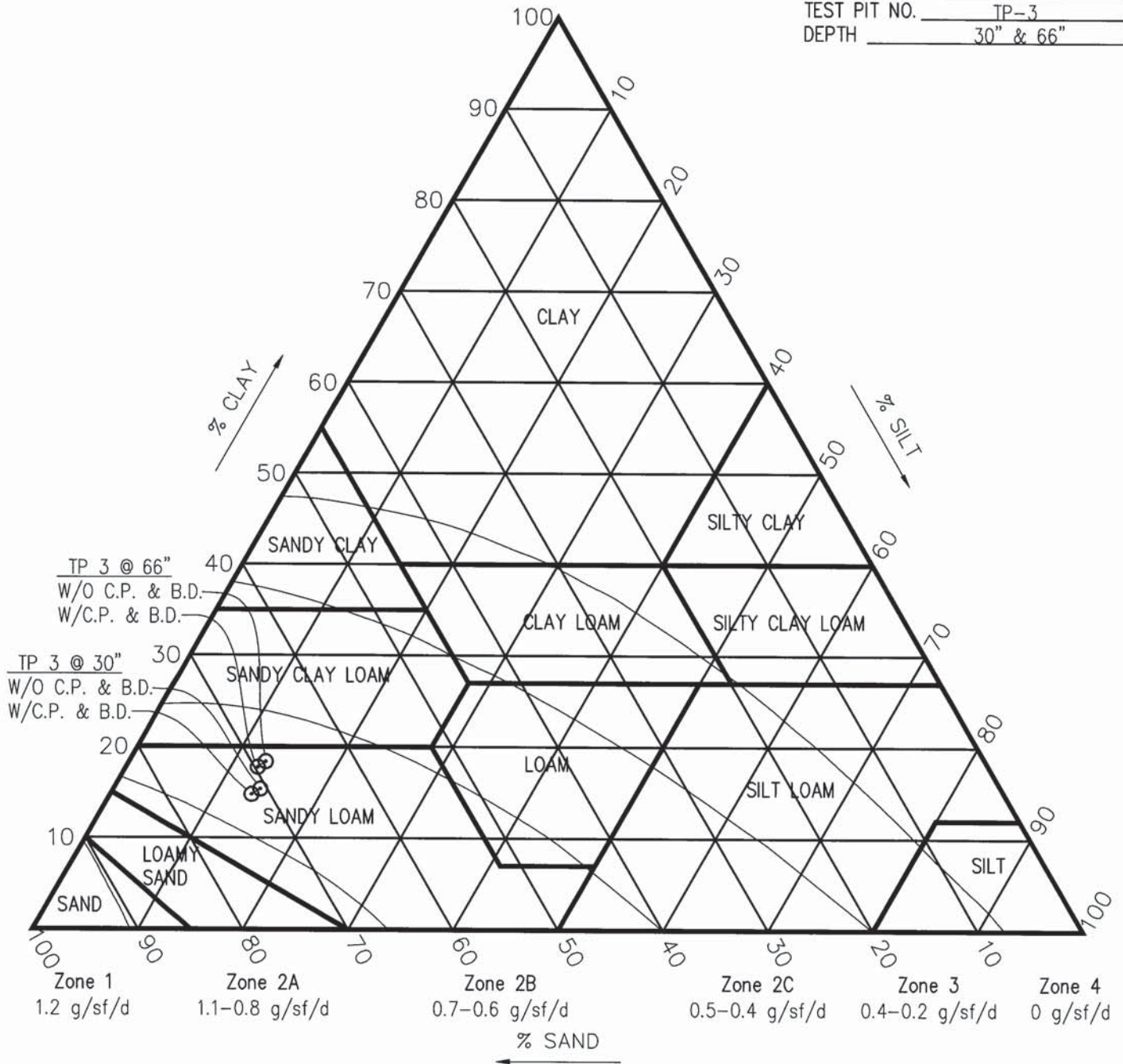
Part 1. Soil Conditions

- A. Soil Texture Suitability Charts
- B. Soil Profile Logs
- C. Work Sheet for Soil Texture Analysis

JOB NO. 189-21
 JOB NAME Clement Rorick

SOIL TEXTURE SUITABILITY CHART

LOT NO. 107-040-21
 TEST PIT NO. TP-3
 DEPTH 30" & 66"

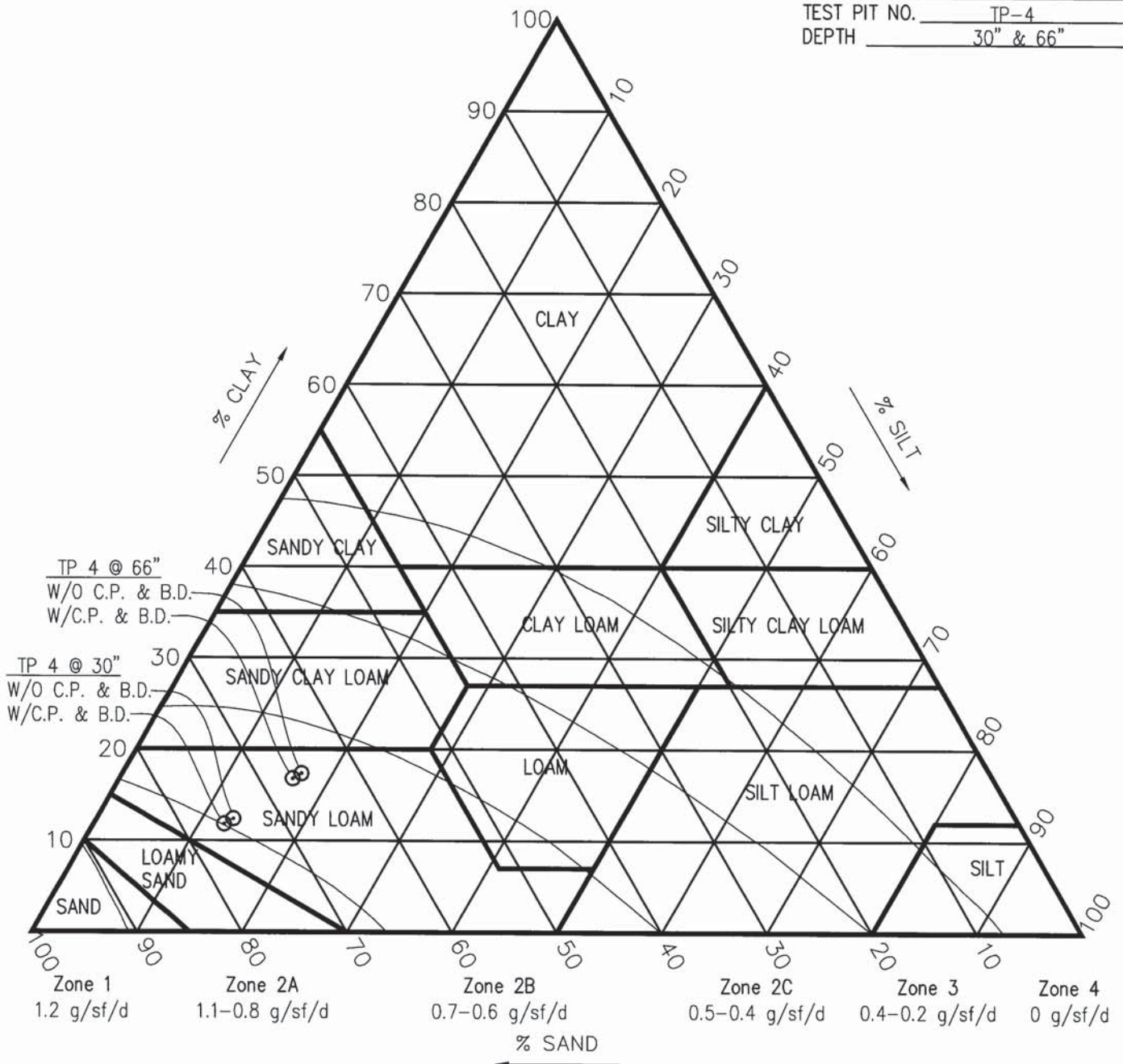


- ZONE 1 = COARSE
- ZONE 2A = ACCEPTABLE
- ZONE 2B = ACCEPTABLE
- ZONE 2C = ACCEPTABLE
- ZONE 3 = MARGINAL
- ZONE 4 = UNACCEPTABLE

JOB NO. 189-21
 JOB NAME Clement Rorick

SOIL TEXTURE SUITABILITY CHART

LOT NO. 107-040-21
 TEST PIT NO. TP-4
 DEPTH 30" & 66"

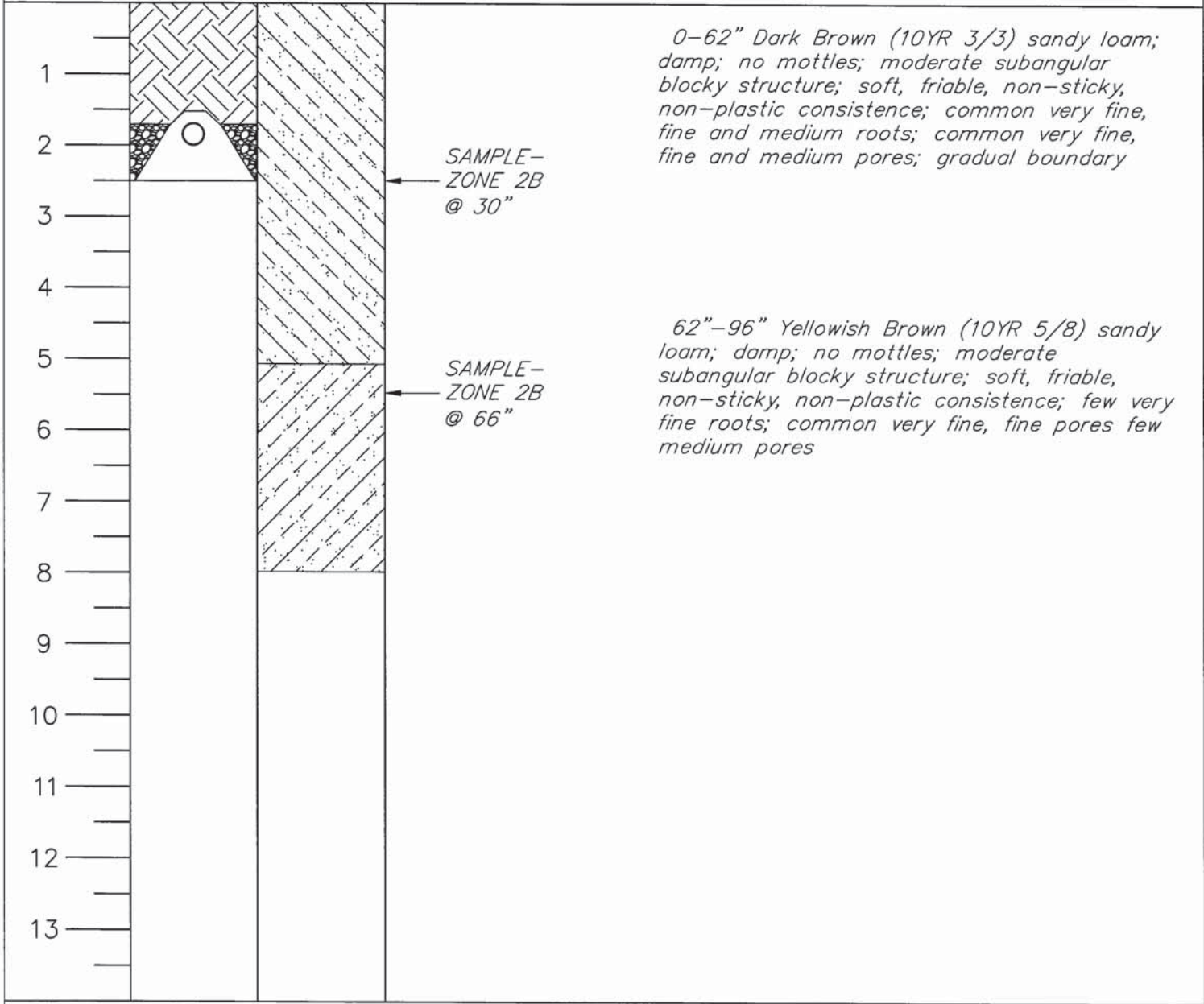


- ZONE 1 = COARSE
- ZONE 2A = ACCEPTABLE
- ZONE 2B = ACCEPTABLE
- ZONE 2C = ACCEPTABLE
- ZONE 3 = MARGINAL
- ZONE 4 = UNACCEPTABLE

MUNSELLE CIVIL ENGINEERING

SOIL PROFILE LOG

DEPTH IN FEET	TYPICAL LEACHFIELD X-SECTION	GRAPHIC LOG	NAME <u>Clement-Rorick</u>	JOB NO. <u>189-21</u>
			LOT NO. <u>107-056-04</u>	DATE <u>Nov. 2021</u>
			TEST PIT NO. <u>P2-TP3</u>	BY <u>C. Rau</u>
			DESCRIPTION	

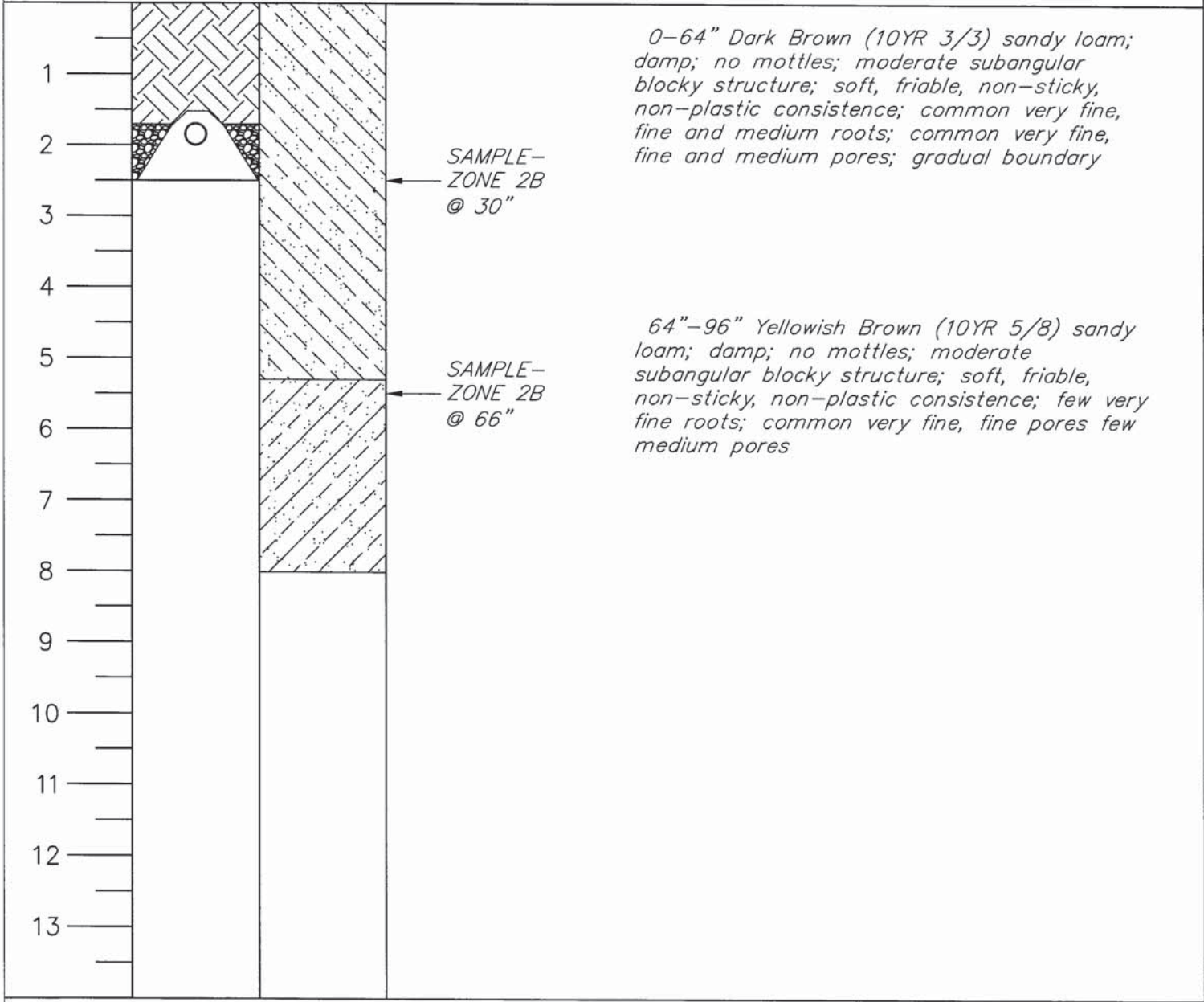


<p>REMARKS:</p> <p>NO GROUND WATER NO SEEPAGE</p>	<p>EQUIPMENT USED:</p> <p>BACKHOE: C. RAU</p>
--	--

MUNSELLE CIVIL ENGINEERING

SOIL PROFILE LOG

DEPTH IN FEET	TYPICAL LEACHFIELD X-SECTION	GRAPHIC LOG	NAME <u>Clement-Rorick</u> LOT NO. <u>107-056-04</u> TEST PIT NO. <u>P2-TP4</u>	JOB NO. <u>189-21</u> DATE <u>Nov. 2021</u> BY <u>C. Rau</u>
DESCRIPTION				



REMARKS: NO GROUND WATER NO SEEPAGE	EQUIPMENT USED: BACKHOE: C. RAU
--	---

MUNSELLE CIVIL ENGINEERING

(707) 462-6536

CIVIL ENGINEERS & LAND SURVEYORS

FAX (707) 463-2729

NAME: Roxanne Clement Rorick
 ADDRESS: 16250 Tomki Road
 LOCATION: 16250 Tomki Road
 APN: 107-040-21

JOB NO.: 189-21
 TEST DATE: 11/28/2021
 TECH: C.Rau

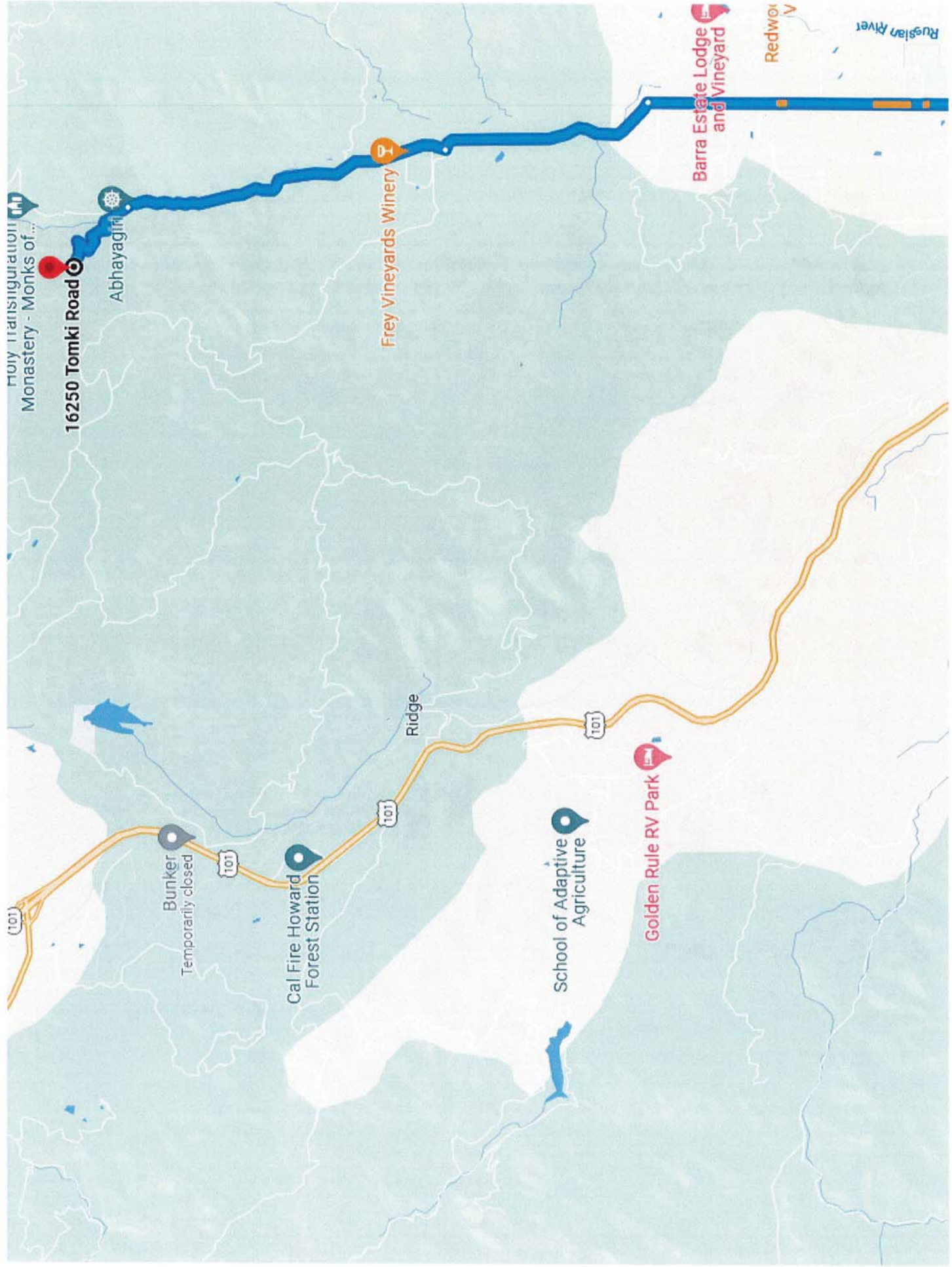
WORK SHEET FOR SOIL TEXTURE ANALYSIS

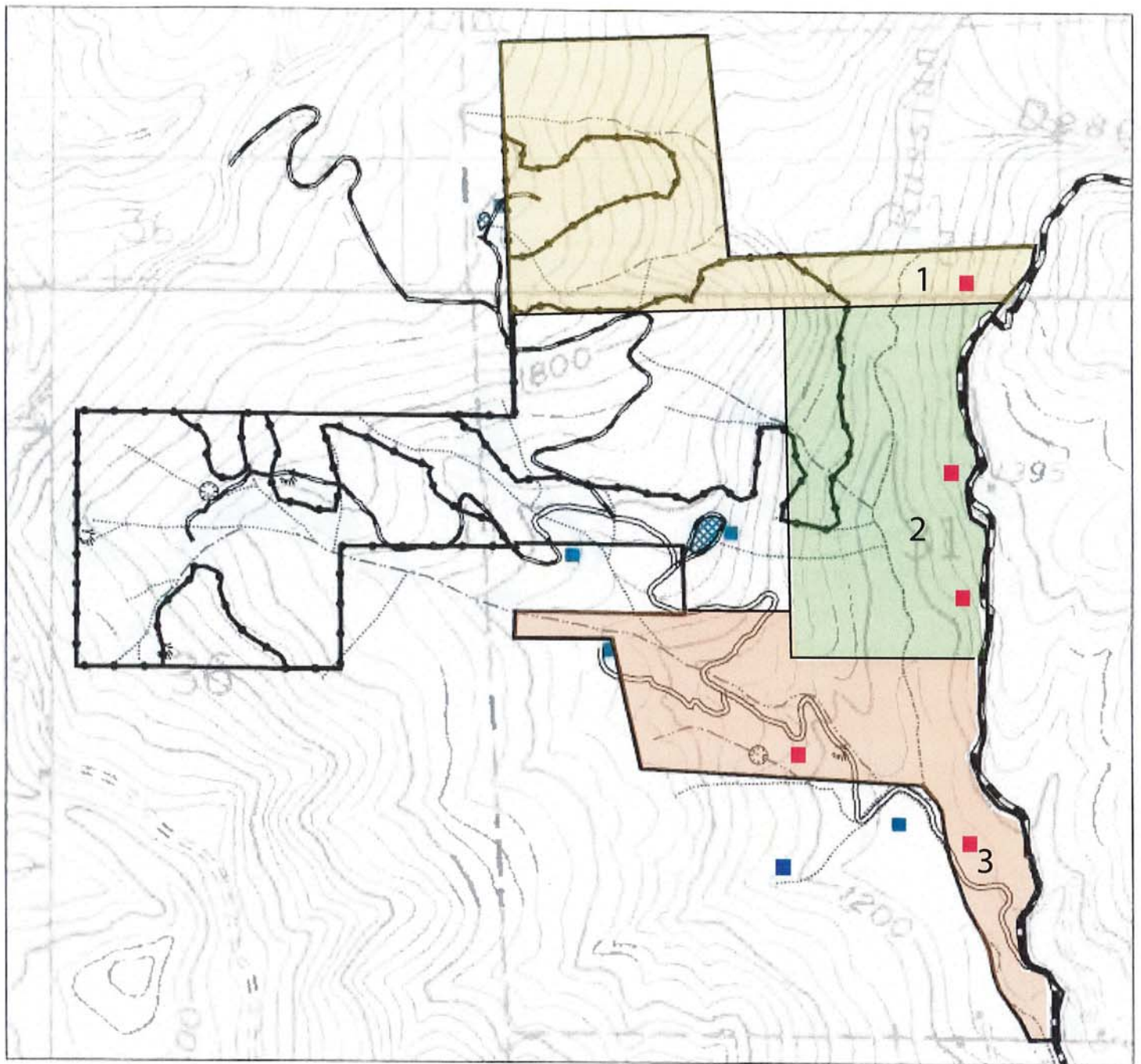
LOT NO				
TEST PIT NO.	TP-3	TP-3	TP-4	TP-4
SAMPLE DEPTH	30	66	30	66
A. OVENDRY WT. (GM)	50	50	50	50
B. STARTING TIME	8:04	8:05	8:06	8:07
C. TEMPERATURE @ 40 SECONDS (F)	61	61	61	61
D. HYDROMETER READING @ 40 SECONDS (gm/L)	22.5	24.5	20.5	25
E. COMPOSITE CORRECTION (gm/l)	7.9	7.9	7.9	7.9
F. TRUE DENSITY @ 40 SECONDS (F)	14.6	16.6	12.6	17.1
G. TEMPERATURE @ 2 HOURS (F)	61	61	61	61
H. HYDROMETER READING @ 2 HOURS (gm/l)	15.5	17	14	16.5
I. COMPOSITE CORRECTION (gm/l)	7.9	7.9	7.9	7.9
J. TRUE DENSITY @ 2 HOURS (F)	7.6	9.1	6.1	8.6
K. % SAND	70.8	66.8	74.8	65.8
L. % CLAY	15.2	18.2	12.2	17.2
M. % SILT	14.0	15.0	13.0	17.0
N. WT OF COURSE PARTICLES RETAINED (gm)	29	52	32	48
O. WT. OF TOTAL SAMPLE OVENDRY (gm)	242	340	271	289
P. % COARSE PARTICLES	12.0	15.3	11.8	16.6
Q. BULK DENSITY (gm/l)	N/A	N/A	N/A	N/A
R. COARSE FRAGMENTS (BY VOLUME)	6	10	6	11
S. SAND ADJUSTMENT POINTS	1	2	1	2
T. ADJUSTED SAND %	72	69	76	68
U. ADJUSTED CLAY %	14	17	11	16
V. ADJUSTED SILT %	14	14	13	16
SLAKE TEST (PASS OR FAIL)	P	P	P	P
SOIL PERCOLATION SUITABILITY CHART ZONE	2B	2B	2B	2B
	SL	SL	SL	SL

REMARKS:

Part 2. Maps

- A. Location Map
- B. Assessors Parcel Map
- C. Leachfield Maps
- D. Details



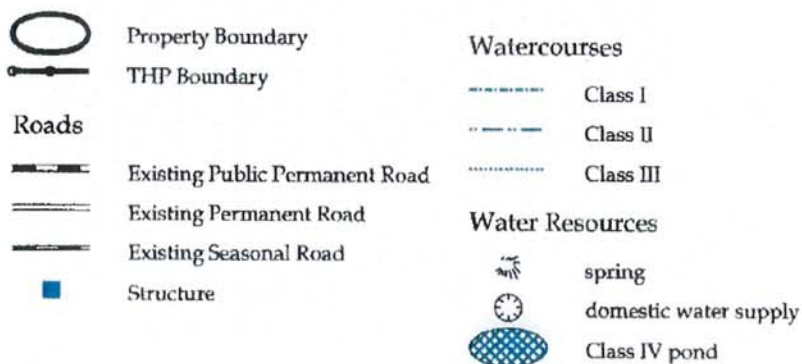


Russian THP: Map 5

Section 31 T18N R12W and Section 36 T18N R13W, MDB&M
 Redwood Valley, Willits, Foster Mountain, & Laughlin Range 7.5' Quadrangles
 Contour interval = 40 feet

Scale 1:9000

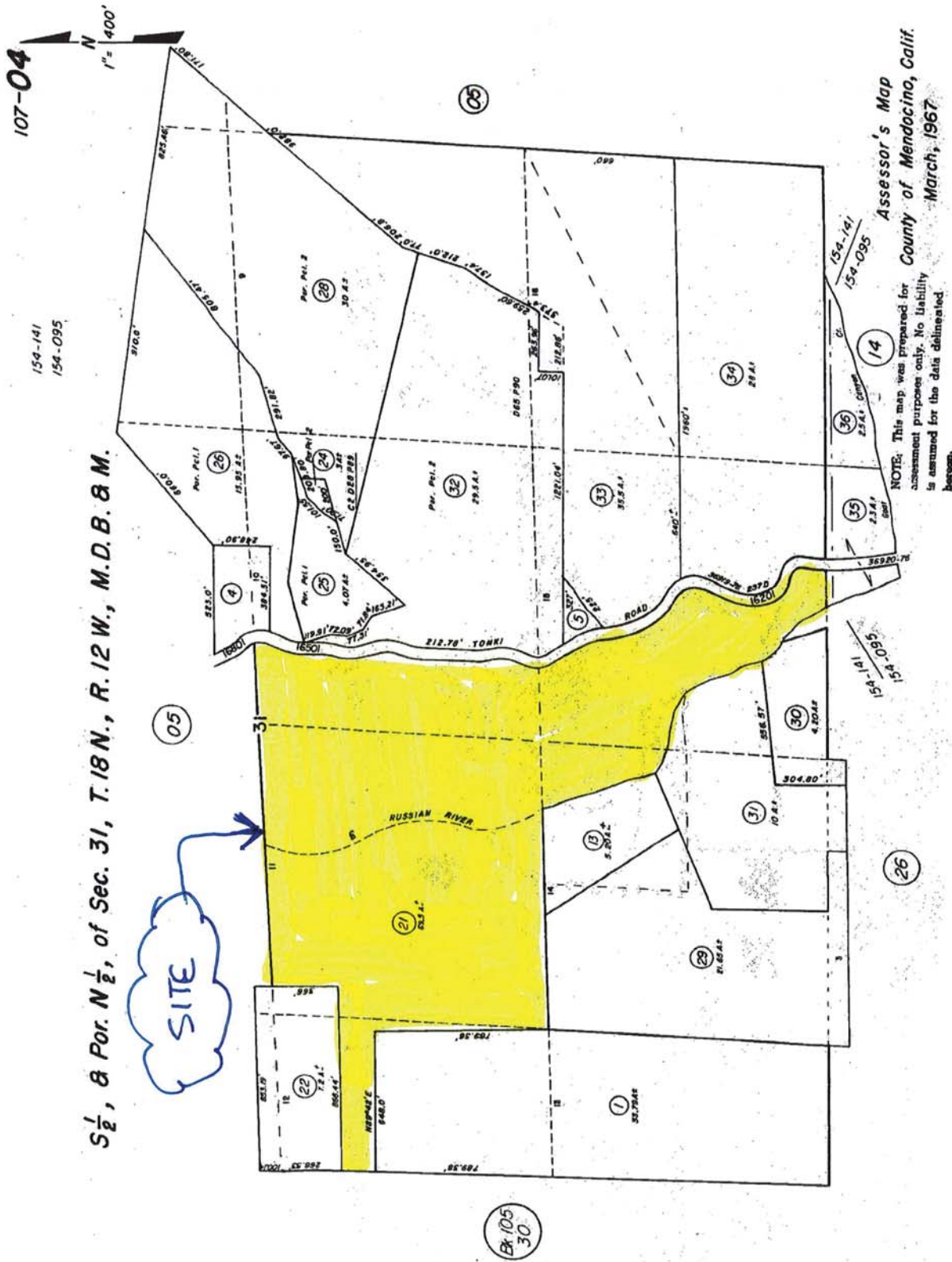
November 21, 2001



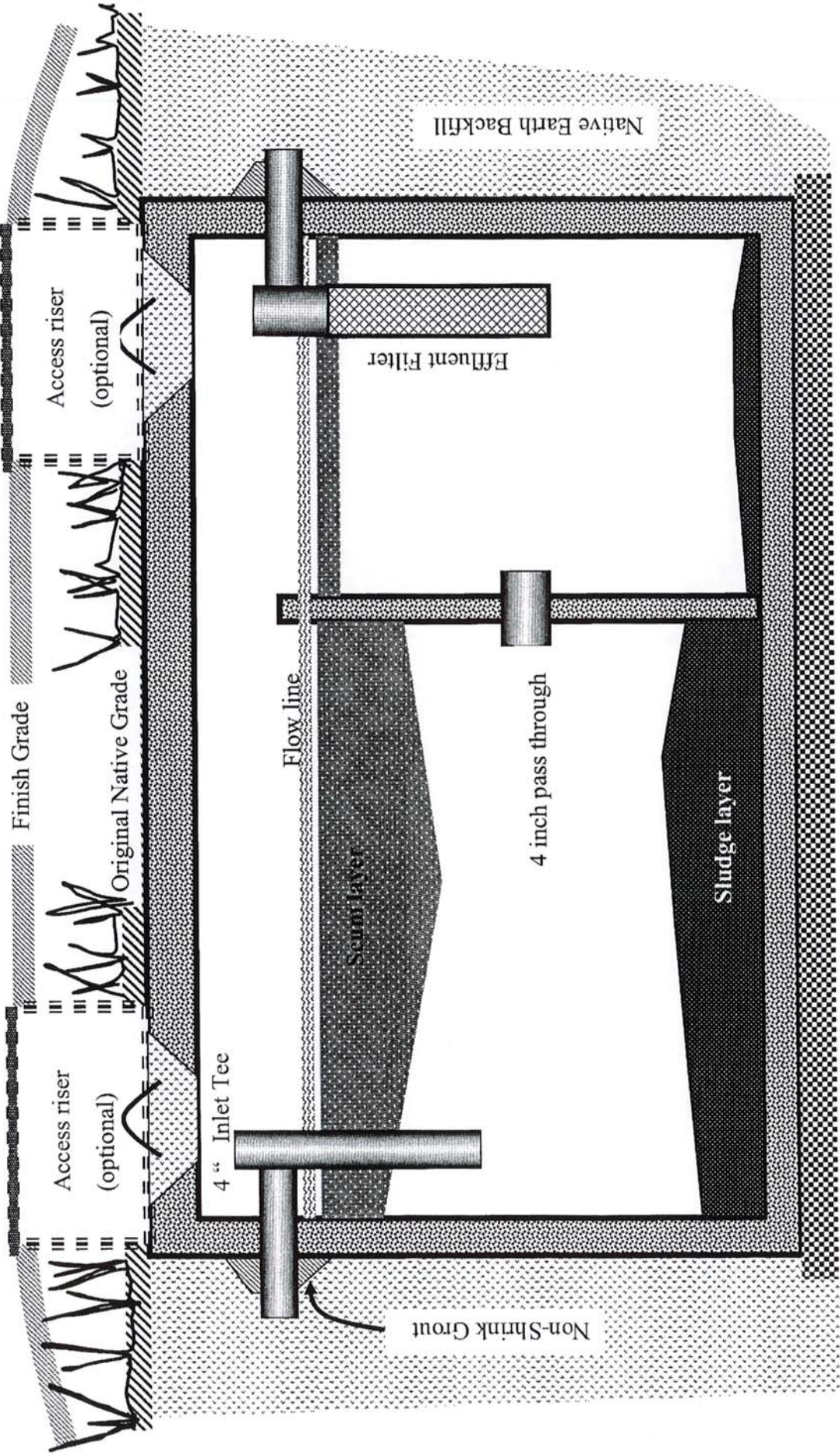
Possible house sites: ■
 1 house in each area: 1, 2 & 3
 Want to find a water source in each area, i.e.
 3 sources.



16250 Tomki Rd, Redwood Valley, CA 95470



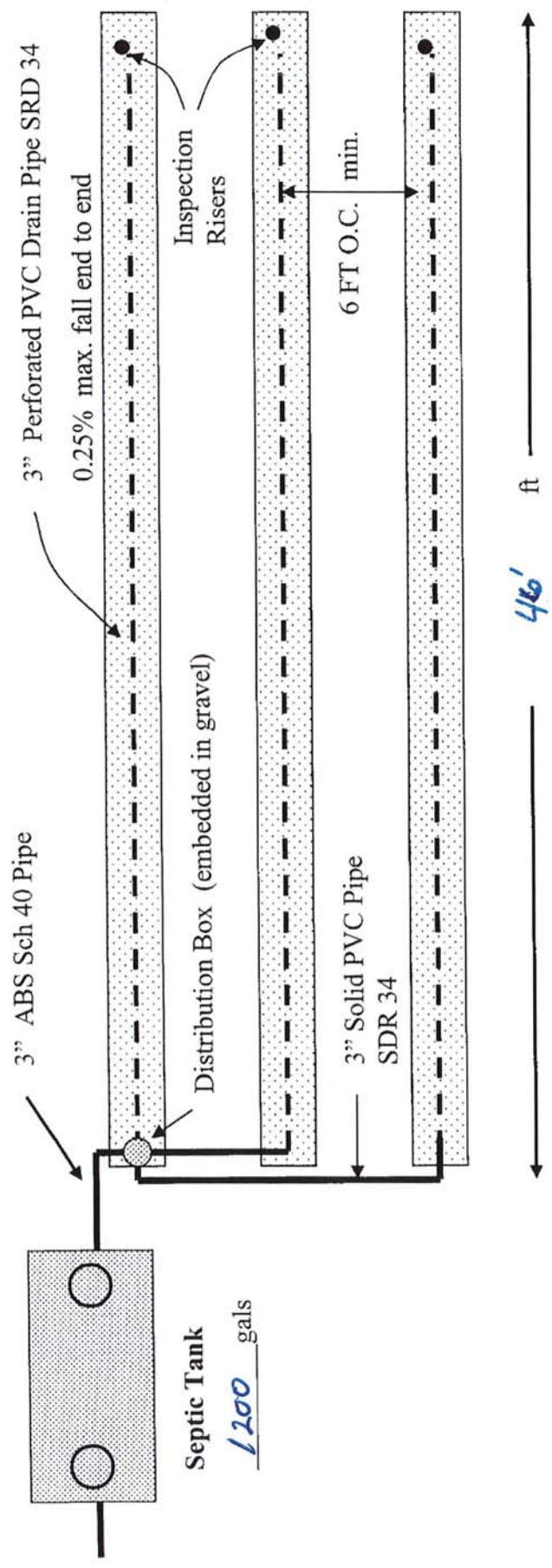
Limitation of Liability for Informational Report



Undisturbed earth or 3/4" rock base

In- Ground Concrete Septic Tank

capacity in gallons 1200 GAL.



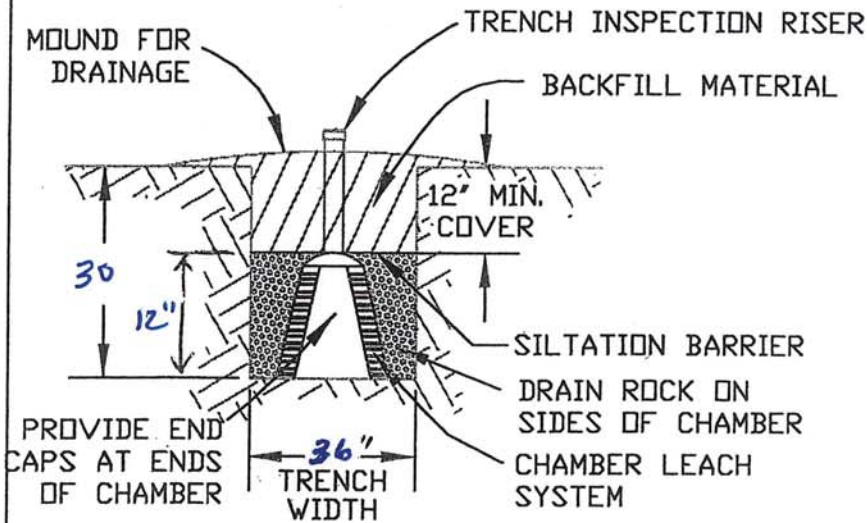
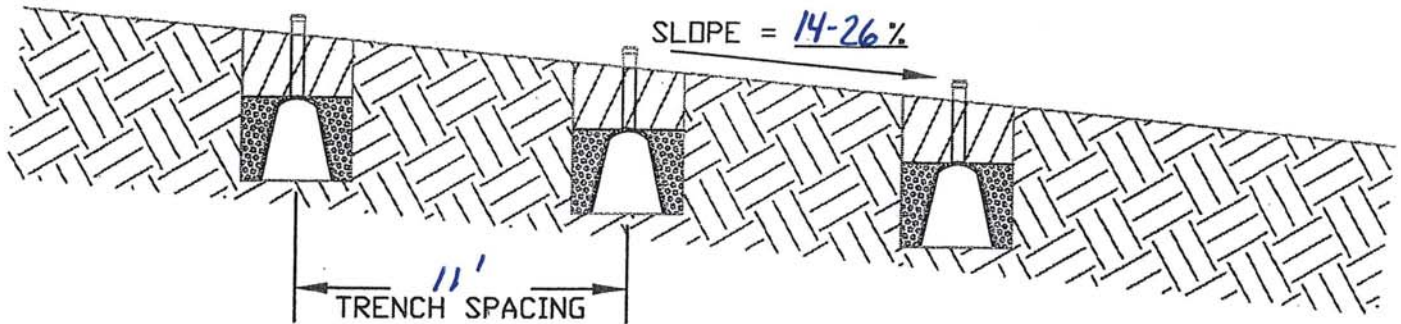
Standard Septic Tank and Gravity Leach Trenches

Not to scale

NOTES:

- 1) Trenches shall be installed along natural land contours.
- 2) Trenches shall be installed in the approved area.

TYPICAL LEACH FIELD DESIGN NO. 1 - (CHAMBER ALTERNATE)



TRENCH DETAIL
(not to scale)

TRENCH LENGTHS:

1. 46'
2. 46'
3. 46'
4. _____
5. _____
6. _____

NOTE: TRENCH LENGTH IS EQUIVALENT TO A CONVENTIONAL TRENCH WITH 12" OF GRAVEL BELOW THE PIPE.

EQUAL DISTRIBUTION

DISTRIBUTION SYSTEM STANDARD
TRENCH

SEE SITE EVALUATION REPORT FOR
FIELD LAYOUT AND SYSTEM DETAILS

- A copy of the site evaluation report is available at the Division of Environmental Health for the installer of the sewage disposal system. The design and plans should be followed. Any necessary changes must be approved by the Division of Environmental Health and the site evaluation consultant prior to beginning work.
- Construction of the sewage disposal system should be during dry weather, and the rainy season avoided.
- Lines are to be covered as soon after final inspection as possible. Lines or trenches which have remained uncovered during any substantial rain may require abandonment or entire retrenching. An "as-built" drawing should be prepared by the installer if there are any changes from the site evaluator's plans.
- All material and installation methods shall comply with the plans and specifications herein as well as the latest edition of: "County of Mendocino, Division of Environmental Health, Land Development Requirements: Minimum Standard for Individual On-Site Sewage Disposal Systems."



DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

DESIGN NO. 1
STANDARD LEACH LINE CONFIGURATION
ALTERNATE



INTEGRATOR
water technologies

Quick4
CHAMBER SYSTEMS

The Quick4® Standard Chamber

Quick4® Series

Quick4 Standard with MultiPort EndCap



The Quick4® Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection™ which permits turns up to 10°, right or left. The MultiPort™ endcap allows multiple piping options and eliminates pipe fittings. The chamber's four-foot length provides optimal installation flexibility.

Chamber Benefits:

- Advanced contouring connections swivel up to 10°, right or left
- Latching mechanism allows for quick installation
- Four-foot chambers are easy to handle and install
- The Quick4 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)



MultiPort Endcap Benefits:

- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

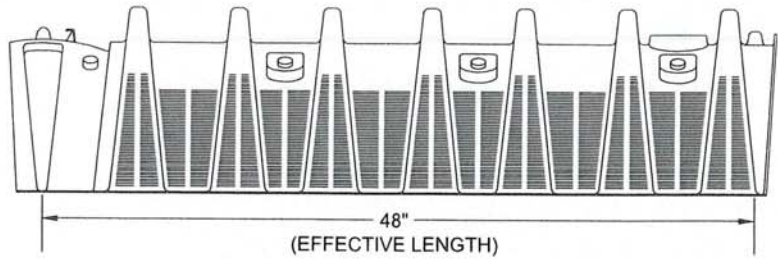
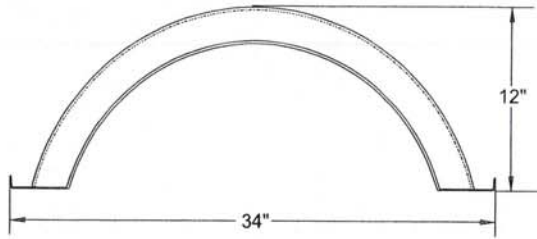


Quick4® Series

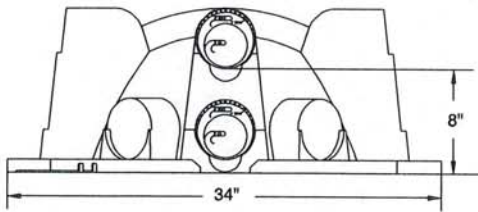
Because installations are faster with Quick4 chambers, you save on heavy equipment operation and labor.

APPROVED in _____

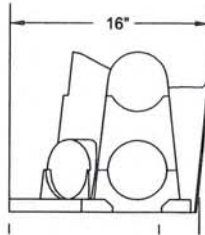
Quick4 Standard Chamber



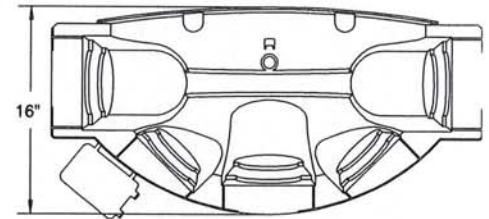
MultiPort EndCap



FRONT VIEW

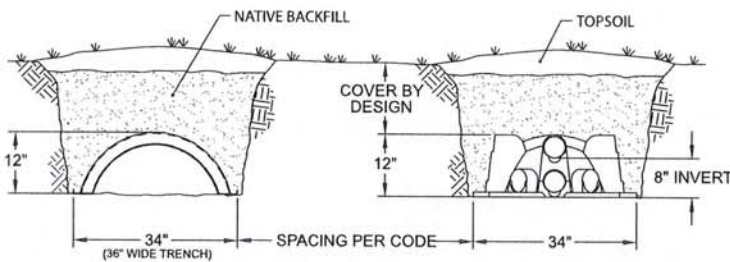


SIDE VIEW



TOP VIEW

Typical Trench View



INFILTRATOR WATER TECHNOLOGIES, LLC ("INFILTRATOR")

Infiltrator Water Technologies, LLC STANDARD LIMITED Drainfield WARRANTY

(a) The structural integrity of each chamber, endcap, EZflow expanded polystyrene and/or other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder. The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

Quick4® Standard Chamber Specifications	
Size	34"W x 53"L x 12"H (864 mm x 1346 mm x 305 mm)
Effective Length	48" (1219 mm)
Louver Height	8" (203 mm)
Storage Capacity	43 gal (163 L)
Invert Height	8" (203 mm)



4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com

U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,459; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Water Technologies. Infiltrator is a registered trademark in France. Infiltrator Water Technologies is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Water Technologies. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

Minor Subdivision Water Quantity Statement

Owner Name: Clement-Rorick
Site Address: 17000 Tomki Road
APN: 107-05-04

ON-SITE WATER SYSTEM

Guidelines:

Adequate water is defined as a minimum of 1.0 gallons per minute (gpm) for the entire parcel before being divided.

The Environmental Health Division recommends 2,500 gallons of storage for water supplies less than 5 gpm.

WATER CERTIFICATION STATEMENT:

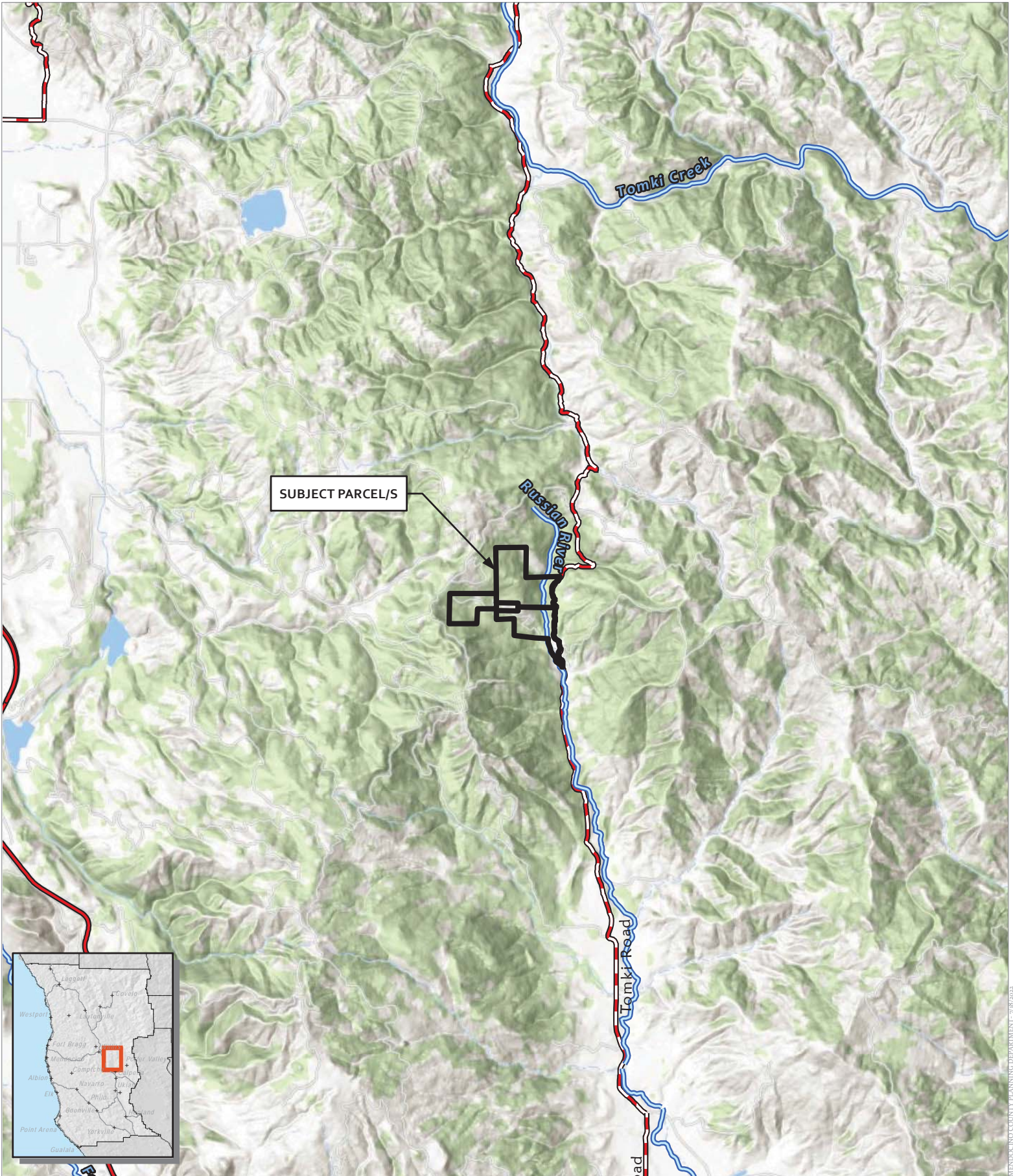
I have determined that the water system meets the guidelines and is adequate for a Minor Subdivision. On October 6th we performed a spring test at the source, a pipe extending from the cut bank of a private dirt road and found the rate to be 6.1 gallons per minute.

WATER SYSTEM TYPE:

Well _____ Spring x

DATE 6/10/22

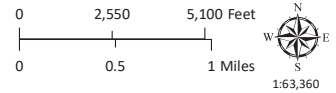
SIGNED 



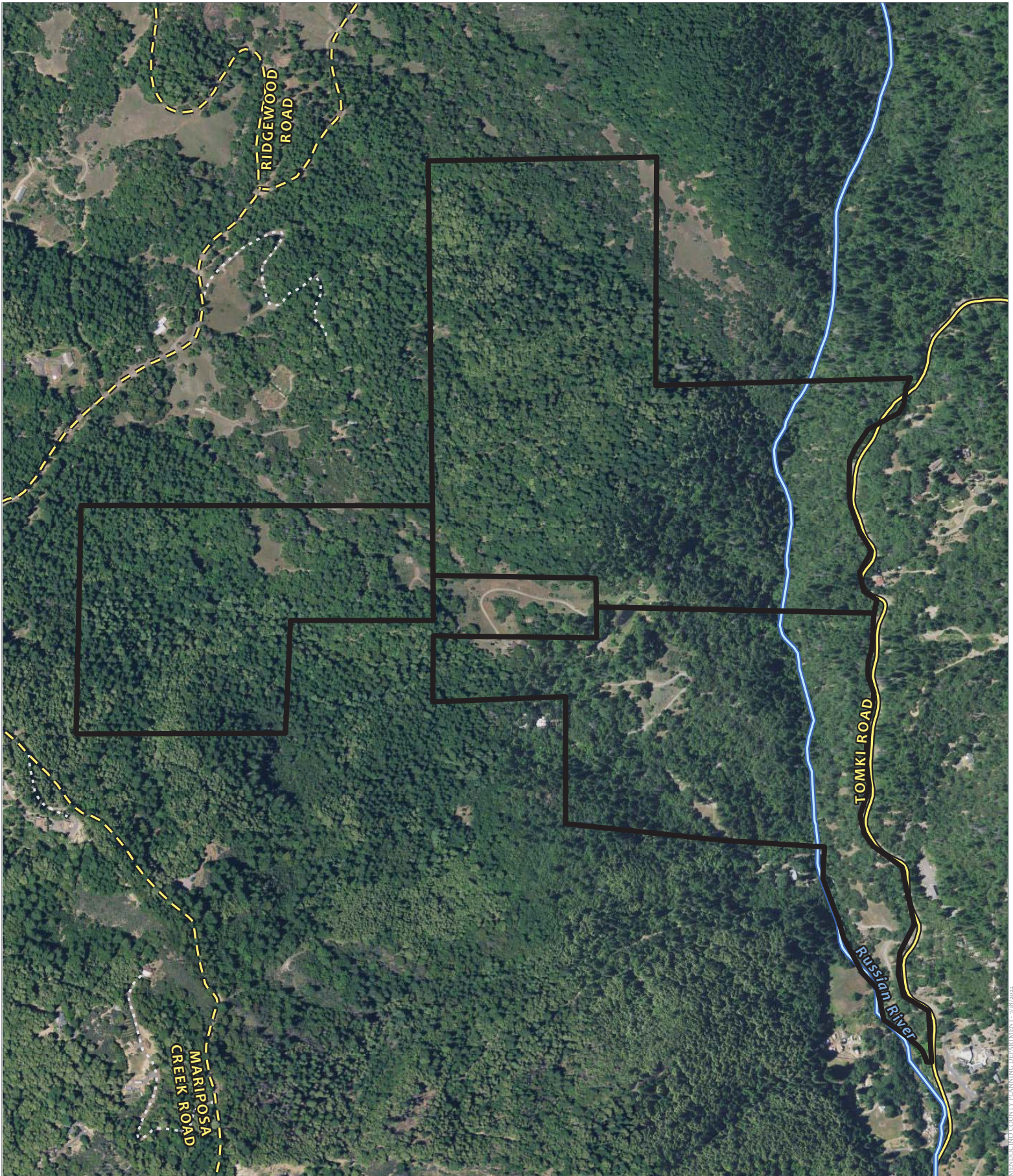
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2023

CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley



- Highways
- Major Roads

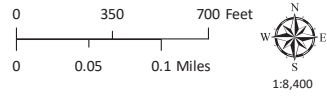


LOCATION MAP



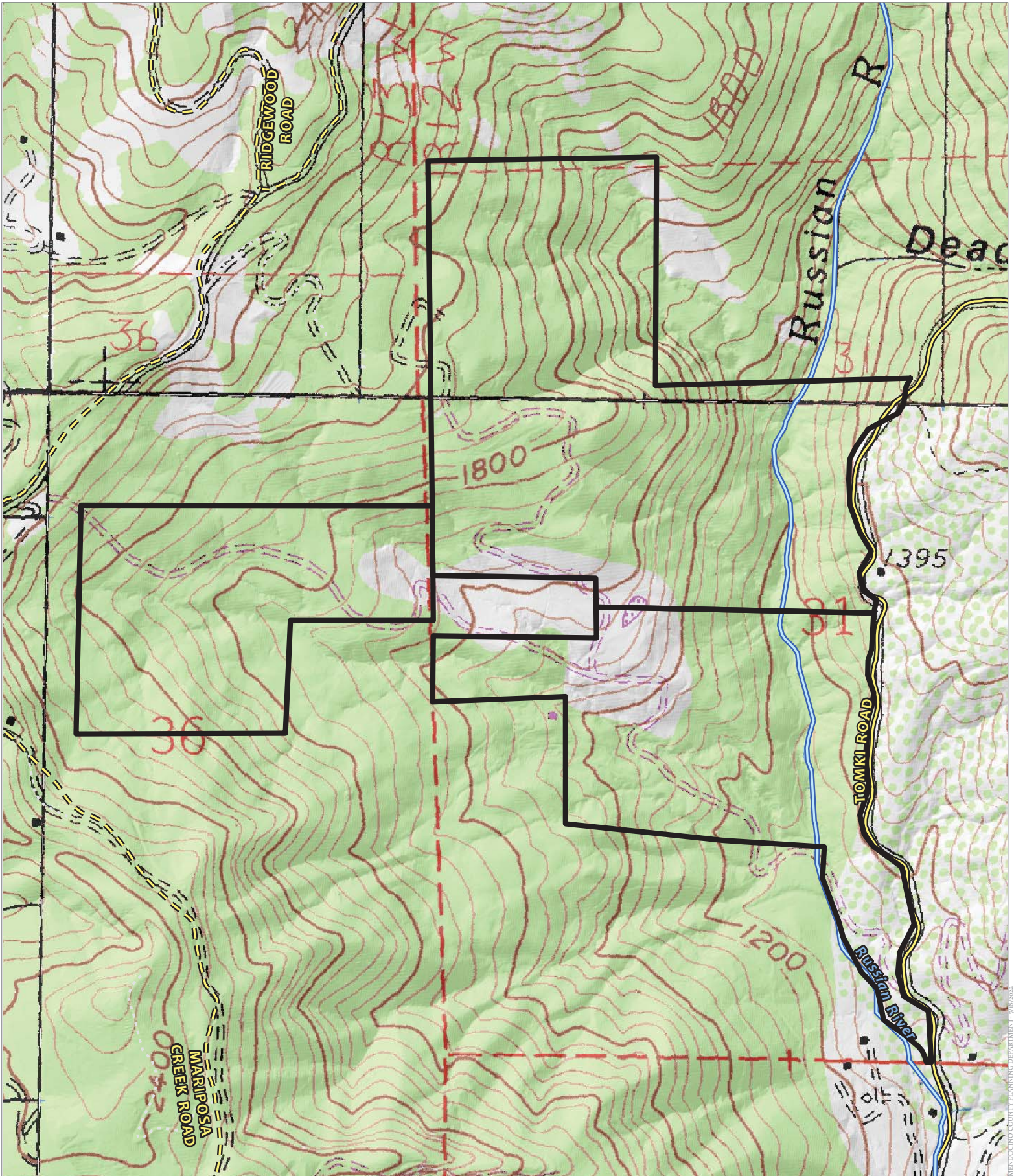
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

-  Public Roads
-  Private Roads



AERIAL IMAGERY

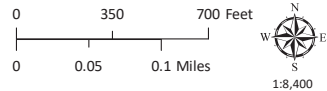
MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2023



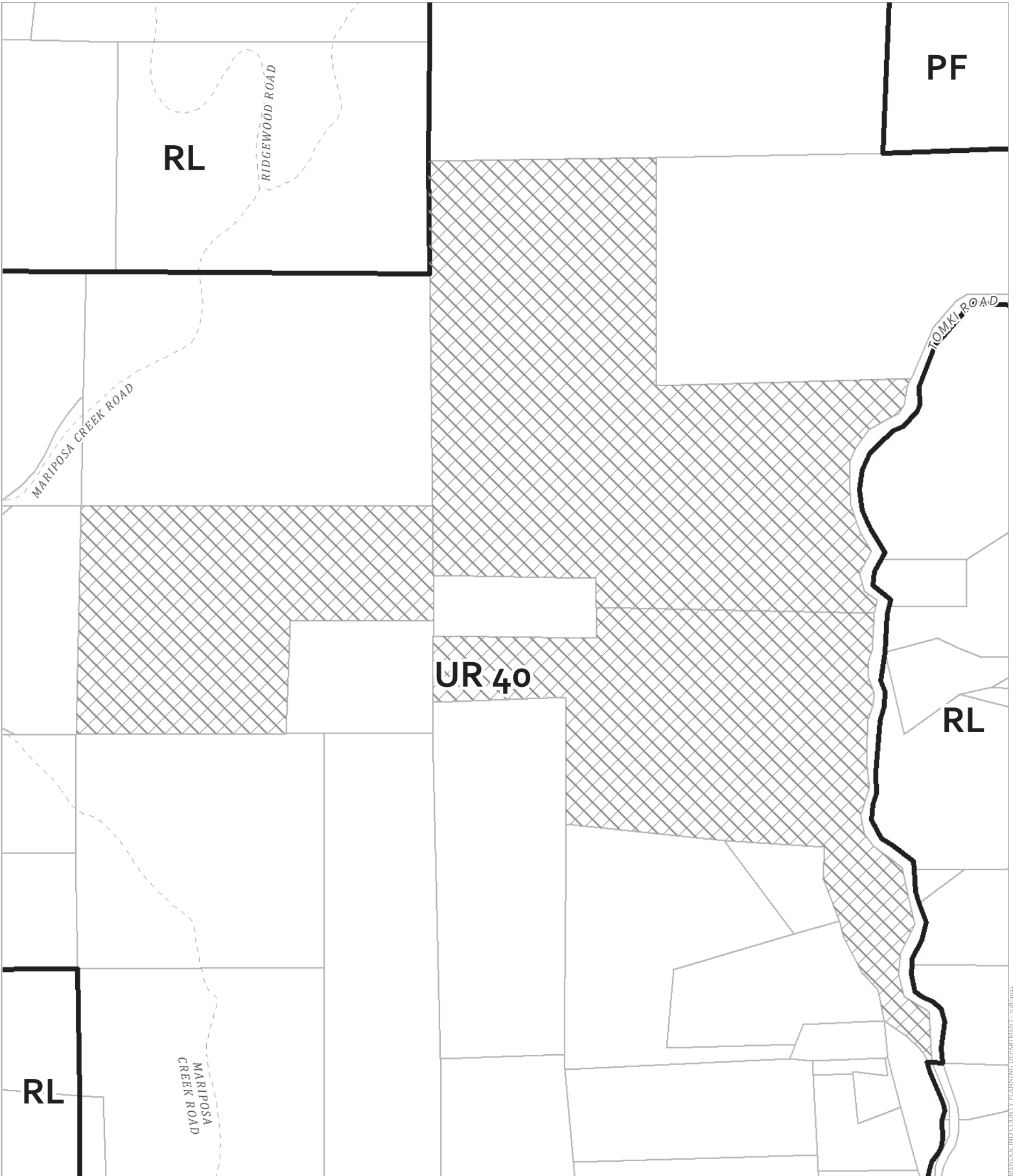
MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2023

CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

- Public Roads
- Private Roads

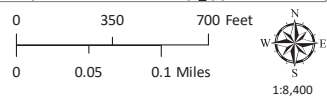


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



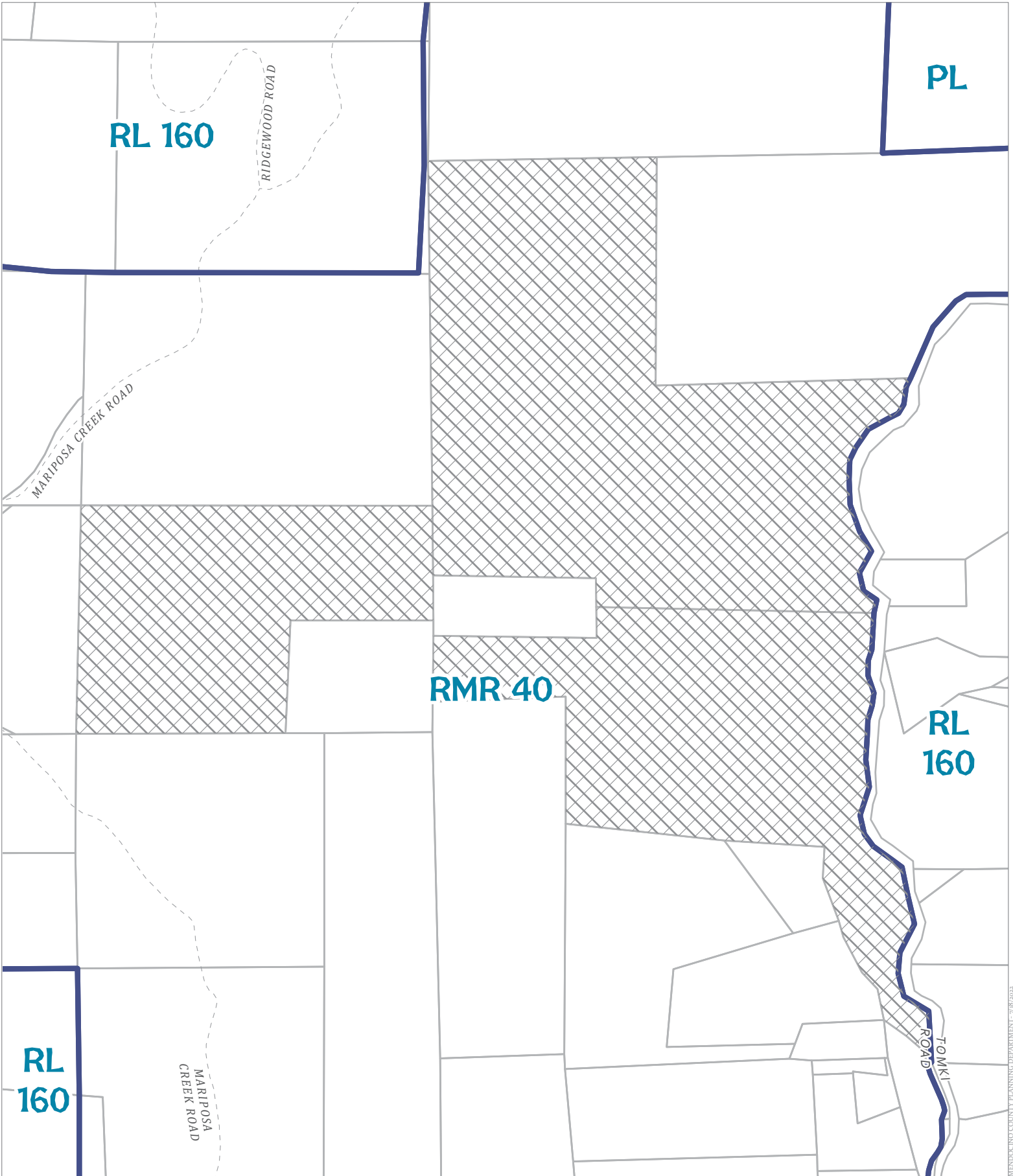
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

 Zoning Districts
 Public Roads



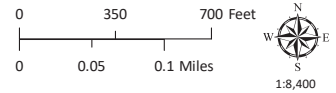
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023

ZONING DISPLAY MAP



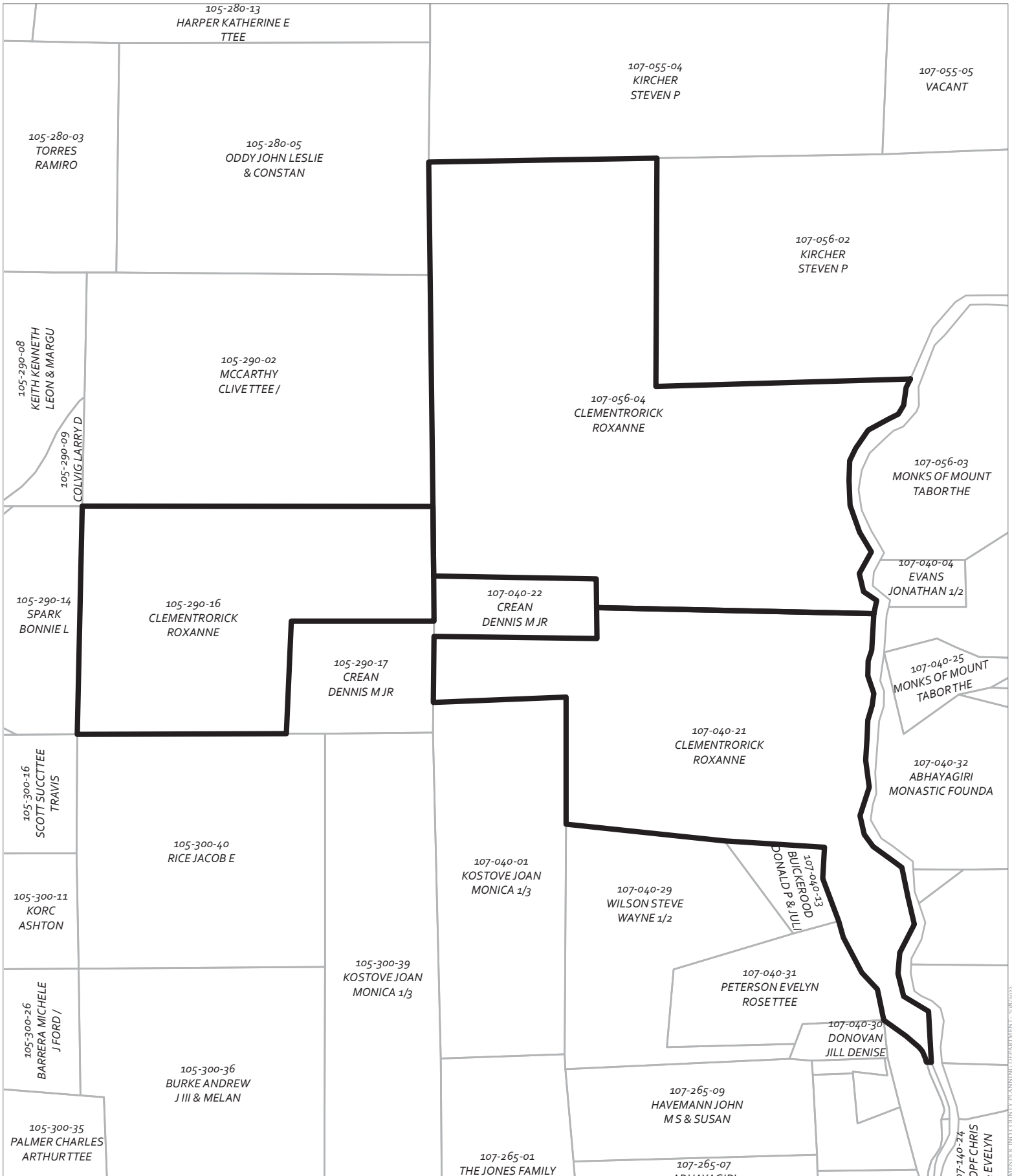
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

 General Plan Classes
 Public Roads

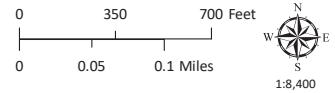


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023

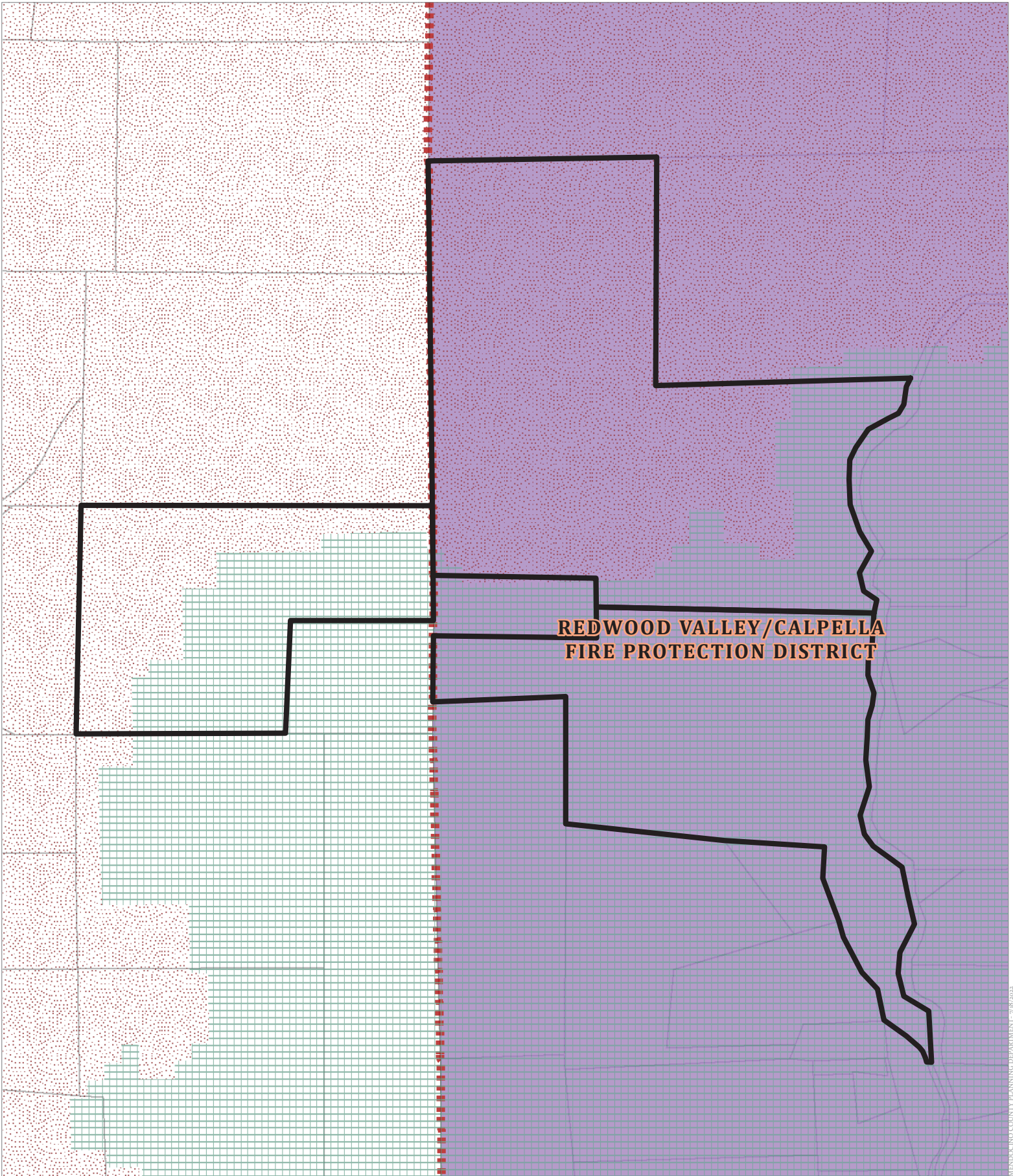
GENERAL PLAN CLASSIFICATIONS



CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley



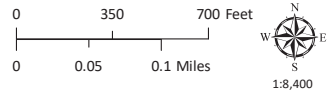
ADJACENT PARCELS



**REDWOOD VALLEY/CALPELLA
FIRE PROTECTION DISTRICT**

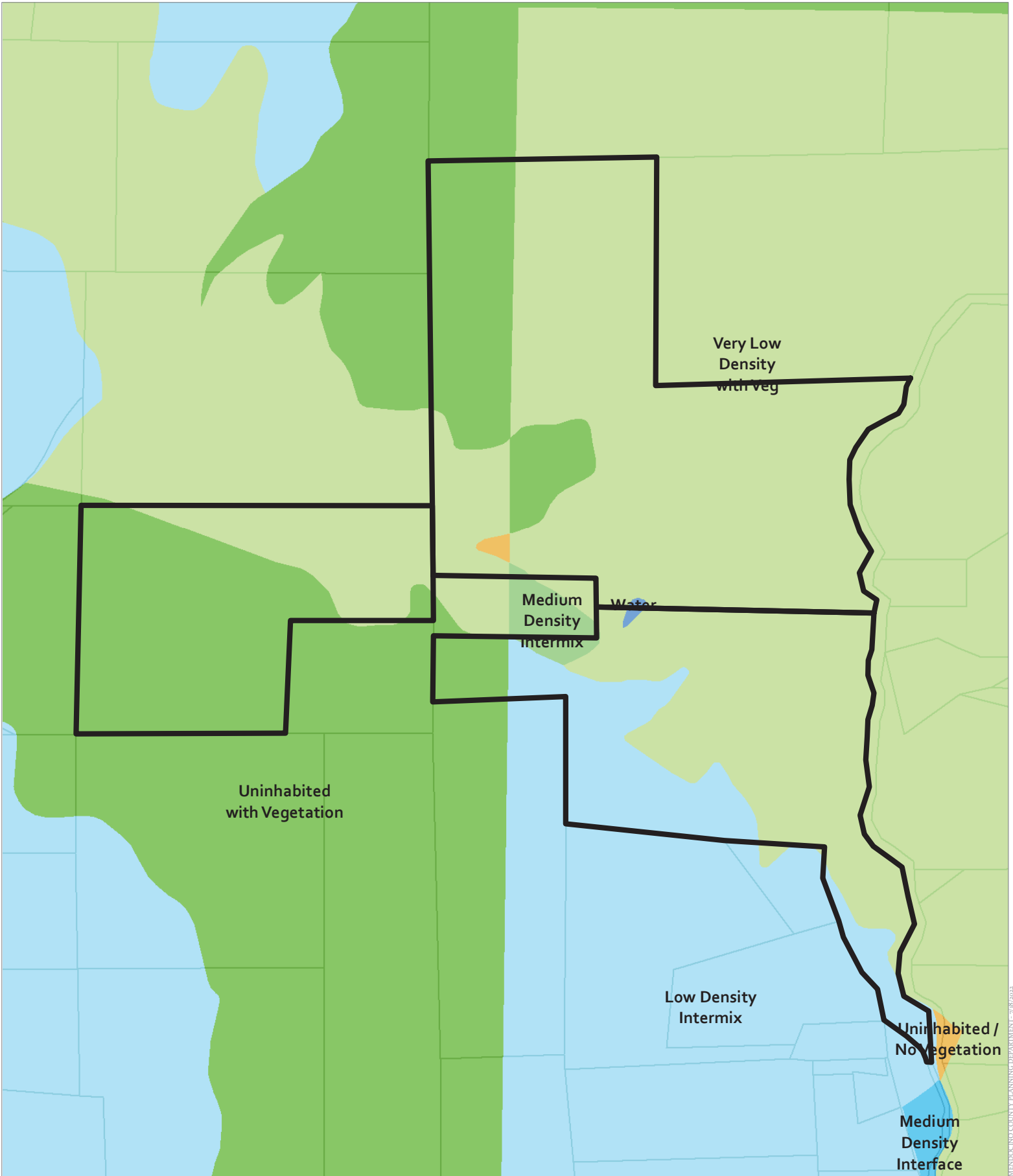
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

-  Very High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

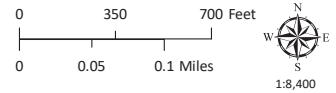


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2023

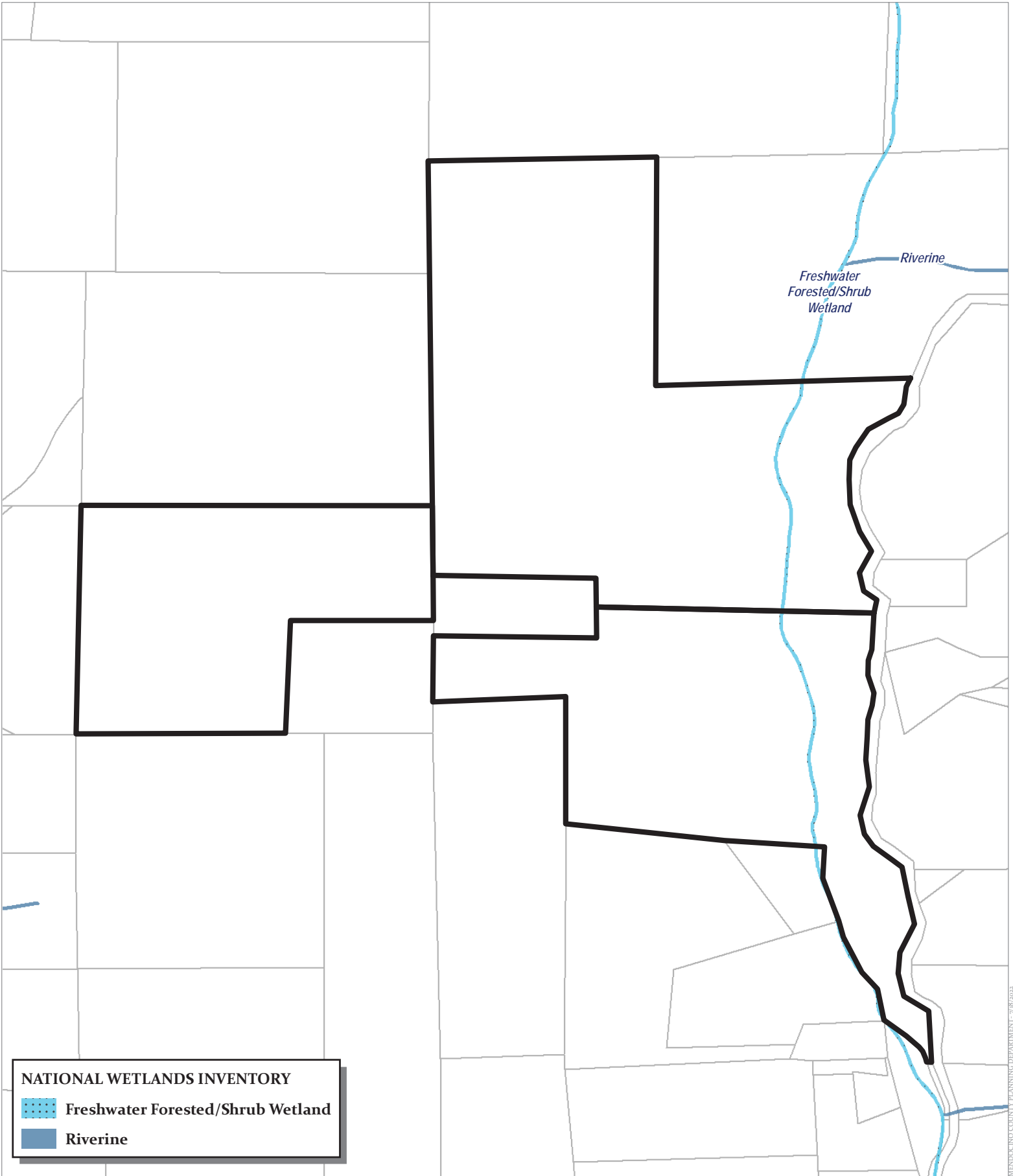


CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley



WILDLAND-URBAN INTERFACE ZONES

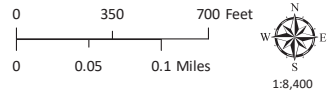
MENDOCINO COUNTY PLANNING DEPARTMENT 7/18/2023



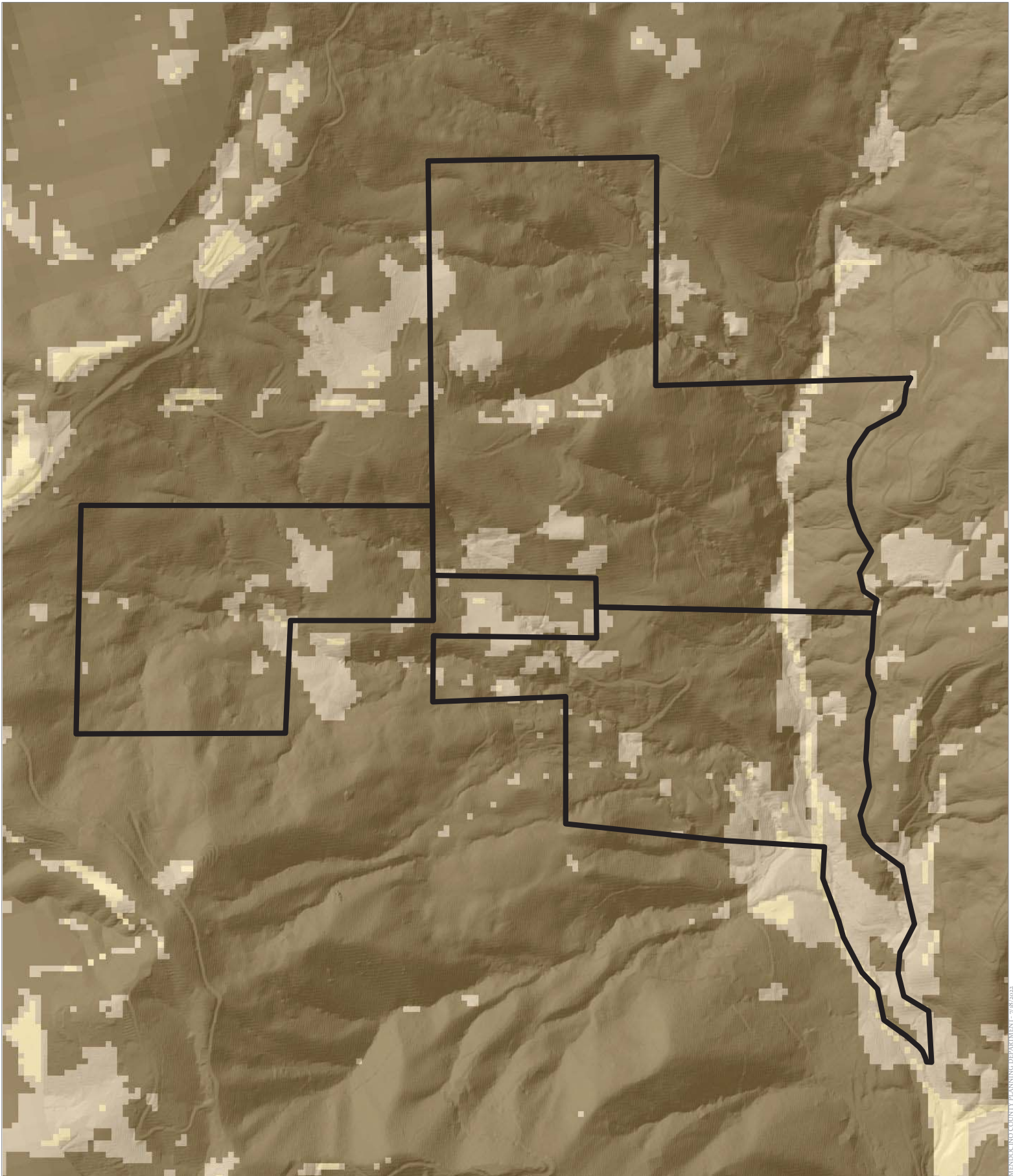
NATIONAL WETLANDS INVENTORY

- Freshwater Forested/Shrub Wetland
- Riverine

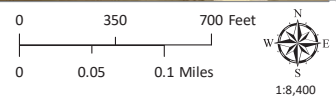
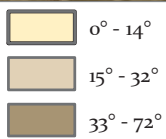
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023

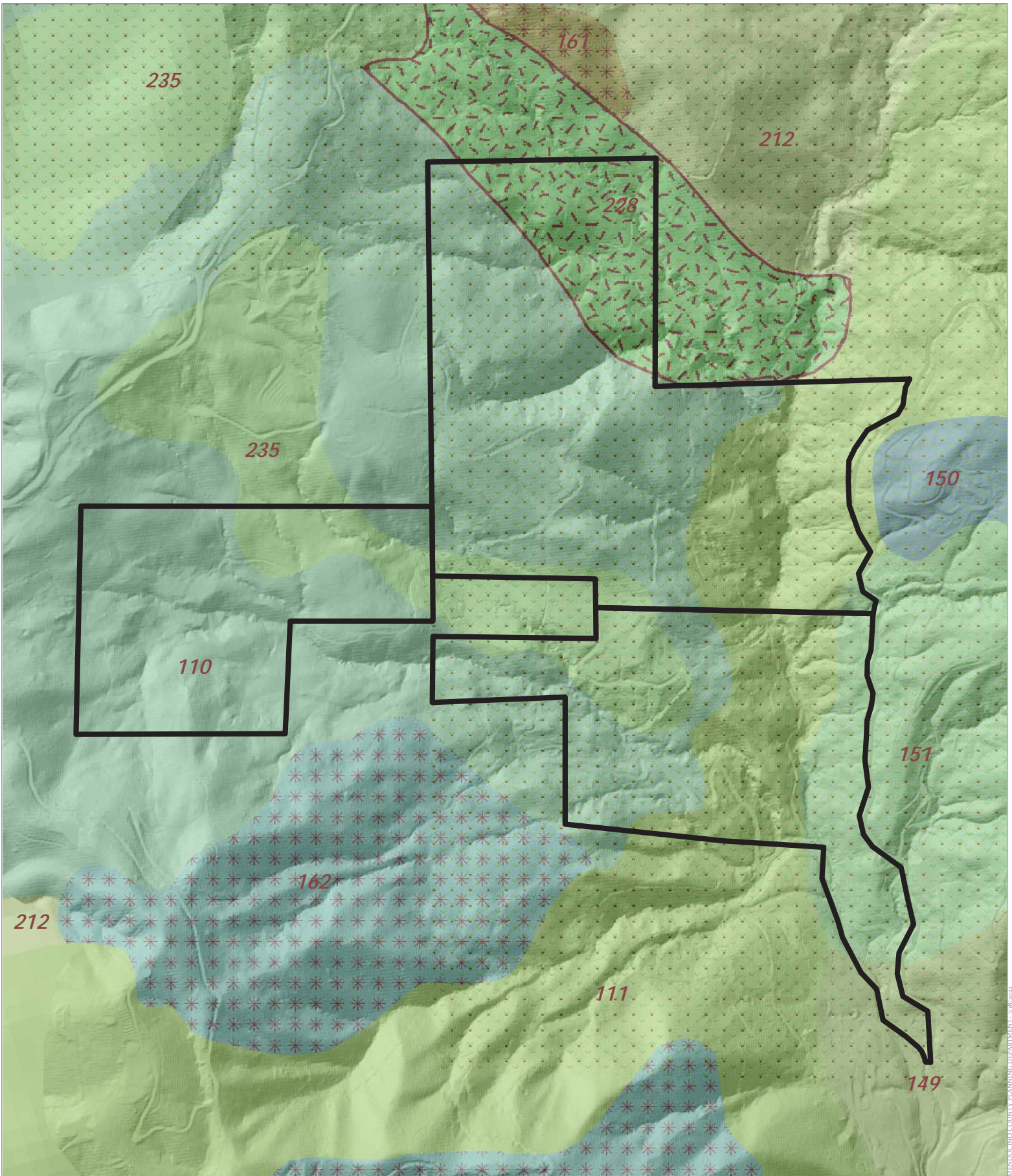


CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley






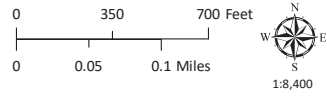
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023



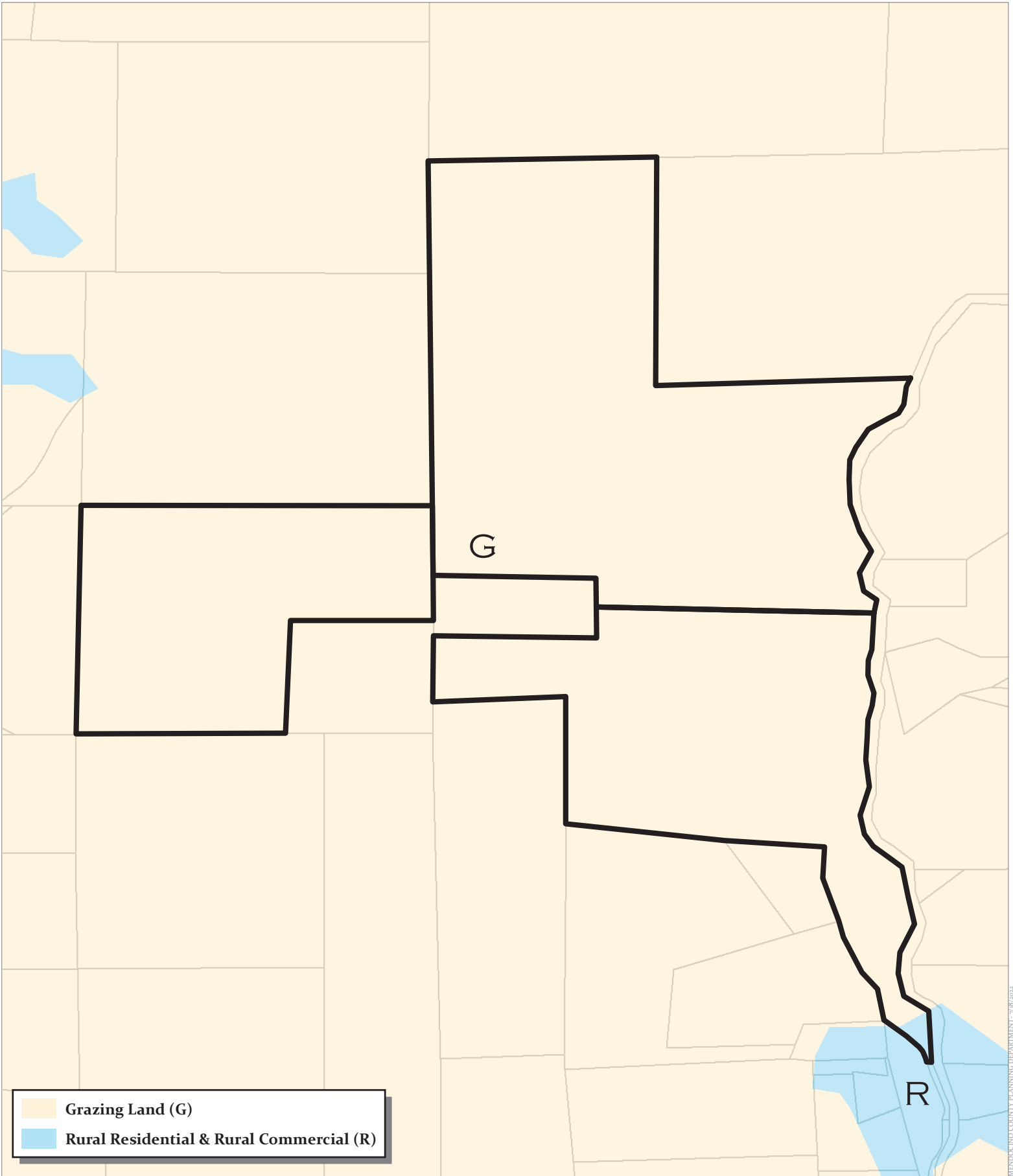
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

-  Eastern Serpentine Inclusions
-  Eastern Rock Inclusions
-  Naturally Occurring Asbestos

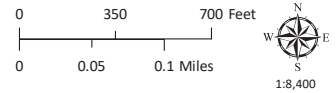


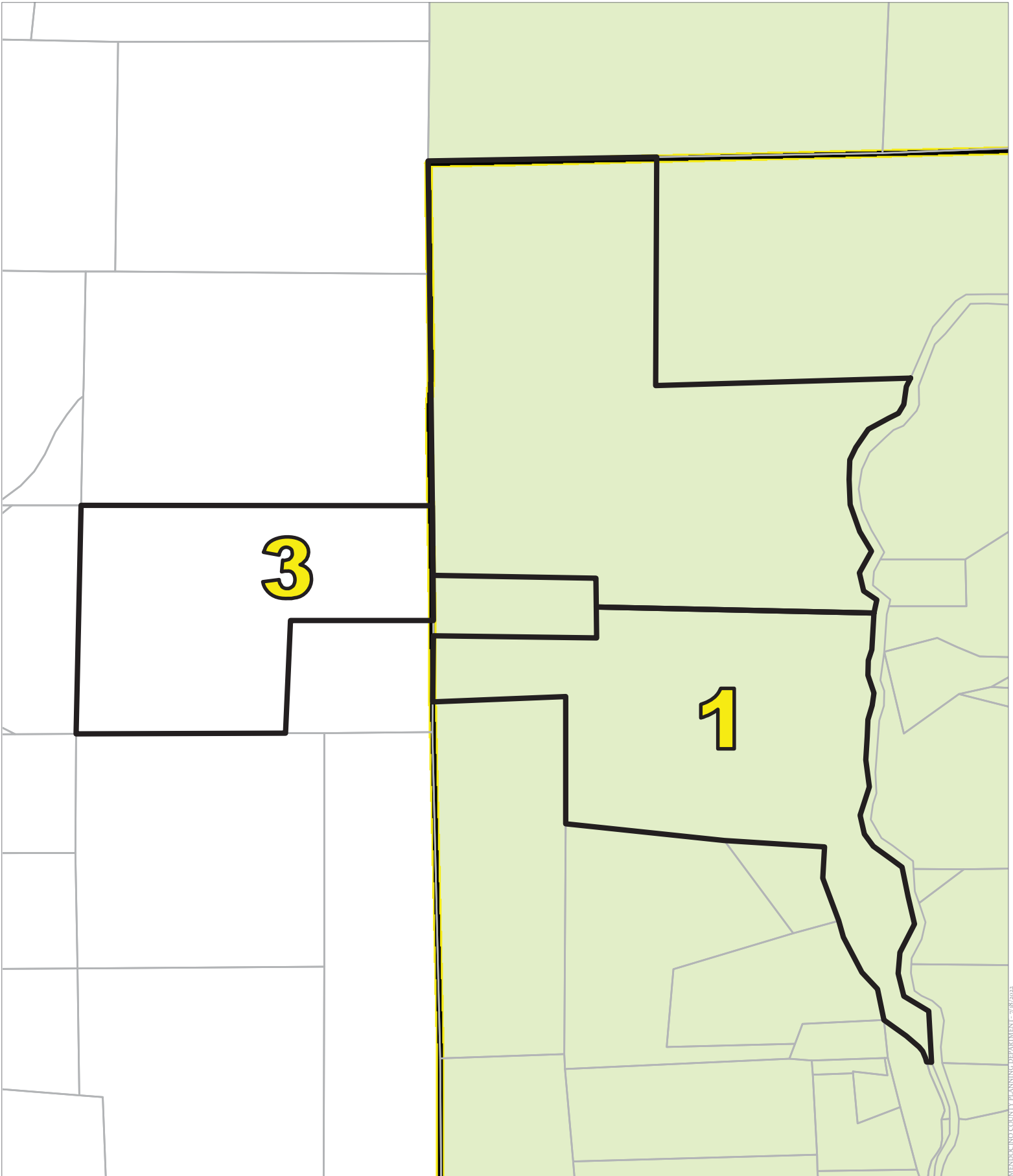
EASTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2023





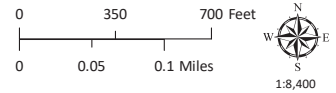
CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley





CASE: MS 2022-0003
 OWNER: RORICK, Roxanne
 APN: 107-056-04, et. al.
 APLCT: Munselle Civil Engineering, Inc.
 AGENT: Dolores Johnson
 ADDRESS: 17000 Tomki Road, Redwood Valley

 Supervisory Districts
 Redwood Valley MAC



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023