November 6, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Air Quality Management

Archaeological Commission
Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2019-0025
DATE FILED: 10/3/2019
OWNER: H20 PROJECTS LLC
APPLICANT: DWIGHT ALLAN HARRIS, JR.
REQUEST: Minor Use Permit to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy and a nursery of no more than 12,000 sq. ft. of immature canopy within separate structures per Mendocino County Code Sections 20.242.040 (C)(1)(c) and 20.242.040(B).

LOCATION: 4.4± miles southeast of the City of Fort Bragg center, lying on the north side of State Highway 20 (SH 20), 1.6± miles northwest of its intersection with Road 350 (Private), located at 27972 W. Highway 20 (APN: 020-422-26).

ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: November 20, 2019

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.

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 ____________
REPORT FOR: MINOR USE PERMIT  
CASE: U_2019-0025

OWNER: H20 PROJECTS LLC

APPLICANT: Dwight Allan Harris, Jr.

AGENT: NA

REQUEST: Minor Use Permit request to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 sq. ft. of mature canopy and a nursery of no more than 12,000 sq. ft. of immature canopy within separate structures per Mendocino County Code Sections 20.242.040 (C)(1)(c) and 20.242.040(B).

LOCATION: 4.4± miles southeast of the City of Fort Bragg center, lying on the north side of State Highway 20 (SH 20), 1.6± miles northwest of its intersection with Road 350 (Private), located at 27972 W. Highway 20 (APN: 020-422-26).

APN/S: 020-422-26-00

PARCEL SIZE: 10.11 ± acres

GENERAL PLAN: FL160:

ZONING: TP:160

EXISTING USES: Cultivation

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: BF_2019-0265 (“HIGH BARN” COMM. DRYING SHED STRUCTURE); BF 2019-0132 (6 BAY GREENHOUSE ON FOOTPRINT OF 3 CURRENT GH); B 2018-1191 (COMMERCIAL PANEL FOR 4 GREENHOUSES (SEE 18-0951/53/54/55); BF 2018-1038 (CURING & DRYING BUILDING); BF 2018-0955 (960 SQ FT GREENHOUSE #4); BF 2018-0954 (960 SQ FT GREENHOUSE #3); BF 2018-0953 (960 SQ FT GREENHOUSE #2); BF 2018-0951 (960 SQ FT GREENHOUSE #1); BF 2018-0950 (NEW METAL CONTAINER); AG 2017-0662 (AGRICULTURE); AG 2019-0185 (AGRICULTURE); AP 2018-0049 (CULTIVATION IN TPZ ZONE); CFBL 2018-0031 (CANNABIS MICROBUSINESS)

ADJACENT GENERAL PLAN

<table>
<thead>
<tr>
<th>NORTH: FL160</th>
<th>EAST: FL160</th>
<th>SOUTH: FL160</th>
<th>WEST: FL160</th>
</tr>
</thead>
</table>

ADJACENT ZONING

|---------------|-------------|-------------|-------------|

ADJACENT LOT SIZES

<table>
<thead>
<tr>
<th>NORTH: 20± acres</th>
<th>EAST: 28.25± acres</th>
<th>SOUTH: 20± acres</th>
<th>WEST: 120± acres</th>
</tr>
</thead>
</table>

ADJACENT USES

|---------------------|--------------------|---------------------|--------------------|

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Archaeological Commission
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Planning Division Fort Bragg
- Sonoma State University

STATE
- CALFIRE (Land Use)
- CALFIRE (Resource Management)

TRIBAL
- California Dept. of Fish & Wildlife
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Applicant is proposing future construction of a single family residence.

STAFF PLANNER: MARK CLISER  
DATE: 10/31/2019
ENVIRONMENTAL DATA

1. MAC:
   GIS
   NA

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

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

4. FARMLAND CLASSIFICATION:
   GIS
   NA

5. FLOOD ZONE CLASSIFICATION:
   FEMA Flood Insurance Rate Maps (FIRM)
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   NA

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study/Eastern/Western Part
   Western Soil Classifications

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
   LCP maps, Pygmy Soils Maps; GIS
   NA

9. WILLIAMSON ACT CONTRACT:
   GIS/Mendocino County Assessor’s Office
   NO

10. TIMBER PRODUCTION ZONE:
    GIS
    YES

11. WETLANDS CLASSIFICATION:
    GIS
    NA

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

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

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

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

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
    GIS; General Plan 3-10
    NA

17. LANDSLIDE HAZARD:
    Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
    NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:
    Policy RM-7; General Plan 4-34
    NA

19. WILD AND SCENIC RIVER:
    www.rivers.gov (Eel Only); GIS
    NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
    Various Adopted Specific Plan Areas; GIS
    NA

21. STATE CLEARINGHOUSE REQUIRED:
    Policy
    NA

22. OAK WOODLAND AREA:
    USDA
    NA

23. HARBOR DISTRICT:
    Sec. 20.512
    NA
APPLICATION FORM

APPLICANT
Name: DWIGHT ALLAN HARRIS Jr  Phone: 707-813-7722
Mailing Address: 18001 N HWY 1 PMB 110
City: FORT BRAGG State/Zip: CA 95437 email: ALLAN@LITHOUSE.FARM

PROPERTY OWNER
Name: H2O PROJECTS LLC  Phone: 707-813-7722
Mailing Address: 18001 N HWY 1 PMB 110
City: FORT BRAGG State/Zip: CA 95437 email: ALLAN@LITHOUSE.FARM

AGENT
Name: Phone:
Mailing Address:
City: State/Zip: email:

Parcel Size: 10.11 (Sq. feet/Acres) Address of Property: 27972 HWY 20
Assessor Parcel Number(s): 020-422-26

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  Oct 2nd 2019  Signature of Owner  Oct 2nd 2019
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.

Owner Authorized Agent

Oct 2nd 2019

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
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</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,
originating 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.

Applicant: ___________________________ Date: Oct 2nd 2019
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.

   WELL: IN PLACE w/ PERMIT
   SEPTIC SYSTEM: PERMIT PULLED
   GRADING: N/A, VEGETATION REMOVAL: N/A, ROAD: N/A
   STORAGE BLDG. TO BE CONVERTED TO AN INDOOR CULTIVATION FACILITY, YEAR-ROUND STAGED HARVEST EVERY 21 DAYS.
   (3) ROOMS EACH w/ 720 SF OR FLOORING (2,160 SF) PIAL CANOPY.
   (1) ADDITIONAL ROOM FOR STORAGE.
   TOTAL STRUCTURE: 36' X 120'
   4,320 SF

   EXISTING ADMIN PERMIT GRANTED FOR 10,000 SF MATURE LIGHT, TO BE REDUCED TO 3,600 SF, MATURE LIGHT + 2,160 INDOOR

   DUE TO FUEL POWER LIMITATIONS.

2. Structures/Lot Coverage

<table>
<thead>
<tr>
<th>Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Existing (1)</td>
<td>1,000</td>
</tr>
<tr>
<td></td>
<td>Proposed (1)</td>
<td>4,320</td>
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<tr>
<td>Mobile Home</td>
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<tr>
<td>Duplex</td>
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<td>Multifamily</td>
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<td>Other: PROCESSING BLDG</td>
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<tr>
<td>Other: GREEN HOUSE</td>
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<tr>
<td>Total Structures</td>
<td></td>
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<tr>
<td>Paved Area</td>
<td>15,850</td>
<td>20,000</td>
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<tr>
<td>Unpaved Area</td>
<td>2,000</td>
<td>50,000</td>
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<tr>
<td>Grand Total (Equal to gross area of Parcel)</td>
<td>440,591 SF</td>
<td></td>
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</tbody>
</table>

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
3. If the project is [commercial, industrial or institutional], complete the following:

   Estimated employees per shift: [2]
   Estimated shifts per day: [1]
   Type of loading facilities proposed: [ONE PER WEEK, VAN DELIVERY]

4. Will the proposed project be phased? [□ Yes [X] No] If yes, explain your plans for phasing:

   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________

5. Will vegetation be removed on areas other than the building sites and roads? [□ Yes [X] No] Explain:

   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? [□ Yes [X] No] If yes, explain:

   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________

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

   Number of covered spaces: [4]
   Number of uncovered spaces: [ ]
   Number of standard spaces: [ ]
   Number of handicapped spaces: [1]

   Existing Number of Spaces: [ ]
   Proposed Additional Spaces: [ ]
   Total: [ ]

8. Is any road construction or grading planned? [□ Yes [X] 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:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx  Page - 3
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  ☒ 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
   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?
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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.
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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:

```
LONG LIST
```

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

```
HWY 20, MILE MARKER 5.0
```

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:


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:

```
A DEMO PERMIT WILL BE PULLED.
```

25. Project Height: Maximum height of existing structures ______ feet. Maximum height of proposed structures ______ feet.

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): 10 ______ square feet 2 ______ 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:

```
WELL MAINTAINED, CANNABIS OPERATION
```

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:

```
REDWOODS!
```

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential/Agricultural</td>
<td>☒</td>
<td>☒</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td></td>
<td></td>
<td></td>
<td>☒</td>
</tr>
<tr>
<td>Institutional/Forestland</td>
<td></td>
<td></td>
<td></td>
<td>☒</td>
</tr>
<tr>
<td>Other</td>
<td></td>
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</tr>
</tbody>
</table>
SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

ADD 4600 SF OF NURSERY TO PAIR W/ A (MULTI - CULTI) PEA INDOOR + MIXED LIGHT FACILITY.

USE PERMIT FILED FOR 2,160 SF INDOOR EXISTING ADMIN PERMIT TO BE UPDATED TO REFLECT CHANGE FROM 10,000 SF TO 3,200 SF.

TOTAL PROJECT: 1,600 NURSERY CANOPY 2,160 INDOOR 3,200 MIXED LIGHT

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td>(1)</td>
<td>(1)</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
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<td>Duplex</td>
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<tr>
<td>Multifamily</td>
<td>INDOOR</td>
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<tr>
<td>Other:</td>
<td>PROFESSIONAL BLDG</td>
<td>(1)</td>
</tr>
<tr>
<td>Other:</td>
<td>GREEN HOUSE</td>
<td>(1)</td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td>15,850</td>
<td>3000</td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel) 440,091 SF
CASE: U 2019-0025
OWNER: H2O Projects, LLC
APN: 020-422-26
APLCT: Dwight Allan Harris, Jr.
AGENT:
ADDRESS: 27972 W. Highway 20, Fort Bragg

C Cannabis Cultivation Sites
CASE: U 2019-0025
OWNER: H2O Projects, LLC
APN: 020-422-26
APLCT: Dwight Allan Harris, Jr.
AGENT: 
ADDRESS: 27972 W. Highway 20, Fort Bragg

0 500 1,000 Feet
0 0.075 0.15 Miles

FL 160
RMR 40
RR 10
PL

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2019

General Plan Classes