



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER KROG, ASSISTANT DIRECTOR  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

August 10, 2021

Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah  
 Air Quality Management  
 Archaeological Commission  
 Sonoma State University

Department of Forestry/ CalFire  
 -Land Use  
 Department of Fish and Wildlife  
 RWQCB  
 Cloverdale Rancheria  
 Potter Valley Tribe

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 State Clearinghouse  
 Brooktrails Fire District  
 Willits City Planning

**CASE#:** MS\_2021-0003

**DATE FILED:** 6/18/2021

**OWNER/APPLICANT:** BARBARA GENE WILLENS

**AGENT:** SAM POPE

**REQUEST:** Two lot minor subdivision of a 40.28± acre parcel to create one parcel of 20.14± acres (Lot 1) and one parcel of 20.14± acres (Lot 2).

**LOCATION:** 5.0± miles northwest of the City of Willits, on the east side of Timberline Road; located at 29301 Timberline RD, Willits; APN: 037-680-38.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** August 24, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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 2021-0003

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**OWNER/APPLICANT:** Barabara Willens

**AGENT:** Sam Pope

**REQUEST:** Two lot minor subdivision of a 40.28± acre parcel to create one parcel of 20.14± acres (Lot 1) and one parcel of 20.14± acres (Lot 2).

**LOCATION:** 5.0± miles northwest of the City of Willits, on the east side of Timberline Road; located at 29301 Timberline RD, Willits; APN: 037-680-38.

**APN/S:** 037-680-38

**PARCEL SIZE:** 40.28± acres

**GENERAL PLAN:** RMR20 (Remote Residential)

**ZONING:** UR20(Upland Residential)

**EXISTING USES:** Residential

**DISTRICT:** 3

**RELATED CASES:** BU 2011-0126 (Roof Mount Solar)  
BU 2008-0482 (2<sup>nd</sup> SFR)

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RMR (Remote Residential)	Upland Residential	30.16± acres	Residential, Open Space
<b>EAST:</b>	RMR (Remote Residential)	Upland Residential	24.71± acres	Open Space
<b>SOUTH:</b>	RMR (Remote Residential)	Upland Residential	31.42± acres	Residential
<b>WEST:</b>	RMR (Remote Residential)	Upland Residential	23.35± acres	Residential

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## REFERRAL AGENCIES

### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- Willits City Planning Department
- Community Services District
- Brooktails Community Fire District
- MAC

- Ukiah Valley Sanitation District
- School District
- City of Ukiah Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

### STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Land Use Protection
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol

- California Native Plant Society
- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

### FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

### TRIBAL

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

## **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** Tia Sar

**DATE:** 8/9/2021

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*None*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High Fire Hazard*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Brooktrails Community Service District*

**4. FARMLAND CLASSIFICATION:**

GIS

*G (Grazing)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Eastern 110 Soil Classes*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*N/A*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*No*

**10. TIMBER PRODUCTION ZONE:**

GIS

*No*

**11. WETLANDS CLASSIFICATION:**

GIS

*Riverine*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*N/A*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*N/A*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*No*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*None*

**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

*None*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*N/A*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*Yes*

**22. OAK WOODLAND AREA:**

USDA

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*N/A*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*N/A*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*N/A*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*N/A*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*N/A*

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*N/A*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*N/A*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*N/A*



PLANNING & BUILDING SERVICES

CASE NO:	MS-2021-0003
DATE FILED:	6/18/21
FEE:	\$7,731.00
RECEIPT NO:	PRS-042834
RECEIVED BY:	Matt Goines
<small>Office Use Only</small>	

**MINOR SUBDIVISION APPLICATION FORM**

**APPLICANT:**

Name: Barbara Willens Phone: 707-459-3160  
 Mailing Address: 29301 Timberline Rd.  
 City: Willits State/Zip: CA-95490 Email: bgwillens@gmail.com

**PROPERTY OWNER:**

Name: SAME AS ABOVE Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:**

Name: Sam Pope Phone: 707 321-7458  
 Mailing Address: 1540 Harrah Dr.  
 City: Willits State/Zip: CA-95490 Email: popel911@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 037-680-3800

NUMBER OF PARCELS REQUESTED: 2

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	29301 Timberline Rd	Home Residential	3
Parcel 2	29281 Timberline Rd	Home Residential	1
Parcel 3			
Parcel 4			
Remainder Parcel			



**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.**

I currently own & live on 40.28 acres in the Sylvandale Station subdivision west of Mills. There are 44 parcels here, mostly 20 acres, with a few 40 acres as my own. The Sylvandale subdivision originally occurred in the 1970's. I want to subdivide my parcel into 2 20 acre parcels. Currently I live on one side with a home, well, shop, pond & orchard. I have lived here for 35 years. My daughter & ex-son-in-law built a house on the other side of the parcel and have been living there about 10 years. They have a well, septic system, road and address - this should be a simple property line adjustment. I want to sell my 20 acres & move into town as I am getting elderly & need an easier lifestyle.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	2		2656 sq 1288 sq		
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:

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

YES  NO If no, explain:

existing homes have already cleared through the years

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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:

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

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

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

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

well maintained gravel Road

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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.

*Current exterior lighting on both homes*  
\_\_\_\_\_  
\_\_\_\_\_

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 5
- Other (specify): \_\_\_\_\_

19. What will be the domestic water source:

- Community Water System (specify supplier): \_\_\_\_\_
- Well -2
- 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:

septic permits: 29301 #1496-F (8-26-96)  
29291 #

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

1 1/2 miles from Sherwood Road on a well maintained gravel road

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

29301 - home, carport, shop, pump house, cabin

29291 - home

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

*Barbara Millens*

Owner/Authorized Agent

*5-19-2021*

Date

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

**AUTHORIZATION OF AGENT**

I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application.

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

### 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.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

COMPLETE FOR PROJECTS  
LOCATED IN THE COASTAL  
ZONE ONLY

### DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

\_\_\_\_\_  
\_\_\_\_\_  
(Description of development)

Located at:

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

\_\_\_\_\_  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

## 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.

5-24-2021

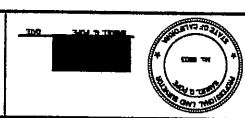
Date

Barbara Willens

Applicant

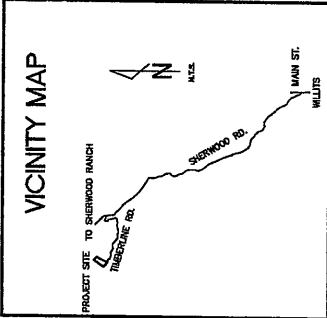
REVISIONS	BY

**TENTATIVE MAP**  
**LANDS OF WILLIAMS**  
**22001, 22008 TIMBERLINE ROAD**  
**WILLITS, CALIFORNIA**

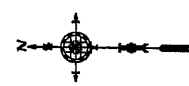


**POPE ENGINEERING**  
 CIVIL ENGINEERING - LAND SURVEYING  
 1540 HARBOR DRIVE  
 WILLITS, CA 95460  
 (707) 488-0282

SCALE	1" = 40'
DATE	NOV 15, 2011
PROJECT	WILLITS
BY	P. WILLIAMS
CHECKED	P. WILLIAMS
DATE	NOV 15, 2011

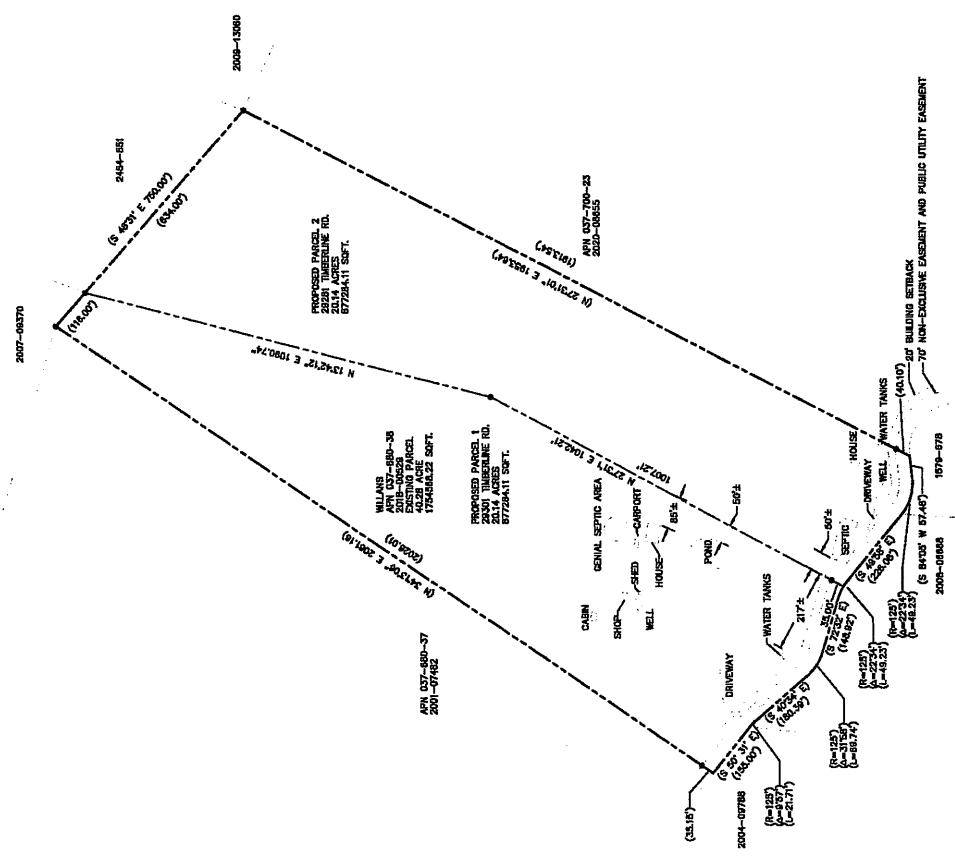


**PROJECT STATISTICS**  
 OWNER/SUBDIVIDER: BARBARA WILLIAMS  
 2201 TIMBERLINE ROAD  
 WILLITS, CA 95460  
 PROJECT ADDRESS: 707-488-3160  
 CIVIL ENGINEER: POPE ENGINEERING  
 1540 HARBOR DRIVE  
 WILLITS, CA 95460  
 (707) 488-0282  
 APR. 037-680-38  
 TOTAL PROJECT AREA: ± 40.3 ACRES  
 PARCEL 1: ± 20.14 ACRES  
 PARCEL 2: ± 20.16 ACRES  
 BOTH PARCELS SUPPLIED BY PRIVATE WELLS  
 AND SEPTIC SYSTEMS



**LEGEND**

FEATURES	SYMBOL
PROPERTY LINE	---
SEPTIC SYSTEM	---
WATER TANK	○
WELL	○
HOUSE	□
DRIVEWAY	---
70' NON-EXCLUSIVE EASEMENT AND PUBLIC UTILITY EASEMENT	---
70' BUILDING SETBACK	---





**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, 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

### ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

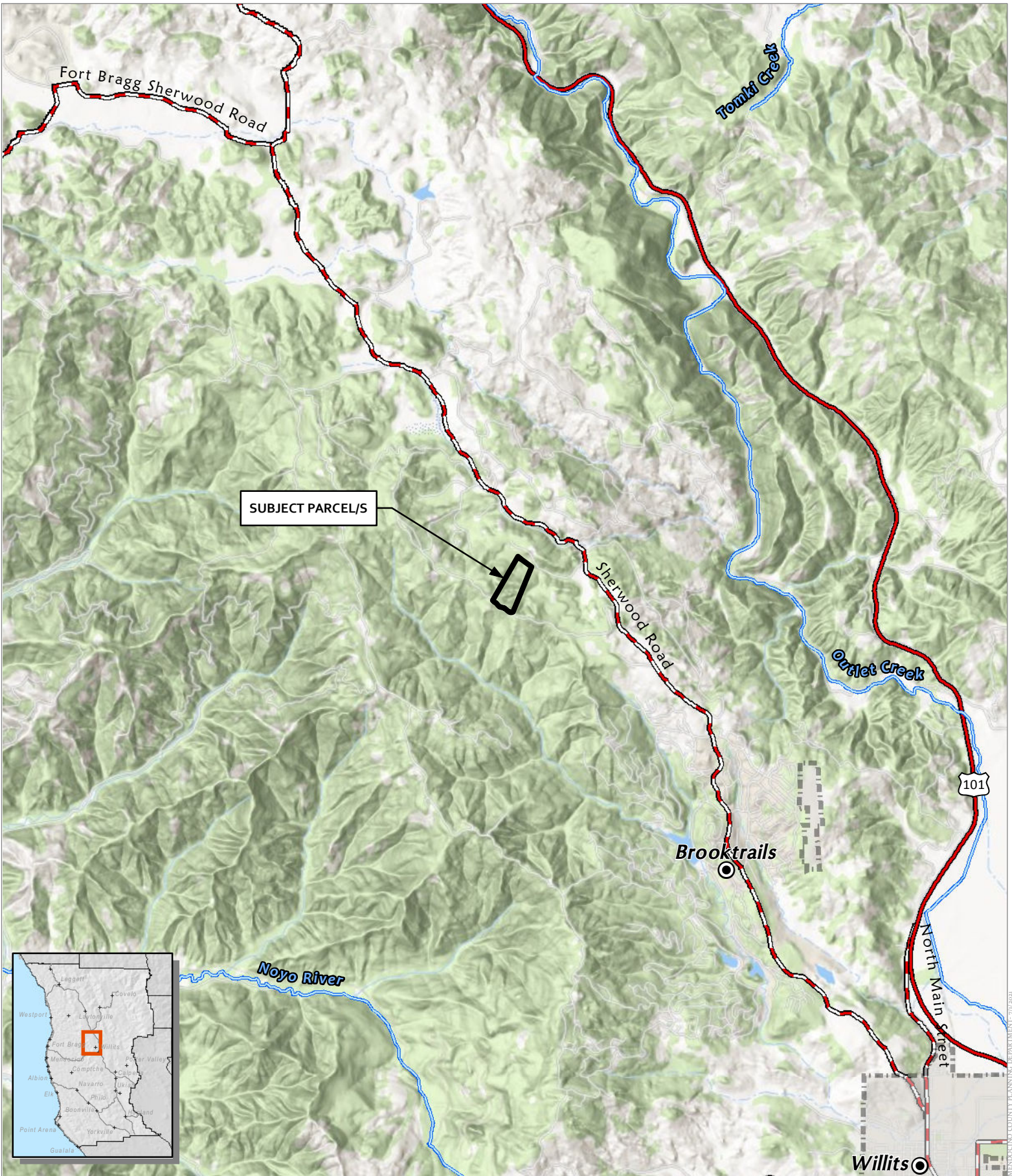
*Barbara Mullens*

*6-16-2021*

Applicant Signature

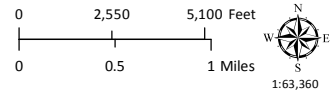
Date





CASE: MS 2021-0003  
 OWNER: WILLENS, Barbara  
 APN: 037-680-38  
 APLCT: Barbara Willens  
 AGENT: Sam Pope  
 ADDRESS: 29301 Timberline Road, Willits

- Major Towns & Places
- Major Roads
- City Limits
- Highways



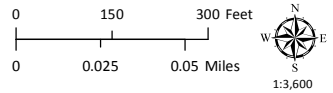
LOCATION MAP



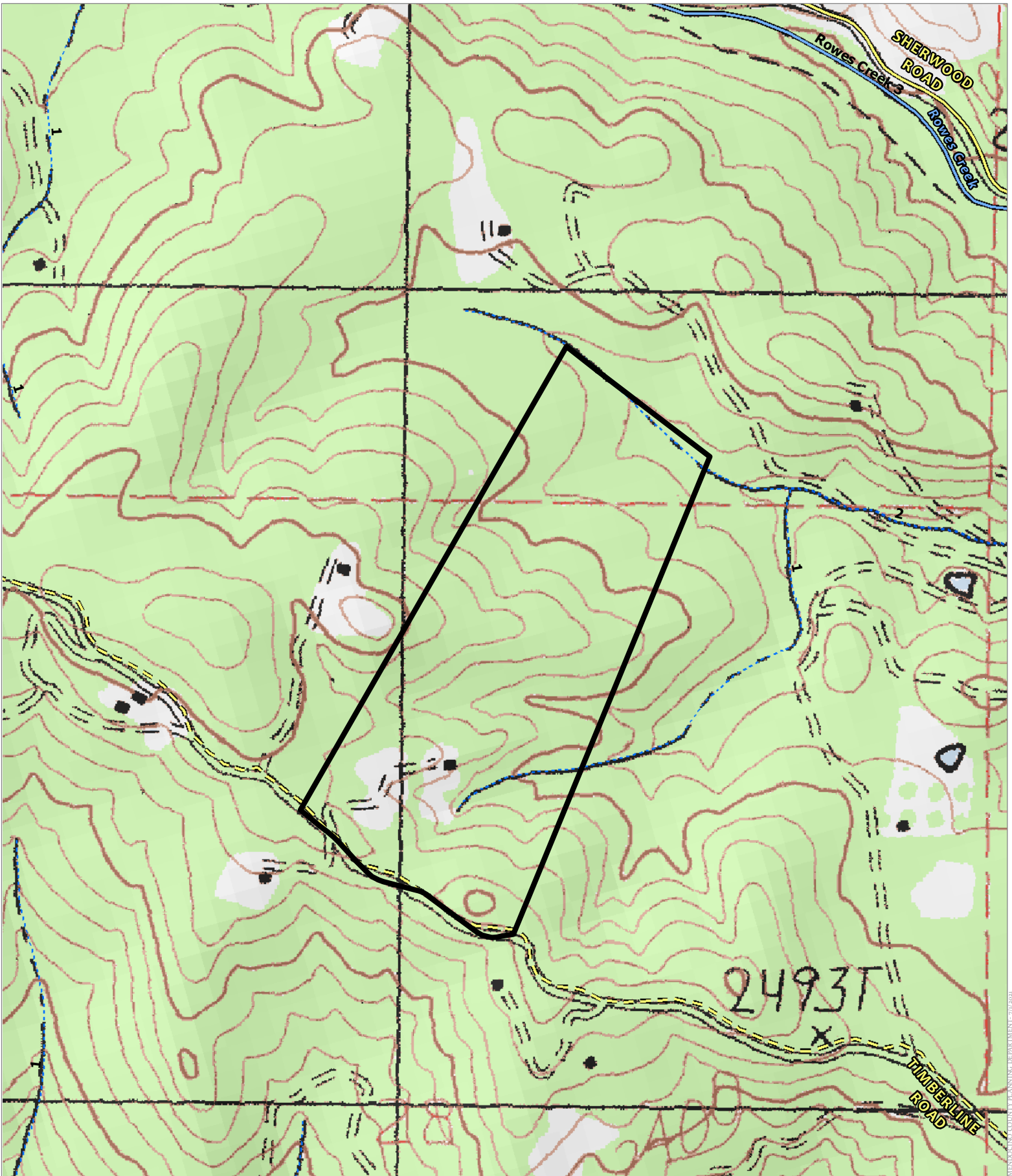


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AGENT: Sam Pope  
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== Private Roads

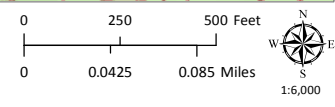


AERIAL IMAGERY



CASE: MS 2021-0003  
 OWNER: WILLENS, Barbara  
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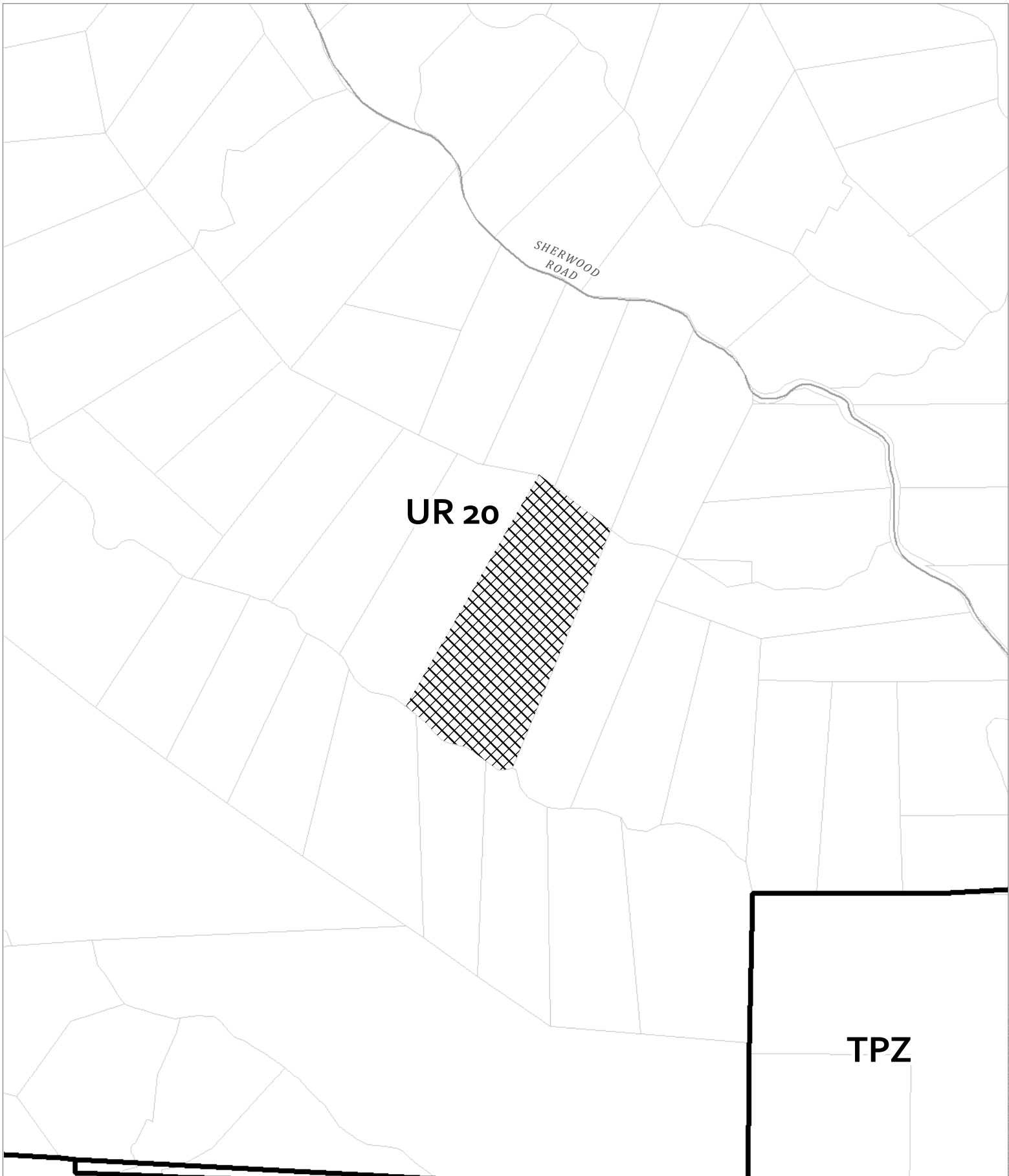
-  Named Rivers
-  Public Roads
-  Private Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

HENDEK COUNTY PLANNING DEPARTMENT 7/10/2021

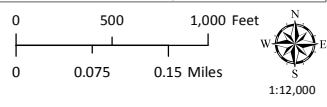




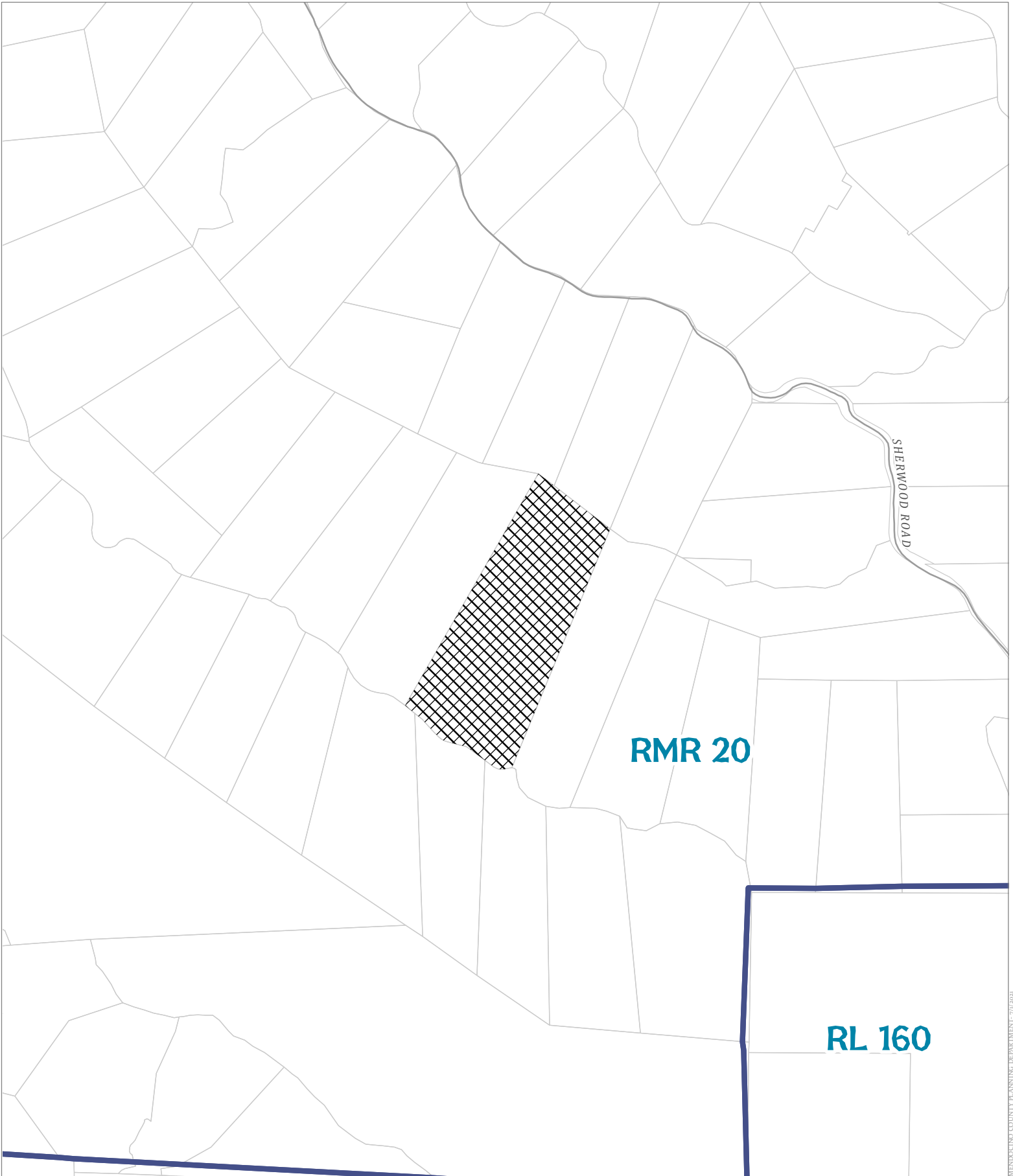
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024

CASE: MS 2021-0003  
OWNER: WILLENS, Barbara  
APN: 037-680-38  
APLCT: Barbara Wilens  
AGENT: Sam Pope  
ADDRESS: 29301 Timberline Road, Willits



 Zoning Districts  
 Public Roads



ZONING DISPLAY MAP



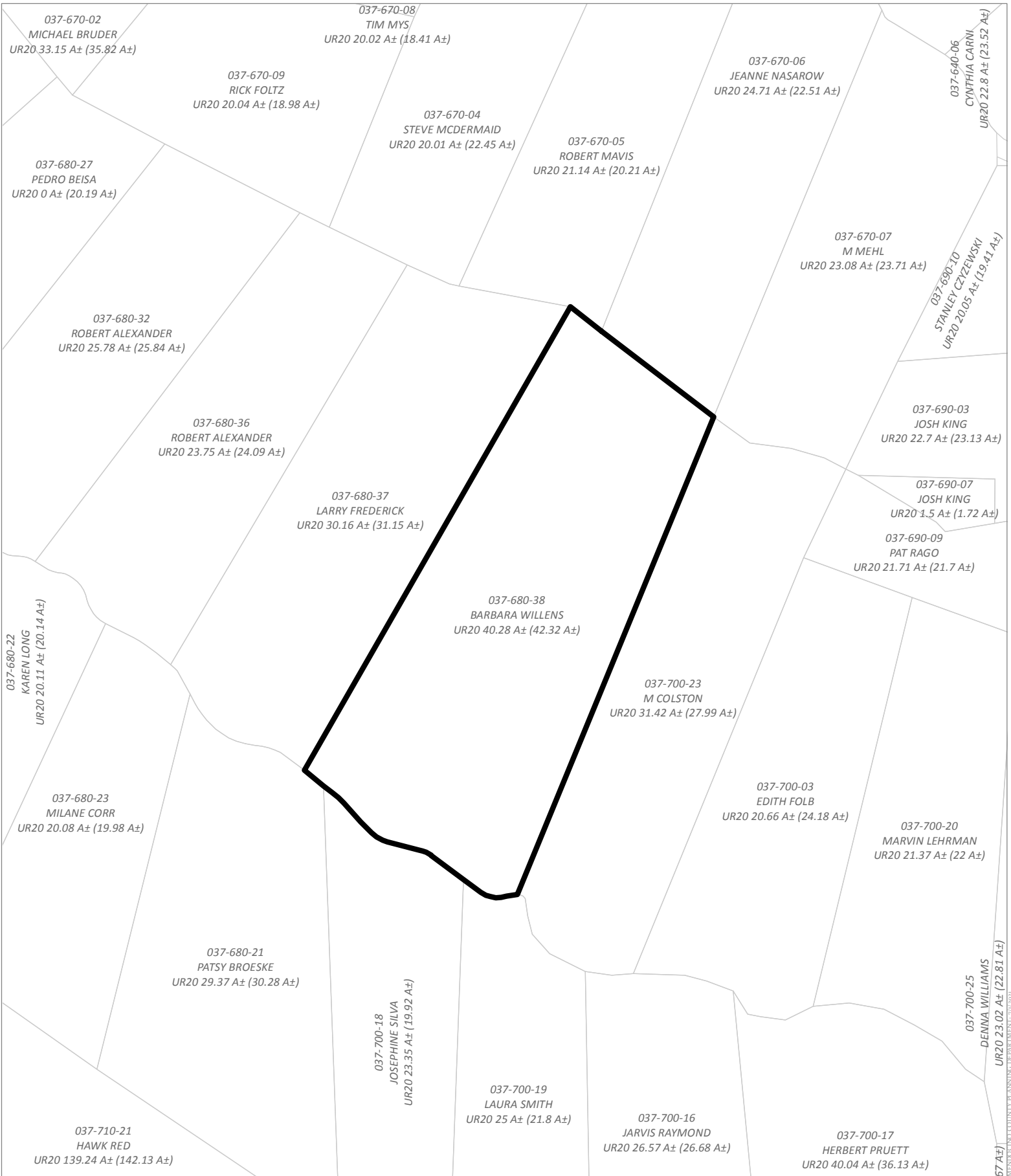
CASE: MS 2021-0003  
OWNER: WILLENS, Barbara  
APN: 037-680-38  
APLCT: Barbara Wilens  
AGENT: Sam Pope  
ADDRESS: 29301 Timberline Road, Willits

 General Plan Classes  
 Public Roads

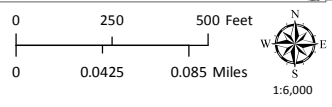
0 500 1,000 Feet  
0 0.075 0.15 Miles  
N  
W  
S  
E  
1:12,000

GENERAL PLAN CLASSIFICATIONS

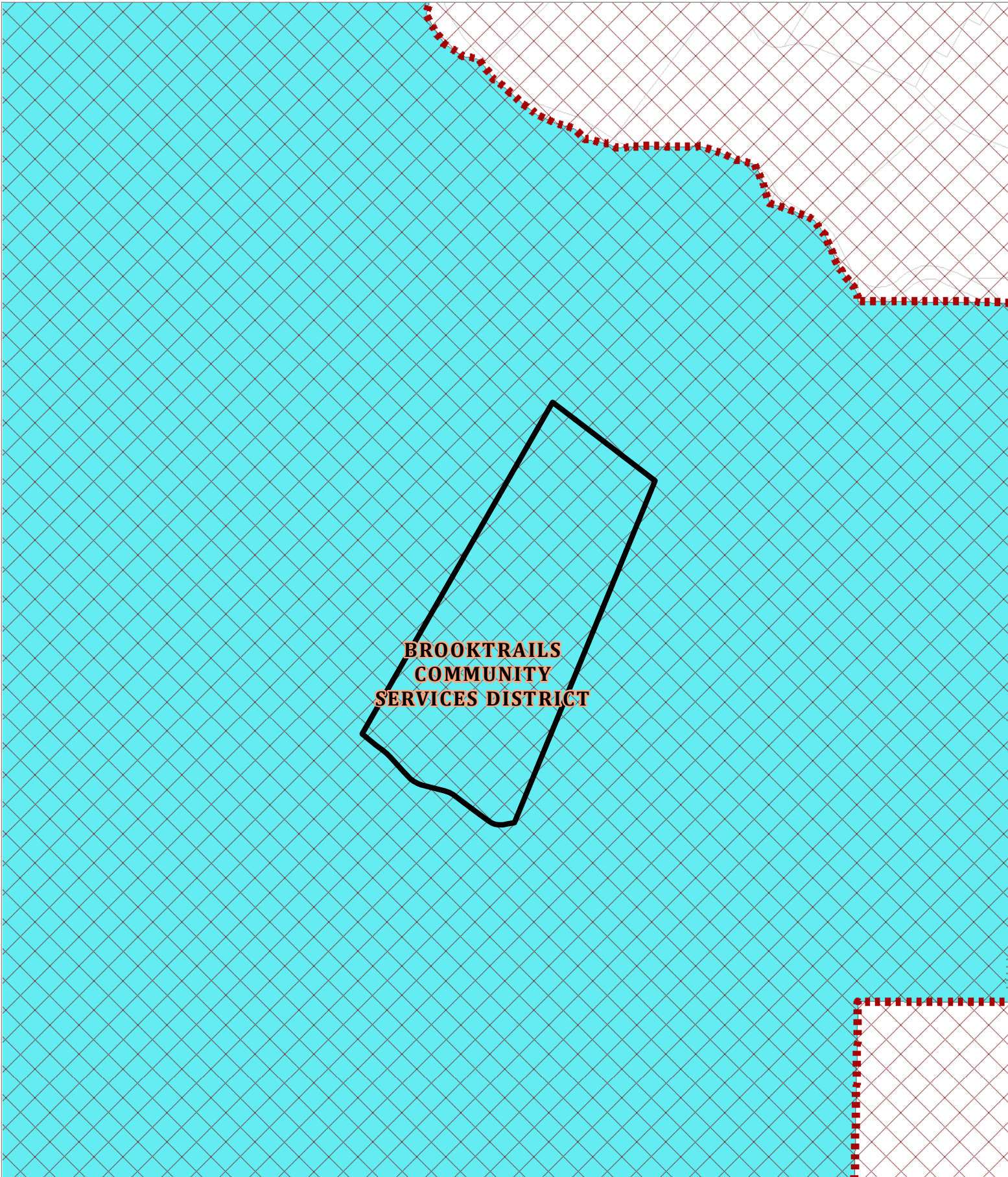
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024



CASE: MS 2021-0003  
 OWNER: **WILLENS, Barbara**  
 APN: 037-680-38  
 APLCT: **Barbara Willens**  
 AGENT: **Sam Pope**  
 ADDRESS: 29301 Timberline Road, Willits






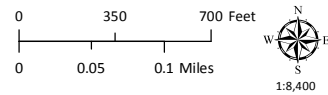
ADJACENT PARCELS



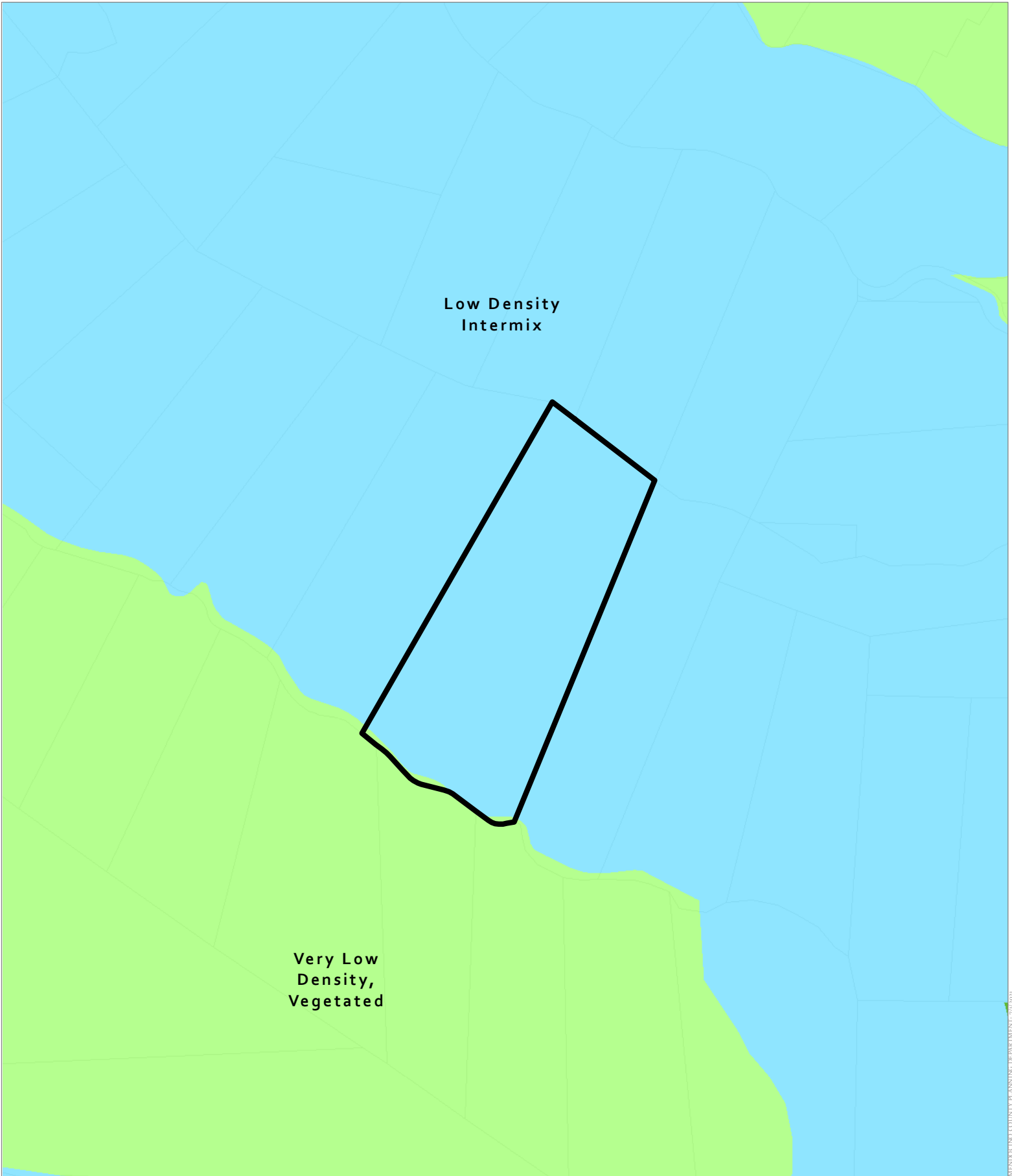
**BROOKTRAILS  
COMMUNITY  
SERVICES DISTRICT**

CASE: MS 2021-0003  
 OWNER: WILLENS, Barbara  
 APN: 037-680-38  
 APLCT: Barbara Wilens  
 AGENT: Sam Pope  
 ADDRESS: 29301 Timberline Road, Willits

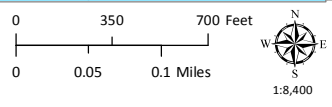
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



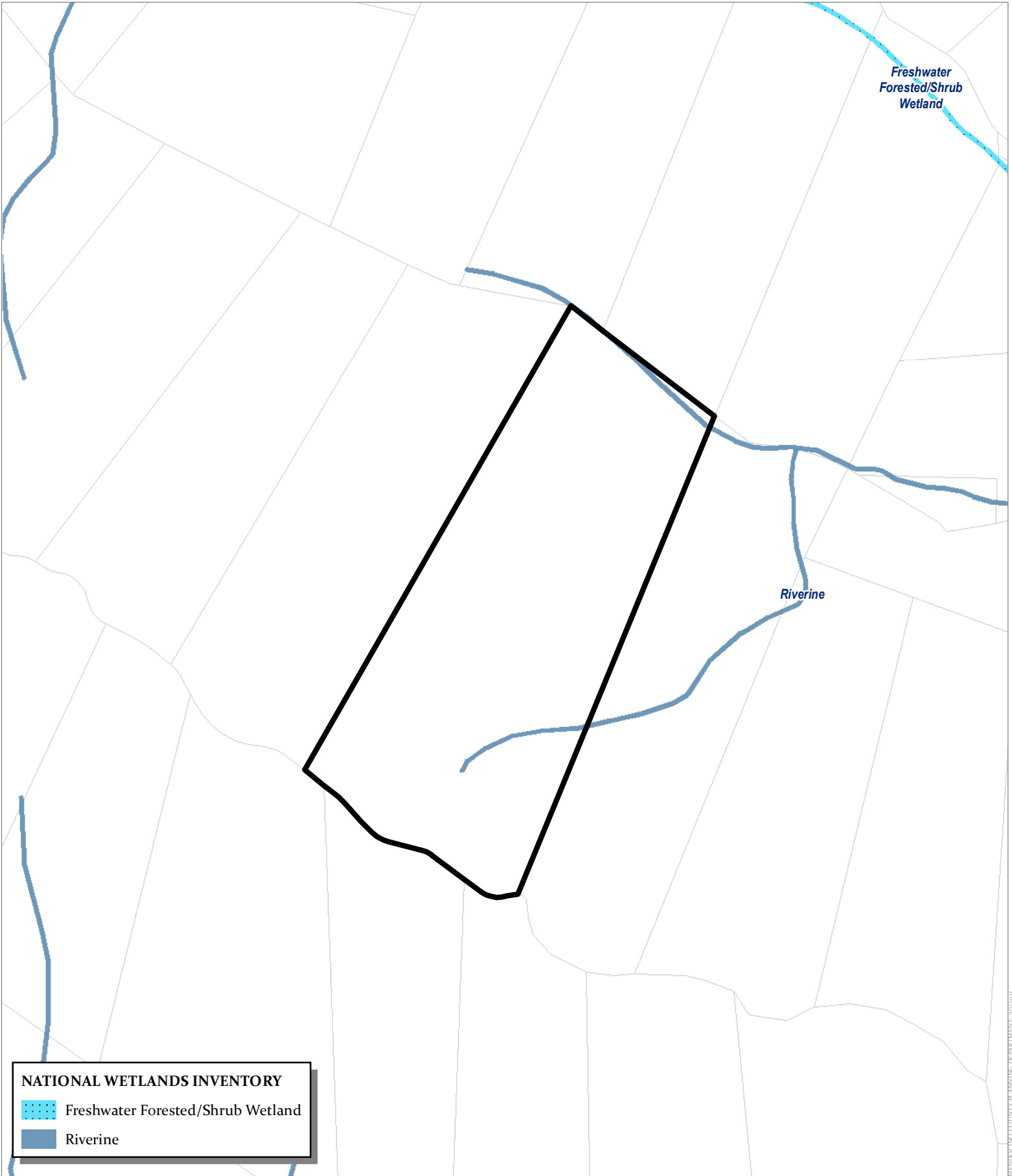
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



CASE: MS 2021-0003  
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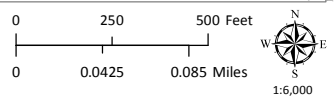
Freshwater Forested/Shrub Wetland

Riverine

**NATIONAL WETLANDS INVENTORY**

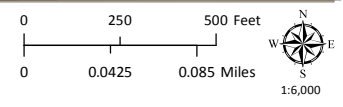
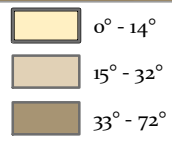
- Freshwater Forested/Shrub Wetland
- Riverine

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ESTIMATED SLOPE

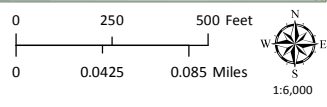
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/16/2021



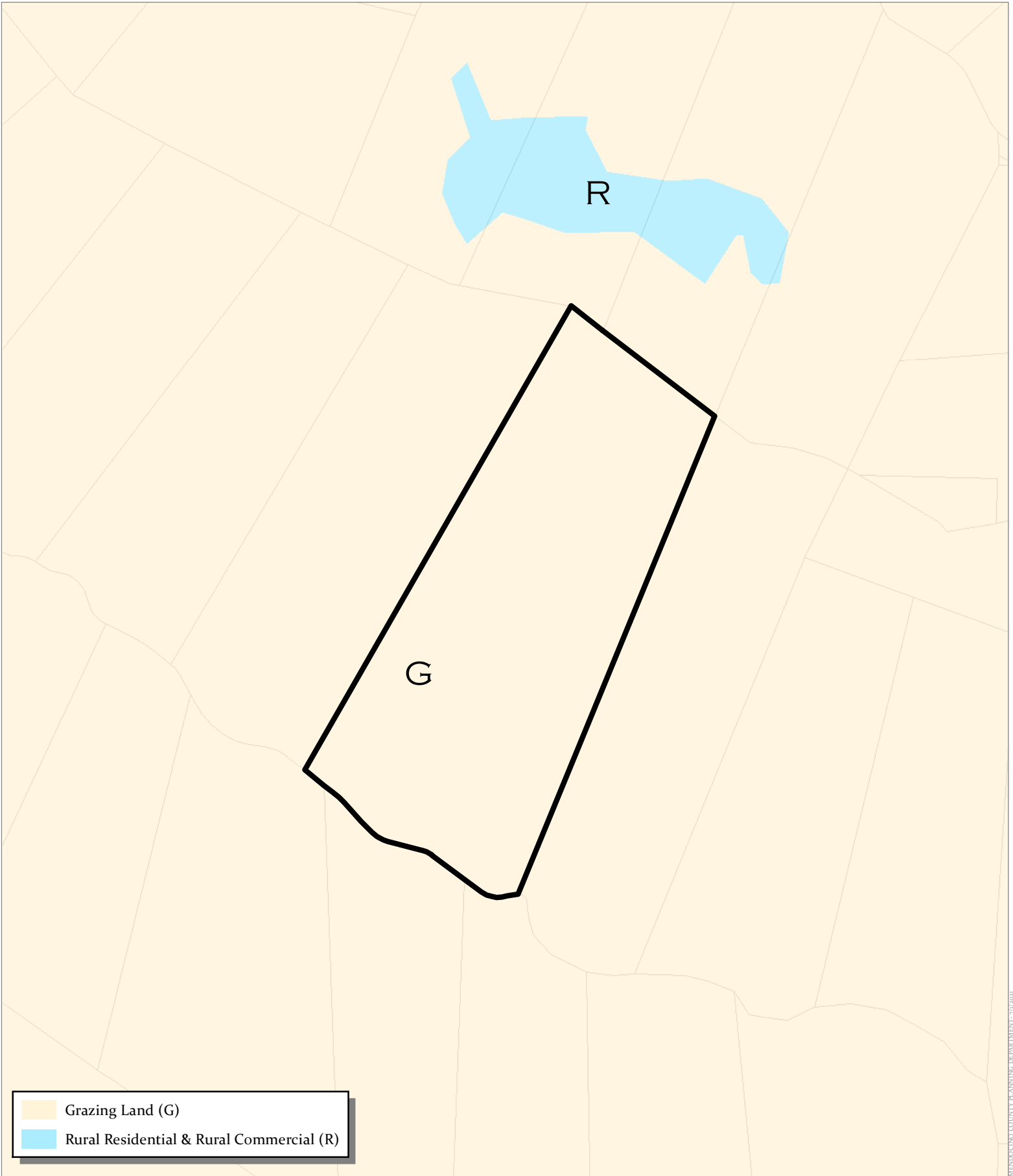
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024

CASE: MS 2021-0003  
 OWNER: WILLENS, Barbara  
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 Naturally Occurring Asbestos

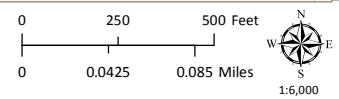


EASTERN SOIL CLASSES



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

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FARMLAND CLASSIFICATIONS