ATTACHMENT A

LAW OFFICES OF

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June 16, 2015

VIA HAND DELIVERY

Mendocino County Department
of Building and Planning Services
c/o Director Steve Dunnicliff
860 N. Bush Street
Ukiah, CA 95482

Notice of Administrative Appeal (County Code §20.208.010)

Dear Planning & Building Services:

This law firm represents Alex and Anthony Chehada ("**Chehada**") owners of the Redwood Valley Market. This letter constitutes notice of the Chehadas' request for a hearing before the Planning Commission for review of the Planning and Building Services Department's decision to issue a building permit for the Dollar General store at property commonly known as 8451 East Road, Redwood Valley, California, Mendocino County Assessor's Parcel Number 163-132-14. Approval of this permit raises issues of consistency with both CEQA and the County's General Plan that require more attention than they have received.

Enclosed with this Notice is a check not to exceed $1,420 which I am informed, will pay any administrative fee due for this administrative appeal. Once a hearing date is set, I will be preparing a second letter setting forth legal and factual arguments as to why the subject building permit should be suspended, pending environmental review pursuant to CEQA.

Sincerely,

Brian S. Momsen

cc: Alex and Anthony Chehada

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ATTACHMENT A

June 24, 2015

VIA E-MAIL AND HAND DELIVERY

Mr. Director Steve Dunnicliff dunnicls@co.mendocino.ca.us
Mr. Andy Gustavson gustavsona@co.mendocino.ca.us
Mendocino County Department
of Building and Planning Services
860 N. Bush Street
Ukiah, CA 95482

Re: Administrative Appeal of Dollar General Store Building Permit Issuance

Dear Steve and Andy:

This letter responds to Andy's request that I set forth the grounds for my clients, Redwood Valley Store owners, Alex and Anthony Chehada's administrative appeal of the Planning Department's issuance of a building permit in the above-referenced matter. I would request that this letter be made part of the Administrative Record on that appeal. Also, due to the short statute of limitations involved in making an administrative appeal, I have had less time than I would have liked to draft this letter. I will almost certainly come up with other arguments and evidence between now and the time of the hearing which I understand will be July 16th and reserve the right to supplement this letter at any time prior to the hearing and at the hearing itself, if necessary.

I posed a question to both of you in an e-mail last week which invoked an extreme example. That question was, "If the current application were for a 10-story high department store, that would generate 2,000 out of town trips per day, and the building were painted neon pink with yellow polkadots - what discretion would the Planning Department have to conduct environmental review or analyze whether this conformed with the County's General Plan for this area?"[1]

[1] I will modify this example now as I learned that there is a 35 foot height restriction in Redwood Valley.

The basic answer I received from the Staff members I spoke with on the telephone, was the only discretion would be whether or not the use of a retail store fits the zoning and the project plans comply with the building code — period. Such a complete lack of environmental review for a project of this magnitude simply cannot be the law of this State or this County as I will explain further below.

First, obviously the Dollar General store is not the extreme example I provided in my e-mail. Nevertheless, it approaches that example. A Dollar General store is a 9,000 sq. foot "mini Walmart" that is a national chain of 12,000 stores and 90,000 employees which has the resources to buy and sell its merchandise at prices far cheaper than any other business in the area and drive locally owned "mom and pop" stores like my clients' out of business. It will draw from well outside Redwood Valley and create additional traffic and parking problems.[2]

The Planning Department stated position thus far, is that no environmental review pursuant to CEQA is authorized for the Dollar General store's building permit application because retail sales is a permitted use as a matter of right in a C2 zone and that sufficient environmental study was already conducted for this type of use and intensity of use in the 2009 EIR for the County's General Plan Amendment. In fact, no such study of a project of this *magnitude* and *effect* on other businesses, due to Dollar General's predatory pricing, was even remotely studied in the 2009 EIR. The County's determination that no CEQA review was required for this application is completely based on the fallacy that the 2009 EIR was adequate environmental review.

It is also the County's position that CEQA does not apply because the issuance of a building permit is "ministerial" and

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[2] These are not just generalized fears or concerns, but instead the likelihood of these impacts is supported by numerous studies (see the Shils Report Measuring the Economic and Sociological Impact of the Mega-Retail Discount Chains on Small Enterprise and Urban, Suburban and Rural Communities (1997) by Edward B. Shils, Ph.D. JD, LLM; Jane Jacobs, *the Death and Life of Great American Cities* New York, Random House, 1961; Thomas Muller and Elizabeth Humstone, "What Happened When WalMart Came to Town? A Report on Three Iowa Communities With Statistical Analysis of Seven Iowa Counties" Washington National Trust Historic Preservation, 1996.

not a "discretionary project." However, even when a government approval involves virtually no discretion such as seeing if building plans meet the conditions of the Building Code, CEQA review may be required if the approval "is the only point at which the environmental impact of the project may be publically considered." Day v. City of Glendale (1975) 51 Cal.App.3d 817, 824 (issuance of a grading permit was the only chance for CEQA review in a process by which a ridge would be cut and canyons filled to facilitate highway construction).

In the City of Joshua Tree California, a citizens' group recently filed suit against San Bernardino County for issuing a building permit for a Dollar General store similar to the one proposed for Redwood Valley arguing that the project was inconsistent with the County's General Plan and that there was evidence that the store would have a substantial impact on its surroundings including cumulative effects. I am informed and believe, through discussions with the Joshua Tree Chamber of Commerce, that the situation was similar to here, where the Dollar General fit into the proposed zoning and only a building permit issuance was required.

The end result of the lawsuit was that a Superior Court Judge ordered that the County perform an EIR and consider whether the economic or social changes of the Dollar General store such as blight or urban decay would result in secondary or indirect environmental consequences. The court found that it was very possible that the Dollar General store would cause other businesses to close, hurting the town overall. Just like here, the Dollar General's application for a building permit was the only point where its impact on the environment could have been considered. The likely result in Mendocino County Superior Court, if this approval is challenged, is that just like in San Bernardino County, the court will interpret CEQA liberally in favor of environmental protection.

The County, in this case, has not shown any analytical path between this site specific project and the 2009 EIR. Generally speaking, when a General Plan is updated or amended, the accompanying EIR is called a "Master EIR." (Public Resources Code §§21157.1, 21157.5; CEQA Guidelines §§15175-15179.) While it is possible that a "subsequent project" could later be approved without further environmental study, the lead agency must prepare an initial study for the project and *analyze* whether

- The subsequent project may cause any additional significant effect on the environment that was not previously present in the Master EIR; and

- Whether the subject project was described in the Master EIR as being within the scope of the project.

(Public Resources Code §21157.1(b); CEQA Guidelines §15177(b)(2))

These inquiries will determine whether the subsequent project can be approved without any additional environmental review, with a mitigated declaration, with a focused EIR or with an ordinary EIR. No analysis *whatsoever* along these lines was performed in this case.

Even if the 2009 EIR did perform environmental review regarding a project of this nature at this location, which it clearly did not, a Dollar General store is still inconsistent with the County's General Plan for Redwood Valley. Even if a project is consistent with zoning, it still must comply with the County's General Plan as under California law, zoning ordinances are subordinate, to and must be consistent with, the General Plan. (See Ideal Boat & Camper Storage v. County of Alameda (2012) 208 Cal.App.4th 301 - an outdoor boat storage company was prohibited from expanding its business, which was consistent with zoning, but no longer consistent with the General Plan.)

The community specific policies in the Mendocino County General Plan for Redwood Valley state that Redwood Valley "maintains a *modest* commercial downtown area located at the intersection of East Road and School Way." (Emphasis added) One of the policies for the Redwood Valley General Plan (Policy CP-RV-1) is that the County supports and promotes "Smart Growth" planning techniques and principals for Redwood Valley. Generally, Smart Growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use. Such planning generally involves mixed-use development and has a goal to achieve a unique sense of community and place. (See definition at Wikipedia.com)

A mini-Walmart in the downtown area of Redwood Valley does not meet any part of this definition. The Dollar General store is part of a national chain of discount stores headquartered in Goodlettsville, Tennessee, with more than 12,000 stores nationwide. The company touts itself as the nations largest "small box" retailer, with more than $16 Billion in sales in 2012, more than 90,000 employees and 12 distribution centers, according to the company's website. The profits generated by this store will not be spent in the local community, but will go to corporate headquarters in Tennessee. The ability to price items on the cheap, will lead to out-of-town residents from the surrounding community making trips into Redwood Valley causing greater congestion, traffic and parking problems. This is hardly "Smart Growth" such as apartments built over a smaller convenience store or grocery store.

Policy CP-RV-3 states that the County shall promote "economic infill opportunities" in Redwood Valley that support infill and improve the aesthetic character of the Redwood Valley downtown core. Infill has been defined as the use of land within an already built up area such as between buildings, for further construction. (See Wikipedia.com) While this project is located in the downtown commercial area of Redwood Valley, it is not being built on previously developed land or between other buildings, but instead in an undeveloped field. Moreover, this project will not improve the "aesthetic character" of the Redwood Valley downtown core and instead will detract from that character significantly. Redwood Valley has nothing but locally owned, small businesses such as my clients' grocery store, a small restaurant, a small tavern, and a gas station. There is also a post office. A large corporate, national chain store, will stick out like the proverbial "sore thumb."

Policy CP-RV-7 states that parking is to be relocated off the East Road street frontage to improve aesthetics. I have reviewed the parking plan for the Dollar General store for the East Road location and while part of the parking is set back from the street, the parking slots form roughly the shape of an "L" with a great deal of parking directly fronting East Road in violation of the above-referenced Policy.

Goal CP-RV-1 states in relevant part that "All new development should be located where public services and infrastructure are available." The entrance to the Dollar General store will be just south of the main intersection of Redwood Valley - a three way stop sign between East Road and School Way and directly across East Road from my clients' market. Despite a great potential for congestion and traffic issues, there has been no site specific study for traffic and parking for this project whatsoever. In addition, Redwood Valley has had a water hook-up moratorium since 1989. While the proposed site likely already has a hook-up, the effect of the Dollar General store's water use versus this property's current use as an undeveloped lot has not been considered, much less studied.

The Community Specific General Plan for Redwood Valley also mentions an Action Item CP-RV-3.2 that commercial developments on East Road should have a consistent architectural theme and be compatible with the character of Redwood Valley. Once again, a large corporate chain store in the middle of a rural community does not comport with Redwood Valley's character and certainly is not part of an architectural theme unless the County plans on approving more national chains in this area such as a McDonalds or Burger King. The Dollar Store would be far better suited at the south end of Ukiah for example, where large chain stores such as WalMart, FoodMax, Applebees, etc., already exist and a new Costco store is planned. These stores offer local citizens and out of County visitors abundant shopping opportunities.

In addition to the community specific portions of the County's General Plan, this project is inconsistent with other more general provisions. For example, principle 2-2(a) of the General Plan requires the County to promote sustainable and innovative business practices and technologies that advance work force and community health, environmental protection and the use of clean, reliable and renewable energy sources. Principle 2-2(b) in relevant part states that the County will emphasize creation of permanent jobs for all skill levels over short term job creation.

In this case, I am enclosing a couple of articles regarding the type of jobs created by Dollar General stores and how employees are overworked, and underpaid. One article mentions that since 2010 more than 30 Federal Wage and Hour lawsuits have been filed against the three primary Dollar store chains, including Dollar General. The article also mentions that the turnover at Dollar General was "horrible."

The second article discusses a new report prepared by the Campaign for Healthier Solutions which found that the vast majority of Dollar General store products tested contained toxic chemicals linked to learning disabilities, cancer, diabetes and other illnesses - hardly a business that advances community health and environmental protection.

CONCLUSION

The guiding policies of CEQA are environmental review and public input through a hearing process. Neither have occurred in this case. My clients, Alex and Anthony Chehada, started a locally owned business on their own, in their early 20s and through hard work and adapting to the community, have become an integral part of Redwood Valley. Now, they stand to lose their business, as a large corporate chain is moving in directly across the street with grocery and liquor prices that they cannot possibly compete with.

At the very least, this project should be studied and there should be public hearings. That is not too much for my clients to ask of their elected officials. This business being built with zero environmental review and zero public hearings clearly violates CEQA and the County's General Plan.

Respectfully submitted,

Brian S. Momsen

cc: (via U.S. mail)
Alex and Anthony Chehada

Doug Losak, Esq.
County Counsel Office

ATTACHMENT A

June 24, 2015

Dave Jamieson Become a fan
dave.jamieson@huffingtonpost.com

Join The Booming Dollar Store Econon Hours, May Work While Injured

Posted: 08/29/2013 7:30 am EDT | Updated: 10/25/2013 4:34 pm EDT

Dawn Hughey had worked at Dollar General for just four months when she was named manage a store in the Detroit suburbs in 2009. Having recently moved home after a stint in Califor: Hughey hoped the new honorific -- and its attendant annual salary -- would help her start a new in Michigan.

But like other managers in America's booming dollar store industry, Hughey quickly came believe she was a manager in name only. The major dollar store chains -- Dollar General, Do Tree and Family Dollar -- have thrived by offering customers rock-bottom prices that r Walmart's, a business model that requires shaving labor costs wherever possible. For a mana like Hughey, that meant working far beyond a 40-hour week.

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Each week, the company allotted Hughey around 125 hours to assign to the four workers in her
minimum wage, she said. But according to Hughey, as well as recent lawsuits against Dollar
dollar store managers are allowed to assign rarely cover the work that needs to be done. The sto
staff, workers say.

Pressured to keep payroll down, Hughey spent most of her time unloading trucks, stocking sl
logging 12-hour days, six days a week, to keep the store operating. She said she felt less like a ma

Dollar General saved a bundle by having Hughey do much of the grunt work. As a salariec
protections and didn't get paid for extra work. Given that she often worked 70 hours a wee
sometimes broke down to less than $10 per hour -- hardly a managerial haul.

She and her fellow store managers didn't like thinking about the math, she said. After all, these
jobs in the low-paying retail world.

"It was always depressing," Hughey, 49, said. "We didn't want to know what it broke down to. Er
the big bucks.' But, really, you're making [as much as] I am."

The physical demands of the job took their toll. As Hughey was loading 25-pound boxes of boc
pinch in her neck, and "an immediate stabbing pain," she recalled. The strain would eventually
recommendations to see a neurosurgeon, according to Hughey's medical records. Hughey was
continued clocking in.

As the pain got worse, her doctor told her to take two weeks off. On her third day back on the
district manager, according to Hughey. "He told me we were going to part ways," Hughey recal
go due to productivity problems that predated her injury. Hughey then began what would tu
compensation due to her health problems.

Recent strikes by workers at fast food restaurants and at Walmart have helped spark a national c
in the retail sector. Dollar stores like Hughey's are a growing piece of that world, as companies l
Walmart in the discount retail game. The New York Times Magazine wrote that the influx of
helped create a "dollar store economy" in the wake of the Great Recession.

But the stingy payroll required by the dollar store business model leaves many employees
according to workers and litigation filed over labor practices. While further promotions await s
they longed for isn't a road to the middle class so much as a glorified manual labor gig that quick

In interviews and court documents, former and current store managers claim major dollar s
merely to evade overtime obligations and to pay them less money. Those managers' employe
illegally shorting them on pay and forcing them to work off the clock due to payroll constraints.

Several workers told The Huffington Post that they lost their jobs or their hours once they got h
to bitter feelings and long legal battles.

"We're disposable," Hughey said.

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A NEW STORE EVERY SIX HOURS

The number of dollar stores in the U.S. has roughly doubled over the past decade, the full according to the brokerage firm Sterne Agee. Such stores are much smaller than a Walmart -- a 182,000 of a typical Supercenter -- but they're also becoming far more accessible to U.S. shopp now approximately five dollar stores in the U.S. for every Walmart.

Dollar General, Family Dollar and Dollar Tree are on pace to open one new store every six analysis, and they now employ more than 220,000 full-time and part-time U.S. workers, accord General alone has 90,000 employees. Unlike with Walmart's employees, dollar store workers ar leading to little workforce identity and no labor union presence.

Much of the industry's growth has come courtesy of the Great Recession. As the worst dow increasingly looked for bargain bins close to home, steering them to the discount detergent, to that Dollar General and its competitors thrive on.

Many of the new shoppers at dollar stores are people who wouldn't have stepped foot in one a d for operating dingy stores in run-down, high-crime neighborhoods, selling 99-cent items mo poach shoppers from big retailers and grocers, the main dollar store chains have spruced up th make them more inviting to middle-class customers.

"People have migrated there and stayed there," said Joan Storms, an analyst at Wedbush Securit

Storms said the chains have improved stores to make them pleasant places to shop and to work.

"When you shopped those stores before, you really felt poor," Storms said. "Over the last few experience and the working experience by reformatting stores, cleaning them up and adding bett

Retail is one of the lowest-paying jobs in the economy, with a median annual salary of about Statistics. That's well below what a family needs to support itself in most parts of the count employer health insurance, either because it isn't offered or it's prohibitively expensive. (As full- do have health care coverage and other basic benefits.)

This low compensation -- driven in large part by the cheap prices consumers demand -- has b including dollar stores. In the case of Dollar General, the company's success has helped make it a As private equity was assailed as "vulture capitalism" during last year's presidential election, Dollar General had added more than 20,000 jobs since the firm Kohlberg Kravis Roberts acqu again in 2009.)

But the growth of dollar stores has come with a boom in litigation from employees on the low 2010, more than 30 federal wage-and-hour lawsuits have been filed against the three primary do Such lawsuits are now common across industries, as workers sue employers under the Fair Lab in particular has become a breeding ground for allegations by workers that they were shorted on

For the dollar store chains, worker lawsuits have simply become a cost of doing business. Earlier a lawsuit against that company. They claimed they were forced to clock out for breaks, but had to

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"The number of employment-related class actions filed each year has continued to increase," D last year, wrote in its 2010 annual report. In addition to litigation under the Fair Labor Standard a class action alleging the company systematically underpaid them compared with male counte last year.

Wanda Womack, the lead plaintiff in the sex discrimination case, worked as a manager for 11 yea longtime managers, Womack said the heavy workload at her store led to wear and tear on her boxes and required a series of rotator cuff surgeries, she said.

She went on a leave of absence with workers' comp, but her job came to an end when it was a according to court filings. Womack filed her lawsuit after she was let go.

"It really took 20 years off my life because of all the muscle pains. I have back injuries, I have nec

As for Dollar General, "They're popping up everywhere," she said. "They just keep getting bigger

A SQUEEZE ON WORKERS

Like other retailers, the dollar store chains budget payroll hours to individual stores based on metrics. It's up to store managers to find a way to hit their sales goals and remain operational wh

Managers' quarterly bonuses -- a critical supplement for many, given average salaries in the mi to keep stores profitable on thin margins. (According to salary data from Glassdoor.com, Walm salary of dollar store managers, likely because their stores and workforces are so much larger.)

For managers, that means being stingy with the hours given to part-time workers, and then har managers said they feel no different from the people they supervise, except that their hours ar out to be roughly equal.

"I've managed other retail stores. This was different," said Berdie Gillis, a former Dollar Gen hours, and not enough people. The turnover was horrible."

Dollar store managers don't benefit much from the Fair Labor Standards Act. Enacted in 1 country's minimum wage and overtime protections, and to this day serves as the primary gover that companies pay workers time-and-a-half for overtime, the law makes bosses pay a price for also encourages companies to spread the work to different employees to avoid paying a premiu work on salary, white-collar supervisors are exempt from the overtime law.

The problem, according to Jennifer Klein, a Yale history professor, is that the law is still predic 20th century, when the lines between managers and rank-and-file workers were clear. The n workers who may have "manager" in their title, but largely function as manual laborers and clerk

The system "actually forces the management to squeeze people, to squeeze them and make then to pick up the slack," said Klein.

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"The model was based on full-time employment in an industrial enterprise, where there was a cl
was the employee," Klein continued. "Employers obviously have a lot of incentive to exploit the
meaning of 'employee.'"

The number of lawsuits alleging misclassification and wage violations in all industries has skyr
highs. According to an analysis from the Federal Judicial Center, nearly 8,000 such lawsuits we
in the last reporting year, after hovering around 1,500 a year in the 1990s and early-2000s.

Businesses often say this boom in litigation comes courtesy of money-hungry lawyers seek big-
the rise in lawsuits is because employers game the system and workers aren't being paid wha
sensitive to getting shorted on their pay these days, given that a lot of paychecks in low-wage i
cost of living.

In a statement to HuffPost, Dollar General said that its managers have played "a critical role" in
as salaried, "exempt" employees is appropriate. (The company declined to address individual wo

"Based on the nature and importance of store manager responsibilities, Dollar General classi
employees who are eligible for company-supported health care coverage and a competitive
company said.

Dollar General added that off-the-clock work is "absolutely" prohibited.

"Store managers are responsible for staffing and scheduling at their stores," the company s
training to ensure that their stores' business needs are met and employees are paid in accordanc

Dollar Tree didn't respond to a request for comment. In an email to HuffPost, Family Dollar spo
believes its managers are "properly classified as exempt" from the Fair Labor Standards Act.

"The number of hours worked by Family Dollar store managers varies due to many factors, incl
manager," Winburn wrote. "Because store managers are responsible for the entire operation
setting the weekly schedule for the employees in that store, including their own, and in assuring
appropriate breaks."

Winburn noted that Family Dollar was "not alone" in believing its managers should be exem
noting the company's many victories in federal court. A North Carolina federal court "has ruled
Family Dollar store managers are classified properly," she said.

Andrew Frisch, a lawyer who's sued Chesapeake, Va.-based Dollar Tree on behalf of assistant m
that lead to lawsuits. Many workers end up working through legally mandated unpaid breaks or

"It's an untenable amount of work," Frisch said.

In addition to working through unpaid breaks, Frisch said there are other, smaller ways in wh
virtually every dollar store chain, there are people responsible for bringing bank deposits," Frisc
screwed. They clock out and leave, and then have to do the deposit."

John Nicoletti is familiar with the dollar store labor model.

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In early 2012, Nicoletti took a manager's job at a Dollar General store in Martin, Tenn, he sai
managing gas stations for years before starting the new job. He'd heard stories of brutal hour
when he started that he'd be working about 45 hours per week. Nicoletti couldn't work muc
painful form of nerve damage caused by his diabetes that limited how long he could be on his fee

Nicoletti said he was quickly working 60 or 70 hours per week, often putting in 12-hour days o
because his staff was short-handed. Nicoletti said he believes many managers take the job belie
some cachet, only to be disappointed.

"Psychologically, they get you to believe that you are actually a manager.... But we're stock
continuously work. There's no stop. It's just a continuous productivity thing with them. They rea
got everything they could get out of you."

Nicoletti said he soon found himself pleading with a regional manager for more hours to give
shifted to other, similarly understaffed stores nearby. As the stress of the job mounted, Nicc
hypertension.

"I never had a blood pressure problem until October," Nicoletti said. "It was only caused by th
store and bringing them to another."

Eventually, the stress was so bad that Nicoletti developed muscle spasms, he said. He left in the f

Nicoletti said he couldn't help but do the salary math that bothered Hughey so much. He said s
than $8 per hour, less than minimum wage in some states.

'THE ONLY THING IN TOWN'

Dollar stores may have lured middle-class customers in recent years, but they still predominat
stretches from Indiana and Ohio south to the Gulf Coast. It's no accident that West Virginia and
-- are also the two states with the greatest number of dollar stores per capita, according to an ana

"Retail salesperson" has become the most common occupation in America, with 4.3 million pe
registers. In down-and-out areas, particularly where manufacturing or energy jobs have vanish
work that's available.

"It's the only thing in town," said Sheila Sheneman.

Until late last year, Sheneman worked in a Dollar General store in Montcalm County, Mich. T
percent in 2010. It's dropped since then, but remains a stubborn 10.2 percent.

After about five years on the job, Sheneman said she was making $8.65 per hour as a "keyholde
She and her husband carried debt, and the modest paycheck helped them tread water. But she sa
wages," especially when full-time hours are elusive for non-managers.

If dollar stores are to hold good, middle-class jobs, Sheneman said, the companies need to pr
their stores safely, even if that means taking less profit or passing some of the cost on to custom
own unseen costs, like high turnover and stress for employees, she said.

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There's also the intangible factor of employee morale.

One day in 2010, Sheneman woke up with a wrenched back, nearly unable to get out of bed. S moving the store's "rolltainers" -- massive cages that hold hundreds of pounds of products. Sh despite the pain, but she filed a workers' compensation claim to help cover her copays and medic

The company challenged the claim, arguing that Sheneman's injury wasn't due to work. Once Sh lawyers quickly capitulated in a conference call with her and her lawyer. According to worker $250 to cover her out-of-pocket costs, but she said the experience was dispiriting.

Then, last September, Sheneman broke her left arm in a motorcycle accident. She claimed she wa

"If they said I could come back, I would probably swallow my pride and go back, just to have som

Dollar General disputed her unemployment claim, according to records with Michigan's uner fired; her employer questioned her ability to work. The state's unemployment agency sided with

Dawn Hughey, the Dollar General manager from Michigan who hurt her neck, agreed to a prel undisclosed sum in August. Hughey's unemployment insurance ran out a few months ago, and She even looked into selling blood. She was recently evicted from her apartment and moved in w

"Sometimes my neck is in a lot of pain, and I have to lay down and get the pillows just right to ge

While she had viewed her job at Dollar General four years ago as the start of a new life, H compensation settlement will help her get back on her feet and settle some debts. When she f church helped her make the final payments on her car so that it wouldn't be repossessed.

"I'm going to pay her back when it's all said and done," Hughey said.

This story appears in Issue 69 of our weekly iPad magazine, Huffington, *available Friday, Oct.*

ALSO ON HUFFPOST:

Companies With The Least Loyal Workers 1 of 11

INDEPENDENT BUSINESS ARTICLE, RESOURCE

The Impact of Chain Stores on Community

Stacy Mitchell | 2 Comments | Apr 18, 2000

A speech by ILSR's Stacy Mitchell delivered at the annual conference of the American Planning Association, April 2000

Chain store proliferation has weakened local economies, eroded community character, and impoverished civic and cultural life. Moreover, consolidation has reduced competition and may harn consumers over the long-term. Contrary to conventional wisdom, the decline of independent businesses is not inevitable, nor is it simply the result of free market forces. Rather, public policy has played a major role, particularly through tax incentives and other development subsidies that give national chains a significant advantage. Meanwhile, a growing number of communities are taking a different approach. They are adopting land use rules that deter chain stores and actively encourage local ownership.

Let me begin by reading something that Jane Jacobs wrote in her book, *The Death and Life of Great American Cities*, about the relationship between locally owned businesses and community. Communi is one of those words so overused that we rarely pause to consider its meaning. For Jacobs, what constitutes community is not any one particular thing, but rather the many small interactions that occur in our everyday lives.

"It grows," she writes, "out of people stopping by the bar for a beer, getting advice from the grocer ai giving advice to the newsstand man, comparing opinions with other customers at the bakery and nodding hello to the two boys drinking pop on the stoop . . . hearing about a job from the hardware man and borrowing a dollar from the druggist . . .

"Most of it is ostensibly utterly trivial, but the sum is not trivial at all. The sum of such casual, public contact at the local level. . . most of it fortuitous, most of it associated with errands . . . is a feeling foi the public identity of people, a web of public respect and trust, and a resource in time of personal or neighborhood need. The absence of this trust is a disaster to a city street." [1]

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What Jacobs describes here could be an urban neighborhood or a small town. Its defining feature—and indeed the very foundation of this close-knit community—is a vibrant local retail economy. It is a place of small stores and sidewalks; a place where public and private space overlaps and a place where we buy goods and services from businesses owned by our neighbors.

Such places are increasingly rare. Small-scale, pedestrian streets are giving way to massive, impersoı shopping centers. Street life has suffered, as our daily errands revolve increasingly around stores accessible only by car. Locally owned businesses are disappearing, displaced by national chains that have limited ties and no long-term commitment to the community.

The loss of locally owned stores and the pace of retail consolidation is staggering. 11,000 independe pharmacies have closed since 1990. Independent bookstores have fallen from 58 percent of book sa in 1972 to just 17 percent today. Local hardware dealers are on the decline, while two companies ha captured 30 percent of the market. Blockbuster rents one out of three videos nationwide. Five firms control one-third of the grocery market, up from 19 percent just five years ago. A single firm, Wal-Ma now accounts for 7 percent of all consumer spending. [2]

If the current trends continue, independent retailers might soon be a thing of the past. But, in the mi of this unprecedented expansion by national retail corporations, another trend is underway: a growi number of communities are rejecting chain stores.

Last summer, residents of Ashland, Virginia mounted a spirited campaign to block a proposed Wal-Mart. In Octo ber, the Planning Commission voted unanimously to reject the store. In Chelsea, Michigan, residents organized a picnic to protest plans for a Rite Aid drugstore. The event drew a crowd of 1100 people. Rite Aid quickly backed down. Similar events are occurring across the country

Indeed, over the past two years, dozens, or perhaps hundreds, of neighborhood groups have sprung up to protect their homegrown businesses. In Lake Placid, New York, a group known as the Resident for Responsible Growth is working with neighboring towns to form a regional response to chain stor expansion. In Flagstaff, Arizona, it was the arrival of a Barnes& Noble and a Home Depot that prompted residents to form the Friends of Flagstaff's Future. In Northfield, Minnesota, the Citizens fo Responsible Development is working to defend the town's historic Main Street and local shops.

CONSUMERS

The debate over chain stores is often characterized as a struggle between our hearts and wallets. We may mourn the loss of the corner drugstore, a fixture in the neighborhood for three generations, or the local independent bookstore, but ultimately we believe that, as consumers, we are better off. We tend to take as self-evident the chain stores' claims that they bring us lower prices and wider selectic

Over the long-term, however, consumers are best served when there are numerous competitors in t market. The big retail corporations, like Home Depot, Toys R Us, and Best Buy, are known in the industry as"category killers." The name is significant. These businesses do not intend to compete wit local stores; they aim to be the only game in town.

Typically, a chain store will enter a new market sporting deep discounts. Many chains employ loss leaders to attract customers. Wal-Mart has been known to sell gallons of milk for 25 cents or to price entire departments below its own acquisition costs. This sets up a battle that local merchants canno win. If they don't match the chain's prices, they risk losing customers. If they do match the chain's prices, they will lose money on every sale. While a chain can afford to operate a new outlet at a loss indefinitely, it's only a matter of time before the local business will be forced to close.

Once the chain has eliminated the local competition, prices tend to rise. In Virginia, a survey of sever Wal-Mart stores statewide found prices varied by as much as 25 percent. The researchers concluded that prices rose in markets where the retailer faced little competition. A similar conclusion was reach in a survey of Home Depot. Prices were as much as 10 percent higher in Atlanta compared to the mo competitive market in Greensboro, North Carolina. [3]

As for wider selection, consumers should be especially wary of the claims made by chain stores. Independent merchants are usually the first to sell products made by small companies. By contrast, most national chains refuse to do business with small and mid-sized companies. They prefer to deal only with large manufacturers. The result is that small manufacturers—even those that make innovative products, publish great books, or distribute ground-breaking films—are having an increasingly difficult time reaching consumers.[4]

Consider the impact of this on book publishing. Borders Books and Barnes & Noble certainly stock a large number of titles under one roof, but these are virtually the same titles found in each of their 2,000 stores. Although local bookstores tend to be smaller, collectively they stock — and promote — far more titles than either of the chains. They take risks on unknown authors and small publishers. A number of best-selling writers, including Barbara Kingsolver and Amy Tan, contend that, without independent booksellers, their first books would have gone quietly out of print.

LOCAL ECONOMIES

Even if chain stores do save us a few dollars now and again, it comes at a great cost. Chain stores contribute far less to the local economy than independent businesses.

Developers often present new chain store developments as major additions to the local economy. They note the growth in retail sales and shopping options. They tally up the number of new jobs and the added tax revenue that the development will bring.

What is often overlooked is the other side of the balance sheet. Unlike new manufacturing facilities, which do create real economic growth, new retail stores simply shift consumer spending from one area of town to another. A new big box store can only be successful at the expense of existing businesses.

A study in Iowa, for example, found that new Wal-Mart stores derive on average of 84 percent of the sales from existing businesses within the community. [5] Similar conclusions have been reached in studies of big box development in Massachusetts, Maine, Vermont, New York, California, and Virgini

What all of the studies find is that very little of the sales generated by a new retail store represent ne retail spending. Instead these developments simply shift economic activity from one part of town to another. The end result is not economic development, but rather economic displacement.

One study in Greenfield, Massachusetts concluded that a proposed Wal-Mart store would cost existi businesses $35 million in sales. The 177 jobs expected to be gained by the Wal-Mart would be offset the loss of 148 jobs at other businesses. [6] A similar study in Saint Albans, Vermont found that a new

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Wal-Mart would derive 76 percent of its sales from local businesses. Many of these stores would be forced to close, leading to a significant net decline in total retail employment and property tax reven 7

Trading locally owned businesses for chain stores also entails the loss of significant secondary economic benefits.

Local stores keep profits circulating within the local economy. They also support a variety of other lo businesses. They create opportunities for service providers, like accountants and printers. They do business with the community bank. They advertise through independent radio stations and other lo media outlets. They purchase goods from local or regional distributors. In this way, a dollar spent at locally owned businesses sends a ripple of economic benefits through the community.

By contrast, chain stores typically centralize these functions at their head offices. They keep local investment and spending to a minimum. They bank with big national banks. They bypass local radio stations in favor of national advertising. In this way, much of a dollar spent at a chain store leaves th community immediately.

Small, independent stores also create economic diversity and stability. Because they are locally owne these stores are firmly rooted in the community. They are unlikely to move and will do their best to weather economic hard times.

Chain stores, by contrast, tend to be fair-weather friends. They are highly mobile and will abandon a location if profit margins do not meet their expectations. The worst case scenario is when a big box store builds on the edge of town, destroys the central business district, and, then a few years later, decides that it too will close its doors. The town is left with a dead Main Street and nothing to show f it. Nationwide, there are more than 300 empty Wal-Marts. [8] It's very difficult to find a tenant for thes single-purpose buildings and they often remain vacant for many years.

A community that loses its local businesses to national chains also risks losing other economic development opportunities. New technologies have enabled many companies to operate virtually anywhere. When these companies consider location options, towns with a vibrant commercial core and a unique character are often at the top of the list.

COMMUNITY

From an economic perspective, there is much to suggest that chain stores may not be our best value But perhaps more significant than any of the economic considerations are the qualitative benefits of local ownership. Locally owned businesses build strong communities. They provide a foundation for the web of connections and trust that Jane Jacobs believed so essential to a healthy neighborhood.

There are several reasons for this. The first is that independent stores tend to be located in humanly scaled, pedestrian-oriented shopping districts, as opposed to the sprawling, isolated experience of a chain store parking lot.

The second reason is that local stores create a sense of place and community identity. They reflect th local culture. They give neighborhoods their distinct flavor. They are often a source of community pr and an attraction to visitors.

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Chain stores, by contrast, are sapping communities of their character and individuality. Even the mo: famous American cities are losing their unique appeal. Kmart, Costco, and Home Depot are building Manhattan. Fifth Avenue is home to Starbucks and The Gap. These same stores can be found on Michigan Avenue in Chicago, Market Street in San Francisco, and thousands of other locations worldwide.

The arrival of chain stores may also entail the destruction of important local landmarks. An 1876 Friends Meeting house in Richmond, Indiana, for example, was demolished for a CVS drugstore. In Nashville, the Jacksonian Apartments, eligible for the National Register of Historic Places, were torn down for a Walgreen drugstore. [9]

The third way that independent businesses strengthen community is through their contributions to civic and cultural life. Local merchants are more than providers of goods and services. They often tal a leadership role in community affairs. Many chair neighborhood organizations, host cultural events or organize local festivals. According to the U.S. Small Business Administration, small businesses give more time and money to charitable organizations than do their large competitors. [10]

Because they live in the places where they do business, local merchants tend tobe far more committ to the community's well-being and long-term stability than distant corporations. This commitment manifests itself in a variety of ways. In St. Paul, Minnesota, for example, the local food cooperative recently opened a new store in a low income neighborhood on a lot that had been vacant for years. with many construction projects, the coop ran into higher than expected costs. Several independent merchants, including the local bookseller, stepped in and provided a sizable and much-needed loan. Meanwhile, Barnes & Noble and Borders Books, both of which operate stores in the city, were nowh to be found.

Finally, the shift from local to absentee-owned stores means that business decisions are no longer made locally by members of the community. Who decides whether to close a store in a distressed neighborhood, stock a controversial book, sell produce from local farms, pay a living wage, or contribute to a local charity? In the case of chain stores, these decisions occur in distant boardrooms where the values of the local community carry little or no weight.

This loss of local decision-making and the growing power of a small number of large corporations ha implications for democracy. In 1952, Senator Hubert Humphrey asked, "Do we want an America whe the economic market place is filled with a few Frankensteins and giants? Or do we want an America where there are thousands upon thousands of small entrepreneurs, independent businessmen, anc landholders who can stand on their own feet and talk back to their Government or to anyone else? [1]

NEW RULES

There are tremendous benefits to choosing the latter path. Our ability to do so will depend not only the decisions we make as consumers, but on the decisions we make as citizens. The actions of policymakers, and, in particular, planners, are critical to reviving the homegrown economy and ensuring that local businesses continue to be a vital part of our communities.

Many contend that public policy should have no role in shaping the retail economy. This is, after all, a free market.

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But public policy is never neutral, and has, in fact, played a major role in the expansion of national chain stores. In many ways, public policy has undermined local retailers by giving large retail corporations unfair advantages.

Examples can be found at all levels of government. Congress, for instance, has exempted retailers lik Amazon.com and Barnes & Noble from collecting sales tax on internet sales. This effectively gives these companies a 6 to 8 percent price advantage over local stores.

At the city and state level, tax incentives and other kinds of subsidies are routinely made available to chain stores. In Wisconsin, nearly $20 million was provided a few years ago for a distribution center · Target stores. The city of Rochester, Minnesota spent $3 million attracting a Barnes& Noble. Long Beach, California waived $6 million in taxes for a development that included Kmart. In Florida, Walgreens has requested$4.5 million in state and county tax breaks for the construction of a new warehouse. [12]

Similar examples can be found all over the country. Even if your hometown does not provide such subsidies, the chains that expand there are able to do so in part because of public funding they've received elsewhere. Rarely are tax breaks and subsidies given to locally owned businesses. Instead, they often see their tax dollars used to subsidize a competitor.

In other cases, city governments have evicted local businesses to make room for chain store developments. A proposal currently under consideration in Pittsburgh would level 60 buildings and remove 125, mostly locally owned, businesses to make way for a shopping center that will house sor three dozen chain stores. The beneficiaries of this plan include The Gap, Borders Books, and FAO Schwartz. [13]

Under these circumstances, even the most competitive, efficient, and popular independent business are struggling to stay afloat.

What these examples make clear is that the loss of independent businesses is not inevitable. Rather than undermining the local economy, many communities are taking a different approach. They have made sustaining humanly scaled, unique homegrown businesses a primary focus of planning and economic development decisions.

They are adopting a variety of land use rules that deter chain stores and foster local ownership. Mar have restricted the physical size of new stores. Others allow new retail development only if it meets specific criteria defined by the community. Some have banned uniformity, by prohibiting"formula" businesses. Others have barred new retail development outside of the town's central business distri (Examples of these policies, including the full text of the local ordinance, can be found on the New Rules web site, created by the Institute for Local Self-Reliance, at http://www.ilsr.org.)

By designing policies that put community first, local businesses can once again become a key component in a dynamic retail economy and a vibrant community.

NOTES

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2. National Community Pharmacists Association; American Booksellers Association; Ace Hardware Corporation; Video Software Dealers Association; "Five Hundred Largest U.S. Corporations," *Fortune*, April 2000.

3. Elizabeth Humstone and Thomas Muller, "Impact of Wal-Mart on Northwestern Vermont," prepare for the Preservation Trust of Vermont, the Vermont Natural Resources Council, and Williston Citizens for Responsible Growth, 1995; Chris Rouch, "Home Depot using predatory pricing tactics, critics say," *Atlanta Journal & Constitution*, March 18, 1995, p. 1B.

4. Lionel Diaz, Senior Vice President, Manufacturers' Agents National Association, Testimony before t Committee on Small Business, U.S. House of Representatives, August 10, 1994.

5. Thomas Muller and Elizabeth Humstone, "What Happened When Wal-Mart Came to Town? A Repc on Three Iowa Communities with a Statistical Analysis of Seven Iowa Counties," Washington: Nationa Trust for Historic Preservation, 1996.

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8. "The Portable Wal-Mart," *Sprawl-Busters Alert*, April 1999.

9. *Better Models for Chain Stores*, Washington: National Trust for Historic Preservation, 2000; Suzi Parker, "On Main Street America, it's charm versus chains," *The Christian Science Monitor*, July 19, 199

10. Patricia A. Frishkoff and Alicja M. Kostecka, "Business Contributions to Community Service," U.S. Small Business Administration, 1991.

11. Quoted in Michael Sandel, *Democracy's Discontent: America in Search of a Public Philosophy*, Cambridge: Harvard University, 1996, p. 243.

12. "Wisconsin's Tax Increment Finance Law: Lending a Hand to Blighted Areas or Turning Cornfields into Parking Lots?" 1,000 Friends of Wisconsin, October 1999; Douglas P. Shuit, "The Retail Wags the Dog: As cities vie for the big sales tax producers that can help keep budgets afloat, legislation is bein considered to save them from themselves," *Los Angeles Times*, July 17, 1998, p. B2; Paul Owers, "Walgreen Incentives Could Top $4 Million," *The Palm Beach Post*, January 21, 2000, p. 1D.

13. Tom Barnes, "Eminent Domain Debate Heats Up," *Pittsburgh Post-Gazette*, March 2, 2000, p. B1.

Stacy Mitchell is a researcher for the Institute for Local Self-Reliance (ILSR), a national nonprofit organization advancing community-oriented economic development through research and educatio activities.

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About Stacy Mitchell

Stacy Mitchell is co-director of the Institute for Local Self-Reliance, and directs its Community-Scaled Economy Initiative, which produces research and analysis, and partners with a range of allies to design and implement policies that curb economic consolidation and strengthen community-rooted enterprise. She is the author of *Big-Box Swindle* and also produces a popular monthly newsletter, the Hometown Advantage Bulletin. Connect with her on twitter and catch her TEDx Talk: Why We Can't Shop Our Way to a Better Economy. MORE →

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For a healthier home avoid the 'dollar' stores

A.K. Streeter (@womenonwheels)
Business / Corporate Responsibility
January 28, 2015

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It's probably a little known fact that 'dollar stores' - those ubiquitous weird stores that have a little bit of everything and with prices at just one buck - are actually more numerous in the United States than Walmarts.

In fact, according to a report to be released next week, dollar stores are often the only ones selling essential household goods, including food, in some rural towns and urban neighborhoods.

The new report, prepared by the **Campaign for Healthier Solutions**, found that the vast majority of dollar store products tested contain toxic chemicals linked to learning disabilities, cancer, diabetes and and other illnesses.

Meredith P/CC BY-ND 2.0

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To test the dollar stores' inventories researchers used hand-held detectors and also sent some products for lab testing.

The Campaign for Healthier Solutions is asking the dollar stores (the four largest chains of dollar stores are Family Dollar, Dollar Tree, Dollar General, and 99-Cents Only) to start to phase out the products with the most dangerous levels of chemicals, to help protect community health.

Their list of 'asks' includes:

- Immediate removal of children's products found to contain regulated phthalates and lead from store shelves, and from storage and distribution systems.
- Commitment to phase out phthalates, lead, and PVC (vinyl) from all products they sell.
- Adoption of comprehensive corporate chemical management policies and removal of hazardous chemicals (starting with the **Hazardous 100+**) from supply chains and from products, beginning with house brands.

Companies ignore these consumer demands at their own peril - the Campaign said that **Sigg** suffered brand damage when it was found that its reusable drink canister liners contained BPA and eventually declared bankruptcy in the U.S.

Funders of the Campaign for Healthier Solutions, which is a new group, include: the John Merck Fund; the Sills Family Foundation; The Fine Fund; the Cornell Douglas Foundation; and the Park Foundation.

When the site launches on February 4, consumers can see exactly which chemicals were found in which products by visiting www.nontoxicdollarstores.org.

Related on TreeHugger.com:

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- Home Depot to eliminate phthalates from vinyl flooring
- EWG has released new report on BPA in canned food

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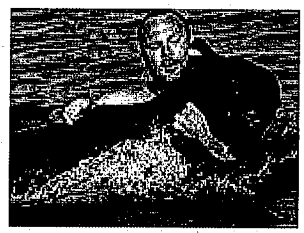

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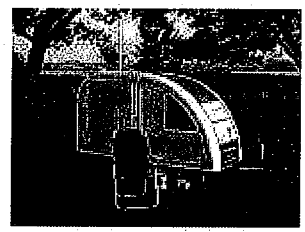

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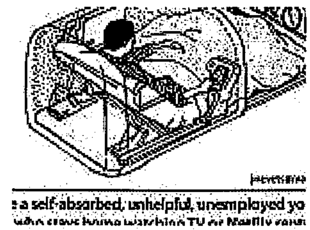

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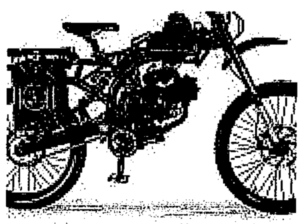

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Sherry Richmond · 5 months ago

I call that strange chemical-like smell in "dollar" store the "Chinese industrial smell." You can also smell it at many "big box" retailers like Walmart, KMart, Target, Home Depot, Lowes, etc. where they sell a lot of Chinese imports. I especially dislike clothes & furniture which have that smell & I refuse to buy them.

28 · Reply · Share ›

WithheldName Sherry Richmond · 5 months ago

What's even worse is if you eat only organic food for a couple weeks...then open a jar of "regular" stuff from a random grocery store...and its strange chemical-like smell and taste are so strong that it makes you nauseous. I thought it was just me until I heard other people report the same thing.

24 · Reply · Share ›

Sherry Richmond WithheldName · 5 months ago

Yes, I buy a lot of food at Whole Foods & now I can't stand the stuff at most "regular" grocery stores & fast food restaurants. I especially don't like the meat that's used in most prepared & frozen foods. I has no texture & resembles canned dog food in my opinion. It's getting harder for me to find food I like. Most breakfast foods are usually OK--oatmeal, healthy cereal, wholewheat bread, eggs, coffee, tea, milk plus fruits & veggies. What is our world coming to?

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Edward Smith Sherry Richmond · 5 months ago

Spoo... at 15 credits an ounce! Can you believe it!?

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June 10, 2015

Ms. Brenda Ellis
Cross Development
5317 Inverrary Dr
Plano, TX 75093

Dear Ms Ellis:

It has been requested that this office review the below noted property with regards to zoning:

Assessor's Parcel Number #163-132-14-00, 8451 East Road, Redwood Valley

The property is zoned Commercial General C2. The attached copy is an excerpt from the County Zoning Ordinance stating the allowed uses within the Commercial District. Please note under Permitted Uses that single-family residences are an allowed use with proper building permits as well as second residential uses and various accessory uses which are addressed under MCC Sec 20.092.

If you should require further information, please do not hesitate to contact this office.

Sincerely,

Mary Lynn Hunt
Senior Planner

Attachment

Mendocino County Code

CHAPTER 20.092 - C-2 GENERAL COMMERCIAL DISTRICT

- Sec. 20.092.005 - Intent.

  - This district is intended to create and enhance commercial areas where complete retail sales and services are available and desirable for public service are available and desirable for public and convenience. Typically this district would be applied in the central core of community areas where central area commercial facilities were desired, or at major roadway intersections. Uses in this district are also intended to facilitate live/work convenience through multiple story construction and shared parking arrangements for a range of residential and commercial uses.

(Ord. No. 3639 (part), adopted 1987)

(Ord. No. 4213, 12-9-08)

- Sec. 20.092.010 - Permitted Uses.

(A) Residential Use Types (see Chapter 20.016)

Family residential —- single-family;

Family residential —- two-family;

Family residential —- multi-family;

Multifamily residential uses are allowable by right in the C-2 District subject to the following conditions:

The proposed project contains four (4) units or less and fulfills the following criteria:

(1) lies within a water and sewer district

(2) located more than 300 feet away from an industrial zoned parcel

(3) not located on the same property with or within 300 feet of a gas station, dry cleaners, hazardous substance recycling facility, or automotive repair facility

(4)\ not located in the A or B1 airport zones

If the project does not meet the above conditions, a use permit shall be required.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Ambulance services;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Animal sales and services-household pets;

Animal sales and services-veterinary (small animals);

Automotive and equipment-cleaning;

Automotive and equipment-fleet storage;

Automotive and equipment-parking;

Automotive and equipment-repairs, light;

Automotive and equipment-sales/rentals;

Business equipment sales;

Commercial recreation-all types;

Communication services;

Eating and drinking establishments;

Financial services;

Food and beverage preparation-without consumption;

Food and beverage retail sales;

Funeral and interment services;

Laundry services;

Mail order businesses;

Medical services;

Personal services;

Repair services, consumer;

Research services;

Retail sales-general;

Transient habitation-lodging;

Transient habitation-resort and recreational facilities;

Wholesaling, storage and distribution-mini-warehouse.

(D) Agricultural Use Types (See Chapter 20.032).

Forest production and processing-limited;

Horticulture;

Packing and processing-limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

(Ord. No. 4213, 12-9-08)

- Sec. 20.092.015 - Uses Subject to a Minor Use Permit.

The following use types are permitted in the C-2 District upon issuance of a Minor Use Permit:

(A)

Residential Use Types (See Chapter 20.016).

Family residential-two family; —projects that do not meet the criteria of Sec. 20.088.010

Family residential-multifamily; —projects that do not meet the criteria of Sec. 20.088.010

Family residential-dwelling groups.

(B)

Civic Use Types (See Chapter 20.020).

Day care facilities/small schools;

Group care.

(C)

Commercial Use Types (See Chapter 20.024).

Animal sales and services-kennels;

Agricultural sales and services;

Automotive and equipment-gasoline sales;

Automotive and equipment-repairs, heavy;

Automotive and equipment-storage, recreational vehicles and boats;

Construction sales and services;

Recycling centers;

Redemption centers;

Swap meet.

(D)

Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

(Ord. No. 4213, 12-9-08)

- Sec. 20.092.020 - Uses Subject to a Major Use Permit.

The following use types are permitted in the C-2 District upon issuance of a Major Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home residential.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—veterinary (large animals);

Automotive and equipment—storage, nonoperating vehicles;

Transient habitation—campground;

Wholesaling, storage and distribution—light.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 3639 (part), adopted 1987)

- Sec. 20.092.025 - Minimum Lot Area.

(A) Commercial: none.

(B) Residential: six thousand (6,000) square feet. Four thousand (4,000) square feet for mobile home subdivisions and manufactured home subdivisions.

(Ord. No. 3639 (part), adopted 1987)

- Sec. 20.092.030 - Maximum Dwelling Density.

(A) Single-family: one (1) unit per six thousand (6,000) square feet.

(B) Two (2) family; Mobile Home Residential: one (1) unit per four thousand (4,000) square feet.

(C) Multifamily: one (1) unit per one thousand five hundred (1,500) square feet.

(Ord. No. 3639 (part), adopted 1987)

- Sec. 20.092.035 - Minimum Front Yard.

    Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

- Sec. 20.092.040 - Minimum Side and Rear Yard.

    None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

- Sec. 20.092.045 - Building Height Limit.

    Fifty (50) feet.