



SUMMARY

APPLICANT: COUNTY OF MENDOCINO

AGENT: MENDOCINO COUNTY PLANNING AND BUILDING SERVICES

REQUEST: Amend the Mendocino County Zoning Code – Division I, Title 20 (Inland) to add Chapter 20.147, Community Character (CC) Combining District and Rezone all the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts to apply the CC Combining zoning in the County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone of the County. The proposed amendments will replace the formula business moratorium set by the Board of Supervisors on September 22, 2015 and require a use permit to establish a formula business by either on a vacant lot or within a substantially renovated structure.

LOCATION: All unincorporated areas within Mendocino County, excluding the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone areas of the County.

BACKGROUND

On September 22, 2015, the Board of Supervisors adopted an urgency ordinance establishing interim restrictions on the establishment of formula businesses to study and consider zoning regulations to help protect the unique character of rural community areas. This ordinance is to expire on September 20, 2016.

The impetus for the urgency ordinance came from the zoning clearance granted to a building permit (#BU_2015-0104) in February 2015 to construct the Dollar General Store on a vacant lot located in the Redwood Valley Community Area. The appellant and community expressed their concern that the proposed store did not fit the community, conflicted with general plan policy, and was not subject to environmental review. The Board ultimately denied the appeal on November 3, 2015 and upheld that the zoning clearance was properly granted based on applicable development standards. However, during the several months of this matter was being reviewed, the Board decided that additional land use regulations are needed to help ensure the establishment of future formula businesses do not degrade the unique character of community areas in the County.

PROJECT DESCRIPTION

1. Zoning Amendment

The proposed zoning text amendment would establish a new Community Character (C-C) Combining District chapter within Division 1 of the Mendocino County Zoning Code (Inland). It will require certain commercial establishments to obtain a Minor Use Permit when they are determined to be a "Formula Business". It defines Formula Business as one of the commercial use types listed below that have 10 or more other locations and that share more than two standard features such as name, décor, services, and color.

- 1) Eating and Drinking Establishments (Section 20.024.065)
- 2) Food and Beverage Retail Sales (Section 20.024.075)

- 3) Food and Beverage Preparation – Without Consumption (Section 20.024.080)
- 4) Retail Sales, General (Section 20.024.120)

In addition to the standard use permit findings, the C-C Chapter includes site development, architectural design, and landscape improvement requirements that will help to ensure Formula Businesses fits the aesthetic setting and fulfills commercial needs of each community.

- A. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development;
- B. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings and properties; and
- C. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to compliment buildings and structures and to provide an attractive environment for the enjoyment of the public.

The standard use permit findings will help to ensure a new Formula Business is consistent with community specific policies of the General Plan and Ukiah Valley Area Plan (UVAP).

This chapter would not apply to any new formula business within an existing structure that does not require substantial reconstruction (i.e., 50% replacement of floor area or exterior walls). Nor would it apply to any formula business that has an active permit completed prior to September 22, 2015.

2. Applicability

The CC Combining District may be applied over C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts in the unincorporated areas of the county including but not limited to the following Community Areas or Commercial Places.

- Anderson Valley
 - Boonville
 - Navarro
 - Philo
- Covelo
- Fort Bragg
 - Cleone
- Hopland
- Laytonville
- Potter Valley
- Redwood Valley
- Willits
 - Brooktrails
 - Ridgewood
- Calpella
- Ukiah
 - Lake Mendocino Dr
 - South Ukiah
- Talmage
- Commercial Places
 - Bell Springs
 - Comptche

3. Rezoning

The proposed rezoning would apply the C-C combining district to approximately 703 parcels within the Applicable Community areas and Commercial Places. The rezoning generally excludes the area north of the city limits of City of Ukiah, south of Lake Mendocino Drive and along either Highway 101 or North State Street as shown on Attachment B. Furthermore, the rezoning is not recommended for commercial development on lands that are zoned RC (Rural Community) or that lie within the Coastal Zone, as the existing permit processes will address the placement of such uses.

KEY ISSUES

1. General Plan Consistency

Both the General Plan and the UVAP goes on to provide policies regarding the maintenance of and enhancement of the existing agrarian character, the expansion of economic opportunities, conservation of natural, visual and historical resources, maintenance of compact development patterns, the promotion of tourism, and the maintenance of the rural character of the communities and utilizing smart growth principles. Staff, therefore believes that the proposed project is consistent with applicable goals and policies of the General Plan.

Chapter 6 of the General Plan provides policies specific to a number of communities in Mendocino County that include: Anderson Valley, Covelo, Fort Bragg, Hopland, Laytonville, Potter Valley, Redwood Valley and Willits. The Community Areas are depicted in Figure CP-1 contained on page 6-2 of the General Plan. The purpose of this section of the General Plan is to document those features that make each of these communities unique and provide policies specific to the area. Each section includes a brief description of the community, including any specific community characteristics or features which are of particular importance in the area, and policies specific to the area. The following general policies apply to all of the community areas:

- Policy CP-A All policies in this General Plan apply to the community areas, except where a policy for a community area is provided that may conflict with or be more specific than countywide policies. In the event of a conflict between policies specific to a geographic area and other policies, the area-specific policies shall be superseded.
- Policy CP-B The County shall ensure that the special features in each community area shown in this General Plan shall be retained or enhanced, and shall consider these features in its review of any proposed development project.
- Policy CP-C The County will support grant applications that implement local community goals, policies, or plans.
- Policy DE-69 Emphasize local community character and culture in community planning and development.

The Ukiah Valley Area Plan (UVAP) describes the need to maintain and enhance the character of the Ukiah Valley planning area as a set of compact communities with distinctive, attractive, commercial areas and residential neighborhoods, surrounded by open space and agricultural land. The Community Design Section of the UVAP provides the expectations and preferences for the quality and character of new development. The following UVAP Goals would apply to the Ukiah Valley, including the communities of Calpella, the Forks and Talmage:

Goal CD-1 Develop an aesthetically appealing urban form that reflects the rural, small-town character of the Ukiah Valley

Goal CD-2 Protect and enhance the natural beauty and scenic view sheds of the Ukiah Valley.

The proposed C-C Combining District will provide a mechanism that currently does not exist to allow the County to review how well a new Formula Business fits the community and, in that regard, will implement the General Plan and UVAP policies listed above.

2. Formula Business Development Review

Today, many commercial uses are developed “by-right” with only a building permit on lands zoned “Commercial” (C-1 or C-2) with a building permit. This “ministerial” process is a relatively quick to complete and involves only relatively low building permit fees. Planning zoning clearance of the building permit is limited to ensuring new commercial uses are consistent with basic development standards (i.e., setback, parking, height). It does not consider subjective or “discretionary” issues such as community compatibility. Nor does it require environmental review under the California Environmental Quality Act (CEQA). As such, ministerial review of commercial uses in commercial zoning districts provides maximum “certainty” as to the outcome for any member of the public who is pursuing a development project.

On the other hand, “discretionary” review, such as a use permit, provides for a more comprehensive review of a project, but gives the developer less certainty as to the outcome. The use permit allows the County to fully evaluate and, if necessary, condition a project to help ensure it complies with general plan policies and development regulations and that it will not be detrimental to the health, safety and welfare of the people living and working in the area. This process typically requires a CEQA environmental determination (a negative declaration, mitigated negative declaration, or environmental impact report). This environmental review is based on an “Initial Study” circulated to the public for comment and is certified by the decision-making body (e.g. Planning Commission). The time to bring a use permit to a public hearing is 6-9 months. In addition to the use permit use fee (\$2,260), special studies (e.g., traffic) may be required to complete the CEQA review and a “Fish and Wildlife Filing Fee” (\$2,260.25) is charged when the project is completed.

While the proposed Formula Business minor use permit is discretionary process is more time-consuming and involves higher fees than the existing building permit review, it will provide maximum opportunity for the County to help ensure a project fits the community (and environment).

3. Protection of Community Character

As noted above, the minor use permit provides for a more comprehensive review process. The proposed ordinance would provide staff the ability to review development proposals for such things as bulk, height, colors, building materials, parking circulation, signage, landscaping and lighting. The objective of the ordinance is to ensure that building and site designs reflect and incorporate the established character of each community. Although the ordinance is not a ban on formula businesses, it would provide for them, provided they are developed in concert with the character of the communities.

Staff estimates there are approximately 300 undeveloped parcels within the area that might be covered by the combining district that have Commercial zoning. For reference, attached are maps and a list of those parcels that are zoned C-1 and C-2.

Additionally, staff has examined other formula business ordinances from communities within California and those from other communities in other states. Staff examined whether such businesses have a detrimental effect on rural communities. Staff’s research determined that the main issues centered around the maintenance and preservation of a community’s character and protection of local businesses. Many of the ordinances examined were designed to limit the proliferation of formula businesses,

preserving the historic or unique character of downtowns, and the creation of a balance of local, regional and nationally-based businesses in communities. Most ordinances either outright banned formula businesses, or provided for them through a Conditional Use Permit.

4. Environmental Review

This project is Categorically Exempt from CEQA, per Section 15308, which exempts action of regulatory agencies for the protection of the environment. As such, no further environmental consideration is necessary and, further, the Fish and Game Code provisions regarding a wildlife impact fee are not applicable.

RECOMMENDATION

That the Planning Commission recommend, based on the evidence in the record, the Board of Supervisors certify the CEQA categorical exemption and adopt an ordinance to (1) amend Division 1 of the Mendocino County Zoning Code to add Chapter 20.147, Community Character (C-C) Combining District, and (2) add the Community Character (C-C) Combining District designation over the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts lying within Community Areas and Commercial Places.

ATTACHMENTS

- A. Draft Ordinance Chapter 20.147, Community Character (C-C) Combining District
- B. Exemption Map

EXHIBITS

- A. Boonville Maps
- B. Navarro Maps
- C. Philo Maps
- D. Covelo Maps
- E. Cleone Maps
- F. Hopland Maps
- G. Laytonville Maps
- H. Potter Valley Maps
- I. Redwood Valley Maps
- J. Brooktrails Maps
- K. Ridgewood Maps
- L. Calpella Maps
- M. Lake Mendocino Maps
- N. South Ukiah Maps
- O. Talmage Maps
- P. Bell Springs Maps
- Q. Comptche Maps

Chapter 20.147 – Community Character Combining DistrictSec. 20.147.010 Intent

This district is intended to establish special requirements and regulation to retain and enhance the special features of community areas and commercial places within Mendocino County by:

- (A) Enhancing the visual attractiveness of commercial structures by restricting standardized features that would detract from the distinctive character of the community areas and commercial places in the County.
- (B) Protecting diverse commercial activities of each community area and commercial places by encouraging a variety of commercial land uses that serve the needs of the community.

Sec. 20.147.020 Applicability

The CC Combining District may be applied over C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts in the unincorporated areas of the County including but not limited to the following Community Areas or Commercial Places:

- Anderson Valley
 - Boonville
 - Navarro
 - Philo
- Covelo
- Fort Bragg
 - Cleone
- Hopland
- Laytonville
- Potter Valley
- Redwood Valley
- Willits
 - Brooktrails
 - Ridgewood
- Calpella
- Ukiah
 - Lake Mendocino Dr
 - South Ukiah
- Talmage
- Commercial Places
 - Bell Springs
 - Comptche

Sec. 20.147.030 Requirement

- (A) The establishment of a new Formula Business on a vacant lot or within a substantially reconstructed structure located within a Community Area or Commercial Place, as defined in this Chapter, is subject to the approval of a Minor Use Permit, pursuant to Mendocino County Zoning Code – Division I, Chapter 20.196 Use Permits.
- (B) All Formula Business establishments are subject to the following requirements unless it is superseded by a more restrictive requirement of the applicable base zoning district.
 - a) Site Improvements: Site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements shall be designed to integrate with adjoining properties and provide a desirable environment for existing development in the area.
 - b) Architectural Design. The character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances,

exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings and properties.

- c) Landscape Design. Including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to compliment buildings and structures and to provide an attractive environment for the enjoyment of the public.

Sec. 20.147.025 Exceptions

The provisions of the Community Character Combining District shall not apply to Formula Business in the following instances.

- (A) When an active building permit for a new Formula Business on a vacant lot or within a substantially reconstructed structure is deemed complete prior to September 22, 2015.
- (B) When building and site improvements associated with an existing Formula Business are necessary to comply with fire safety or Americans with Disabilities Act ("ADA") requirements.

Sec. 20.147.015 Definitions

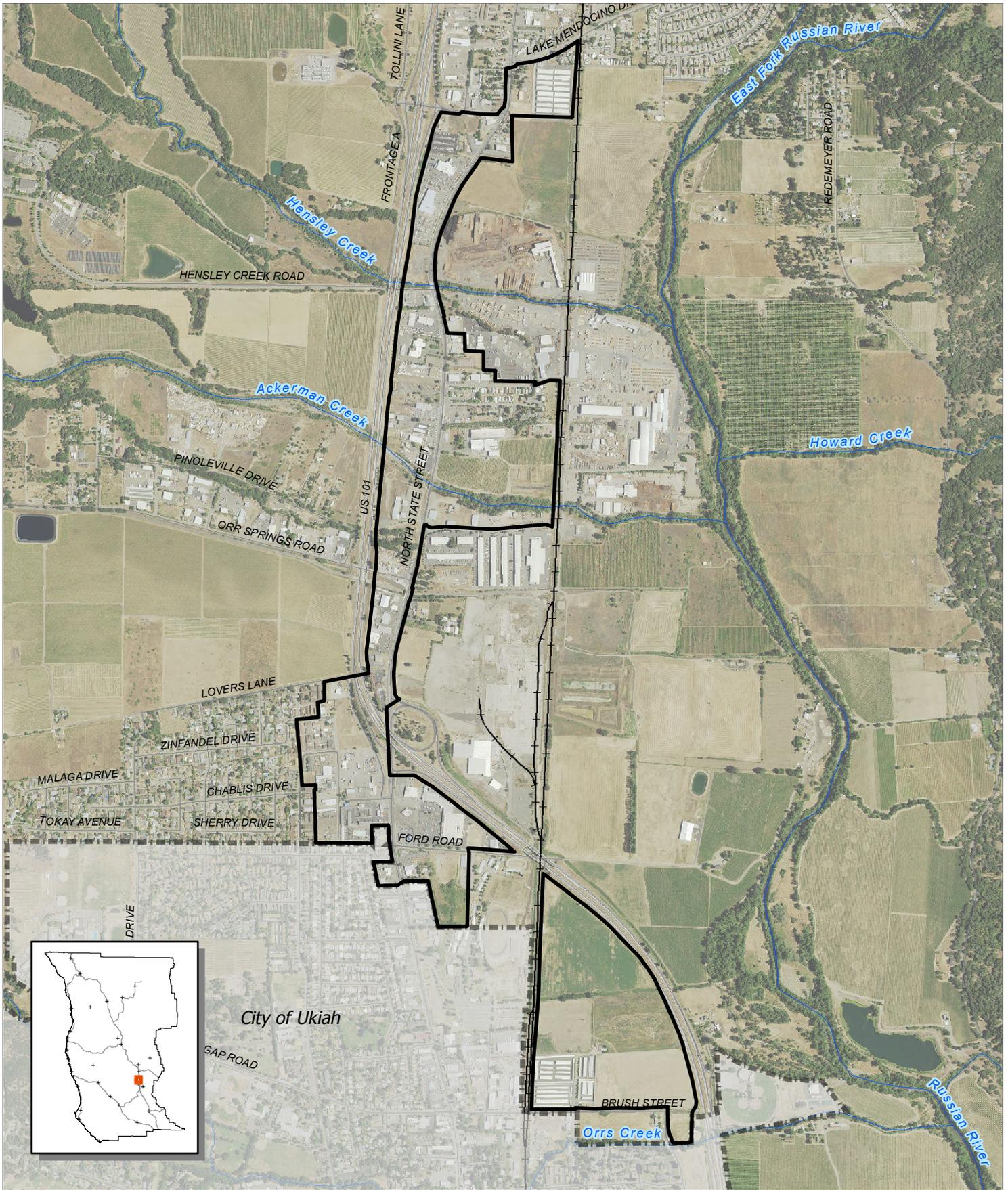
As used in this Chapter, and as used in this Chapter only, the following definitions shall apply unless the context otherwise requires:

- (A) Community Area. "Community Area" includes communities located in unincorporated Mendocino County that are listed and described by Chapter 6, Community-Specific Policies, of the General Plan.
- (B) Commercial Places. "Commercial Places" includes lands designated C-1 (Limited Commercial) or C-2 (General Commercial) that are not located within a Community Area.
- (C) Formula Business. "Formula Business" means any of the following type of commercial use types, as defined by Mendocino County Zoning Code – Division 1, Chapter 20.024, regardless of location or ownership, which along with 10 (ten) or more other establishments maintains two or more Standardized Features.
 - 1) Eating and Drinking Establishments (Section 20.024.065)
 - 2) Food and Beverage Retail Sales (Section 20.024.075)
 - 3) Food and Beverage Preparation – Without Consumption (Section 20.024.080)
 - 4) Retail Sales, General (Section 20.024.120)
- (D) Improvement. The term "Improvement," as used in this article, shall be interpreted and shall include the construction, alteration, and repair of all buildings, structures, and facilities permanently affixed to real property, and appurtenances thereto.
- (E) Person. "Person" means any individual firm, co-partnership, corporation, company, association, joint association, or body politic and includes any trustee, receiver, assignee, or other similar representative thereof.
- (F) Standardized Features. "Standardized Features" include the following:

- 1) Business Name. A trademark name including words, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the goods from one party from those of others.
 - 2) Color Scheme. A selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the façade.
 - 3) Décor. The style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.
 - 4) Façade. The face or front of a building, including awnings, looking onto a street or an open space.
 - 5) Standardized array of merchandise. An inventory of merchandise of which 50% or more is provided by a single distributor bearing uniform markings.
 - 6) Standardized array of services. A substantially common menu or set of services priced and performed in a consistent manner.
 - 7) Uniforms. Standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, that, and points (other than name tags) as well as standardized colors of clothing uniforms.
- (G) Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground; excepting tents, recreational vehicles and fences less than six (6) feet in height.
- (H) Substantially Reconstructed Structure. "Substantially Reconstructed Structure" means the alternation, removal, replacement of more than 50% of the structure's existing floor area or exterior walls, whichever occurs first.

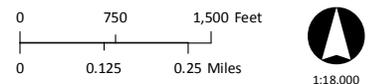
Sec. 20.147.040 Prohibitions

No building permit, license, certificate, or other approval or entitlement shall be issued or given by the County, or any department or employee thereof, with respect to any Formula Business subject to the provisions of this chapter. No certificate of use or occupancy or similar approval shall be issued or given for any improvement for any Formula Business unless otherwise provided for by Section 20.147.030 of this chapter.

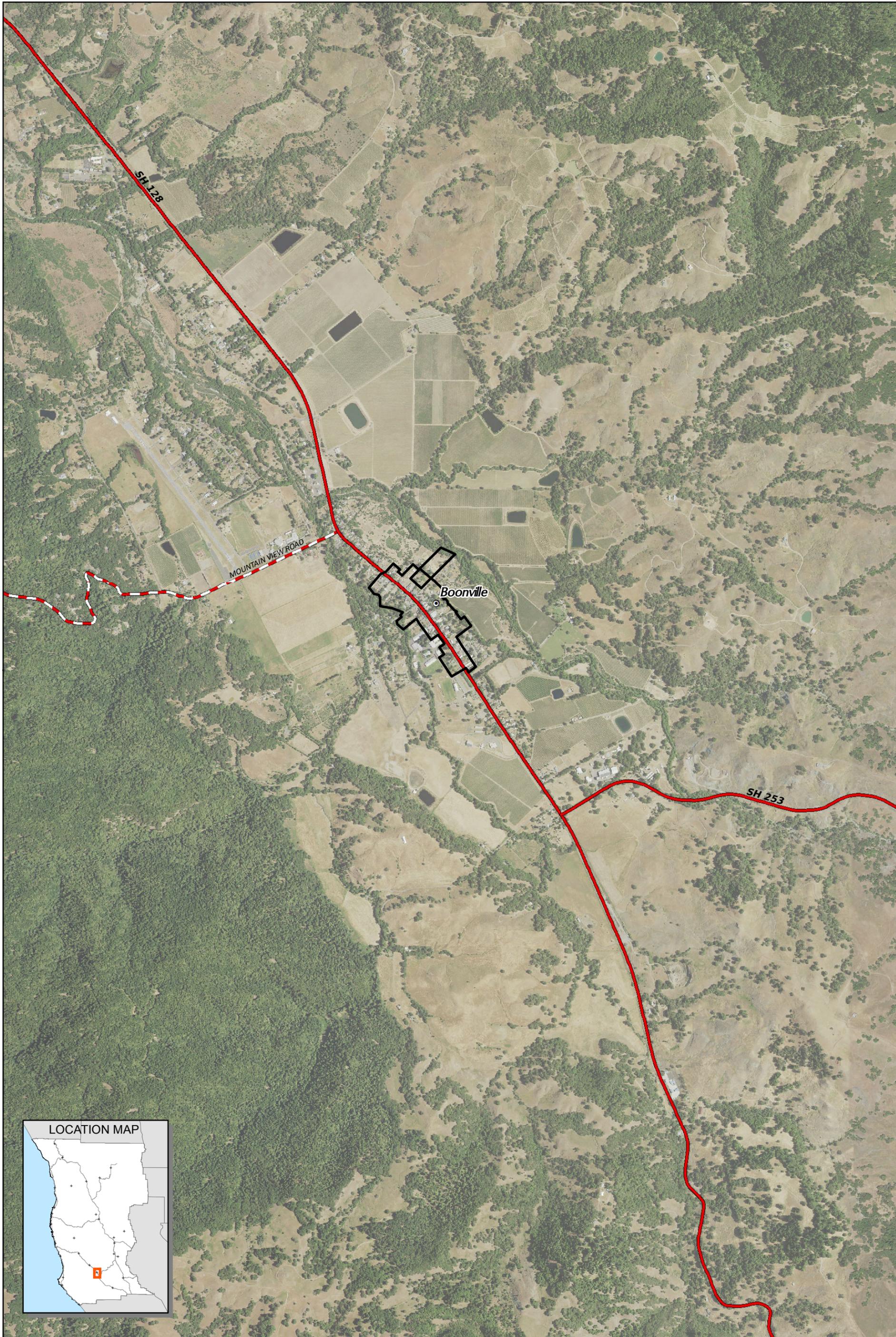


CASE: OA 2016-0001 / R 2016-0002
OWNER: Various
APN: Various
APLCT: MenCo PBS
ADDRESS: Various

-  Allowed Areas
-  Incorporated City Limits
-  Named Rivers
-  Public Roads
-  Railroads



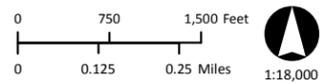
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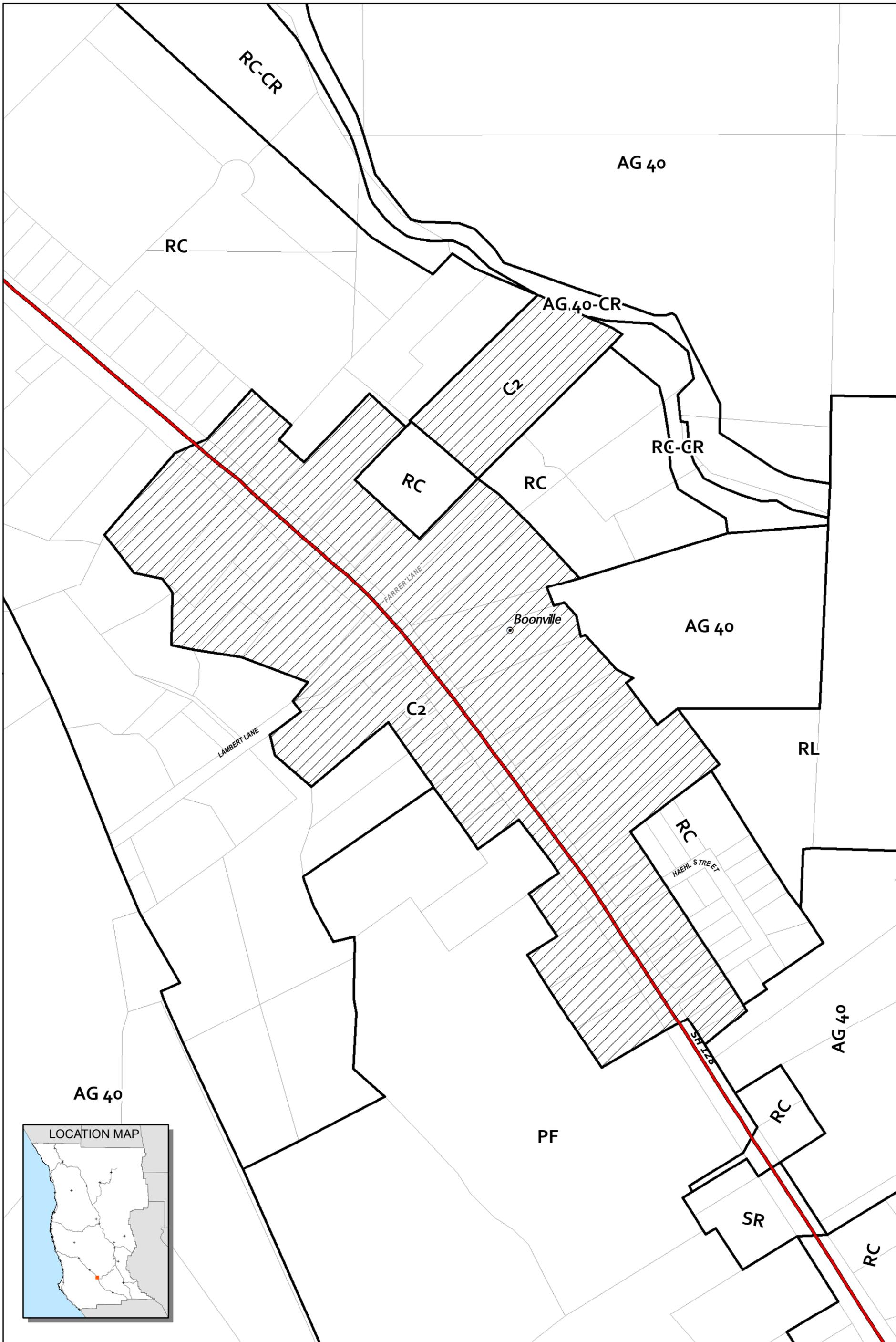


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Major Roads 2013
-  Major Towns & Places
-  Existing C1 and C2 zones
-  Highways

EXISTING COMMERCIAL ZONES - BOONVILLE

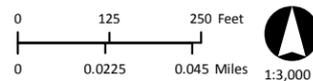


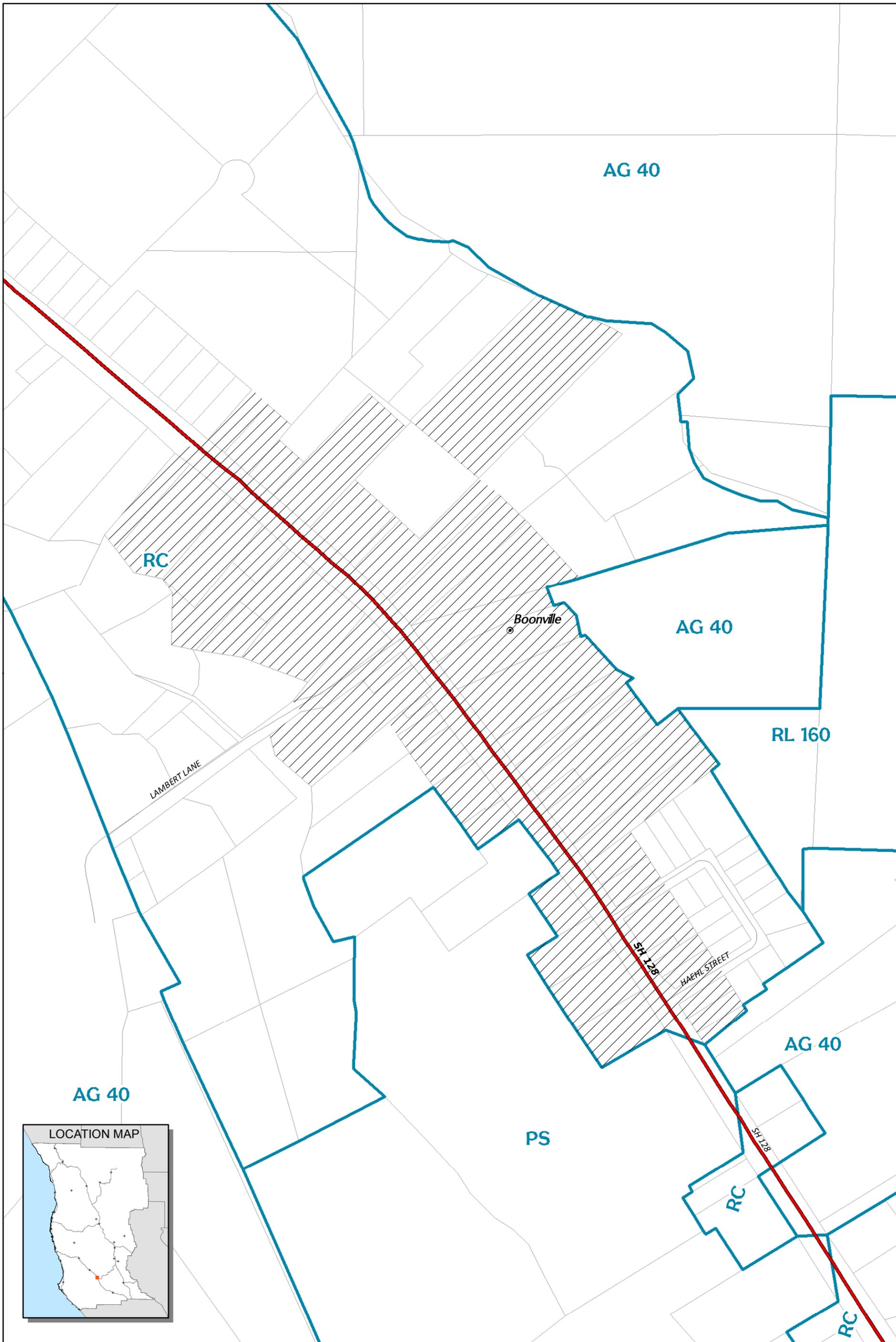


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 ADDRESS: **Various**

-  County Outline
-  Major Towns & Places
-  Highways
-  Zoning Districts
-  Parcels 10-15
-  Existing C1 and C2 zones

ZONING DISPLAY MAP - BOONVILLE

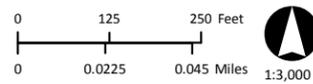




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 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Major Towns & Places
-  Highways
-  General Plan Classifications
-  Parcels 10-15
-  Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - BOONVILLE

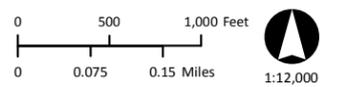


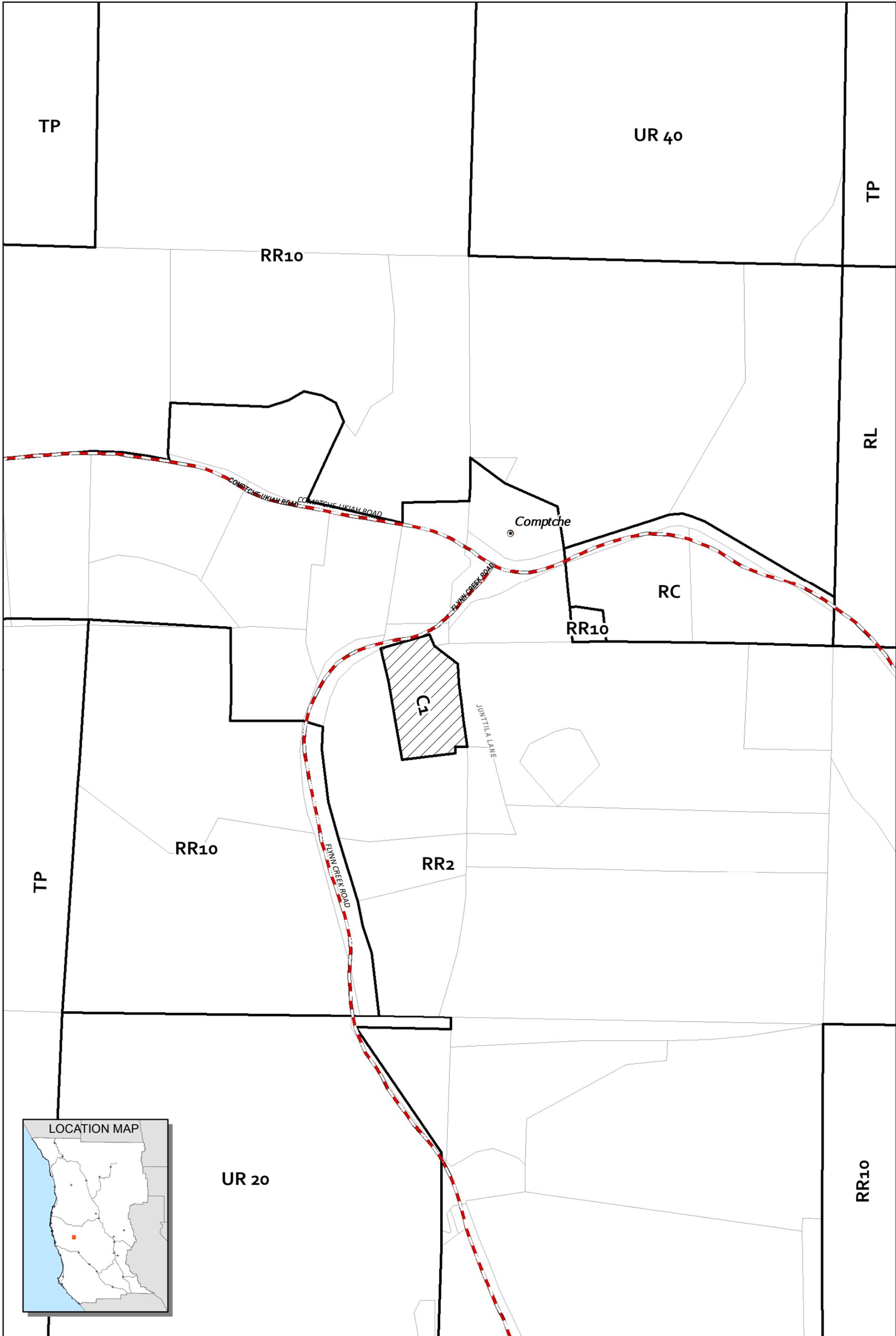


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-  County Outline
-  Existing C1 and C2 zones
-  Major Towns & Places
-  Major Roads 2013

EXISTING COMMERCIAL ZONES - COMPTCHE

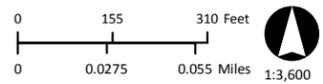


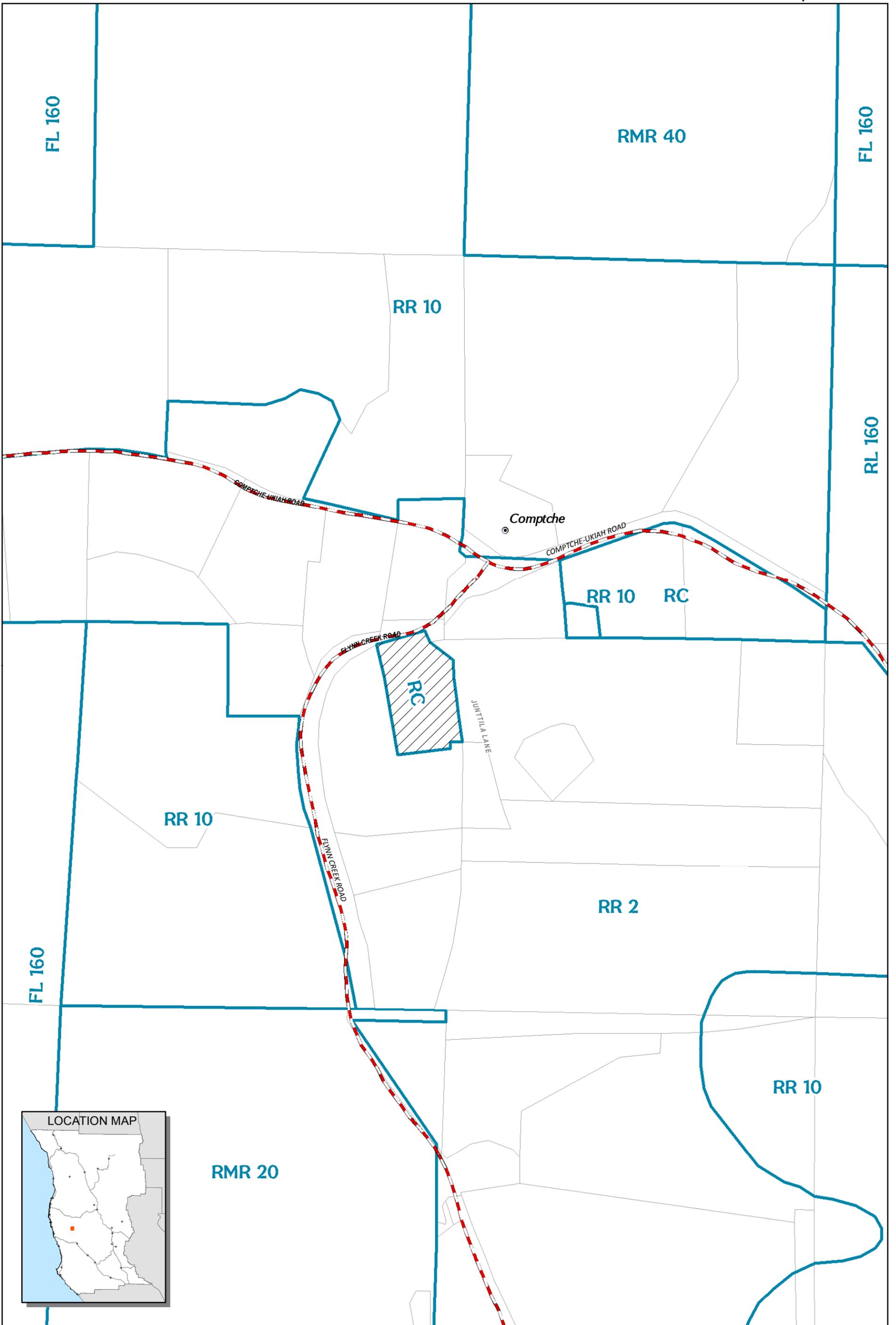


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- Major Towns & Places
- ▬ Major Roads 2013
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

ZONING DISPLAY MAP - COMPTCHE

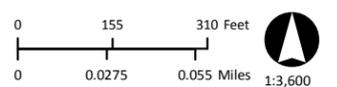


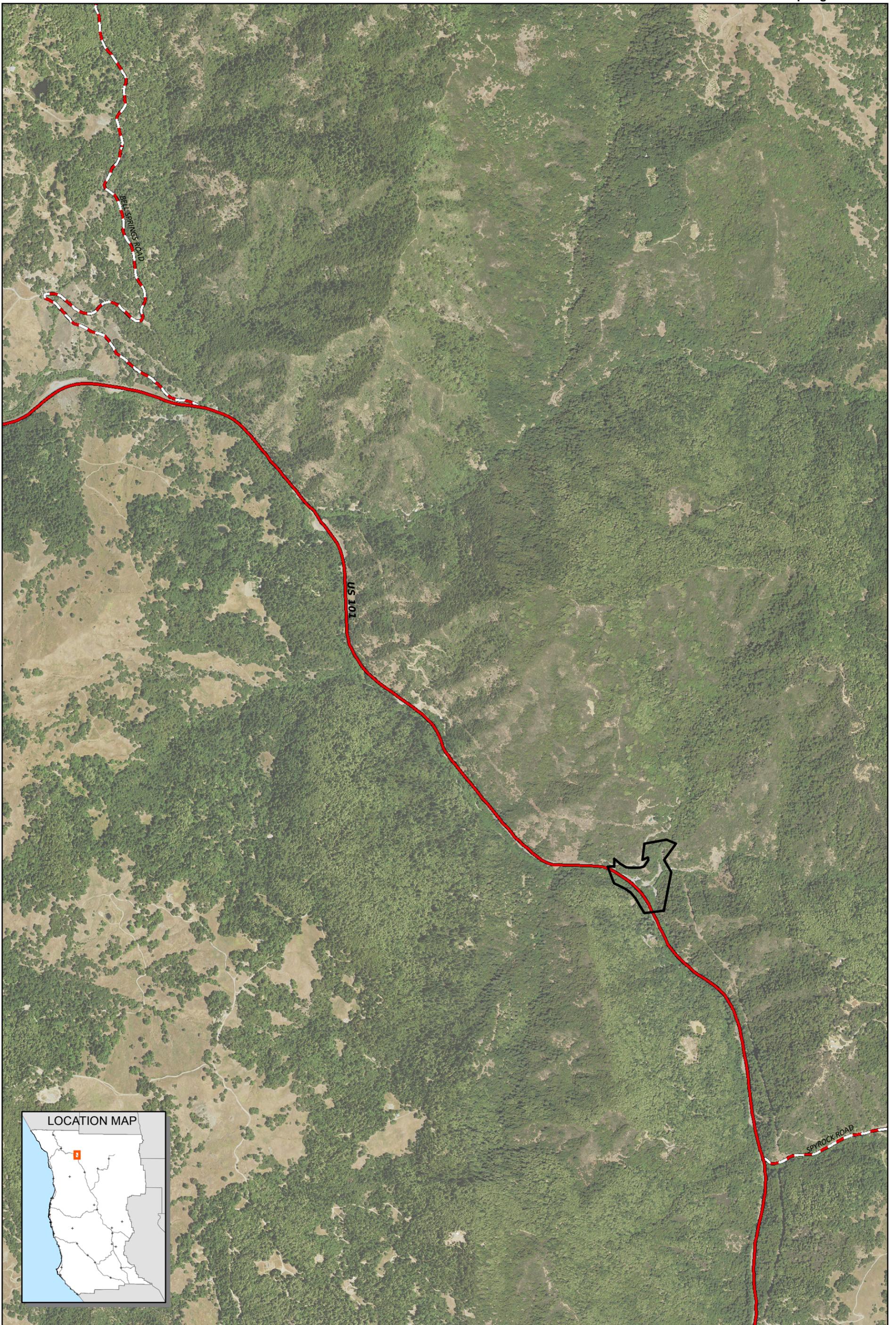


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- ▨ Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - COMPTCHE

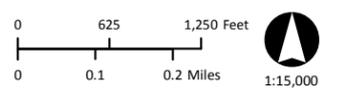


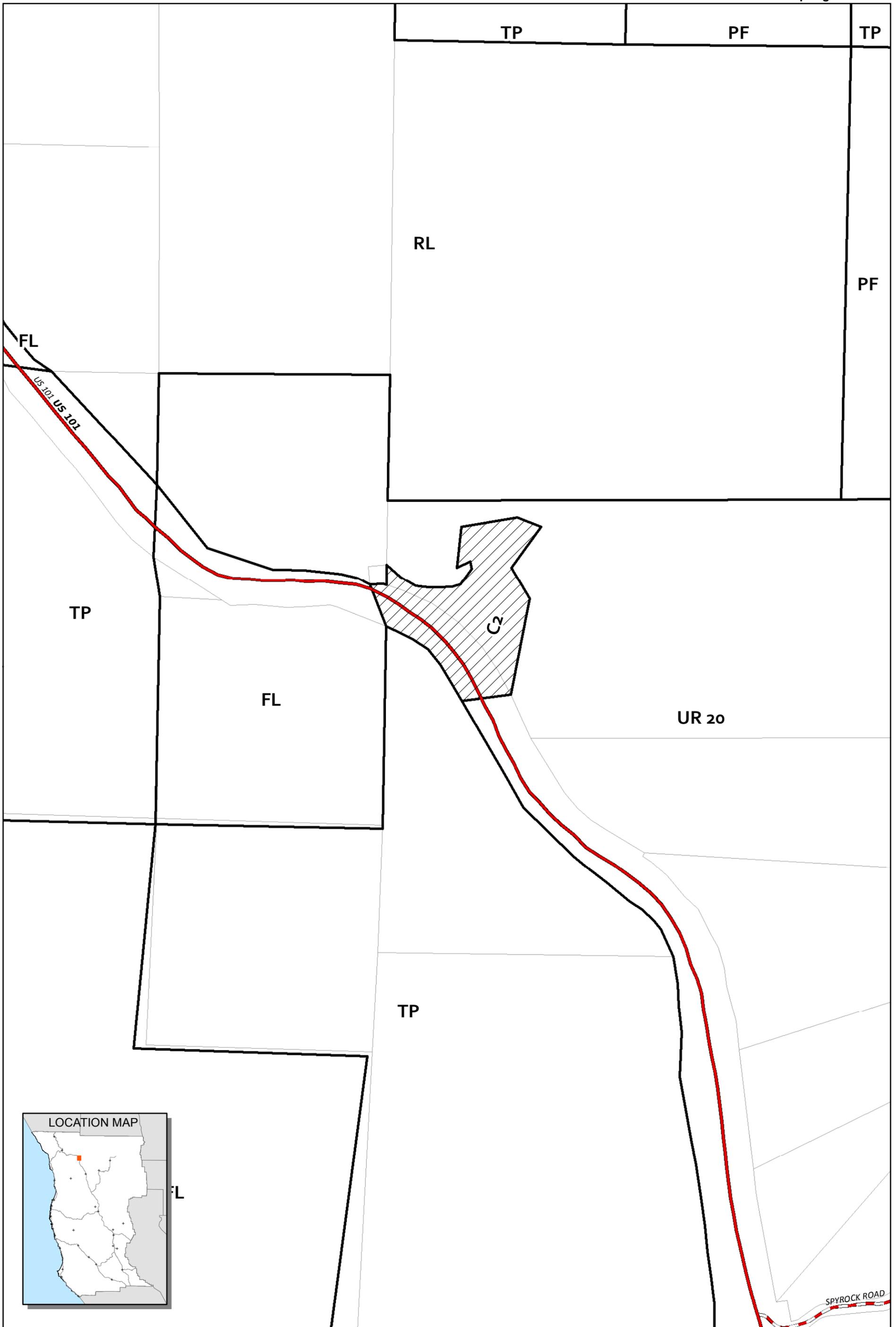


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- County Outline
- Existing C1 and C2 zones
- Highways
- Major Roads 2013

EXISTING COMMERCIAL ZONES - BELL SPRINGS

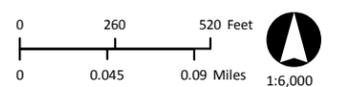


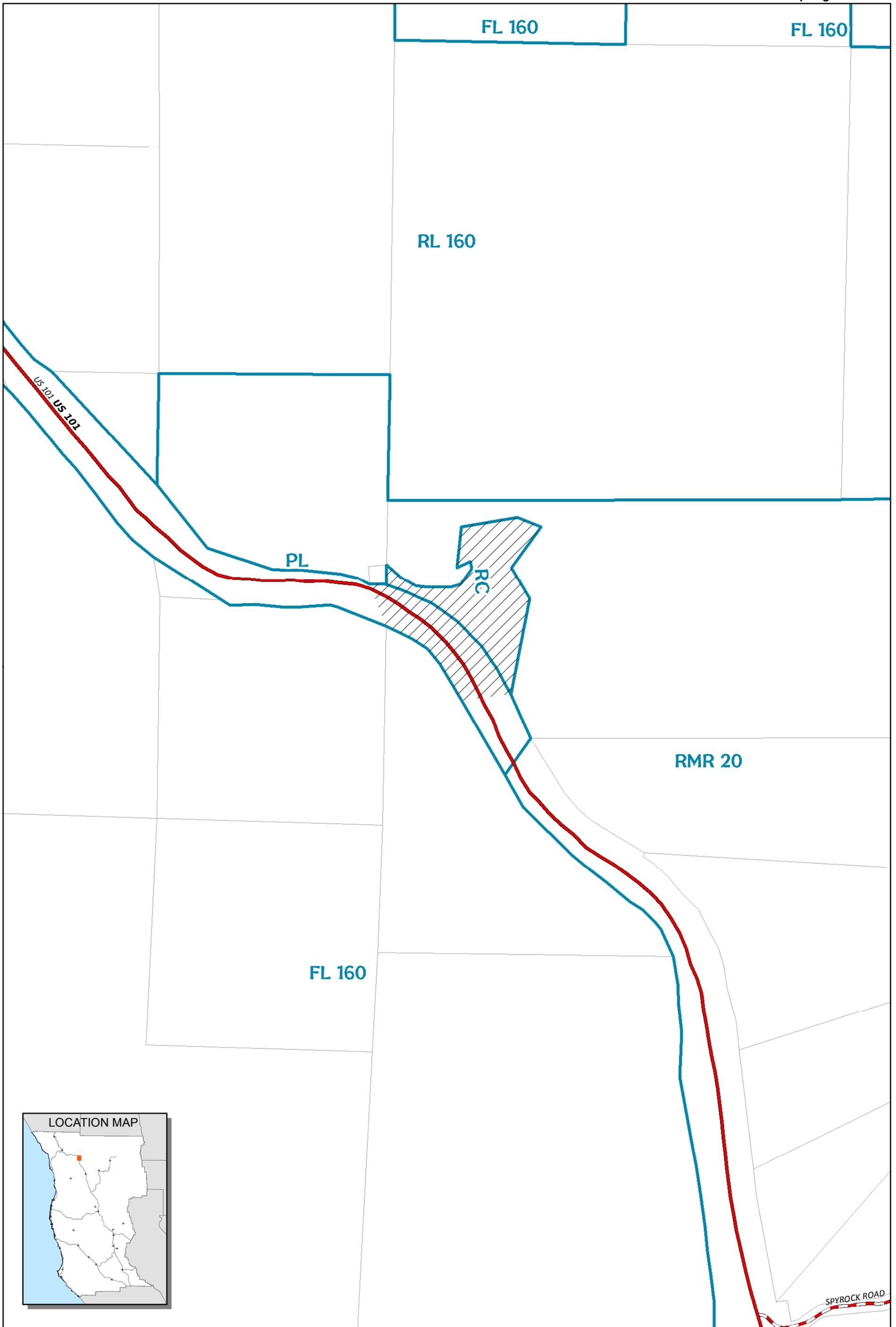


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-  County Outline
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-  Highways
-  Parcels 10-15
-  Major Roads 2013
-  Existing C1 and C2 zones

ZONING DISPLAY MAP - BELL SPRINGS

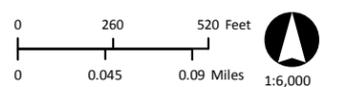




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GENERAL PLAN CLASSIFICATIONS - BELL SPRINGS

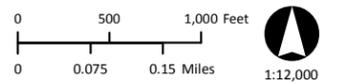


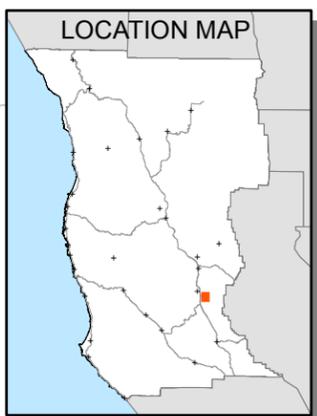
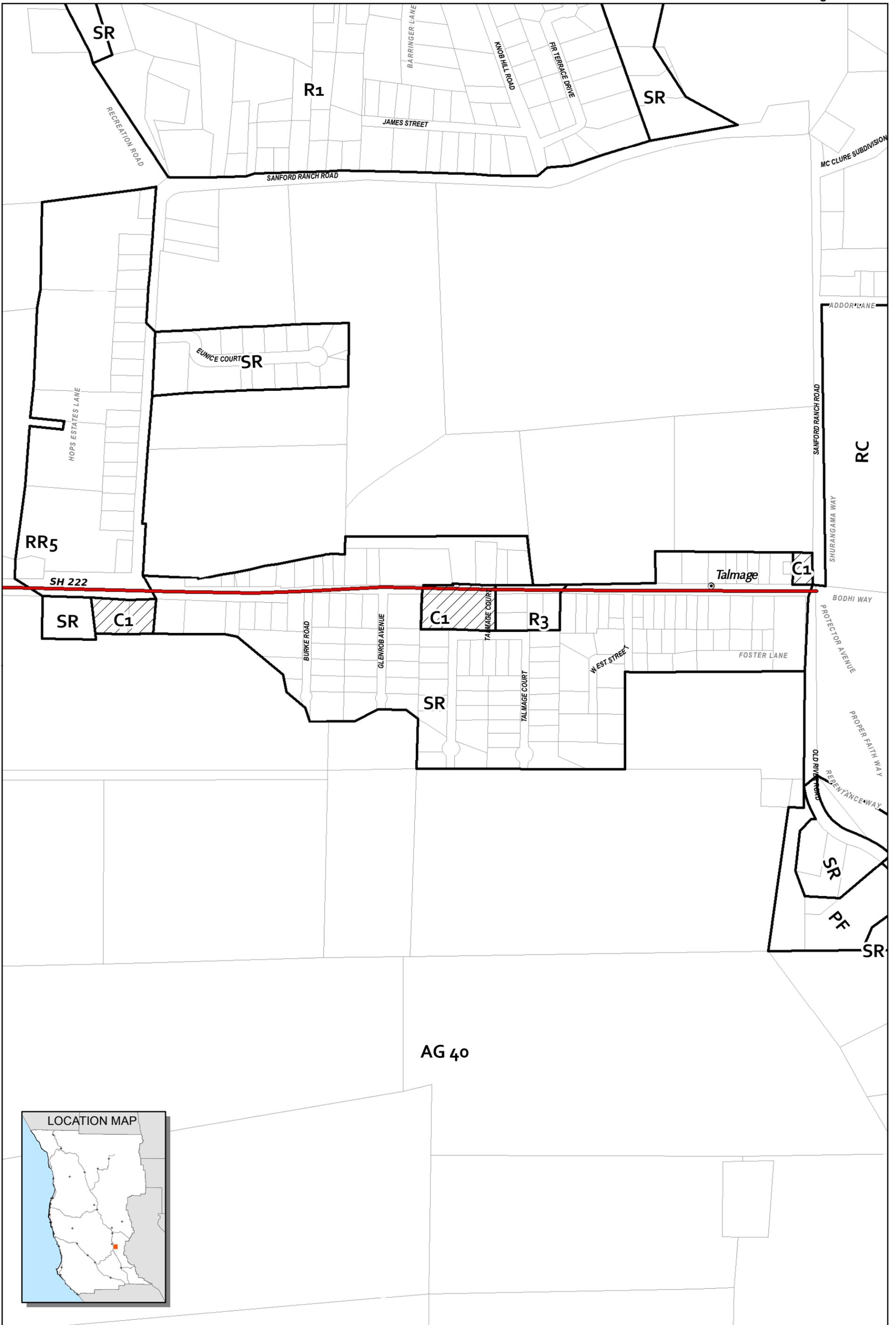


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 ADDRESS: **Various**

-  City Limits
-  Highways
-  County Outline
-  Existing C1 and C2 zones
-  Major Towns & Places

EXISTING COMMERCIAL ZONES - TALMAGE

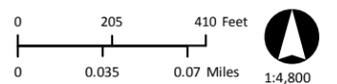




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- Major Towns & Places
- Highways
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

ZONING DISPLAY MAP - TALMAGE

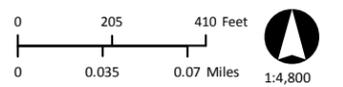


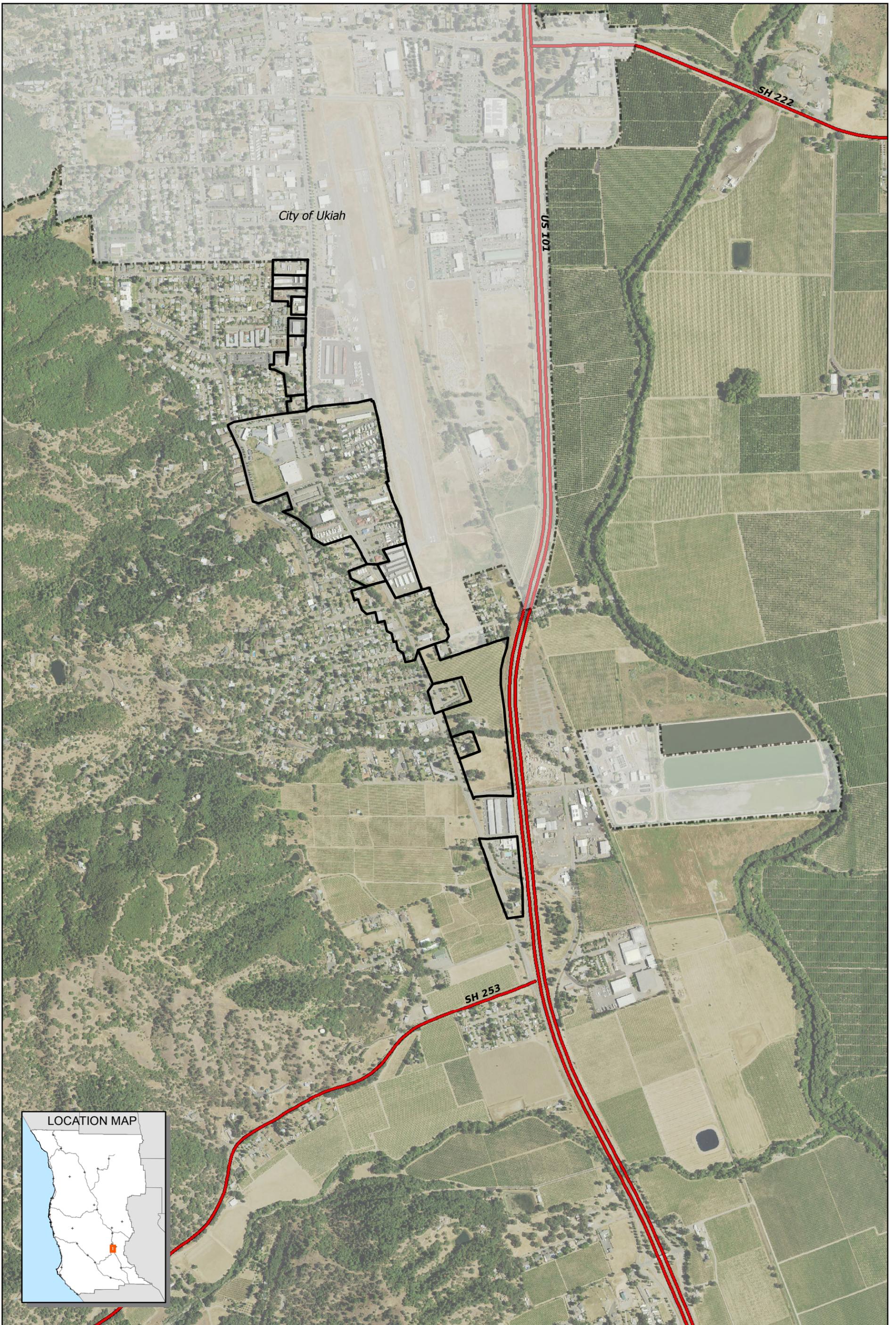


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- Parcels 10-15
- ▨ Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - TALMAGE

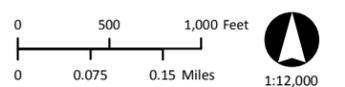


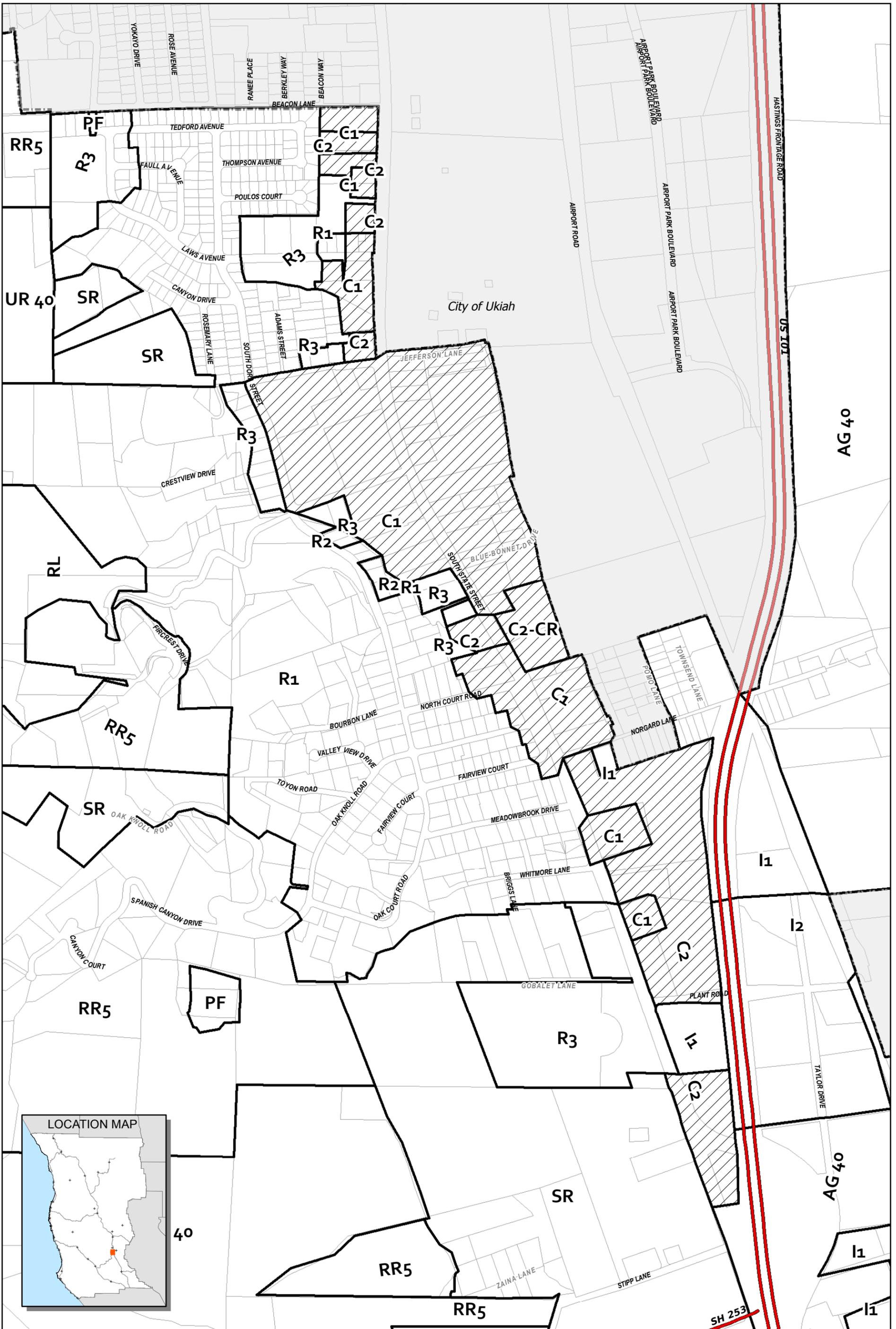


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  City Limits
-  County Outline
-  Highways
-  Existing C1 and C2 zones

EXISTING COMMERCIAL ZONES - UKIAH SOUTH

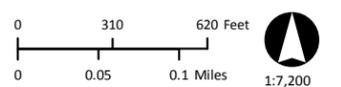


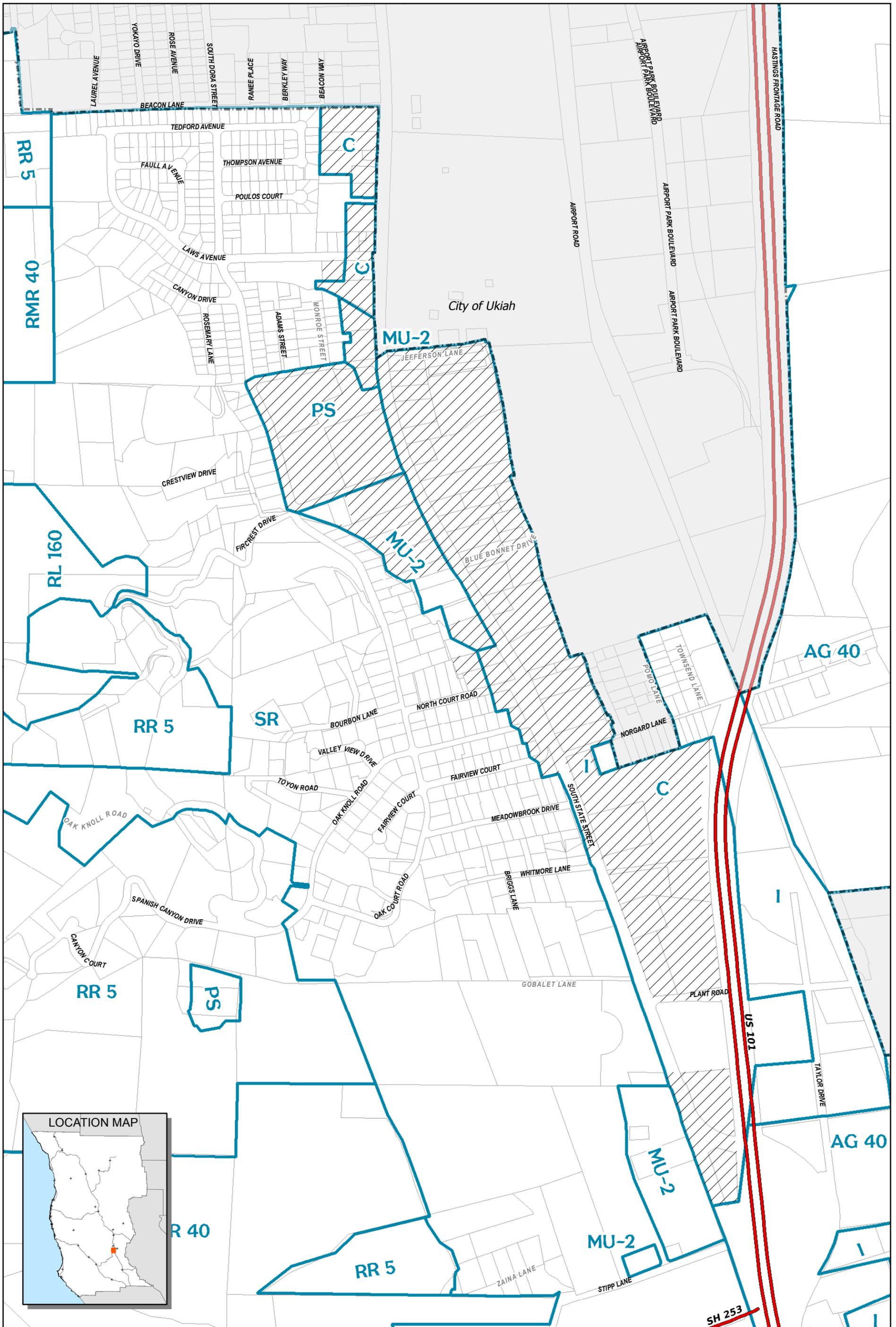


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- City Limits
- Parcels 10-15
- Highways
- Existing C1 and C2 zones
- Zoning Districts

ZONING DISPLAY MAP - UKIAH SOUTH

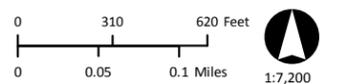




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- City Limits
- Parcels 10-15
- Highways
- Existing C1 and C2 zones
- General Plan Classifications

GENERAL PLAN CLASSIFICATIONS - UKIAH SOUTH

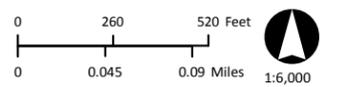




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

 County Outline
 Existing C1 and C2 zones

EXISTING COMMERCIAL ZONES - LAKE MENDOCINO

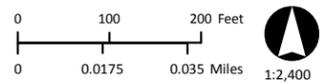


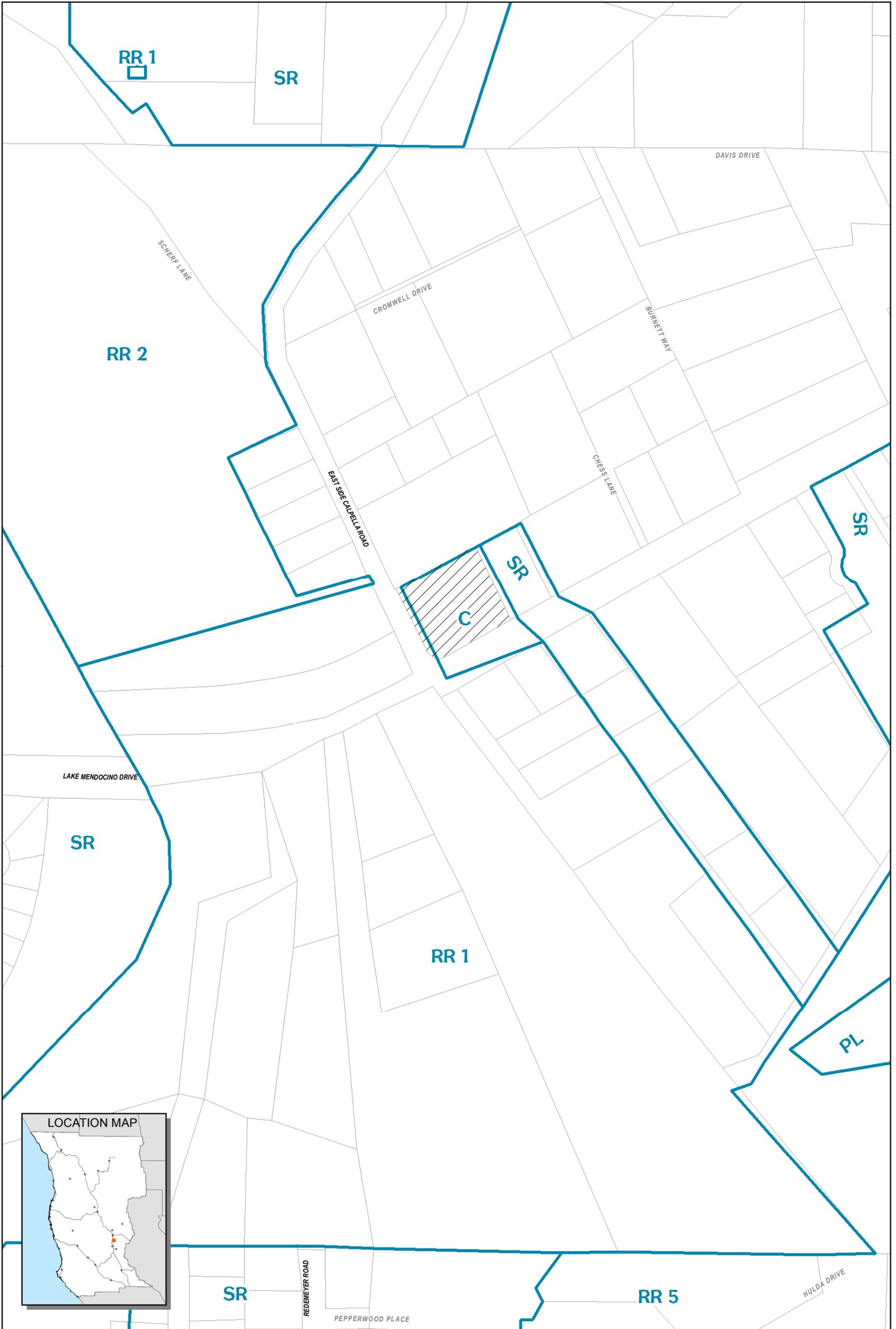


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Zoning Districts
- Parcels 10-15
- Existing C1 and C2 zones

ZONING DISPLAY MAP - LAKE MENDOCINO

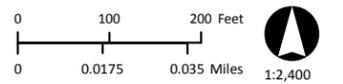


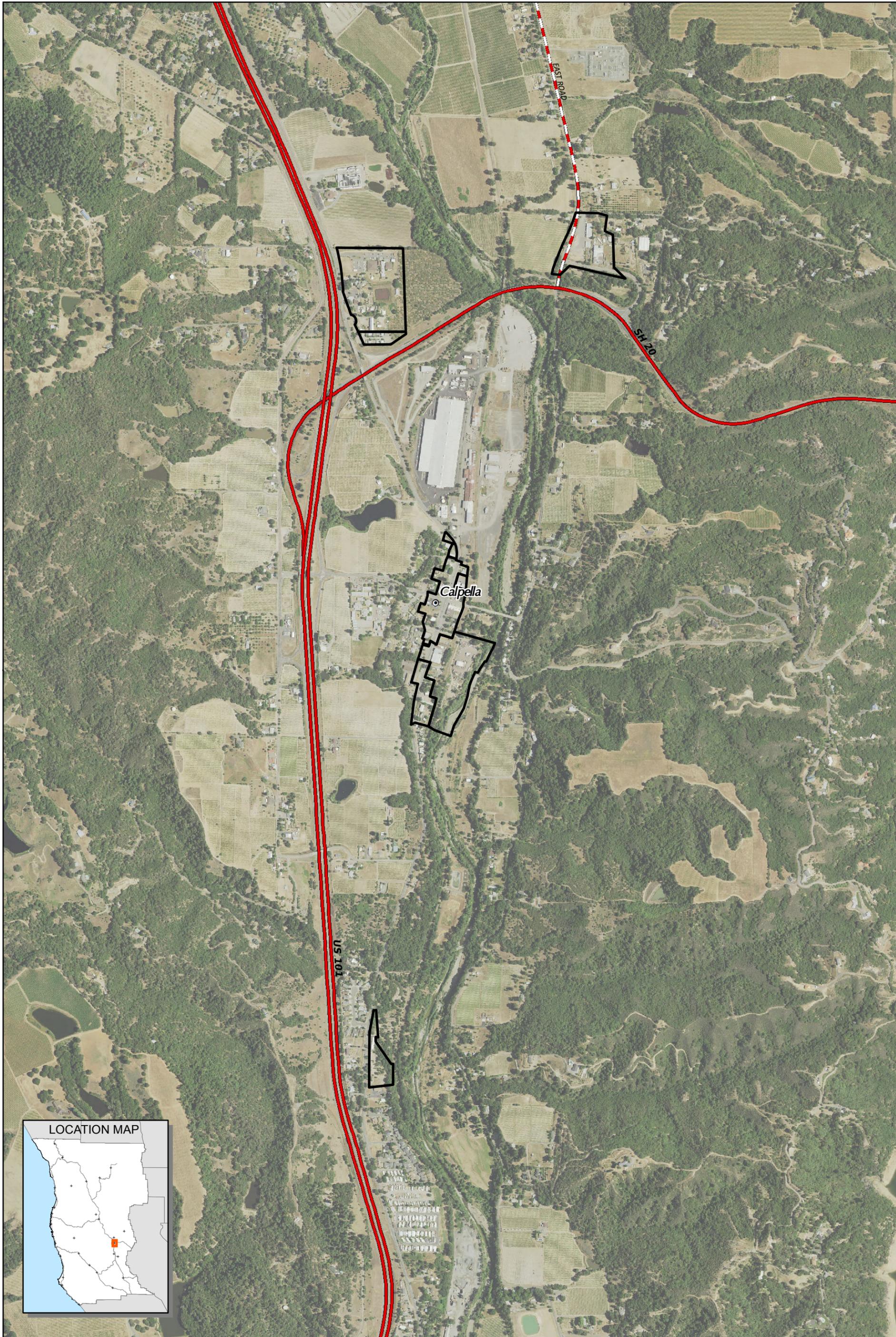


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- General Plan Classifications
- Parcels 10-15
- Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - LAKE MENDOCINO

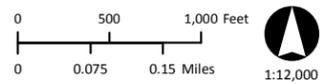


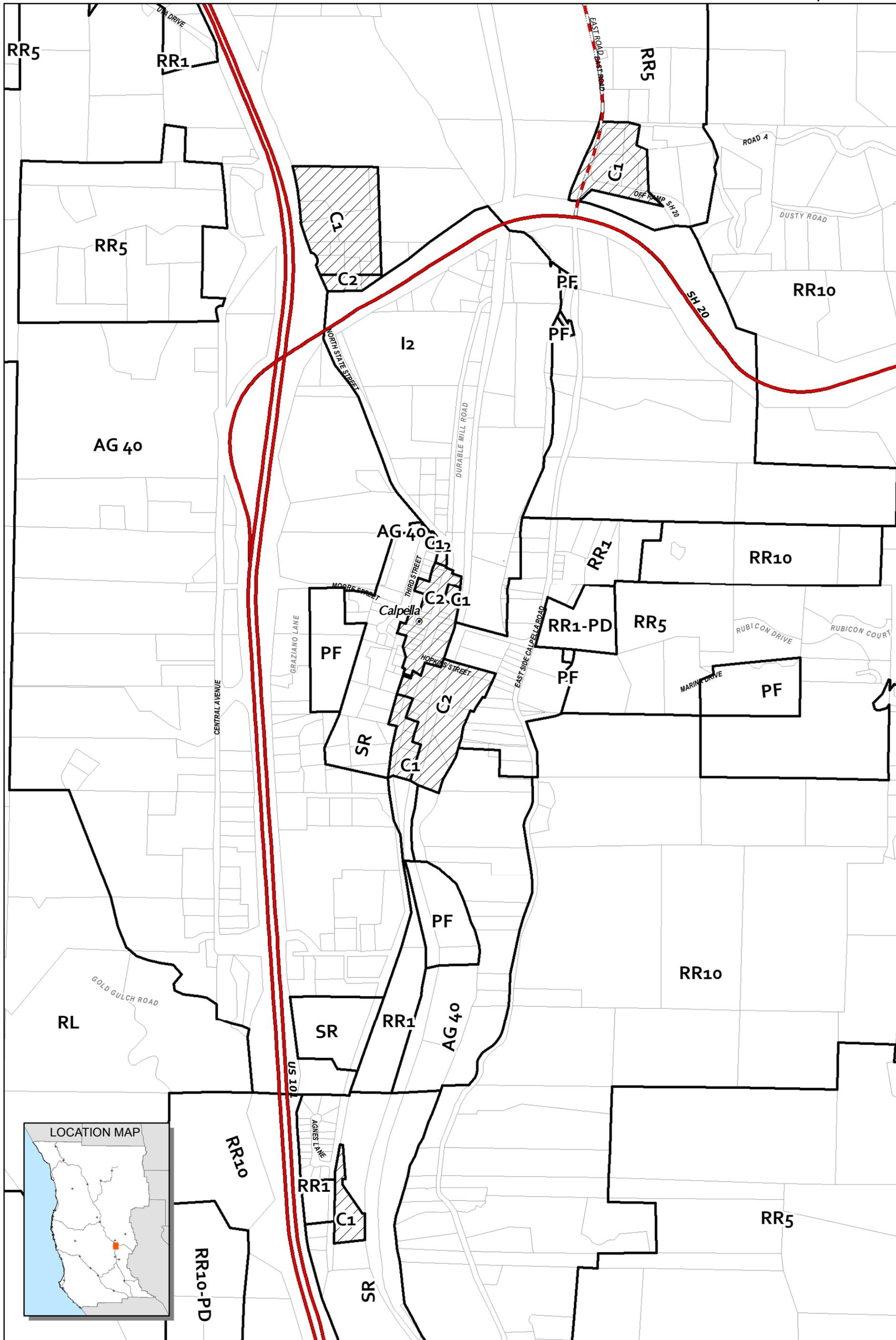


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Major Roads 2013
-  Major Towns & Places
-  Existing C1 and C2 zones
-  Highways

EXISTING COMMERCIAL ZONES - CALPELLA

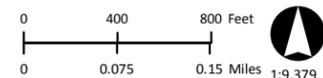


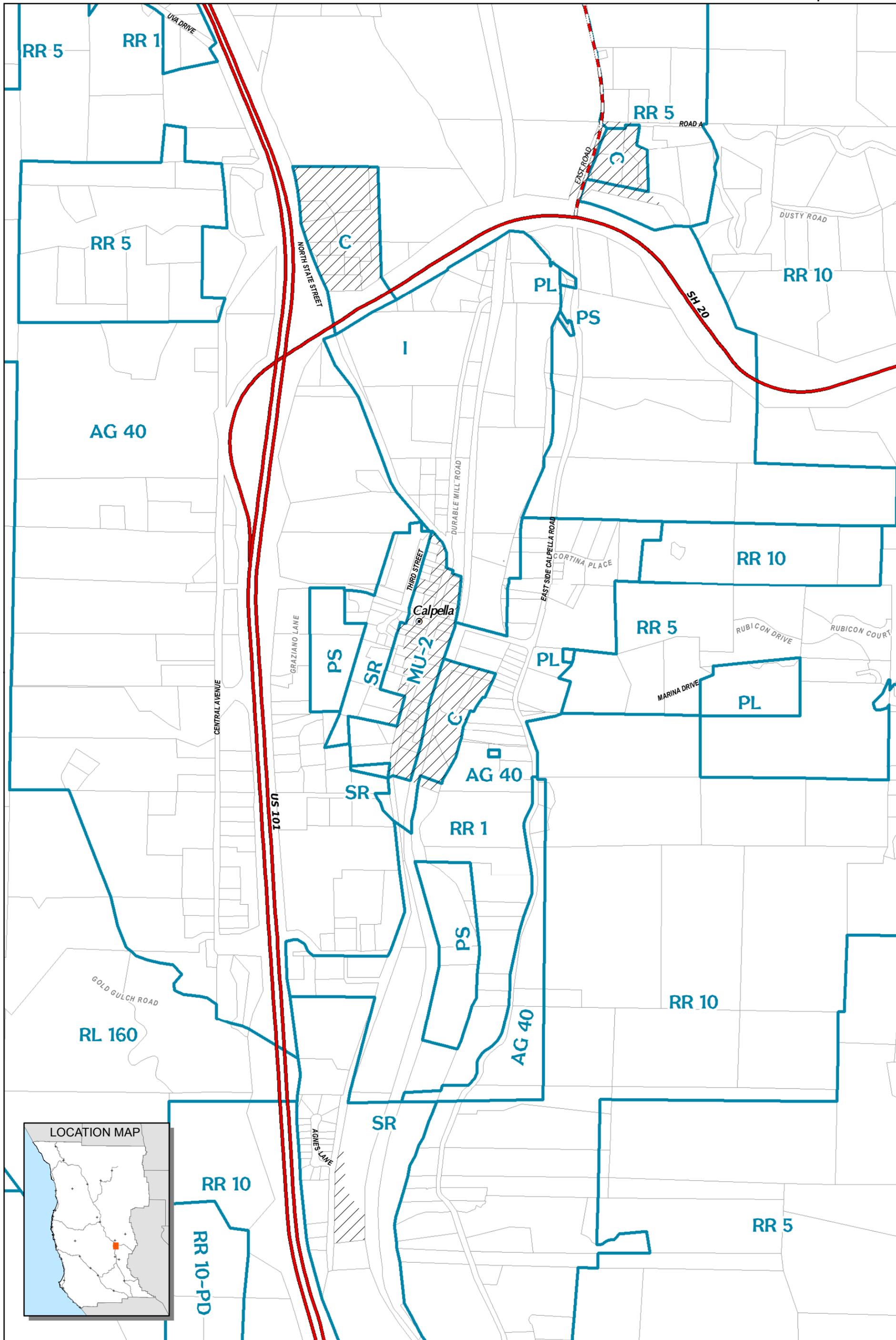


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones
- Highways
- Major Roads 2013

ZONING DISPLAY MAP - CALPELLA

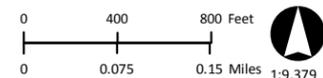


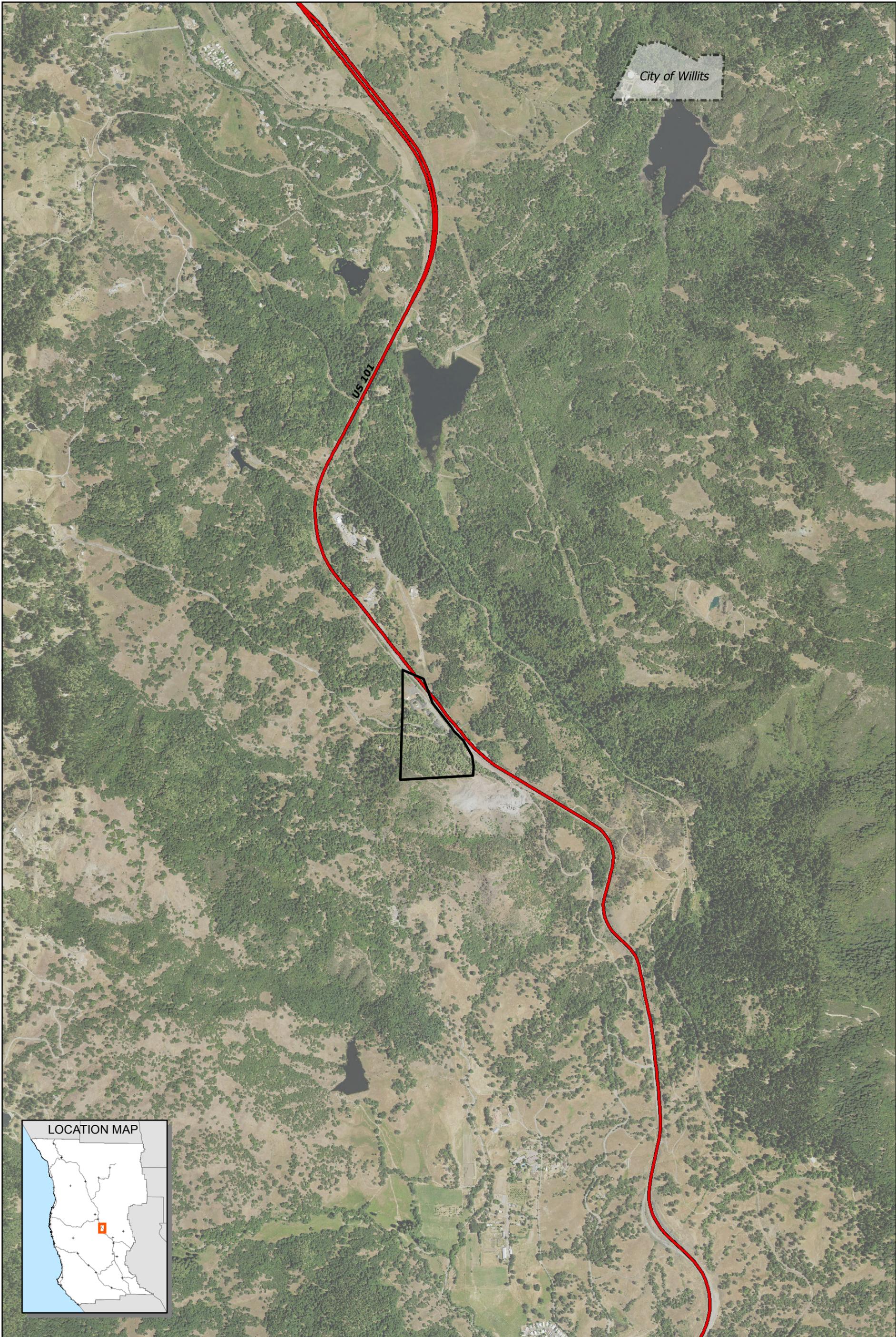


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Highways
- Major Roads 2013
- ▭ General Plan Classifications
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - CALPELLA





City of Willits

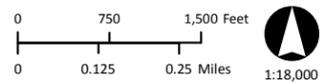
US 101

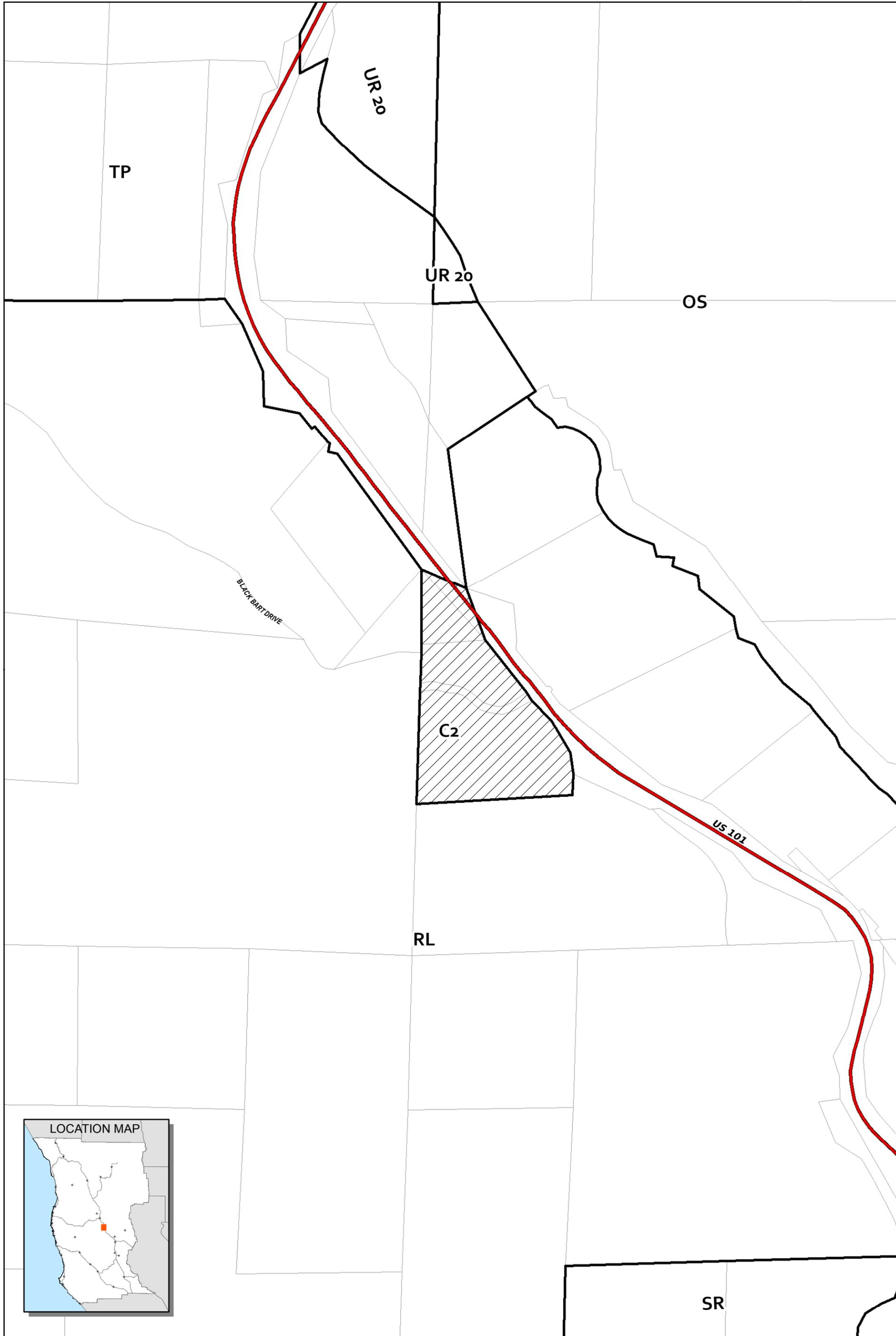


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- City Limits
- Existing C1 and C2 zones
- County Outline
- Highways

EXISTING COMMERCIAL ZONES - RIDGEWOOD

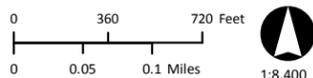


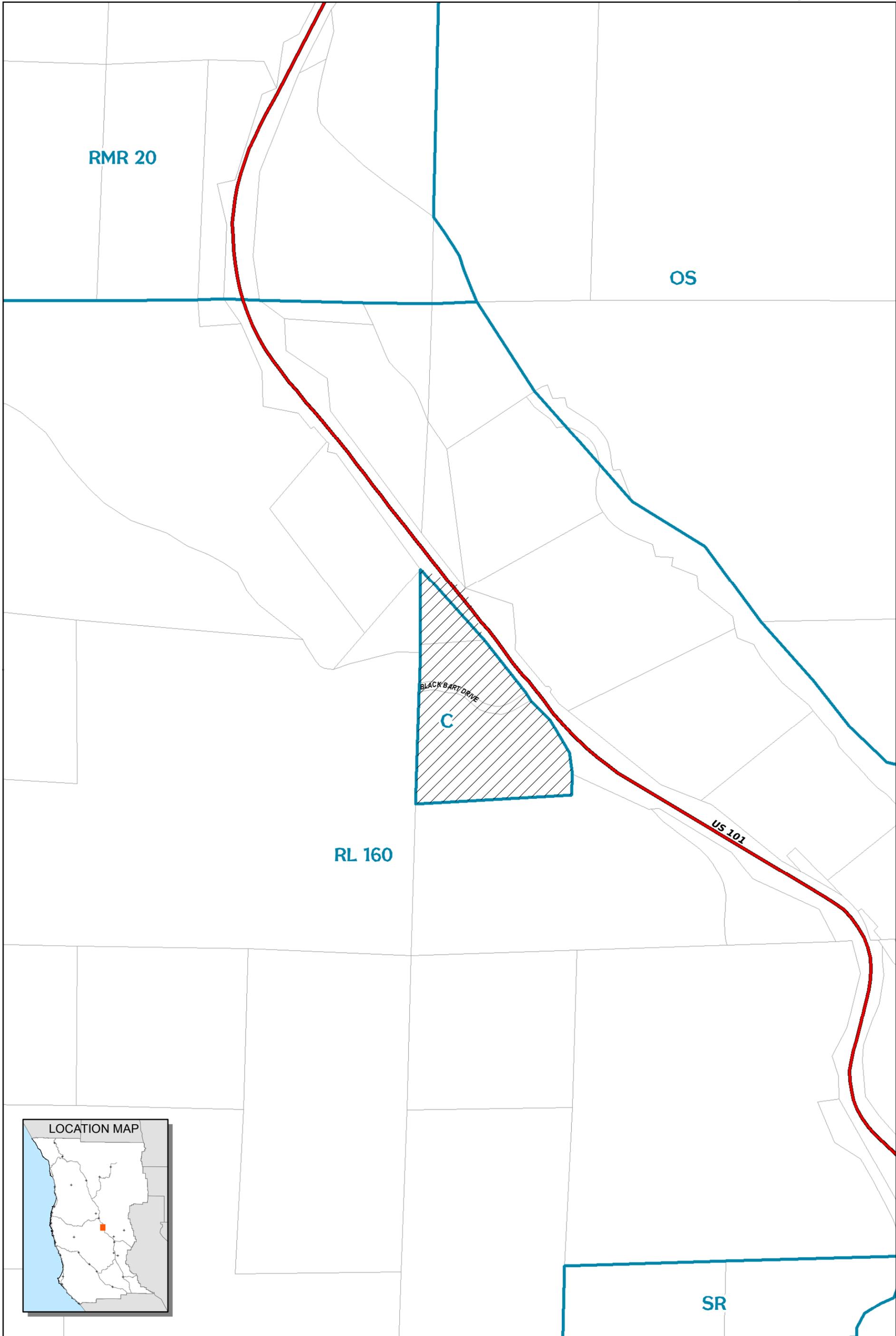


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  Highways
-  Existing C1 and C2 zones
-  Zoning Districts
-  Parcels 10-15

ZONING DISPLAY MAP - RIDGEWOOD



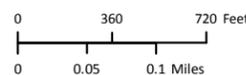


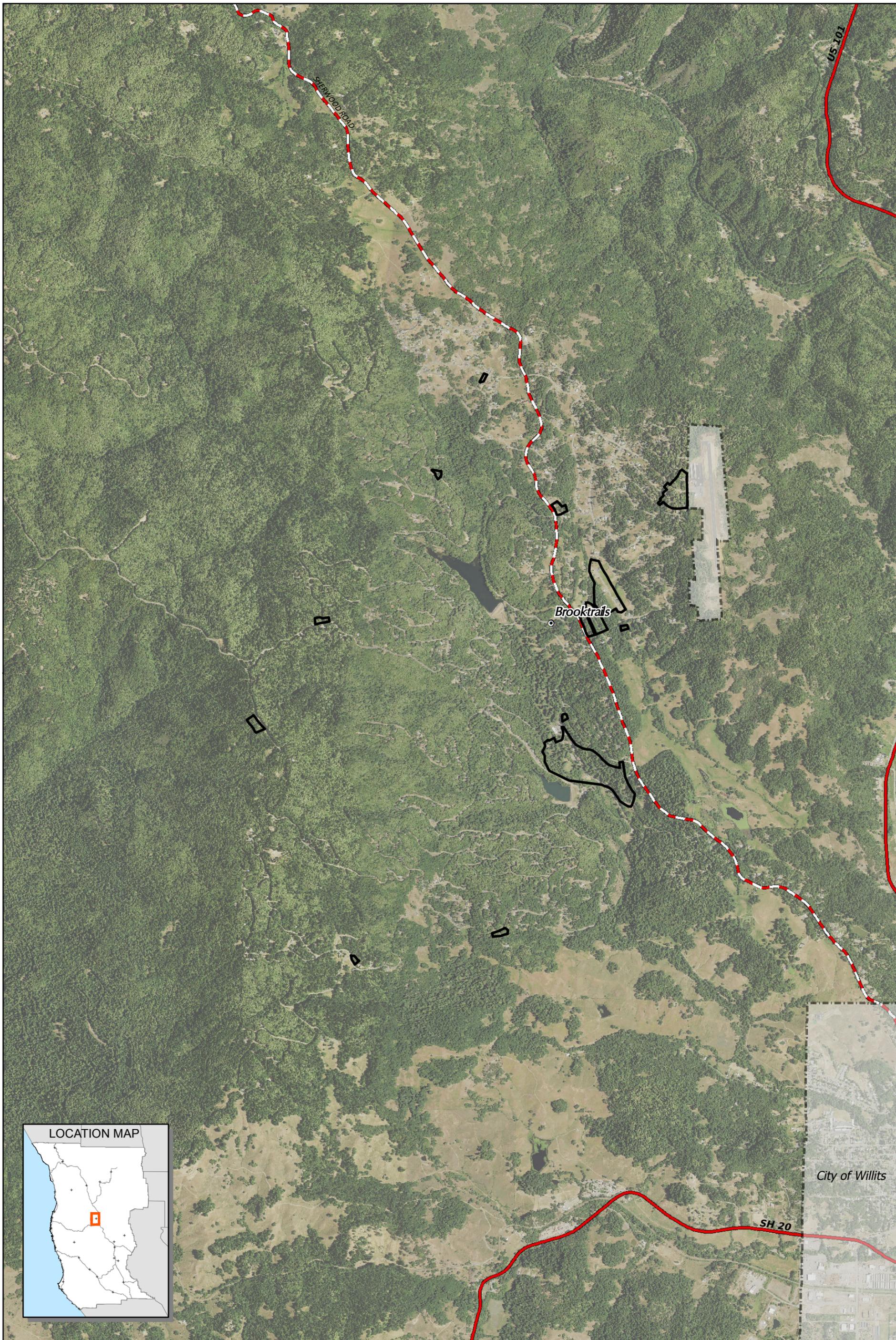
CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

-  Highways
-  General Plan Classifications
-  Parcels 10-15

 Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - RIDGEWOOD

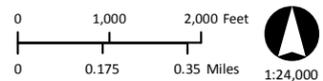


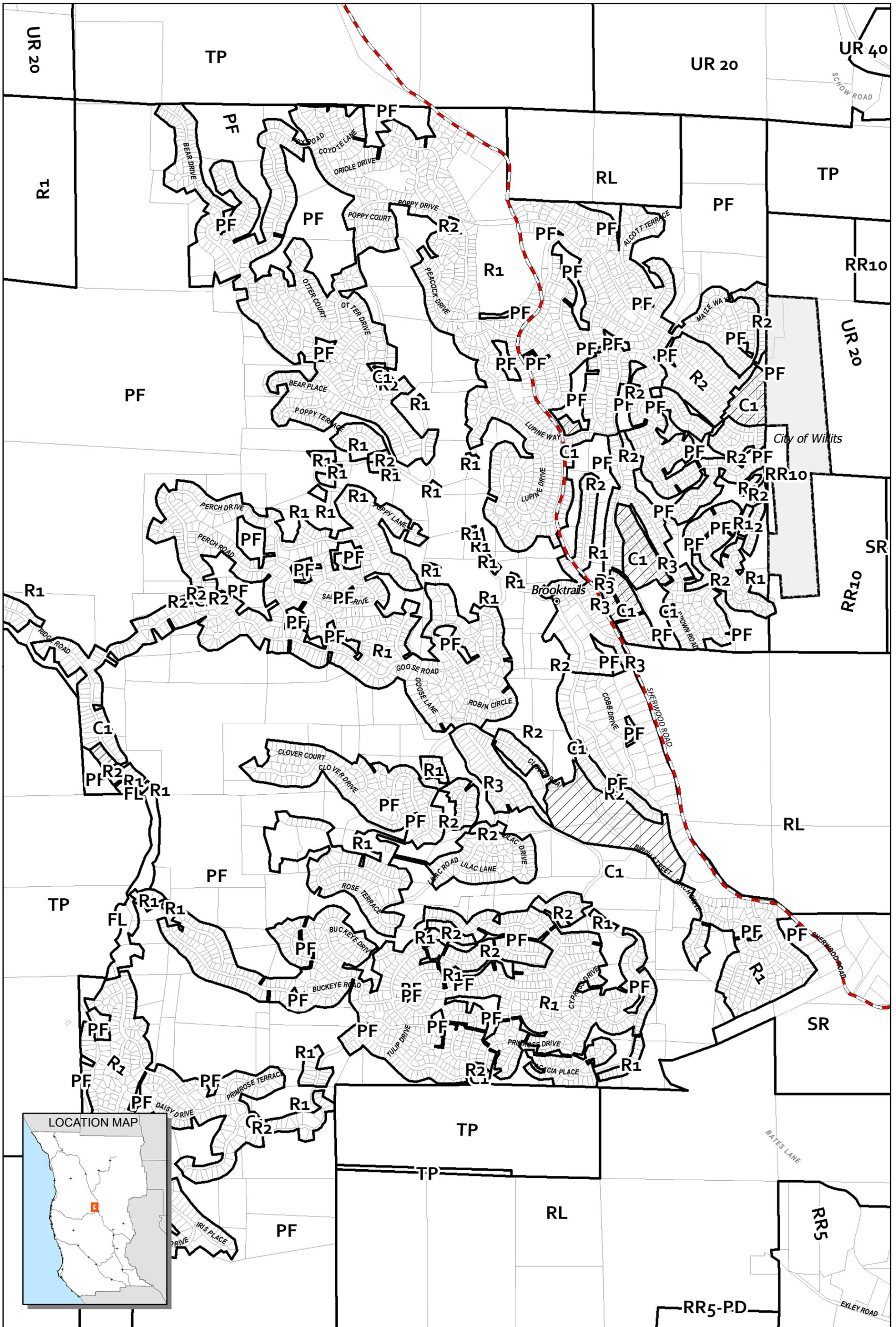


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  City Limits
-  Highways
-  County Outline
-  Major Roads 2013
-  Major Towns & Places
-  Existing C1 and C2 zones

EXISTING COMMERCIAL ZONES - BROOKTRAILS

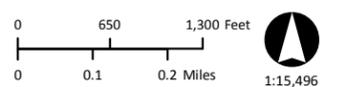


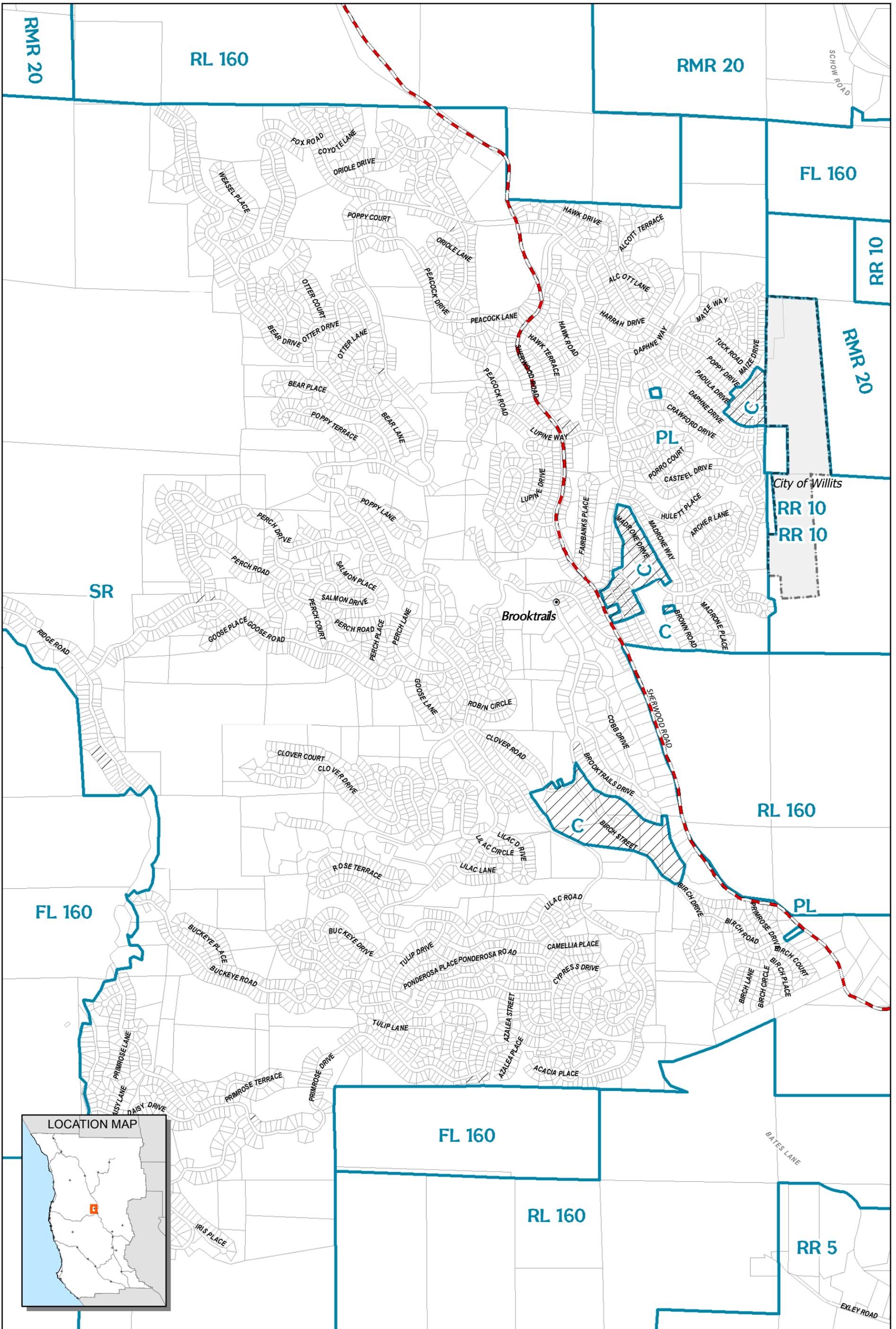


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- City Limits
- County Outline
- Major Towns & Places
- Major Roads 2013
- Zoning Districts
- Parcels 10-15
- Existing C1 and C2 zones

ZONING DISPLAY MAP - BROOKTRAILS

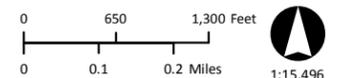


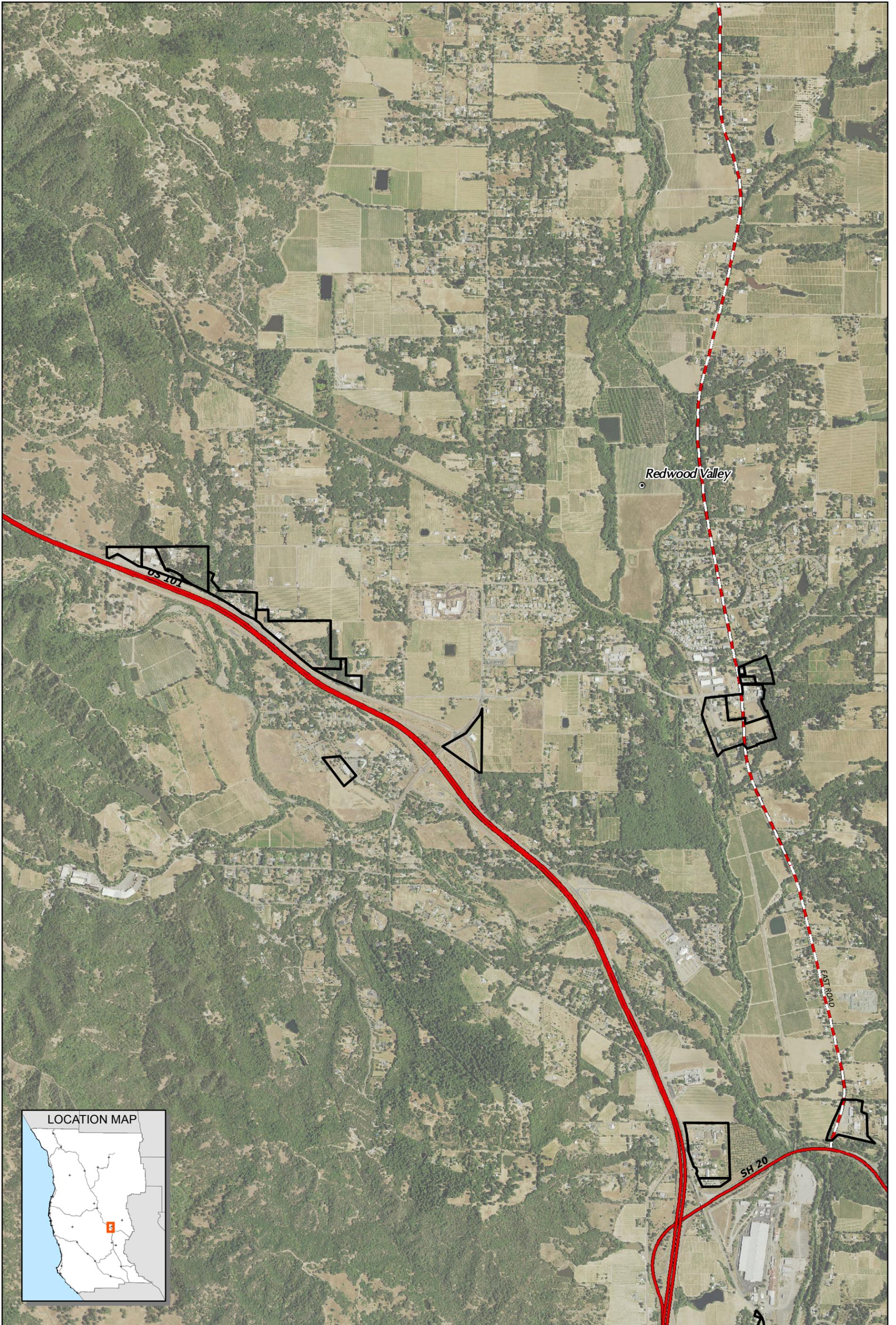


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- City Limits
- County Outline
- Major Towns & Places
- Major Roads 2013
- General Plan Classifications
- Parcels 10-15
- Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - BROOKTRAILS

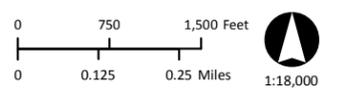


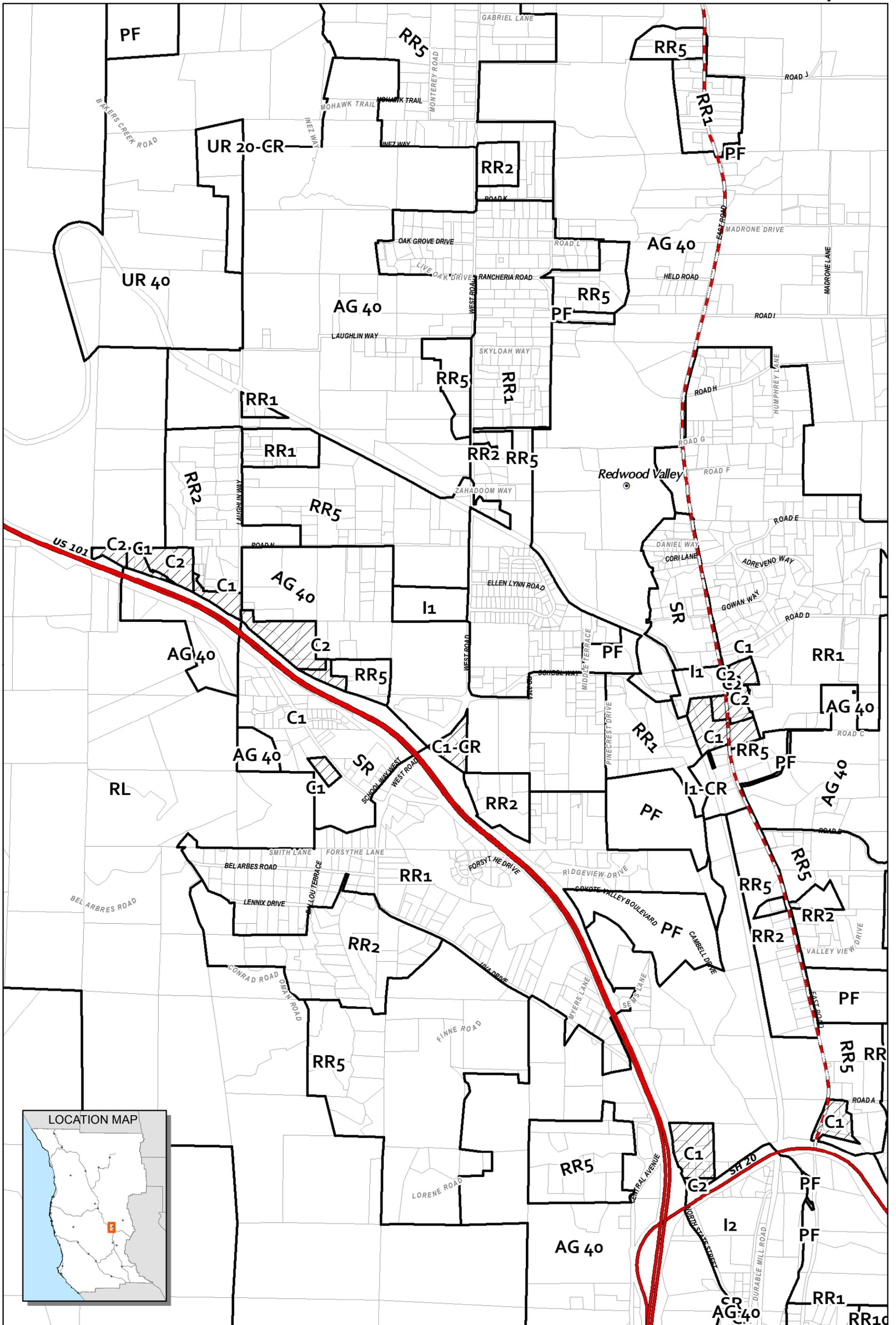


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Major Roads 2013
-  Major Towns & Places
-  Existing C1 and C2 zones
-  Highways

EXISTING COMMERCIAL ZONES - REDWOOD VALLEY

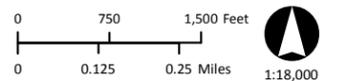


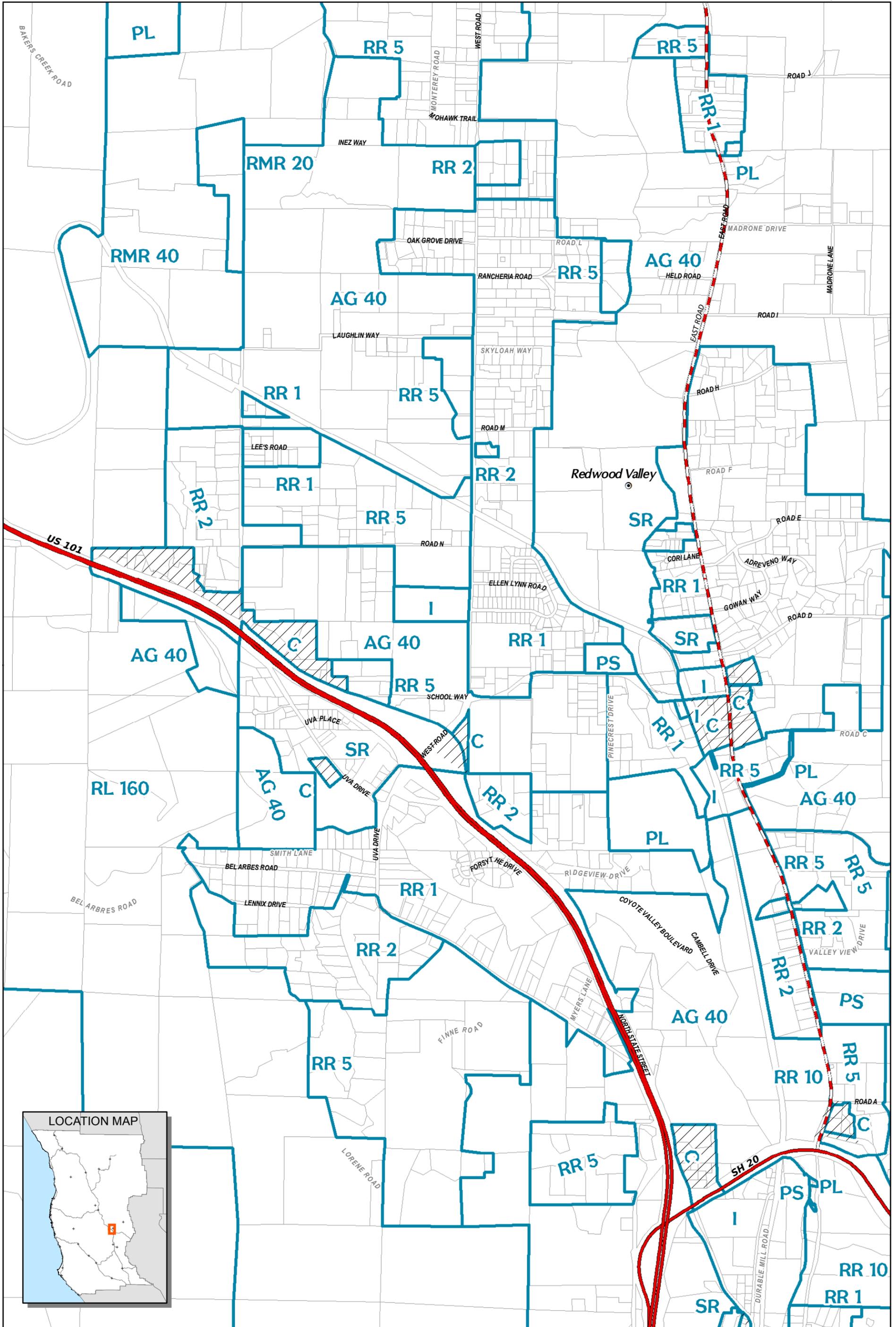


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones
- Highways
- Major Roads 2013

ZONING DISPLAY MAP - REDWOOD VALLEY

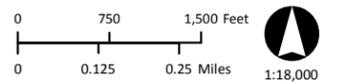


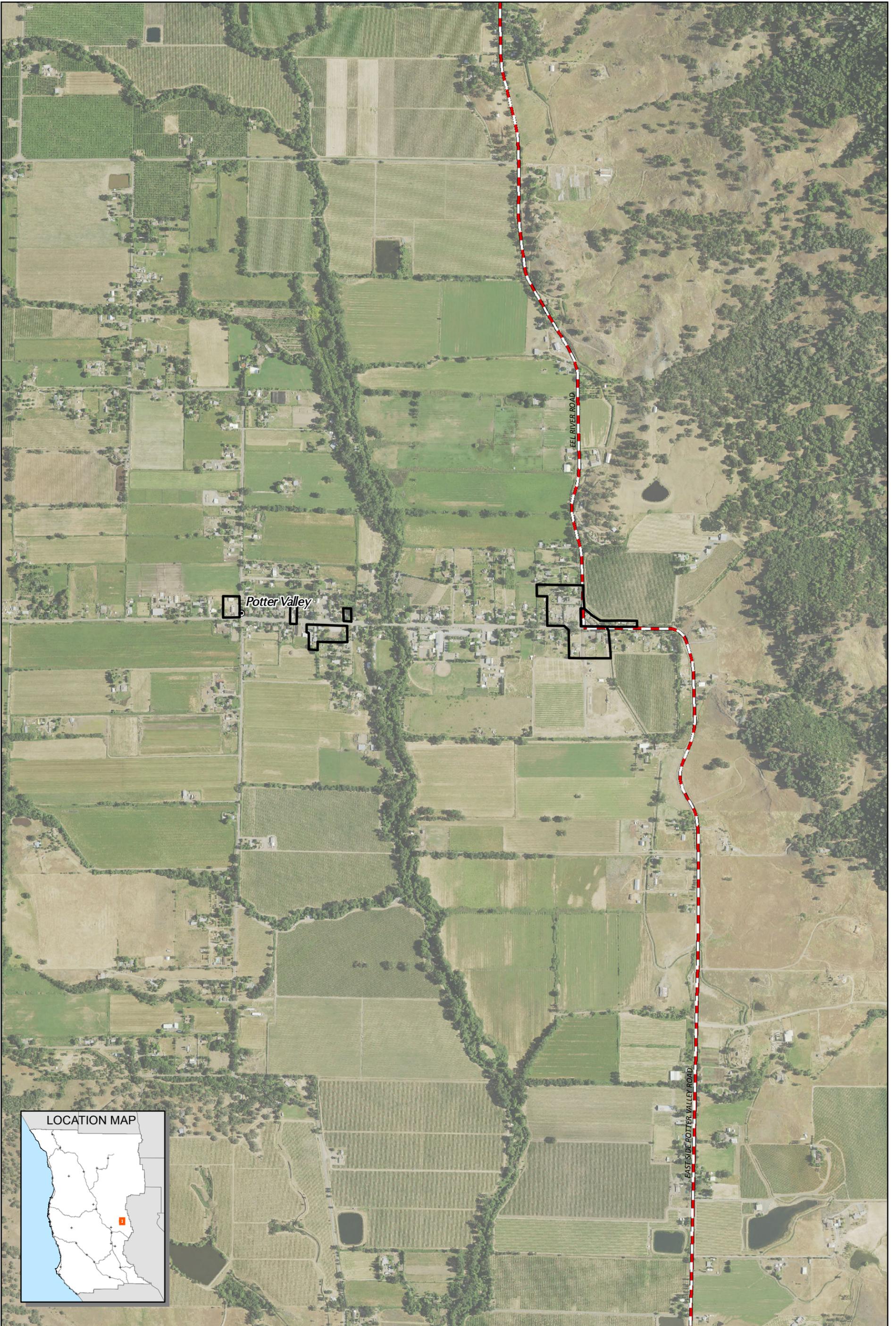


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Highways
- Major Roads 2013
- ▭ General Plan Classifications
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - REDWOOD VALLEY

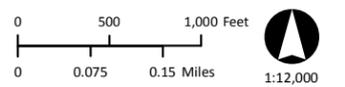


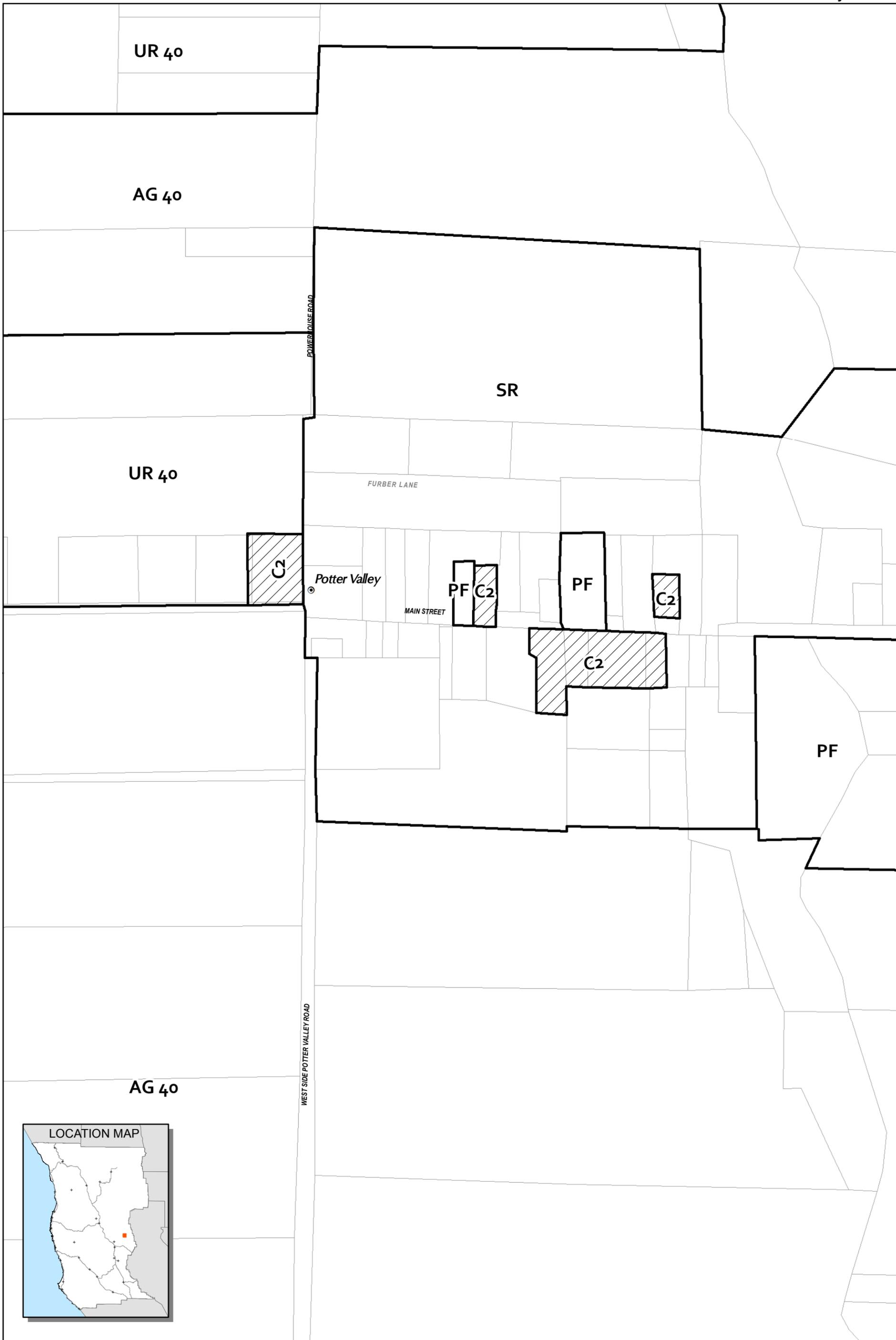


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Existing C1 and C2 zones
-  Major Towns & Places
-  Major Roads 2013

EXISTING COMMERCIAL ZONES - POTTER VALLEY

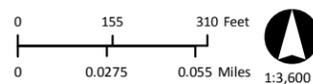


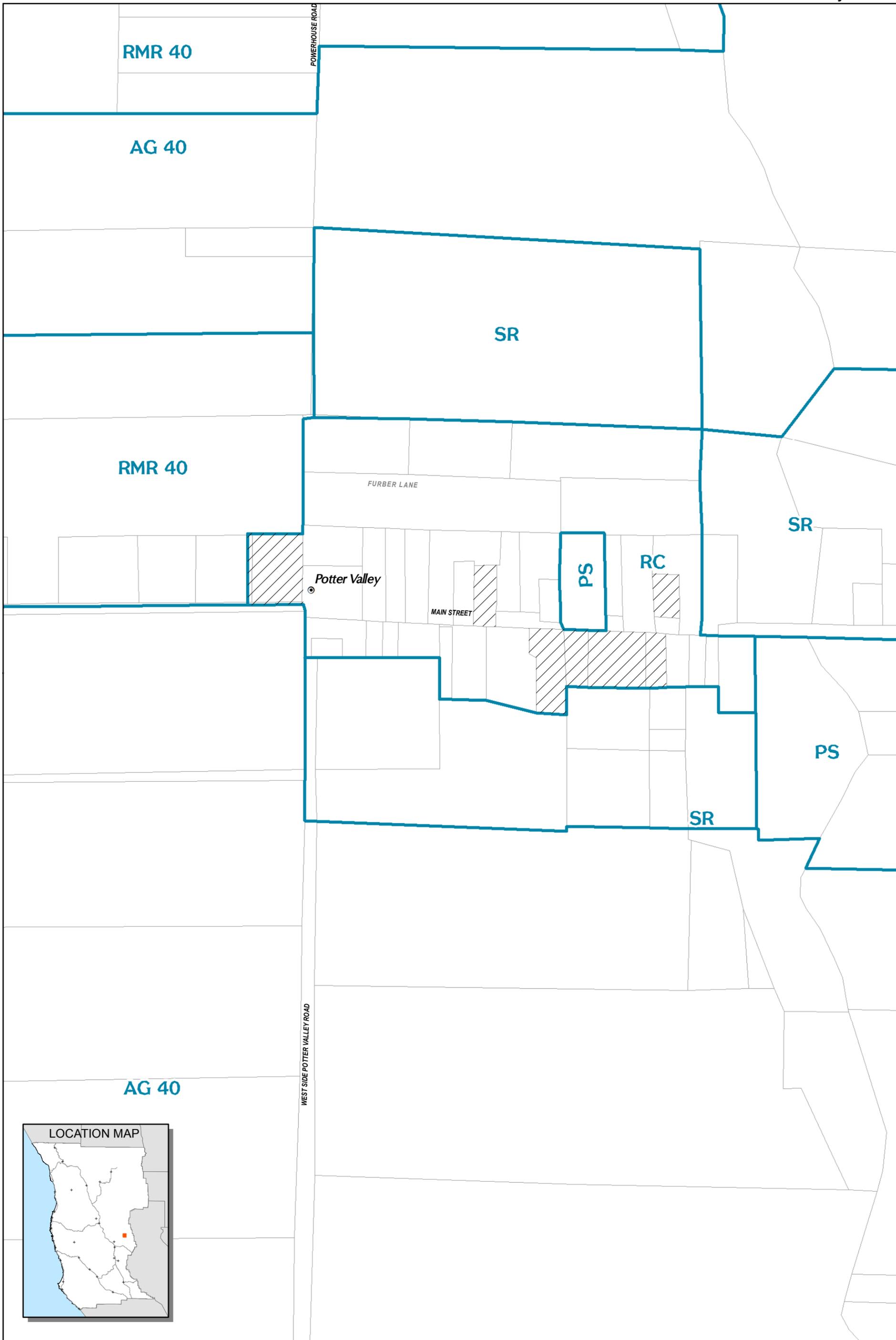


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

ZONING DISPLAY MAP - POTTER VALLEY

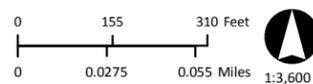


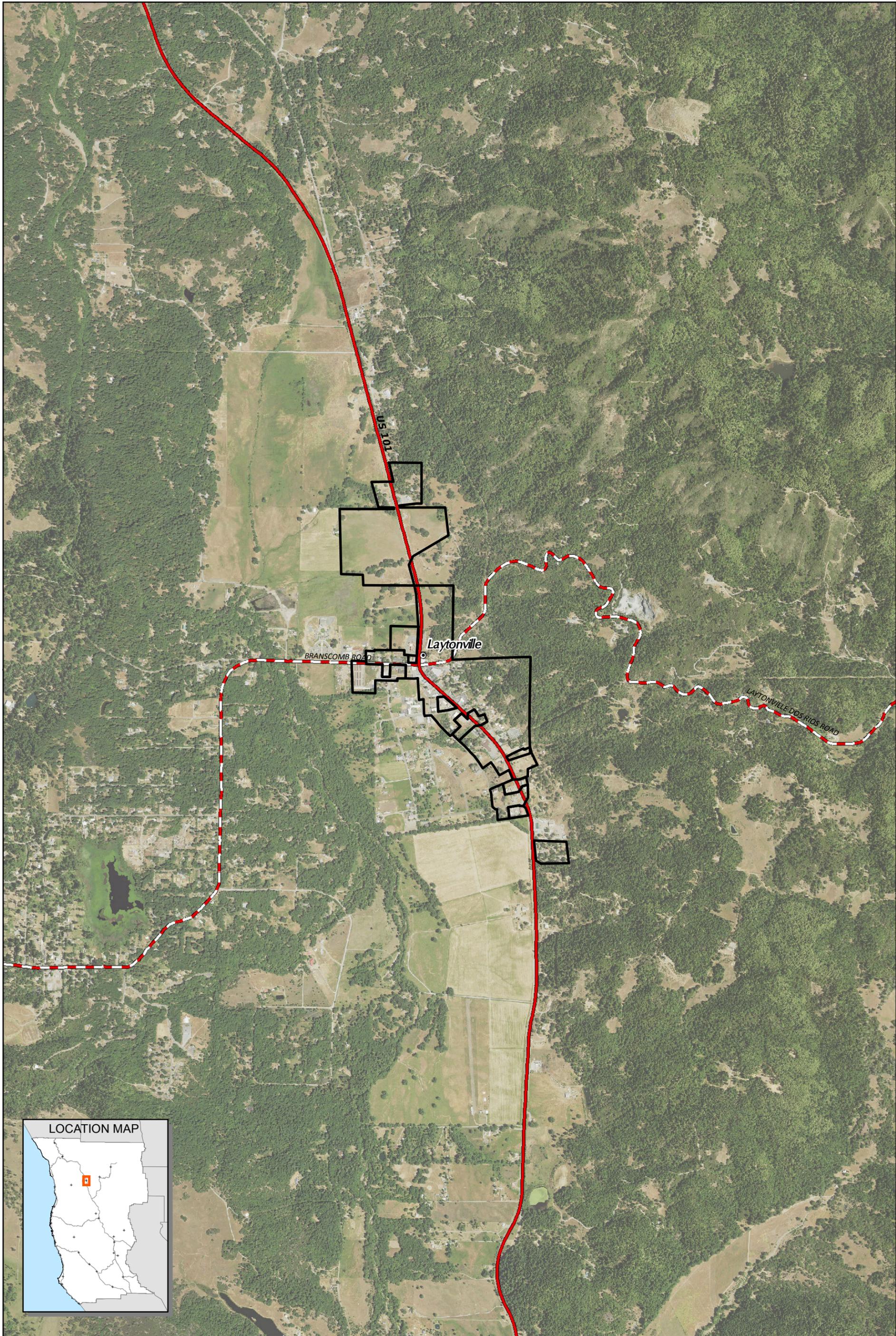


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ General Plan Classifications
- ▭ Parcels 10-15
- /// Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - POTTER VALLEY

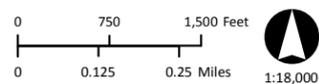


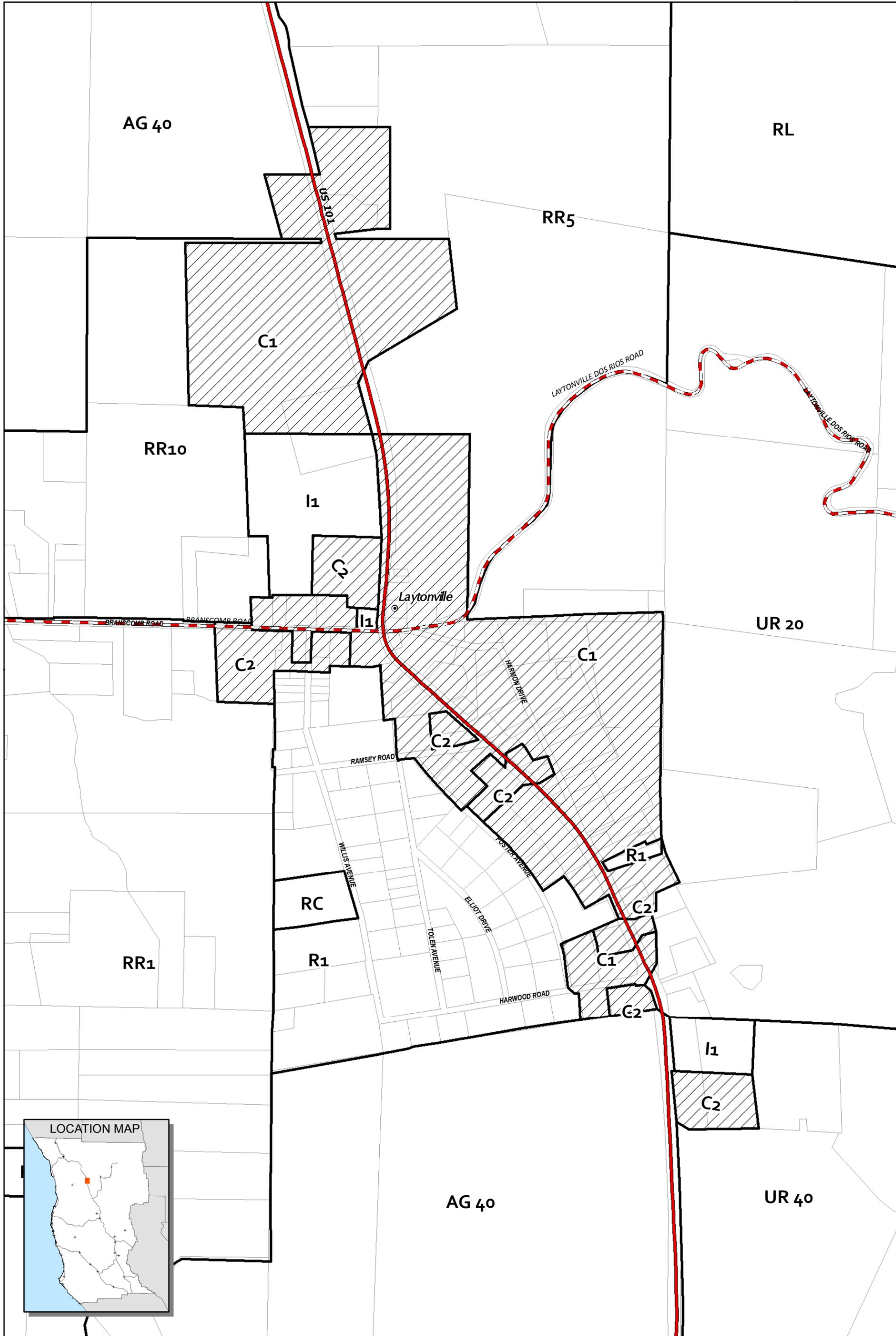


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- County Outline
- Major Roads 2013
- Major Towns & Places
- Existing C1 and C2 zones
- Highways

EXISTING COMMERCIAL ZONES - LAYTONVILLE

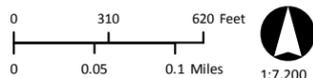


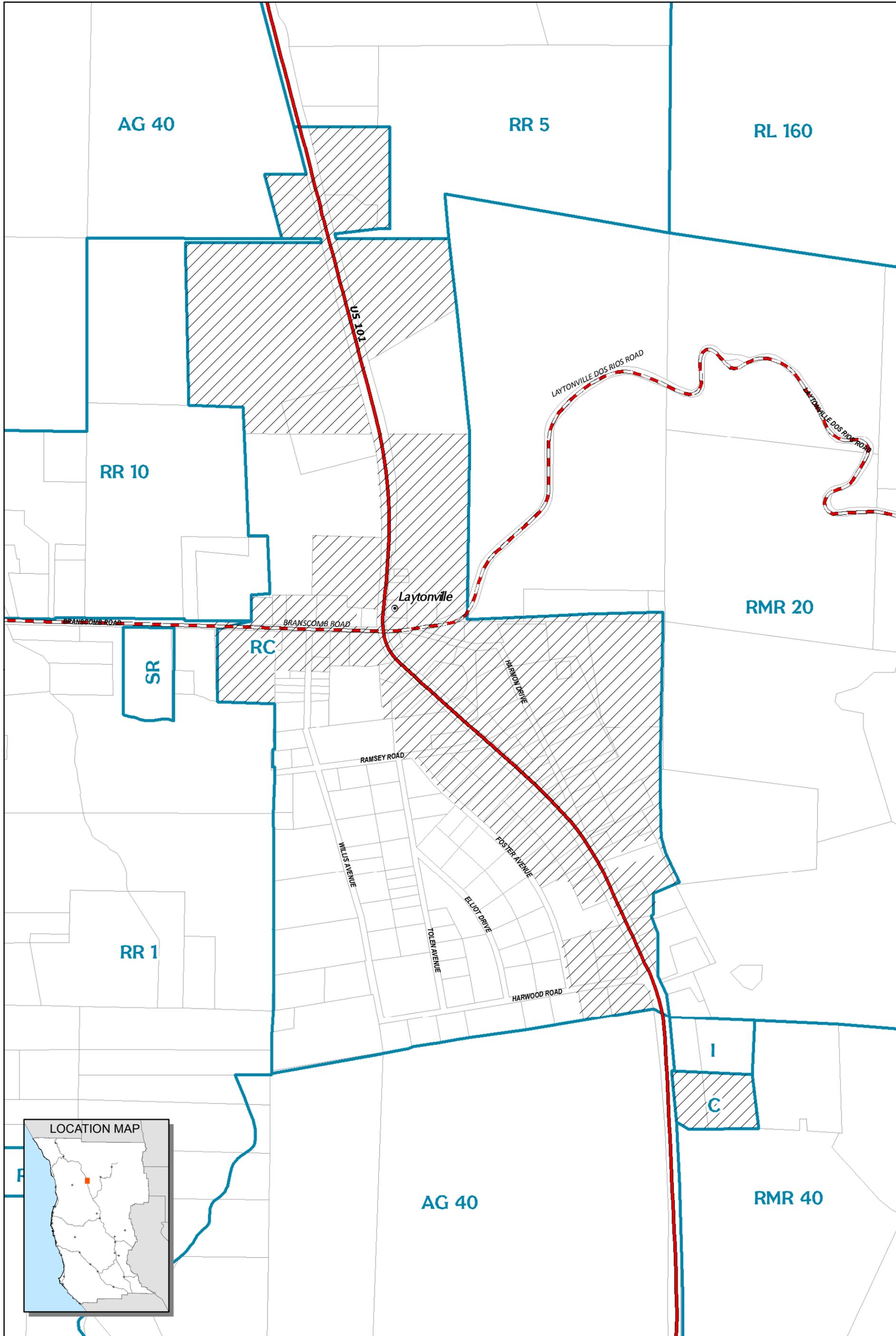


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Highways
- Major Roads 2013
- ▭ Zoning Districts
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

ZONING DISPLAY MAP - LAYTONVILLE

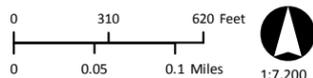


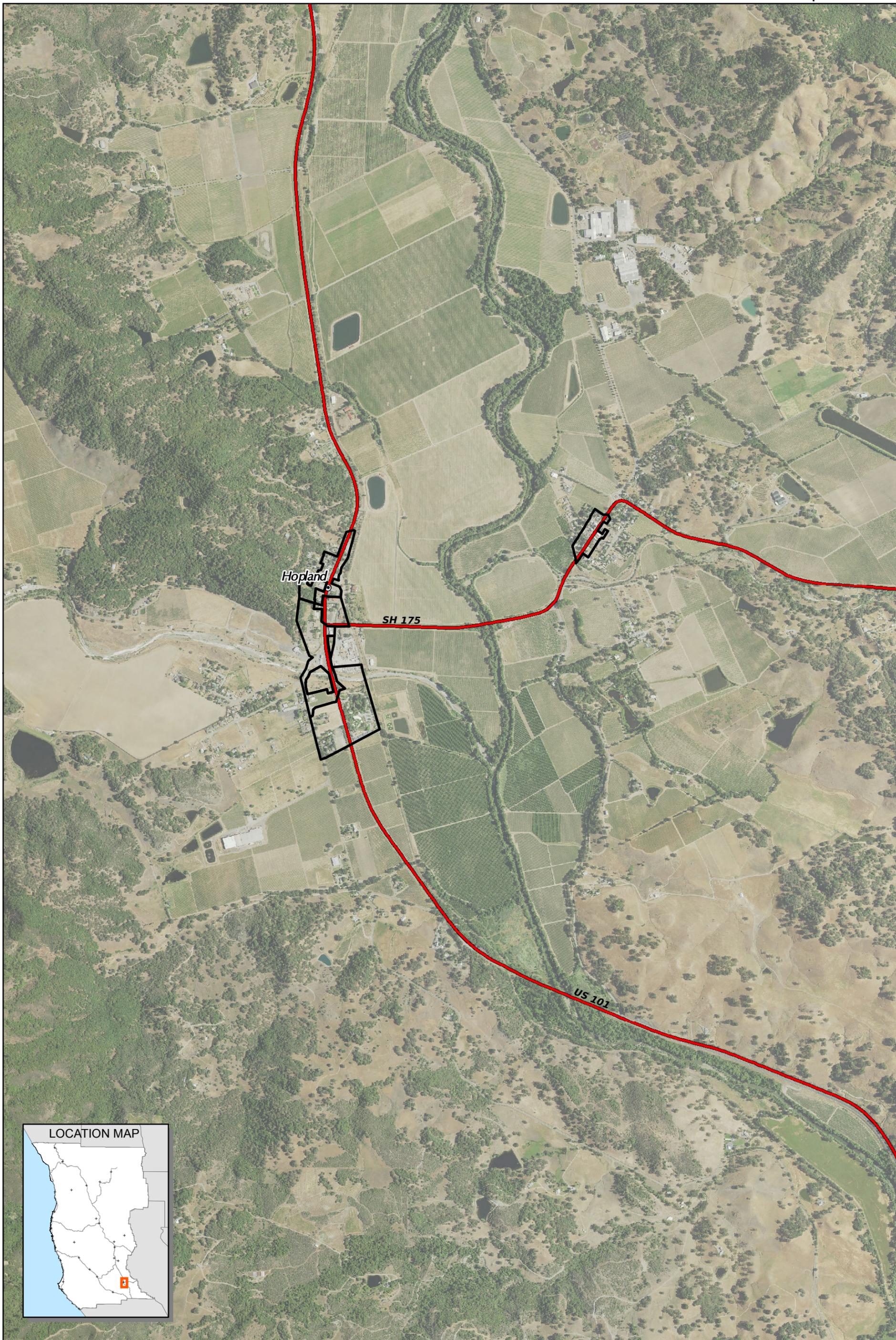


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Highways
- Major Roads 2013
- ▭ General Plan Classifications
- ▭ Parcels 10-15
- ▨ Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - LAYTONVILLE

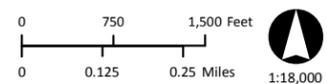




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Existing C1 and C2 zones
-  Major Towns & Places
-  Highways

EXISTING COMMERCIAL ZONES - HOPLAND

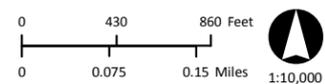


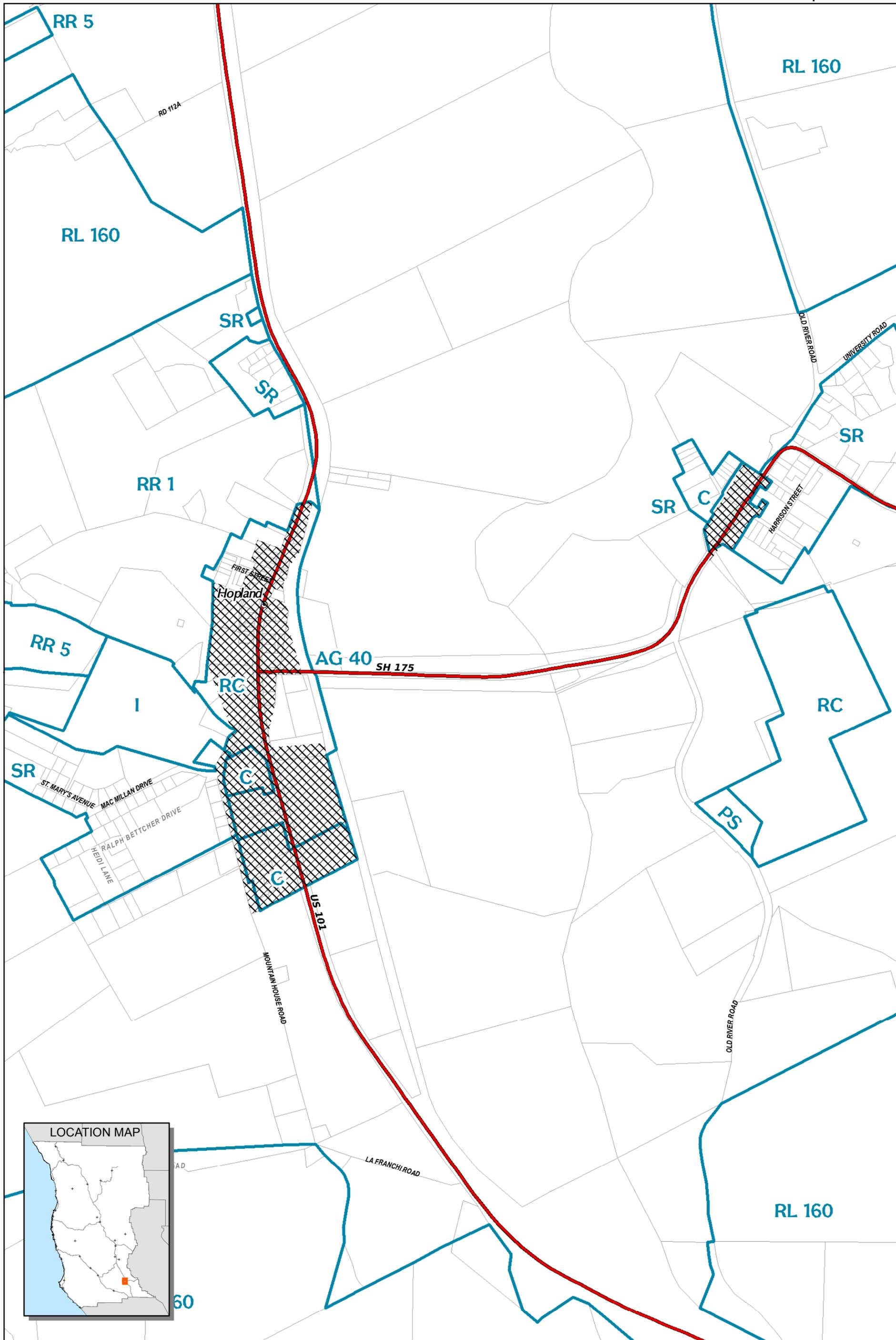


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Parcels 10-15
- ▬ Highways
- ▭ Existing C1 and C2 zones
- ▭ Zoning Districts

ZONING DISPLAY MAP - HOPLAND

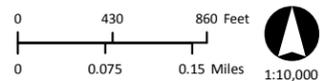


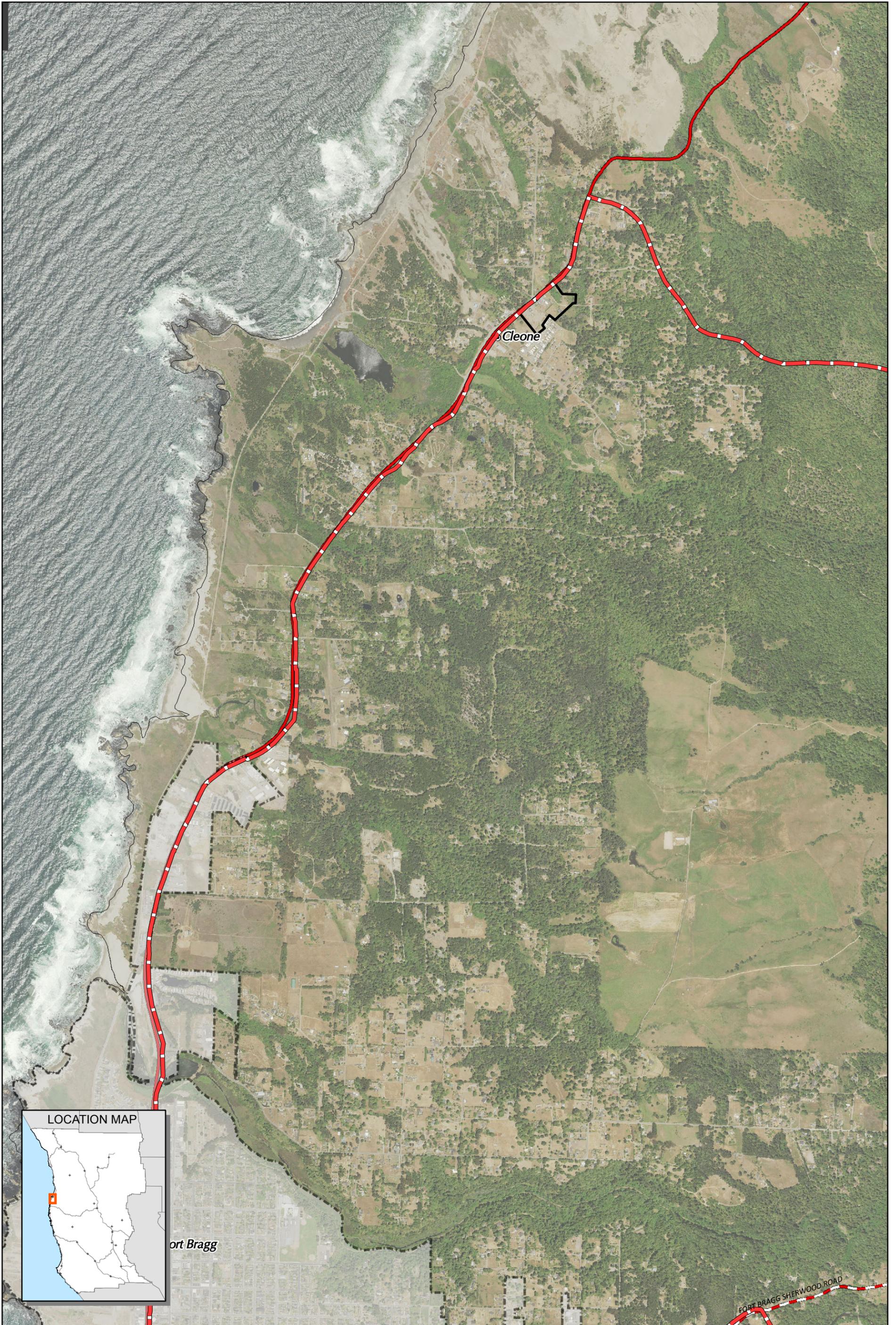


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Parcels 10-15
- ▭ Existing C1 and C2 zones
- ▭ General Plan Classifications
- ▬ Highways

GENERAL PLAN CLASSIFICATIONS - HOPLAND

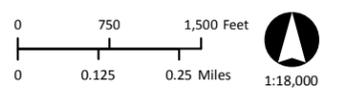


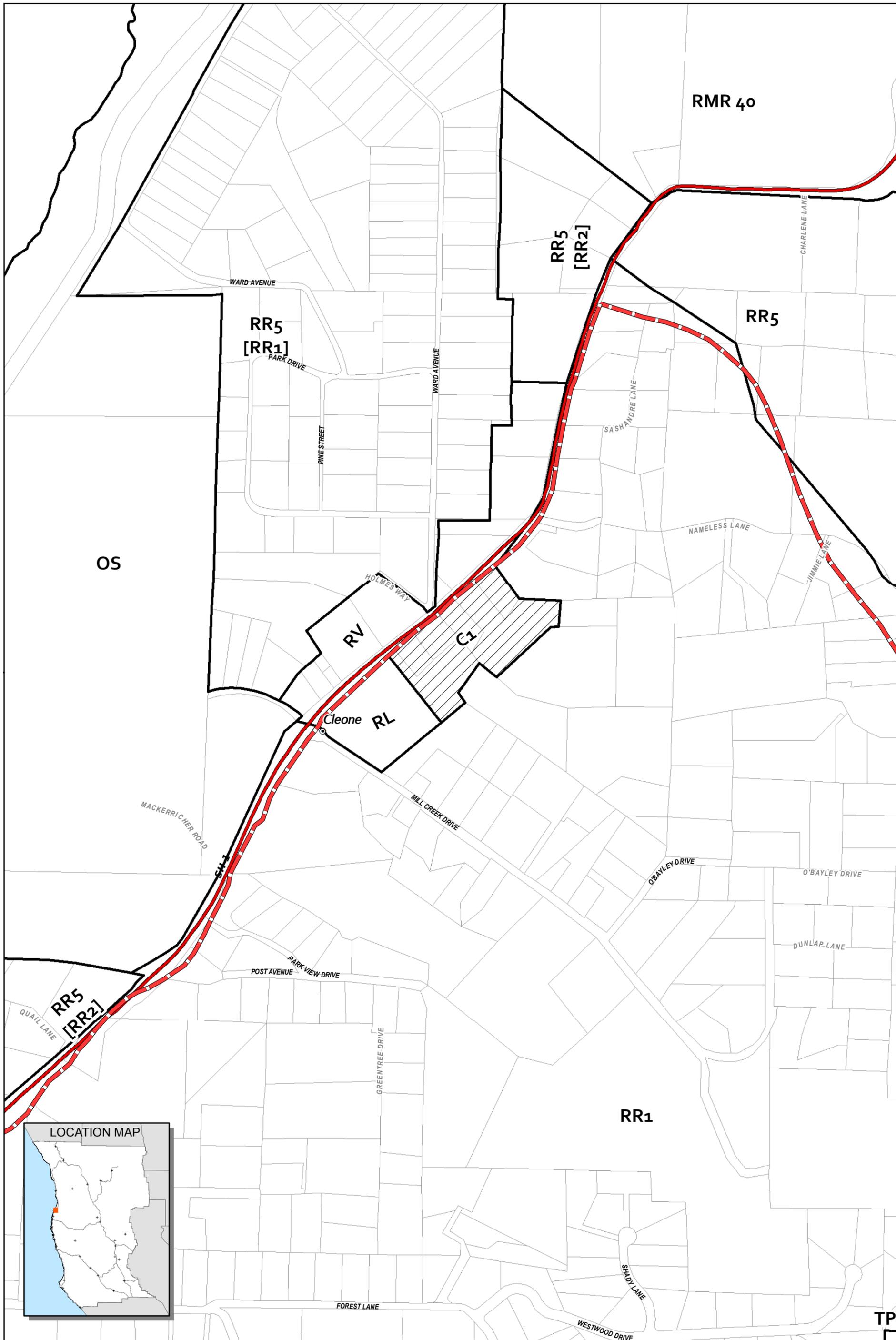


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  City Limits
-  County Outline
-  Major Towns & Places
-  Highways
-  Major Roads 2013
-  Existing C1 and C2 zones

EXISTING COMMERCIAL ZONES - CLEONE

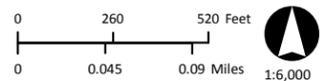


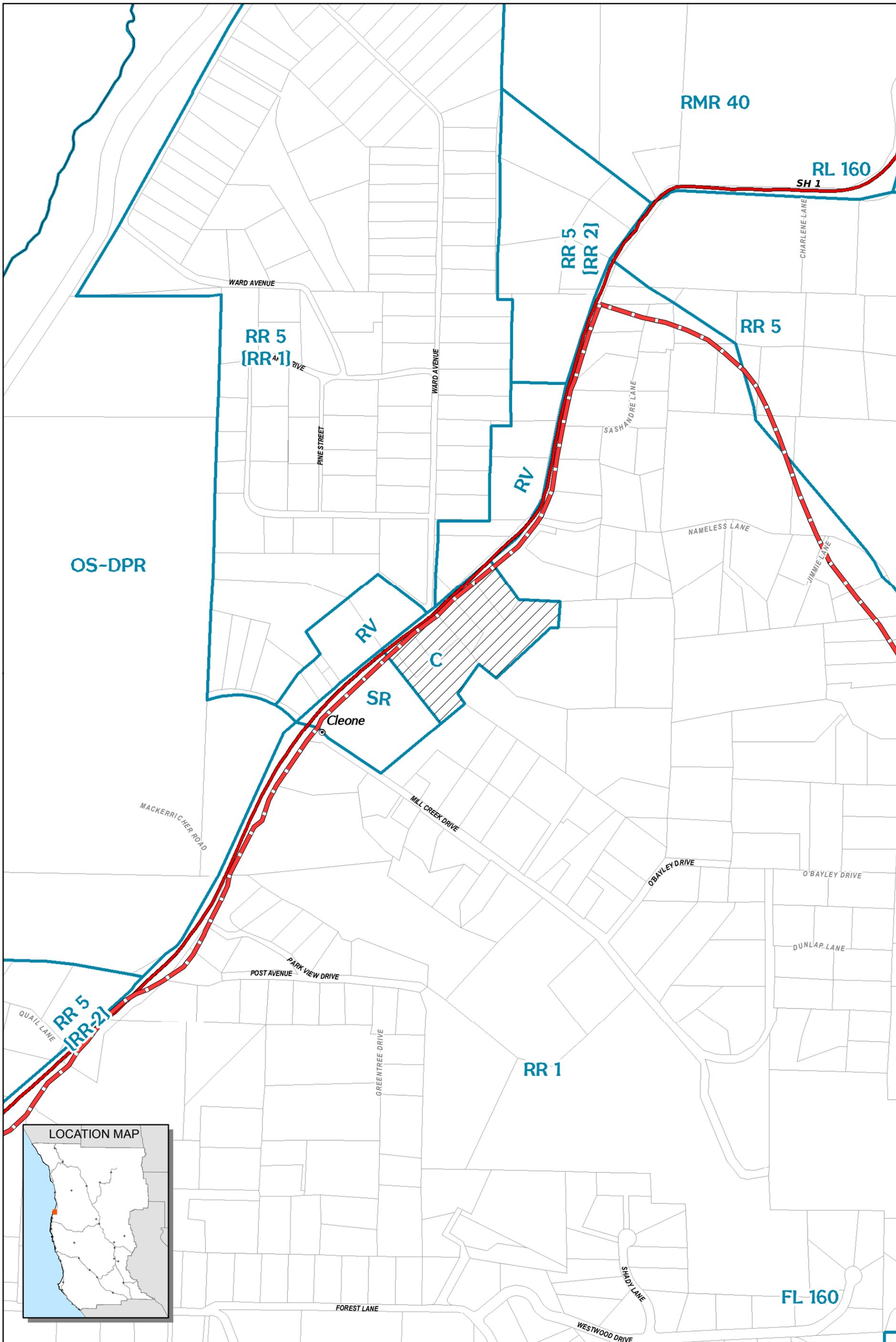


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Parcels 10-15
- ▬ Highways
- ▨ Existing C1 and C2 zones
- ▭ Zoning Districts

ZONING DISPLAY MAP - CLEONE

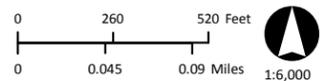


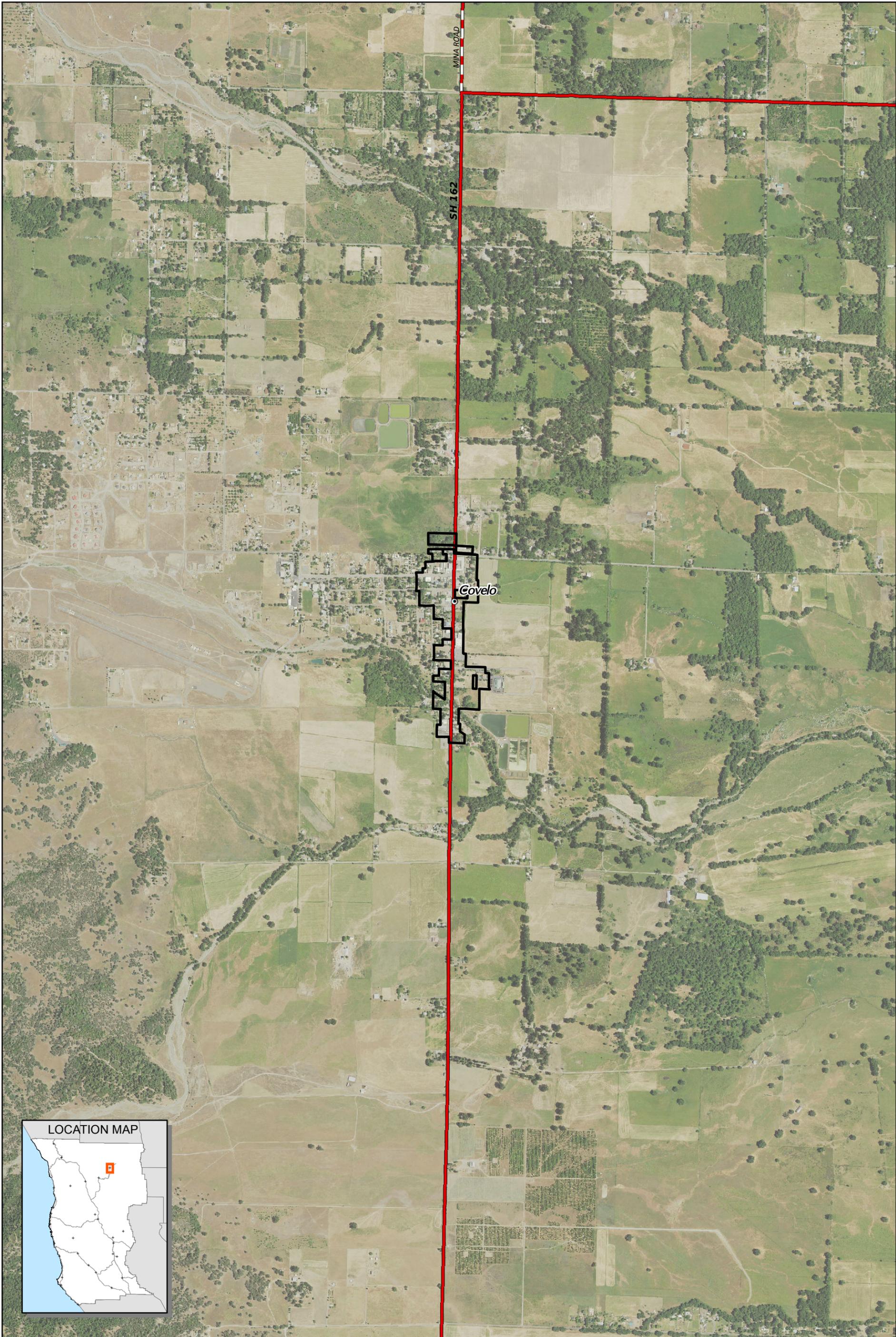


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Parcels 10-15
- ▬ Highways
- ▨ Existing C1 and C2 zones
- ▭ General Plan Classifications

GENERAL PLAN CLASSIFICATIONS - CLEONE





MINA ROAD

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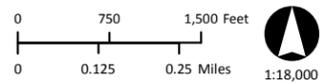
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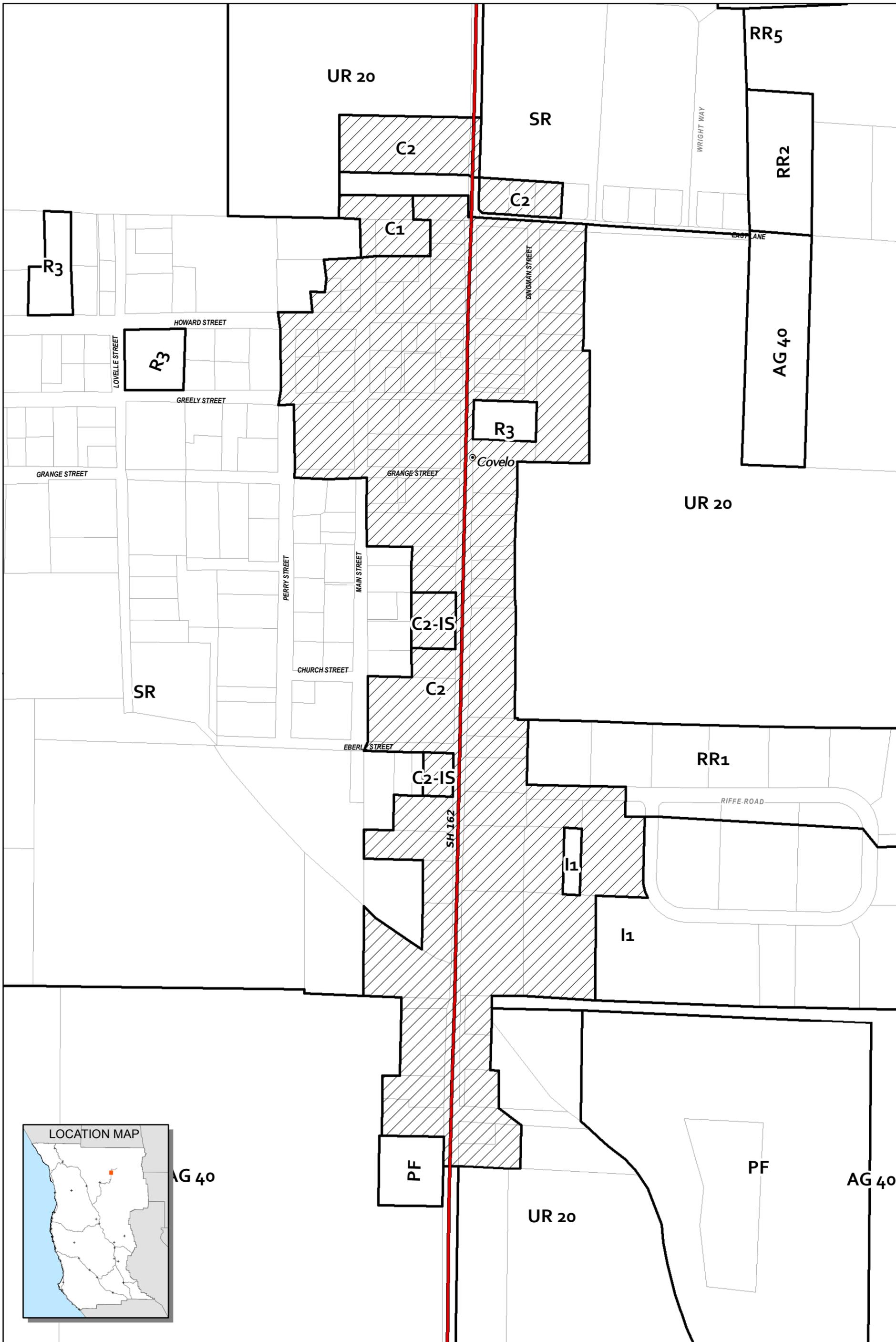


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Major Roads 2013
-  Major Towns & Places
-  Existing C1 and C2 zones
-  Highways

EXISTING COMMERCIAL ZONES - COVELO

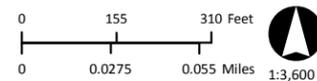


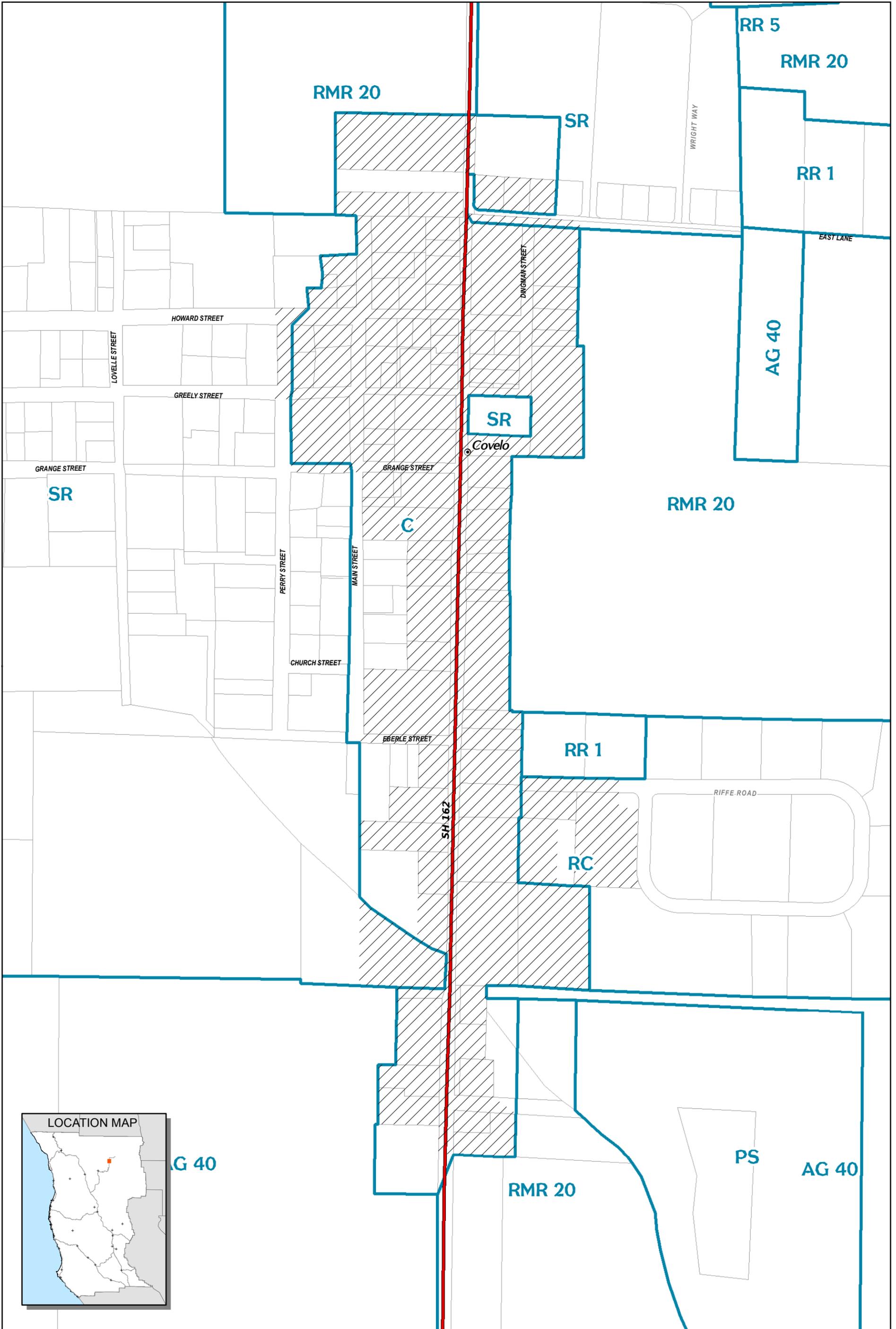


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▬ Parcels 10-15
- ▬ Highways
- ▨ Existing C1 and C2 zones
- ▭ Zoning Districts

ZONING DISPLAY MAP - COVELO

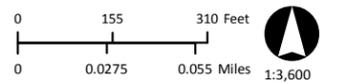




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Highways
- General Plan Classifications
- Parcels 10-15
- /// Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - COVELO

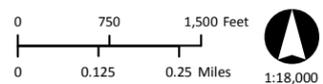


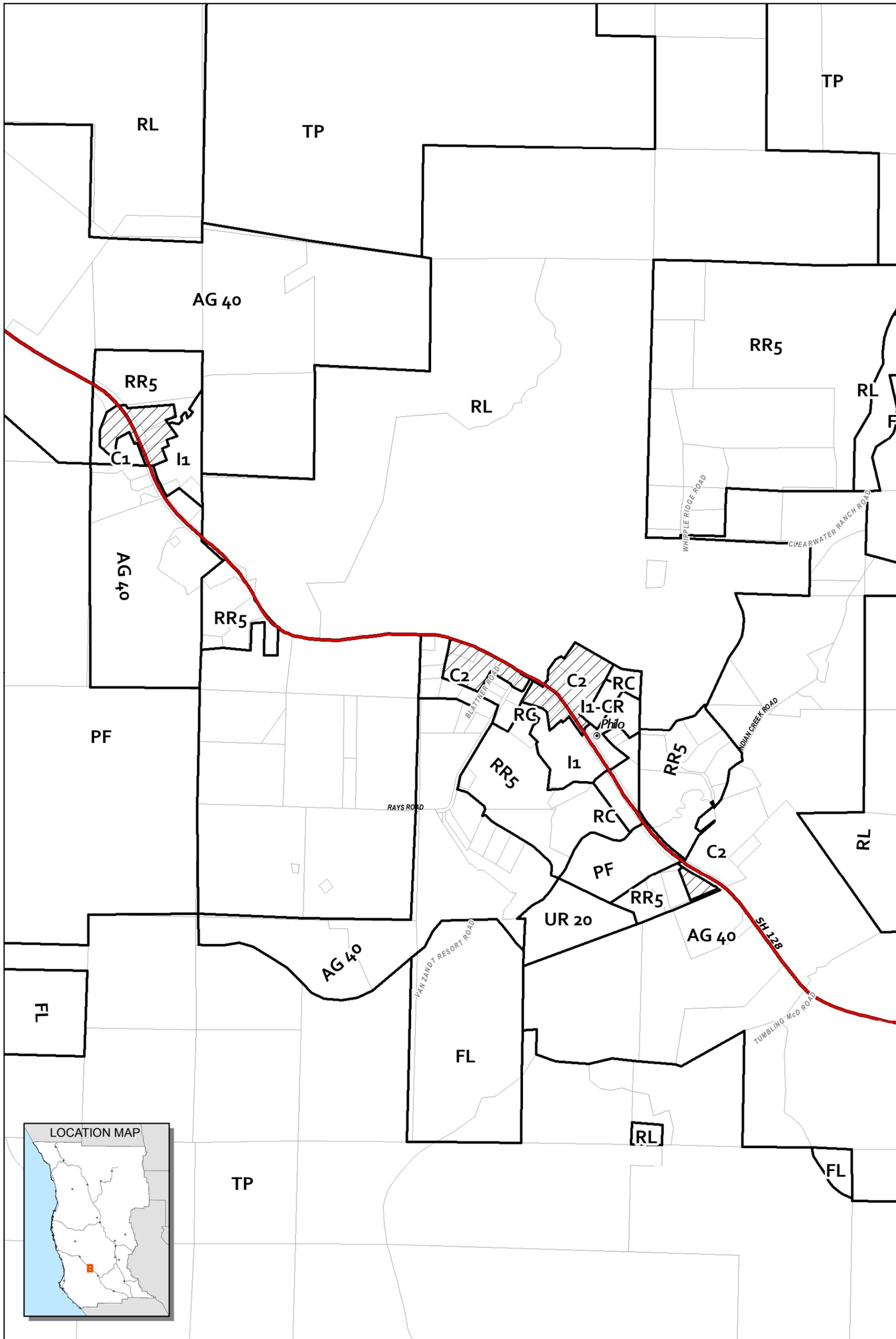


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  County Outline
-  Existing C1 and C2 zones
-  Major Towns & Places
-  Highways

EXISTING COMMERCIAL ZONES - PHILO

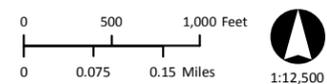


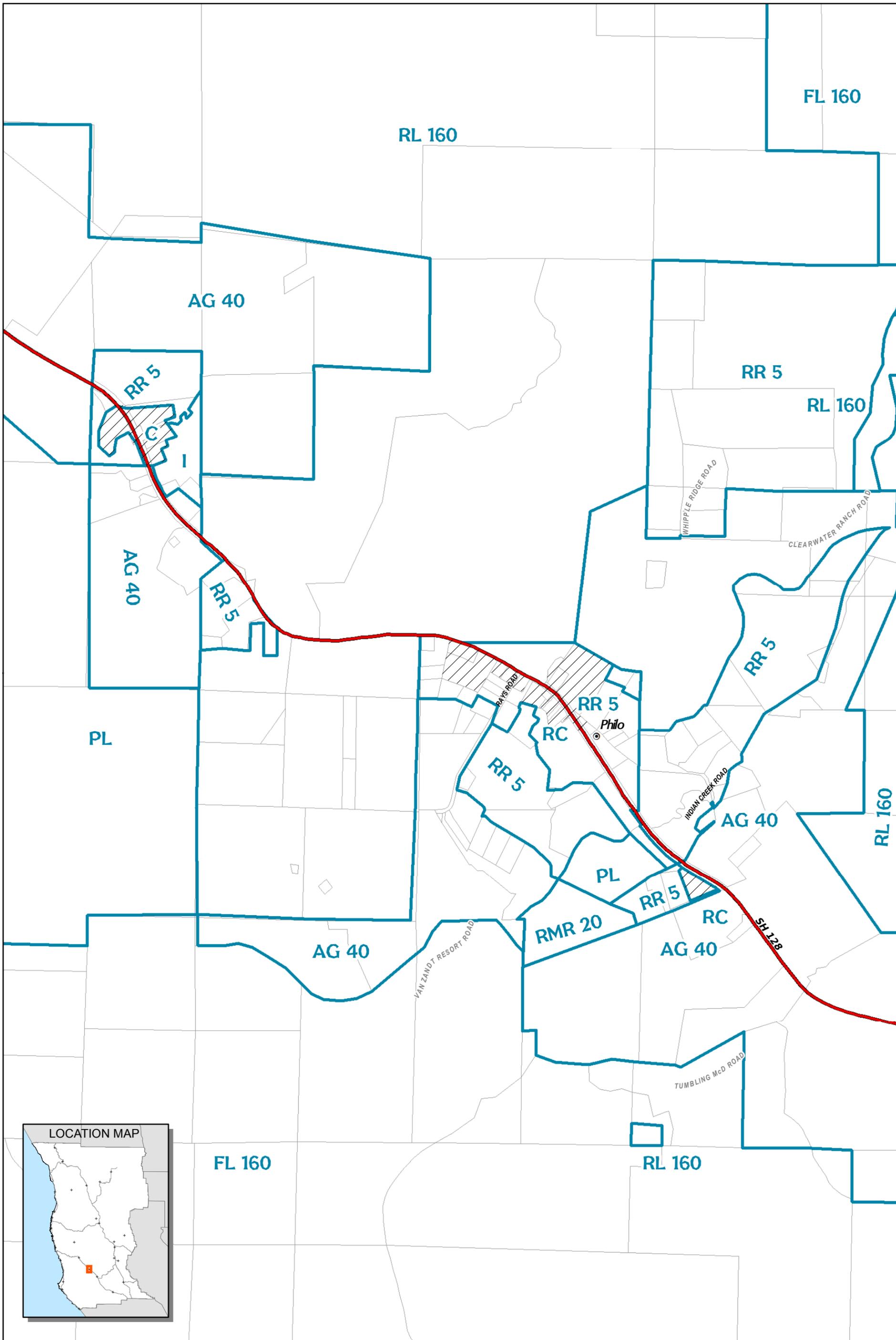


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Parcels 10-15
- ▬ Highways
- ▨ Existing C1 and C2 zones
- ▭ Zoning Districts

ZONING DISPLAY MAP - PHILO

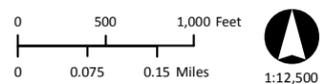




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Parcels 10-15
- ▬ Highways
- ▨ Existing C1 and C2 zones
- ▭ General Plan Classifications

GENERAL PLAN CLASSIFICATIONS - PHILO

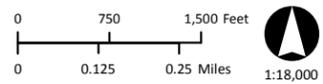


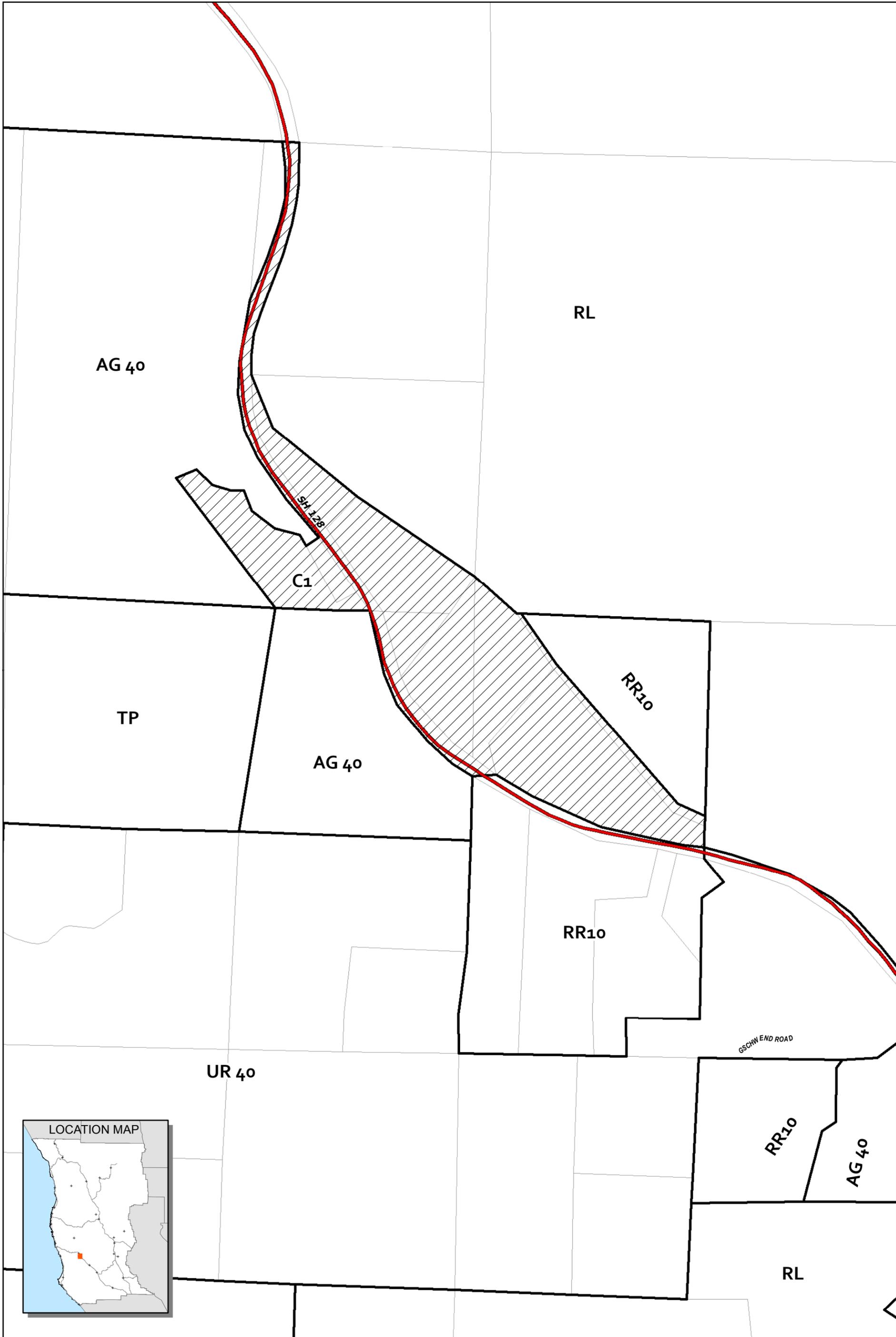


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- County Outline
- Existing C1 and C2 zones
- Major Towns & Places
- Highways

EXISTING COMMERCIAL ZONES - NAVARRO

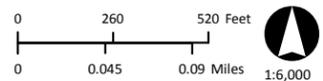


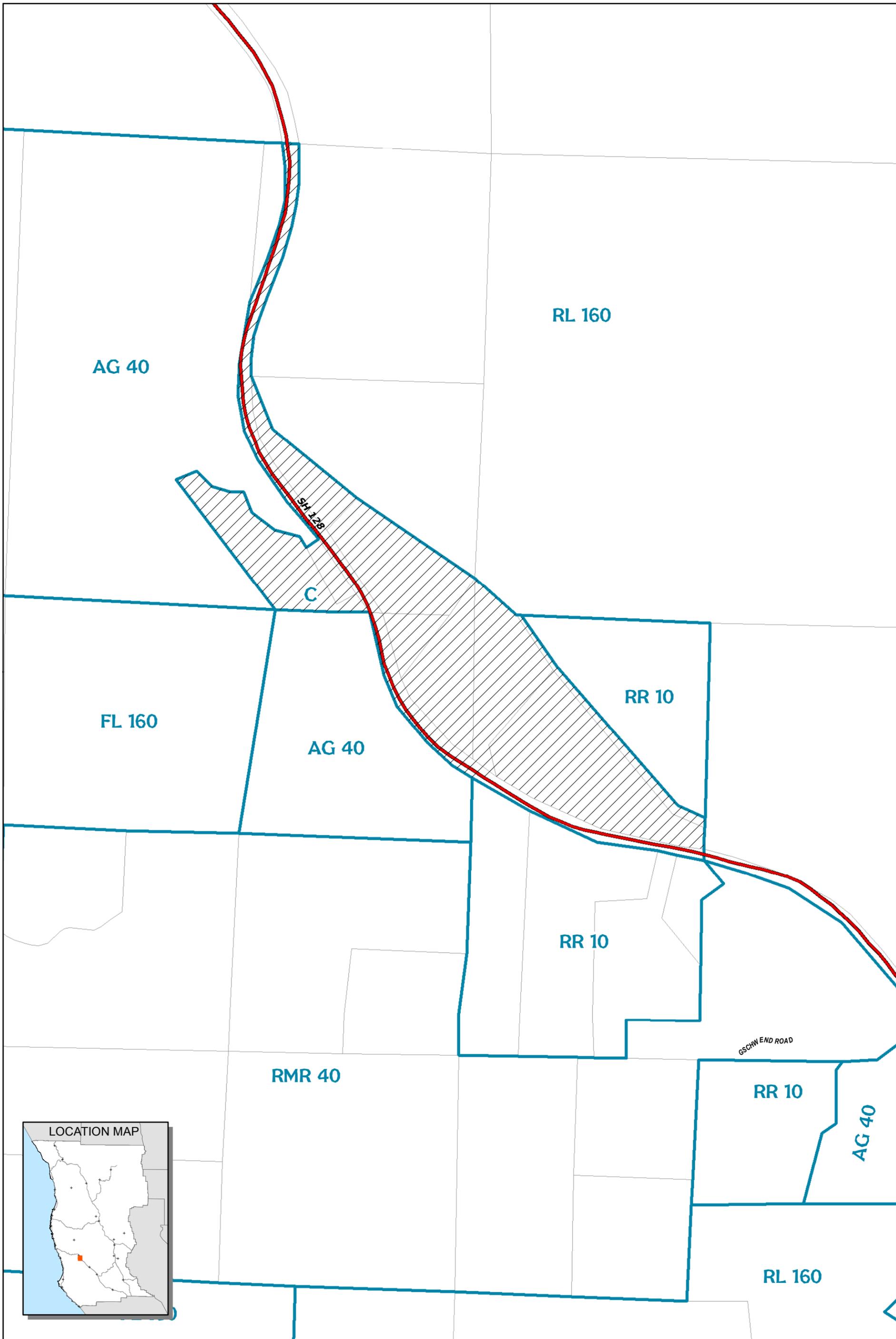


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

-  Highways
-  Existing C1 and C2 zones
-  Zoning Districts
-  Parcels 10-15

ZONING DISPLAY MAP - NAVARRO





CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Highways
 General Plan Classifications
 Parcels 10-15

Existing C1 and C2 zones

GENERAL PLAN CLASSIFICATIONS - NAVARRO

