



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

February 13, 2023

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

Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife
Regional Water Quality Control Board

Laytonville Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Long Valley Fire District
Laytonville County Water District

CASE#: MS_2023-0001

DATE FILED: 1/25/2023

OWNER/APPLICANT: REGINA DICKSON

REQUEST: Minor Subdivision of an existing 1± acre parcel into two (2) lots. Lot 1 would be 0.35± acres and Lot 2 would be 0.65± acres.

LOCATION: In Laytonville on the east side of U.S. Route 101, 600± feet south of its intersection with Branscomb Road (CR 429), located at 44911 North Highway 101, Laytonville; (APN 014-100-74).

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: February 27, 2023

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_2023-0001

OWNER/

APPLICANT: REGINA DICKSON

REQUEST: Minor Subdivision of an existing 1± acre parcel into two (2) lots. Lot 1 would be 0.35± acres and Lot 2 would be 0.65± acres.

LOCATION: In Laytonville on the east side of U.S. Route 101, 600± feet south of its intersection with Branscomb Road (CR 429), located at 44911 North Highway 101, Laytonville; (APN 014-100-74).

APN/S: 014-100-74

PARCEL SIZE: 1.08± Acres

GENERAL PLAN: Rural Community (RC)

ZONING: Limited Commercial (C-1)

EXISTING USES: Commercial

DISTRICT: 3 (Haschak)

RELATED CASES: None.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Community (RC)	Limited Commercial (C1)	1.67± Acres	Commercial
EAST:	RC	C1	0.87± Acres	Commercial
SOUTH:	RC	C1	Various	Commercial
WEST:	RC	C1	0.15± Acres	Commercial

REFERRAL AGENCIES

LOCAL

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

- Laytonville MAC
- Laytonville County Water District
- Sonoma State University
- STATE**
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- CALTRANS

- Regional Water Quality Control Board
 - TRIBAL**
 - Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

STAFF PLANNER: LIAM CROWLEY

DATE: 2/9/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

Laytonville MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Classes #125 and #126

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

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

Yes

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

original



PLANNING & BUILDING SERVICES

CASE NO:	MS-2023-0001
DATE FILED:	1-25-2023
FEE:	\$10,941.00
RECEIPT NO:	PRJ-054183 & 054184
RECEIVED BY:	M. Rodriguez

Office Use Only

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Regina Dickson Phone: 707-272-0278

Mailing Address: 44911 Highway 101

City: Laytonville State/Zip: CA 95454 Email: reginadickson.cmbs@gmail.com

PROPERTY OWNER:

Name: Regina Dickson Phone: 707-272-0278

Mailing Address: 44911 Highway 101

City: Laytonville State/Zip: CA 95454 Email: reginadickson.cmbs@gmail.com

AGENT:

Name: Regina Dickson Phone: 707-272-0278

Mailing Address: 44911 Highway 101

City: Laytonville State/Zip: CA 95454 Email: reginadickson.cmbs@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 2

NUMBER OF PARCELS REQUESTED: 014-100-74

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	.35	commercial office	commercial office
Parcel 2	.65	restaurant / adu	restaurant / adu
Parcel 3			
Parcel 4			
Remainder Parcel			

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

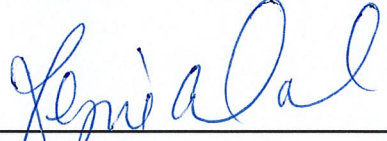
(If yes, an application for Exception must accompany this application.)

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.


Signature of Owner

09/12/2022

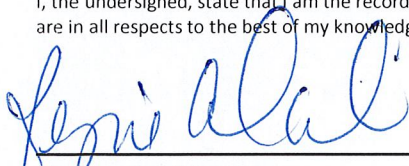
Date


Signature of Owner

09/12/2022

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.


Applicant/Agent's Signature

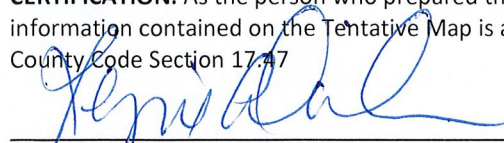
09/12/2022

Date

Regina Dickson

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


Signature of Preparer of the Tentative Map

09/12/2022

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.

Separate existing parcel into two parcels, existing commercial building
on one parcel and the existing restaurant and ADU on the other parcel.
Each parcel has its own septic and water source and power source.

2. Structures/Lot Coverage	NO. OF UNITS				SQUARE FOOTAGE		
	EXISTING		PROPOSED		EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Other:	3	3	3	3			
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: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

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

YES NO If no, explain:

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

YES NO If yes, explain:

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

	Number	Size
No. of covered spaces:	4	
No. of uncovered spaces:	15	
No. of standard spaces:	2	
No. of accessible spaces:	2	
Existing no. of spaces:	11	
Proposed additional spaces:	19	
Total:	21	

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: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

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

YES NO

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

YES NO

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

YES NO If yes, explain how:

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

YES NO

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

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

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

Location of dredged material disposal site?: _____

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

16. Will there be any exterior lighting?

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

lighting exists already on each structure to light up walkways and parking

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

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

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

19. What will be the domestic water source:

- Community Water System (specify supplier): Laytonville Community Water District
- 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:

None

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

44911 Highway 101 across from Savings Bank

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

restaurant, commercial office space, adu

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



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.: 20212763RB

Your No.:

Seller: Regina C. Dickson, Trustee of The
Regina C. Dickson Revocable Living
Trust Dated January 16, 2008

Buyer: Higinio Salmeron Arreguin

When replying Please Contact:

ESCROW OFFICER: Rosanne Burlesci
rburlesci@redwoodtitle.com

UPDATED PRELIMINARY REPORT

Property Address: 44911 Highway 101, Laytonville, CA 95454

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 29, 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:

Regina C. Dickson, Trustee of The Regina C. Dickson Revocable Living Trust Dated January 16, 2008, as to an undivided 50% interest and Higinio Salmeron Arreguin, an unmarried man, as to an undivided 50% interest

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

Parcel 1 as numbered and designated on that certain map entitled "Parcel Map of Minor Subdivision No. M.S. 103-82 filed for recorded July 7, 1983 in Map Case 2, Drawer 40, page 62, Mendocino County Records.

APN: 014-100-74

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. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the Highway/Freeway adjoining said property, as contained in the deed to the State of California, recorded May 13, 1918 in Book 118 of Deeds, Page 416.
4. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: September 18, 1978 in Book 1171, Page 77 of Official Records
In Favor of: Laytonville County Water District
For: sanitary sewers and water mains
5. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
Recorded: October 5, 1987 in Book 1649, Page 158 of Official Records
For: undisclosed purposes
6. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
Amount : \$525,000.00
Trustor/Borrower : Higinio Salmeron Arreguin, an unmarried man
Trustee: Redwood Empire Title Company of Mendocino County
Beneficiary/Lender: Kent R. Westwood and Iona A. Westwood, Trustees of The Westwood Revocable Family Trust, Dated May 11, 2011
Dated: November 16, 2021
Recorded: November 30, 2021 as 2021-17464 of Official Records
7. Terms and conditions contained in The Regina C. Dickson Revocable Living Trust dated January 16, 2008
NOTE: The requirement that a Certification of Trust be furnished in accordance with California Probate Code Section 18100.5.

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.: 014-100-74
Code No.: 155-004
1st Installment: \$3,053.12, Paid
2nd Installment: \$3,053.12, Paid
2. 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:

A Grant Deed executed by Kent R. Westwood and Iona A. Westwood, Trustees of The Westwood Revocable Family Trust, Dated May 11, 2011 to Higinio Salmeron Arreguin, an unmarried man, recorded November 30, 2021 as 2021-17463 of Official Records

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

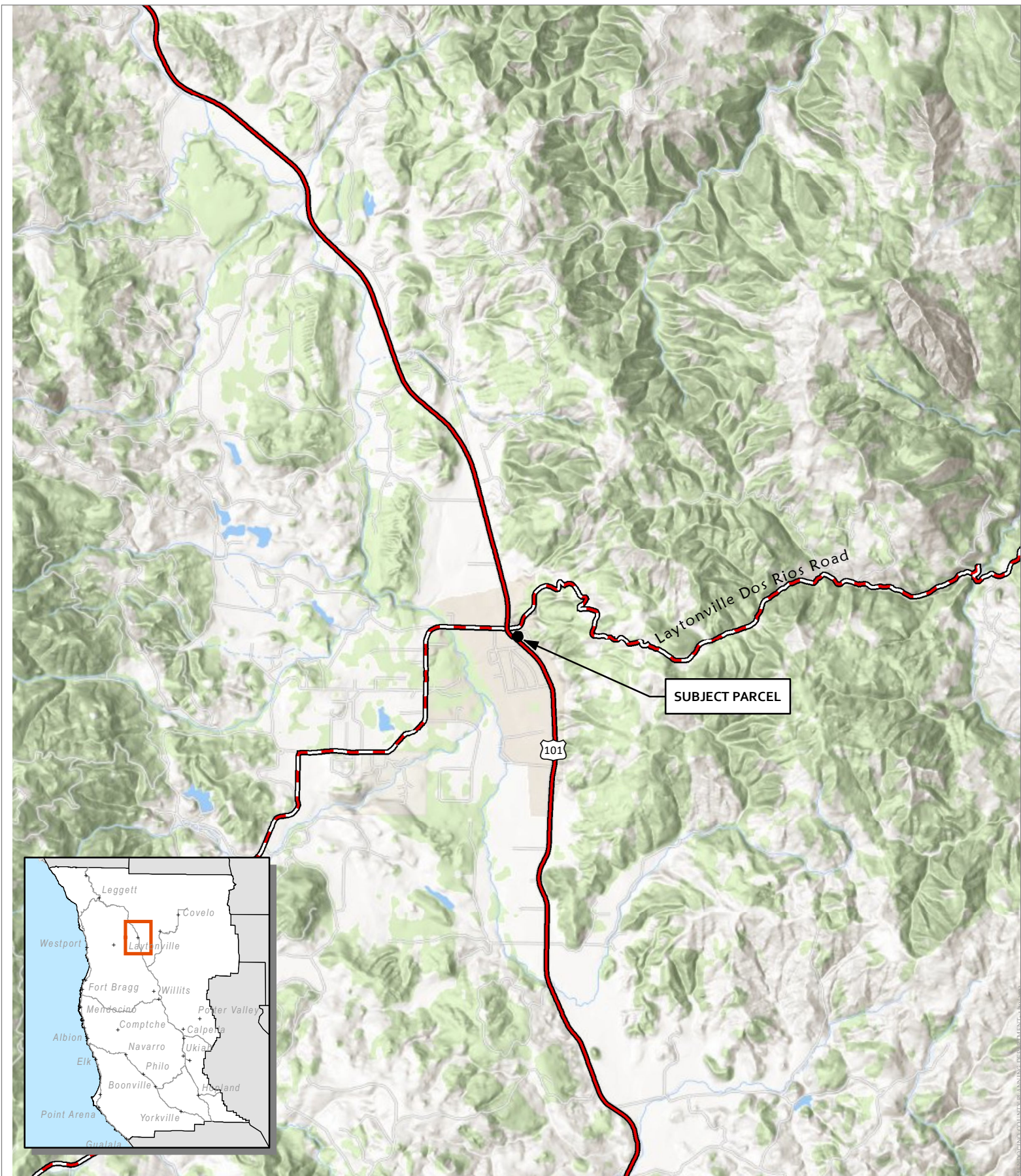
Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the 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.



SUBJECT PARCEL

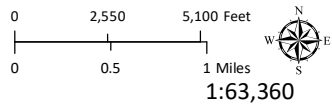
101

Laytonville Dos Rios Road



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

— Highways
 — Major Roads





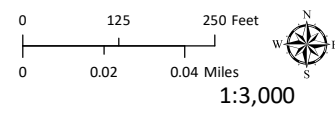
1:63,360
LOCATION

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



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

-  Major Towns & Places
-  Public Roads




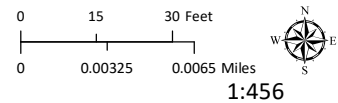
AERIAL IMAGERY

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



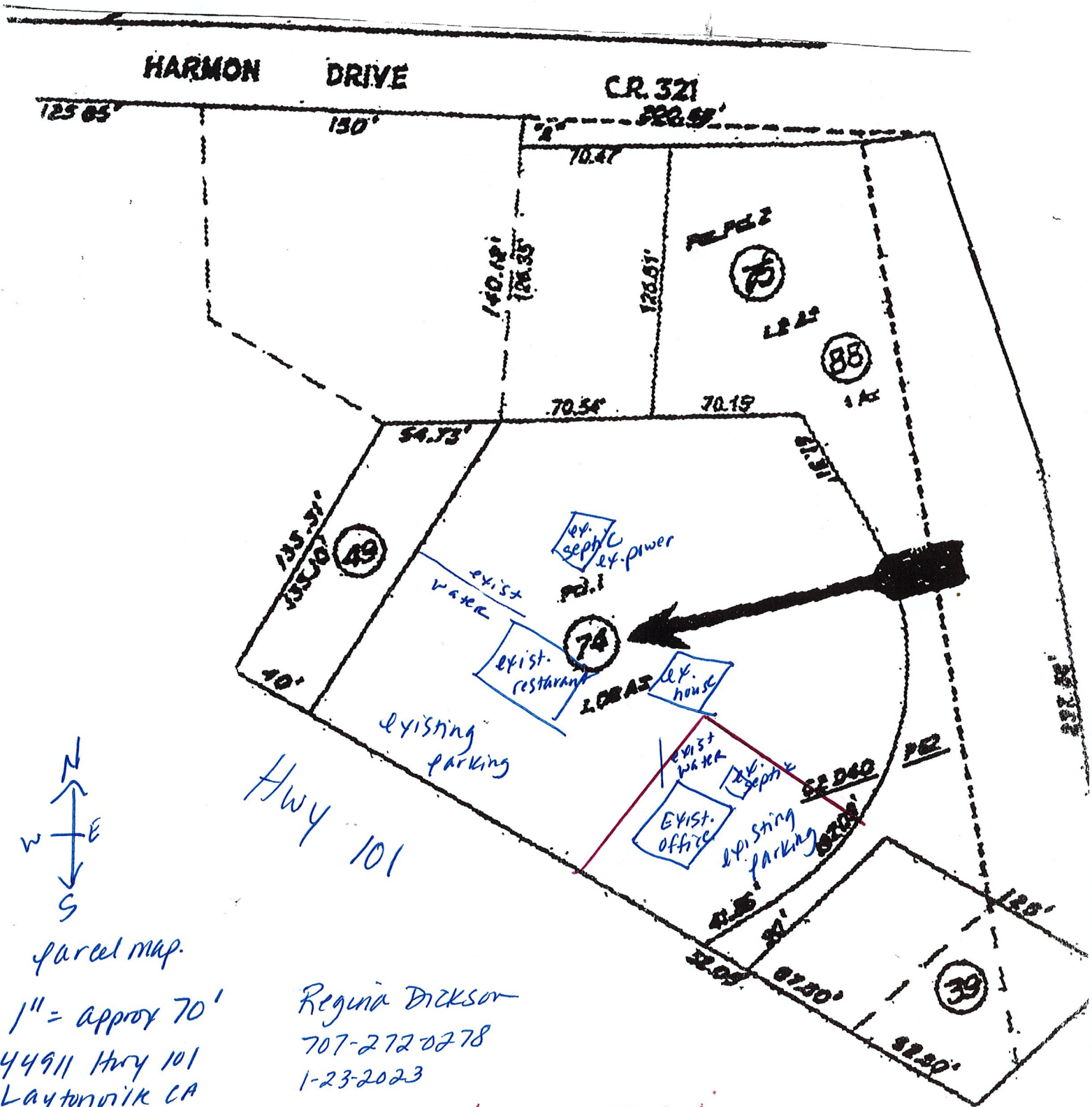
CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

 Public Roads



AERIAL IMAGERY

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



parcel map.

1" = approx 70'

44911 Hwy 101
Laytonville CA

Apr: 014-100-74

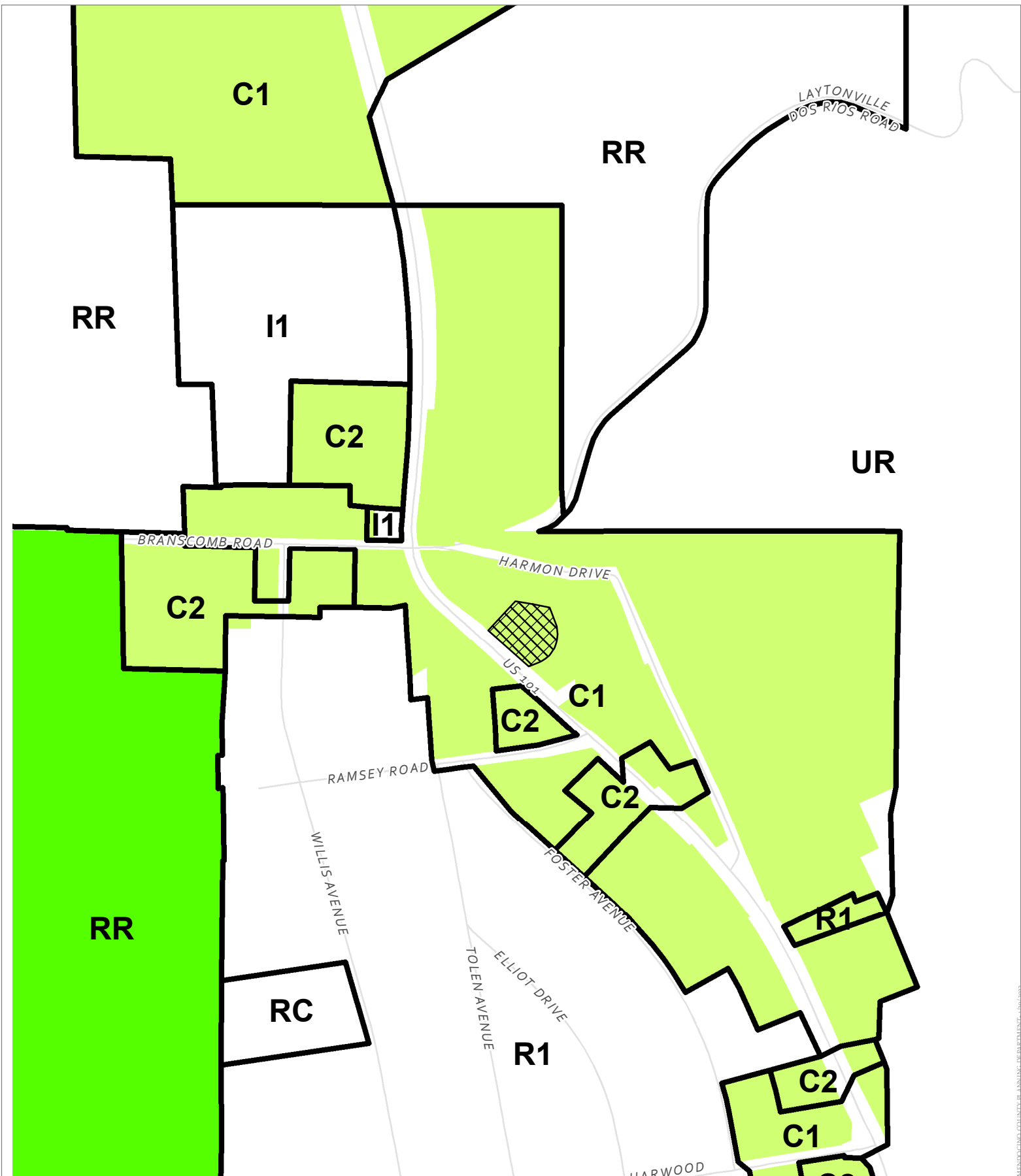
Regina Dickson

707-272-0278

1-23-2023

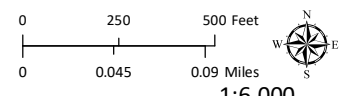
Red = proposed new property lines

all units have individual water/power + septic pre-existing



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

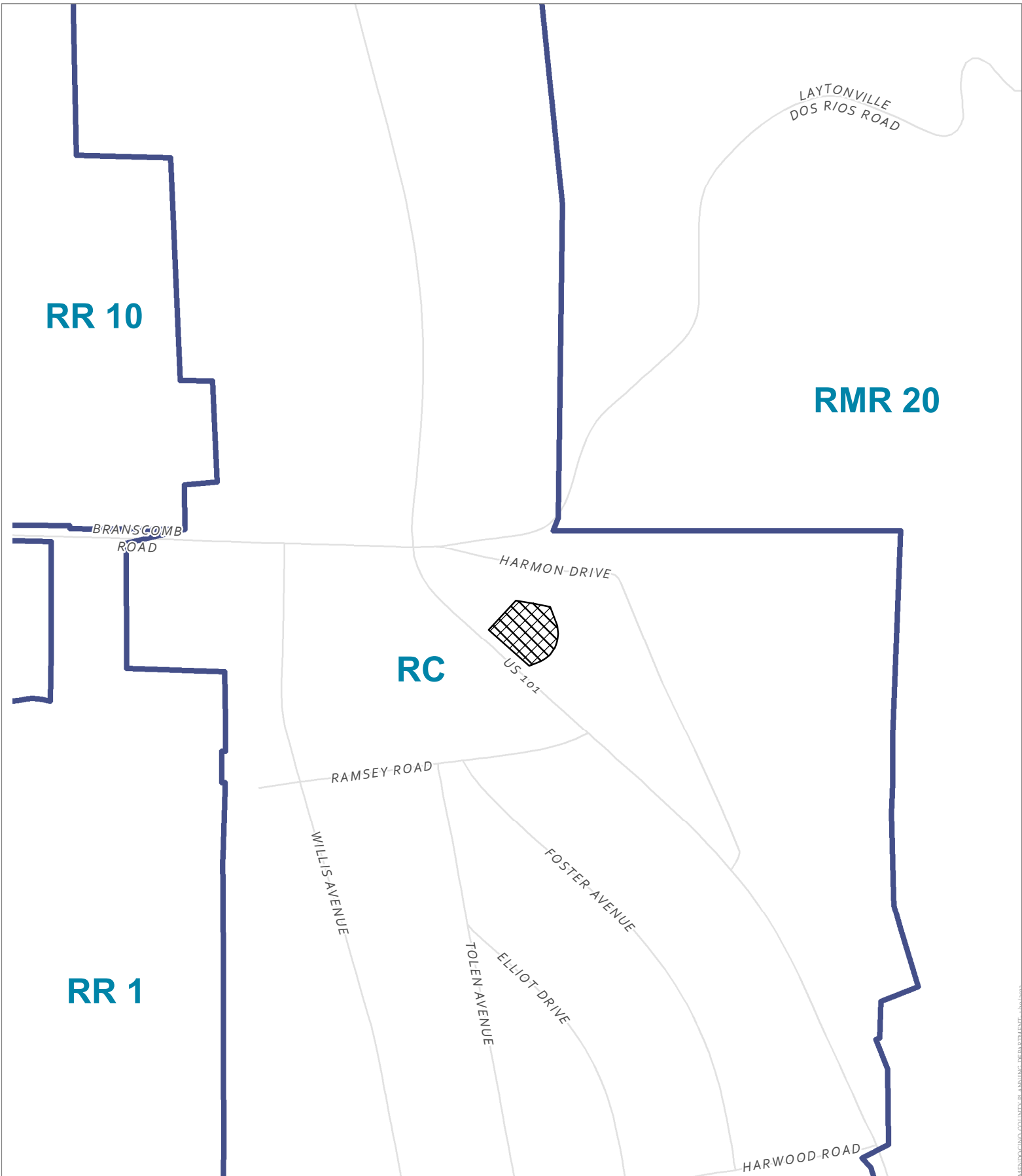
- Zoning Districts
- Public Roads
- Community Character (CC) Districts
- Cannabis_CA_Districts_021721





1:6,000
ZONING

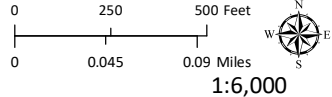
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MEMORANDUM TO THE PLANNING DEPARTMENT - 4/24/2023



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

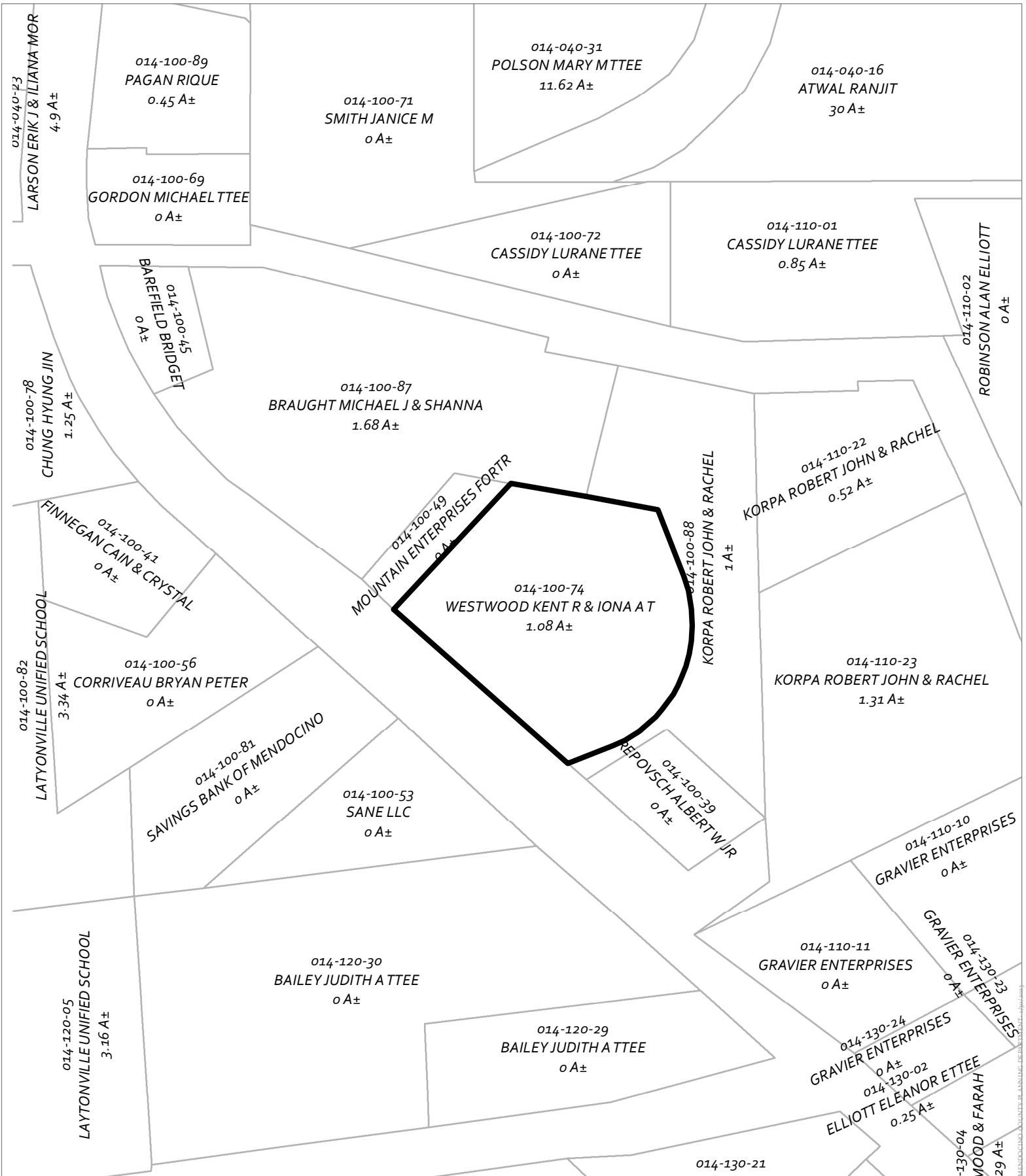
 General Plan Classes
 Public Roads



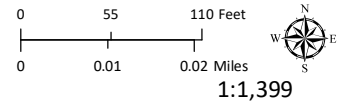
GENERAL PLAN

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

MEMPHIS COUNTY ENGINEERING DEPARTMENT - 4/24/2023

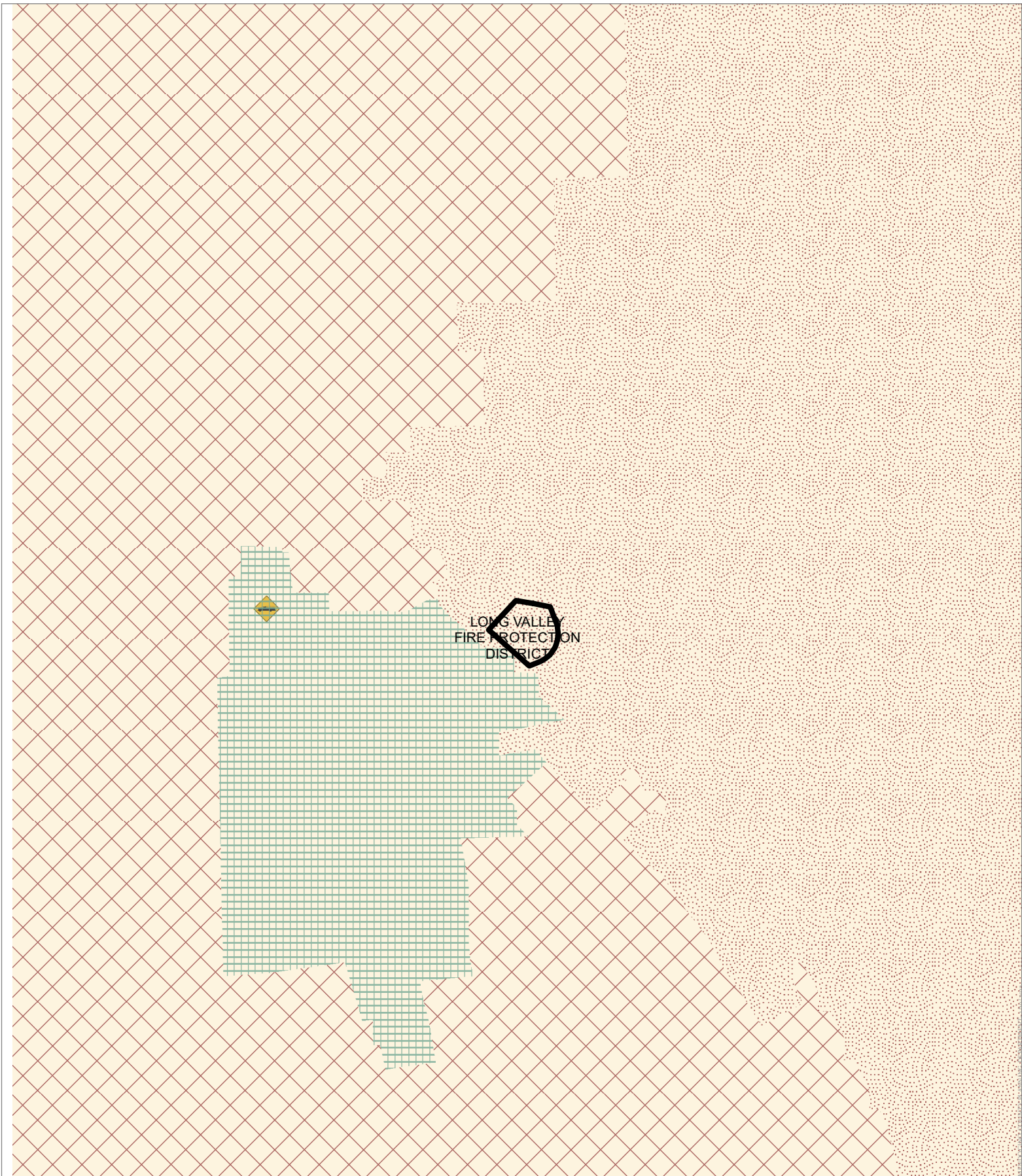


CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



1:1,399
ADJACENT PARCELS

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



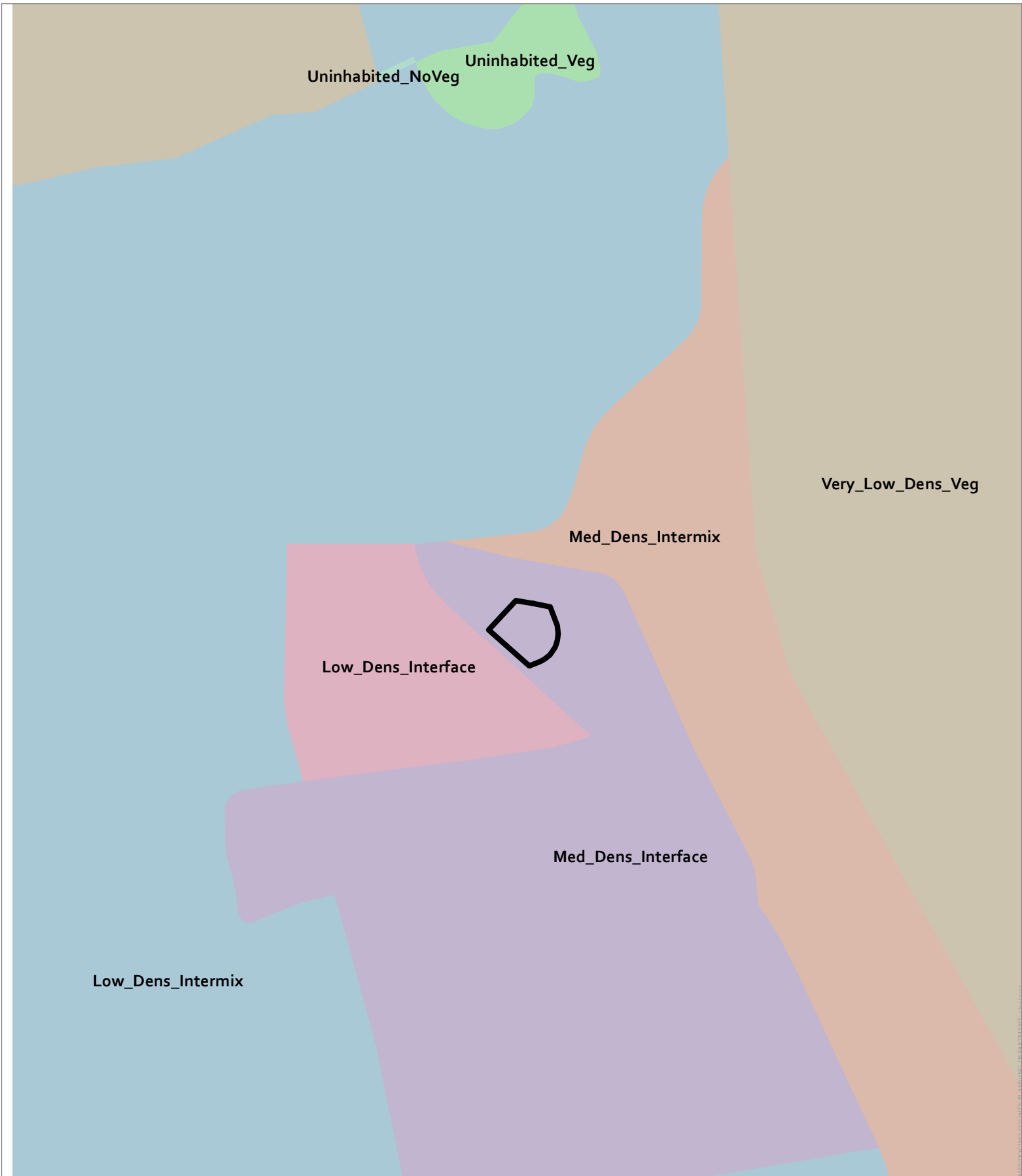
LONG VALLEY
FIRE PROTECTION
DISTRICT

	Very High Fire Hazard		Moderate Fire Hazard		County Fire Districts	250	500 Feet	
	High Fire Hazard		Fire Stations			0	0.045	

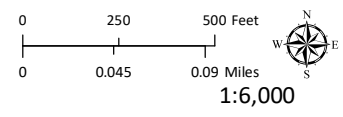
CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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

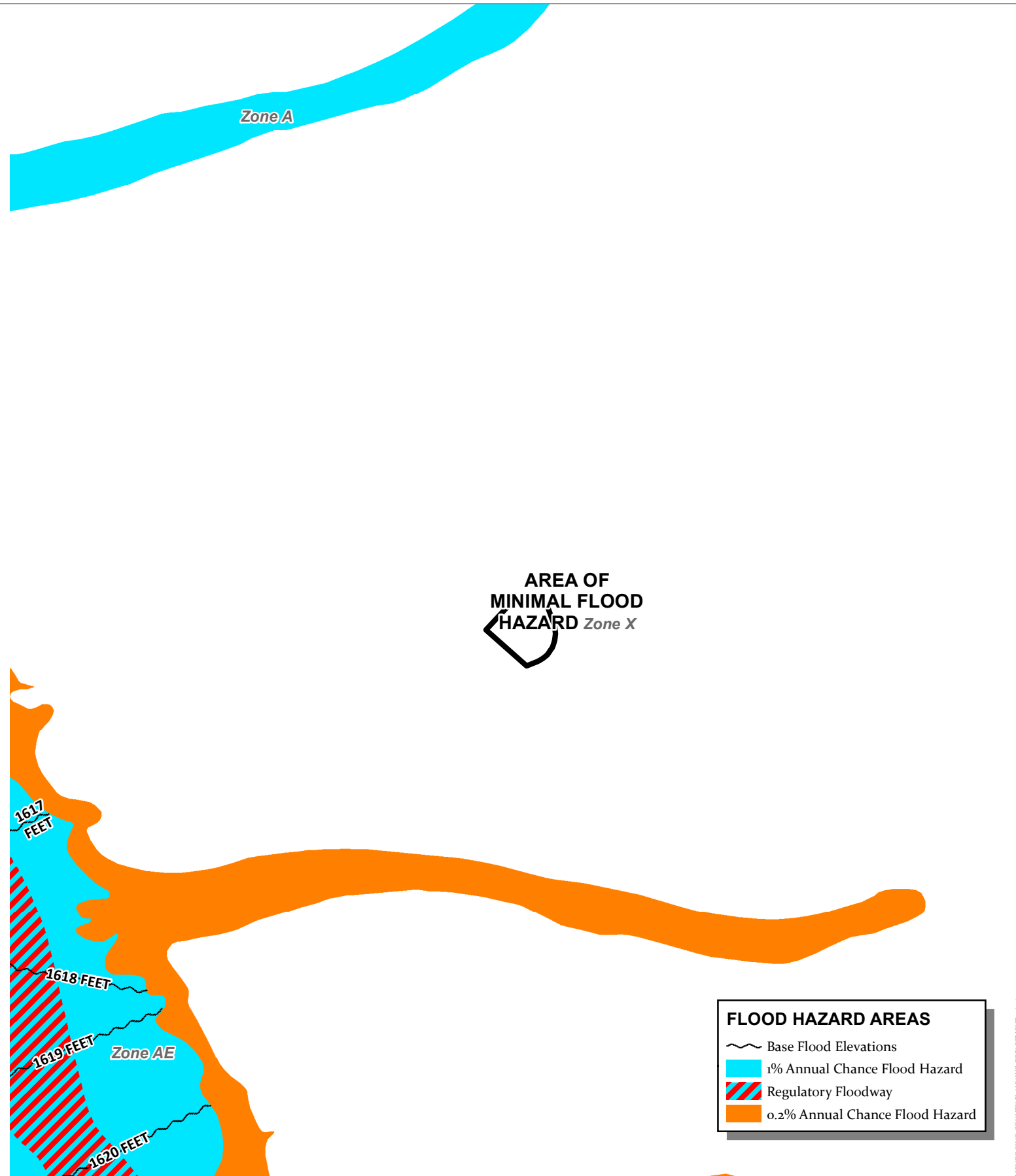


CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



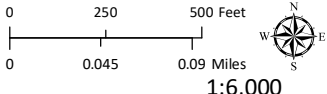
WILDLAND-URBAN INTERFACE

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



FLOOD HAZARD AREAS

- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

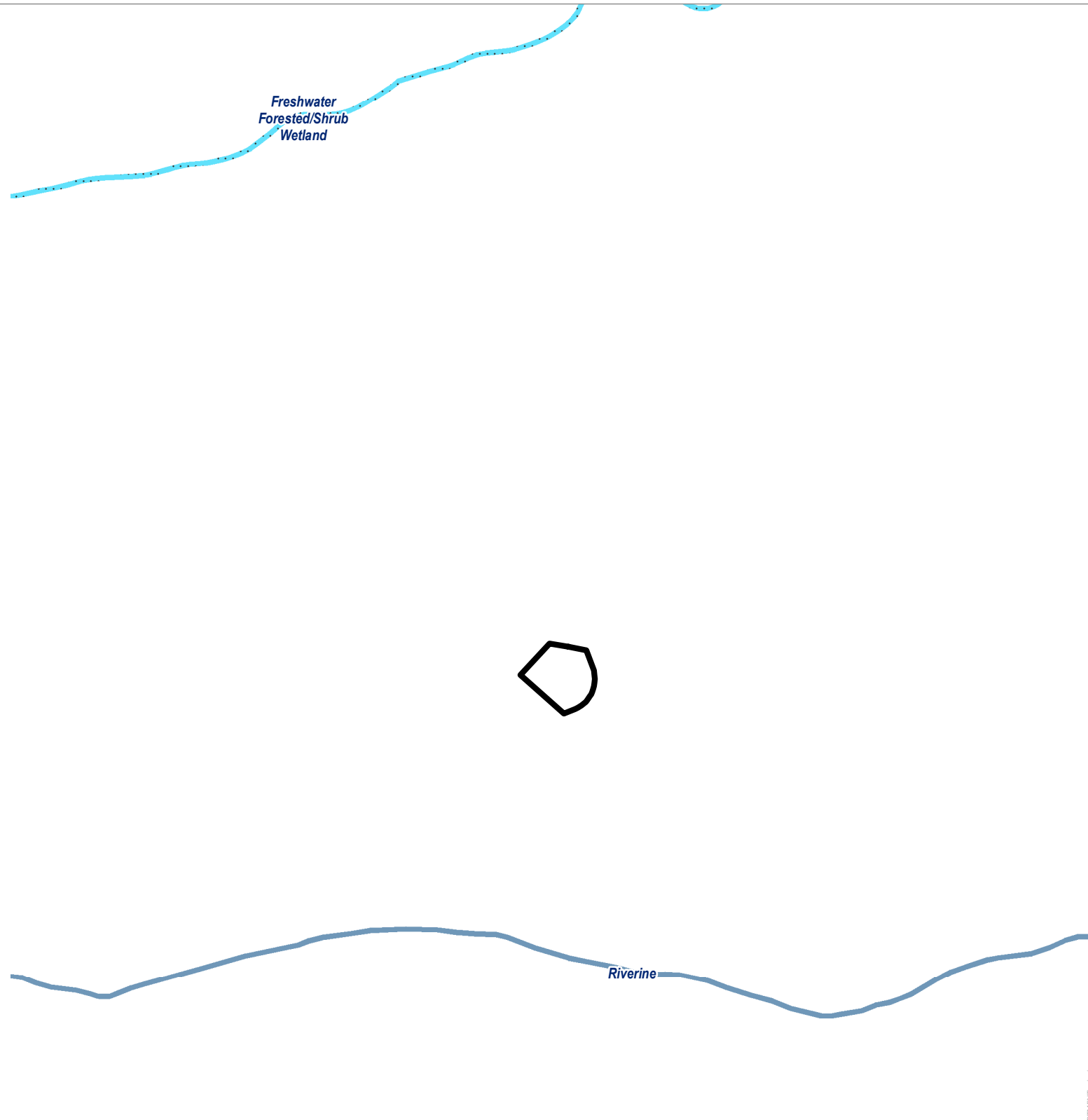


CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



FLOOD ZONES

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

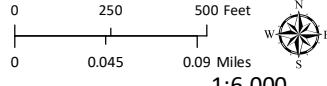
MEMPHIS COUNTY ENGINEERING DEPARTMENT - 4/24/2023



NATIONAL WETLANDS INVENTORY

-  Freshwater Forested/Shrub Wetland
-  Riverine

CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



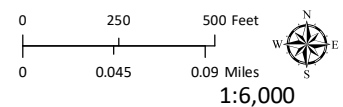
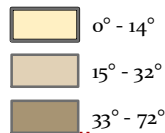
1:6,000
WETLANDS

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

MEMPHIS COUNTY HEALTH DEPARTMENT - 4/24/2023

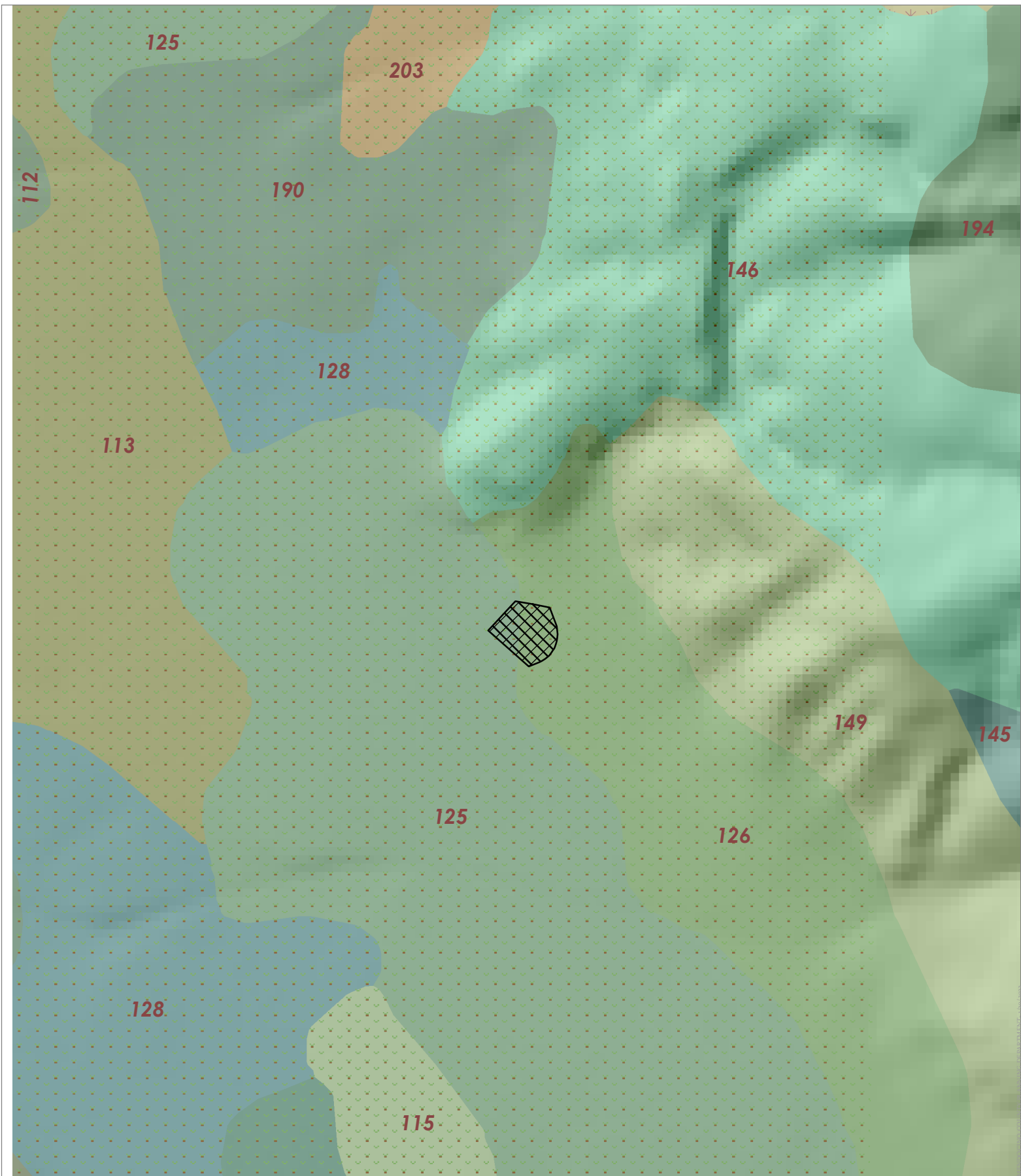


CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville





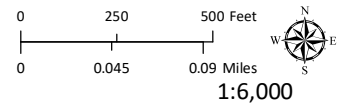
1:6,000
ESTIMATED SLOPE

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



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:

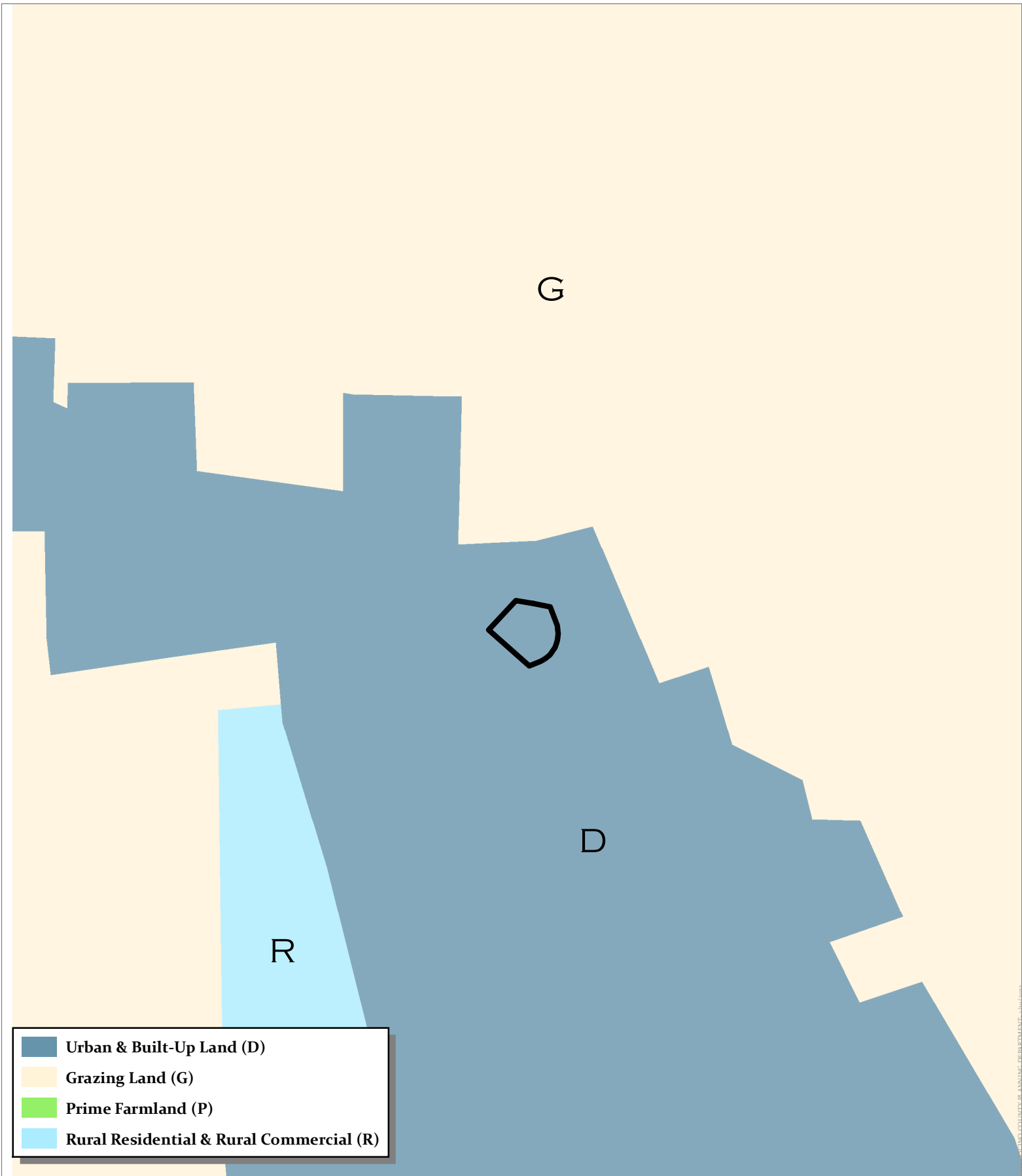
 Eastern Rock Inclusions
 Naturally Occurring Asbestos



ADDRESS: 44911 N Hwy 101, Laytonville

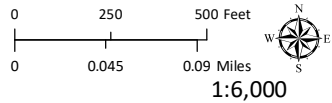
EASTERN SOIL CLASSIFICATIONS

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



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)

CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



IMPORTANT FARMLANDS

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

CALIFORNIA COUNTY HEALTH DEPARTMENT - 4/24/2023

**Laytonville
Continuation
High School**

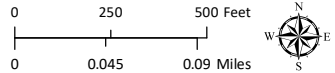
**Laytonville
Unified School
District Office**

**Laytonville
Elementary School**

**Laytonville
State
Preschool**



School Buildings



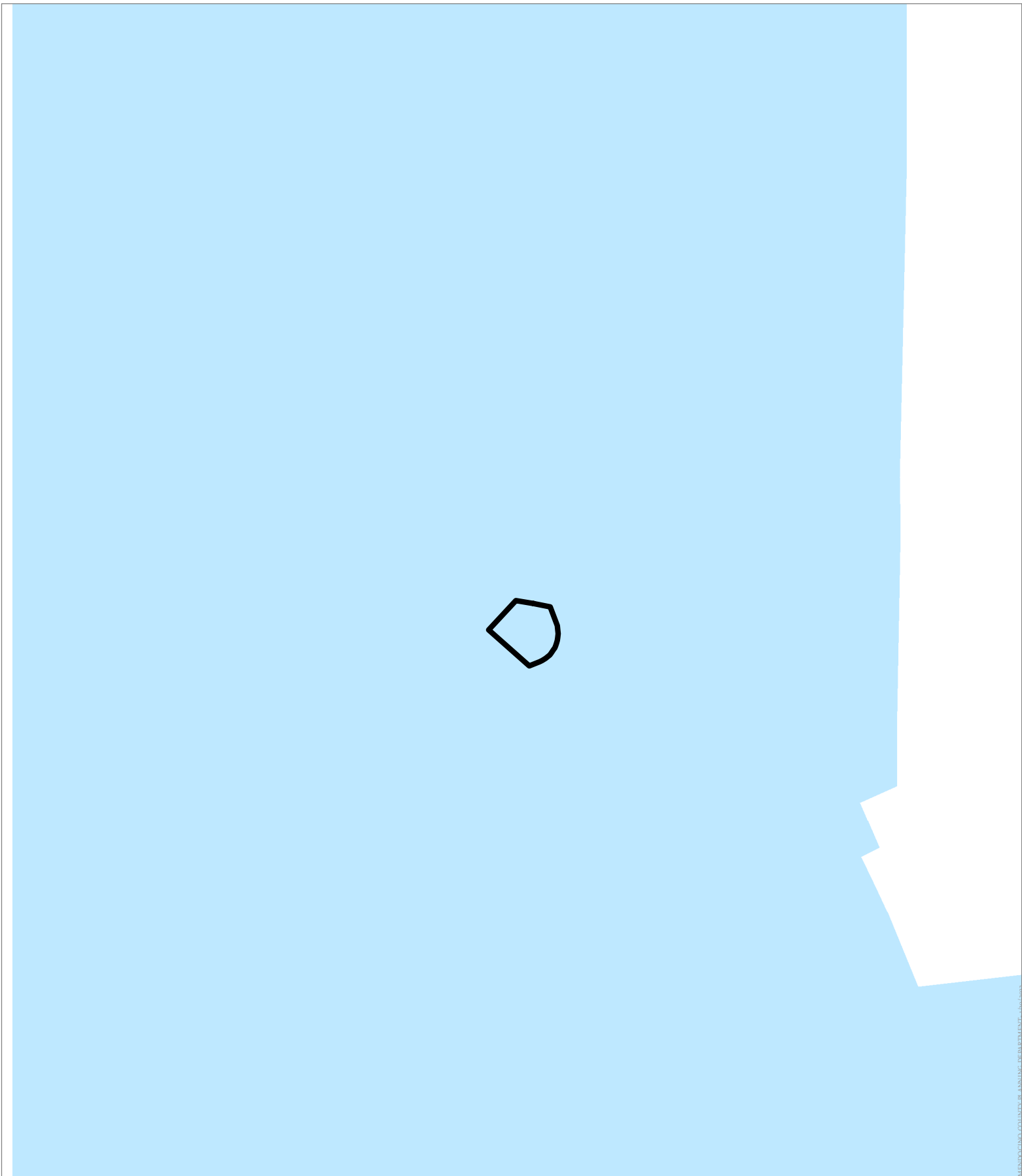
1:6,000

SCHOOL DISTRICT

CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

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

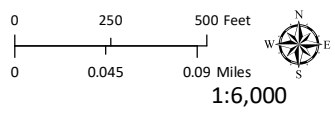
MEMPHIS COUNTY HEALTH DEPARTMENT - 4/24/2023



MENDOCINO COUNTY PLANNING DEPARTMENT 4/9/2023

CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

 County Water Districts



WATER DISTRICT

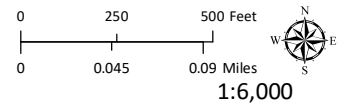
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville

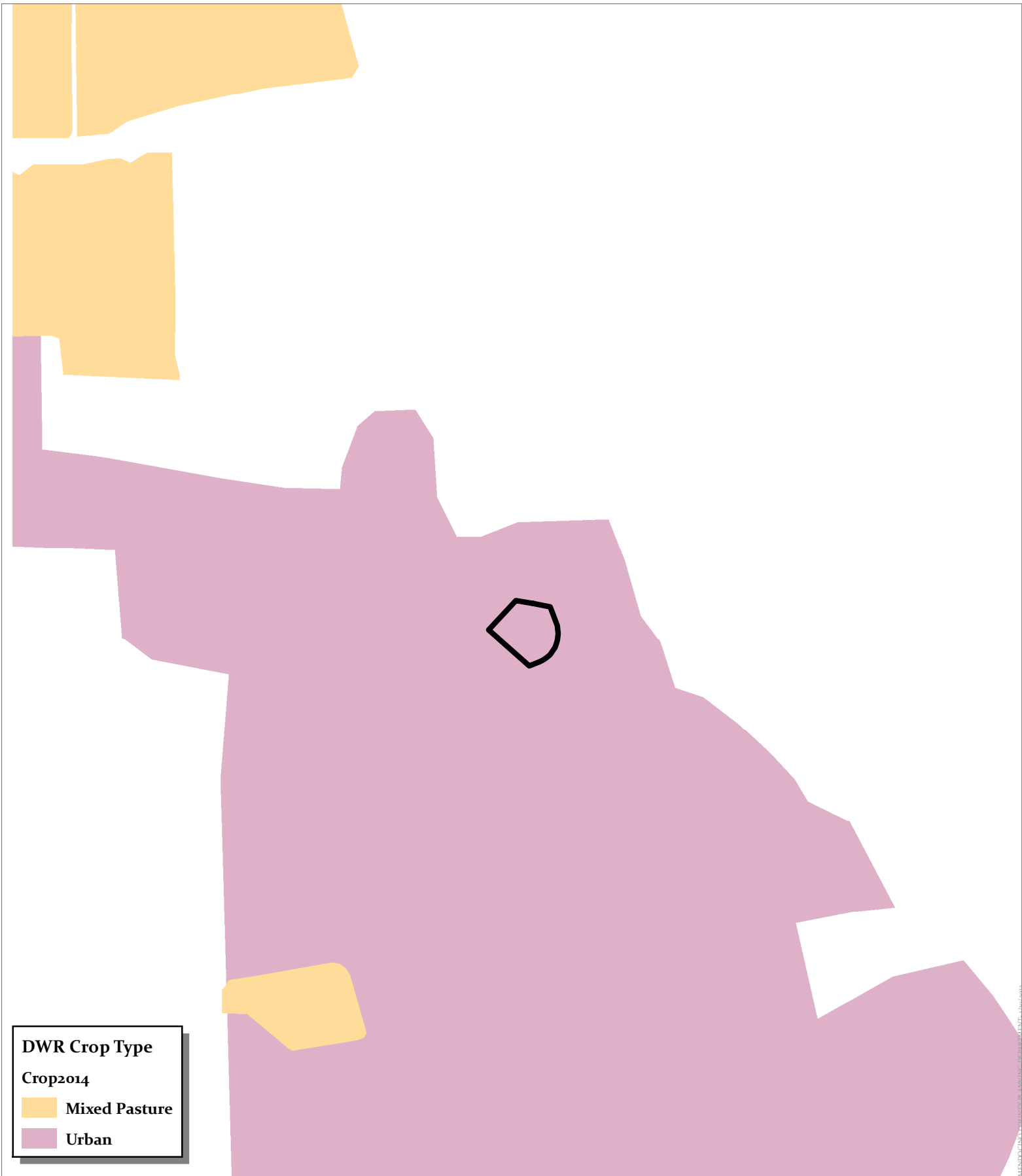


Laytonville MAC



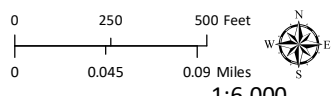
LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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



DWR Crop Type
Crop2014
 Mixed Pasture
 Urban

CASE: MS 2023-0001
OWNER: WESTWOOD, Kent
APN: 014-100-74
APLCT: Regina Dickson
AGENT:
ADDRESS: 44911 N Hwy 101, Laytonville



1:6,000
CROP TYPE

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

MENDOCINO COUNTY GIS SERVICES - DATA PREPARED BY: 4/24/2023