



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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October 30, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Cannabis
Assessor
Forestry Advisor

Agriculture Commissioner
Air Quality Management
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Potter Valley Tribe
Little Lake Fire Protection District

CASE#: AP_2021-0008
DATE FILED: 4/5/2021
OWNER: IGNACIO & MARTHA PENA
APPLICANT: Ignacio Peña
AGENT: JULIA CARRERA & ASSOCIATES
REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.
LOCATION: 4.0± miles east of Willits city center, on a private drive off the north side of Ridgewood Rd, 2.7± miles east of where it becomes East Side Rd (CR 304); located at 5730 Ridgewood Rd, Willits.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: ROB FITZSIMMONS
RESPONSE DUE DATE: November 13, 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: AP_2021-0008

OWNER: Ignacio and Martha Peña

APPLICANT: Ignacio Peña

AGENT: Aldo Hernandez and Tai Hake, Countervail; Julia Carrera and Associates

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

LOCATION: 4.0± miles east of Willits city center, on a private drive off the north side of Ridgewood Rd, 2.7± miles east of where it becomes East Side Rd (CR 304); located at 5730 Ridgewood Rd, Willits.

APN: 108-182-17, -23

PARCEL SIZE: 230± acres

GENERAL PLAN: Forest Lands (FL), Range Lands (RL)

ZONING: Timberland Production (T-P), Rangeland (R-L)

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 3, Haschak

RELATED CASES: AG_2018-0413, BU_2021-0299 (Grading Permit - Expired)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	FL	TP/FL	280±	Woodlands
EAST:	FL	FL	120±	Woodlands
SOUTH:	RMR	UR	10±	Residential
WEST:	RL	RL	160±	Woodlands

REFERRAL AGENCIES

LOCAL

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

- Forestry Advisor
- Little Lake Fire Protection District
- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

TRIBAL

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

ADDITIONAL INFORMATION:

The request is to authorize a cannabis cultivation site within TPZ-zoning, but the subject parcel is actually split-zoned TPZ and RL (Rangeland). Although all cultivation now takes place on the portion of the subject parcel zoned RL and thus outside of TPZ-zoning, "cultivation site" as defined in MCC 10A.17.020 (and by extension 20.242.030) is inclusive of "where cannabis is planted, grown, harvested, dried, cured, graded, trimmed, or processed, or that does all or any combination of those activities". As the current Site Plan identifies *processing* within TPZ-zoning, the requested Administrative Permit is still necessary. Moreover, previous site configurations, which operated under the assumption that this permit would retroactively authorize them, included several additional cultivation locations within TPZ-zoning, in areas recently cleared of trees. These locations are identified on the Site Plan as "Retired Cultivation Area(s)".

Tree removal occurred on the parcel after 5/4/2017, in the vicinity of the "retired cultivation area(s)". The applicant has submitted a Tree Removal Affidavit and a letter from an arborist, asserting that all removed trees were dead or otherwise hazardous and the removal was not done to allow cannabis cultivation. One of these clearings has an associated grading permit, BU_2021-0299, but it was never finalized and has since expired.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 10/30/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High/Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
SRA (State Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

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
200 - Shorthyork-Yorkville-Witherell complex, 30 to 50% slopes
146 - Hopland-Sanhedrin-Kekawaka complex, 30 to 50% slopes
109 - Casabonne-Wohly loams, 9 to 30% slopes
211 - Witherell-Hopland-Squawrock complex, 50 to 75% slopes
110 - Casabonne-Wohly loams, 30 to 50% slopes
207 - Updegraff-Sanhedrin complex, 15 to 50% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
YES (Nonrenewal)

10. TIMBER PRODUCTION ZONE:

GIS
YES

11. WETLANDS CLASSIFICATION:

GIS
Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



Department of Planning and Building Services

Case No:	AP-2021-0008
CalFire No:	
Cultivation No:	AG-2018-0413
Fee:	\$1632.00
Receipt No:	040945
Received By:	Mark Ciser
Date Filed:	4-5-2021
Office use only	

Application for Cannabis Administrative Permit

ADMINISTRATIVE PERMIT (AP)

- Type C-A Cottage Indoor (500 ft²)
- Waive RR:10 Housing Requirement
- Acreage (3.5 Acres-4.9 Acres: Type 1 Allowance)
- Acreage (7.0 Acres-9.9 Acres: Type 2 Allowance)
- Setback Reduction Request
- TPZ or FL (Type 1 or Type 2)
- RR5 (3.5-4.9 Acres) Waive Sunset

APPLICANT(S)

Name: Ignacio Peña Phone: 408-394-4342
 Mailing Address: 3442 Kohler Rd.
 City: San Jose State/Zip: CA 95148 email: _____

PROPERTY OWNER

Name: Same Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

AGENT

Name: Julia Carrera i Associates Phone: (707) 489-0996
 Mailing Address: 9725 Main St
 City: Upper Lake State/Zip: CA 95485 email: jccompliance@gmail.com

Parcel Size: _____ acres

Address of Property: 5730 Ridgewood Kd. Willits CA

Assessor Parcel Number(s): 108-182-23 ; 108-187-117

TYPE OF CULTIVATION PERMIT:

Size ↓	Type of Permit →	OUTDOOR	INDOOR	MIXED LIGHT
Small: (≤2500 ft²)	<input type="checkbox"/> C	<input type="checkbox"/> C-A (≤500 ft²) <input type="checkbox"/> C-A (501 – 2500 ft²)	<input type="checkbox"/> C-B	
Medium: (2501 – 5000 ft²)	<input type="checkbox"/> 1	<input type="checkbox"/> 1-A	<input type="checkbox"/> 1-B	
Large: (5001 – 10,000 ft²)	<input type="checkbox"/> 2	<input type="checkbox"/> 2-A	<input checked="" type="checkbox"/> 2-B	
Nursery: (≤12,000 ft²)	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form because I am not the property owner of the parcel on which the cultivation site is located.

[Signature] 4/4/2021
 Signature of Applicant/Agent Date

[Signature]
 Signature of Owner

4/4/2021
 Date

CULTIVATION SITE & PROJECT DESCRIPTION QUESTIONNAIRE

1. Does the proposed cultivation site meet the following setbacks? YES NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

FOR OUTDOOR AND MIXED LIGHT CULTIVATION SITES

- 100 feet from any legal residential structure located on a separate legal parcel.
- 50 feet from any adjoining legal parcel under separate ownership.
- If in mobile home park, 100 feet from an occupied mobile home under separate ownership.

FOR INDOOR CULTIVATION SITES

- Any building property line setbacks.

2. Is the cultivation site visible from any public right of way or publically traveled private road? YES NO

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

Existing greenhouses, residence, cargo containers, well, pond, septic

4. Will the development of the proposed cultivation site be phased? YES NO

If YES, please describe the phases briefly.

own product only during processing as well as leaf removal

5. How will you dispose of hazardous, natural (trimmings), or other (plastics) materials from the cultivation site?

*per legal disposal for hazardous materials
composting for trimming
local dump for other materials*

6. Have you constructed in the past, are constructing, or plan to construct any roads? Grading? YES NO

If YES, please complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of cut slope: _____ feet
D. Maximum height of fill slope: _____ feet
E. Amount being imported/exported: _____ cubic yards
F. Location of borrow/disposal: ON-SITE OFF-SITE

*Note:
the is a
grading
permit in
the process.*

7. In order to develop the proposed cultivation site, will it be necessary to:

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Connect to existing water district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Connect to existing sewer district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Install a septic system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Connect to existing septic system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Install an individual well? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

H. OTHER (Explain)? _____

8. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements. Please include size of structures.

1. see attached map
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

9. Are there any contiguous properties and/or projects (unrelated to cannabis) under your ownership? YES NO

10. Will the proposed cultivation site convert land currently or previously used for agriculture? YES NO
If YES, how much land is being converted? _____ (ft² / acres)

11. Will the proposed cultivation site require the construction of a pond OR will it involve diking, filling, or dredging?
 NO
 YES, the project will involve: Construction of a pond - a total of _____ cubic yards will be moved
 Diking - a total of _____ cubic yards will be moved
 Filling - a total of _____ cubic yards will be moved
 Dredging - a total of _____ cubic yards will be moved

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.
natural forest

	NORTH	EAST	SOUTH	WEST
Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Residential/Agricultural			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial/Industrial				
Institutional/Timberland				
Other				

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

A. Electricity

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify solar with backup generator

B. Gas

Utility Company (existing)

Utility Company (planned)

On-Site Generation – Specify _____

None

C. Water

Community water system – Specify supplier _____

Well

Spring

Pond

Other – Specify _____

D. Sewage

Community sewage system – Specify supplier _____

Septic Tank

Other – Specify _____

15. Will there be any security lighting? YES NO If YES, will the light be cast downward? YES NO

16. Will you have employees? YES NO

If YES, how many employees will you have? 2

If employees are residing onsite, please indicate the structure they will be residing.

17. Will there be any processing of cannabis on site (trimming, leaf removal, curing, drying, etc)? YES NO

18. If you answered YES to the previous question (17), please describe the activities.

own product only curvy: processing as well as leaf removal

19. Have you discussed this proposal with adjacent property owners and other concerned parties?

yes

20. Please describe how you intend to mitigate potential nuisances related to the proposed cultivation activities.

BMPs

21. Provide an overview of your past cultivation, as well as ancillary activities on this subject property. If 'Relocating' please describe past activities within Mendocino County, as well as past cultivation on this subject parcel, if applicable:

historical cannabis cultivation & livestock grazing

22. Describe why the proposed location and operation is the most environmentally superior location on the subject property.

its the most open & flat area

23. Are you aware of any Archeological or Paleontological resources on the subject property? YES NO

24. Have you recieved the requisite approvals from CALFIRE or your Local Response Agency? YES NO

If NO, do you intend to submit this information alongside needed building permits? _____

25. Have you recieved site inspections from any of the following agencies with regard to this proposed activity?

NO

YES, following

Department of Agriculture Date: 2020

SWRCB Date: _____

CDFW Date: _____

CDFA Date: _____

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

[Signature] 4/5/2021
Signature of Applicant/Agent Date

[Signature] 4/4/2021
Signature of Owner Date

FOR STAFF PURPOSES ONLY

Zoning District: _____

Subject to Sunset Provision [MCC 10A.17.080(B)(2)(b)]? YES NO

Compliant with Mendocino County Code Chapter 20.242: YES NO



**COUNTY OF MENDOCINO
CANNABIS DEPARTMENT**
125 EAST COMMERCIAL ST
WILLITS CALIFORNIA · 95490

PHONE: 707-234-6680

cannabisprogram@mendocinocounty.org

<https://www.mendocinocounty.org/departments/cannabis-department>

Affidavit For Tree Removal For Cannabis Cultivation

Mendocino County Cannabis Permit Application No. AG_2018-0413

State of California
County of Mendocino

This affidavit concerns the removal of certain commercial tree species, as defined by Title 14 California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District (see attached) (“**Commercial Tree Species**”) and certain oak species, defined as any true oak species (*Quercus* sp.) and any Tan Oak species (*Notholithocarpus* sp.) (“**Oak Tree Species**”)(collectively the Oak Tree Species and Commercial Tree Species are referred to as the “**Covered Tree Species**”) pursuant to Section 10A.17.040, subdivision (K), of the Mendocino Cannabis Cultivation Ordinance.

I do hereby swear, certify and affirm the following:

1. Affirmation of knowledge and authority to make these representations as to all relevant facts:

I am the applicant, or an officer, director, trustee, general partner, or LLC manager of the applicant, of the above-referenced Mendocino County Cannabis Permit Application Number (the “**Application**”) and have personal knowledge of all relevant facts attested to in this affidavit regarding the Application.

2. Were any trees removed from the property identified in the Application (the “Property”):

No trees were removed within 150 feet of my existing or proposed cannabis cultivation site identified in the Application or any related irrigation source used for the cultivation of cannabis.

Trees were removed within 150 feet of my existing or proposed cannabis cultivation site identified in the Application or any related irrigation source used for the cultivation of cannabis.

3. If you checked the second box in Section 2, check the appropriate box below, and provide an explanation:

The trees were removed on or after May 4, 2017.

The trees were removed prior to May 4, 2017.

The trees were removed prior to May 4, 2017, and on or after May 4, 2017.

Please provide the approximate dates when the trees were removed, and provide any documentation in support of those approximate dates. If additional space is needed, please add additional page(s) as needed:

Trees were removed in October of 2018 due to them being dead/dried out

Tree Removal Affidavit

4. If you checked the second box in Section 2, check the appropriate box below, and provide an explanation:

- One or more of the trees removed from the Property were Covered Tree Species.
- The trees removed from the Property were not Covered Tree Species.

Please explain how it was determined the trees removed were not Covered Tree Species, and provide any documentation in support of the determination that the trees removed were not Covered Tree Species. If additional space is needed, please add additional page(s) as needed:

Some of the trees removed were Douglas Fir, Pacific Madrone due to them being dead and dried out.

5. If you checked the first box in Section 4, check one or more of the boxes below, as appropriate, and provide an explanation:

- The removal of one or more Covered Tree Species was not for the purpose of developing the cannabis cultivation site identified in the application, as that term is defined in Section 10A.17.040, subdivision (K), of the Mendocino Cannabis Cultivation Ordinance.

Please explain the purpose of removing the Covered Tree Species, and provide any documentation in support. If additional space is needed, please add additional page(s) as needed:

Some of the trees removed were to address possible hazards

- The removal of one or more Covered Tree Species was for the purpose of developing the cannabis cultivation site identified in the application, as that term is defined in Section 10A.17.040, subdivision (K), of the Mendocino Cannabis Cultivation Ordinance.

- One or more Covered Tree Species were removed for the purpose of addressing safety or disease concerns.

Please explain what safety or disease issues were addressed and provide any documentation in support. If additional space is needed, please add additional page(s) as needed:

Per Arborist report, there were alot of dead trees on the property.

[Signature Page to Follow]

Tree Removal Affidavit

I declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct.

Executed this 28 day of August, 2023 in Mendocino County (City or County), California (State)

Ignacio Pena

Print Name

A digital signature stamp from DocuSign. It features the text "DocuSigned by:" above a stylized signature of "Ignacio Pena". Below the signature, there is a small alphanumeric code "A80902F4E48D1A4E".

Signature

[Tree Species Lists Page to Follow]

[Signature Page to Tree Removal Affidavit]

Tree Removal Affidavit

Coast Forest District Commercial Trees

coast redwood (*Sequoia sempervirens*)
Douglas-fir (*Pseudotsuga menziesii*)
grand fir (*Abies grandis*)
western hemlock (*Tsuga heterophylla*)
western redcedar (*Thuja plicata*)
bishop pine (*Pinus muricata*)
Sitka spruce (*Picea sitchensis*)
incense cedar (*Calocedrus decurrens*)
Port Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
white fir (*Abies concolor*)
Jeffrey pine (*Pinus jeffreyi*)
ponderosa pine (*Pinus ponderosa*)
sugar pine (*Pinus lambertiana*)
western white pine (*Pinus monticola*)
tan oak (*Notholithocarpus densiflorus*)
red alder (*Alnus rubra*)
white alder (*Alnus rhombifolia*)
Pacific madrone (*Arbutus menziesii*)
golden chinkapin (*Chrysolepis chrysophylla*)
California bay laurel (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)
Monterey pine (*Pinus radiata*)

Northern Forest District Commercial Trees

sugar pine (*Pinus lambertiana*)
ponderosa pine (*Pinus ponderosa*)
Jeffrey pine (*Pinus jeffreyi*)
western white pine (*Pinus monticola*)
lodgepole pine (*Pinus contorta*)
coast redwood (*Sequoia sempervirens*)
white fir (*Abies concolor*)
California red fir (*Abies magnifica*)
noble fir (*Abies procera*)
Douglas-fir (*Pseudotsuga menziesii*)
incense-cedar (*Calocedrus decurrens*)
Port Orford cedar (*Chamaecyparis lawsoniana*)
Group Bknobcone pine (*Pinus attenuata*)
gray pine (*Pinus sabiniana*)
California black oak (*Quercus kelloggii*)
Oregon white oak (*Quercus garryana*)
tan oak (*Notholithocarpus densiflorus*)
mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Englemann spruce (*Picea englemanii*)
giant sequoia (*Sequoiadendron giganteum*)
golden chinkapin (*Chrysolepis chrysophylla*)
foxtail pine (*Pinus balfouriana*)
white alder (*Alnus rhombifolia*)
Monterey pine (*Pinus radiata*)
Pacific madrone (*Arbutus menziesii*)
California bay laurel (*Umbellularia californica*)
Western juniper (*Juniperus occidentalis*)

[Guidance to Complete Affidavit Page to Follow]

[Tree Species Lists to Tree Removal Affidavit]

Tree Removal Affidavit

Guidance to Complete the Affidavit for Tree Removal for Cannabis Cultivators

Personal Knowledge

In Section 1 of the Affidavit for Tree Removal for Cannabis Cultivators (the “**Affidavit**”), it requires that the affiant “have personal knowledge of all relevant facts attested” to in the Affidavit. In cases where the affiant is relying on information or facts that are outside their direct personal knowledge, the affiant shall provide an explanation of how they came to the conclusions attested to in the Affidavit. The affiant shall provide all information, and sources of information, used to make the assertions in the Affidavit.

If the affiant does not have knowledge of any information or sources of information used to make the assertions in the Affidavit, the affiant should explain why there is a lack of information and how they came to the conclusions attested to in the Affidavit.

To whom it may concern,

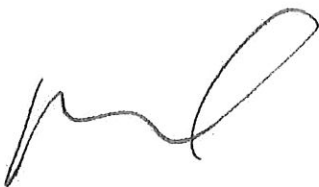
I, R. Chandler Seward, ISA certified arborist # WE-9292au, am writing this letter in regards to trees located at 5730 Ridgewood Rd, Willits, CA..

On 10/16/2018, I visited the address listed above and identified multiple hazard trees that are in need of mitigation. The trees I assessed are located along the perimeter of the garden area of the property, in the yard near a dwelling, along the driveway and in close proximity to large storage sheds. The site is a mix of Douglas fir (*Pseudotsuga menziesii*), Black Oak (*Quercus kelloggii*), White Oak (*Quercus garryana*), Pacific Madrone (*Arbutus menziesii*), and Ponderosa Pine (*Pinus ponderosa*). Many of the trees have poor architecture, storm damage, or other various major defects. There are also multiple dead Douglas fir and Ponderosa Pine's located on the property which I would classify as hazard trees due to their proximity to targets.

The hazard trees are only one of the vegetation issues on this property. What is of concern is the amount of fuels located on the property in general. The forest is dense and fuels are heavy. The dwelling and garden are uphill. The surrounding land sloped. Without mitigation, the property is at an increased risk for wild land fire. I recommend the surrounding forest be assessed and a fuel mitigation plan be implemented.

Should you have any questions, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'R. Chandler Seward', with a large, stylized loop at the end.

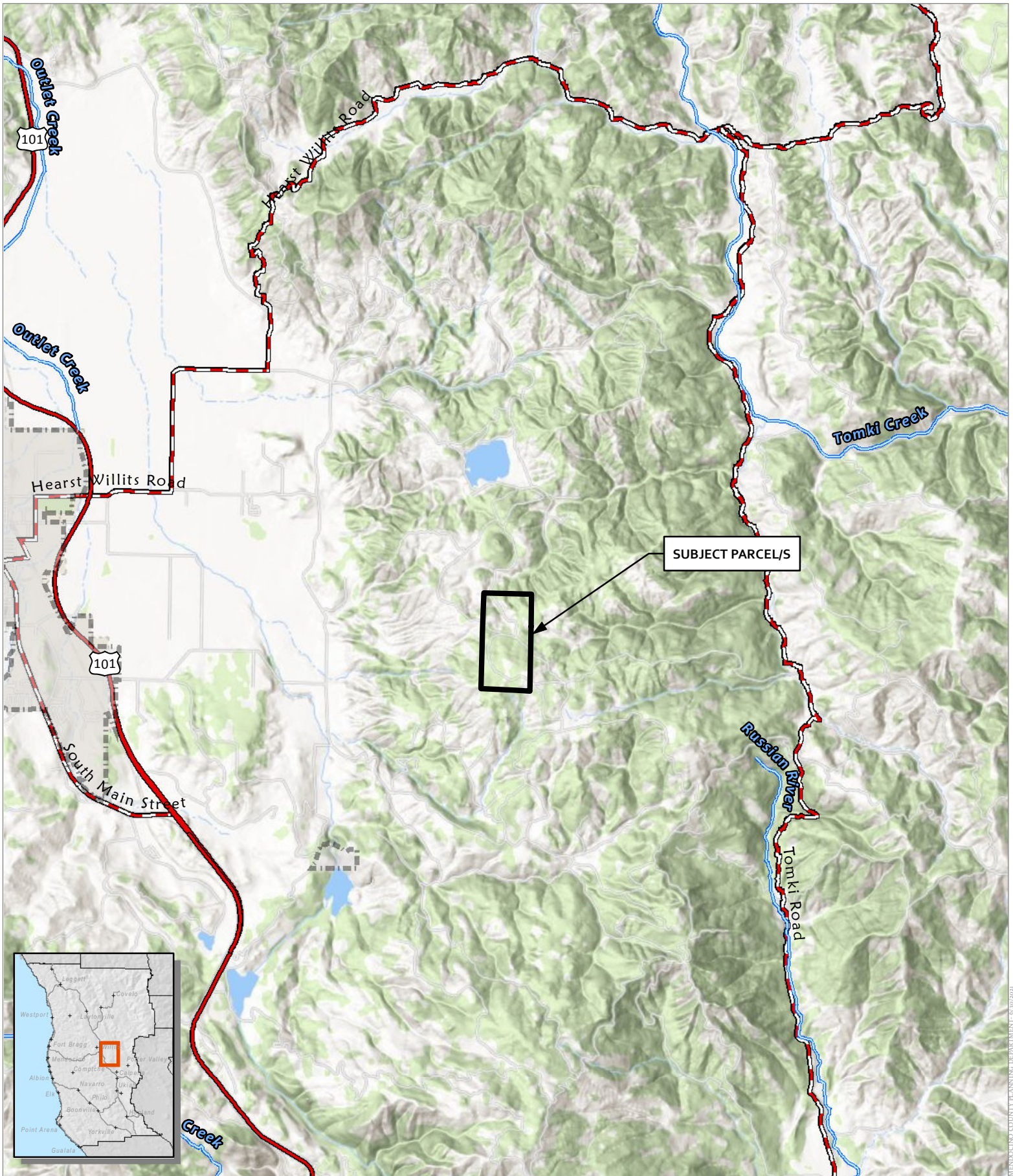
R. Chandler Seward

ISA Certified Arborist, Utility Specialist WE-9292au




TCIA Certified Tree Care Safety Professional

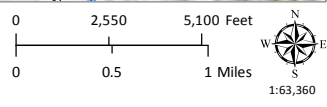
Chansea1234@gmail.com

707-572-8687



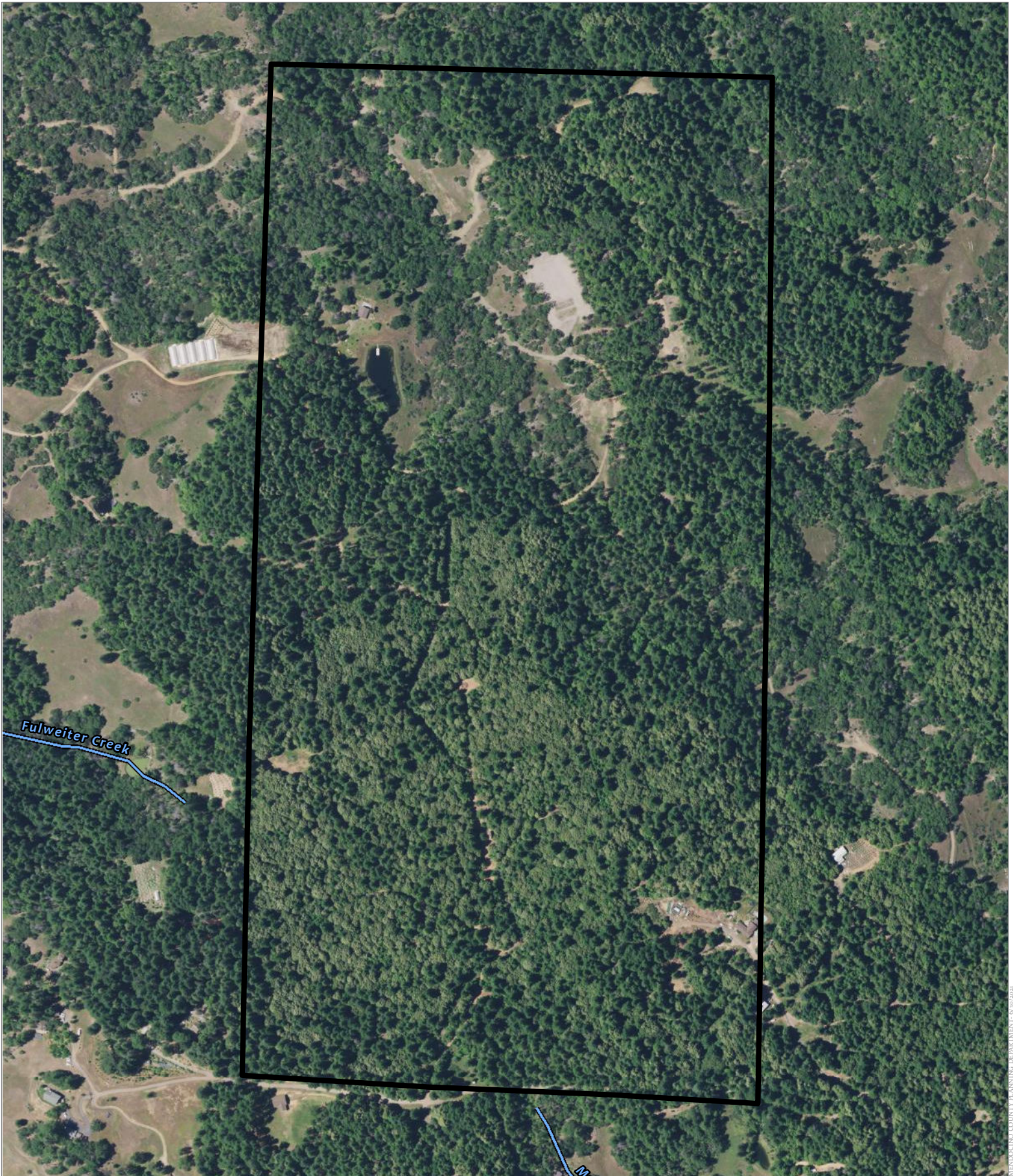
CASE: AP 2021-0014
 OWNER: PENA, Ignacio & Martha
 APN: 108-182-23
 APLCT: Ignacio Pena
 AGENT: Julia Carrera
 ADDRESS: 5730 Ridgewood Road, Willits

-  City Limits
-  Highways
-  Major Roads



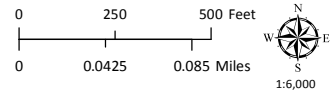
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/20/2021



CASE: AP 2021-0014
OWNER: PENA, Ignacio & Martha
APN: 108-182-23
APLCT: Ignacio Pena
AGENT: Julia Carrera
ADDRESS: 5730 Ridgewood Road, Willits

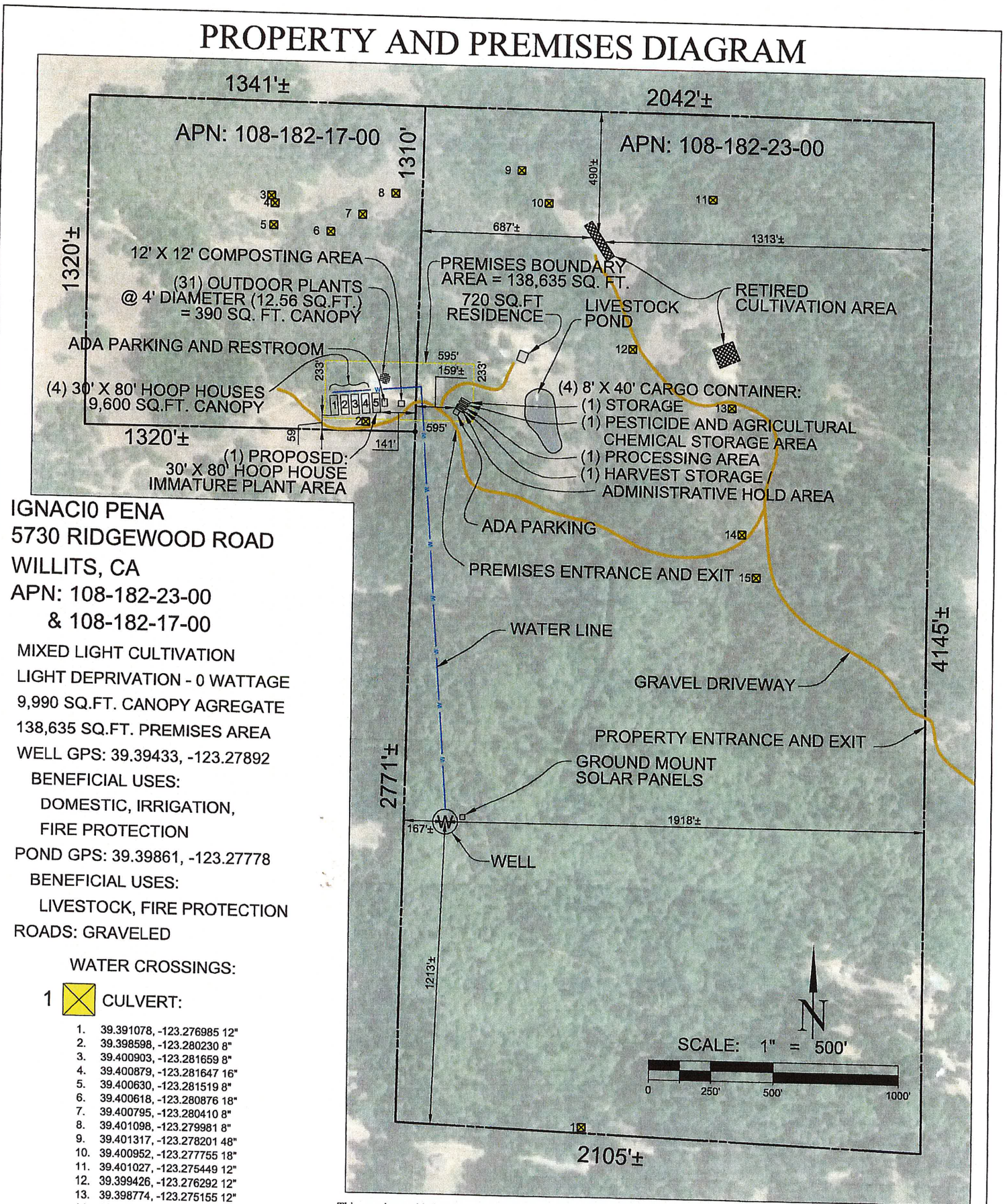
Named Rivers



AERIAL IMAGERY

PLANNING DEPARTMENT - 06/02/2021

PROPERTY AND PREMISES DIAGRAM



IGNACIO PENA
5730 RIDGEWOOD ROAD
WILLITS, CA
APN: 108-182-23-00
& 108-182-17-00

MIXED LIGHT CULTIVATION
 LIGHT DEPRIVATION - 0 WATTAGE
 9,990 SQ.FT. CANOPY AGREGATE
 138,635 SQ.FT. PREMISES AREA
 WELL GPS: 39.39433, -123.27892
 BENEFICIAL USES:
 DOMESTIC, IRRIGATION,
 FIRE PROTECTION
 POND GPS: 39.39861, -123.27778
 BENEFICIAL USES:
 LIVESTOCK, FIRE PROTECTION
 ROADS: GRAVELED

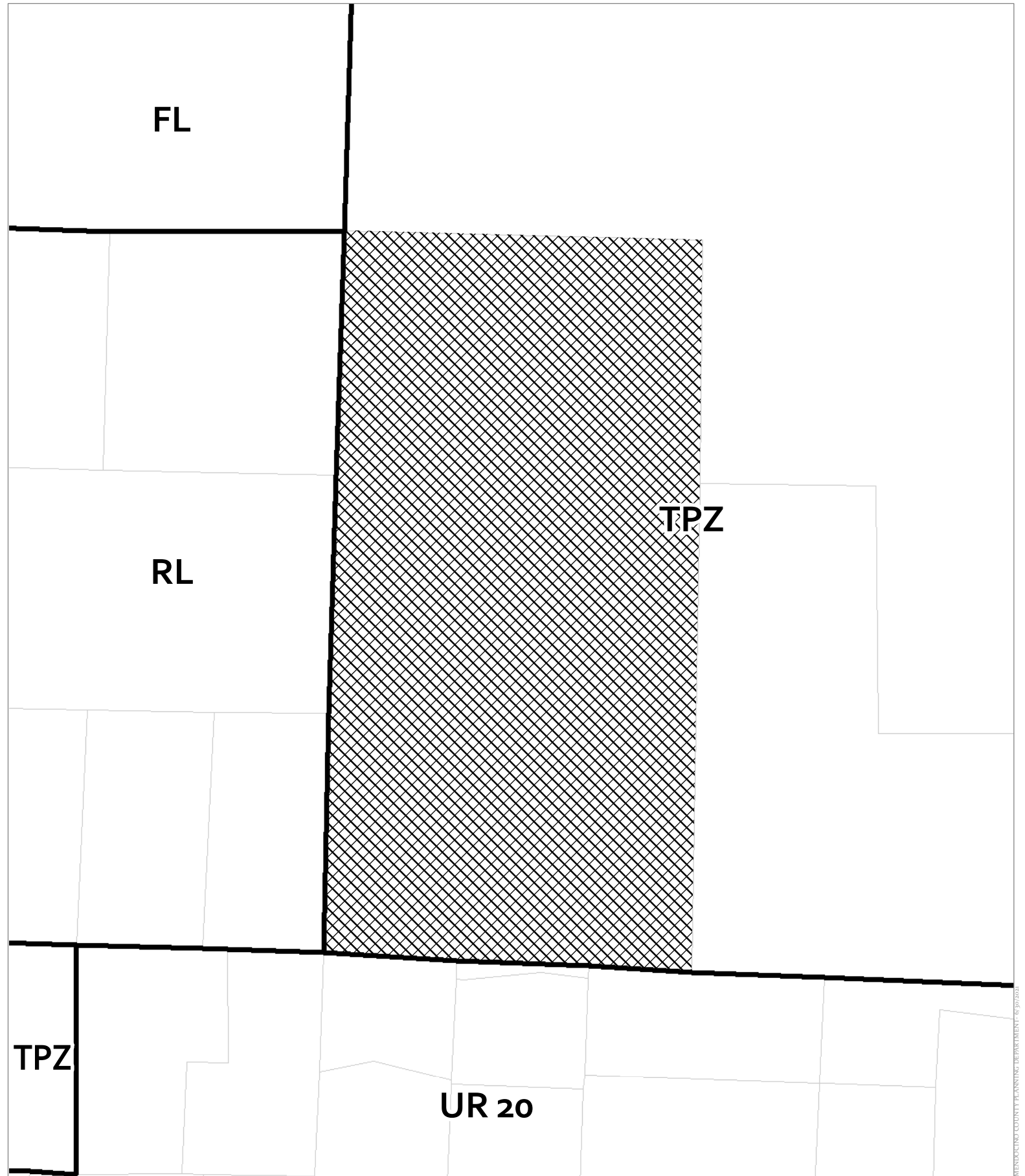
WATER CROSSINGS:

1  CULVERT:



1. 39.391078, -123.276985 12"
2. 39.398598, -123.280230 8"
3. 39.400903, -123.281659 8"
4. 39.400879, -123.281647 16"
5. 39.400630, -123.281519 8"
6. 39.400618, -123.280876 18"
7. 39.400795, -123.280410 8"
8. 39.401098, -123.279981 8"
9. 39.401317, -123.278201 48"
10. 39.400952, -123.277755 18"
11. 39.401027, -123.275449 12"
12. 39.399426, -123.276292 12"
13. 39.398774, -123.275155 12"
14. 39.397393, -123.274804 12"
15. 39.396882, -123.274792 12"

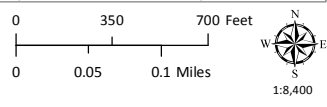
This map is provided without warranty of any kind. Spatial data is approximate. Parcel positions are estimates only. Reasonable effort has been made to ensure the accuracy of the map and data provided, however errors and omissions may still exist. The positional accuracy of the data is approximate and is not intended to represent surveyed information. Do not use this map to determine property boundaries.

Julia Carrera & Associates
 707-489-0996

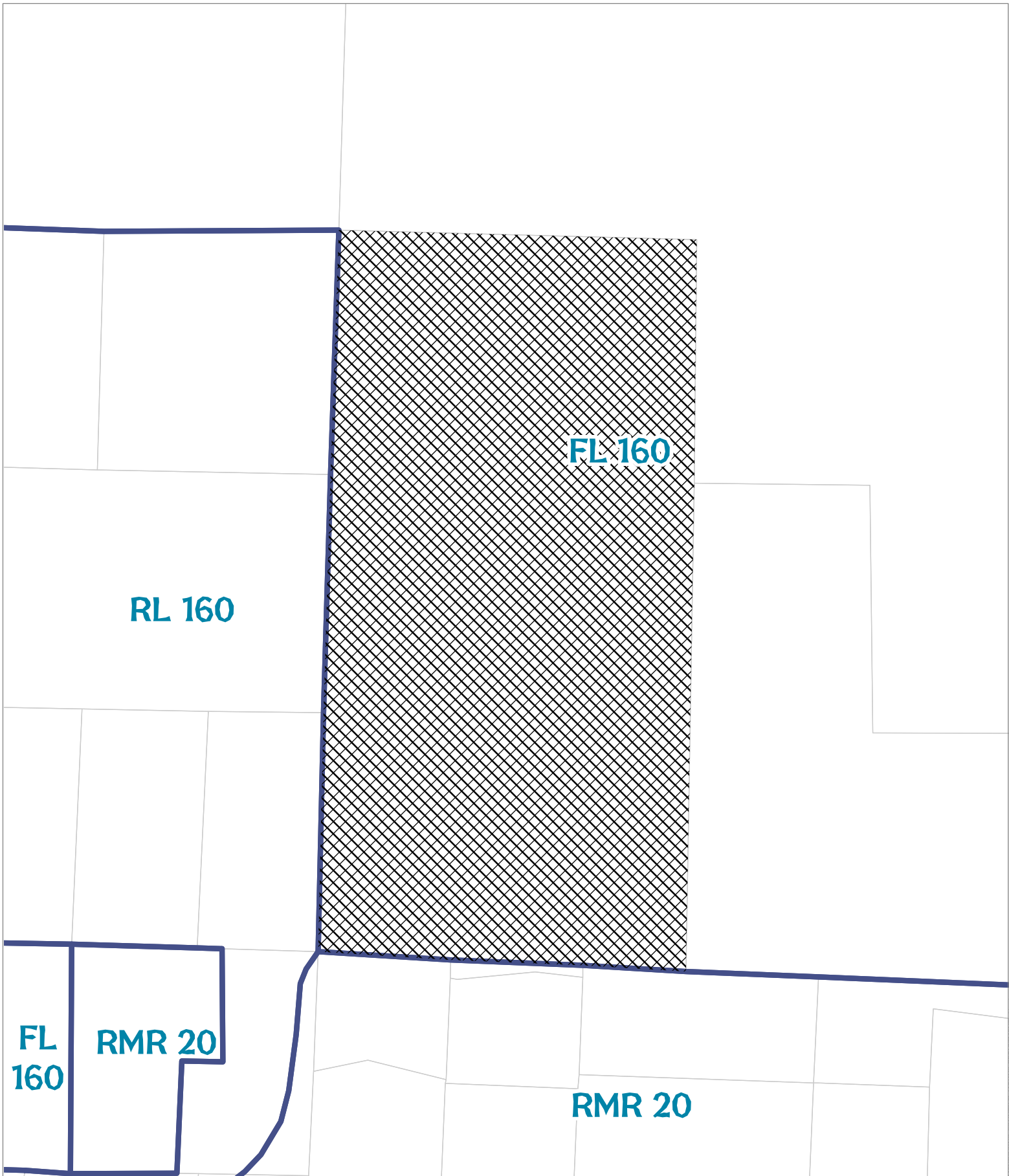


CASE: AP 2021-0014
 OWNER: PENA, Ignacio & Martha
 APN: 108-182-23
 APLCT: Ignacio Pena
 AGENT: Julia Carrera
 ADDRESS: 5730 Ridgewood Road, Willits



 Zoning Districts
 Public Roads

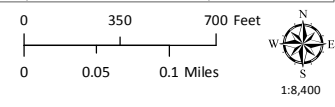


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2021



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 APN: 108-182-23
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 ADDRESS: 5730 Ridgewood Road, Willits

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

108-182-01
FRANCISCO SAN
FL160 120 A± (125.22 A±)

108-182-22
FRANCISCO PENA
RL160 152.6 A± (158.13 A±)

108-182-17
IGNACIO PENA
RL160 40 A± (41.16 A±)

108-182-06
FRANCISCO SAN
TP160 280 A± (220.52 A±)

108-182-16
ROBERT DOOLEY
RL160 160 A± (165.09 A±)

108-182-23
IGNACIO PENA
TP160 240 A± (193.23 A±)

108-182-24
SANDRA SHULL
TP160 120 A± (95.42 A±)

108-182-27
KENNETH FORD
RL160 56.83 A± (59.45 A±)

108-182-13
JOHN JEAVONS
RL160 20.24 A± (21.68 A±)

108-182-14
ERIC SAARNI
RL160 20.25 A± (20.45 A±)

105-010-12
DAVID LOVITT
UR20 18.96 A± (21.52 A±)

105-030-10
MOUNTAIN PINE
UR20 2 A± (1.24 A±)

105-030-20
DAVID THOMAS
UR20 11.2 A± (10.89 A±)

105-030-13
DONNA MAYFIELD
UR20 10.55 A± (10.67 A±)

105-030-18
THOMAS SUMMERS
UR20 19.86 A± (18.35 A±)

105-030-22
MICHAEL MILTIMORE
UR20 12.8 A± (11.23 A±)

105-010-04
HORST WOLF
TP160 40 A± (37.7 A±)

105-010-13
WILLIAM KERRICK
UR20 19.05 A± (18.47 A±)

105-030-21
DAVID THOMAS
UR20 11 A± (10.99 A±)

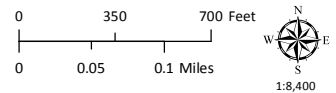
105-030-14
EMILIO HURTADO
UR20 10.19 A± (10.11 A±)

105-030-19
JAMES DONNELLY
UR20 19.84 A± (18.9 A±)

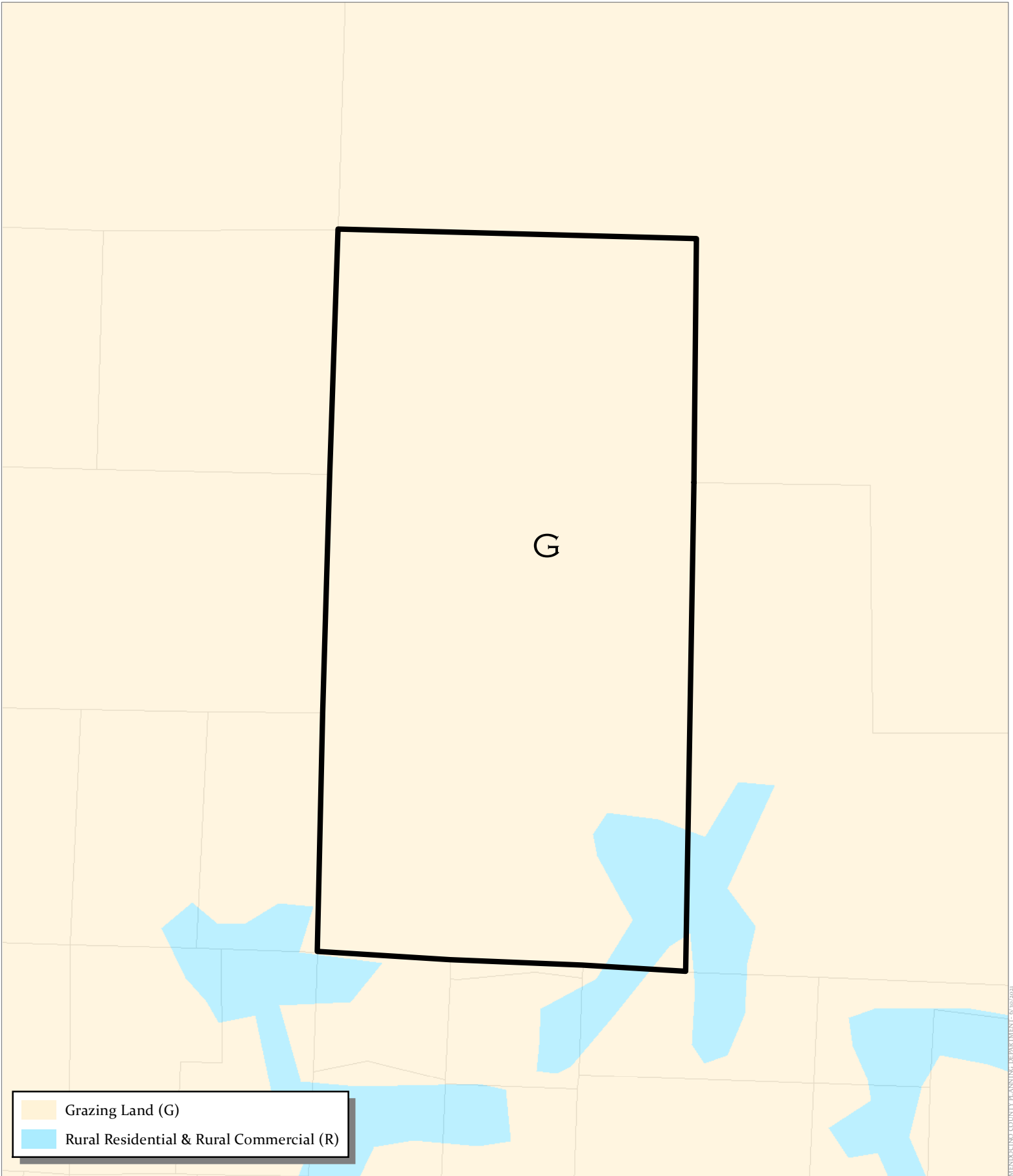
105-030-23
BRIAN HURT
UR20 10 A± (8.91 A±)



105-030-24
STEVEN BENAVIDEZ
UR20 17.11 A± (12.89 A±)

CASE: AP 2021-0014
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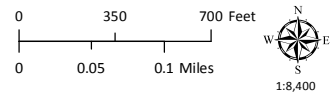


ADJACENT PARCELS



-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)

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FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021