



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

February 01, 2023

Planning – Ukiah
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management
 Caltrans

Department of Forestry/ CalFire
 -Land Use
 Mendocino County Cannabis Program
 Department of Fish and Wildlife
 California Highway Patrol
 Mendocino County Sheriff's Office

Cloverdale Rancheria
 Redwood Valley Rancheria
 Potter Valley Tribe
 Sherwood Valley Band of Pomo Indians
 Little Lake Fire Protection District
 Willits Unified School District

CASE#: U_2022-0013

DATE FILED: 12/22/2022

OWNER: BROADDUS LLC

APPLICANT: BEAU MILNER

REQUEST: Minor Use Permit for a Retail/Dispensary Cannabis Facility in a General Industrial Zoning District.

LOCATION: 1.5± miles west of the City of Willits, 0.7± miles west of the intersection of State Route (SR) 20 and Pepperwood Way (Private), located at 1800 W Hwy 20, Willits; APN: 038-180-06

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: February 15, 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: U_2022-0013

OWNER: BROADDUS LLC

APPLICANT: BEAU MILNER

REQUEST: Minor Use Permit for a Retail/Dispensary Cannabis Facility in a General Industrial Zoning District.

LOCATION: 1.5± miles west of the City of Willits, 0.7± miles west of the intersection of State Route (SR) 20 and Pepperwood Way (Private), located at 1800 W Hwy 20, Willits; APN: 038-180-06

APN/S: 038-180-06

PARCEL SIZE: 5.8± Acres

GENERAL PLAN: Industrial (I)

ZONING: General Industrial (I2)

EXISTING USES: Industrial

DISTRICT: 3 (Haschak)

RELATED CASES: CFBL_2022-0014 –Retailer/Dispensary (*On Hold, Contingent on Use Permit*)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR)	Upland Residential (UR)	36.50± Acres	Campground
EAST:	Remote Residential (RMR); Industrial (I)	Upland Residential (UR); General Industrial (I2)	3.8± Acres; 0.6± Acres	Residential; Vacant
SOUTH:	Remote Residential (RMR)	Upland Residential (UR)	42.76± Acres	Residential
WEST:	Remote Residential (RMR); Industrial (I)	Upland Residential (UR); General Industrial (I2)	12.00± Acres; 1.50± Acres	Residential; Industrial

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor’s Office
- Building Division Ukiah
- Environmental Health (EH)
- Little Lake Fire Protection District
- Willits Unified School District
- Planning Division Ukiah

STATE

- CALFIRE (Land Use)
- Mendocino County Cannabis Program
- California Dept. of Fish & Wildlife
- California Highway Patrol
- CALTRANS
- Mendocino County Sheriff’s Office

TRIBAL

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

ADDITIONAL INFORMATION: Please Send Comments to switzers@mendocinocounty.org

The National Wetlands Inventory maps a riverine, Broaddus Creek, at the northern portion of the parcel.

The Cutter Lumber Company pallet mill formerly occupied the property.

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Little Lake Fire Protection District

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS
Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soil Classification, 188

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

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

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO



Department of
Planning and Building
Services

Case No:	U 2022-0013
CalFire No:	
Business License No:	CFBL 2022-0014
Fee:	\$ 9,184.00
Receipt No:	PRJ 053840
Received By:	STEVEN SWITZER
Date Filed:	1.4.2023
Office use only	

Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Beau Milner Phone: (707) 489-4301
 Mailing Address: 14475 Poonkinney Rd
 City: Dos Rios State/Zip: CA 95429 email: beau.milner@gmail.com

PROPERTY OWNER

Name: Brett Kohn Phone: (862) 208-0041
 Mailing Address: 1800 w highway 20
 City: Willits State/Zip: CA 95490 email: brett@cuttercanna.com

AGENT

Name: Beau Milner Phone: (707) 489-4301
 Mailing Address: 14475 Poonkinney Rd
 City: Dos Rios State/Zip: CA 95429 email: beau.milner@gmail.com

Address of Property: 1800 w highway 20, Willits, CA 95429
 Assessor Parcel Number(s): 038-180-06

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - UP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input checked="" type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
OTHER (check if applicable) <input type="checkbox"/> Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception) <input type="checkbox"/> Setback Reduction (Mendocino County Code Section 20.243.050(B)(1)) <input type="checkbox"/> Cottage Industry Use Permit (microbusiness) <input type="checkbox"/> Cottage Industry Use Permit (non-volatile manufacturing)							
*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; “-” = Not Available **Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.							

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 facility is located.

Signature of Applicant/Agent: Beau Milner Date: 1/4/23
 Signature of Owner: Brett Kohn Date: 1.4.23

FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks? YES NO

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

2. Please describe the project in full.
 Cutter Canna will open up an approximate 1200ft/2 licensed cannabis retail dispensary.

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.
 The project site will utilize I2 zoned parcel # 038-180-06. We will improve the current structure with non load bearing / structural weight bearing improvements. We will utilize current septic / well / electrical and roads that are currently used for commercial / industrial purposes.

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

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

5. Are you grading, or plan to grade, for any roads or building sites? 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

6. In order to develop the proposed facility, 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"/>

7. Will there be employees? YES NO If YES, how many employees will be present on the largest shift? 4

8. Will there be any signs used to identify the facility? YES NO If YES, please provide the information below.

Location on property (must **also** be shown on site plan): _____

Size: _____ ft² Type (i.e. freestanding, wall, etc): _____

9. How many parking spaces will be on provided on-site? 14 How many accessible parking spaces? 2

10. 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.

1.	Existing Use:	Proposed Use:	Size:	ft ²
2.	Existing Use:	Proposed Use:	Size:	ft ²
3.	Existing Use:	Proposed Use:	Size:	ft ²
4.	Existing Use:	Proposed Use:	Size:	ft ²
5.	Existing Use:	Proposed Use:	Size:	ft ²

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

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

The surround properties are all owned by the same owners as the parcel we are applying for. They are contiguous and zoned I2 also. There is slight vegetation to the East and industrial structures to the West. There is a Creek to the north that the Skunk Train still utilizes. Hwy 20 is to the south.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant	X			
Residential/Agricultural				
Commercial/Industrial		X		X
Institutional/Timberland			X	
Other				

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

- A. Electricity
 - Utility Company (existing)
 - Utility Company (planned)
 - On-Site Generation – Specify _____

- B. Gas
 - Utility Company (existing)
 - Utility Company (planned)
 - On-Site Generation – Specify _____
 - None

- C. Water
 - Community water system – Specify provider _____
 - Well
 - Spring
 - Pond
 - Other – Specify _____

- D. Sewage
 - Community sewage system – Specify provider _____
 - Septic Tank
 - Other – Specify _____

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).
 Head north to Willits, from Ukiah. Take exit 568 towards Willits. Take hwy 20 W towards Fort Bragg. Continue on hwy 20 for approximately 2.8mi. The facility will be your right.

AUTHORIZATION OF AGENT

1. I hereby authorize Beau Milner to act as my representative and to bind me in all matters concerning this application.

B.M.
Owner

1/4/23
Date

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.

Beau Milner
Owner/Authorized Agent

1/4/23
Date

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.

1. I, Beau Milner, hereby agree to the above Indemnification Agreement. **(Print Name)**

B. Milner
Owner/Authorized Agent

1/4/2023
Date

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

FOR PROCESSING

P01. How will natural (trimmings) or other (plastics) materials be disposed?

N/A

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

N/A

FOR MANUFACTURING

M01. What solvents will be used?

N/A

M02. Will *hazardous materials* (as defined by Mendocino County Code [MCC] Section 8.70.010) be used? YES NO

M03. Will *hazardous materials* be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

NO

YES; please specify

M04. Will *hazardous waste* (as defined by MCC section 8.70.010) be generated on-site? YES NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

N/A

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

N/A

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

N/A

FOR RETAIL/DISPENSARY

R01. Will there be consumption of cannabis products on-site?

YES

NO

R02. Will the facility have a mobile delivery component? YES NO If YES, number of vehicles to be used? 1

FOR DISTRIBUTION

D01. How many vehicles will operate from this facility? N/A

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? N/A

B02. What are the accessory uses that are incidental to the primary use? N/A

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

BEAU MILNER

Print Name of Applicant/Agent

Date

Print Name of Owner

Date

BM

Signature of Applicant/Agent

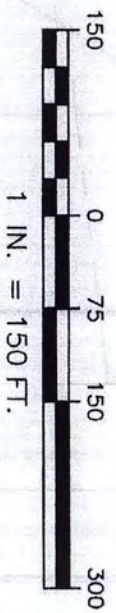
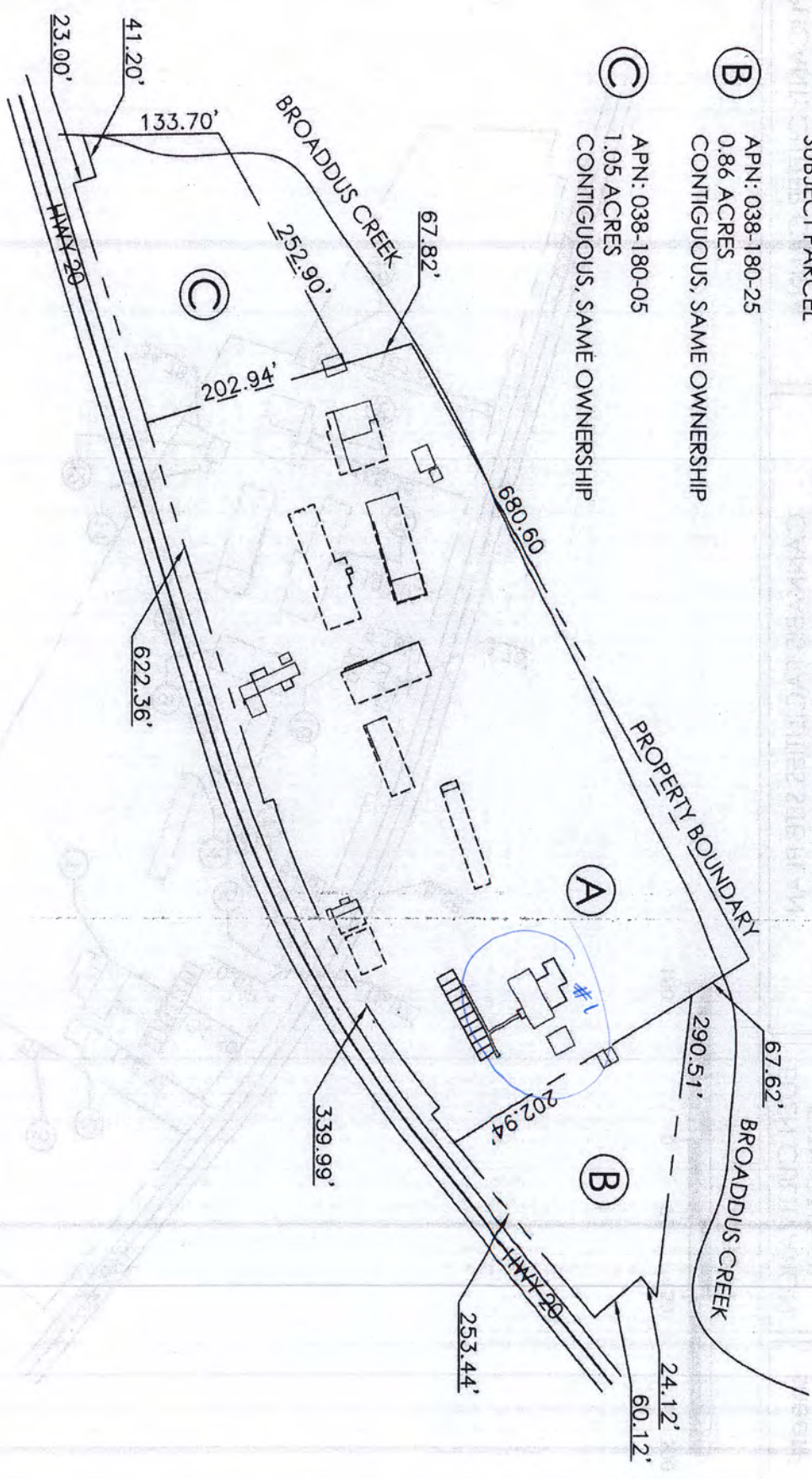
Butler

Signature of Owner

(A) APN: 038-180-06
5.4 ACRES
SUBJECT PARCEL

(B) APN: 038-180-25
0.86 ACRES
CONTIGUOUS, SAME OWNERSHIP

(C) APN: 038-180-05
1.05 ACRES
CONTIGUOUS, SAME OWNERSHIP



APPLICANT: CUTTER CANNA
PROP OWNER: BROADDUS LLC
ADDRESS: 1800 HWY 20
WILLITS, CA. 95490

CANNABIS FACILITIES SITE PLAN
PROPERTY CONFIGURATION,
BOUNDARIES, DIMENSIONS

EDEN CULTIVATION
PLANNING & DESIGN
Adam Rawson, Principal
Redwood Valley, CA 95470
707-367-0905
12/19/22

sheet#
1
of 6

STRUCTURE LIST

- | | |
|--|--|
| <p>1. PROPOSED CANNABIS FACILITY,
EXISTING OFFICE 1200 SF,
W/ 800 SF DECK
ALL OTHER STRUCTURES ARE
NON-CANNABIS, INDUSTRIAL USE</p> <p>2. STORAGE 432 SF</p> <p>3. STORAGE 250 SF</p> <p>4. SHADE STRUCTURE,
UNOCCUPIED 1797 SF</p> <p>5. SHADE STRUCTURE
UNOCCUPIED, 1025 SF</p> <p>6. SHADE STRUCTURE
UNOCCUPIED, 450 SF</p> <p>7. SHIPPING CONTAINER
STORAGE, 320 SF</p> <p>8. SHADE STRUCTURE
UNOCCUPIED, 762 SF</p> | <p>9. SHADE STRUCTURE
UNOCCUPIED, 2746 SF</p> <p>10. STORAGE 615 SF,
W/SHADE STRUCTURE 2505 SF
UNOCCUPIED</p> <p>11. EQUIPMENT SHED
117 SF</p> <p>12. EQUIPMENT SHED
375 SF</p> <p>13. STORAGE
343 SF</p> <p>14. STORAGE 1000 SF,
W/SHADE STRUCTURE 1853 SF
UNOCCUPIED</p> <p>15. SHADE STRUCTURE
UNOCCUPIED, 3660 SF</p> <p>16. SITE OFFICE
1050 SF</p> |
|--|--|

APPLICANT: CUTTER CANNA
 PROP OWNER: BROADDUS LLC
 ADDRESS: 1800 HWY 20
 WILLITS, CA. 95490

CANNABIS FACILITIES SITE PLAN
 STRUCTURES LIST

EDEN CULTIVATION
 PLANNING & DESIGN
 Adam Rowson, Principal
 Redwood Valley, CA 95470
 707-367-0905
 12/19/22

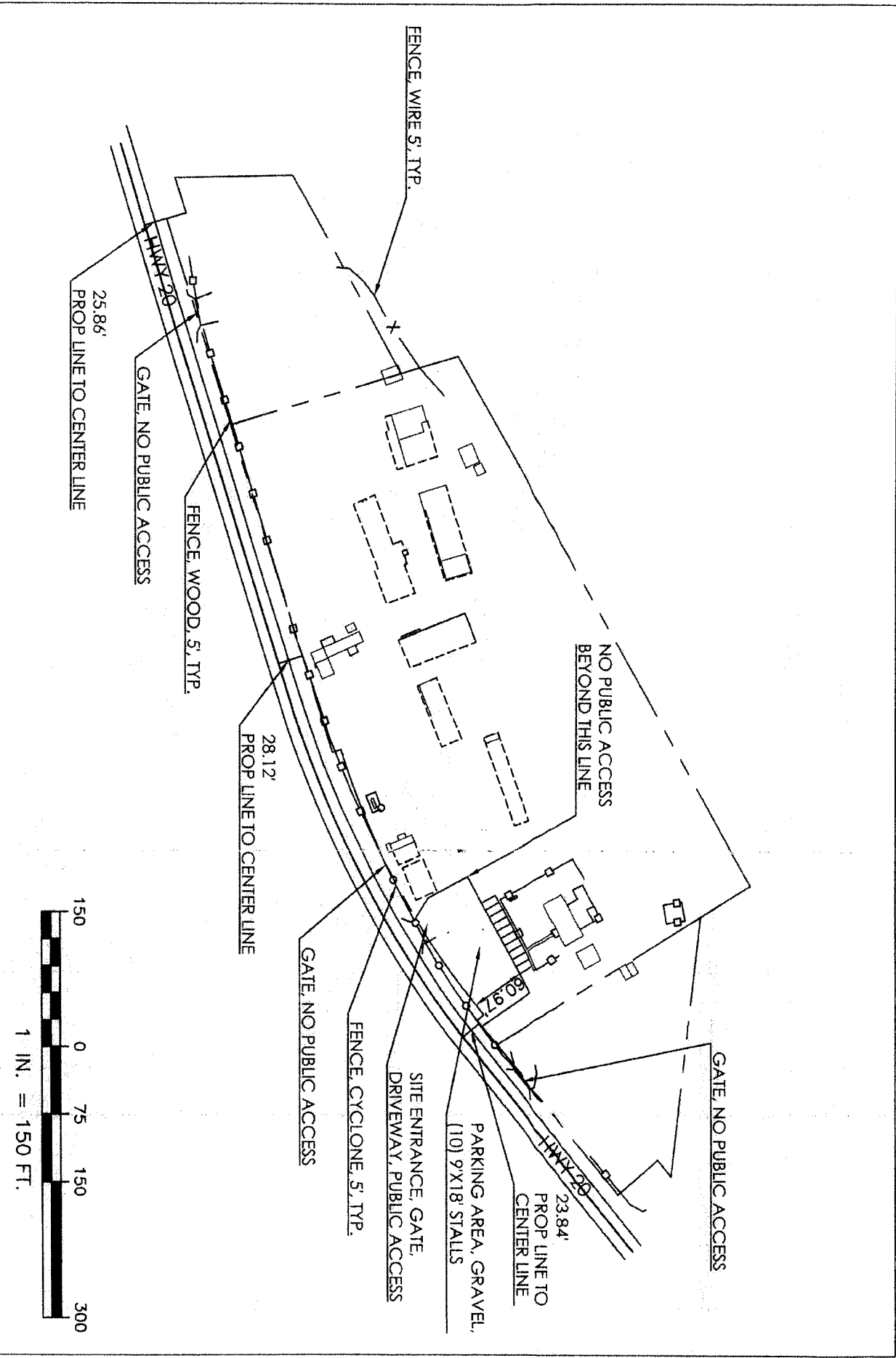
sheet#
3
 of 6

APPLICANT: CUTTER CANNA
 PROP OWNER: BROADDUS LLC
 ADDRESS: 1800 HWY 20
 WILLITS, CA. 95490

CANNABIS FACILITIES SITE PLAN
 SITE ACCESS, ROADWAYS
 FENCES, PARKING

EDEN CULTIVATION
 PLANNING & DESIGN
 Adam Rowson, Principal
 Redwood Valley, CA 95470
 707-367-0905
 12/19/22

sheet#
5
 of 6





Mendocino County

Planning and Building Services

860 North Bush Street
 Ukiah, CA 95482
 (707) 234-6650

120 West Fir Street
 Fort Bragg, CA 95437
 (707) 964-5379

Paid By: CUTTER DEVELOPMENT
 1800 ROUTE 20 WEST

U_2022-0013

WILLITS CA

Receipt: PRJ_053840

Date: 1/4/2023

Project Number: U_2022-0013

Pay Method: CHECK 1012

Project Description: CANNABIS RETAIL/DISPEN

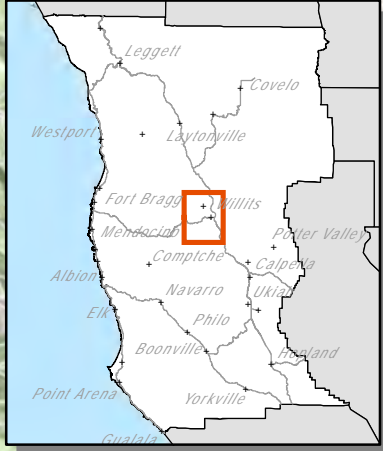
Received By: STEVEN SWITZER

Site Address: 1800 WE HWY 20

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$6,038.00
UMAJ BASE			\$6,038.00
DOT FEES	1100-1910-826182		\$90.00
UMIN UMAJ COT DR SMARA CDPA CDPS RE.			\$90.00
UMIN UMAJ SMARA DOT2C			\$0.00
EH FEES	1100-4011-822606		\$353.00
UMIN OR UMAJ EH			\$353.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$2,400.00
			\$2,400.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$9,184.00

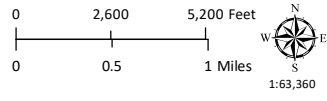


SUBJECT PARCEL



CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits

- Major Towns & Places
- Major Roads
- Highways



LOCATION

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

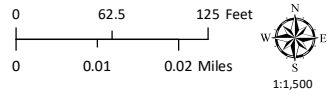
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023



California
Western
Railroad

SR 20

Public Roads

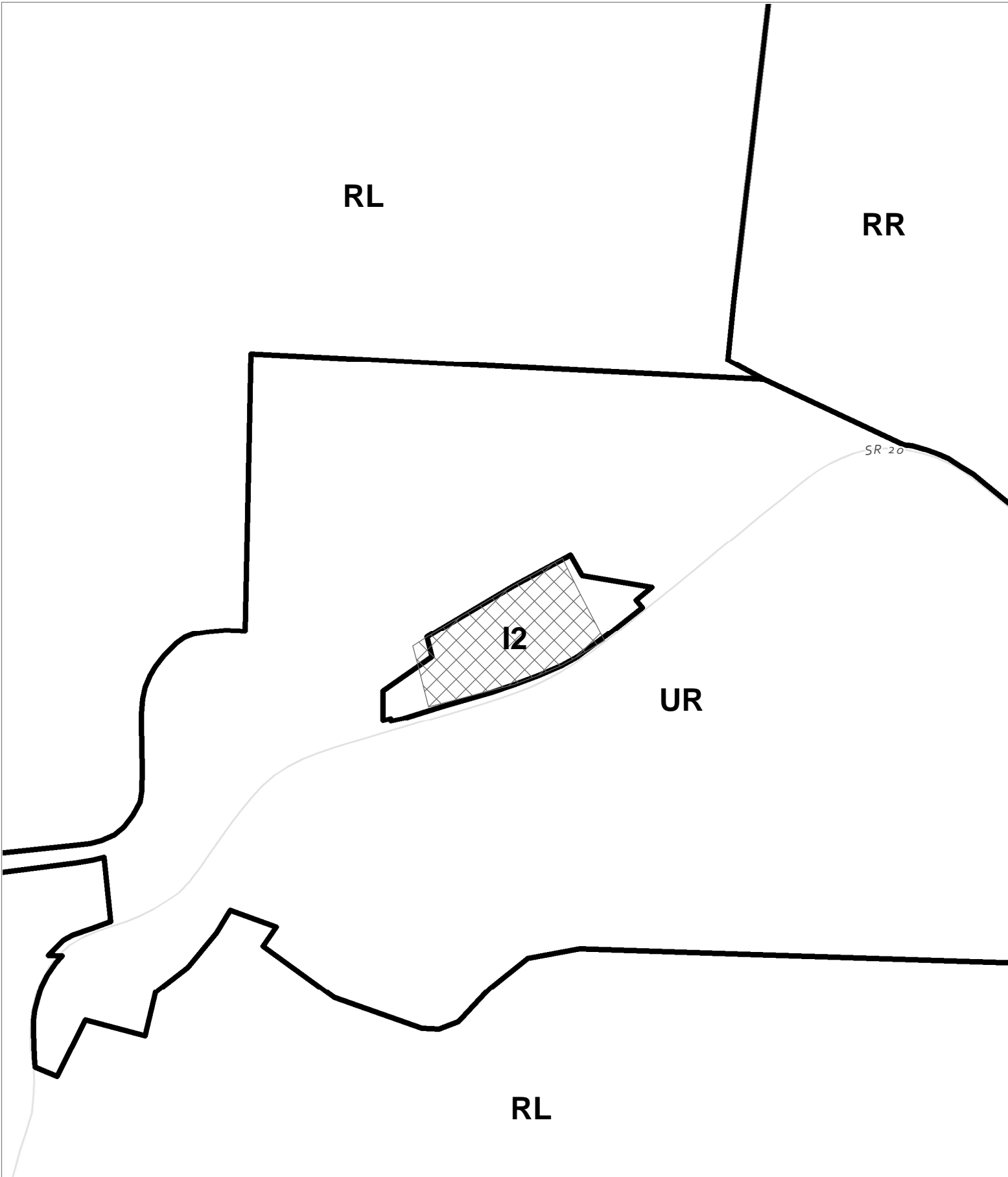


CASE: U 2022-0013
OWNER: KOHN, Brett
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AERIAL IMAGERY

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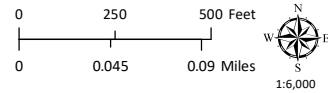
WINDOCKING COUNTY PLANNING DEPARTMENT - 7/19/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2023

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits

 Zoning Districts
 Public Roads



ZONING

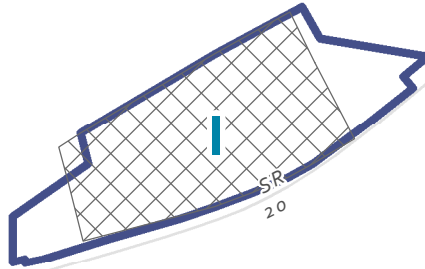
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RL 160

RR 5

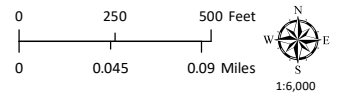
RMR 40

RL 160



 General Plan Classes

 Public Roads

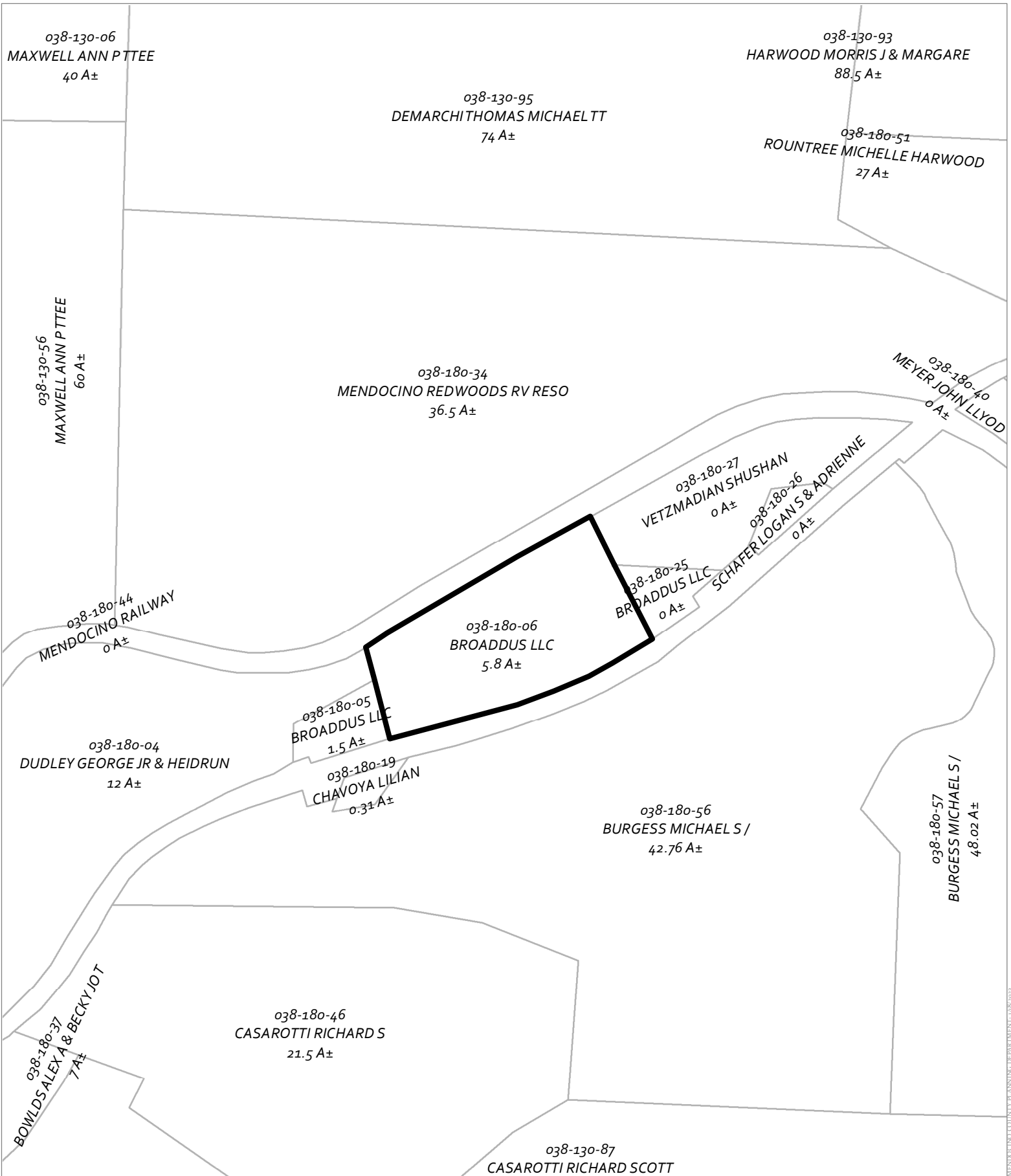


CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits

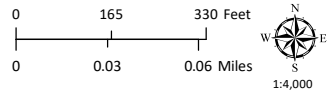
GENERAL PLAN

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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2023



CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits





ADJACENT PARCELS

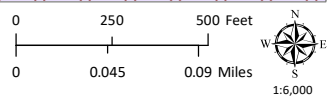
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2023

LITTLE LAKE
FIRE PROTECTION
DISTRICT

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits

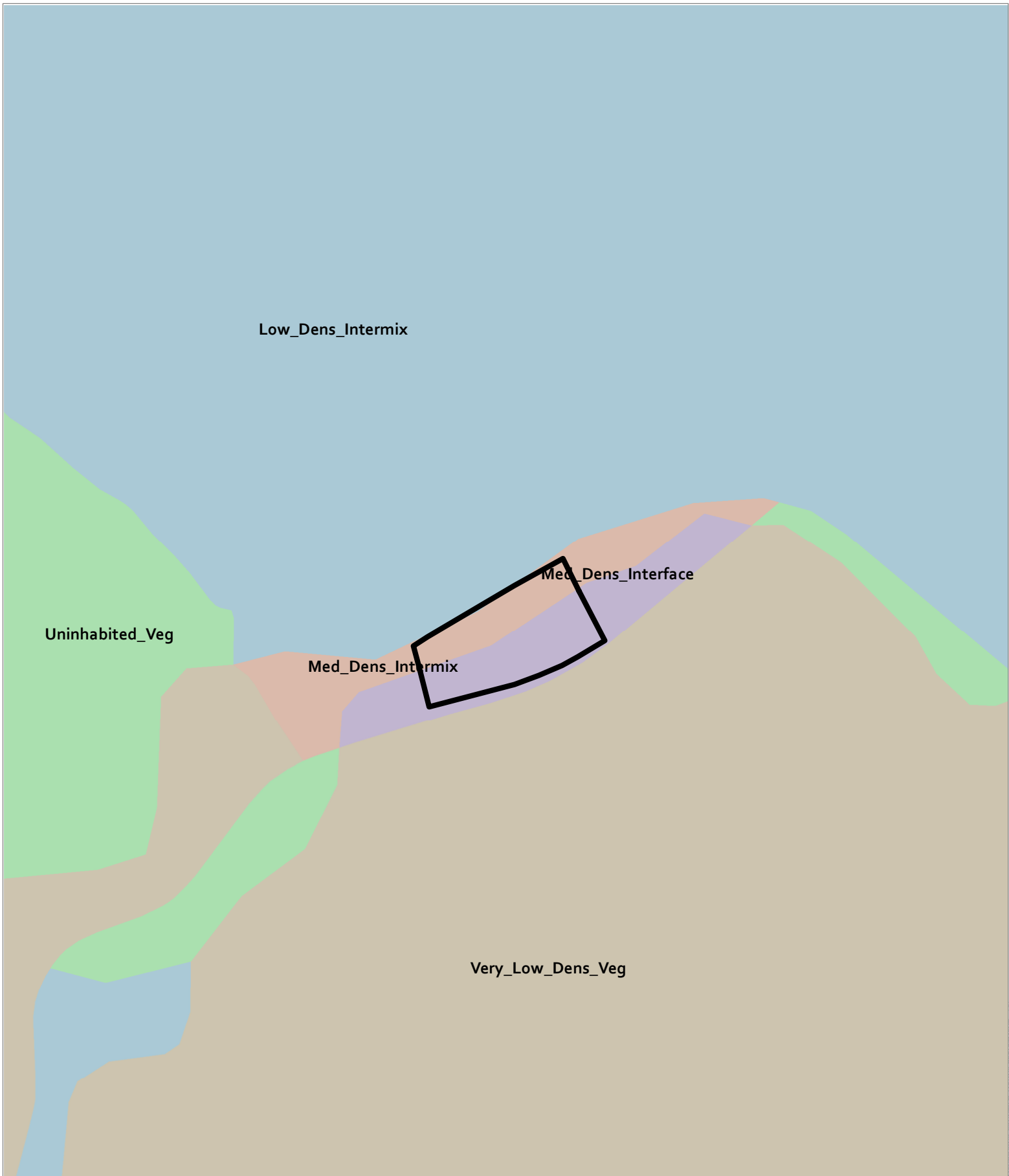
 High Fire Hazard
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

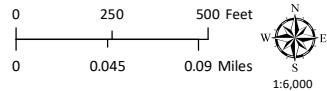
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VENTURA COUNTY PLANNING DEPARTMENT - 1/16/2023



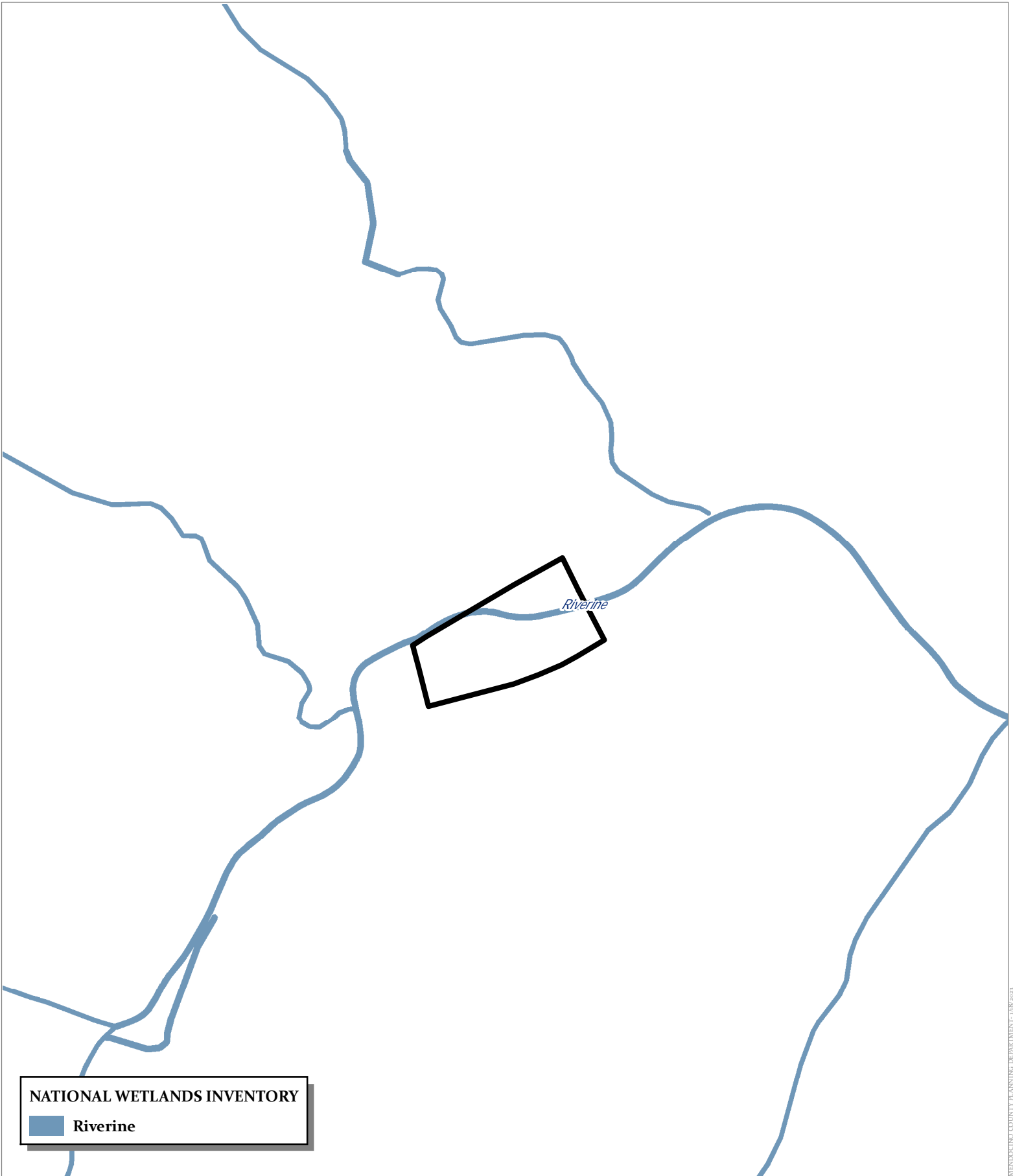
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2023

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits



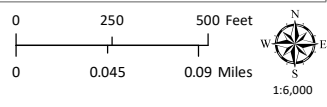
WILDLAND-URBAN INTERFACE

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NATIONAL WETLANDS INVENTORY
 ■ Riverine

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2023

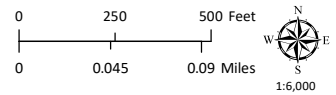
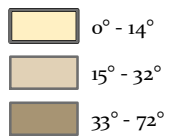
WETLANDS

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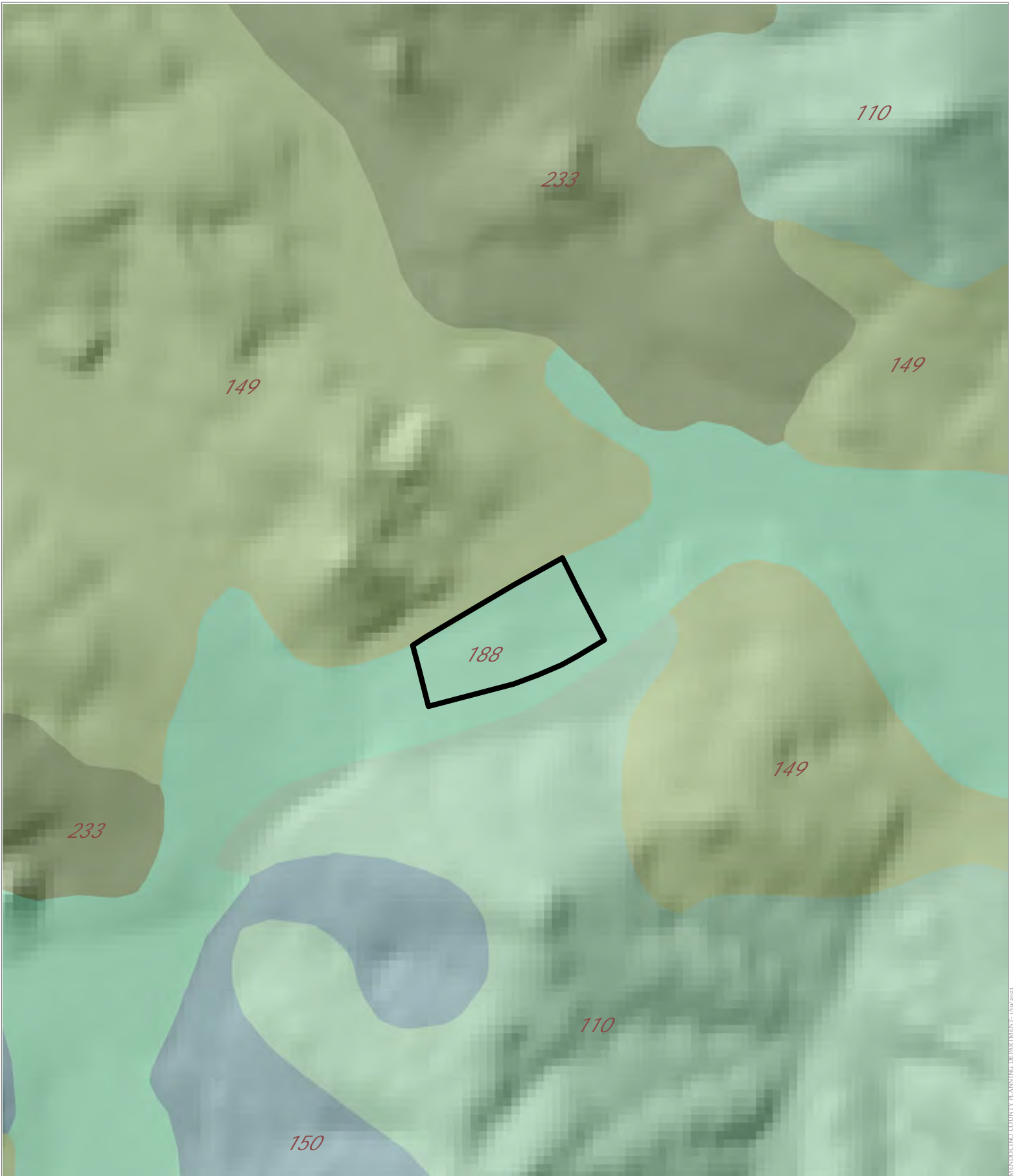
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits



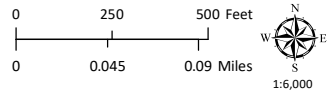
ESTIMATED SLOPE

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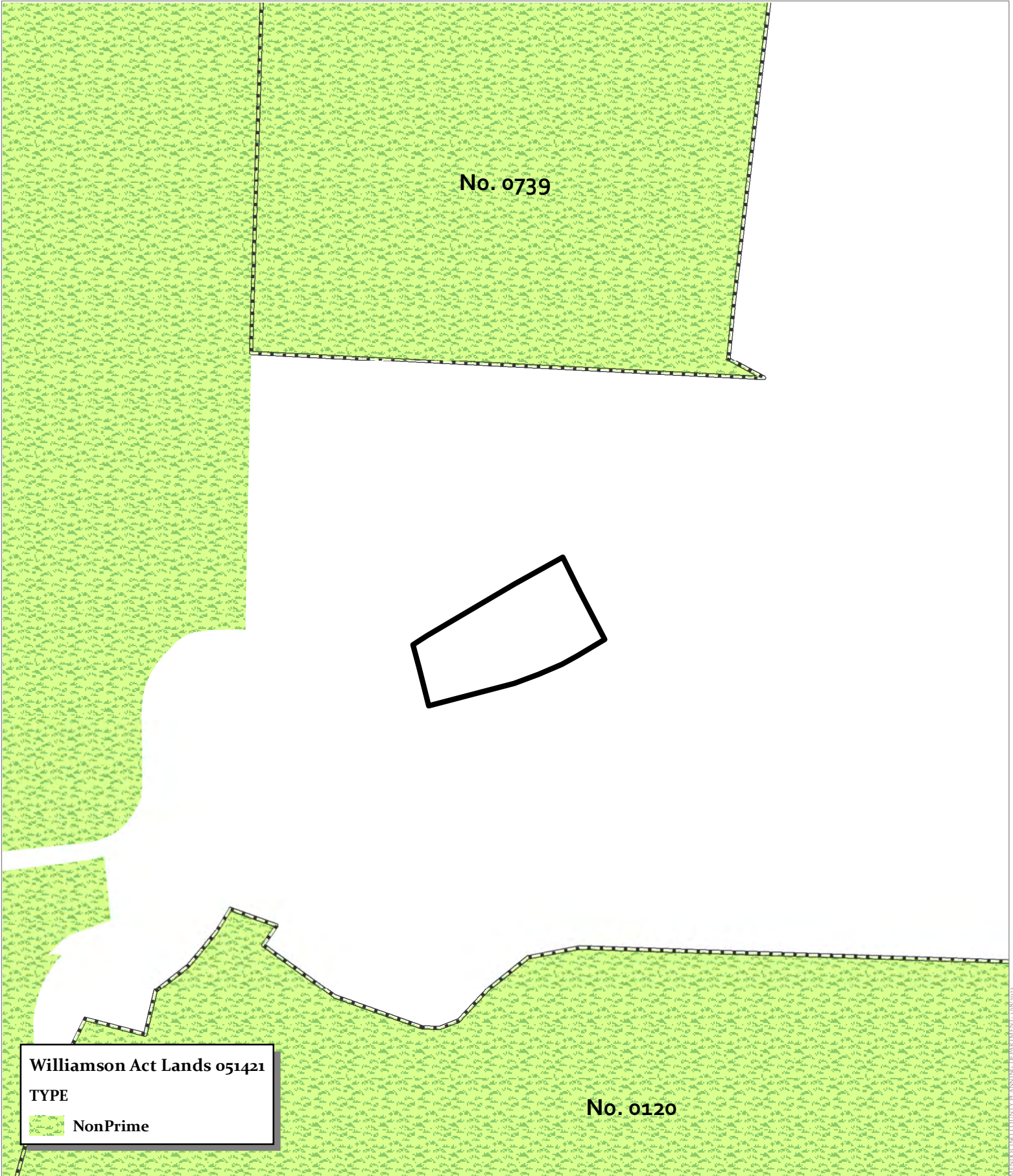
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits




EASTERN SOIL CLASSIFICATIONS

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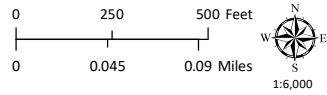


Williamson Act Lands 051421

TYPE
 **NonPrime**

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
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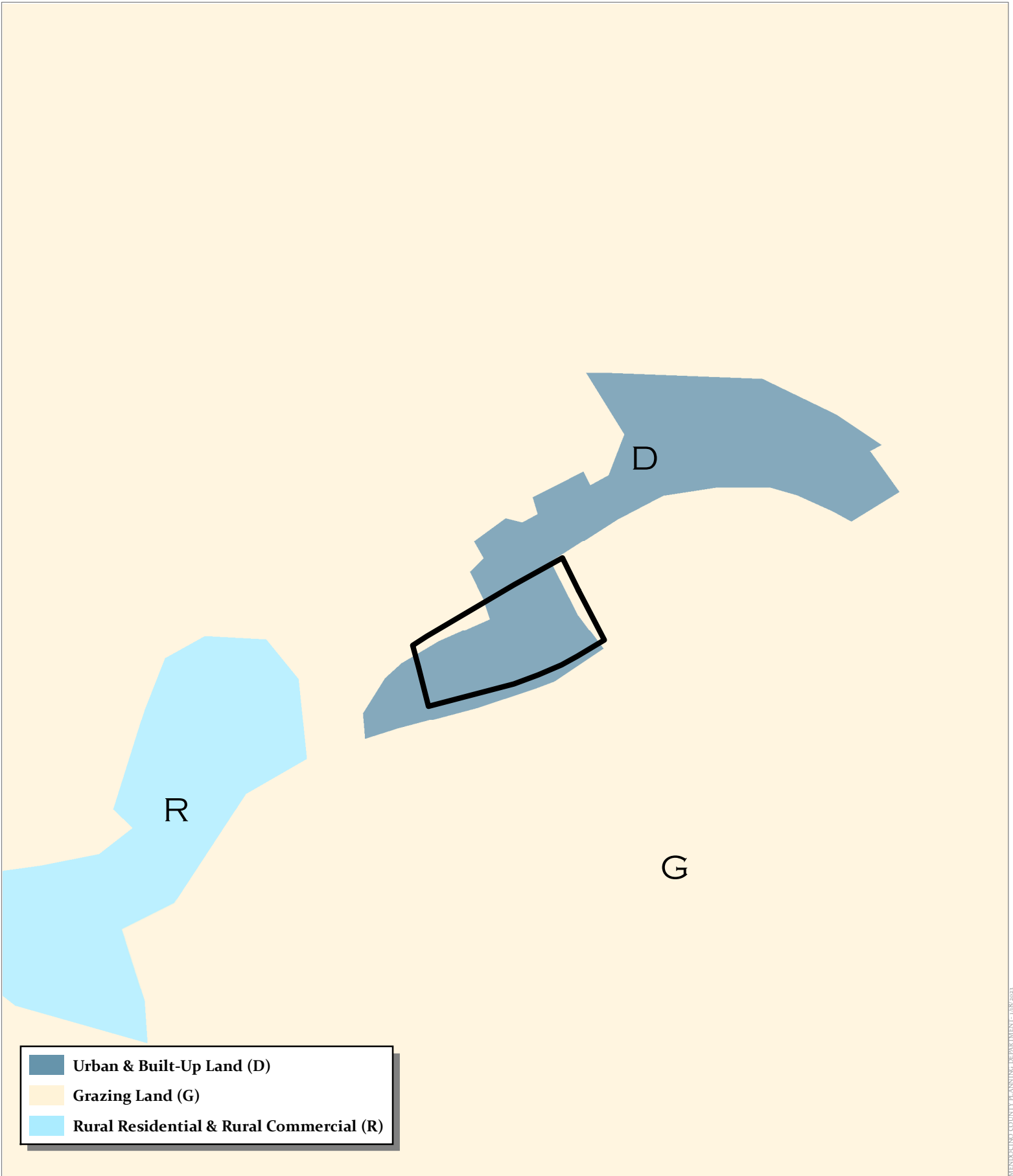
 **Contract Boundaries**



WILLIAMSON ACT

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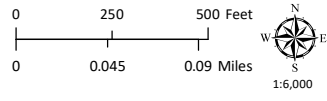
MENDOCINO COUNTY PLANNING DEPARTMENT 1/19/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2023

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

CASE: U 2022-0013
OWNER: KOHN, Brett
APN: 038-180-06
APLCT: Beau Milner
AGENT: Beau Milner
ADDRESS: 1800 W Hwy 20, Willits



IMPORTANT FARMLANDS

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