CASE#: MS_2020-0005  
DATE FILED: 10/14/2020  
OWNER: TRAVIS HUNTER AND KELSEY BROWN  
APPLICANT: LACO ASSOCIATES  
AGENT: BRAD THOMAS (LACO ASSOCIATES)  
REQUEST: Minor Subdivision of a 34.92± acre parcel creating four (4) parcels, ranging in size from 5.08± to 8.05± acres with a remainder parcel of 11.59± acres.  
ENVIRONMENTAL DETERMINATION: Negative Declaration  
LOCATION: 6.2± miles northeast of Ukiah City center, lying on the west side of Lake Ridge Drive (Private), 1.5± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3750 Lake Ridge Road; APN: 168-080-09.  
ENVIRONMENTAL DETERMINATION: Negative Declaration  
SUPERVISORIAL DISTRICT: 1  
STAFF PLANNER: KEITH GRONENDYKE  
RESPONSE DUE DATE: November 16, 2020  
PROJECT INFORMATION CAN BE FOUND AT:  
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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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).

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REVIEWED BY:

Signature ___________________________  Department ___________________________  Date ___________________________
OWNER: TRAVIS HUNTER AND KELSEY BROWN

APPLICANT: LACO ASSOCIATES

AGENT: BRAD THOMAS (LACO ASSOCIATES)

REQUEST: Minor Subdivision of a 34.92± acre parcel creating four (4) parcels, ranging in size from 5.08± to 8.05± acres with a remainder parcel of 11.59± acres.

LOCATION: 6.2± miles northeast of Ukiah City center, lying on the west side of Lake Ridge Drive (Private), 1.5± miles north of its intersection with Lake Mendocino Drive (CR 227B), addressed at 5370 Lake Ridge Road; APN #168-080-09.

APN/S: 168-080-09

PARCEL SIZE: 34.92± Acres

GENERAL PLAN: Rural Residential (RR5)

ZONING: Rural Residential (RR:5)

EXISTING USES: There is an existing, unfinished single family residential unit on the subject parcel (BU_2013-0604); the building permit expires on November 22, 2020.

DISTRICT: 1st Supervisorial (Brown)

RELATED CASES: MS 9-2006: A Minor Subdivision, originally approved in 2007, but subsequently expired on November 4, 2016. MS 9-2006 was approved to facilitate a 4 parcel subdivision, creating 3 parcels of approximately 5 acres, and remainder parcel of approximately 19 acres.

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: R.R.R5; R.R.10</td>
<td>R.R.R5</td>
<td>5± acres, 12± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>EAST: R.R.R10; Public Lands (PL)</td>
<td>R.R.R5; Public Facilities</td>
<td>6.7± acres, 138± acres</td>
<td>Residential, Recreational</td>
</tr>
<tr>
<td>SOUTH: R.R.R5; R.R.10</td>
<td>R.R.R5</td>
<td>10± acres, 10± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST: R.R.R10</td>
<td>R.R.R.R5; R.R.10</td>
<td>36± acres, 12± acres</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- County Building Division
- County Addresser
- Department of Transportation
- Environmental Health
- City of Ukiah (Planning)
- Redwood Valley Fire District
- Ukiah Valley Fire District (Adj.)

FEDERAL
- US Army Corps of Engineers
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

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

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band

ADDITIONAL INFORMATION: The

STAFF PLANNER: KEITH GRONENDYKE
DATE: 11/2/2020
ENVIRONMENTAL DATA

1. MAC: GIS
   NO

2. FIRE HAZARD SEVERITY ZONE:
   CALFIRE FRAP maps/GIS
   Moderate

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   STATE RESPONSIBILITY AREA

4. FARMLAND CLASSIFICATION:
   GIS
   GRAZING LAND (G)

5. FLOOD ZONE CLASSIFICATION:
   Flood Zone Boundary Maps (FIRM)
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   NO

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study: Eastern/Western Part
   Xerochrepts and Xerochrepts-Haplozeralfs-Argixerolls

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
   LCP maps, Pygmy Soils Maps; GIS
   NO

9. WILLIAMSON ACT CONTRACT:
   GIS
   NO

10. TIMBER PRODUCTION ZONE:
    GIS
    NO

11. WETLANDS CLASSIFICATION:
    GIS
    NO

12. EARTHQUAKE FAULT ZONE:
    Earthquake Fault Zone Maps; GIS
    NO

13. AIRPORT LAND USE PLANNING AREA:
    Airport Land Use Plan GIS
    NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
    GIS; General Plan 3-11
    NO

15. NATURAL DIVERSITY DATABASE:
    CA Dept. of Fish & Wildlife Rarefind Database/GIS
    NO

16. RECREATION AREA ADJACENT:
    YES – LAKE MENDOCINO

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
    YES – UKIAH VALLEY AREA PLAN (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:
    Policy
    NO

22. OAK WOODLAND AREA:
    USDA
    NO

23. HARBOR DISTRICT:
    Sec. 20.512
    NO
APPLICATION FORM

APPLICANT
Name: LACO Associates Attn: Brad Thomas
Phone: 707-462-0222
Mailing Address: 776 South State Street Suite 103
City: Ukiah State/Zip: CA 95482 email: thomasb@lacoassociates.com

PROPERTY OWNER
Name: Travis Hunter and Kelsey Brown
Phone: 707-367-3268
Mailing Address: 1427 Buckhorn Road
City: Willits State/Zip: CA 95490 email: khunter_89@yahoo.com

AGENT
Name: Same as Applicant
Phone: 
Mailing Address:
City: State/Zip: email:
Parcel Size: 34.92 Acres (Sq. feet/ Acres) Address of Property: 5370 Lake Ridge Drive, Ukiah CA 95482
Assessor Parcel Number(s): 168-080-09

TYPE OF APPLICATION:
☐ Administrative Permit
☐ Agricultural Preserve
☐ Airport Land Use
☐ CDP: Admin
☐ CDP: Standard
☐ Certificate of Compliance
☐ Development Review
☐ Exception
☐ Flood Hazard
☐ General Plan Amendment
☐ Land Division-Minor
☐ Land Division-Major
☐ Land Division-Parcel
☐ Land Division-Resubdivision
☐ Modification of Conditions
☐ Reversion to Acreage
☐ Rezoning
☐ Use Permit-Cottage
☐ Use Permit-Minor
☐ Use Permit-Major
☐ Variance
☐ Other

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

Signature of Applicant/Agent: 10-9-2020

Signature of Examiner: 10-8-20
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Lot Size</th>
<th>Proposed Land Use</th>
<th>Existing Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>5.12 Acres</td>
<td>Residential</td>
<td>None</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>5.08 Acres</td>
<td>Residential</td>
<td>Unfinished Single Family Dwelling w/ Garage–Building Permit Number BU_2013-0064</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>5.08 Acres</td>
<td>Residential</td>
<td>None</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>8.05 Acres</td>
<td>Residential</td>
<td>None</td>
</tr>
<tr>
<td>Remainder Parcel</td>
<td>11.59 Acres</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

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

3. A. Water supply is from:
   [ ] Individual wells on each lot
   [ ] Community Well
   [ ] Water company
   [ ] Spring

   B. Sewage disposal is by use of:
   [ ] Public system
   [ ] Private system

4. Is an Exception requested of any of the minor subdivision regulations? [ ] Yes [ ] No
   (If yes an application for Exception must accompany this application.)

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

[Signature]
Owner’s Signature

[Signature]
Owner’s Signature

[Signature]
Applicant and/or Agent’s Signature
Bradley Thomas

Print Name of Representative

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

[Signature]
Signature of Preparer of the Tentative Map

10-9-2020
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.

   Existing single parcel to be converted to four parcels and one remainder. Parcels will be used for residential purposes with private wells and septic systems. No development is proposed for the remainder. Access to the site currently is via an existing private road easement along Lake Ridge Drive (see 1486 OR 370, M.C. 2, D. 45, P. 6, 1491 OR 473, I.N. 2005-16553). New access and utility easements are proposed to service Parcels 1 thru 4. Improvements are to be deferred until such time as the parcels are conveyed to new owners.

2. Structures/Lot Coverage

   Number of Units
   - Existing
   - Proposed
   - Existing
   - Proposed
   - Total

   □ Single Family
   □ Mobile Home
   □ Duplex
   □ Multifamily
   □ Other:
   □ Other:

   Total Structures Paved
   Area Landscaped Area
   Unimproved Area

   GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following:

   Estimated employees per shift: 
   Estimated shifts per day: 
   Type of loading facilities proposed: 

4. Will the proposed project be phased?  Yes □ No □ If yes, explain your plans for phasing:
   Improvements are to be deferred until such time as the parcels are conveyed to new owners.

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

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Existing Number of Spaces
Proposed Additional Spaces
Total

8. Is any road construction or grading planned?  Yes □ No □ If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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

   A. Amount of cut: ______________ cubic yards
   B. Amount of fill: ______________ cubic yards
   C. Maximum height of fill slope: ______________ feet
   D. Maximum height of cut slope: ______________ feet
   E. Amount of import or export: ______________ cubic yards
   F. Location of borrow or disposal site: 

Z:\11.PBS Forms\COMPLETED Form\Planning Application 2015.docx
10. Does the project involve sand removal, mining or gravel extraction? □ Yes □ No
   If yes, detailed extraction, reclamation and monitoring plans may be required.

11. Will the proposed development convert land currently or previously used for agriculture to another use? □ Yes □ No
   If yes, how many acres will be converted? ________ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? □ Yes □ No
   If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? □ Yes □ No

14. Is the proposed development visible from a park, beach or other recreational area? □ Yes, Lake □ No
   □ Mendocino

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
   Diking: □ Yes □ No
   Filling: □ Yes □ No
   Dredging: □ Yes □ No
   Placement of structures in:
   □ open coastal waters
   □ wetlands
   □ estuaries
   □ lakes
   If so, amount of material to be dredged or filled? __________ cubic yards.
   Location of dredged material disposal site?
   Has a U.S. Army Corps of Engineers permit been applied for? □ Yes □ No

16. Will there be any exterior lighting? □ Yes □ No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:
   A. Electricity:
      □ Utility Company (service exists to the parcel)
      □ Utility Company (requires extension of service to site: ______ feet ______ miles)
      □ On Site Generation - Specify:
   B. Gas:
      □ Utility Company/Tank
      □ On Site Generation - Specify:
      □ None
   C. Telephone: □ Yes □ No

18. What will be the method of sewage disposal?
   □ Community sewage system - Specify supplier
   □ Septic Tank
   □ Other - Specify:

19. What will be the domestic water source?
   □ Community water system - Specify supplier
   □ Well
   □ Spring
   □ Other - Specify:
20. Are there any associated projects and/or adjacent properties under your ownership?
   □ Yes  □ No  If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

   __________________________________________________________________________

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

   __________________________________________________________________________

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   From Calpeya, take Marina Drive toward Lake Mendocino. At the top of the ridge, take Lake Ridge Drive to the south for 0.9 miles to a gated driveway on the right.

23. Are there existing structures on the property?  □ Yes  □ No
   If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
   There is an existing, unfinished single family dwelling with a garage on proposed Parcel 2. A septic system and well are in place. See Tentative Map.

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

   __________________________________________________________________________


26. Gross floor area of existing structures __square feet (including covered parking and accessory buildings). Gross floor area of proposed structures __square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): __square feet  □ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
   The site is vegetated with trees and chaparral with some existing dirt roads and cleared areas. See Tentative Map.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
   All surrounding properties are rural residential.

30. Indicate the surrounding land uses:  All residential
   North  East  South  West
   Vacant  Residential  Agricultural  Commercial  Industrial  Institutional  Timberland  Other
CASE: MS 2020-0005
OWNER: HUNTER, Travis
APN: 168-080-09
APLCT: LACO & Associates
AGENT: Brad Thomas
ADDRESS: 5370 Lake Ridge Drive, Ukiah

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
CASE: MS 2020-0005
OWNER: HUNTER, Travis
APN: 168-080-09
APLCT: LACO & Associates
AGENT: Brad Thomas
ADDRESS: 5370 Lake Ridge Drive, Ukiah

Eastern Serpentine Inclusions
Naturally Occurring Asbestos

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2020

EASTERN SOIL CLASSIFICATIONS
CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

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

<table>
<thead>
<tr>
<th>Building / Project Site Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 5370 Lake Ridge Dr.</td>
</tr>
<tr>
<td>City: Ukiah</td>
</tr>
<tr>
<td>APN: 168-080-09</td>
</tr>
<tr>
<td>Zip Code: 95482</td>
</tr>
<tr>
<td>Property Owner</td>
</tr>
<tr>
<td>Name: Kelsey Brown and Travis Hunter</td>
</tr>
<tr>
<td>Mailing Address: 1427 Buckhorn Rd.</td>
</tr>
<tr>
<td>City: Willits</td>
</tr>
<tr>
<td>State: CA</td>
</tr>
<tr>
<td>Zip Code: 95490</td>
</tr>
<tr>
<td>Phone: 707-367-3268</td>
</tr>
<tr>
<td>Email: <a href="mailto:khunter_89@yahoo.com">khunter_89@yahoo.com</a></td>
</tr>
<tr>
<td>Agent Representing Property Owner</td>
</tr>
<tr>
<td>Name: LACO Associates Attn: Brad Thomas</td>
</tr>
<tr>
<td>Mailing Address: 776 South State St. #103</td>
</tr>
<tr>
<td>City: Ukiah</td>
</tr>
<tr>
<td>State: Ca</td>
</tr>
<tr>
<td>Zip Code: 95482</td>
</tr>
<tr>
<td>Phone: 707-462-0222</td>
</tr>
<tr>
<td>Email: <a href="mailto:thomasb@lacoassociates.com">thomasb@lacoassociates.com</a>, <a href="mailto:clarkd@lacoassociates.com">clarkd@lacoassociates.com</a></td>
</tr>
<tr>
<td>Mail Correspondence to:</td>
</tr>
<tr>
<td>☐Owner  ☒Agent  ☐Pick Up at CAL FIRE Howard Forest</td>
</tr>
</tbody>
</table>

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

**ADDRESS STANDARD**
- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

**DRIVEWAY STANDARD**
- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "Y" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.
☐ MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD
- All parcels 1 acre and larger shall provide a minimum 30’ setback for all buildings from property lines and/or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100’ from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100’ perimeter of the structure, the most intense being within 30’ of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

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

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

☒ SIGN STANDARD
- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4” letter height, ½” stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100’.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100’ before such access limitation.
BRIDGE STANDARD
- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

EXCEPTION REQUEST GRANTED
- See attached letter

EXCEPTION REQUEST DENIED
- See attached letter

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

CONDITIONS OF APPROVAL INSTRUCTIONS

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

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

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

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

**Hardwoods:**
- Gray pine (Pinus sabiniana)
- Mountain hemlock (Tsuga mertensiana)
- Brewer spruce (Picea breweriana)
- Engelmann spruce (Picea engelmannii)
- Sierra redwood (Sequoiadendron giganteum)
- Foxtail pine (Pinus balfouriana)
- Western juniper (Juniperus occidentalis)
- Tanoak (Notholithocarpus densiflorus)
- Red alder (Alnus rubra)
- White alder (Alnus rhombifolia)
- Pacific madrone (Arbutus menziesii)
- Golden chinkapin (Castanopsis chrysophyla)
- Pepperwood (Umbellularia californica)
- Oregon white oak (Quercus garryana)
- California black oak (Quercus kelloggii)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.
Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.

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

ZONE 1: 30 feet of Lean, Clean & Green
1. Remove all dead plants, grass and weeds.
2. Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
3. Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30-100 feet of Reduced Fuel
4. Cut or mow annual grass down to a maximum height of 4 inches.
5. Create horizontal spacing between shrubs and trees.
6. Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire
7. Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawn mowers) for clearing vegetation.

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

HORIZONTAL SPACING
Create horizontal and vertical spacing between plants. The amount of spacing will depend on how steep the slope is and the size of the plants.
**STATE FIRE SAFE REGULATIONS APPLICATION**

<table>
<thead>
<tr>
<th>Building / Project Site Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 5370 Lake Ridge Drive</td>
</tr>
<tr>
<td>City: Ukiah</td>
</tr>
<tr>
<td>Zip Code: 95482</td>
</tr>
<tr>
<td>APN: 168-080-09</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Kelsey Brown and Travis Hunter</td>
</tr>
<tr>
<td>Mailing Address: 1427 Buckhorn Road</td>
</tr>
<tr>
<td>City: Willits</td>
</tr>
<tr>
<td>Zip Code: 95490</td>
</tr>
<tr>
<td>State: CA</td>
</tr>
<tr>
<td>Phone: (707) 367-3268</td>
</tr>
<tr>
<td>Email: <a href="mailto:khunter_89@yahoo.com">khunter_89@yahoo.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agent Representing Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: LACO Associates</td>
</tr>
<tr>
<td>Attn: Brad Thomas</td>
</tr>
<tr>
<td>Mailing Address: 776 South State Street Suite 103</td>
</tr>
<tr>
<td>City: Ukiah</td>
</tr>
<tr>
<td>Zip Code: 95482</td>
</tr>
<tr>
<td>State: CA</td>
</tr>
<tr>
<td>Phone: (707) 462-0222</td>
</tr>
<tr>
<td>Email: <a href="mailto:thomasb@lacoassociates.com">thomasb@lacoassociates.com</a>, <a href="mailto:clarkd@lacoassociates.com">clarkd@lacoassociates.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mail Correspondence to (choose one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Agent</td>
</tr>
<tr>
<td>Pick Up at CAL FIRE Howard Forest</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>□ New Building</td>
</tr>
<tr>
<td>□ Remodel/ Addition</td>
</tr>
<tr>
<td>□ Replacement</td>
</tr>
<tr>
<td>□ Commercial</td>
</tr>
<tr>
<td>□ Class K</td>
</tr>
<tr>
<td>□ Other</td>
</tr>
<tr>
<td>□ Subdivision</td>
</tr>
</tbody>
</table>

| Dwelling Sq. Ft: 1,740              |
| Attached Garage Sq. Ft: 500         |
| Accessory Building(s) Sq. Ft:       |
| Detached Garage/ Shop Sq. Ft:       |
| Agricultural Building(s) Sq. Ft:    |
| Other Structure Sq. Ft:             |
| TOTAL SQUARE FEET: 2,240            |

Briefly describe the structure(s) to be built:
New home construction and associated improvements will be deferred until such time as the parcels are conveyed to new owners.
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Was the subject parcel created PRIOR to January 1, 1991?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>2. Is the structure within a ½ mile driving distance of a working fire hydrant?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>3. Is the structure within a 5-mile driving distance of a year-round fire station?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>4. Is the subject parcel 1 acre or larger?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed structure(s) be 30 ft. or more from ALL property lines</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>6. Will your project require construction of a new road?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>7. Will your project require extension of an existing road?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>If you answered YES to question 6 or 7: How many feet? Maximum grade (%)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Will your project require construction of a new driveway?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>9. Will your project require extension of an existing driveway?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>If you answered YES to question 8 or 9: How many feet? Maximum grade (%)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If you answered No to (one or more) questions 6-9, describe the existing road/driveway: Existing dirt road within private access easement. Existing large turnaround/driveway approach at existing dwelling. Maximum driveway slope is approximately 11%. Width is approximately 12 feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Is there an existing bridge(s) on the parcel that provide access to the project site?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>11. Will a bridge be installed/ constructed to provide access to project site?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>12. Is a plot plan attached as per the instructions?</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

**Subdivision Information (only required for subdivision)**

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current acreage before split?</td>
<td>54.92</td>
</tr>
<tr>
<td>How many parcels will be created?</td>
<td>4 &amp; 1 remainder</td>
</tr>
<tr>
<td>Acreage of each newly created parcel?</td>
<td>5.01, 5.03, 5.16, 8.13, 11.59</td>
</tr>
</tbody>
</table>

**Timber and Land Conversion Activities**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. Will trees be cut and timber products be sold, bartered, traded, or exchanged?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>14. Will timberland be converted to a non-timber growing use?</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management

**FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440**

**Exception Request**

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Will your project require an exception to ANY of the Fire Safe Regulations?</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

If YES on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.

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

**Signature of property owner or authorized agent:**

Date: 09/01/20

Print Name: Brad Thomas
ROAD NOTES
1. EXISTING DIRT ROAD WIDTH VARIES
   - LAKE RIDGE DRIVE: 20± FEET
   - DRIVeway: 12± FEET

2. THERE IS AN EXISTING GATE ON LAKE RIDGE DRIVE, APPROXIMATELY 1/2 MILE NORTH OF THE DRiveway SHOWN HEREON.

PLOT PLAN
MINOR SUBDIVISION
APN 168-080-09
MENDOCINO COUNTY CALIFORNIA
SCALE 1"=50' AUGUST 1, 2020
BY
LACO
EUREKA • UKIAH • SANTA ROSA • CHICO
1-800-515-5054  www.lacoassociates.com
FILE No. 9747.00
TENTATIVE MAP OF
PROPOSED MINOR SUBDIVISION

SITE:  APN 168-260-02
5370 LAKE RIDGE ROAD
LAKE HAVEN, CA 92402

ZONING:  RURAL RESIDENTIAL
5 ACRE MINIMUM

EXISTING:  ONE PARCEL
34.7276 ACRES

PROPOSED:  FOUR PARCELS AND ONE REMAINDER
SMALLEST PROPOSED PARCEL:  0.01 ACRES
LARGEST PROPOSED PARCEL:  6.13 ACRES
AVERAGE PROPOSED PARCEL SIZE:  5.53 ACRES

OWNER:  TRAVIS HUNTER & KELSEY BROWN
1427 BUCKHORN ROAD
WILMINGTON, CA 92490
(714) 387-3388

AGENT:  LACO ASSOCIATES
776 SOUTH STATE STREET
SUITE 103
LAKE HAVEN, CA 92402
(714) 463-0222

Y LINES SHOWN ON THIS MAP DERIVED FROM RECORD
M.C. S. D. 45, P. 8, AND J.N. 2020-02551, M.C.R.

NO PRIVATE WELLS.
NO SEPTIC SYSTEMS.

SUBDIVISION ACTIVITY:
5.01 UH/HIPPLE AGREEMENT CREATING 2 PARCELS
APN 168-260-02.
6.13 SEPTIC PARCELS AND ONE REMAINDER
5.53 ACRES.

INTERNAL 10 FEET, BRUSH DEMONSTRATE FROM A
TERRAIN ELEVATION MODEL AND ARE NOT SUITABLE FOR

SITE:  APN 168-260-02
5370 LAKE RIDGE ROAD
LAKE HAVEN, CA 92402

ZONING:  RURAL RESIDENTIAL
5 ACRE MINIMUM

EXISTING:  ONE PARCEL
34.7276 ACRES

PROPOSED:  FOUR PARCELS AND ONE REMAINDER
SMALLEST PROPOSED PARCEL:  0.01 ACRES
LARGEST PROPOSED PARCEL:  6.13 ACRES
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(714) 387-3388

AGENT:  LACO ASSOCIATES
776 SOUTH STATE STREET
SUITE 103
LAKE HAVEN, CA 92402
(714) 463-0222

MINOR SUBDIVISION:
TRAVIS HUNTER & KELSEY BROWN
5370 LAKE RIDGE DRIVE, LAKE HAVEN, CA
APN 168-260-02

TENTATIVE MAP

DEPARTMENT: DDC
CHECKED: BAC
APPROVED: BAC
DATE: 8/29/2020
JOB NUMBER: 9747.00
SHEET OF: 1/1
State of California
Well Completion Report
Form DWR 188 Submitted 5/7/2020
WCR2020-005971

Owner's Well Number: 10699
Date Work Began: 05/06/2020
Date Work Ended: 05/06/2020
Local Permit Agency: Environmental Health Division - Ukiah Office

Well Owner (must remain confidential pursuant to Water Code 13752)
Name: KELSEY BROWN
Mailing Address: 1427 BUCKHORN ROAD
City: WILLITS
State: CA
Zip: 95470

Planned Use and Activity
Activity: New Well
Planned Use: Water Supply Irrigation - Agriculture

Well Location
Address: 5370 LAKE RIDGE DR
APN: 168-080-09
City: UKIAH
Zip: 95482
County: Mendocino
Township: 18 N
Lat. (Deg.): 39 (deg.)
Long. (Deg.): -123 (deg.)
Range: 12 W
Sec.: 21

Well Log - Free Form

<table>
<thead>
<tr>
<th>Depth from Surface</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>60 BROWN CLAY</td>
</tr>
<tr>
<td>60</td>
<td>125 BROWN CLAY WITH SOME CONGLOMERATE</td>
</tr>
<tr>
<td>125</td>
<td>180 BLUE CLAY</td>
</tr>
<tr>
<td>180</td>
<td>280 BROWN AND BLUE CLAY WITH SOME CONGLOMERATE</td>
</tr>
<tr>
<td>280</td>
<td>500 BROWN CLAY WITH SOME CONGLOMERATE</td>
</tr>
<tr>
<td>500</td>
<td>540 MOSTLY BLUE CLAY</td>
</tr>
</tbody>
</table>

Borehole Information
Orientation: Vertical
Drilling Method: Direct Rotary
Drilling Fluid: Air
Specify: Feet

Total Depth of Boring: 540 Feet
Total Depth of Completed Well: 515 Feet

Water Level and Yield of Completed Well
Depth to Static: 140 (Feet)
Date Measured: 05/06/2020

Estimated Yield*: 10 (GPM)
Test Type: Air Lift
Test Length: 2 (Hours)
Total Drawdown: (feet)

*May not be representative of a well’s long term yield.

Form DWR 188 rev. 12/19/2017
### Casings

<table>
<thead>
<tr>
<th>Casing #</th>
<th>Depth from Surface (feet)</th>
<th>Casing Type</th>
<th>Material</th>
<th>Casings Specifications</th>
<th>Wall Thickness (inches)</th>
<th>Outside Diameter (inches)</th>
<th>Screen Type if any</th>
<th>Slot Size (inches)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
<td>Blank</td>
<td>PVC</td>
<td>OD: 5.563 in.</td>
<td>SDR: 21</td>
<td>Thickness: 0.265 in.</td>
<td>0.265</td>
<td>5.563</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>300</td>
<td>Screen</td>
<td>PVC</td>
<td>OD: 5.563 in.</td>
<td>SDR: 21</td>
<td>Thickness: 0.265 in.</td>
<td>0.265</td>
<td>5.563</td>
<td>Milled Slots</td>
</tr>
<tr>
<td>1</td>
<td>510</td>
<td>Blank</td>
<td>PVC</td>
<td>OD: 5.563 in.</td>
<td>SDR: 21</td>
<td>Thickness: 0.265 in.</td>
<td>0.265</td>
<td>5.563</td>
<td>WITH CAP</td>
</tr>
<tr>
<td>1</td>
<td>540</td>
<td>No Casing Installed</td>
<td>PVC</td>
<td>OD: 5.563 in.</td>
<td>SDR: 21</td>
<td>Thickness: 0.265 in.</td>
<td>0.265</td>
<td>5.563</td>
<td></td>
</tr>
</tbody>
</table>

### Annular Material

<table>
<thead>
<tr>
<th>Depth from Surface (feet)</th>
<th>Fill</th>
<th>Fill Type Details</th>
<th>Filter Pack Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Bentonite</td>
<td>High Solids</td>
<td>1/4 X 1/8 GRAVEL &amp; 8/16 SAND</td>
<td>8/16 SAND, 1/4 X 1/8 GRAVEL</td>
</tr>
<tr>
<td>50</td>
<td>Other Fill</td>
<td>See description.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>515</td>
<td>Other Fill</td>
<td>See description.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Other Observations:
- RECOMMENDED PUMP SETTING: 500'
- WATER WELL DRILLER: STEVE UNTERSEHER

### Borehole Specifications

<table>
<thead>
<tr>
<th>Depth from Surface (feet)</th>
<th>Borehole Diameter (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>80</td>
<td>7.675</td>
</tr>
</tbody>
</table>

### Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

Name: FISCH BROS DRILLING

Person, Firm or Corporation: 5001 GRAVENSTEIN HWY N SEBASTOPOL CA 95472

Address: City State Zip

Signed: electronic signature received 05/07/2020 399226

C-57 Licensed Water Well Contractor Date Signed: C-57 License Number

### Attachments

LAKE RIDGE DRIVE 5370.jpg - Location Map

### DWR Use Only

<table>
<thead>
<tr>
<th>CSG #</th>
<th>State Well Number</th>
<th>Site Code</th>
<th>Local Well Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Latitude Deg/Min/Sec N

Longitude Deg/Min/Sec W

TRS:

APN:
CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

[Signature]
Owner/Authorized Agent

[Signature]
Date 10-9-2020

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

AUTHORIZATION OF AGENT

I hereby authorize [Name] to act as my representative and to bind me in all matters concerning this application.

[Signature]
Owner

[Signature]
Date 10-9-2020

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

[Signature]
Applicant

[Signature]
Date 10-9-2020