



MEMORANDUM

DATE: NOVEMBER 17, 2016

TO: PLANNING COMMISSION

FROM: MARY LYNN HUNT, PLANNING AND BUILDING SERVICES

RE: OA 2016-0001/R 2016-0002 (COMMUNITY CHARACTER COMBINING DISTRICT) AND REZONE ALL OF THE C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) ZONING DISTRICTS TO APPLY THE C-C COMBINING ZONING IN THE COUNTY.

The Commission at their August 18, 2016 meeting reviewed added language and took further public testimony from the public including the Laytonville and Redwood Valley Municipal Advisory Councils representatives. It was determined at that time that with the newly formed Redwood Valley and Hopland MACs, more time was needed for their community to review and comment. The MACs were asked to have comments submitted to Planning Staff in early October, giving plenty of time for review before the hearing. The item was then continued to November 17, 2016 allowing for additional review and comment time.

Planning Staff Response to MAC's Comments

The following is a review of comments provided by the three inland Municipal Advisory Councils (MACs) for the proposed formula business ordinance. The comments submitted include Redwood Valley MAC, Hopland Mac, and Laytonville MAC (attached to this report). Staff has provided a response to each of the MAC's comments as follows:

Laytonville MAC memo dated March 2, 2016

Item Number 1:

Formula Retail and Restaurant Definitions. The definitions provided in the ordinance provides for a way to capture what could be considered a formula business. The MAC in essence is proposing that the permit be heard by the Planning Commission and a review by the LAMAC. Under the proposed ordinance, once an application is received by the County it would be referred to the LAMAC for review and comment. The comments would be considered and incorporated into the staff report that would be transmitted to the Zoning Administrator.

Item Number 2:

Under the Recommendation, the comments note that all formula retail and restaurants apply for a use permit. Note the ordinance does require that a Use Permit must be secured for a formula business. Comment/concern addressed.

Item Number 3:

The MAC is requesting a public hearing and referral for zone changes and community review of such projects. See comments above under Item Number 1, all entitlements (i.e. Use Permits, Rezones, etc.) are already subject to referral to the MACs and a public hearing. The MAC also cited various General Plan policies. As noted above, the opportunity for referral, review and public hearing

would be part of the process for the use permit for formula businesses. Additionally as noted above, the proposed ordinance would provide county staff with a way of reviewing formula businesses which previously did not exist.

Item Number 4:

The MAC has requested amending the definition of formula businesses thus reducing the standard from 10 to 5 establishments. It should be noted that the number was established by the Board of Supervisors in the urgency ordinance. The Board of Supervisors at their discretion may reduce the standard from 10 to 5.

Item Number 5:

Enforcement. This is an ongoing issue relative to code enforcement. However, the issue at hand is the development of a formula business ordinance and not code enforcement efforts in the County.

Item Number 6:

Cannabis based businesses. Same comment as above under Item number 5, this relates to a non-formula business issue which would be enforced through other ordinances and local, State and Federal regulations. If at a future time, a formula business related to Cannabis were to be proposed, it would be subject to formula based regulations.

Hopland MAC memo to PC/BOS dated 9-21-16

Per memo, the Formula Business Ordinance was considered by the Hopland MAC at its September 21, 2016 meeting. The following is a response to their comments by item number:

Item Number 1:

To the comment of individual communities, the Mendocino county General Plan, adopted August 2009 contains (Chapter 6) Community Specific policies as well as a discussion for each of the communities listed in the General Plan. These communities include:

- a. Anderson Valley Community Planning Area
- b. Covelo
- c. Fort Bragg
- d. Hopland
- e. Laytonville
- f. Potter Valley
- g. Redwood Valley
- h. Willits

The ordinance as written is to be applied County-wide to commercial districts and not to one specific community area. When an application for a use permit is received by the county for the establishment of a formula business it is to be analyzed for consistency with both the ordinance and the General Plan, including individual community goals and policies (contained in Chapter 6 of the General Plan) for each of the applicable community planning areas. In addition, the proposal would also be evaluated for other goals and policies in the General Plan and the proposed ordinance.

Item Number 2:

Same as comment number 1 above, the proposed ordinance is written to be applied County-wide and not one specific planning area or community. Each request for a use permit for the establishment of a formula business will be analyzed on a case by case basis. Additionally it should be noted that as part of the county referral process, each application will be referred to each corresponding MAC for review and comment. At which time the corresponding MAC will have an opportunity to comment on the application.

Item Number 3:

Same comment as above under items 1 and 2. The ordinance has been written to be applied County-wide. Community Character along with historic characteristics including similar architectural features of the community in which a formula business is to be proposed will be analyzed at the time of application. While what the MAC is requesting is an architectural review, which at this time the County does not have a design review or architectural review process for structures outside of the

Town of Mendocino, staff can perform such an analysis by examining the surrounding characteristics of neighborhoods and addressing architecture of the proposed building/structure, including signage, landscaping and lighting and parking areas. It should be noted that each application for a use permit will not only be subjected to staff analysis, but MAC referral (see comment above under number 2), but the use permit will be reviewed in a public hearing setting allowing for public input by neighbors and the community.

Redwood Valley MAC comments for Meeting of October 4, 2016

Item Number 1:

Under the Intent Section of the proposed Ordinance (Section 20.147.010) under subsection (B) it is proposed to insert "...Protecting diverse agricultural and commercial activities of each community area..." In essence the MAC proposes to add the word "agricultural" in this sentence.

Staff would note that the ordinance was written to account for commercial uses within the communities. The addition of "agricultural" would imply that commercial business would be located in agriculturally zoned areas and is thus not warranted as formula businesses are not being considered within agricultural zoned areas within the County.

Item Number 2:

Subsection (C) is proposed to be modified to include the addition of "natural environmental".

Staff would not recommend the addition of this language as the meaning of this phrase and how it could be applied to the aesthetic character of a community is unclear.

"(C) Preserve and enhance the established historic and natural environmental character of each of the communities, including the retention and restoration of historic building sites."

Item Number 3:

The MAC proposes to amend Subsection (E) to include "Smart Growth Principles of sustainability, infill and place-based development that also support the creation of economic opportunity and improve the aesthetic character of core downtown community." Although this statement could be included in the intent section, it would more appropriate in Chapter 2 of the General Plan as a goal or policy rather than in a document that prescribes development standards.

Item Number 4:

The same comment would apply to the "New Comment" about the Sonoma Mendocino Comprehensive Economic Development Strategy document. This would also be more appropriate in a policy document.

Item Number 5:

Section 20.147.030 Requirement, the MAC is requesting a 1,000 foot noticing requirement for formula businesses from the parcel's border. This is not consistent with existing County noticing requirements, which conform to Government Code. Staff is hesitant to begin applying different noticing standards to different types of projects.

Item Number 6:

Additional Concerns of the RVMAC

The MAC is requesting that community be notified early in the process of a Formula Business application. At this time the appropriate mechanism would be that communities can provide input when the applications are referred to the MACs for referral. Additionally, the current noticing requirements provide for notification of the public.

Item Number 7:

Compatibility of proposal with the Community Character. The proposed ordinance provides the tools necessary for staff to evaluate a proposal which were previously not in place. The decision making bodies that would hear said proposals including the Zoning Administrator, Planning Commission, and the Board of Supervisors would need to evaluate the proposal with the ordinance, and General Plan. All of these steps would still involve the opportunity for the public to provide input to the decision making bodies.

STAFF CONCLUSION

A revised Ordinance has been prepared, with consideration of the various MAC's comments, which has been reviewed by County Counsel for legal code compliance. The attached redline version addresses previous versions and comments received.

ENVIRONMENTAL REVIEW

As noted within the Staff Report for this project dated June 16, 2016 under Key Issues #4- Environmental Review, the project was determined to be Categorical Exempt from CEQA, per CEQA Guidelines Section 15308, which exempts action of regulatory agencies for the protection of the environment. Adoption of the ordinance will serve to maintain, enhance, and protect the environment of the County's rural communities by maintaining the unique rural character of these communities and creating procedures that will ensure that future development integrates and is compatible with the existing community. As such, no further environmental consideration is necessary and, further, the Fish and Game Code provisions regarding a wildlife impact fee are not applicable.

In addition, certain exemptions within CEQA Guidelines Section 15060 are also applicable. Section 15060 of the State CEQA Guidelines provides that certain activities are not subject to CEQA if the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment (paragraph (c)(2)) or if the activity is not a project as defined in State CEQA Guidelines section 15378, which includes that an action has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Adoption of the proposed ordinance does not preclude any existing land uses and establishes a use permit procedure for certain projects that may affect the general welfare of a particular community.

RECOMMENDATION:

That the Planning Commission recommend, based on the evidence in the record, the Board of Supervisors certify the CEQA categorical exemptions and adopt ordinances to (1) amend Division I 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. Laytonville Municipal Advisory Council Comments, dated March 2, 2016
- B. Hopland Municipal Advisory Council Comments, dated September 21, 2016
- C. Redwood Valley Advisory Council Comments, dated October, 2016
- D. Planning Commission Staff Report and Attachments, June 16, 2016
- E. Revised Draft Ordinance Chapter 20.147, Community Character (C-C) Combining District-Red Line
- F. Revised Draft Ordinance Chapter 20.147, Community Character (C-C) Combining District-Final Proposal
- G. Exemption Map
- H. Property Owner Maps
- I. Rezone Maps
- J. Assessor's Parcel Number Rezone List

Laytonville Area Municipal Advisory Council
Recommendation to the County of Mendocino
On the Creation of a Formula Retail Ordinance
Submitted March 2, 2016

Summary: The following recommendations are presented to the Mendocino County Department of Planning and Building Services, and the Mendocino County Board of Supervisors by the Laytonville Area Municipal Advisory Council (LAMAC) for consideration in the creation of a Formula Retail Ordinance. The LAMAC engaged the community of Laytonville over a three-month period, involving approximately 200 people in creating the following recommendations.

Background: The LAMAC first discussed the issue of formula businesses at its December 16, 2015 LAMAC meeting. A subcommittee was formed to help refine the issues and conduct outreach for a January 27, 2016 meeting. Outreach was successful and over 100 people were in attendance at the January meeting. Diverse opinions were heard on issues ranging from formula retail to enforcement to incorporation to beautification. Some participants spoke in favor of an across-the-board ban on formula business, while others spoke about the importance of encouraging all economic development. Consensus about which types of businesses are desirable was not achieved. However, there was an overwhelming desire that Laytonville have a say in its future, including the future of formula business.

Other themes that emerged from the January 27 meeting include the need for a community wastewater treatment system to support housing and economic development, and the importance of town safety.

At the February 24 LAMAC Meeting, the Formula Retail Subcommittee presented four recommendations to the community and the LAMAC that were based on broad community consensus from the first meeting. Over 50 people were in attendance at this meeting and endorsed the recommendations. The Municipal Advisory Council unanimously voted to accept the recommendations.

It is the LAMAC's understanding that the Mendocino County Department of Planning and Building Services is currently drafting a formula retail/restaurant ordinance that will apply to unincorporated communities, including Laytonville. The LAMAC seeks to advise the County in the creation of this new ordinance. The LAMAC invites the County to present its draft ordinance to the LAMAC at a regularly scheduled meeting. Meetings are held the fourth Wednesday of each month.

Formula Retail Definition: The County currently defines "Formula Retail" as any business with "retail sales or rental activity, or retail sales or rental establishment, regardless of location or ownership, which along with 10 or more other establishments maintains two or more of the

following standardized features: business name, décor, color scheme, façade, architecture, uniforms, advertising, or similar standardized features”.

The definition of “Formula Restaurant” is the same, with the addition of standardized menus and ingredients.

Discussion: The issue at hand is how to give unincorporated communities a voice in the approval of *newly proposed* formula business. This is what did not happen in Redwood Valley, and it precipitated the adoption of a county-wide urgency ordinance that temporarily bans all new formula retail.

One of the simplest ways to accomplish this is to require that any new formula business proposal trigger a permit process that ensures public hearings at the Planning Commission. By requiring an applicant to apply for a use permit, or similar permit that ensures a public process, the issue will come before the LAMAC and the Planning Commission, offering at least two opportunities for Laytonville residents to have a voice in future development. The permit process would *not* apply to non-formula business, nor existing formula businesses.

Recommendation: After careful review and consideration of the community input received at the December 16, January 27, and February 24 LAMAC meetings, and finding that the following recommendations are consistent with General Plan Policies for Laytonville, the LAMAC advises the County of Mendocino as follows:

1. A Formula Retail Ordinance should require that all formula retail and restaurants apply for a Use Permit, or similar permit that ensures a public hearing and community review of the project. A public hearing, and referral to the LAMAC, should also be required for any zoning change requests.
 - General Plan Policy CP-L-6: The County supports local industries which maintain Laytonville and Long Valley’s unique and rural character.
 - General Plan Policy CP-L-7: Laytonville and Long Valley shall be maintained as a community with businesses that are unique or local to Mendocino County which entice people to get out of their vehicles; and provide a community scale and context compatible with surrounding uses (including building size restrictions).
 - General Plan Action Item CP-L-2.1: Continue to refer discretionary projects to, and consider recommendations of, the Laytonville Area Municipal Advisory Commission prior to taking action on the proposal.

2. Consider revising the definition of “Formula Retail” and “Formula Restaurant” to reduce the number of establishments with standardized features from 10 to 5. (See definition above. Reducing the definition from 10 to 5 would help close the loophole that exempts some Formula Retail from undergoing a public hearing).
 - General Plan Policy CP-L-7: Laytonville and Long Valley shall be maintained as a community with businesses that are unique or local to Mendocino County which entice people to get out of their vehicles; and provide a community scale and context compatible with surrounding uses (including building size restrictions).

3. Regulation of Formula Retail is only effective if enforced. The County should enforce existing codes and ordinances to ensure a level playing field for all business owners, and across-the-board compliance.

General Plan Action Item CP-L-3.1: Aggressively enforce zoning and other development standards as a means of improving community image and reducing blight in Long Valley.

4. Cannabis-based business should be held to the same standard as any other business with regard to compliance with and enforcement of existing zoning codes and ordinances. (i.e. 1,000 foot setbacks from schools, sign ordinances, ADA compliance, etc.)



Hoplend Municipal Advisory Council

13420 S. Highway 101, Hopland, CA 95549

Date: September 21, 2016
To: Mendocino County Planning Commission and Board of Supervisors
From: HOPLAND MAC
RE: FORMULA BUSINESS ORDINANCE & COMMUNITY CHARACTER:

The following are comments from the Hopland MAC regarding the Formula Business Ordinance and Community character provisions. These comments were voted on after consideration at the Hopland Mac Meeting on September 21, 2016.

1. Individual communities within Mendocino County, are in fact, individual. All communities do not share the same issues with one another. The Formula Business Ordinance (per County staff) is based on the prohibitions as outlined in the Mendocino Town Plan. Hopland is not Mendocino. Hopland is differentiated significantly due to the 12,000 plus cars that drive through it's main thoroughfare each day. Motorists transiting through Hopland (and through Mendocino County) have different needs in regards to services and facilities that relate to having US HWY 101 as it's primary corridor. Limiting the nature of these services and facilities based on the size, nature and geographic reach of a particular business (if the business does in fact have more than ten locations) does not benefit the public.
 A generic, one-size fits all ordinance is not appropriate or beneficial to the County.
2. The proposed Formula Business Ordinance and the requirement for a Minor Use Permit subjugates the authority and discretion of the Municipal Advisory Councils dedicated to specific communities and the needs of those communities. The proposed Formula Business Ordinance does not consider the individual needs of specific communities.
3. The Community Character Combining District and its component requirements lists (see Sec. 20.174.010 Intent) a random assortment of vague descriptors that purport to illustrate what is meant by Community Character including "visual attractiveness", "community areas", "diverse commercial activities", "historic character", "sense of community" and "Encourage locally owned businesses, and support the creation of economic opportunity"... What is missing is how the County will actually define, implement and promote these ideas. The primary duty of Planning and Building staff

must be to assist applicants in negotiating through the reasonable adherence to existing zoning and building code compliance. Any attempt to complicate or make unclear the pathway to responsible development must be discouraged by the County and the associated Municipal Advisory Councils. The possible Community Character impacts include:

- a. Restrictions on site development including placement of buildings, access points and roads, setbacks, parking and open space.
- b. Restrictions on architectural design, citing "character, scale and relationship with the site and other buildings", materials, colors and character of adjacent buildings", to name just few of the implausibly subjective criteria that will have to be interpreted by staff.

Based on the above considerations, it is requested that the adoption of the proposed Formula Business Ordinance be continued until a full ad hoc level review by the Board of Supervisors, related staff, and MAC membership is completed that evaluates the significant implications and possible negative economic impacts created by this proposed ordinance.

Sincerely,



Julie Golden, Chair
Hopland MAC

**Redwood Valley Municipal Advisory Council
Comments to the County of Mendocino
Community Character Combining District
CC CD 20 147 October, 2016**

The RVMAC met on October 4, 2016 and submits the following additional comments to the draft of the Community Character Combining District.

Sec. 20.147.010 Intent

(B) Protecting diverse agricultural and commercial activities of each community area and commercial places by encouraging a variety of commercial land uses that serve the needs of the community.

(C) Preserve and enhance the established historic and natural environmental character of each of the communities, including the retention and restoration of historic buildings and sites.

New Comment: It is not just about what we **have** that creates Community Character, but also about what we **don't** have. Part of protecting and preserving the natural environment - arguably the County's primary asset - is to retain places that are unencumbered by traffic, noise, and glaring lights.

(E) Encourage locally owned businesses that build on existing assets of the community according to Smart Growth Principles of sustainability, infill, and place-based development that also support the creation of economic opportunity and improve the aesthetic character of core downtown community areas.

New Comment: The recently released Sonoma Mendocino Comprehensive Economic Development Strategy (CEDS) cites that "...the region is one of immense natural beauty, quality of life, and economic drivers that attract visitors from around the world." Specific reference is given to the region's locally grown and organic food, natural products and healthy living industries, and clean energy as drivers that will play an increasingly important role in diversifying and strengthening the economy in the future. This vision is exactly what the RVMAC means when it talks about how we want our rural economy to grow by building on the assets we have and developing an economy that will be resilient, will focus on locally owned business, and will create living wage jobs. The RVMAC also wants to know if it is possible legally to add language that specifically calls for preference for "local businesses," without being considered discriminatory? Have other communities done this successfully?

Sec. 20.147.030 Requirement

New Comment: To this section, we would request that language be added confirming legal notice by mail will be given to property owners adjacent to the site of the proposed project. In addition, since “formula businesses” are such an important factor in what defines a community’s character, especially that of a rural community, we feel that special consideration is due to such a business expansion. Therefore, we would request that an additional requirement be included for notice to residents within 1,000 feet of the parcel’s border.

Additional Concerns of the RVMAC

- That the community be notified early in the process of a Formula Business application, and that ample time be given to garner community input. We further request that notice be “enhanced” from the usual somewhat obscure notice in a local newspaper. Besides the notice to residents cited above, we suggest that social media such as MAC websites, Facebook pages, and other media platforms be utilized if they exist in the subject community.
- That the compatibility of the project with the Community Character and the will of the community will be a high priority. In this regard, the question was posed: “Will there ever be a time when the Zoning Administrator, the Planning Commission, or the Board of Supervisors are on ‘Yes’, but the community is still on ‘No’ that the County would be empowered to deny the permit?” This seems to be the crux of the issue to us.



**PLANNING COMMISSION STAFF REPORT
ORDINANCE AMENDMENT & REZONE**

**JUNE 16, 2016
OA_2016-0001/R_2016-0002**

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 District

Sec. 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

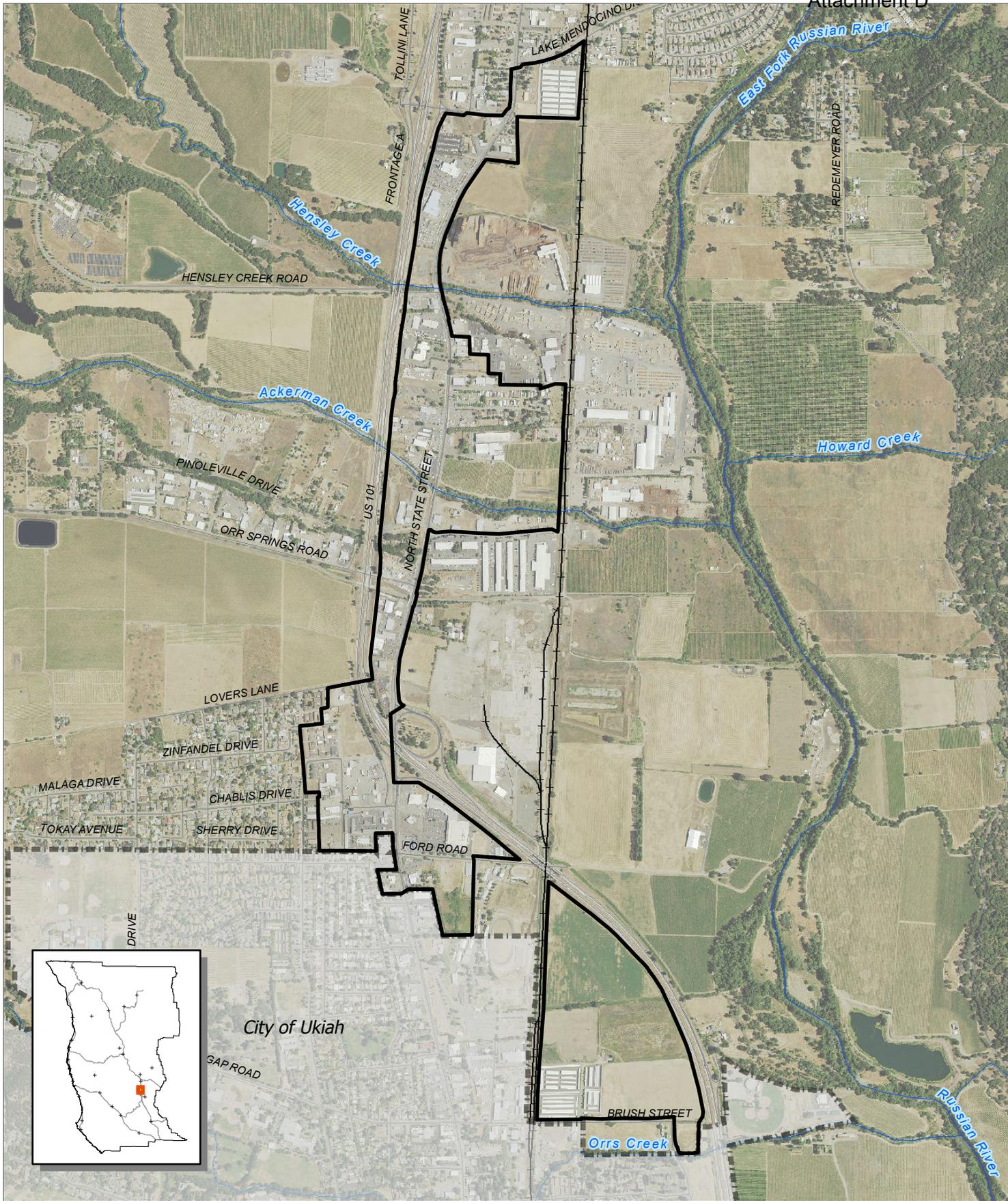
As used in this Chapter, and as used in this Chapter only, the following definitions shall apply unless the context otherwise requires:

- (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.

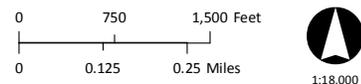
Sec. 20.147.040 Prohibitions

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



AREAS EXEMPT FROM FORMULA BUSINESS MORATORIUM

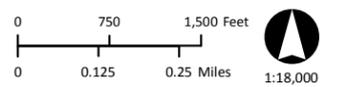
Map produced by the Mendocino County Planning & Building Services, June, 2016
All spatial data is approximate. Map provided without warranty of any kind.

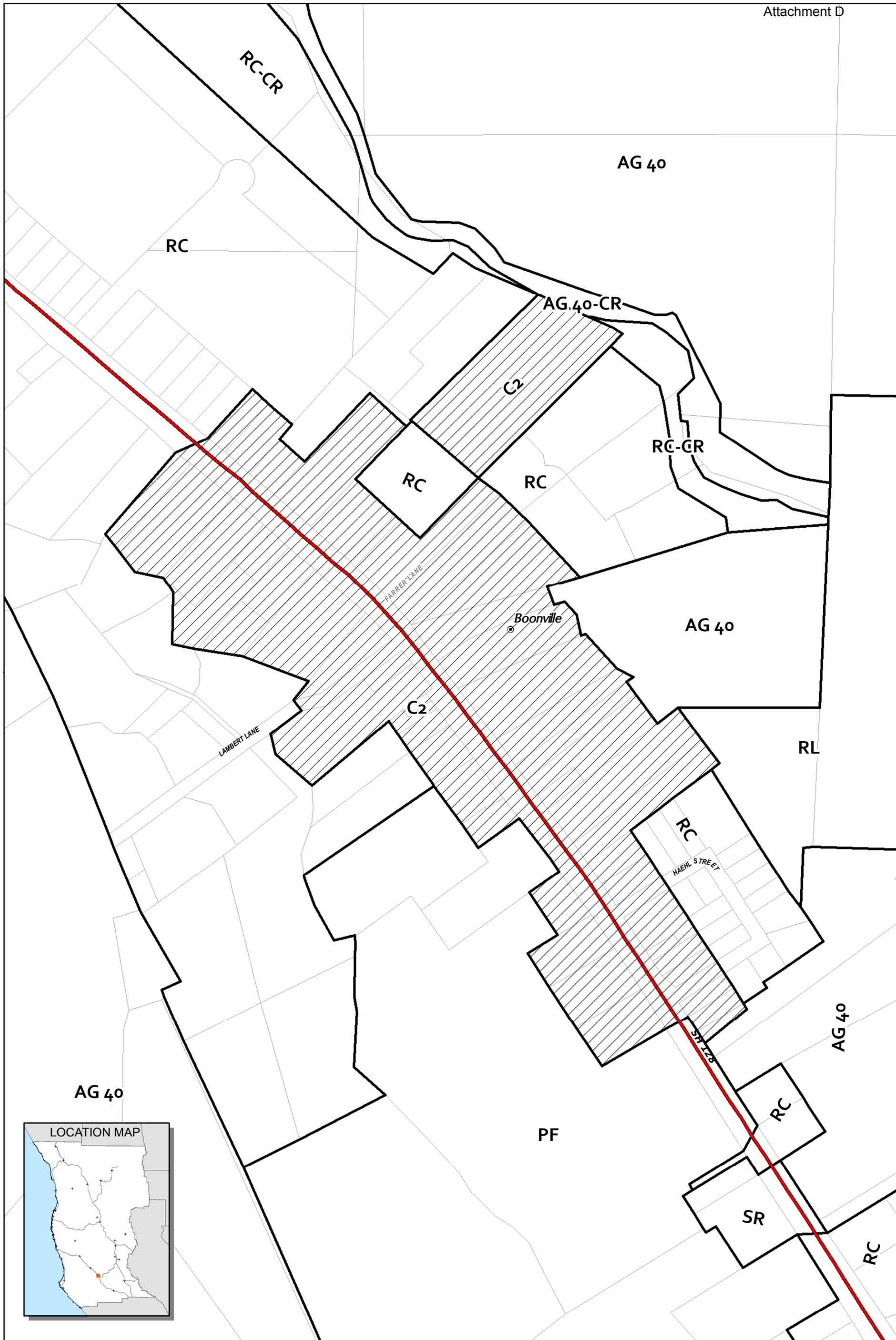


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - BOONVILLE

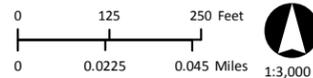


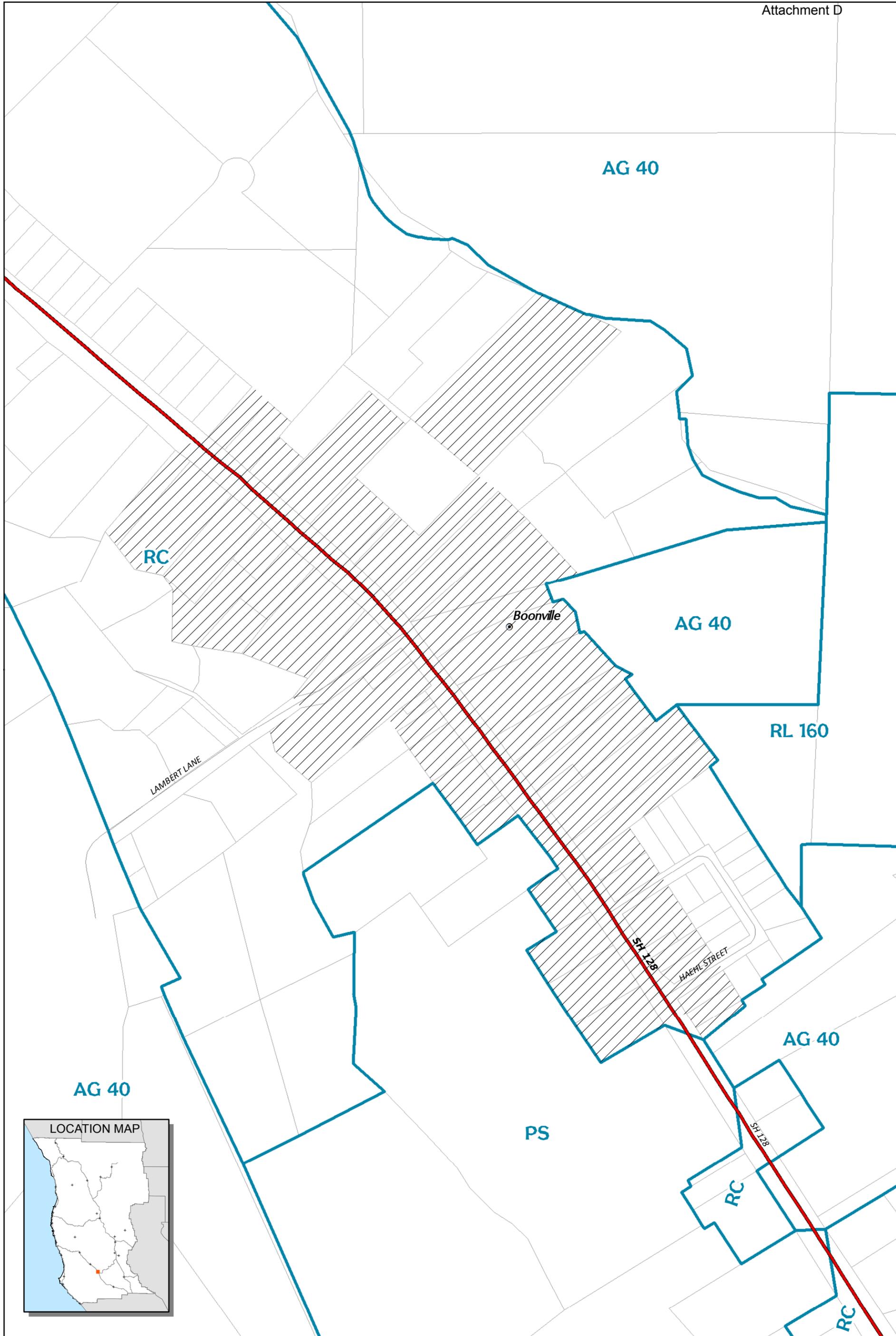


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - BOONVILLE

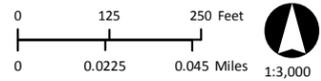




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - BOONVILLE

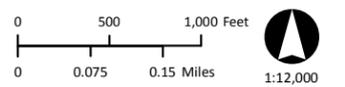


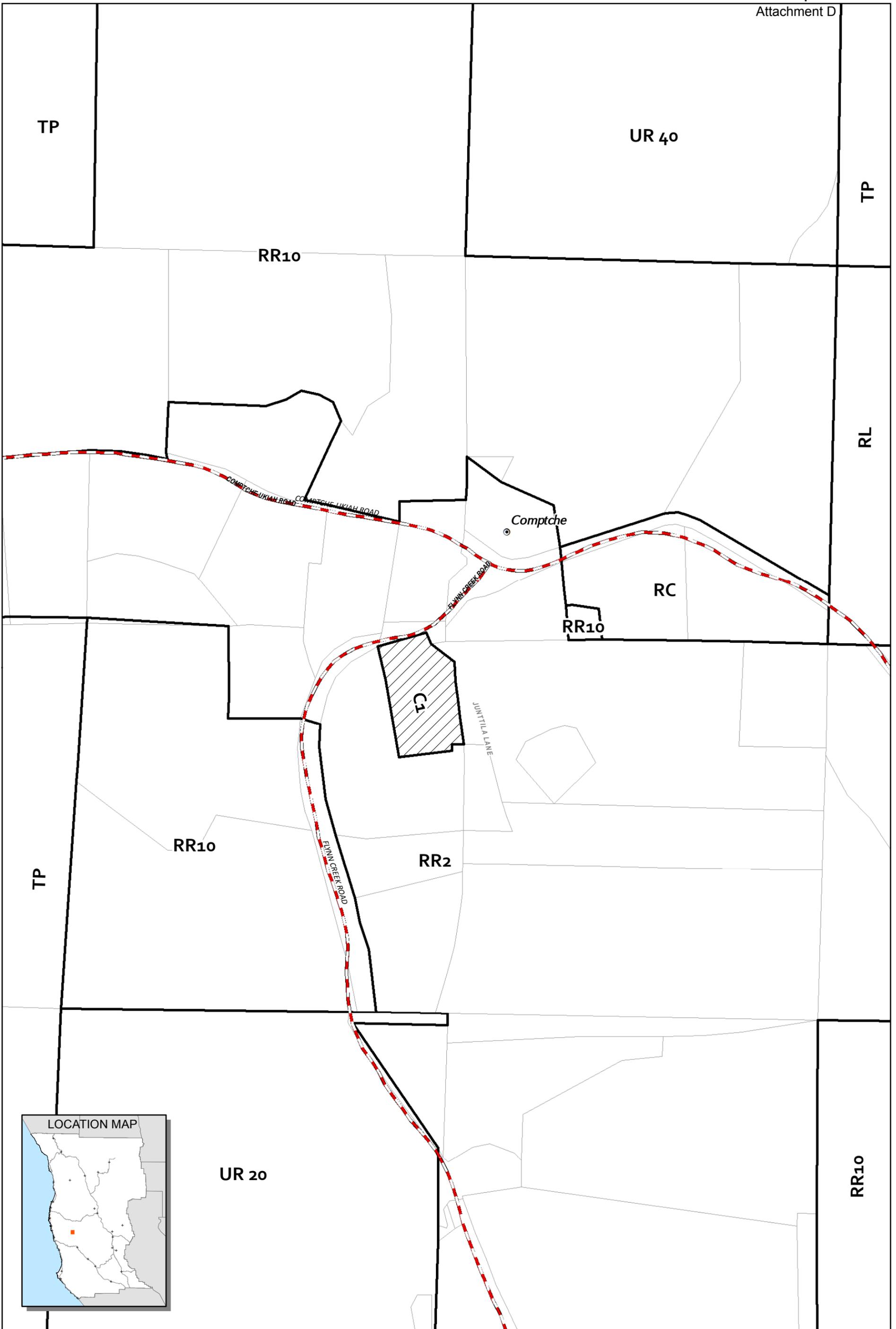


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - COMPTCHE

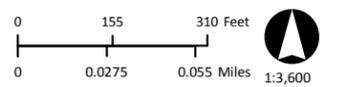


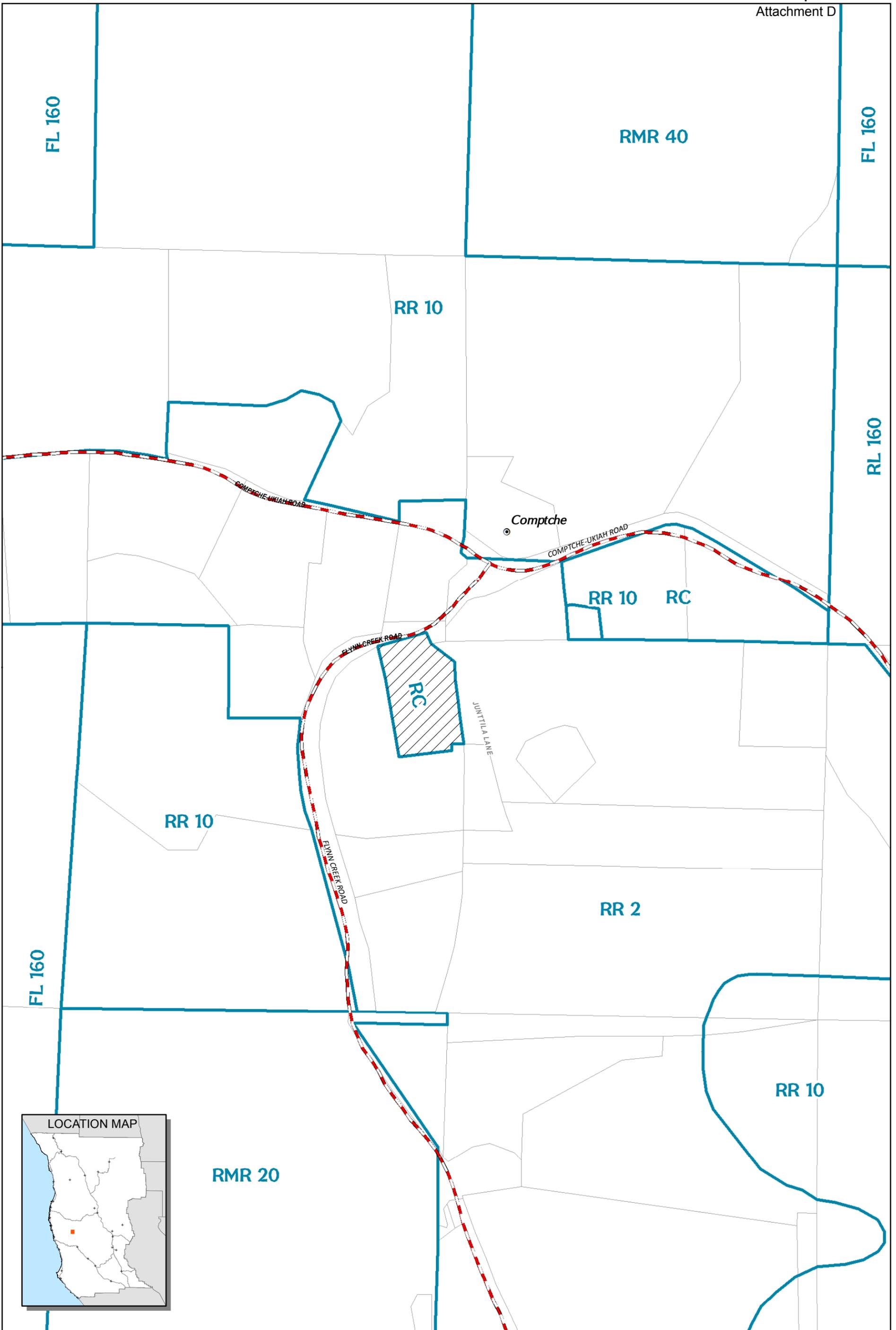


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - COMPTCHE

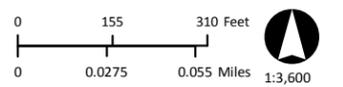




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - COMPTCHE

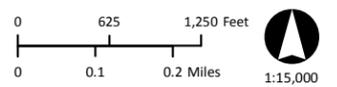


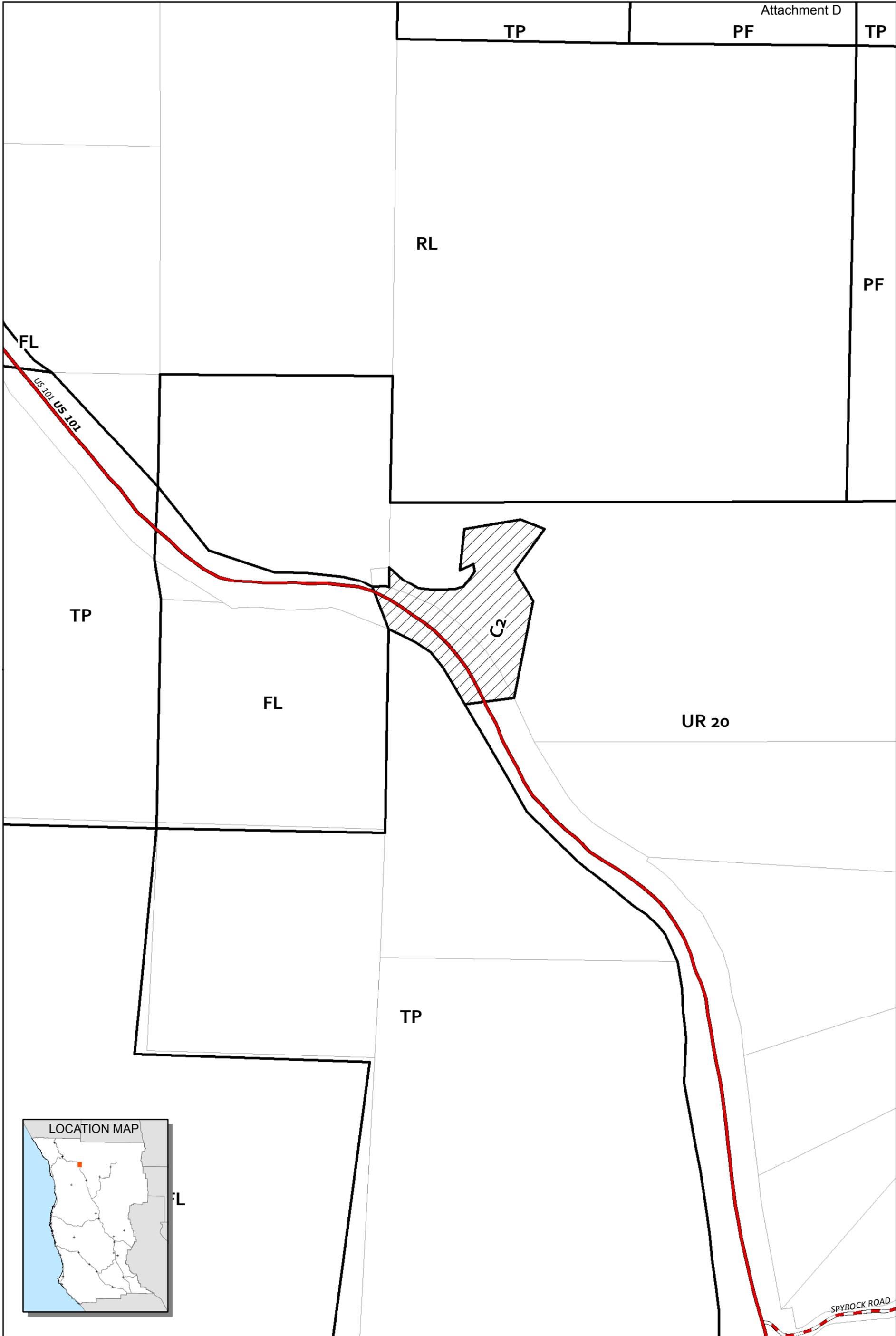


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - BELL SPRINGS

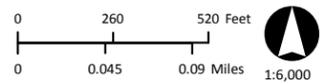


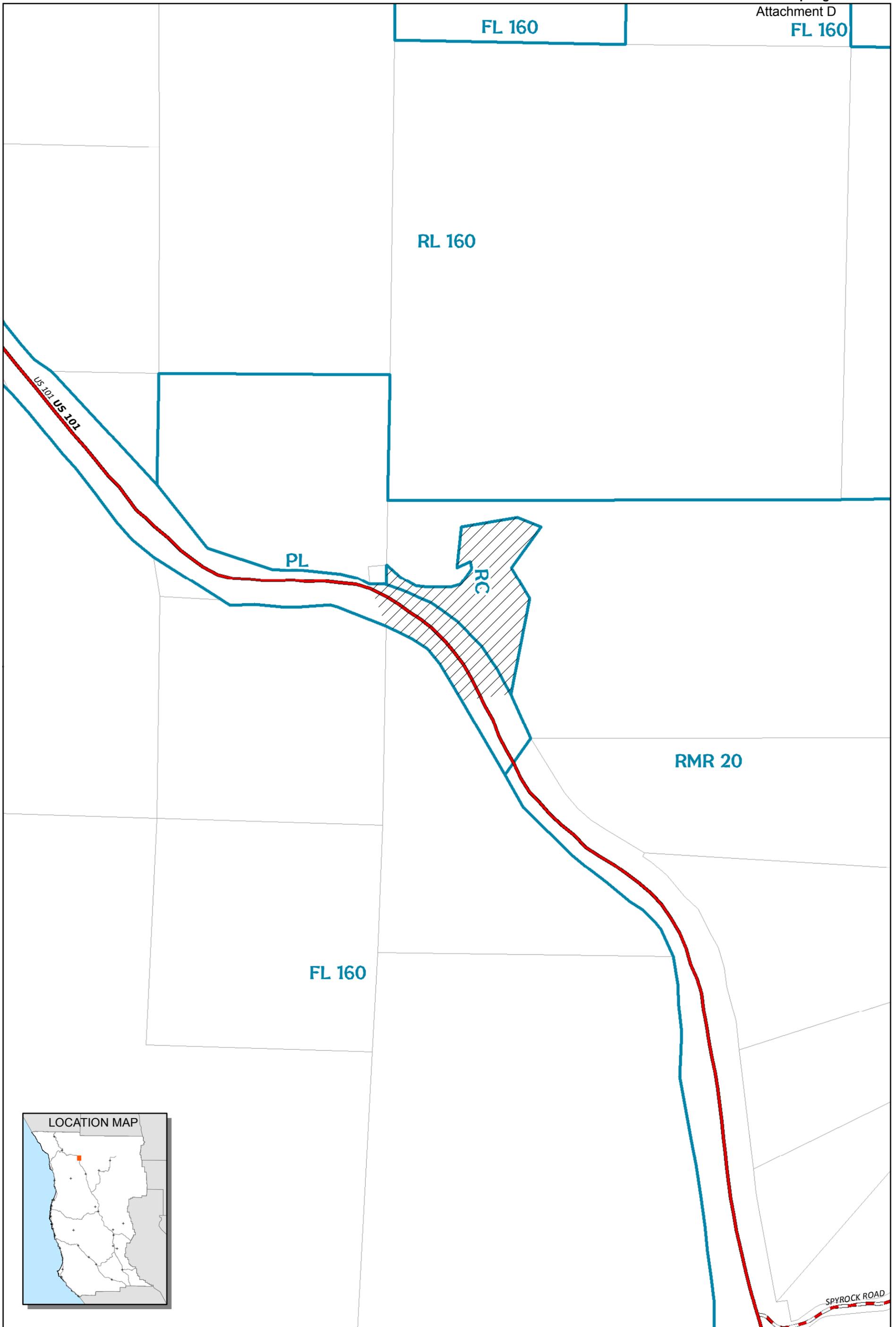


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - BELL SPRINGS

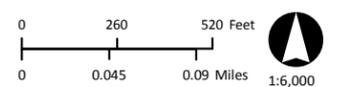




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - BELL SPRINGS

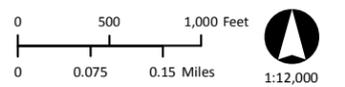


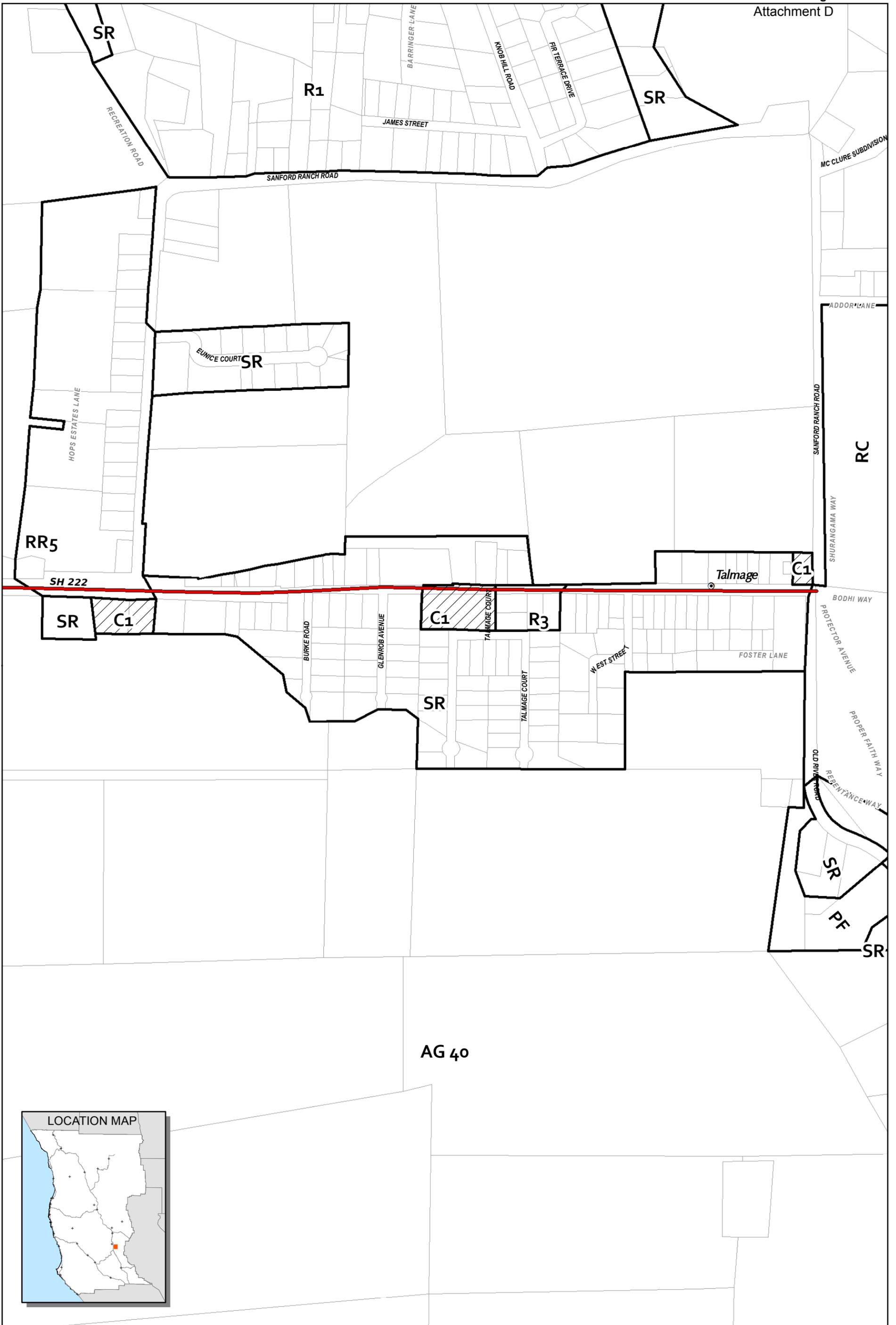


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - TALMAGE

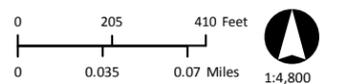


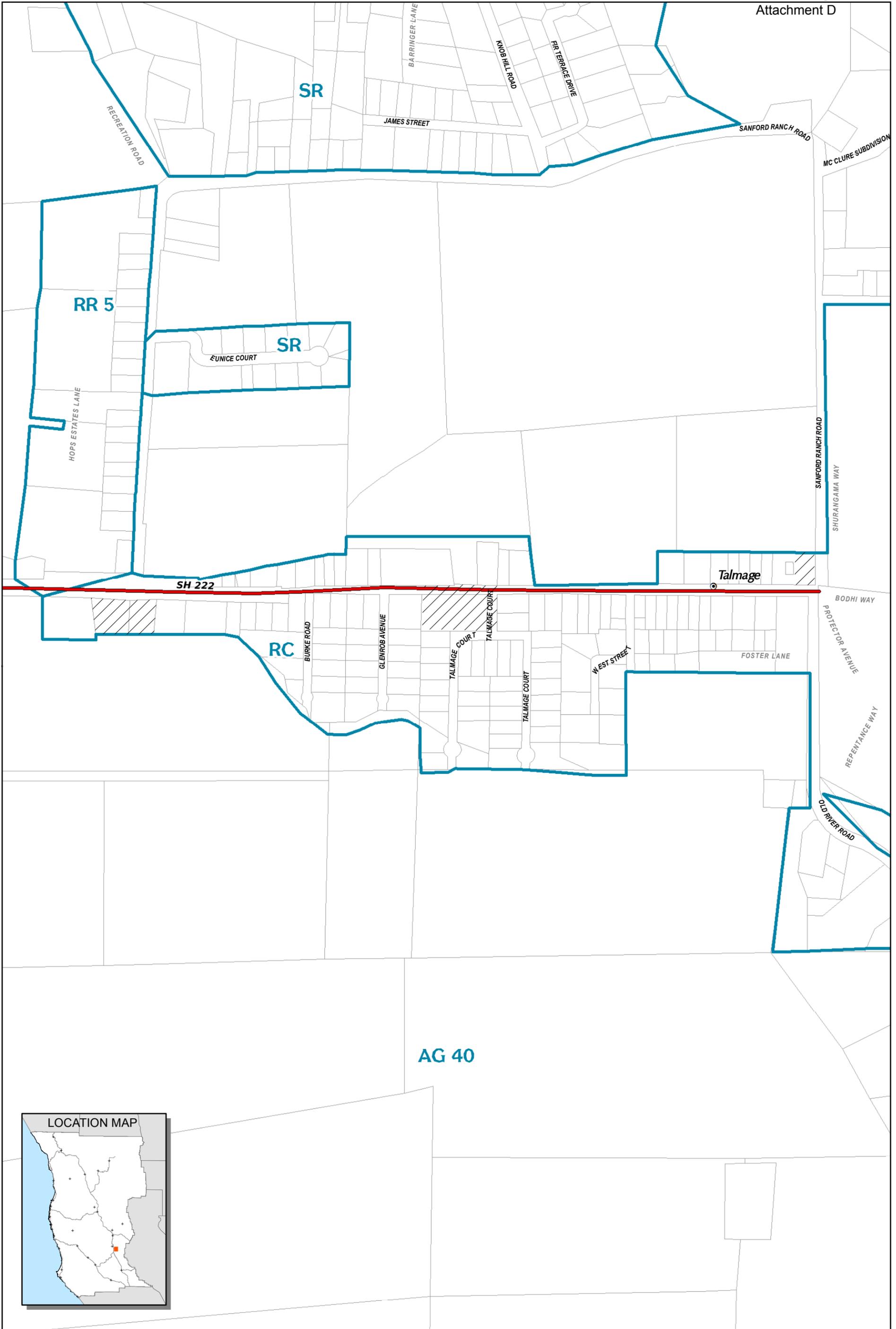


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - TALMAGE

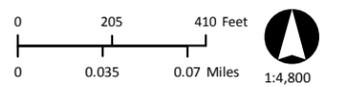


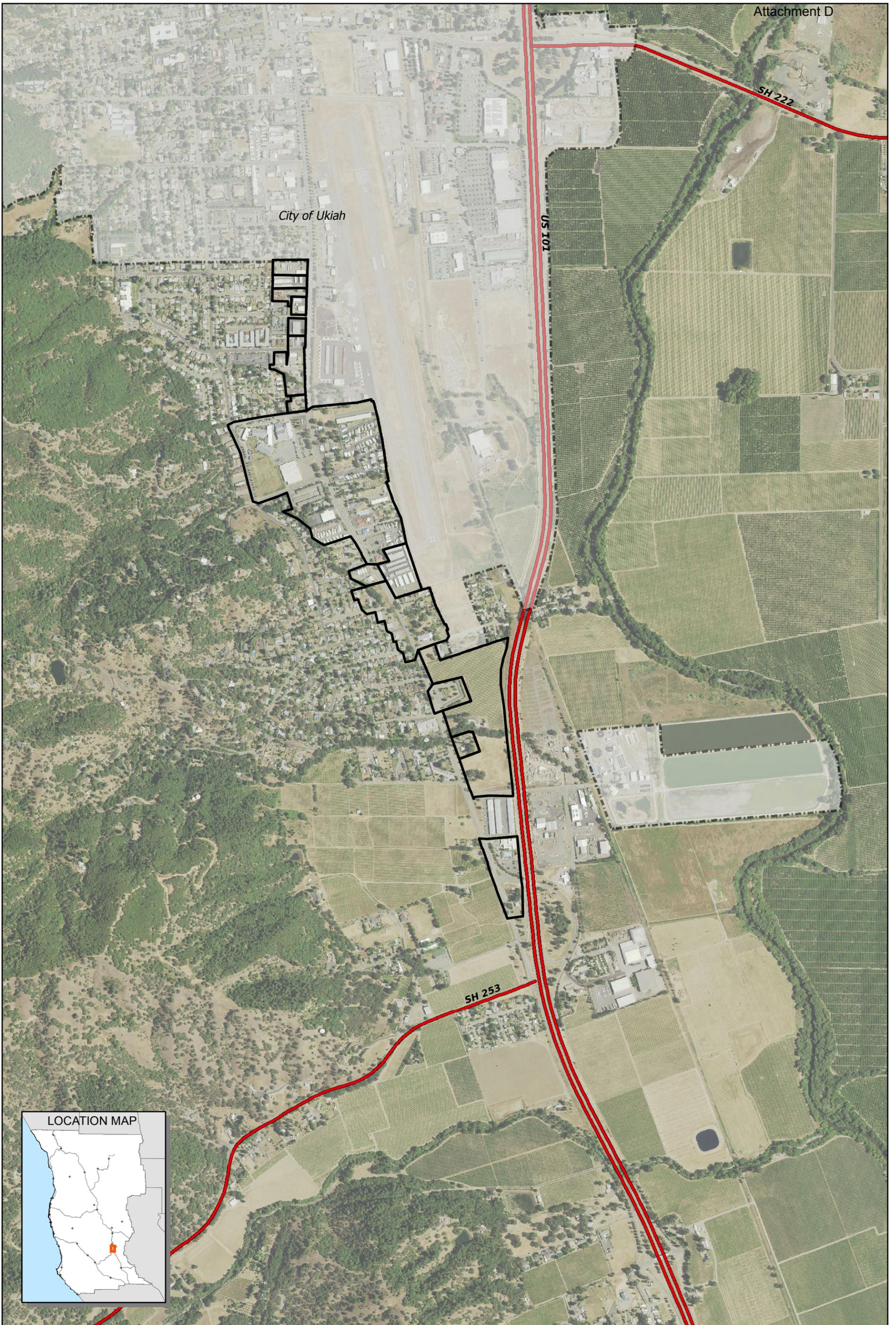


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - TALMAGE





City of Ukiah

US 101

SH 222

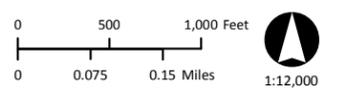
SH 253

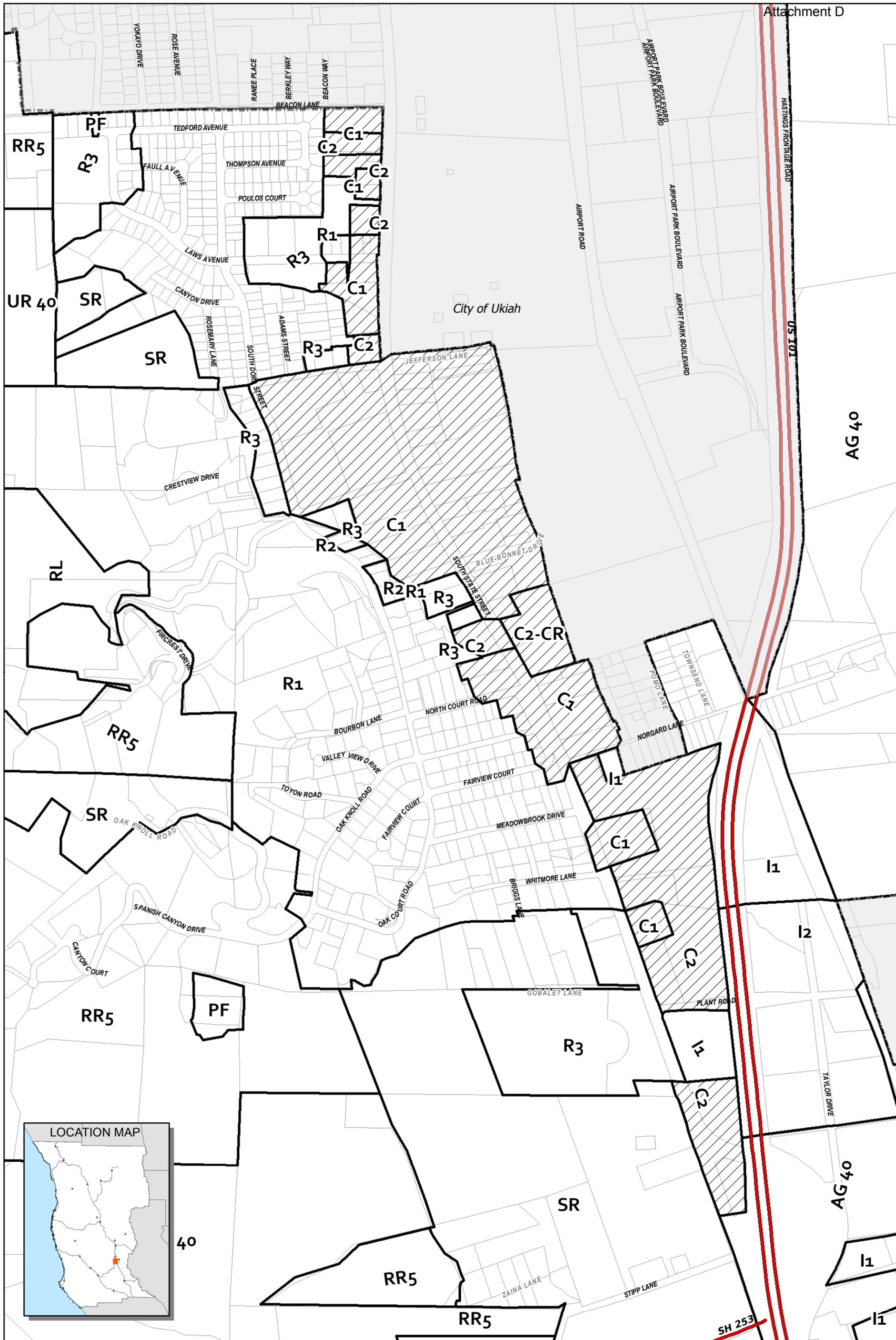


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - UKIAH SOUTH

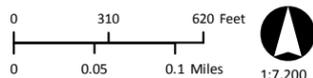




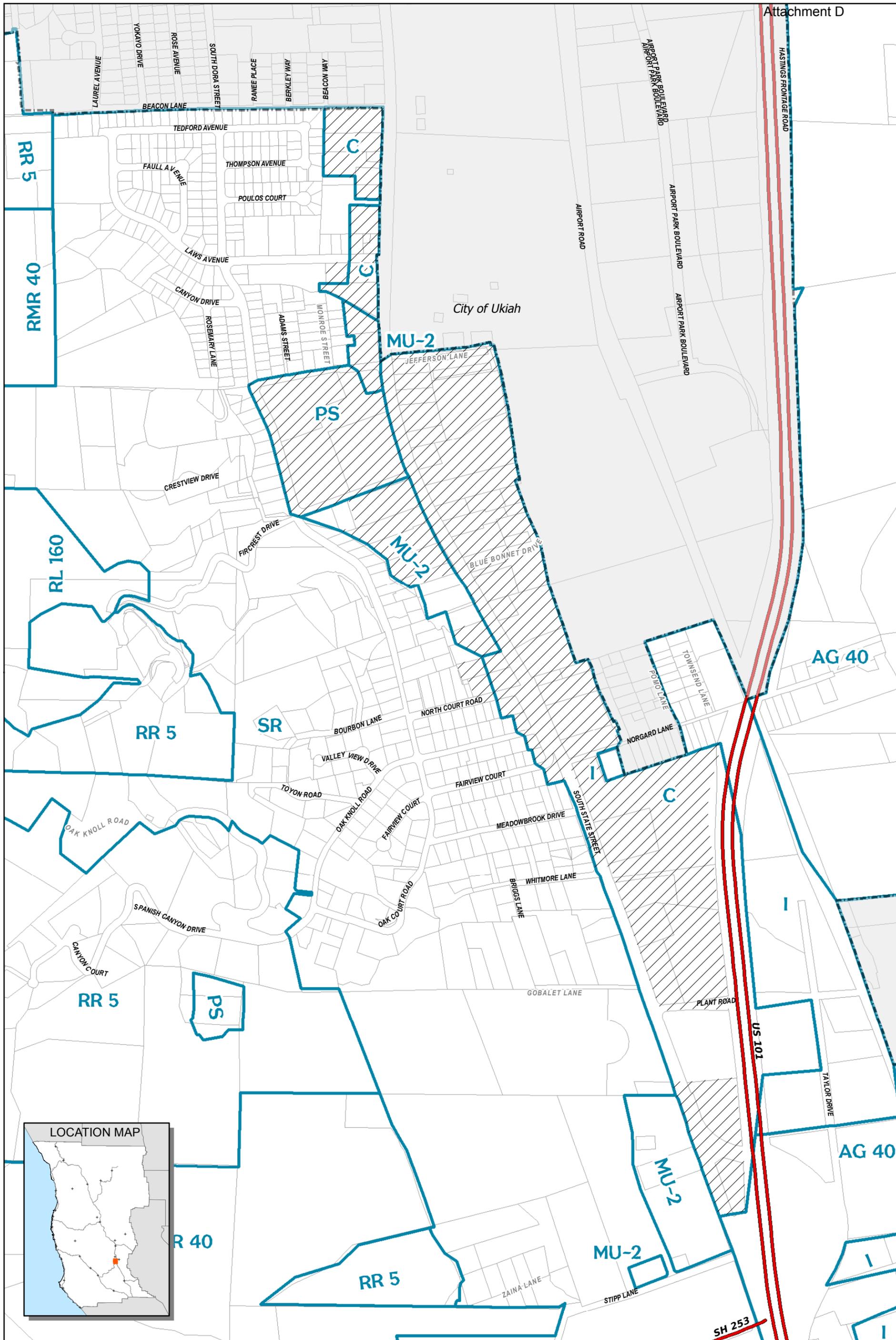
CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - UKIAH SOUTH



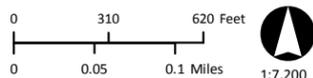
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 Map produced by the Mendocino County Planning & Building Services, June, 2016



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

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

GENERAL PLAN CLASSIFICATIONS - UKIAH SOUTH



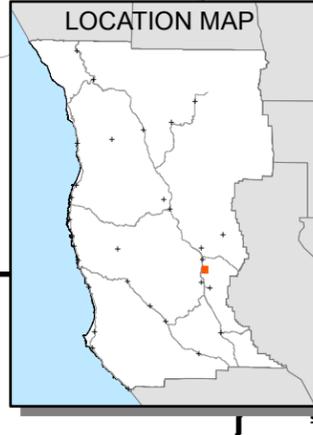


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

 County Outline
 Existing C1 and C2 zones

EXISTING COMMERCIAL ZONES - LAKE MENDOCINO

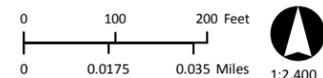
0 260 520 Feet
 0 0.045 0.09 Miles
 1:6,000

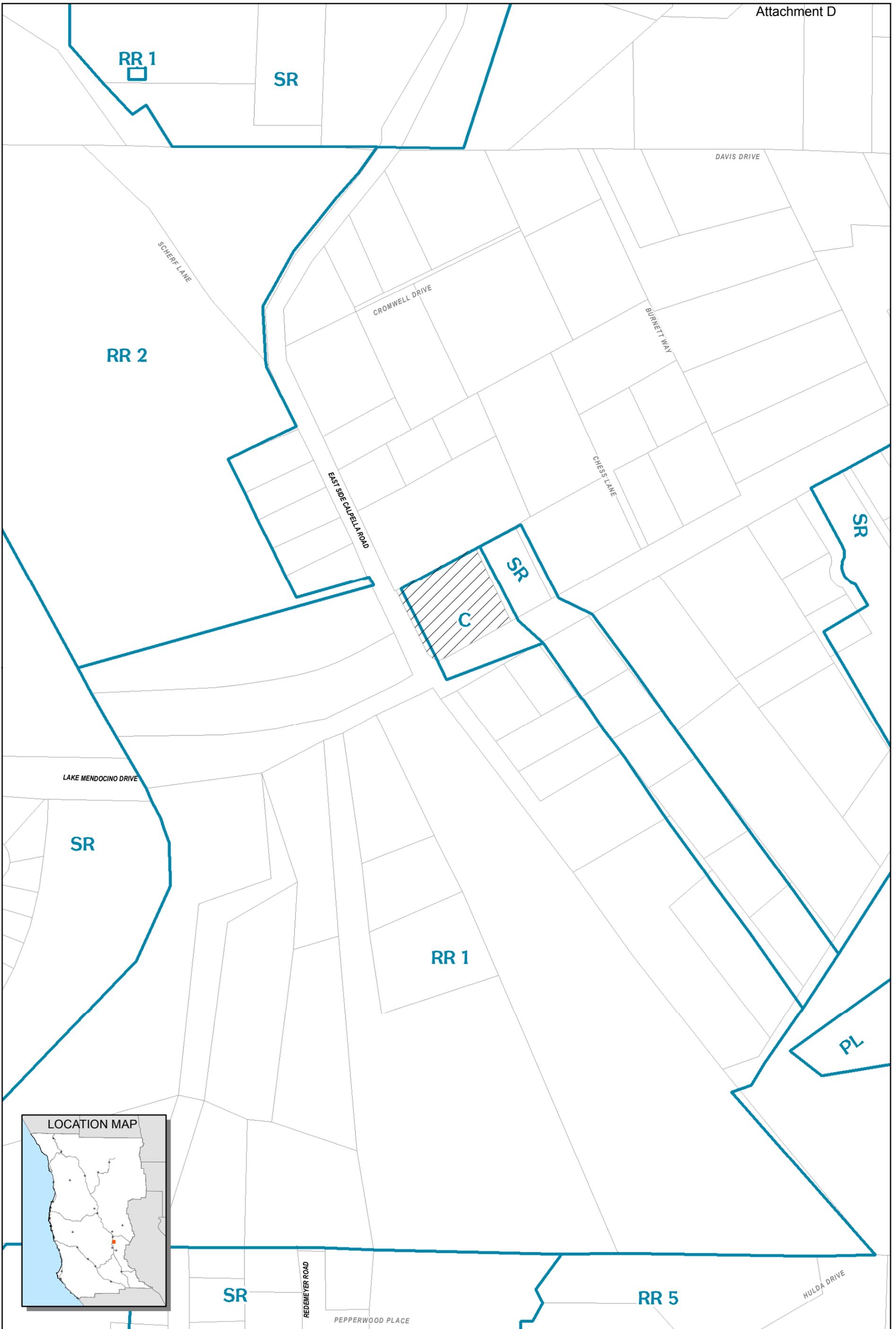


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - LAKE MENDOCINO

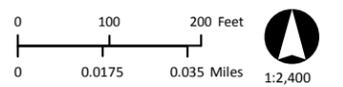


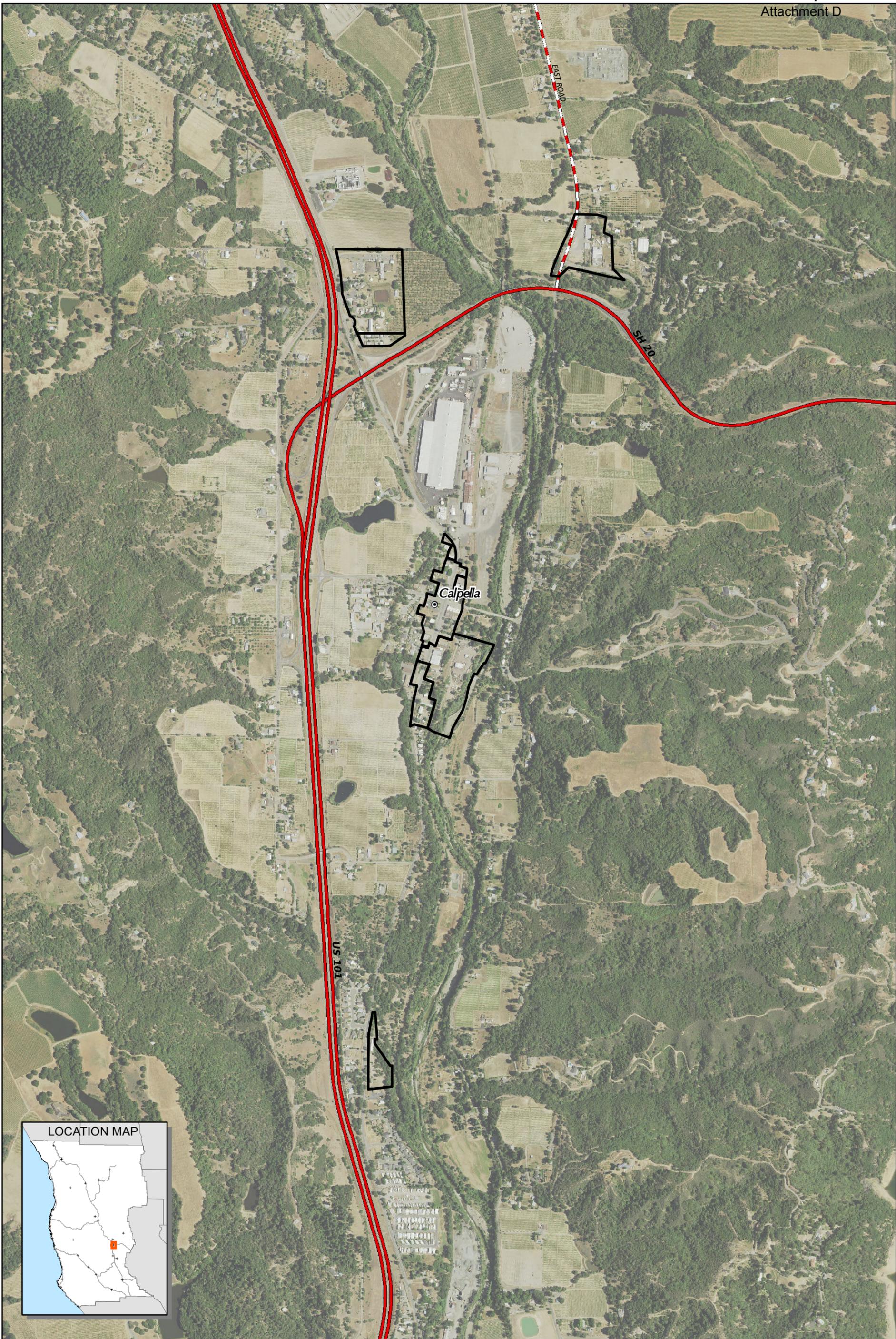


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - LAKE MENDOCINO

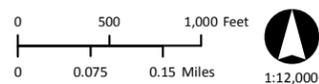


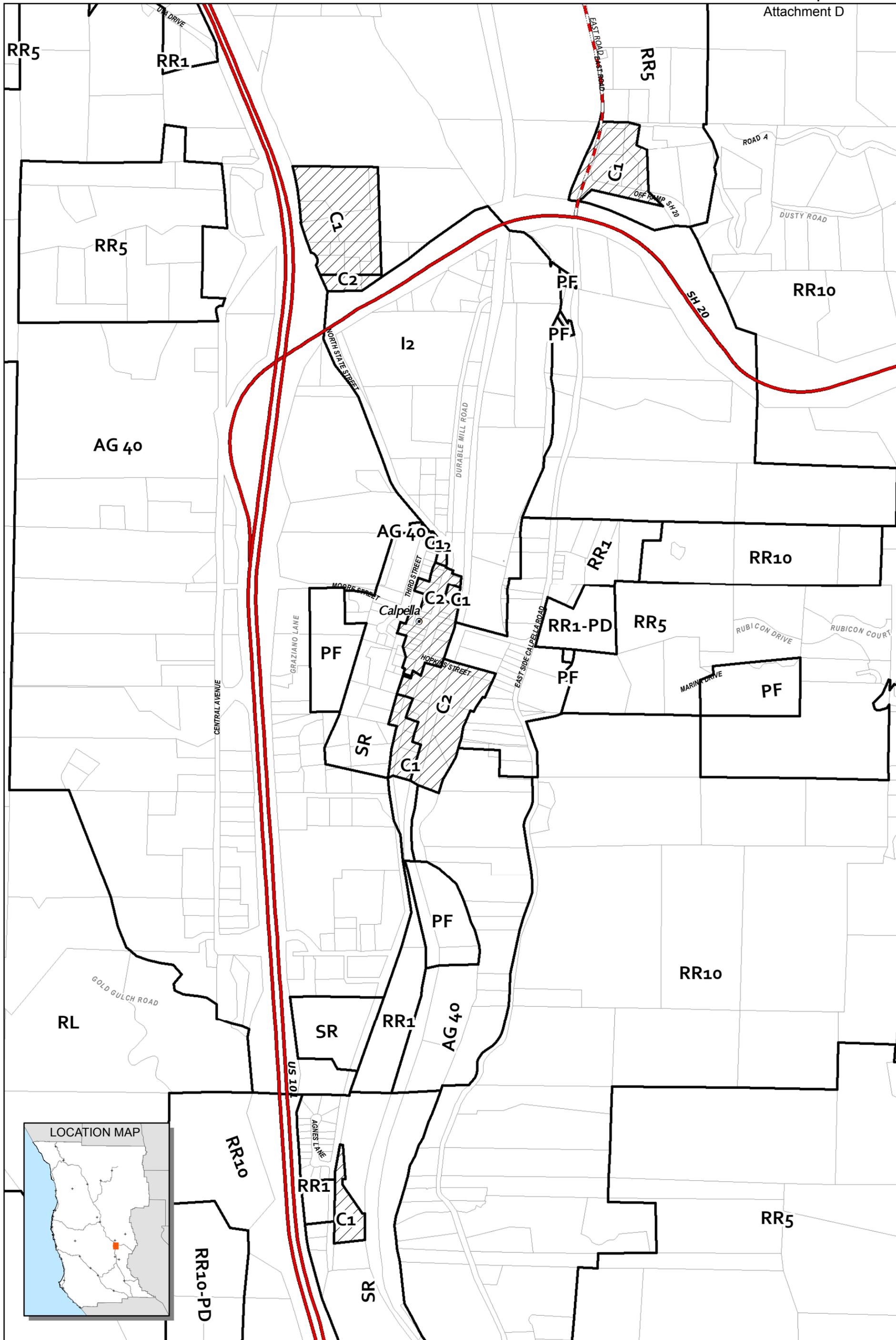


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - CALPELLA

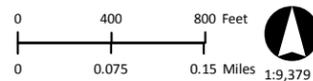


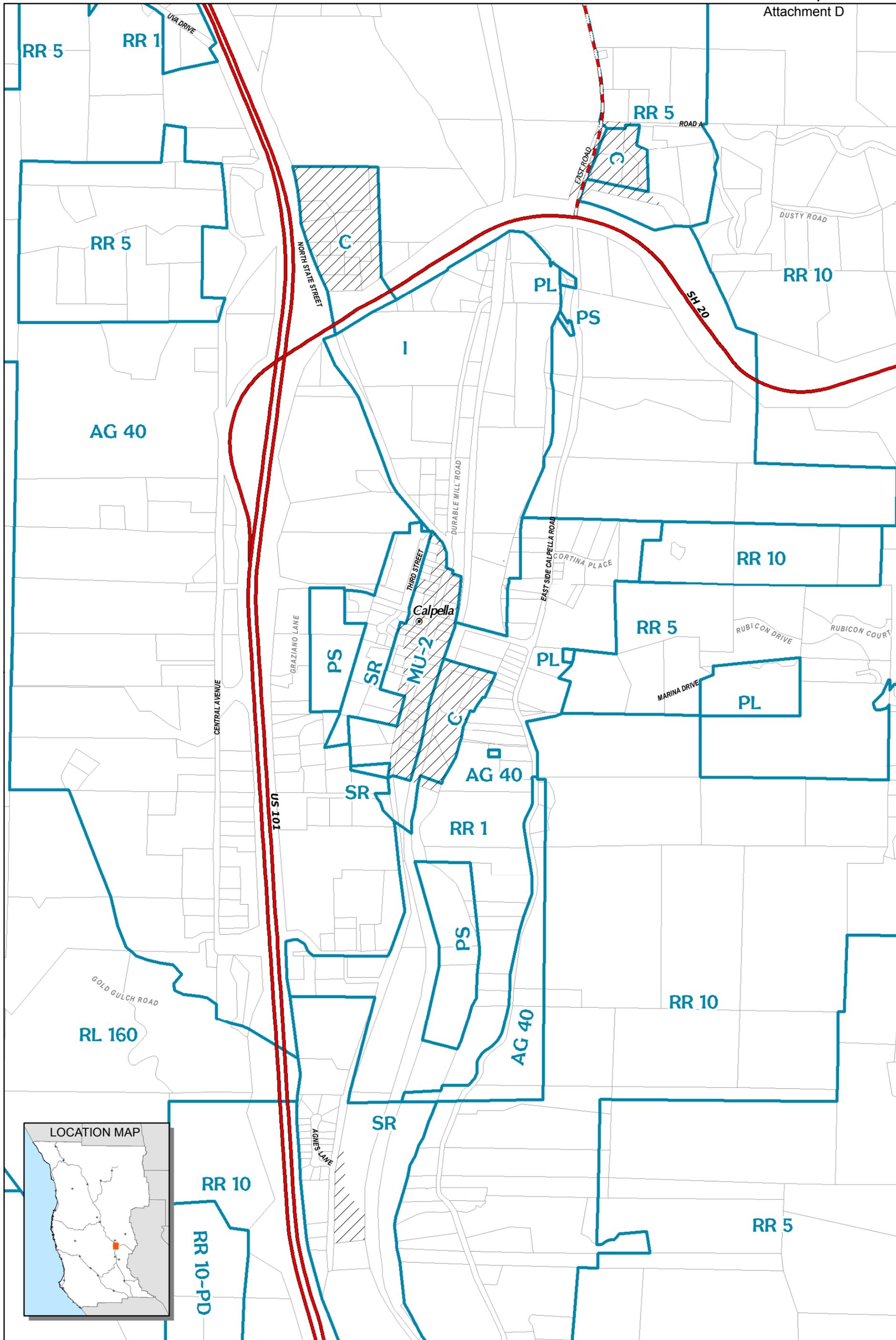


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - CALPELLA

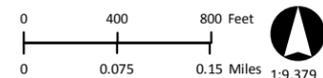


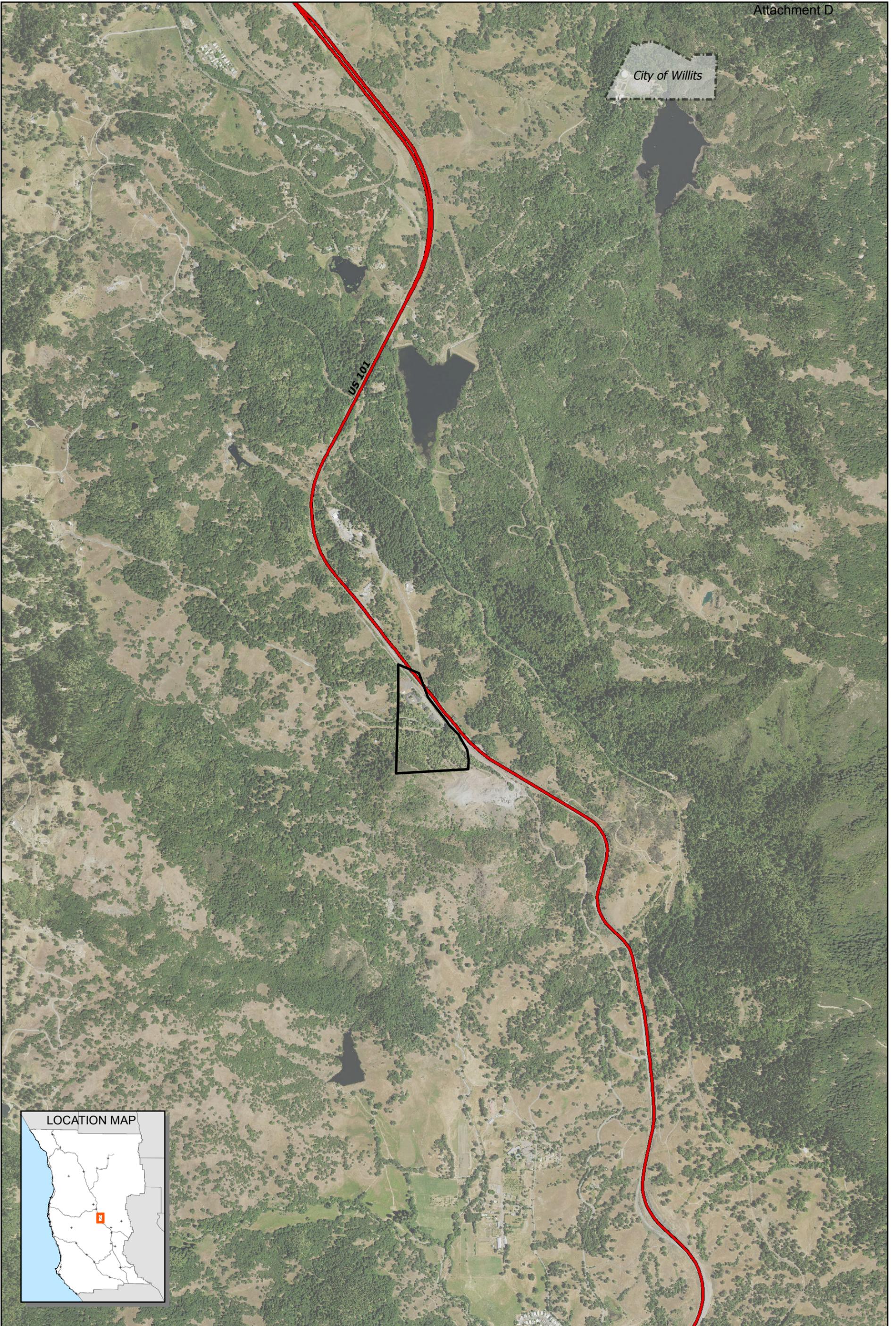


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - CALPELLA

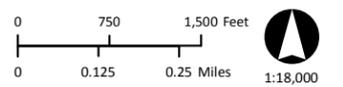


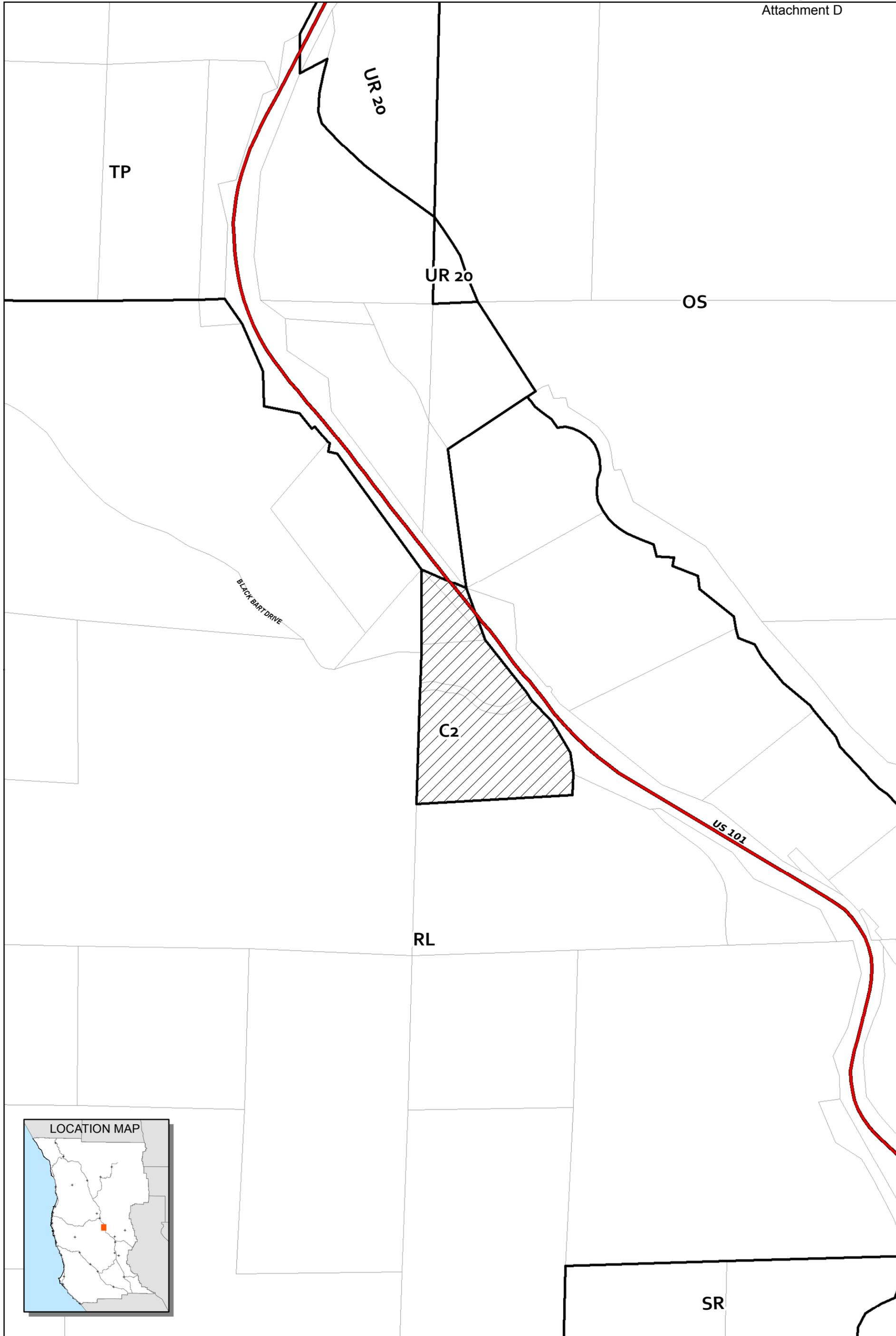


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - RIDGEWOOD

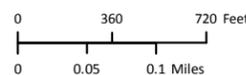




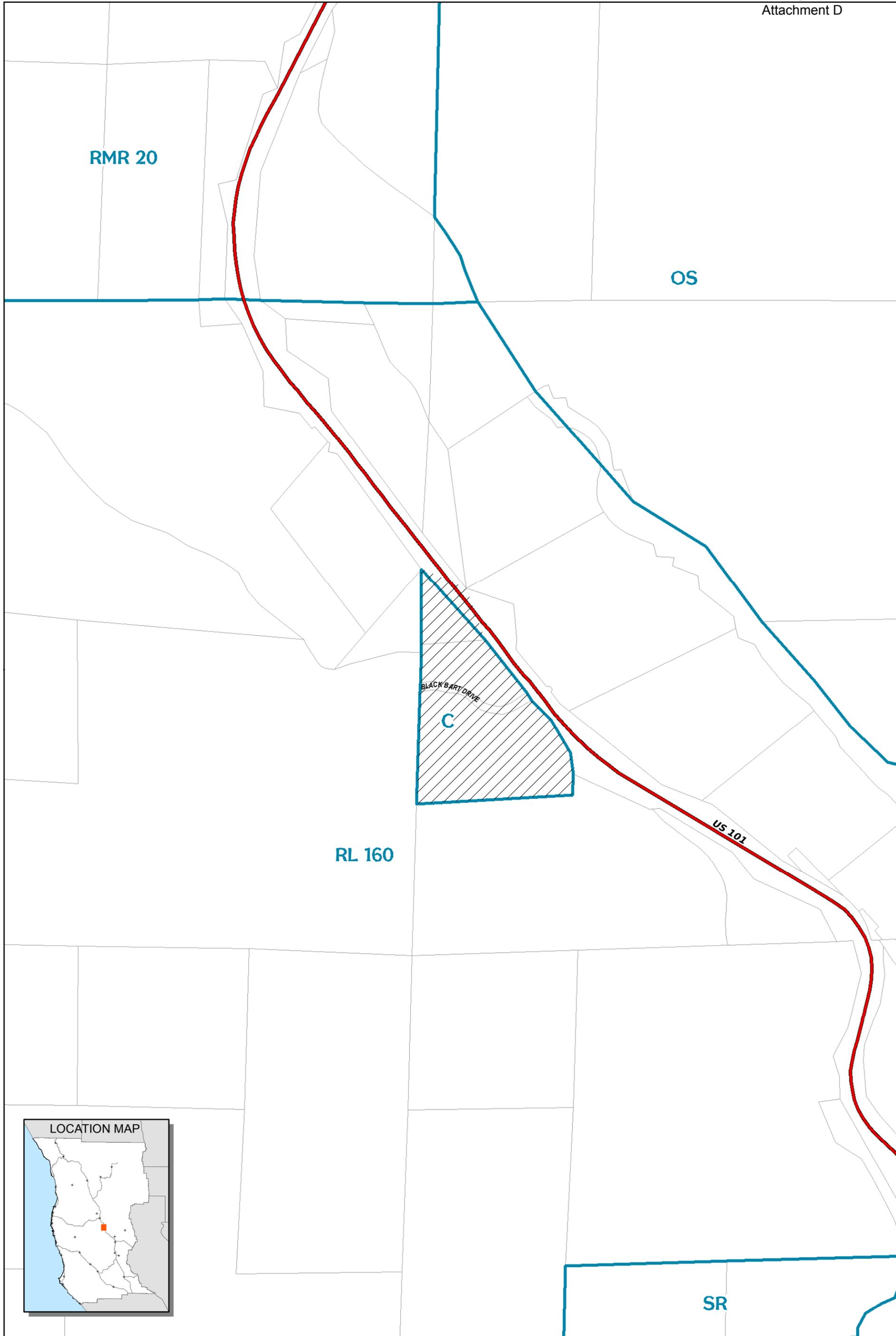
CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - RIDGEWOOD



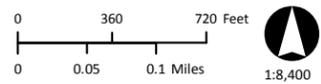
1:8,400

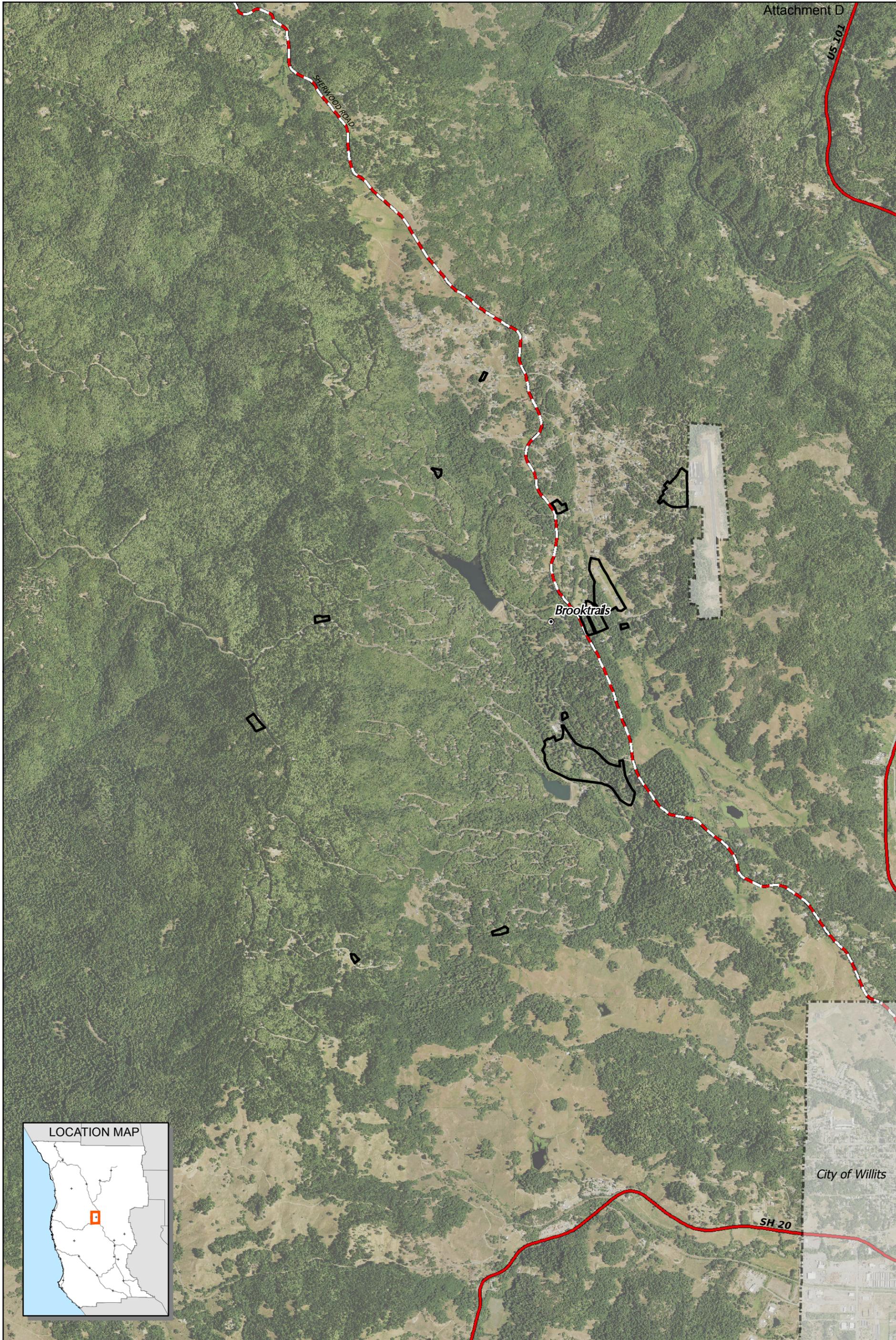


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - RIDGEWOOD

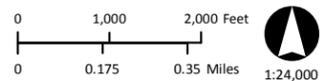


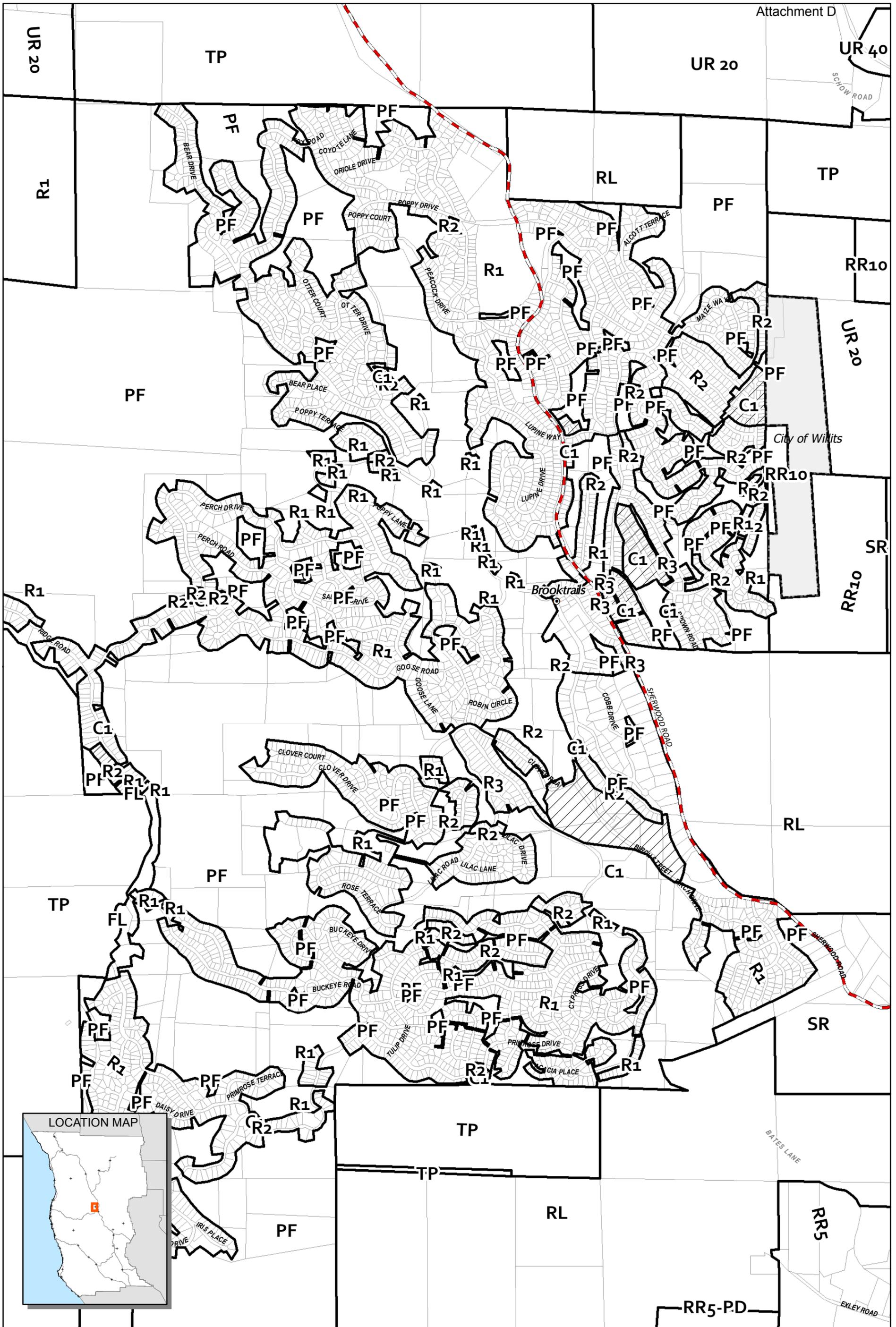


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - BROOKTRAILS

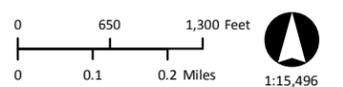


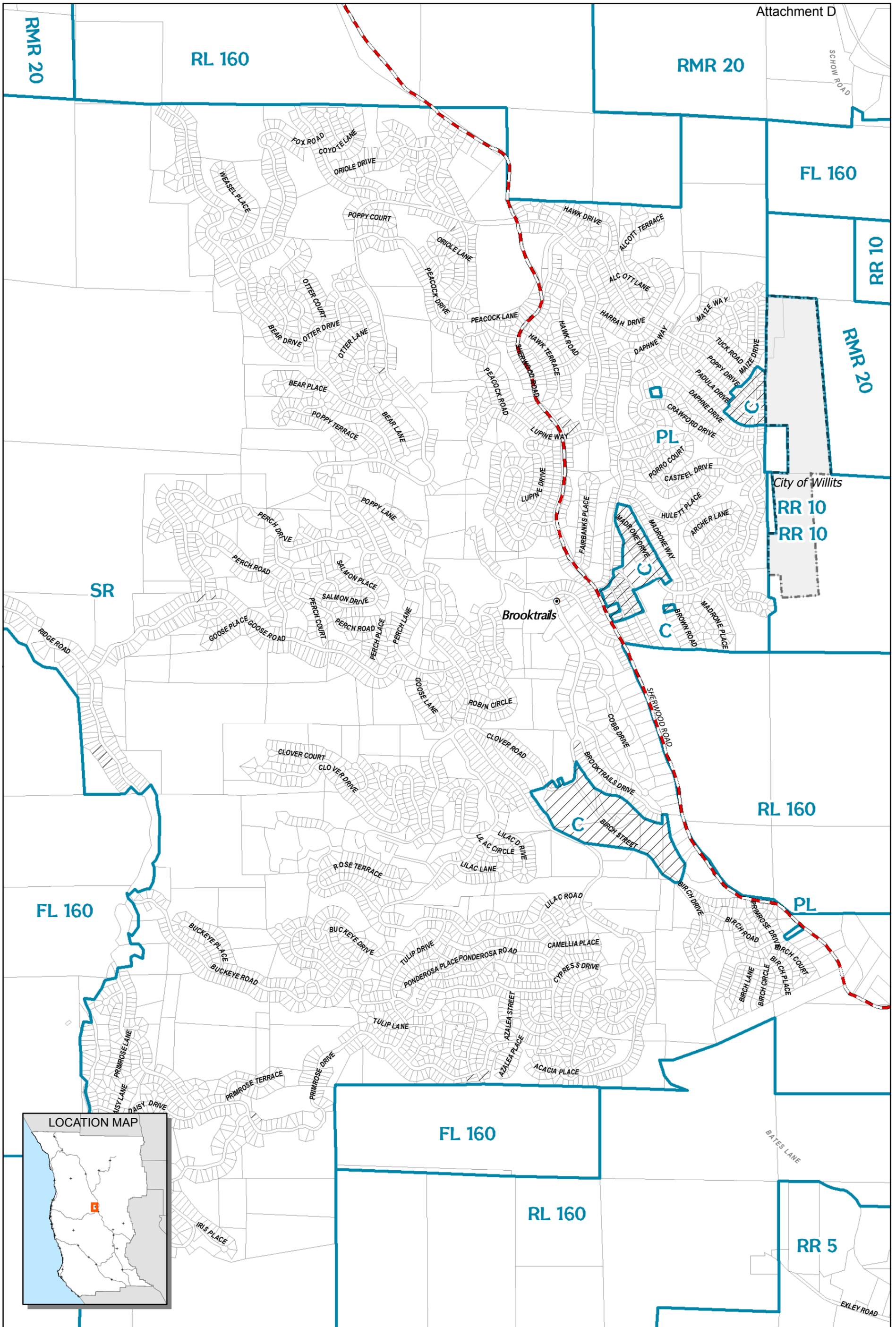


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - BROOKTRAILS

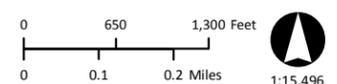


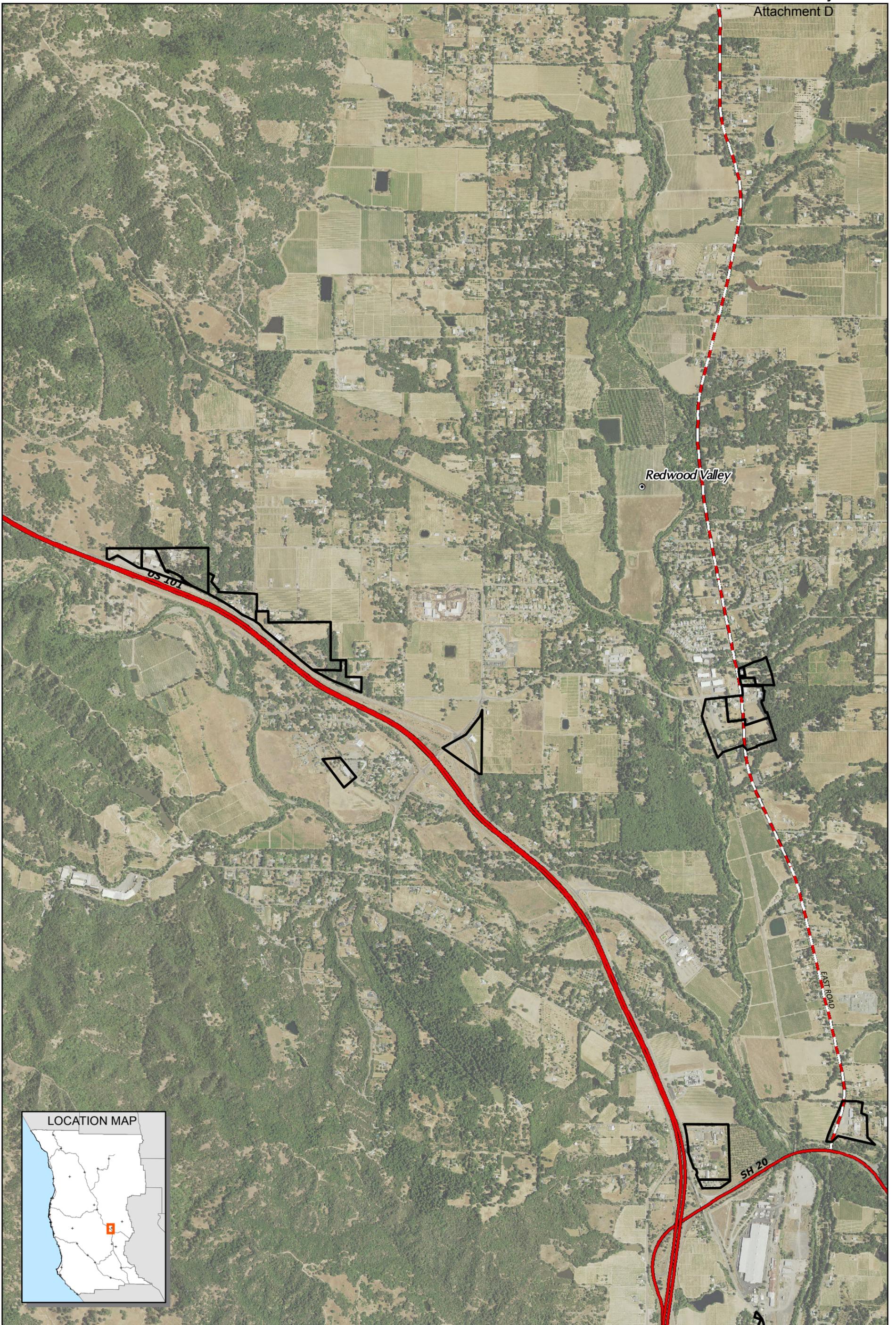


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- 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

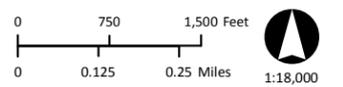


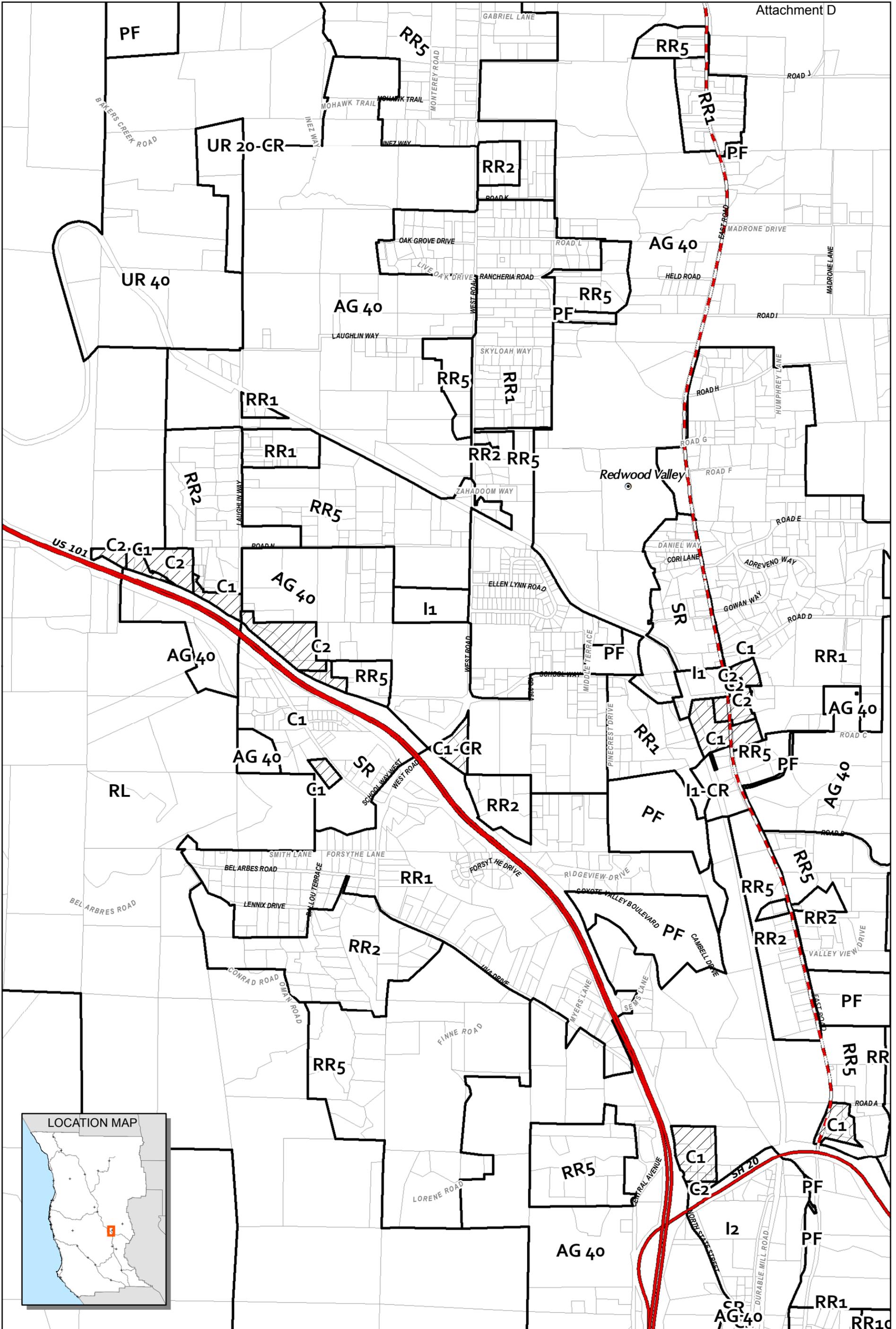


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - REDWOOD VALLEY

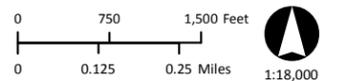


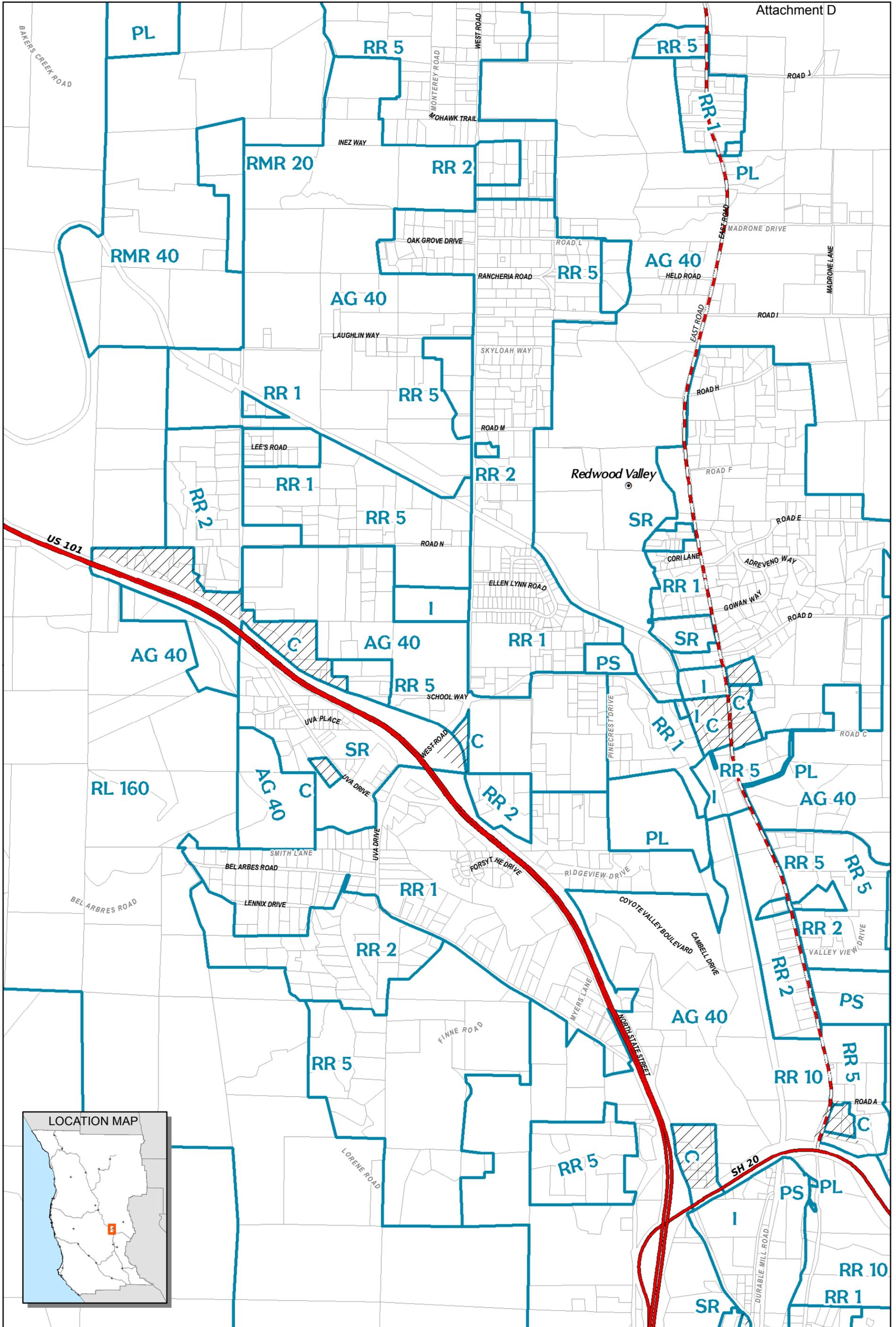


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - REDWOOD VALLEY

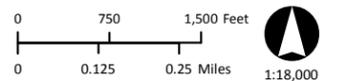


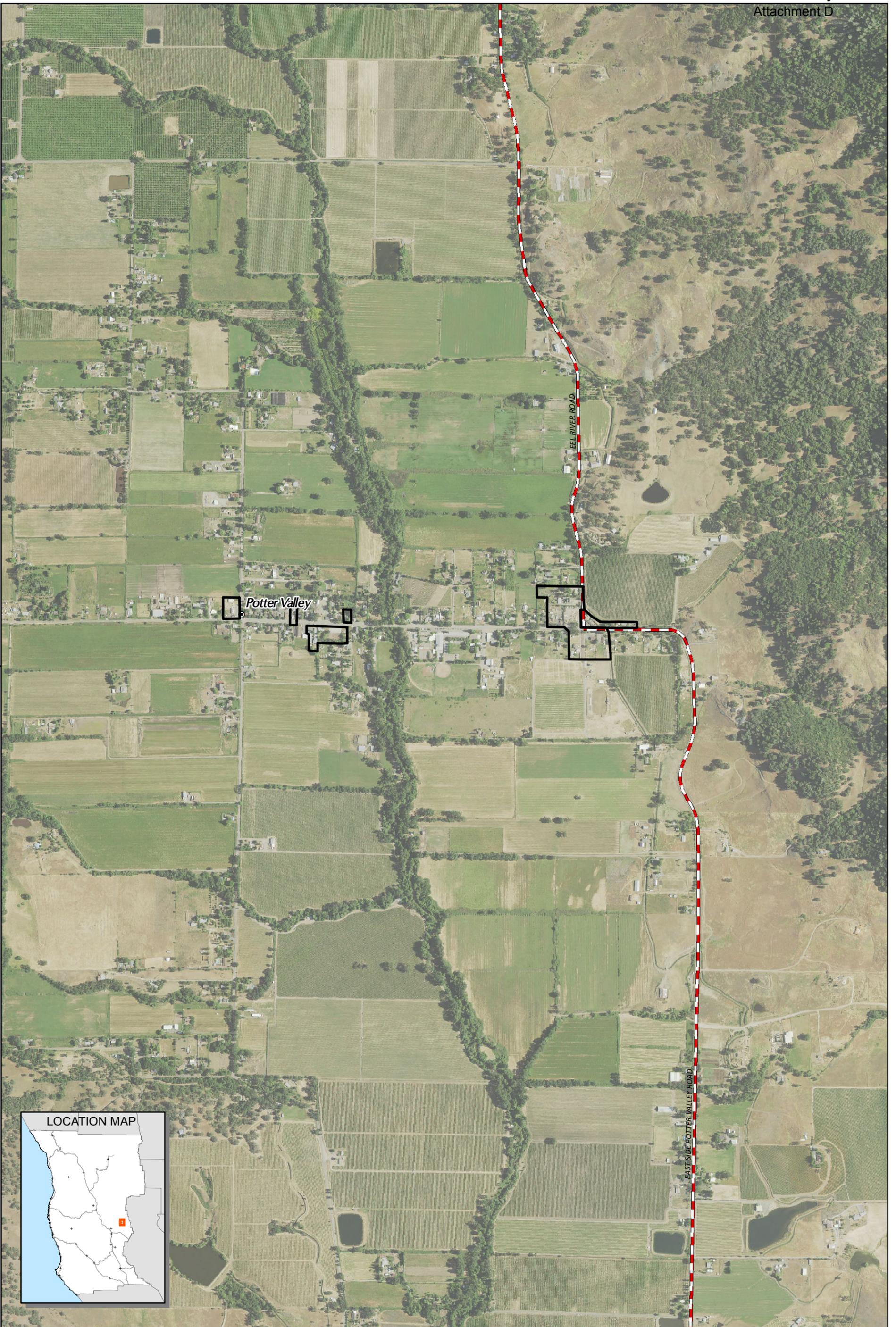


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - REDWOOD VALLEY

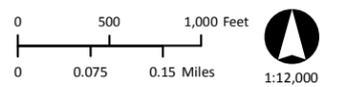


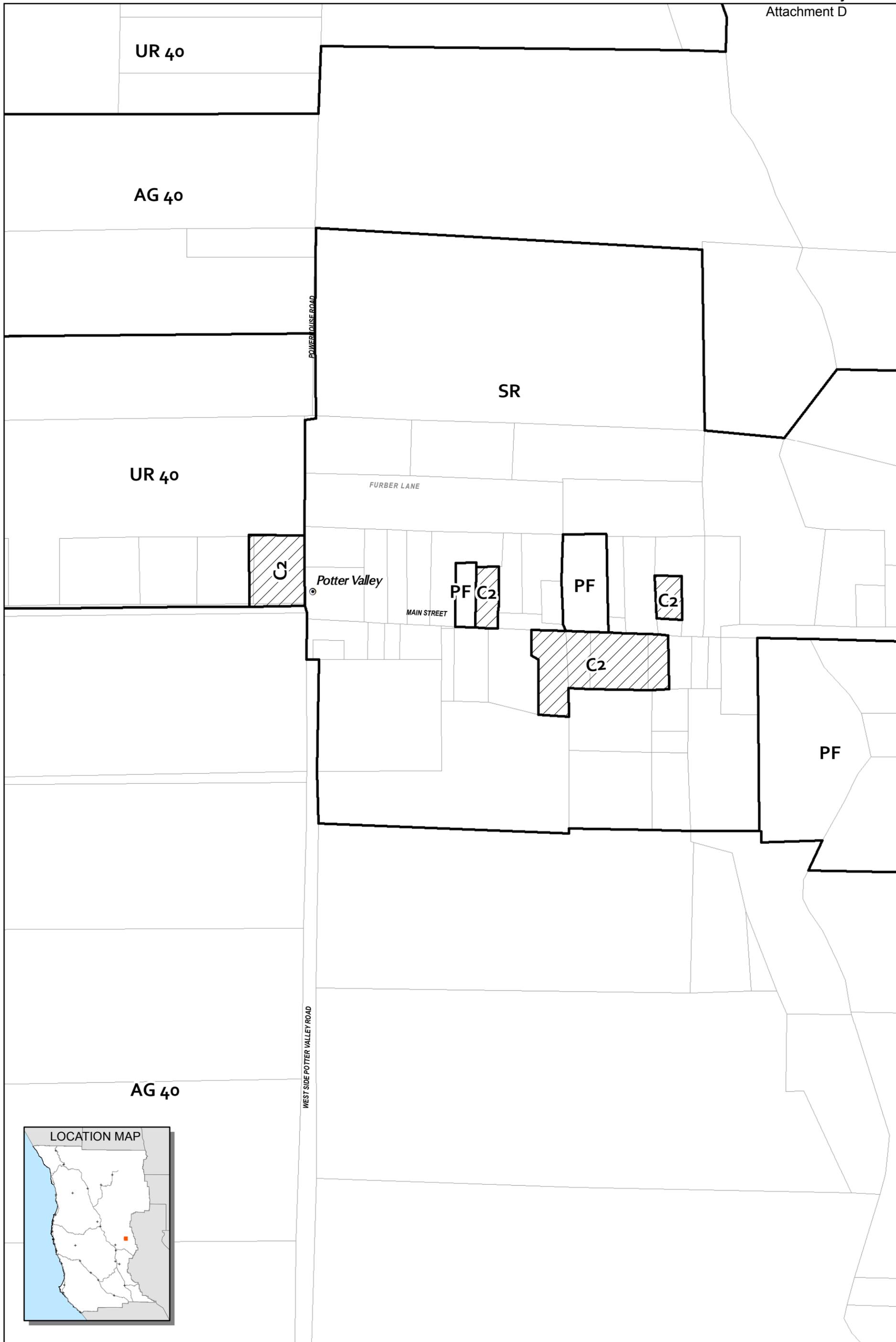


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - POTTER VALLEY

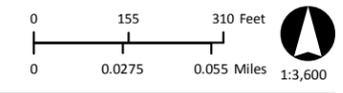


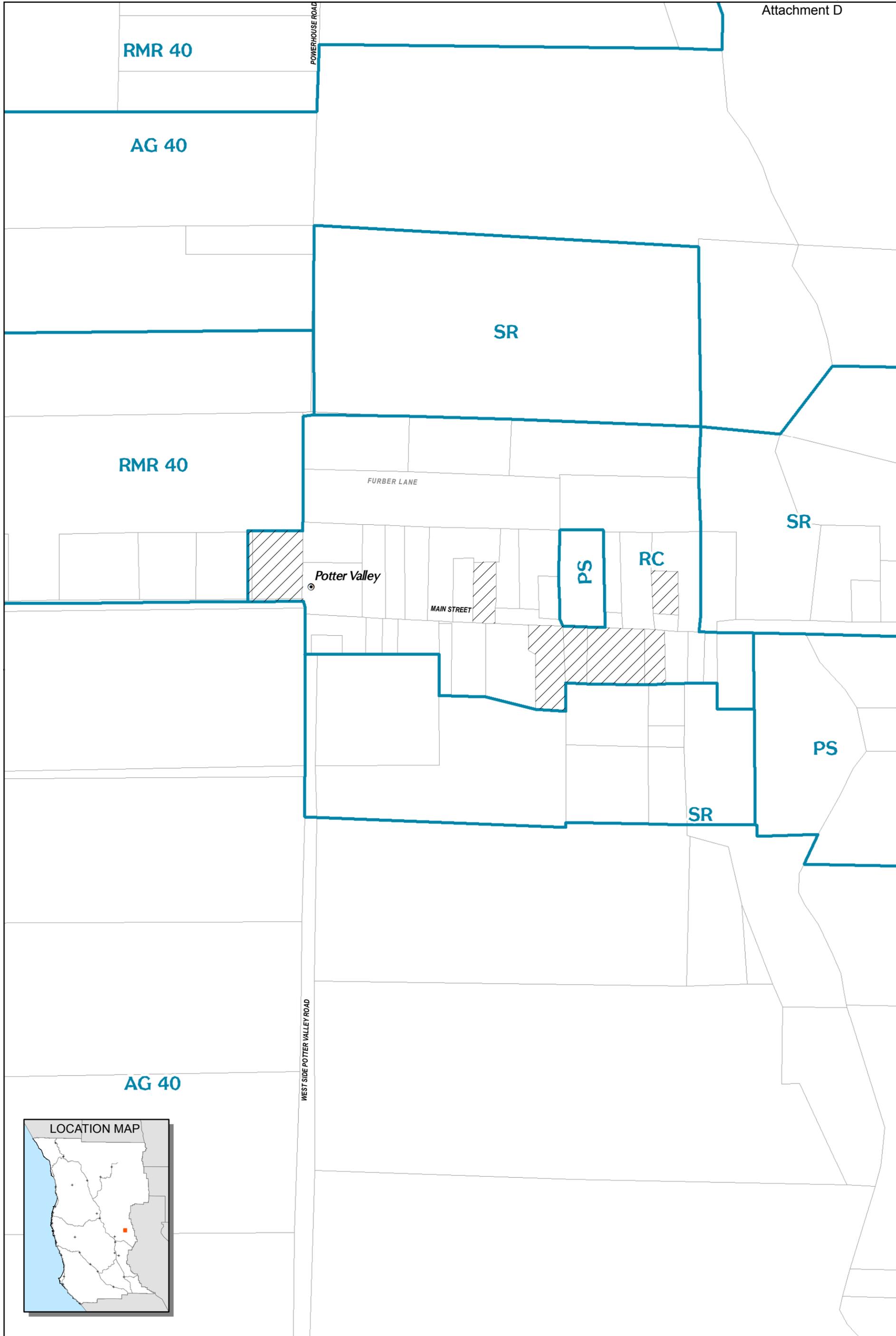


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - POTTER VALLEY

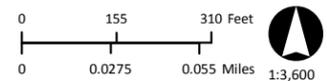


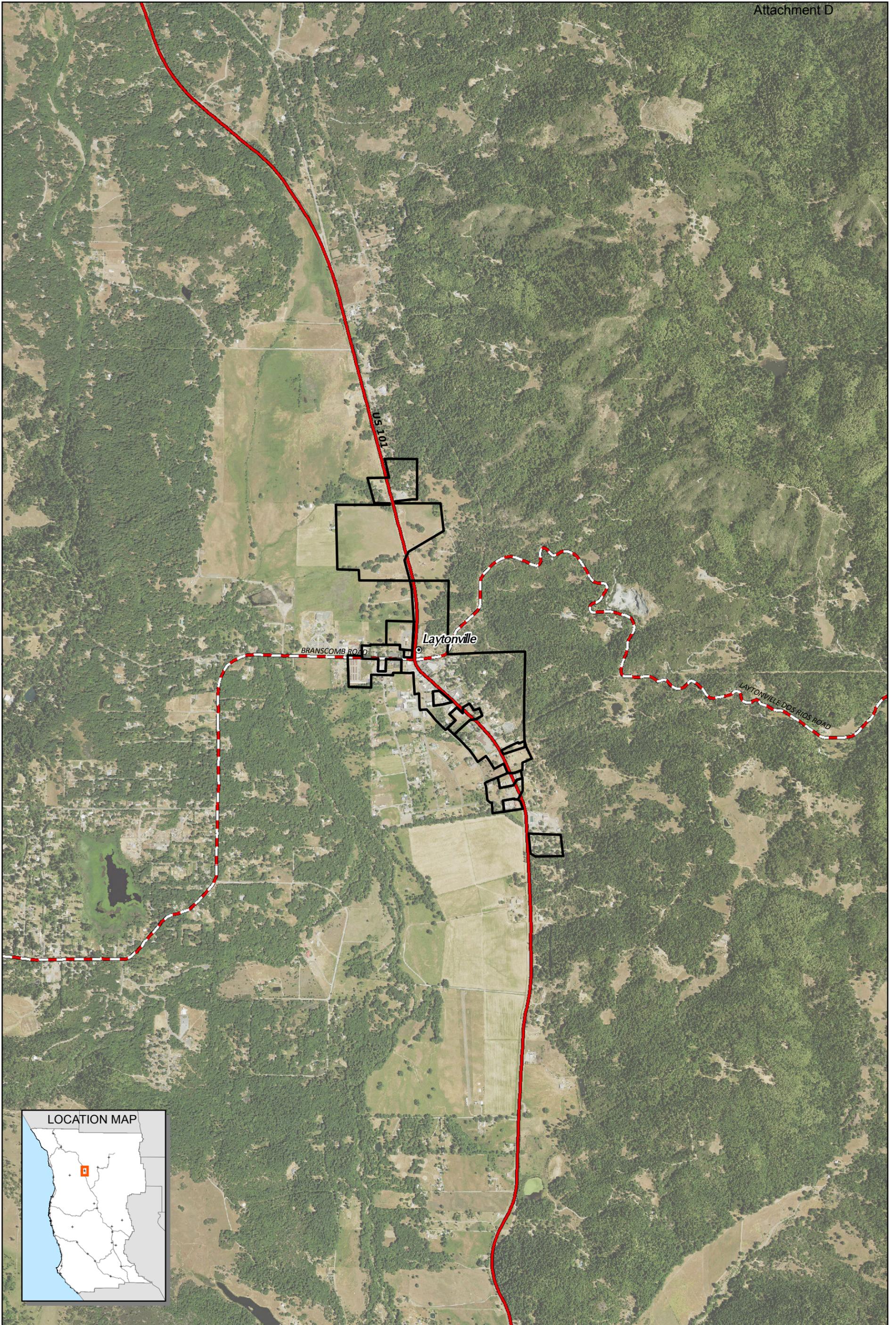


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - POTTER VALLEY

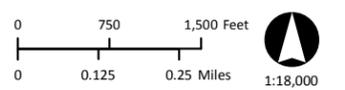


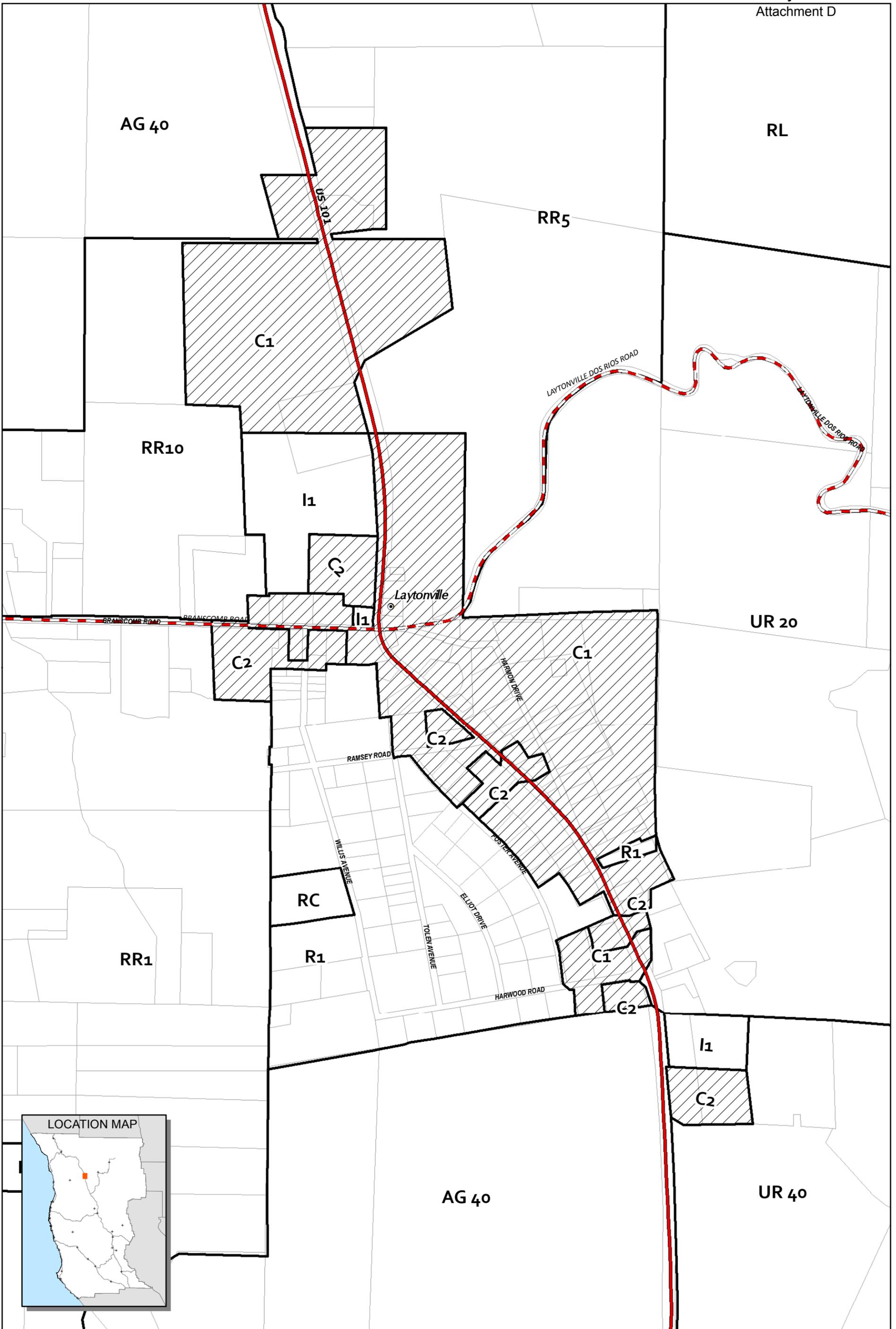


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - LAYTONVILLE

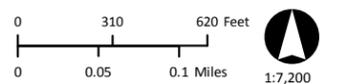


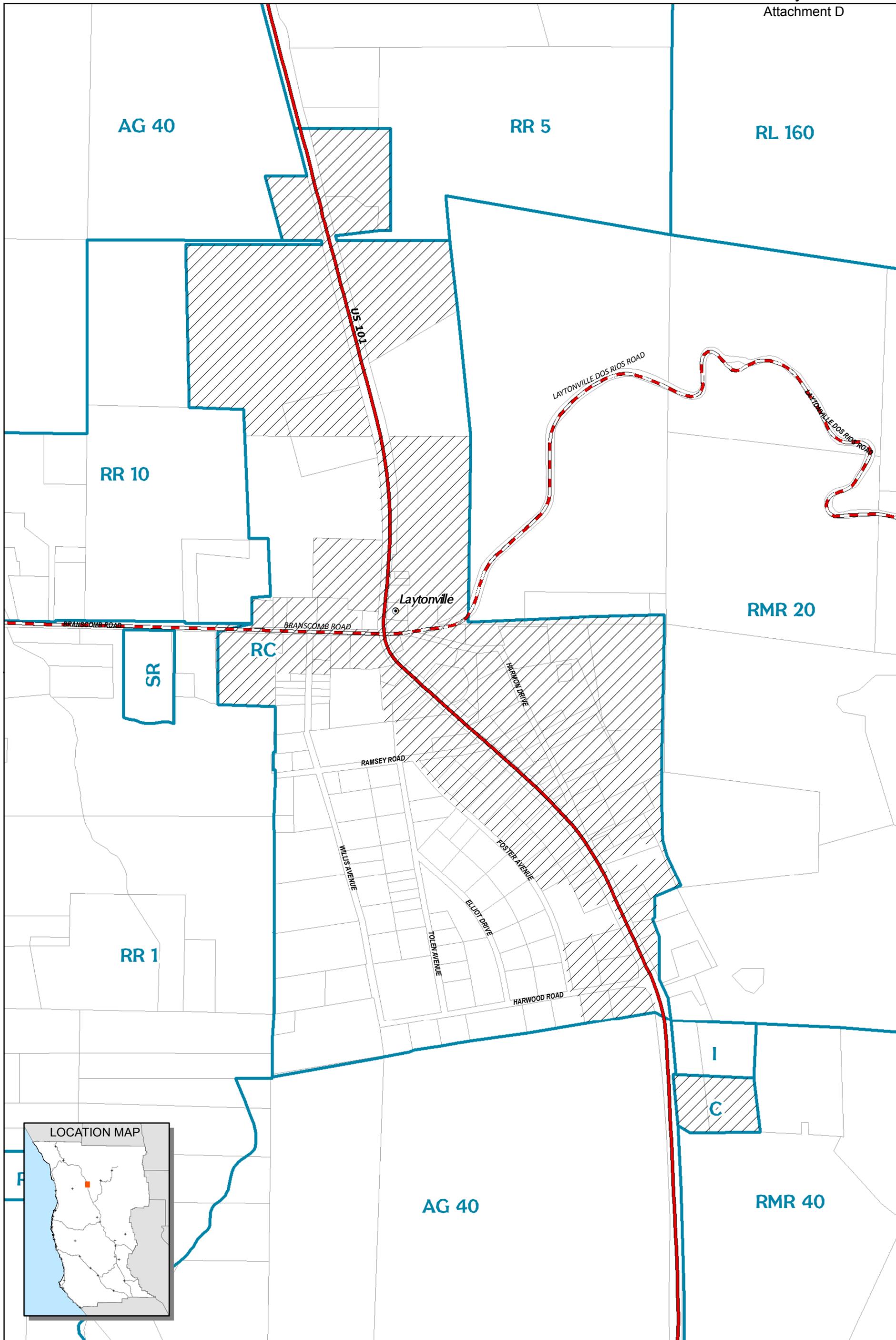


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - LAYTONVILLE

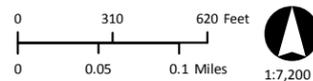


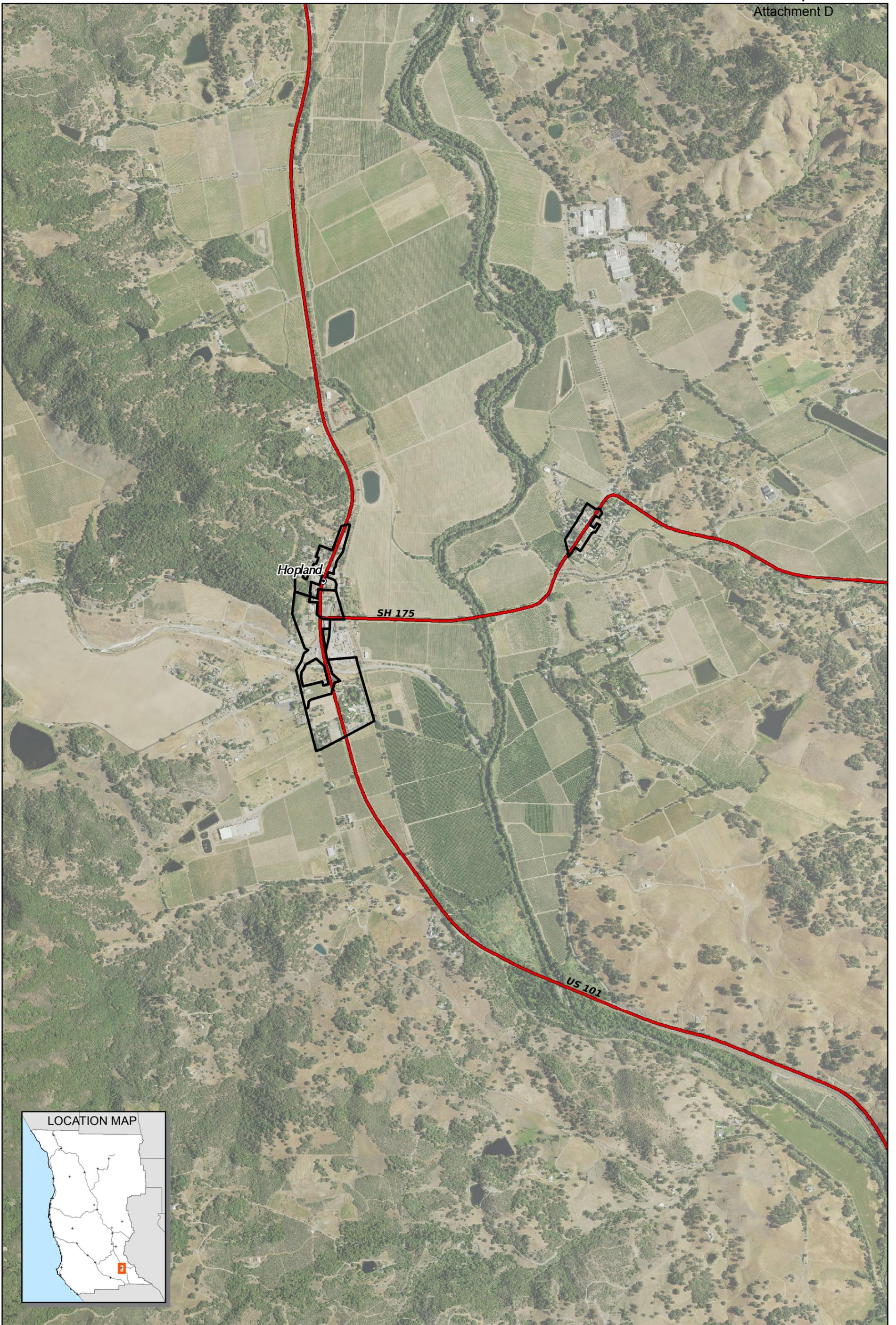


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - LAYTONVILLE

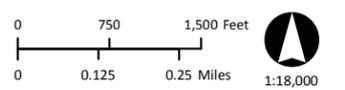


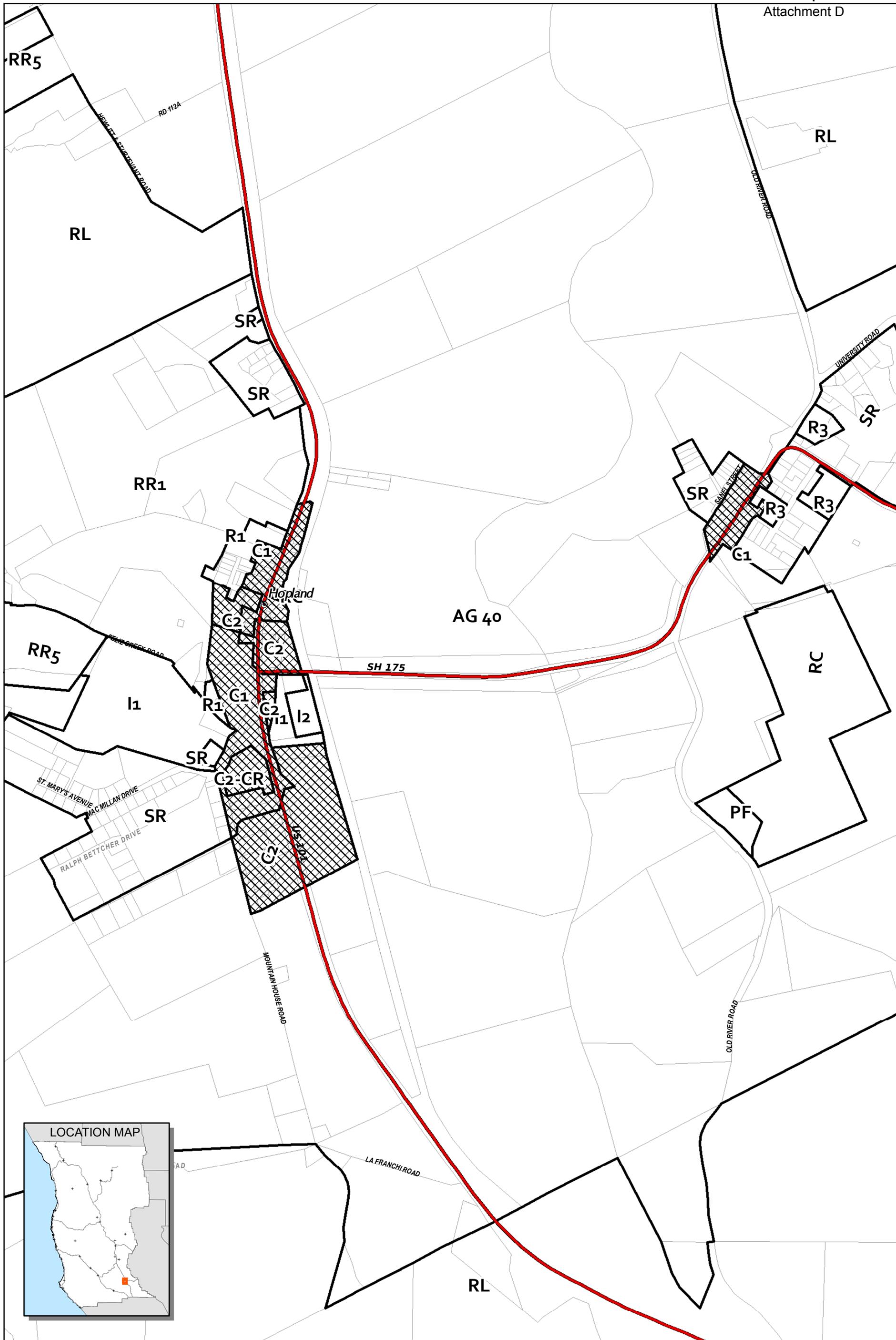


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - HOPLAND

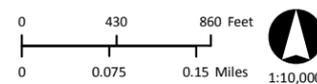


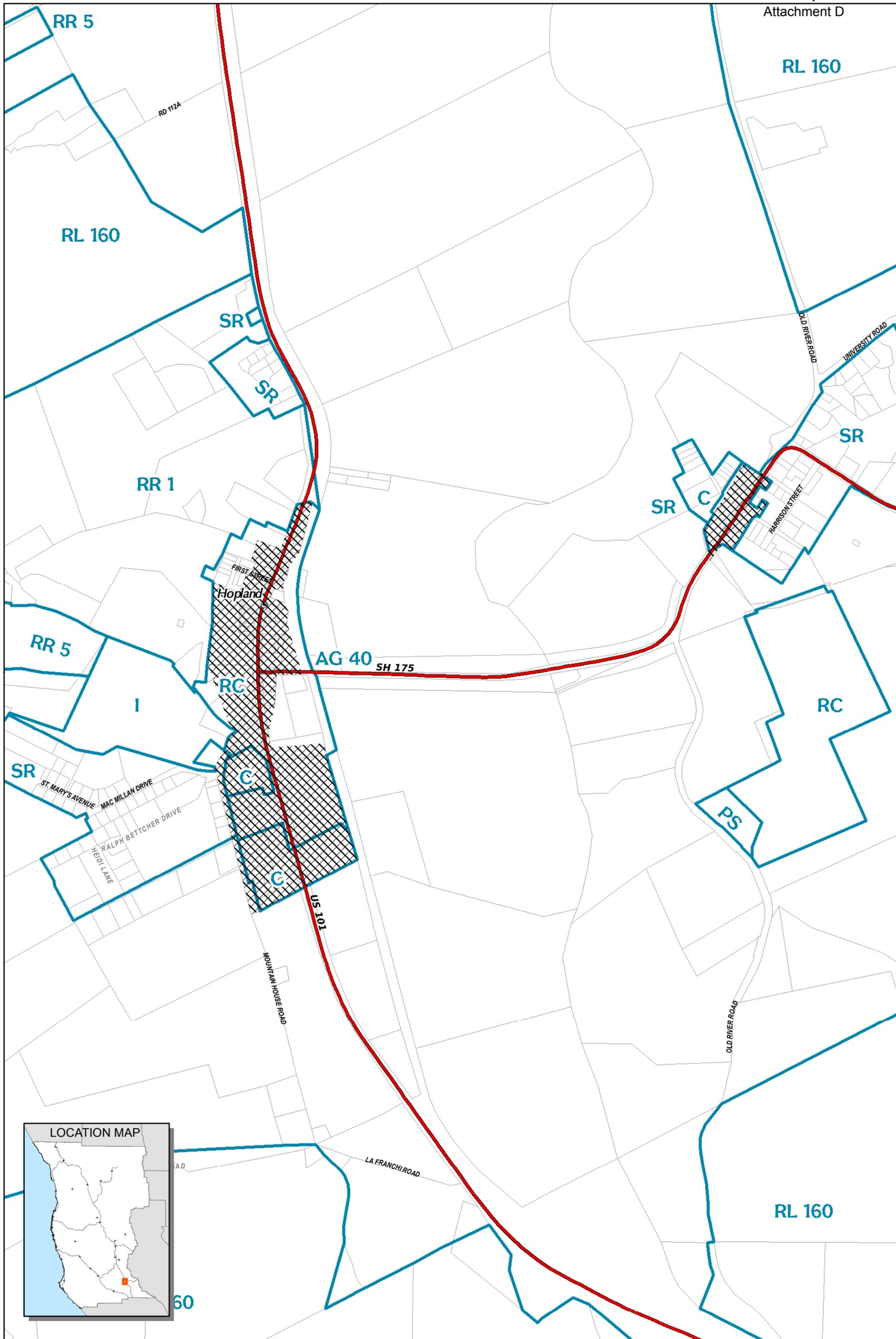


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - HOPLAND

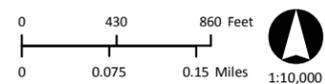


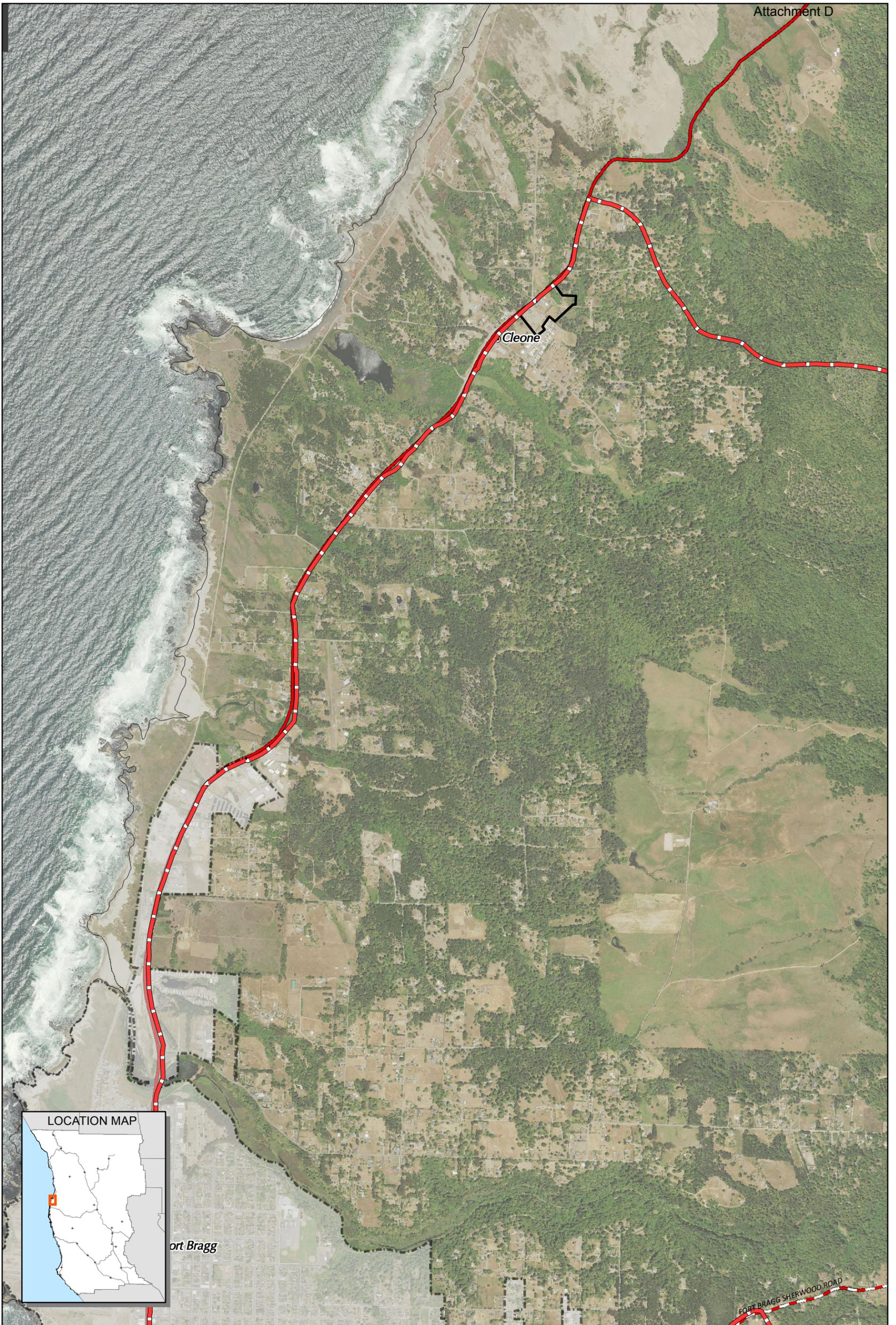


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - HOPLAND

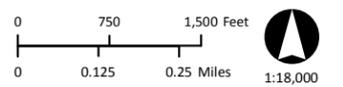


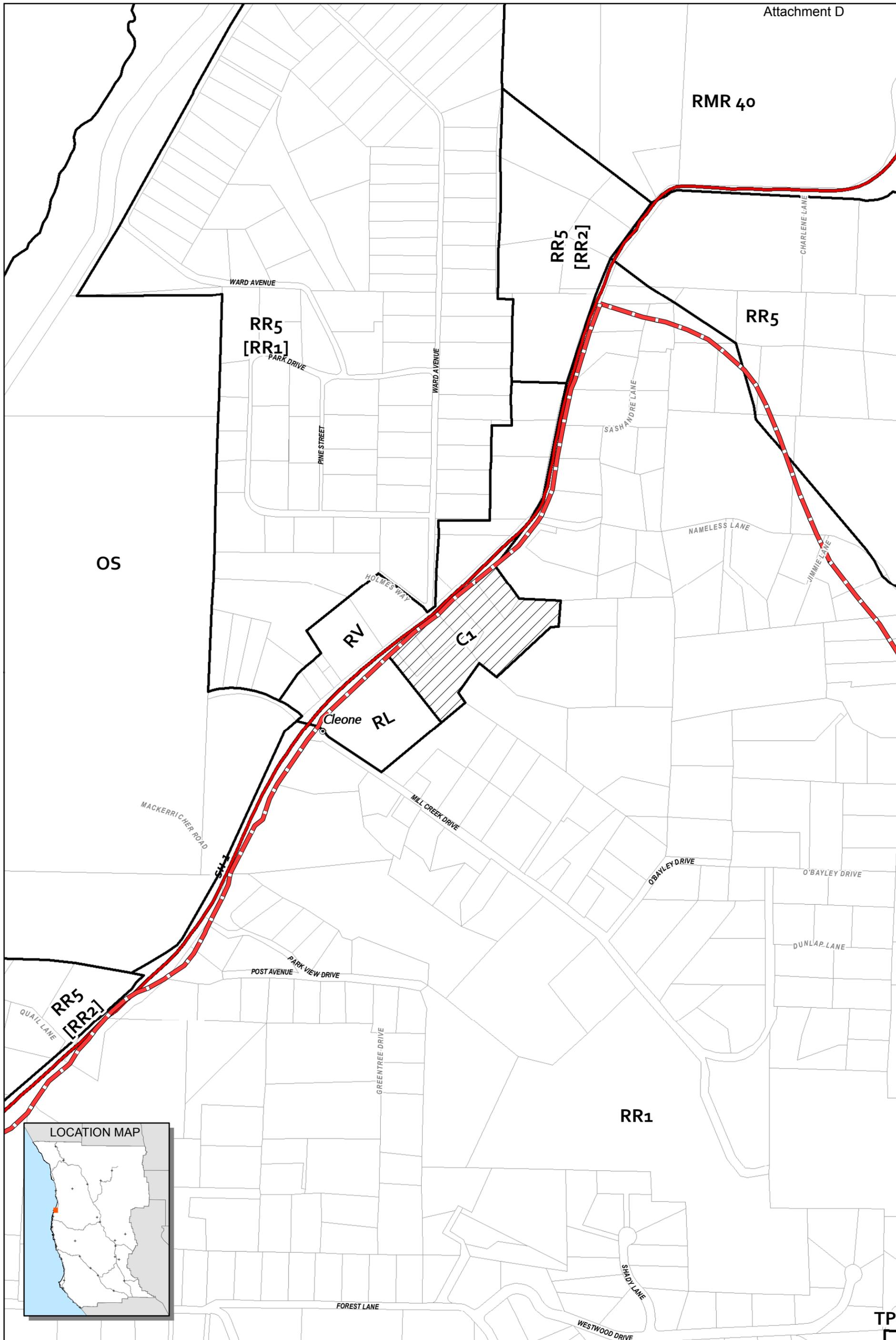


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - CLEONE

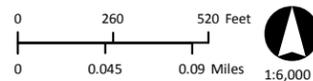


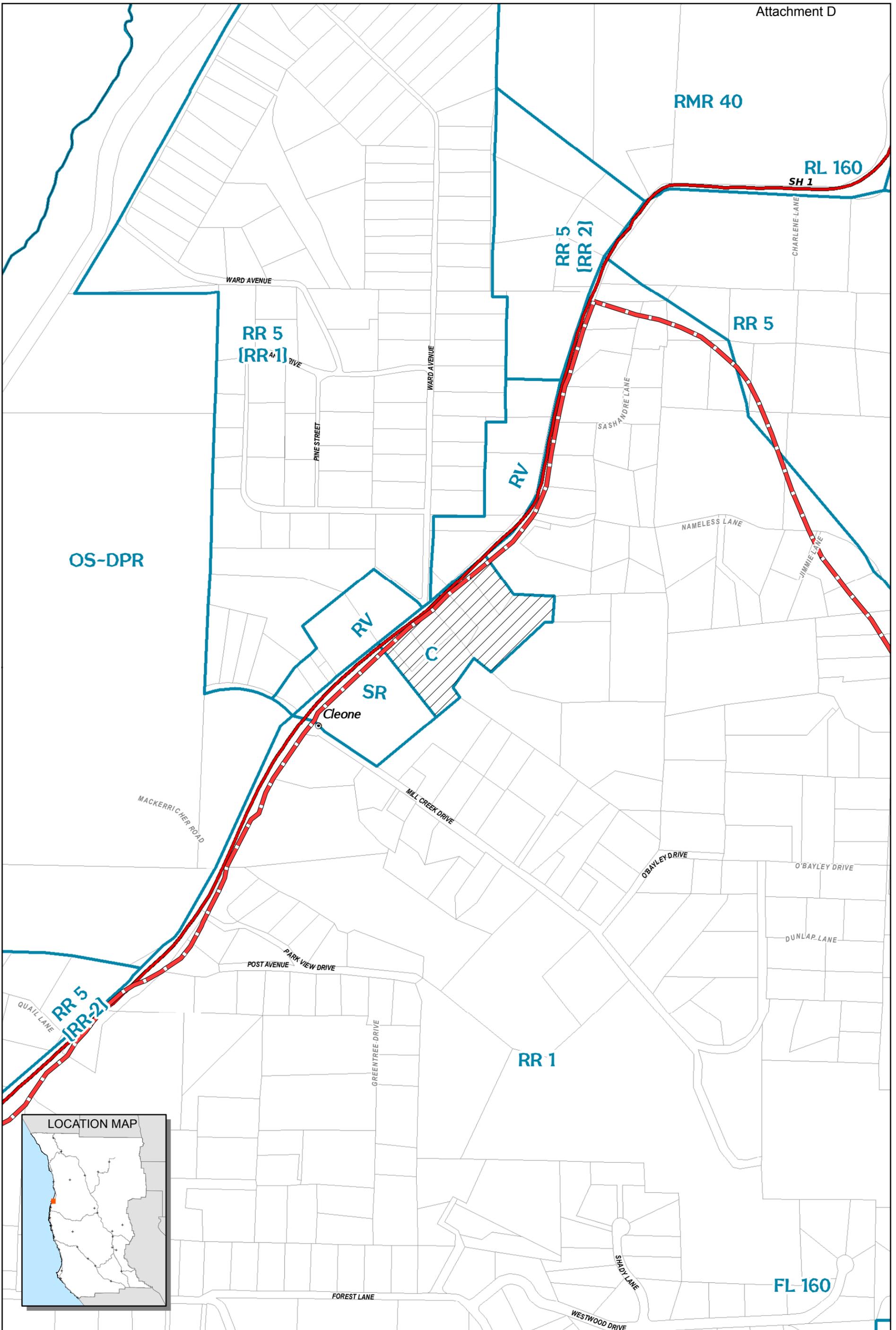


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - CLEONE

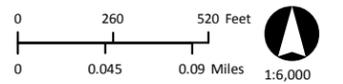


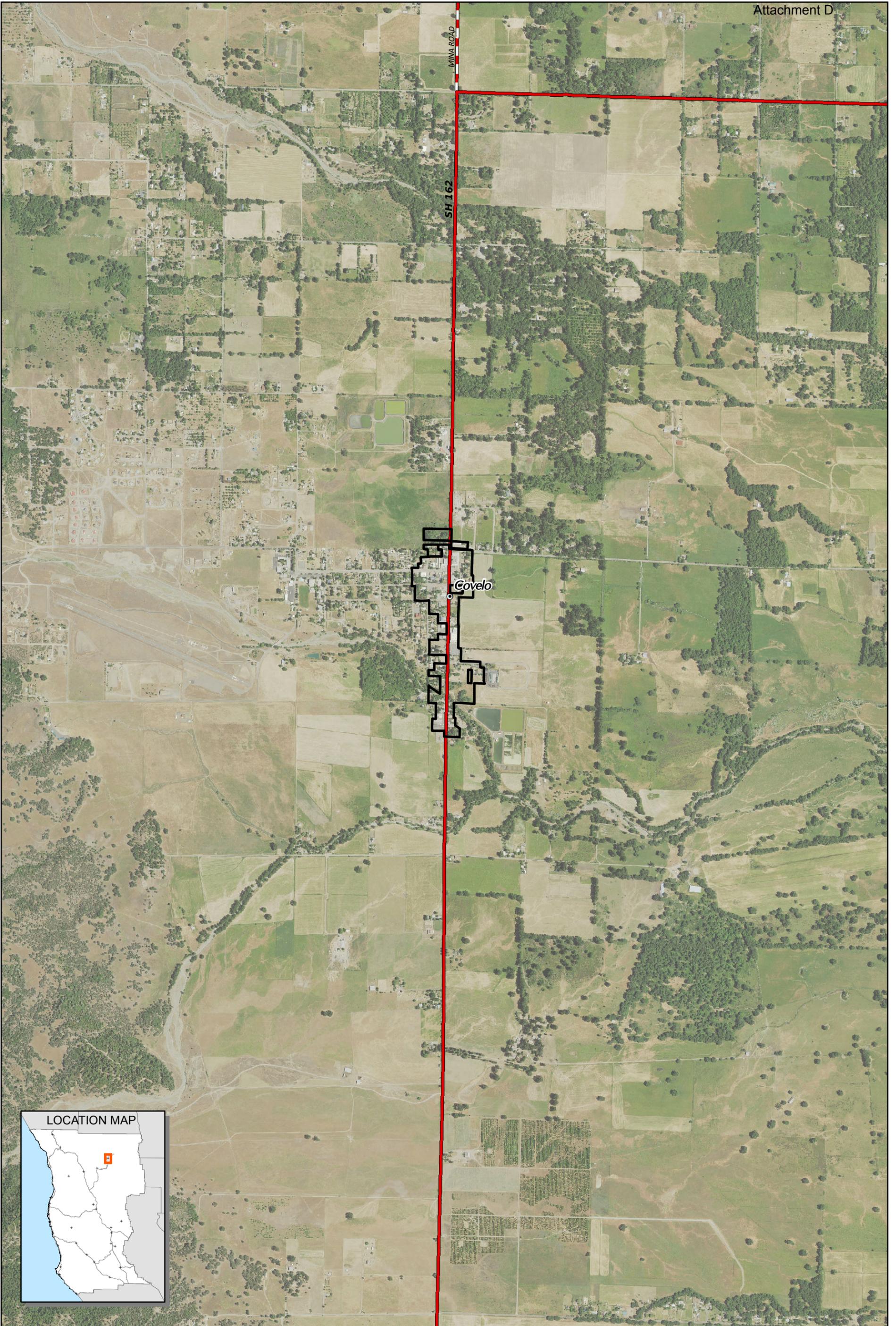


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - CLEONE





SH 162

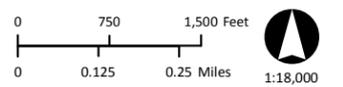
Covelo

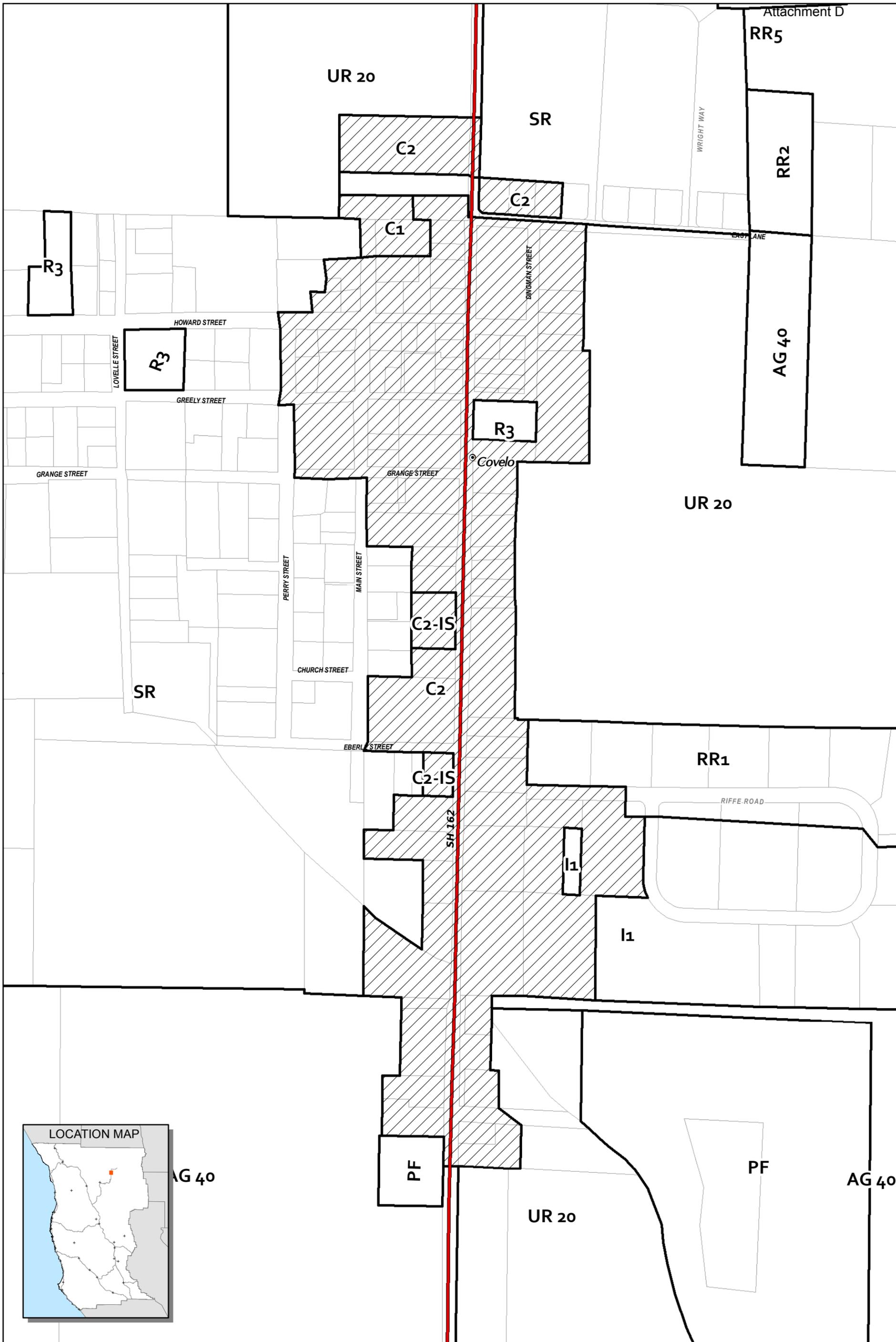


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - COVELO

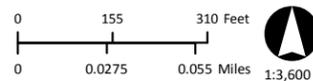


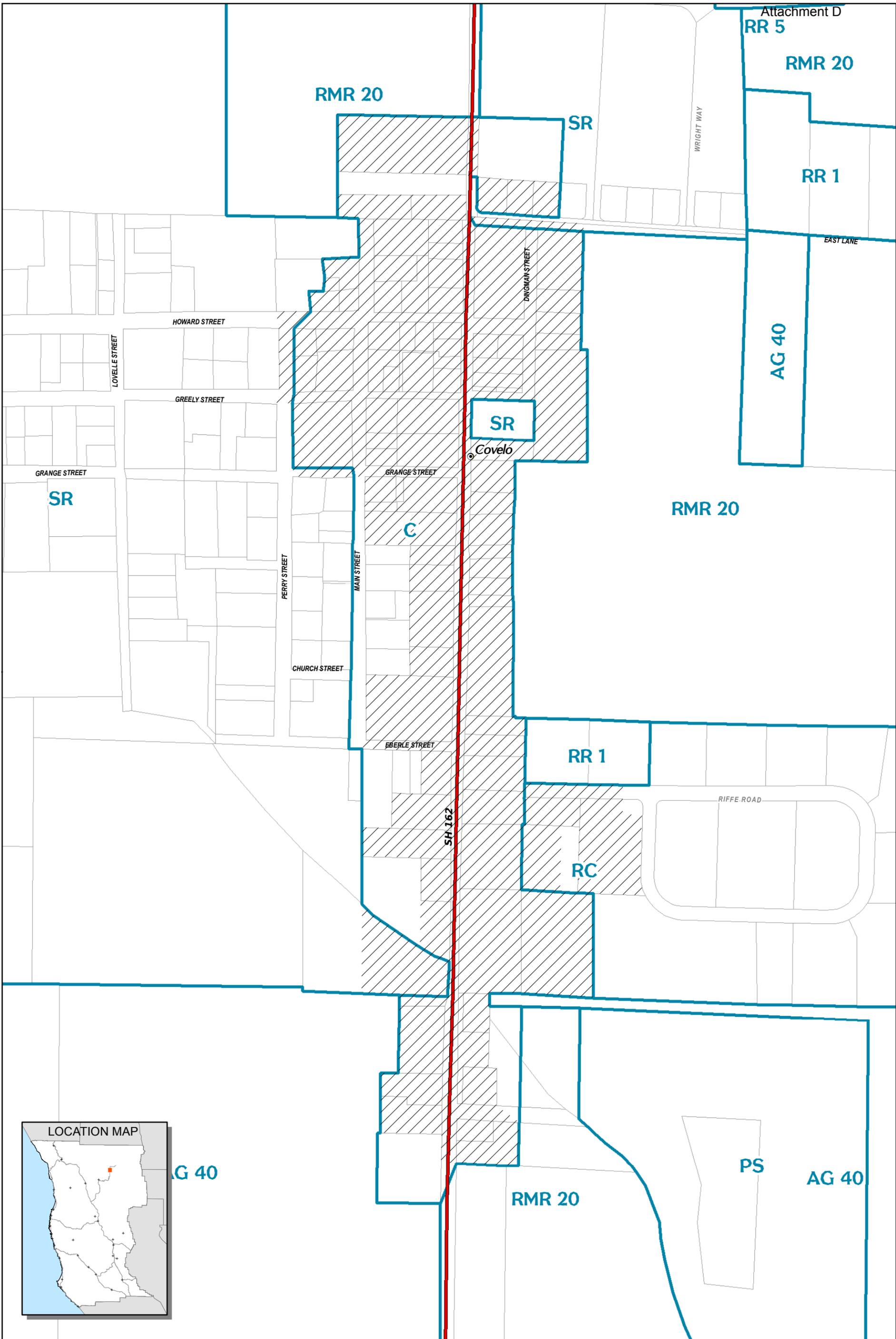


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - COVELO

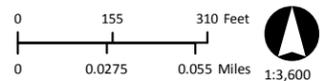


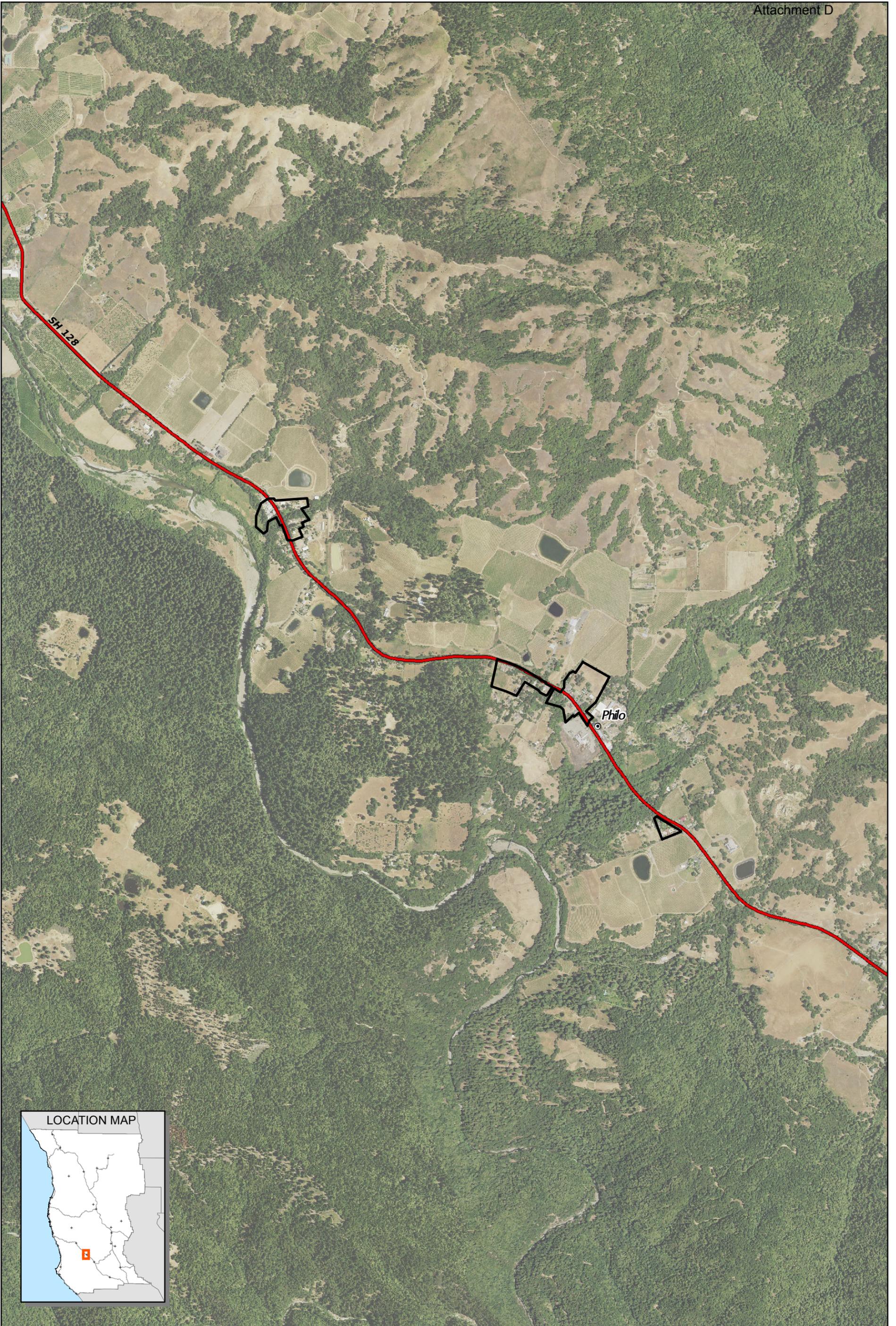


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

GENERAL PLAN CLASSIFICATIONS - COVELO

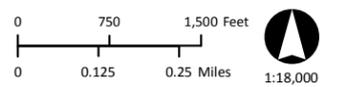


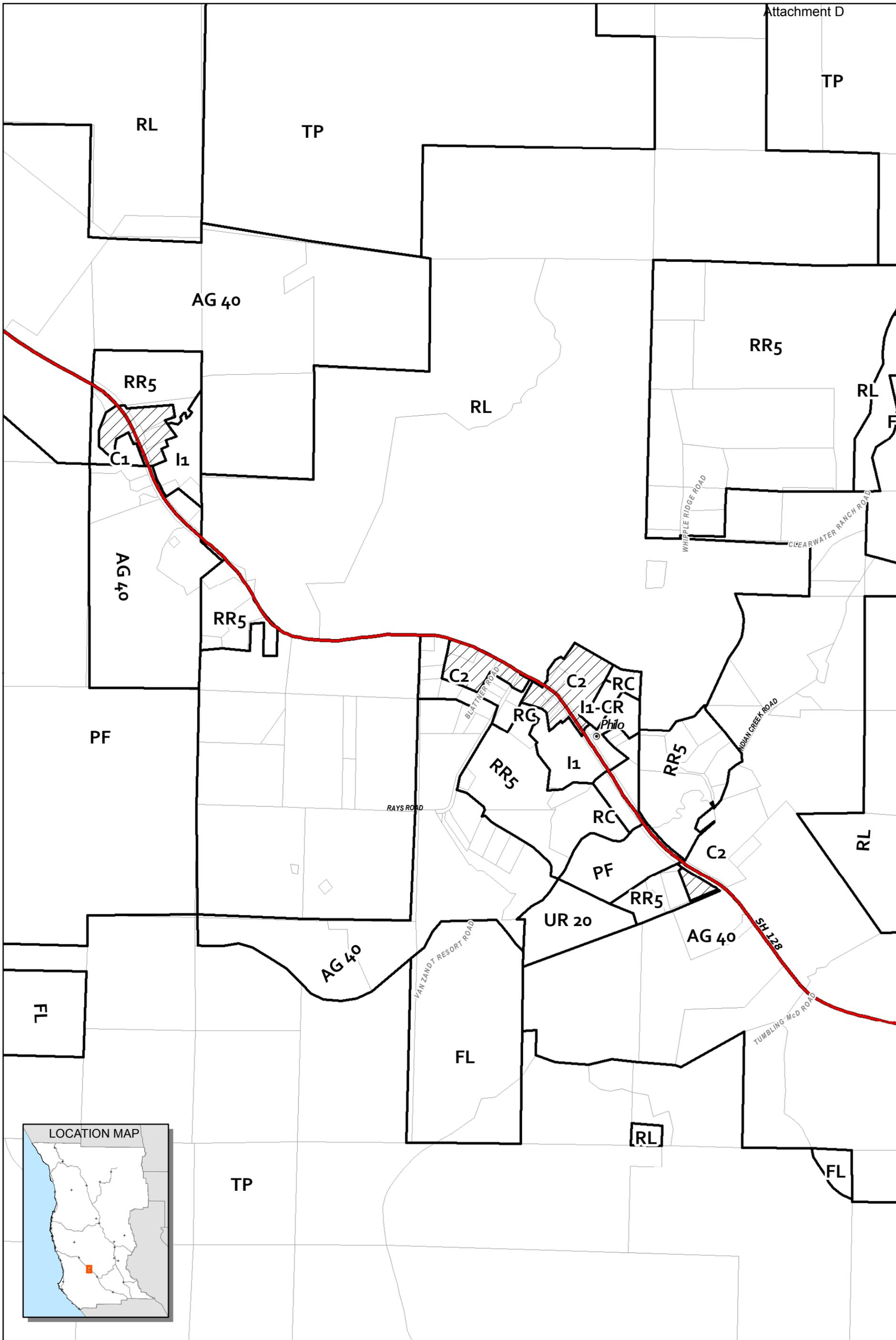


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - PHILO

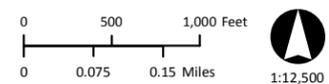


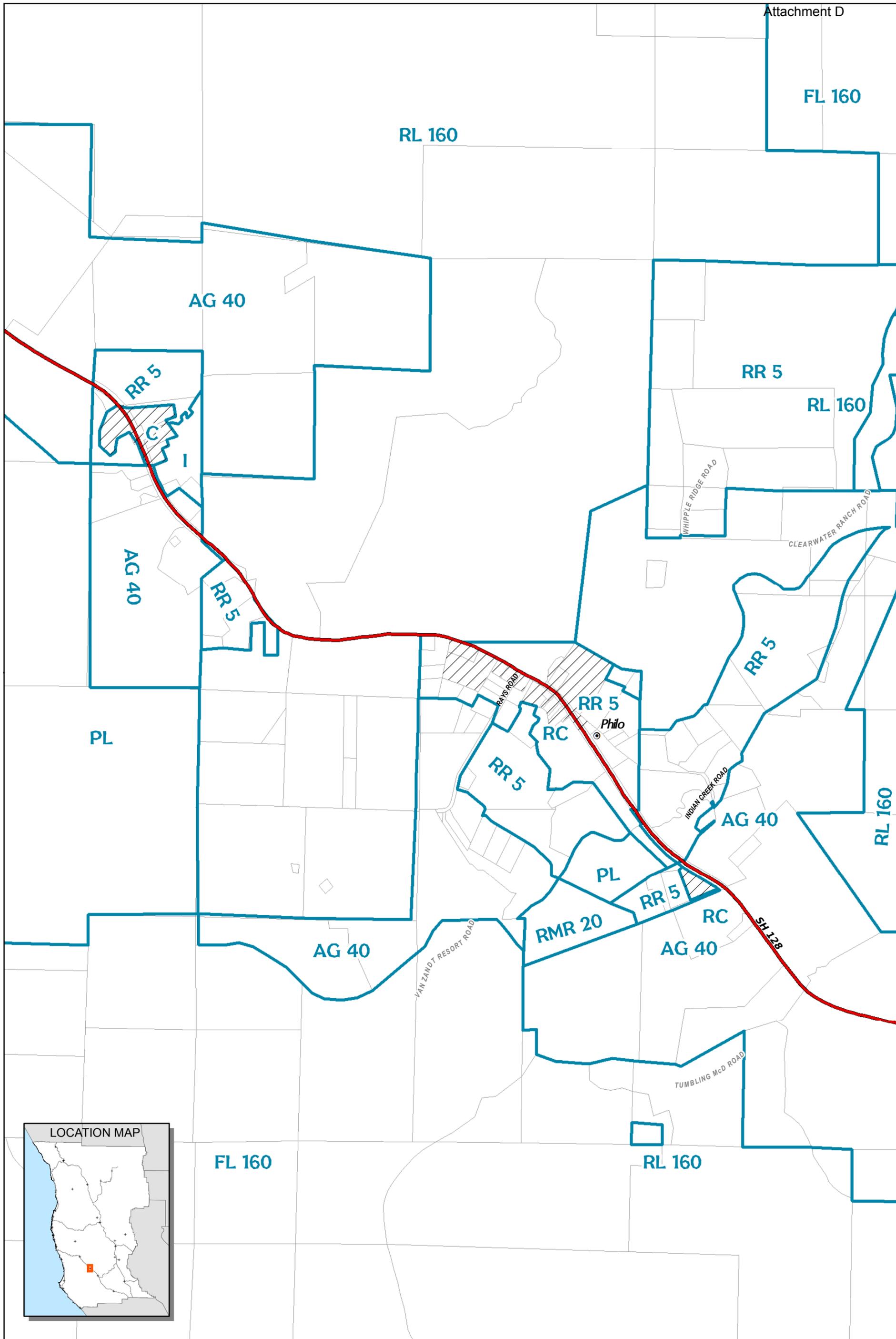


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - PHILO

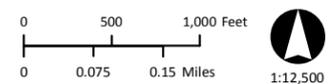




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - PHILO

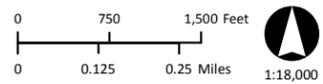


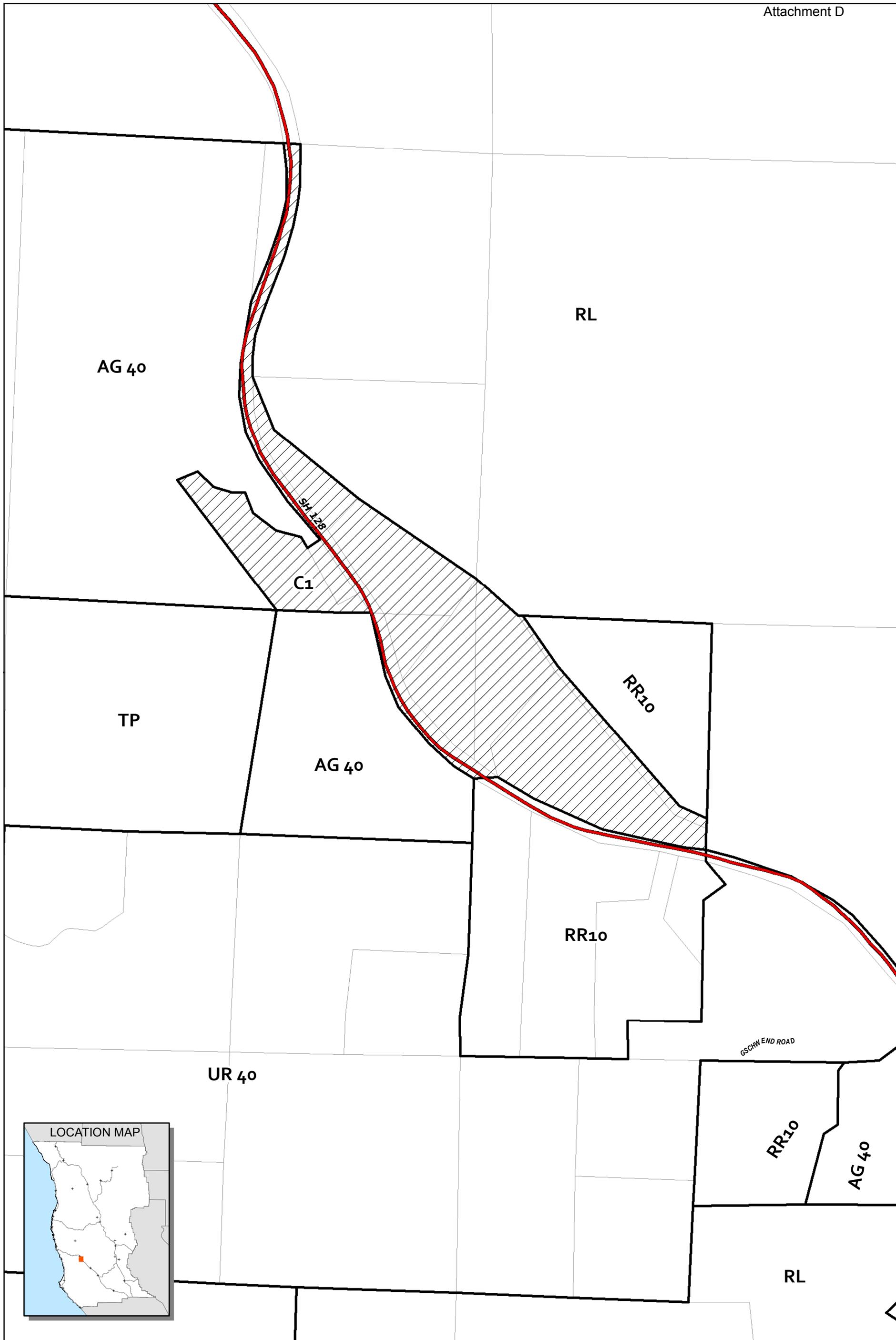


CASE: **OA 2016-0001 / R 2016-0002**
OWNER: **Various**
APN: **Various**
APLCT: **MenCo PBS**
ADDRESS: **Various**

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

EXISTING COMMERCIAL ZONES - NAVARRO

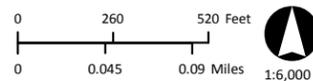


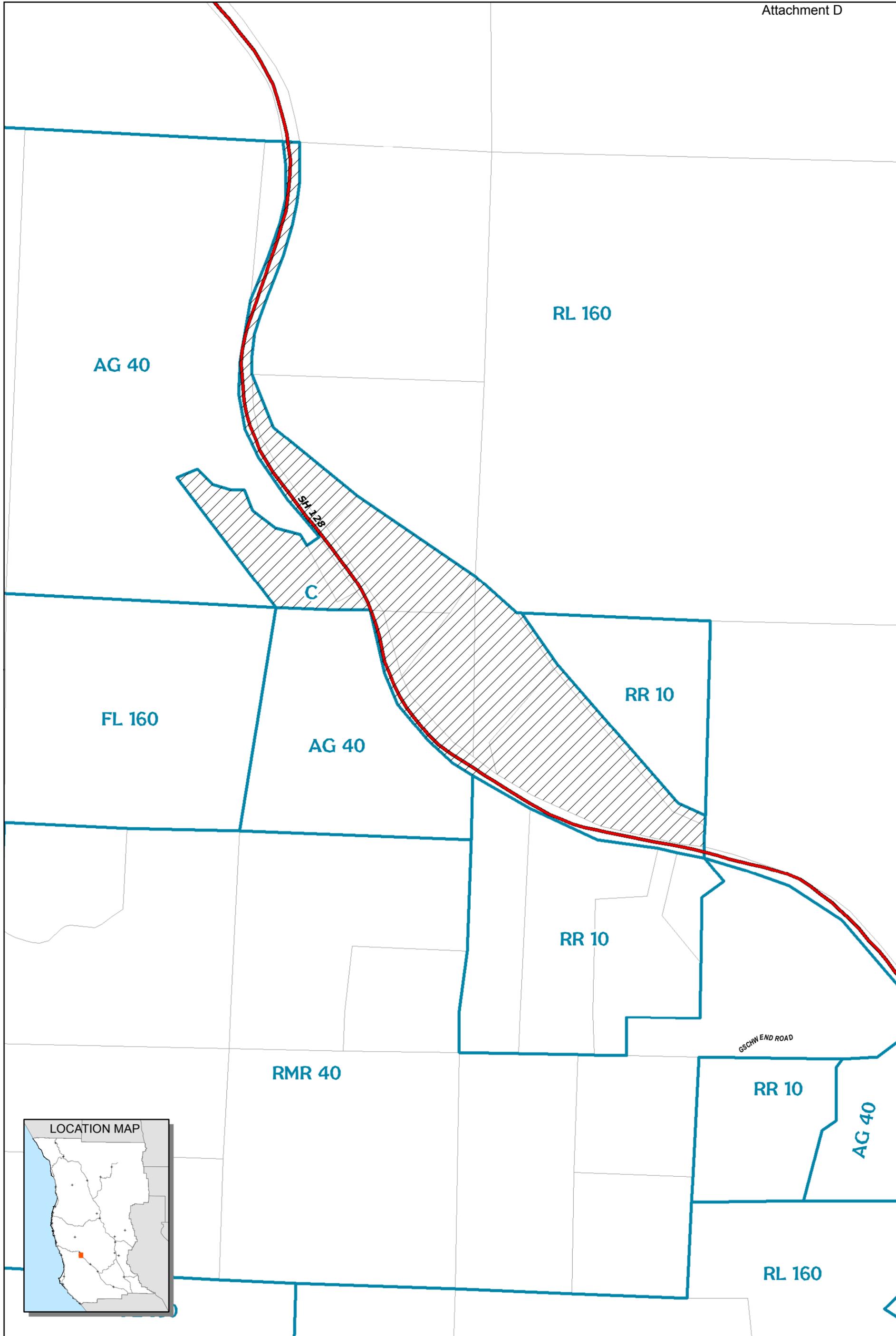


CASE: OA 2016-0001 / R 2016-0002
OWNER: Various
APN: Various
APLCT: MenCo PBS
ADDRESS: Various

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

ZONING DISPLAY MAP - NAVARRO

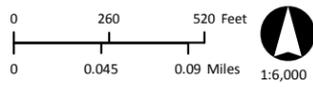




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

GENERAL PLAN CLASSIFICATIONS - NAVARRO



ORDINANCE NO. _____

**ORDINANCE ADDING CHAPTER 20.147 TO THE MENDOCINO COUNTY CODE
ESTABLISHING A COMMUNITY CHARACTER COMBINING DISTRICT
WITHIN THE COUNTY ZONING CODE**

WHEREAS, Mendocino County contains many rural communities with a small-town environment and unique character, each of which attracts residents and visitors because of their eclectic and diverse mix of businesses, and each of which must be protected and enhanced so that the unique character of the rural communities of Mendocino County can flourish without inappropriate changes; and

WHEREAS, the Mendocino County Board of Supervisors desires to protect the unique character of the rural communities of the County and create a supportive environment for new and unique small businesses; and

WHEREAS, Mendocino County General Plan Policy DE-69 provides that the County should emphasize local community character and culture in community planning and development; and

WHEREAS, Mendocino County General Plan Policy DE-71 provides that the County should create attractive and economically viable community 'core' areas; and

WHEREAS, Mendocino County General Plan Policy DE-79 provides that compatibility with desired architectural character in established neighborhoods and communities shall be evaluated when considering new development; and

WHEREAS, the Mendocino County Board of Supervisors is concerned that 'chain' or 'formula' businesses, whose objectives of standardization and brand identity may be in conflict with emphasizing local community character, will proliferate throughout the rural communities of the County and detract from the unique character of the County by displacing unique local or other small businesses or introducing standardized, non-unique establishments that will lessen the uniqueness and character prized by County residents; and

WHEREAS, income earned by independent small businesses is more likely to circulate within the local economy than the money earned by formula businesses, which often have corporate offices and vendors located outside of Mendocino County, resulting in less local economic benefit and vitality, adversely affecting the County; and

WHEREAS, notwithstanding the visual attractiveness of a storefront or other business structure, the standardized architecture, color schemes, décor and signage (which said signage almost universally includes the display of registered service marks which, under federal law, cannot be modified or changed through the application of local land use regulations) of many

formula businesses can detract from the distinctive character of the rural communities of the County; and

WHEREAS, the location of formula business establishments in the County, if not regulated, will hamper and irreparably impede the County's goal of a diverse business base with specific attention to the small town character of the County's rural communities. Specifically, the unregulated and unmonitored establishment of formula businesses may change the character of the rural communities of the County and unduly limit or eliminate business establishment opportunities for smaller or medium-sized businesses, many of which tend to be non-traditional or unique and which complement the small town character of the County's rural communities; and

WHEREAS, the Mendocino County Board of Supervisors adopted an interim prohibition on the establishment of formula businesses in most of the County to allow time for preparation of potential formula business regulations by County staff; and

WHEREAS, draft versions of a proposed ordinance were made available to the public for review and referred to the County's Municipal Advisory Councils; and

WHEREAS, the absence of regulations and procedures governing formula businesses poses a threat to the health, safety and welfare of the citizens of Mendocino County, which, if unaddressed, could affect business diversity, the local economy, and the unique character of the County and its rural communities; and

WHEREAS, the purpose of this ordinance is to create an overlay district which would provide regulations for the establishment of certain types of formula businesses in commercial zones and community areas within Mendocino County; and

WHEREAS, on June 16, 2016, the Planning Commission opened a duly-noticed public hearing regarding proposed regulations on formula businesses, which was continued first to August 18, 2016, and second to November 17, 2016, during which the Planning Commission accepted numerous public comments and deliberated regarding the proposed ordinance, and on _____, the Planning Commission provided its report and recommendation on the proposed ordinance to the Board of Supervisors; and

WHEREAS, on _____, the Board of Supervisors conducted a duly-noticed public hearing on the ordinance, accepted public comment, and introduced the ordinance for first reading.

NOW, THEREFORE, the Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 1. The above recitals are incorporated herein by this reference.

Section 2. Chapter 20.147 is hereby added to the Mendocino County Code to read as follows:

Chapter 20.147 – Community Character Combining District

- [Sec. 20.147.010 Intent](#)
- [Sec. 20.147.020 Applicability](#)
- [Sec. 20.147.030 Definitions](#)
- [Sec. 20.147.040 Prohibitions](#)
- [Sec. 20.147.050 Requirements](#)
- [Sec. 20.147.060 Exceptions](#)

Sec. 20.147.010 Intent

~~The Community Character Combining District (“CC Combining District”) is intended to establish special requirements and regulations to retain and enhance the special features of community areas and commercial places within Mendocino County by:~~

Deleted: This district

- (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.
- (C) Preserve and enhance the established historic character of each of the communities, including the retention and restoration of historic buildings and sites.
- (D) Establish places and facilities that create a sense of community, and encourage building designs that reflect and incorporate historic character of each community.
- (E) Encourage locally owned businesses, and support the creation of economic opportunity, places and facilities that support a sense of community, as well as promoting economic opportunities that support infill development and improve the aesthetic character of core downtown community areas.

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 Drive
 - South Ukiah
- Talmage
- Other Commercial Places
 - Bell Springs
 - Comptche

Sec. 20.147.030 Definitions

Deleted: 15

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

~~ten (10)~~ or more other establishments maintains two ~~(2)~~ or more Standardized Features:

Deleted: 10 (ten)

Deleted: .

- (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. ~~“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.

Deleted: The term

(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)~~ Color Scheme. A selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the façade.

Deleted: (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)~~ Décor. The style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.

Deleted: 2

Deleted: 3

~~(3)~~ Façade. The face or front of a building, including awnings, looking onto a street or an open space.

Deleted: 4

~~(4)~~ Servicemark. Words, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the services from one party from those of others.

~~(5)~~ Signage. “Signage” shall be defined as a sign pursuant to Title 20 of the Mendocino County Code.

Formatted: Not Highlight

Formatted: Not Highlight

~~(6)~~ Standardized array of merchandise. An inventory of merchandise of which 50% or more is provided by a single distributor bearing uniform markings.

Deleted: 5

(7) Standardized array of services. A substantially common menu or set of services priced and performed in a consistent manner.

Deleted: 6

(8) 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.

Deleted: 7

(G) Structure. "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

The County, and its agents, employees and departments, shall not approve any subdivision, use permit, variance, building permit, grading permit, business license, certificate of use, certificate of occupancy or any other approval, permit, license or entitlement for the use of land or structures by a Formula Business in the CC Combining District without compliance with the provisions of this Chapter. Any application for an approval, permit, license or entitlement for the use of land or structures that is determined by the County to be for a Formula Business that does not identify the use as a Formula Business is incomplete and cannot be processed until the omission is corrected. Any approval, permit, license or entitlement approved after the effective date of the ordinance adopting this Chapter that is determined by the County, to have been, at the time of application, for a Formula Business that did not identify the use as a Formula Business is subject to revocation at any time. If the County determines that the application for an approval, permit, license or entitlement is for a Formula Business, the applicant bears the burden of proving to the County that the proposed use is not a Formula Business.

Formatted: Not Highlight

Deleted: ¶

Deleted: City

Formatted: Font color: Red

Deleted: ¶
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.¶

Sec. 20.147.050 Requirements

(A) The establishment of a new Formula Business in a newly constructed Structure on a lot or within a Substantially Reconstructed Structure located within a Community Area or Commercial Place, as defined in this Chapter, within the CC Combining District, is subject to the approval of a Minor

Deleted: 30

Deleted: a

Deleted: vacant

Deleted: s

Deleted: r

Deleted: s

Use Permit, pursuant to Mendocino County Zoning Code – Division I, Chapter 20.196, Use Permits. Establishment of such Formula Businesses are subject to the following requirements, unless the applicable base zoning district contains a more restrictive similar requirement, in which case the more restrictive requirement shall control;

Deleted: ¶
Deleted: (B) . All Formula Business establishments

(1) 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 compatible with existing development in the area.

Deleted: it is superseded by a more restrictive requirement of the applicable base zoning district.

Deleted: a)

(2) Architectural Design. The character, scale and quality of the design, the architectural relationship between the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated into the Formula Business' design concept in order to ensure its compatibility with the character of adjacent buildings and properties.

Deleted: for

Deleted: b)

Deleted: with

(3) Signage. Signage shall be established in conformance with Mendocino County Code – Division I, Chapter 20.184 Sign Regulations. All signs shall be designed to be compatible with the architecture and design of buildings/structures on-site, and shall incorporate similar and compatible building materials and colors as utilized by the buildings/structures on which they are affixed.

Deleted: the

Deleted: of the development

Deleted: its design concept and

Deleted: c)

Deleted: Signing

Deleted: , with the exception that the following signs are not permitted: (1) cabinet signs; (2) signs that extend beyond roof lines; and (3) the use of free-standing (pole) signs

(4) Landscape Design. The design of the Formula Business shall include a landscape design plan which shall include the location, type, size, color, texture and coverage of plant materials, and provisions for irrigation, maintenance and protection of landscaped areas and similar elements to ensure visual relief, to compliment buildings and structures and to provide an attractive environment.

Deleted: d)

Deleted: Including

(B) In addition to the findings required for a Minor Use Permit, all approvals of a Formula Business shall contain a finding that the requirements of this section have been satisfied.

Deleted: have been considered

Deleted: for the enjoyment of the public

Formatted: Normal, Indent: Left: 0", First line: 0"

Formatted: Normal, Indent: Left: 0.5"

Formatted: Font: (Default) Arial

Sec. 20.147.040 Exceptions

Deleted: 25

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

Deleted: Community Character

(A) When an active building permit for a new Formula Business on any 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.

Section 3. CEQA. This ordinance is categorically exempt from the California Environmental Quality Act under (a) Section 15060(c)(2) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; (b) Section 15060(c)(3) of the State CEQA Guidelines because it is not a project within the meaning of CEQA since it has no potential for resulting in physical changes in the environment; and (c) Section 15308 of the State CEQA Guidelines because it is a regulatory action taken by the County to assure the maintenance and protection of the environment. [These findings are based on the staff memorandum accompanying this ordinance.](#)

Section 4. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mendocino, State of California, on this _____ day of _____, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared the Ordinance passed and adopted and **SO ORDERED**.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

DAN GJERDE, Chair
Mendocino County Board of Supervisors

Deputy

APPROVED AS TO FORM:

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has

Deleted: vacant

Deleted: 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. ¶

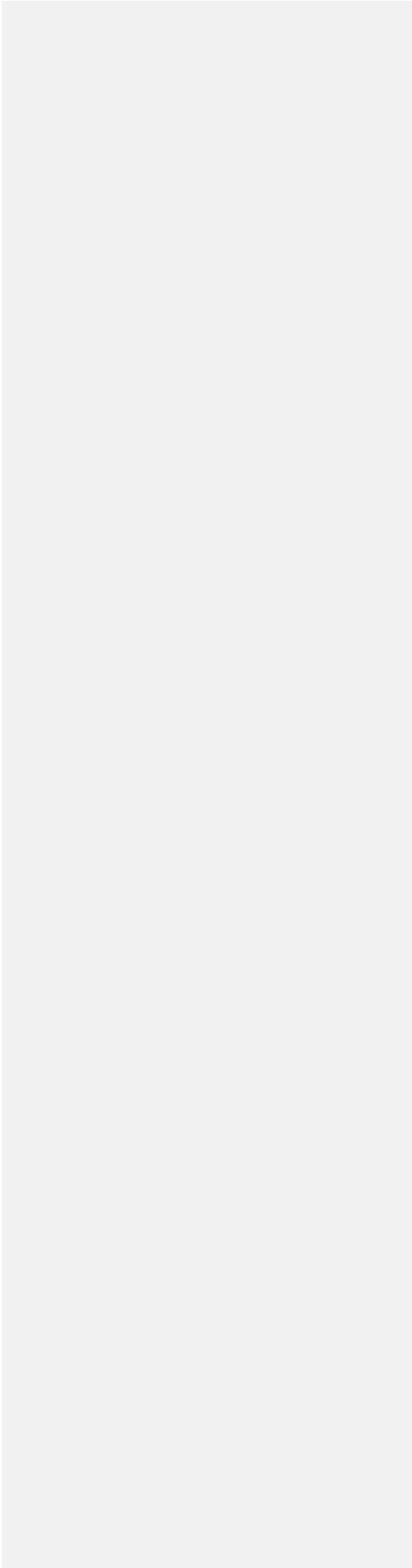
Formatted: Font color: Accent 1

KATHARINE L. ELLIOTT,
County Counsel

been made.

BY: CARMEL J. ANGELO
Clerk of the Board

Deputy



ORDINANCE NO. _____

**ORDINANCE ADDING CHAPTER 20.147 TO THE MENDOCINO COUNTY CODE ESTABLISHING
A COMMUNITY CHARACTER COMBINING DISTRICT
WITHIN THE COUNTY ZONING CODE**

WHEREAS, Mendocino County contains many rural communities with a small-town environment and unique character, each of which attracts residents and visitors because of their eclectic and diverse mix of businesses, and each of which must be protected and enhanced so that the unique character of the rural communities of Mendocino County can flourish without inappropriate changes; and

WHEREAS, the Mendocino County Board of Supervisors desires to protect the unique character of the rural communities of the County and create a supportive environment for new and unique small businesses; and

WHEREAS, Mendocino County General Plan Policy DE-69 provides that the County should emphasize local community character and culture in community planning and development; and

WHEREAS, Mendocino County General Plan Policy DE-71 provides that the County should create attractive and economically viable community 'core' areas; and

WHEREAS, Mendocino County General Plan Policy DE-79 provides that compatibility with desired architectural character in established neighborhoods and communities shall be evaluated when considering new development; and

WHEREAS, the Mendocino County Board of Supervisors is concerned that 'chain' or 'formula' businesses, whose objectives of standardization and brand identity may be in conflict with emphasizing local community character, will proliferate throughout the rural communities of the County and detract from the unique character of the County by displacing unique local or other small businesses or introducing standardized, non-unique establishments that will lessen the uniqueness and character prized by County residents; and

WHEREAS, income earned by independent small businesses is more likely to circulate within the local economy than the money earned by formula businesses, which often have corporate offices and vendors located outside of Mendocino County, resulting in less local economic benefit and vitality, adversely affecting the County; and

WHEREAS, notwithstanding the visual attractiveness of a storefront or other business structure, the standardized architecture, color schemes, décor and signage (which said signage almost universally includes the display of registered service marks which, under federal law, cannot be modified or changed through the application of local land use regulations) of many formula businesses can detract from the distinctive character of the rural communities of the County; and

WHEREAS, the location of formula business establishments in the County, if not regulated, will hamper and irreparably impede the County's goal of a diverse business base with specific attention to the small town character of the County's rural communities. Specifically, the unregulated

and unmonitored establishment of formula businesses may change the character of the rural communities of the County and unduly limit or eliminate business establishment opportunities for smaller or medium-sized businesses, many of which tend to be non-traditional or unique and which complement the small town character of the County's rural communities; and

WHEREAS, the Mendocino County Board of Supervisors adopted an interim prohibition on the establishment of formula businesses in most of the County to allow time for preparation of potential formula business regulations by County staff; and

WHEREAS, draft versions of a proposed ordinance were made available to the public for review and referred to the County's Municipal Advisory Councils; and

WHEREAS, the absence of regulations and procedures governing formula businesses poses a threat to the health, safety and welfare of the citizens of Mendocino County, which, if unaddressed, could affect business diversity, the local economy, and the unique character of the County and its rural communities; and

WHEREAS, the purpose of this ordinance is to create an overlay district which would provide regulations for the establishment of certain types of formula businesses in commercial zones and community areas within Mendocino County; and

WHEREAS, on June 16, 2016, the Planning Commission opened a duly-noticed public hearing regarding proposed regulations on formula businesses, which was continued first to August 18, 2016, and second to November 17, 2016, during which the Planning Commission accepted numerous public comments and deliberated regarding the proposed ordinance, and on _____, the Planning Commission provided its report and recommendation on the proposed ordinance to the Board of Supervisors; and

WHEREAS, on _____, the Board of Supervisors conducted a duly-noticed public hearing on the ordinance, accepted public comment, and introduced the ordinance for first reading.

NOW, THEREFORE, the Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 1. The above recitals are incorporated herein by this reference.

Section 2. Chapter 20.147 is hereby added to the Mendocino County Code to read as follows:

Chapter 20.147 – Community Character Combining District

- Sec. 20.147.010 Intent
- Sec. 20.147.020 Applicability
- Sec. 20.147.030 Definitions
- Sec. 20.147.040 Prohibitions
- Sec. 20.147.050 Requirements
- Sec. 20.147.060 Exceptions

Sec. 20.147.010 Intent

The Community Character Combining District (“CC Combining District”) is intended to establish special requirements and regulations 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.

(C) Preserve and enhance the established historic character of each of the communities, including the retention and restoration of historic building sites

(D) Establish places and facilities that create a sense of community, and encourage building designs that reflect and incorporate historic character of each community.

(E) Encourage locally owned businesses, and support the creation of economic opportunity, places and facilities that support a sense of community, as well as promoting economic opportunities that support infill development and improve the aesthetic character of core downtown community areas.

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 Drive
 - South Ukiah
- Talmage
- Other Commercial Places
 - Bell Springs
 - Comptche

Sec. 20.147.030 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 ten (10) or more other establishments maintains two (2) 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. "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) Color Scheme. A selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the façade.

(2) Décor. The style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.

(3) Façade. The face or front of a building, including awnings, looking onto a street or an open space.

(4) Servicemark. Words, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the services from one party from those of others.

(5) Signage. "Signage" shall be defined as a sign pursuant to Title 20 of the Mendocino County Code.

(6) Standardized array of merchandise. An inventory of merchandise of which 50% or more is provided by a single distributor bearing uniform markings.

(7) Standardized array of services. A substantially common menu or set of services priced and performed in a consistent manner.

(8) 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. "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

The County, and its agents, employees and departments, shall not approve any subdivision, use permit, variance, building permit, grading permit, business license, certificate of use, certificate of occupancy or any other approval, permit, license or entitlement for the use of land or structures by a Formula Business in the CC Combining District without compliance with the provisions of this Chapter.

Any application for an approval, permit, license or entitlement for the use of land or structures that is determined by the County to be for a Formula Business that does not identify the use as a Formula Business is incomplete and cannot be processed until the omission is corrected. Any approval, permit, license or entitlement approved after the effective date of the ordinance adopting this Chapter that is determined by the County to have been, at the time of application, for a Formula Business that did not identify the use as a Formula Business is subject to revocation at any time. If the County determines that the application for an approval, permit, license or entitlement is for a Formula Business, the applicant bears the burden of proving to the County that the proposed use is not a Formula Business.

Sec. 20.147.050 Requirements

(A) The establishment of a new Formula Business in a newly constructed Structure on any lot or within a Substantially Reconstructed Structure located within a Community Area or Commercial Place, as defined in this Chapter, within the CC Combining District, is subject to the approval of a Minor Use Permit, pursuant to Mendocino County Zoning Code – Division I, Chapter 20.196, Use Permits. Establishment of such Formula Businesses are subject to the following requirements, unless the applicable base zoning district contains a more restrictive similar requirement, in which case the more restrictive requirement shall control:

(1) 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 compatible with existing development in the area.

(2) Architectural Design. The character, scale and quality of the design, the architectural relationship between the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated into the Formula Business' design concept in order to ensure its compatibility with the character of adjacent buildings and properties.

(3) Signage. Signage shall be established in conformance with Mendocino County Code – Division I, Chapter 20.184 Sign Regulations. All signs shall be designed to be compatible with the architecture and design of buildings/structures on-site, and shall incorporate similar and compatible building materials and colors as utilized by the buildings/structures on which they are affixed.

(4) Landscape Design. The design of the Formula Business shall include a landscape design plan which shall include the location, type, size, color, texture and coverage of plant materials, and provisions for irrigation, maintenance and protection of landscaped areas and similar elements to

ensure visual relief, to compliment buildings and structures and to provide an attractive environment.

(B) In addition to the findings required for a Minor Use Permit, all approvals of a Formula Business shall contain a finding that the requirements of this section have been satisfied.

Sec. 20.147.040 Exceptions

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

(A) When an active building permit for a new Formula Business on any 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.

Section 3. CEQA. This ordinance is categorically exempt from the California Environmental Quality Act under (a) Section 15060(c)(2) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; (b) Section 15060(c)(3) of the State CEQA Guidelines because it is not a project within the meaning of CEQA since it has no potential for resulting in physical changes in the environment; and (c) Section 15308 of the State CEQA Guidelines because it is a regulatory action taken by the County to assure the maintenance and protection of the environment. These findings are based on the staff memorandum accompanying this ordinance.

Section 4. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mendocino, State of California, on this _____ day of _____, 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared the Ordinance passed and adopted and **SO ORDERED**.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

Deputy

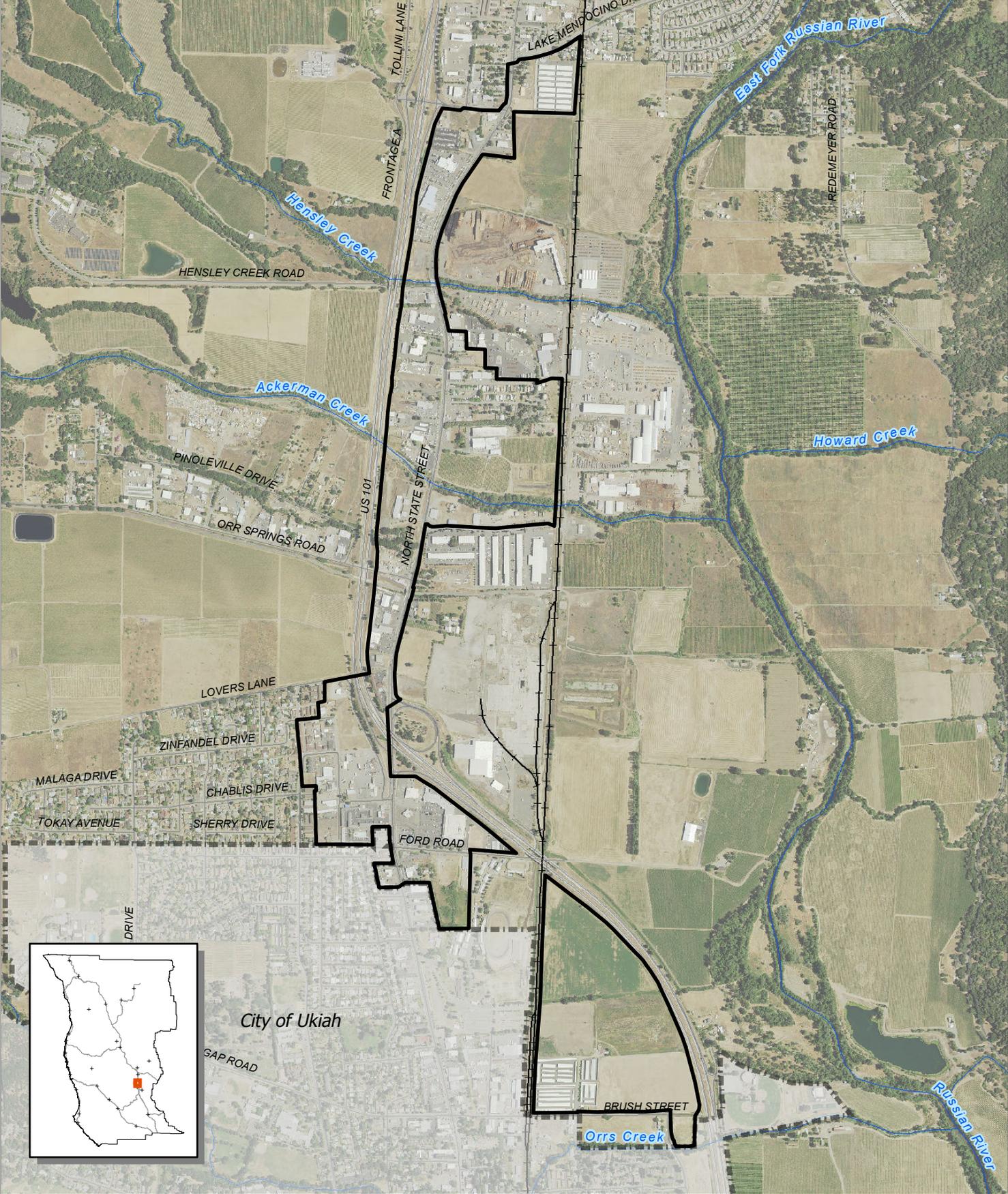
APPROVED AS TO FORM:
KATHARINE L. ELLIOTT,
County Counsel

DAN GJERDE, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

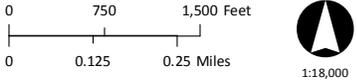
BY: CARMEL J. ANGELO
Clerk of the Board

Deputy



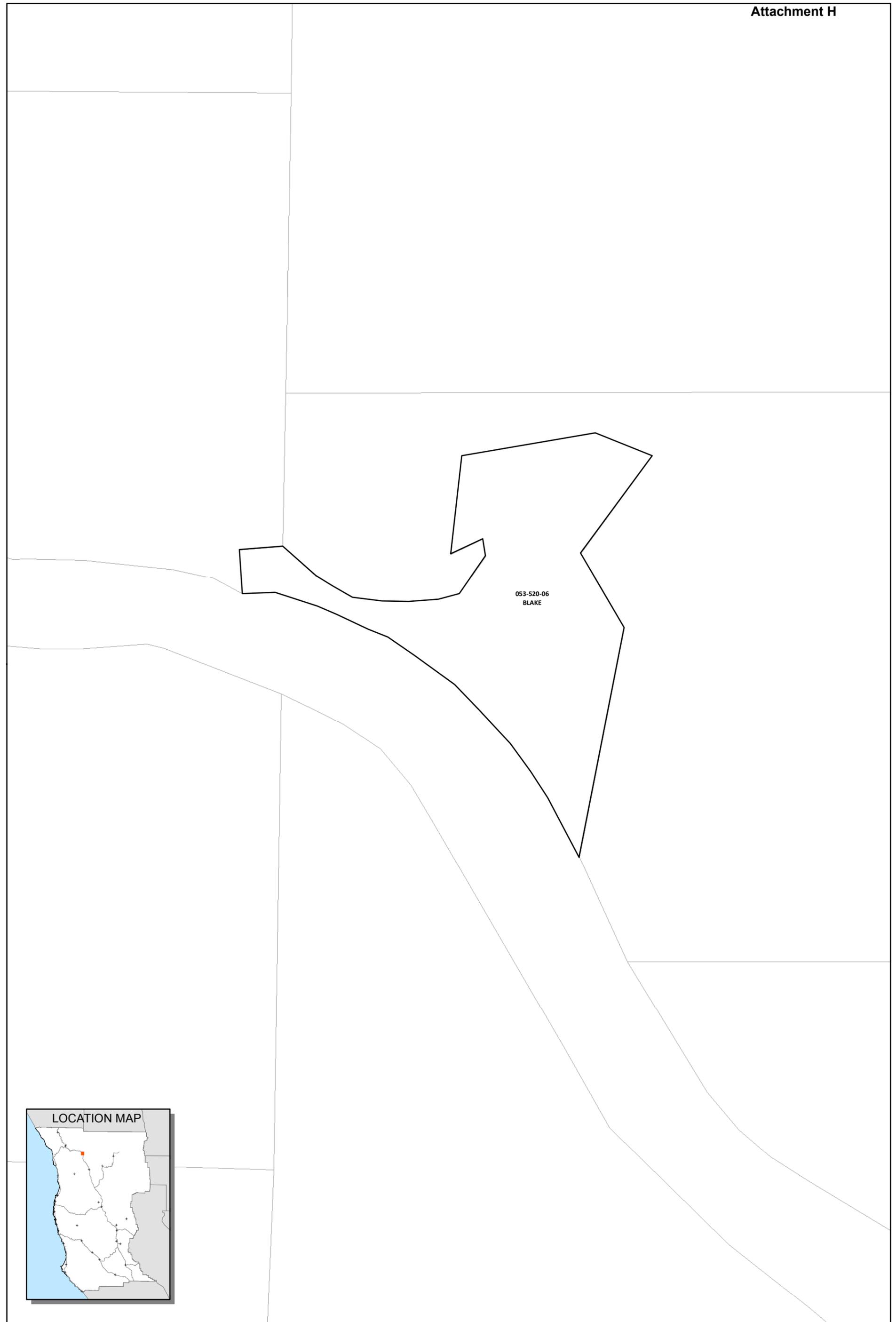
CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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



AREAS EXEMPT FROM FORMULA BUSINESS MORATORIUM

Map produced by the Mendocino County Planning & Building Services, June, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



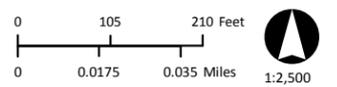
053-520-06
BLAKE



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

 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - BELL SPRINGS

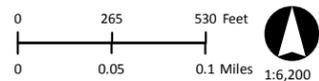




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

City Limits
 Subject Parcels
 Highways
 Parcels 10-15

PARCEL OWNERSHIP - UKIAH SOUTH

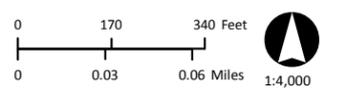




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - RIDGEWOOD

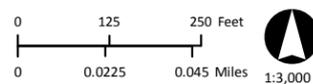


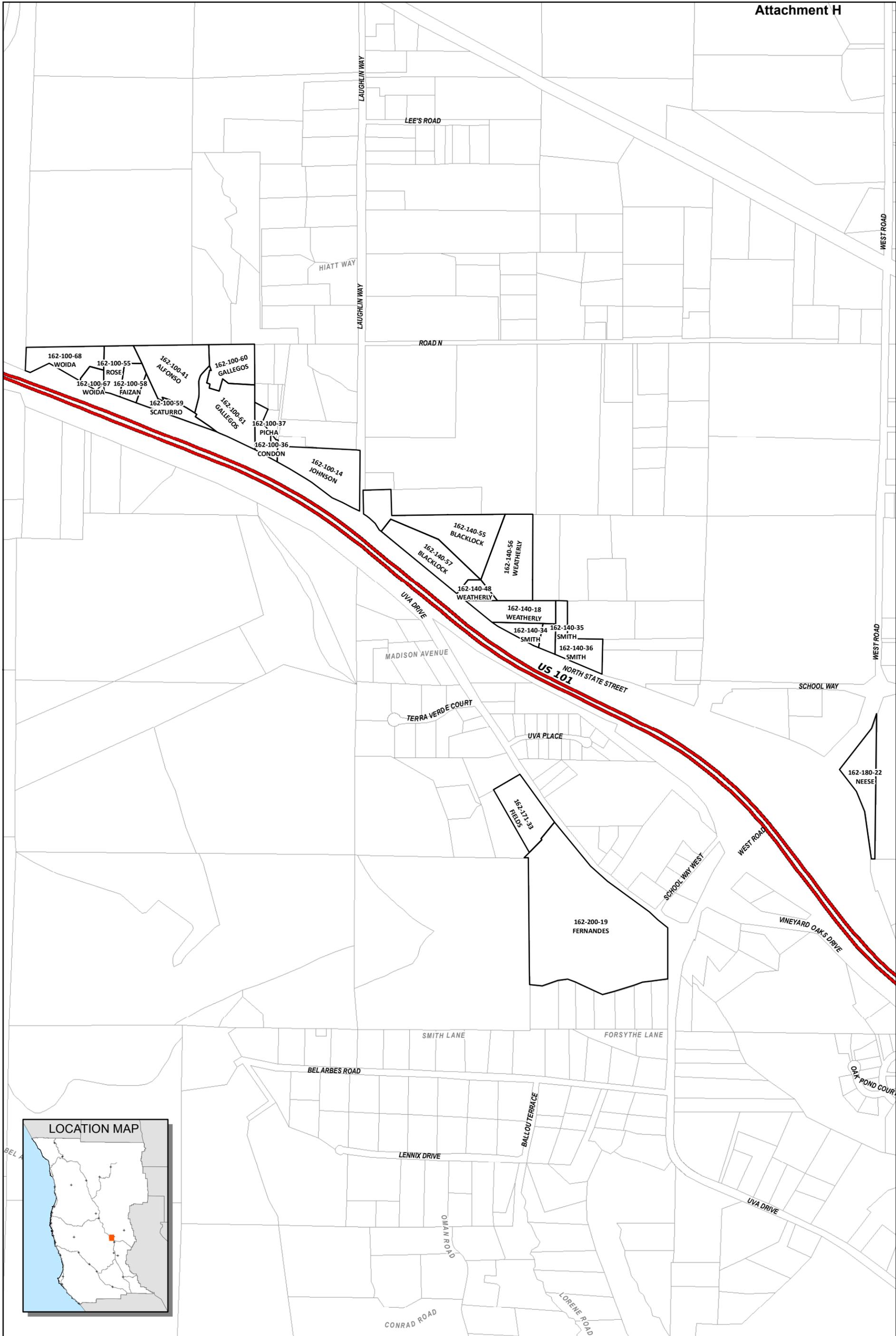


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  Major Roads 2013
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - REDWOOD VALLEY 02

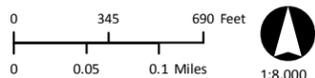


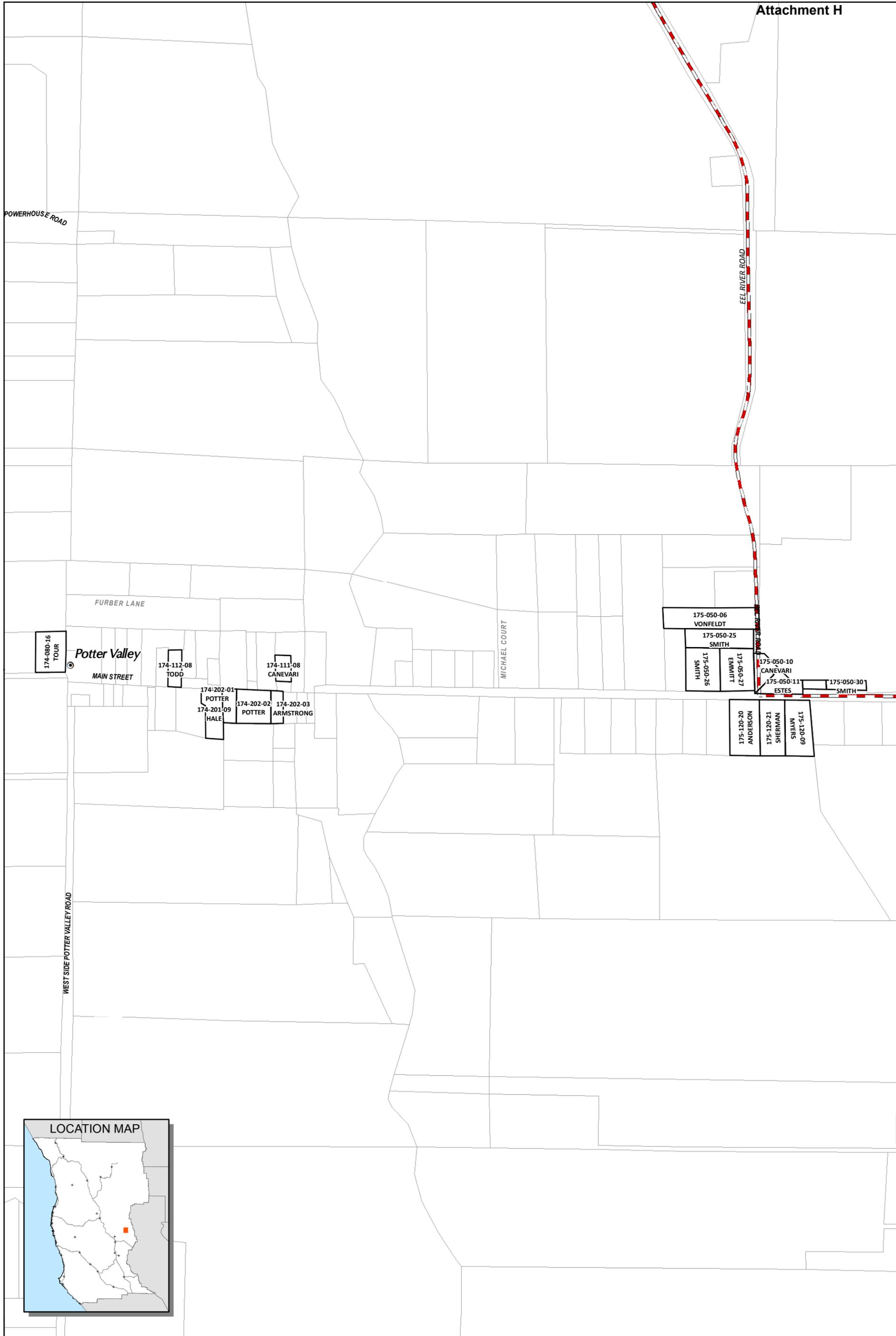


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

-  Highways
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - REDWOOD VALLEY 01

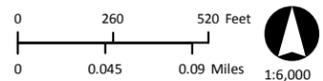




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Subject Parcels
- ▬ Major Roads 2013
- ▭ Parcels 10-15

PARCEL OWNERSHIP - POTTER VALLEY

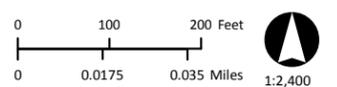




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  Highways
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - PHILO 02

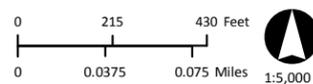


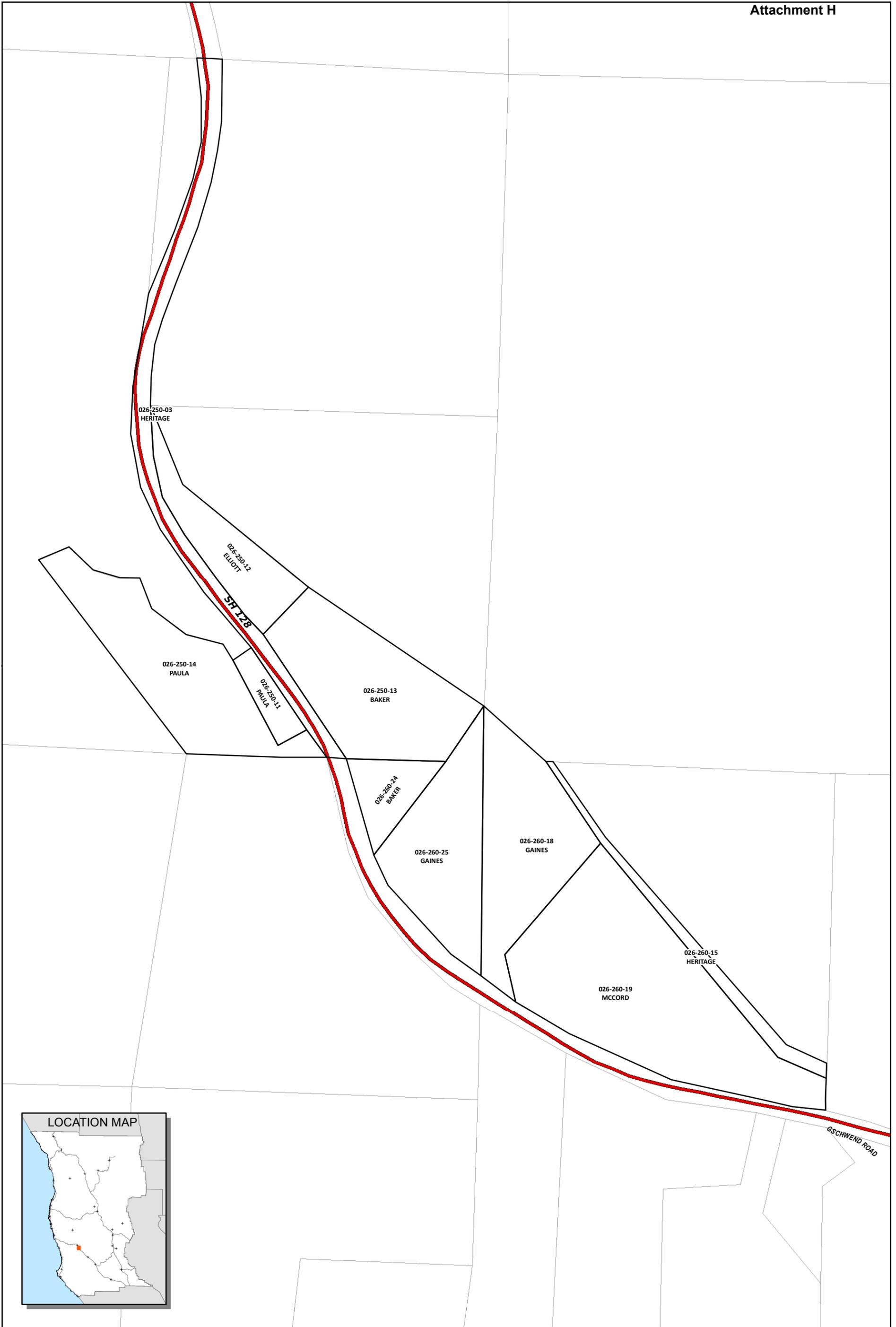


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Subject Parcels
- Highways
- ▭ Parcels 10-15

PARCEL OWNERSHIP - PHILO 01

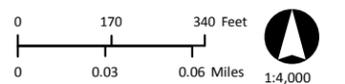


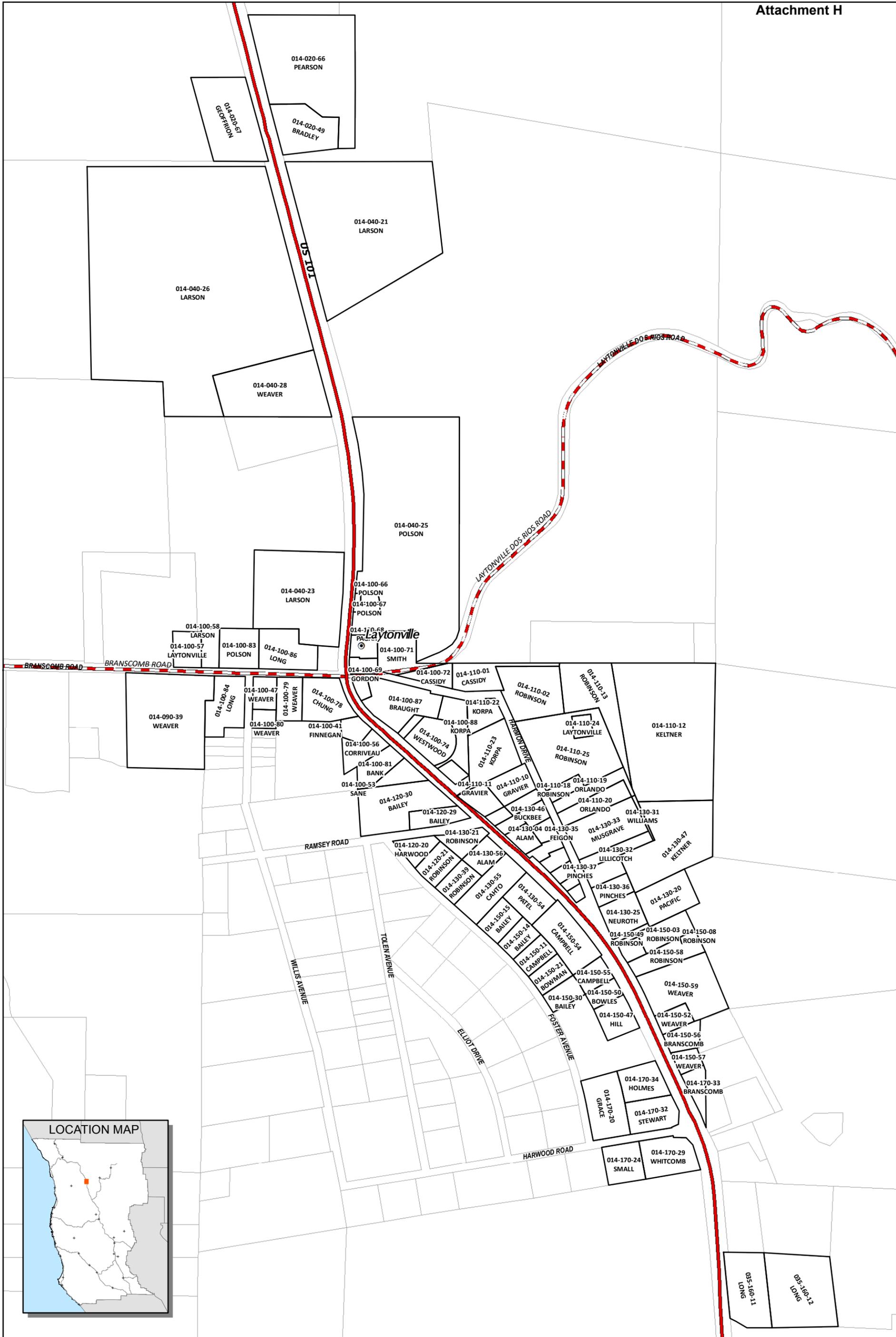


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

-  Highways
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - NAVARRO

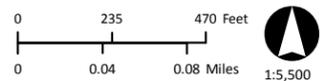




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Parcels 10-15
- ▭ Subject Parcels
- ▬ Highways
- ▬ Major Roads 2013

PARCEL OWNERSHIP - LAYTONVILLE

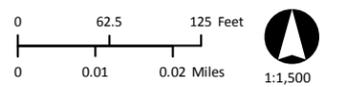




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - LAKE MENDOCINO

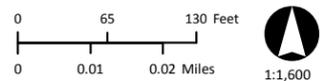




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  Highways
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - HOPLAND 02

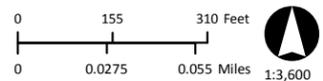


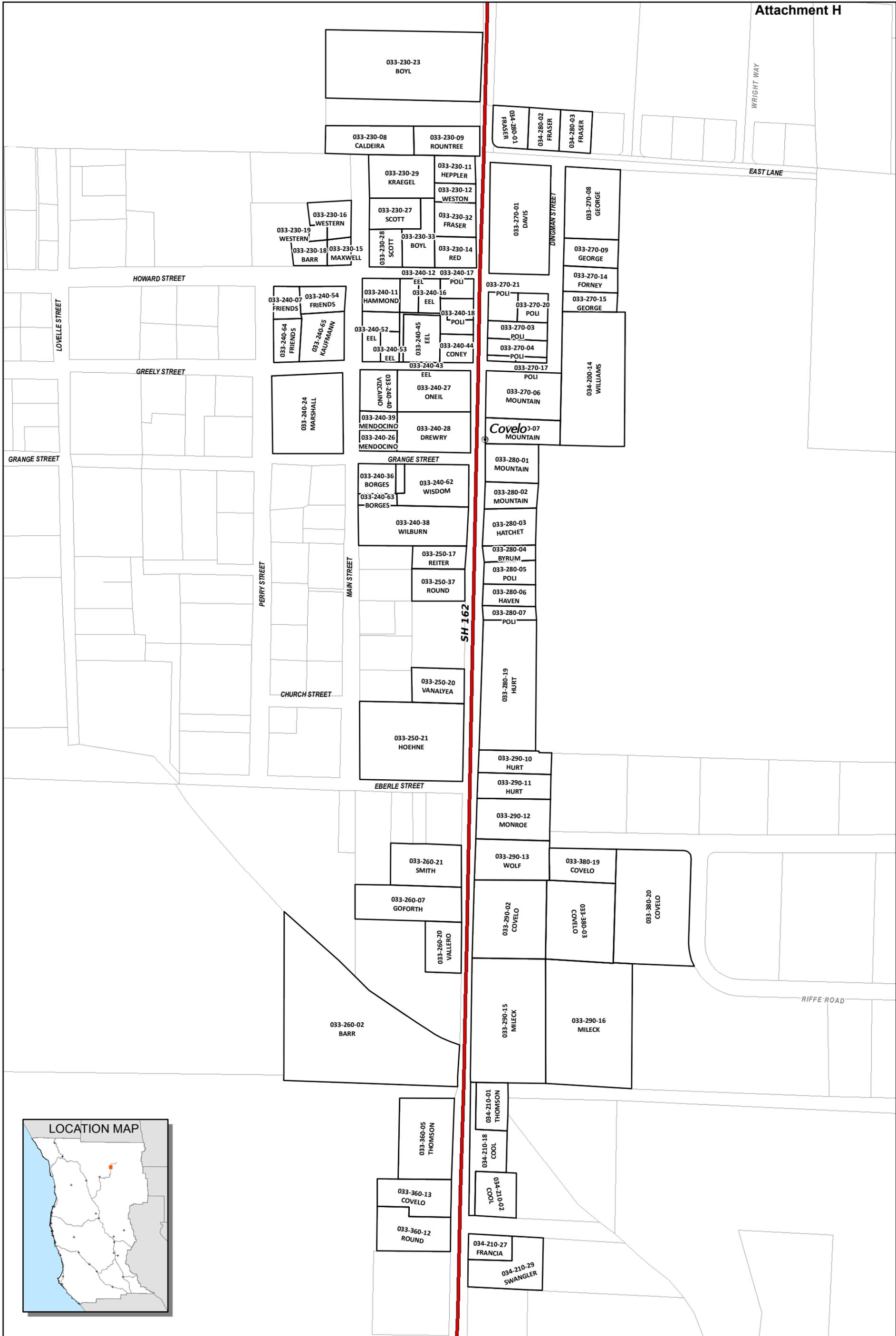


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Subject Parcels
- Highways
- ▭ Parcels 10-15

PARCEL OWNERSHIP - HOPLAND 01

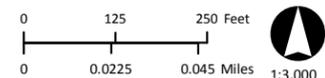




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Subject Parcels
- Highways
- ▭ Parcels 10-15

PARCEL OWNERSHIP - COVELO

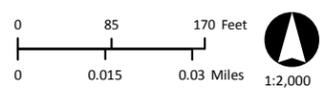


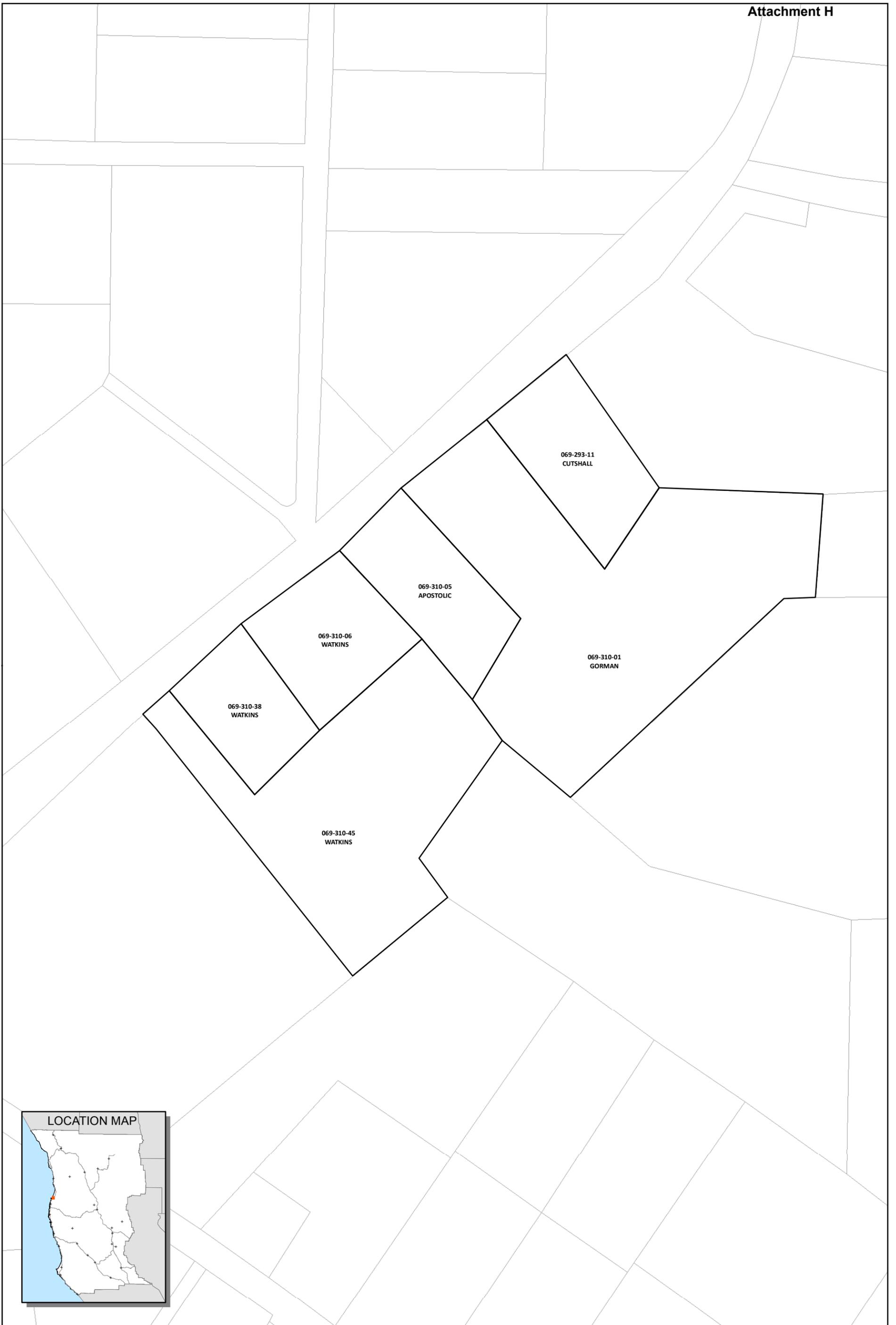


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Major Towns & Places
- ▭ Subject Parcels
- Major Roads 2013
- ▭ Parcels 10-15

PARCEL OWNERSHIP - COMPTCHE

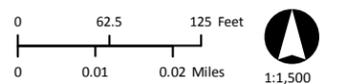




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - CLEONE

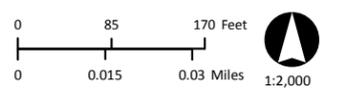




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  Highways
-  Parcels 10-15
-  Subject Parcels

PARCEL OWNERSHIP - CALPELLA 03

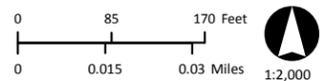




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- Parcels 10-15
- Subject Parcels

PARCEL OWNERSHIP - CALPELLA 02

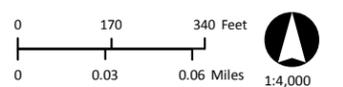




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

- Highways
- Major Roads 2013
- Subject Parcels
- Parcels 10-15

PARCEL OWNERSHIP - CALPELLA 01

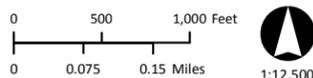




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

-  City Limits
-  Subject Parcels
-  Major Towns & Places
-  Parcels 10-15

PARCEL OWNERSHIP - BROOKTRAILS

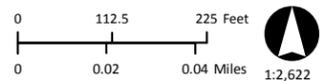




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Major Towns & Places
- ▭ Subject Parcels
- Highways
- ▭ Parcels 10-15

PARCEL OWNERSHIP - BOONVILLE



TP

PF

TP

RL

PF

FL

US 101 US 101

TP

FL

C2

UR 20

TP

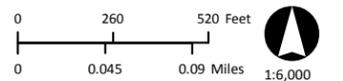


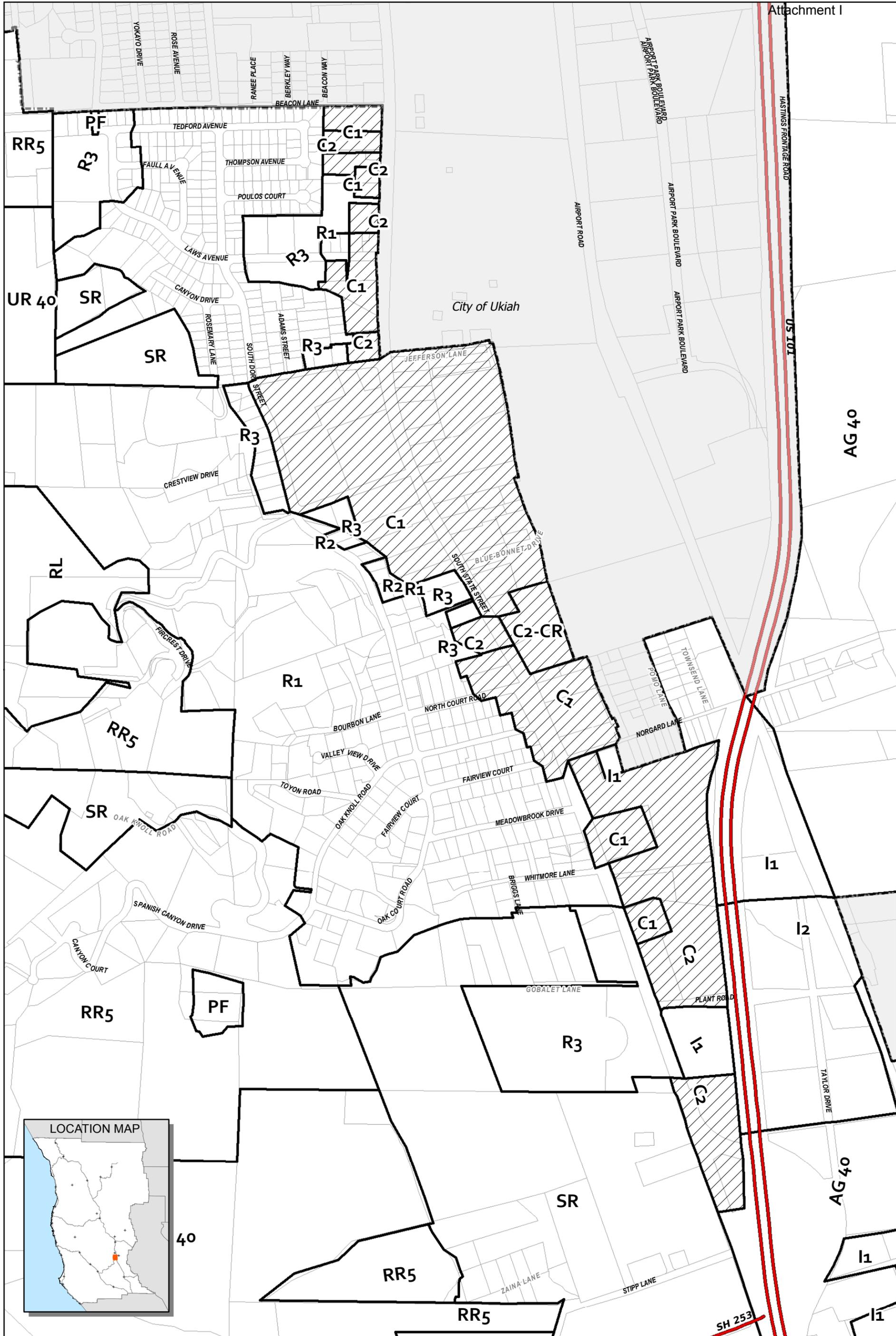
SPYROCK ROAD

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

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

ZONING DISPLAY MAP - BELL SPRINGS

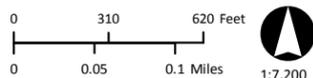




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - UKIAH SOUTH

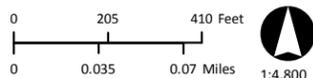


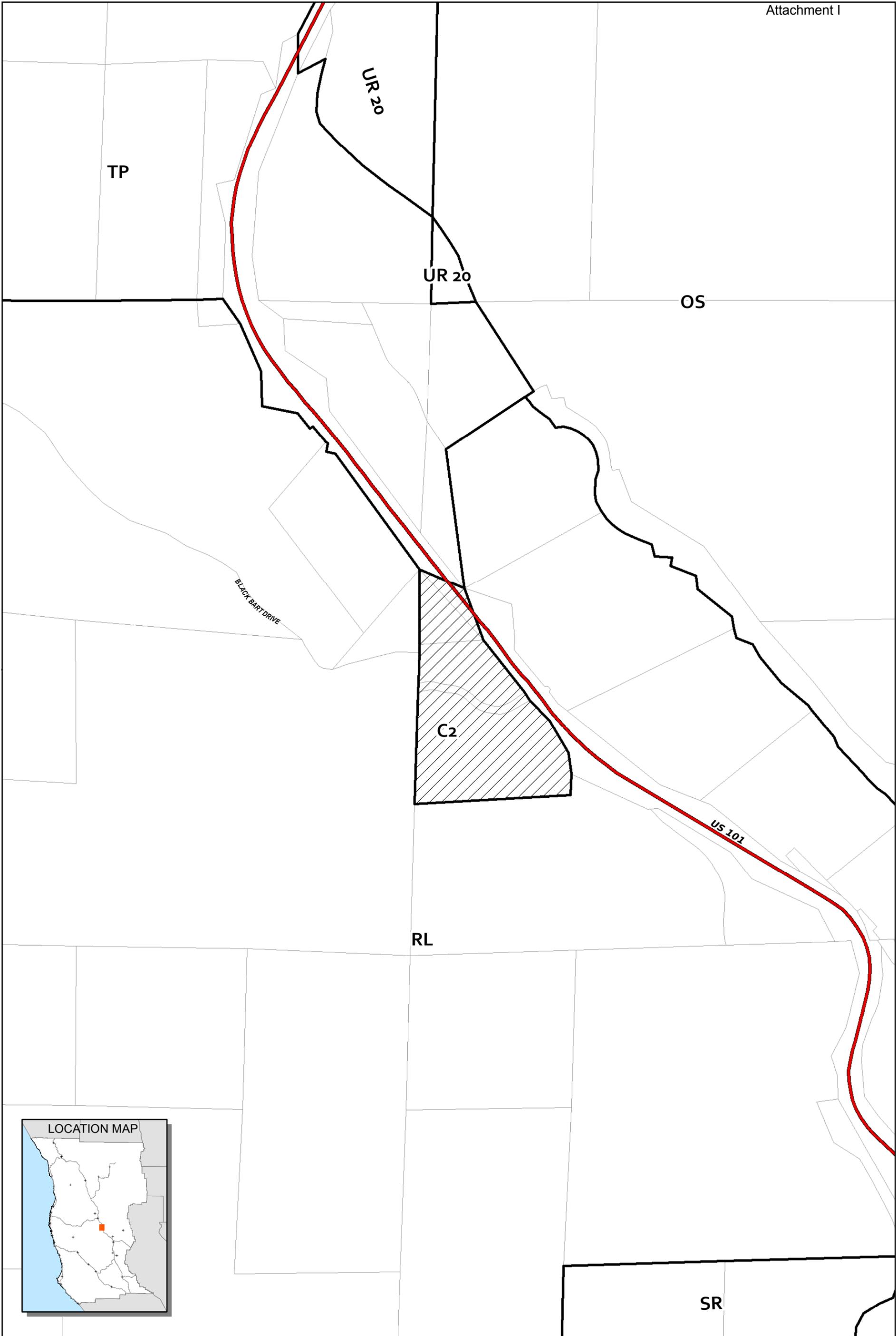


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - TALMAGE

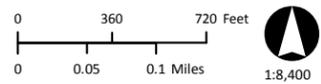


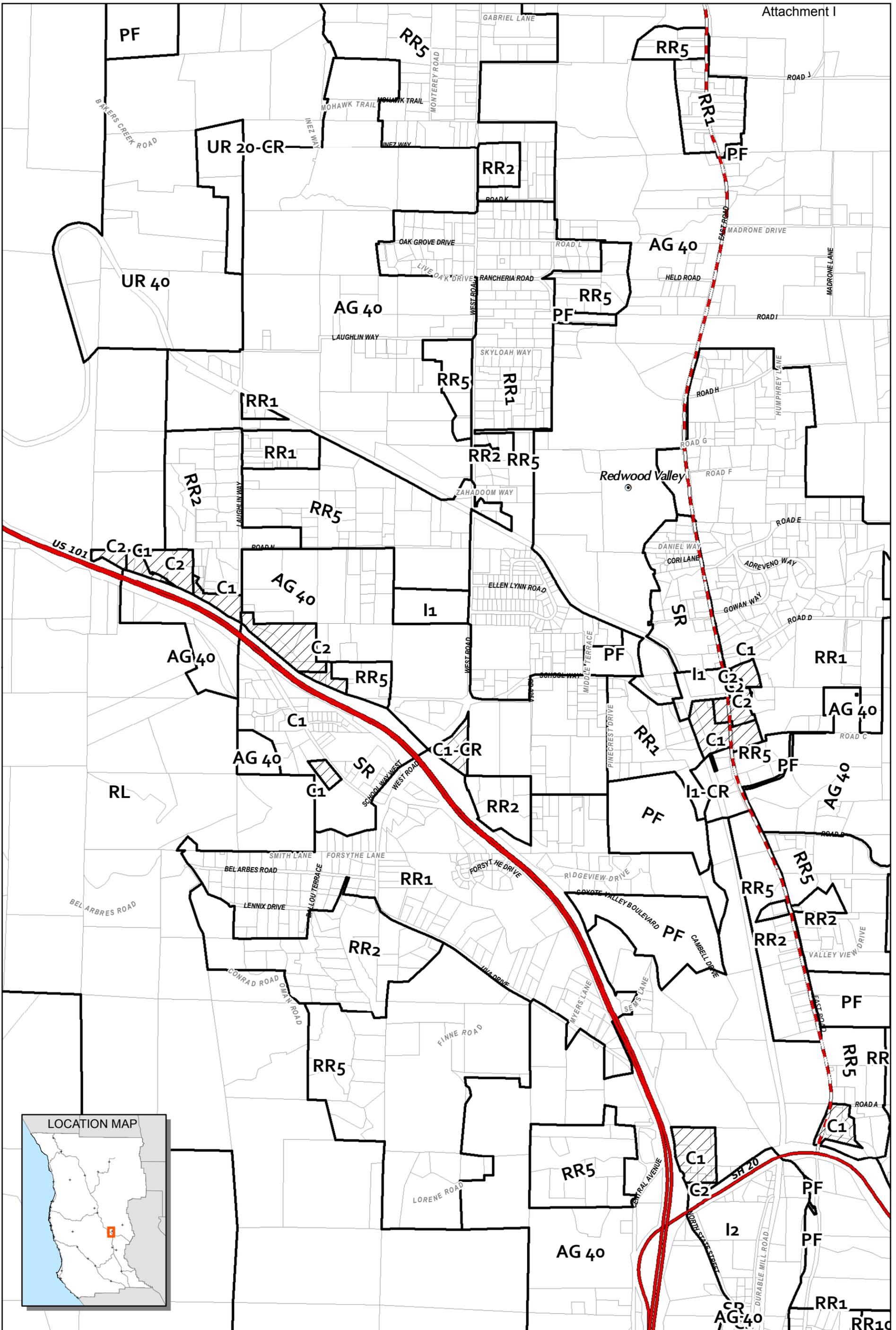


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - RIDGEWOOD

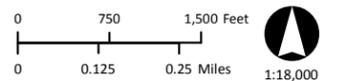




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - REDWOOD VALLEY



UR 40

AG 40

SR

UR 40

FURBER LANE

C2

Potter Valley

PF C2

PF

C2

MAIN STREET

C2

PF

AG 40

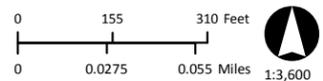
WEST SIDE POTTER VALLEY ROAD

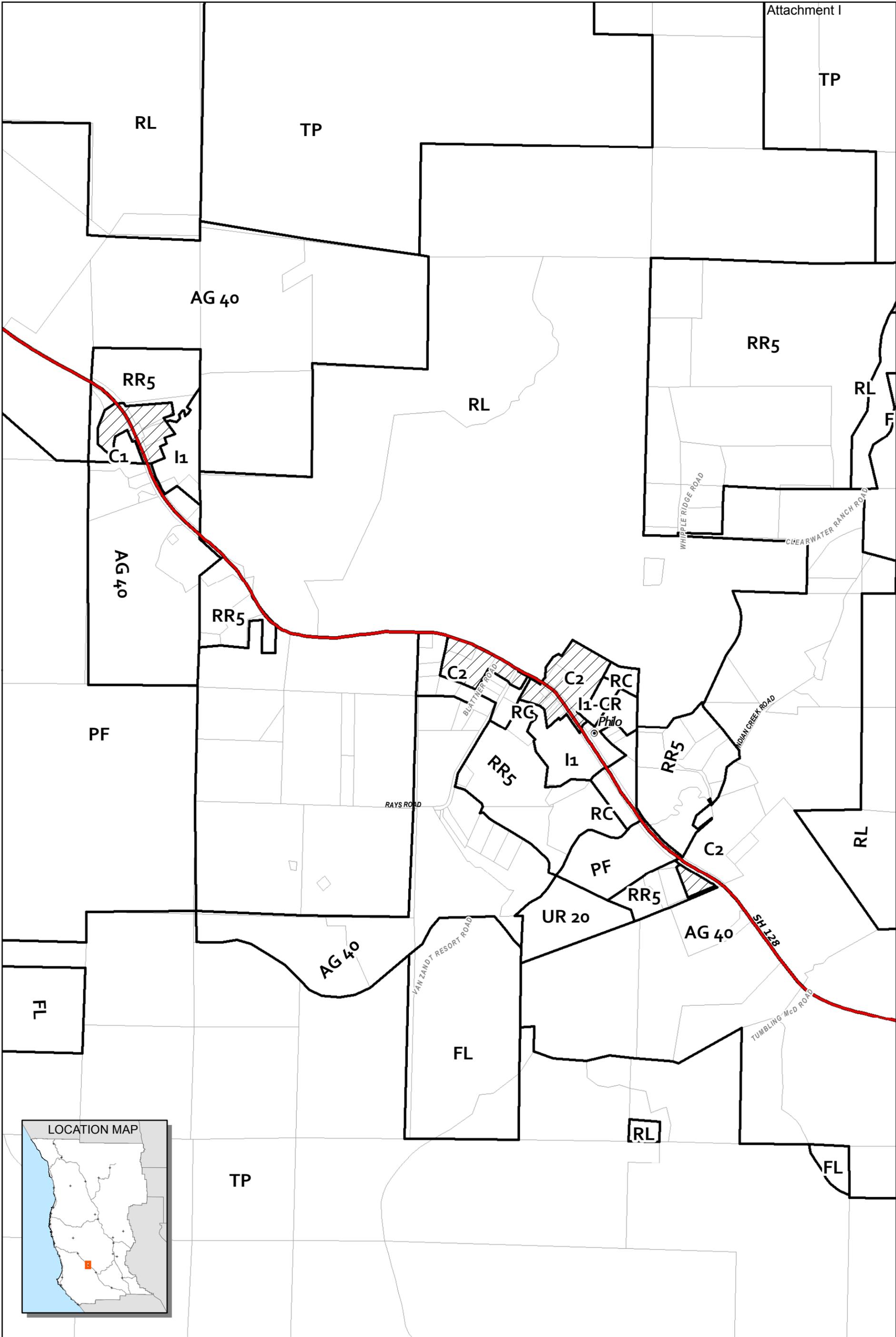


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - POTTER VALLEY

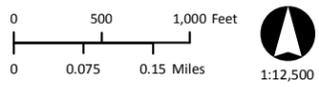


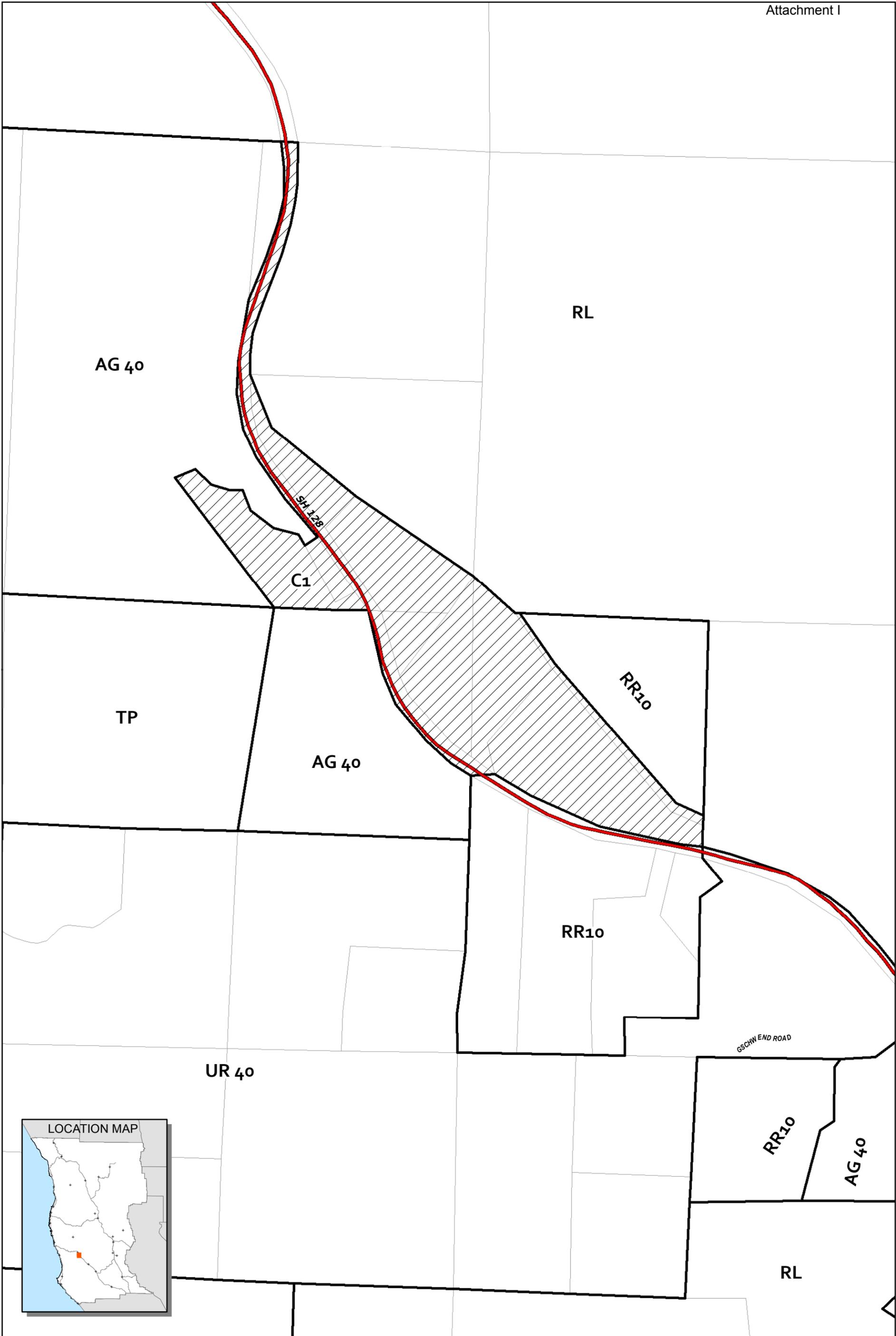


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - PHILO

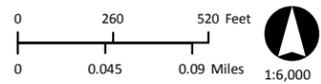


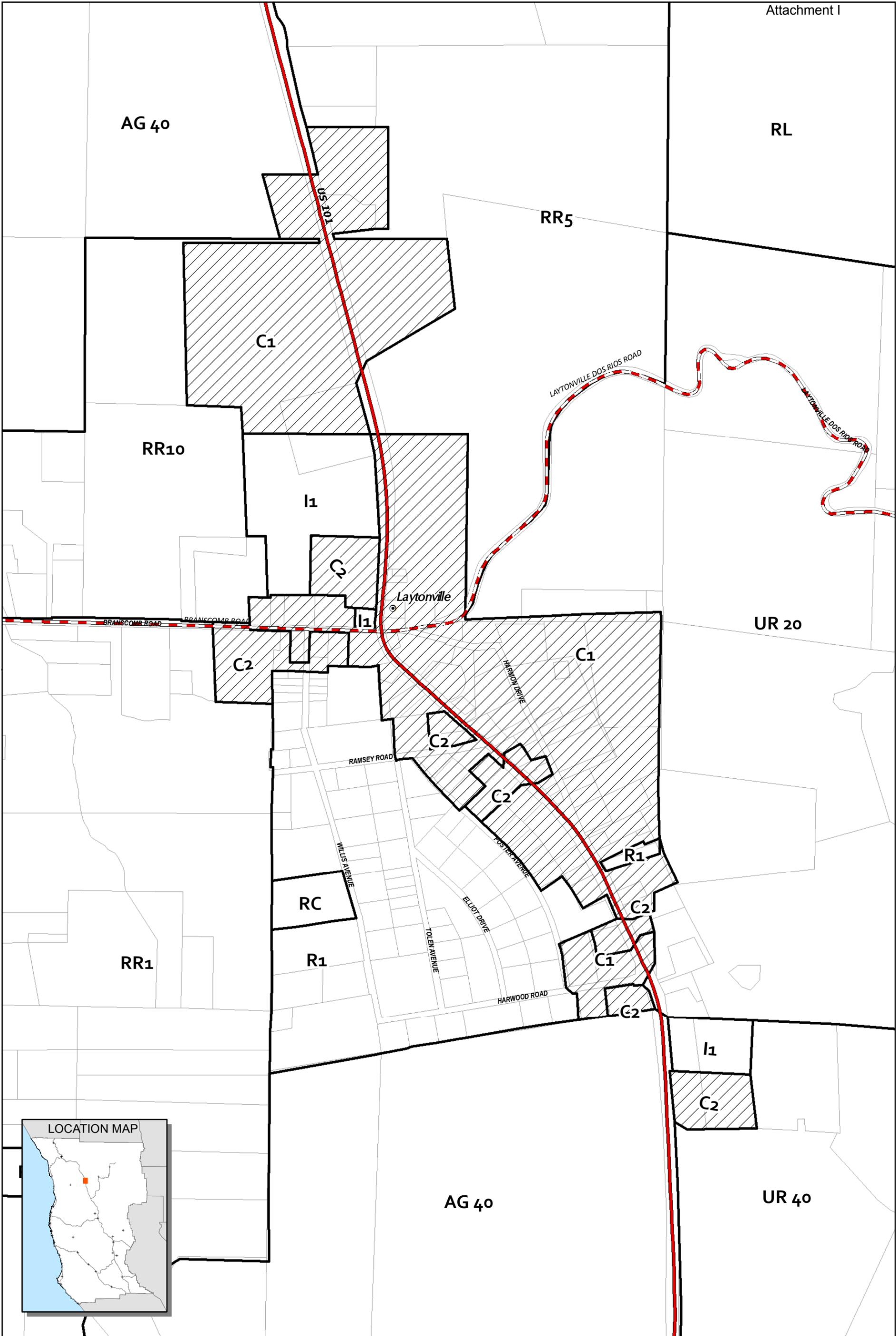


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - NAVARRO

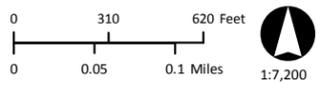


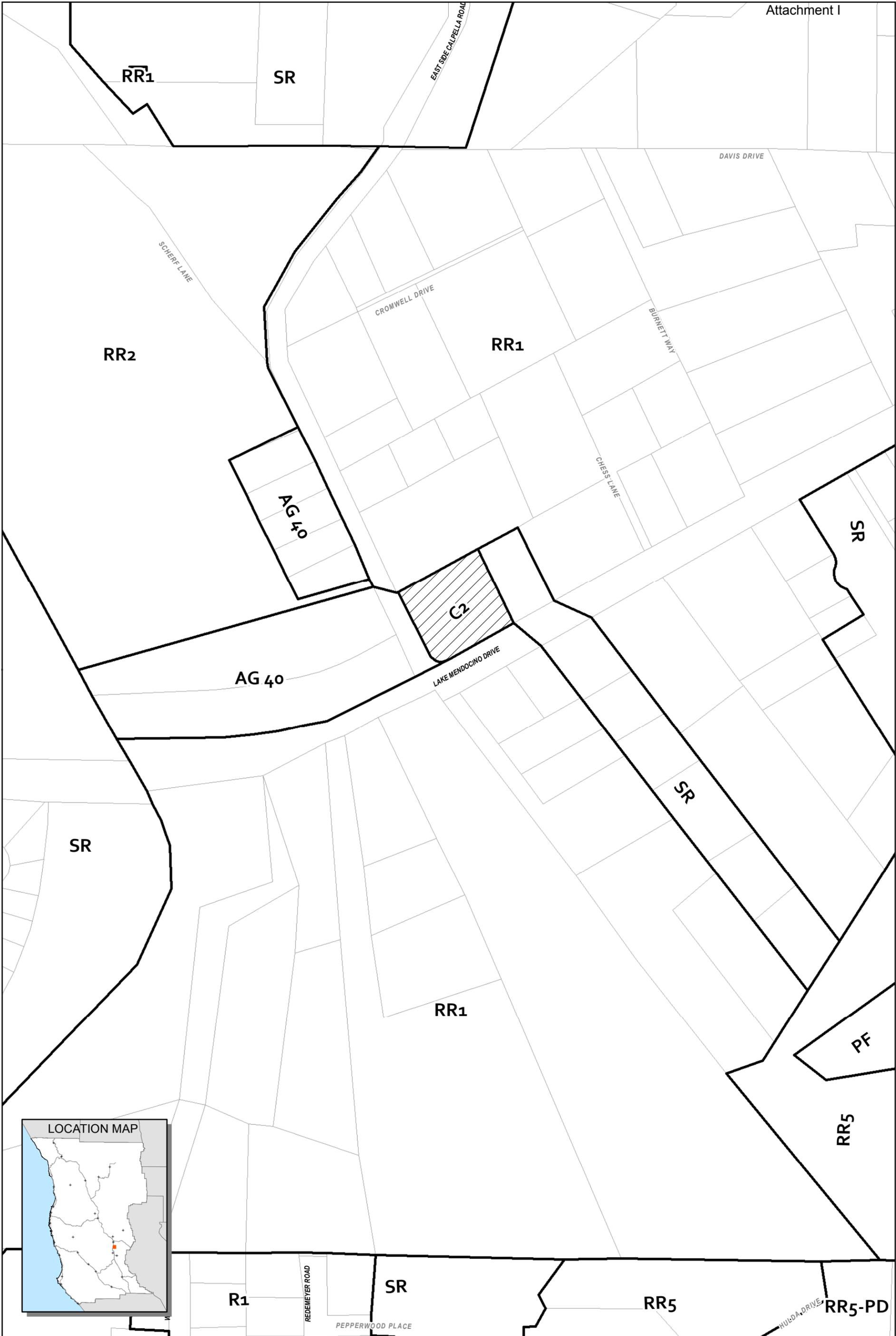


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - LAYTONVILLE

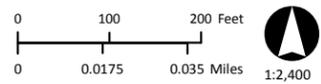




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - LAKE MENDOCINO

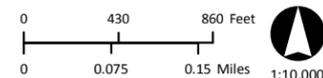


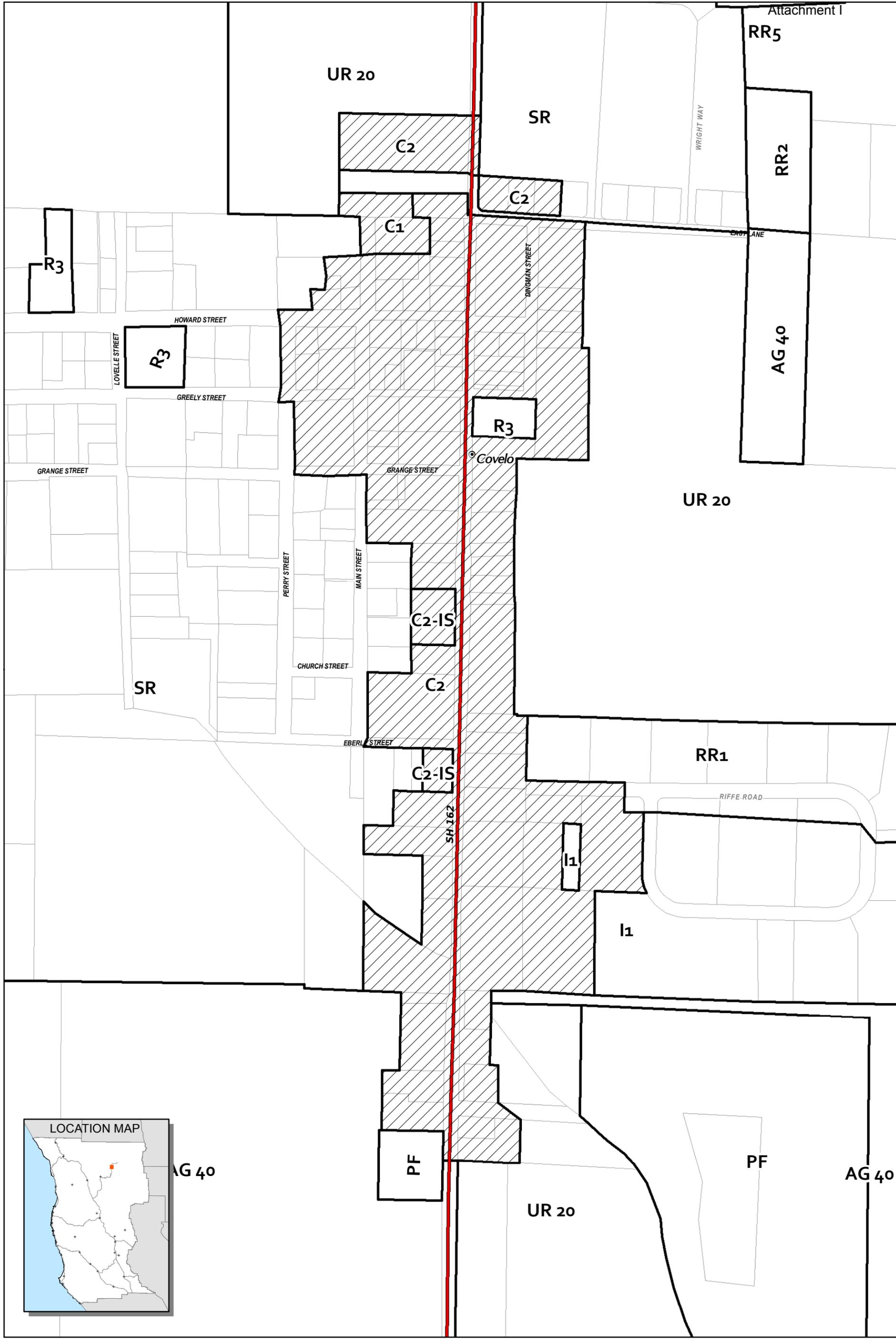


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - HOPLAND

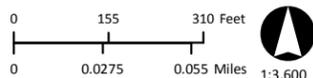


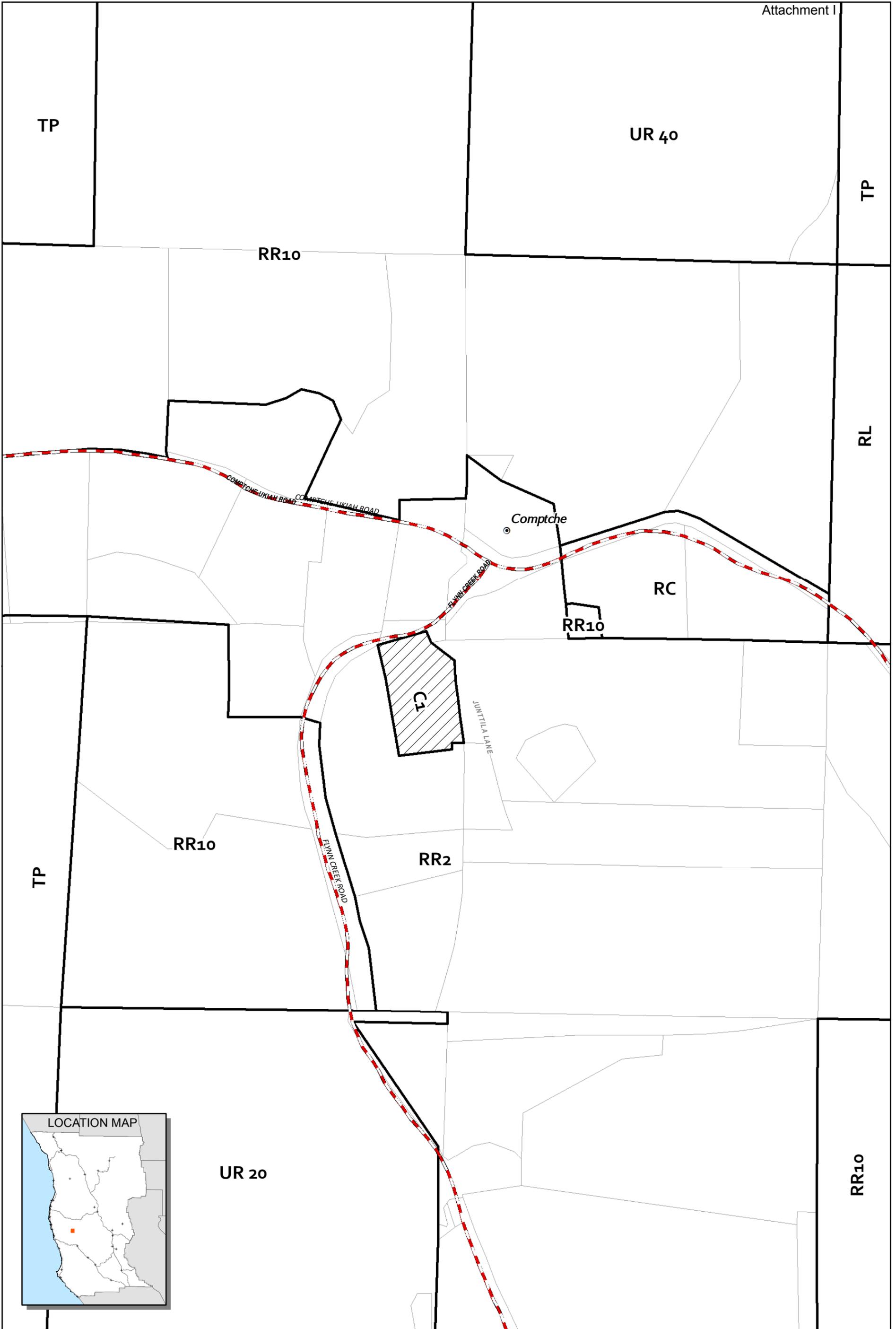


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - COVELO

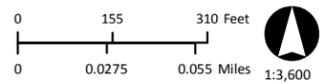


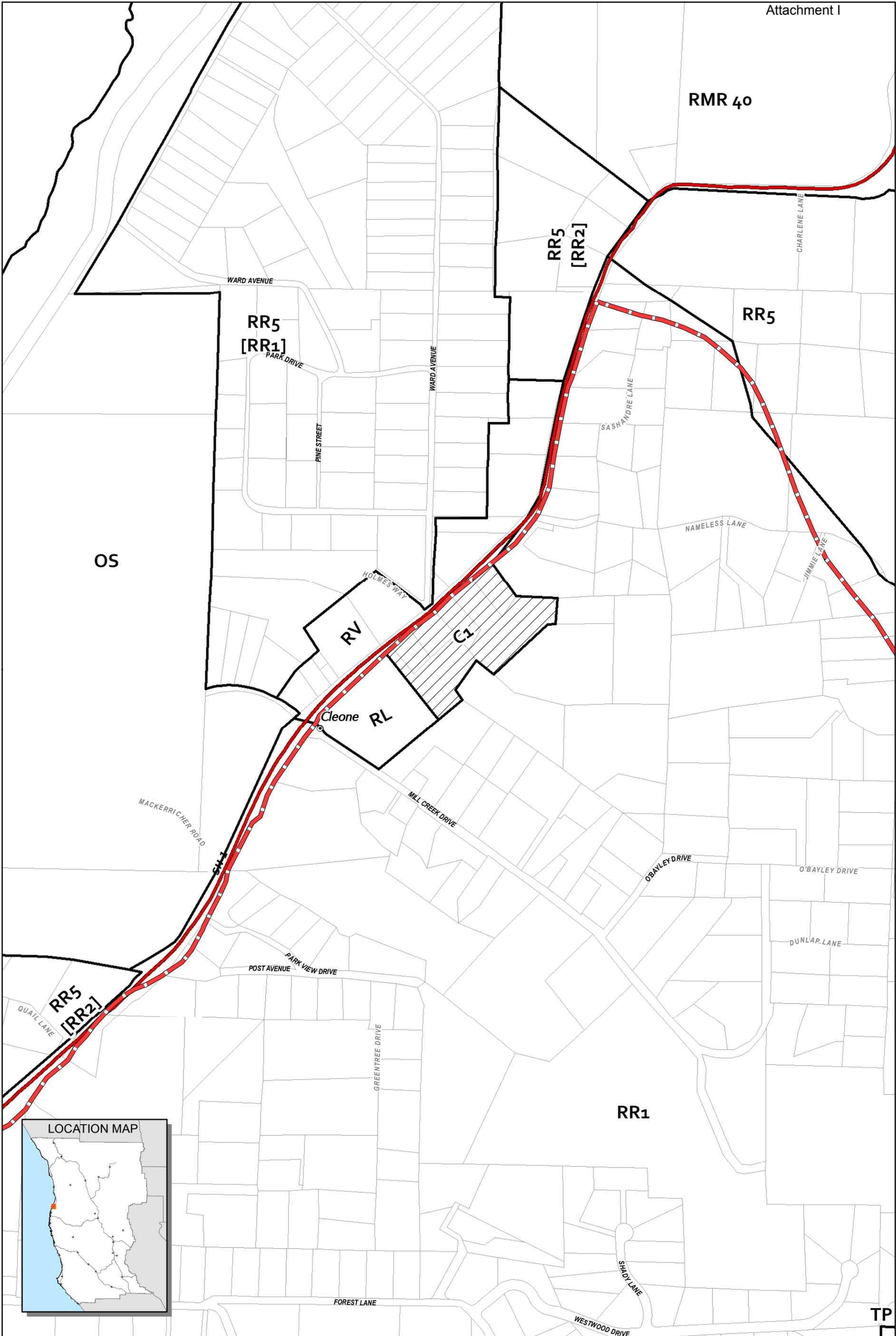


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - COMPTCHE

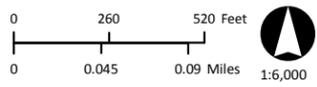


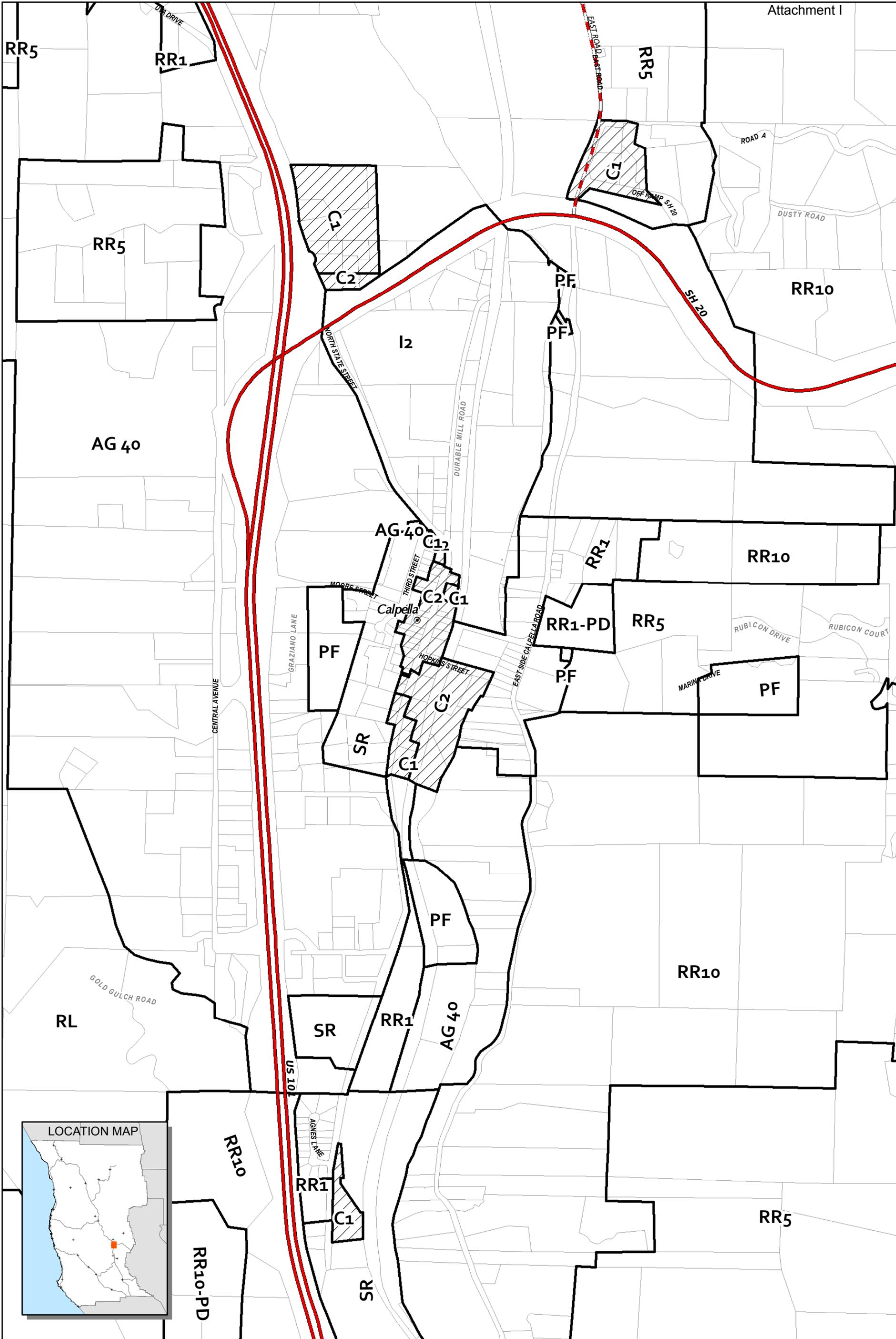


CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - CLEONE

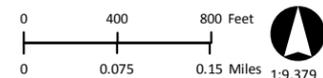


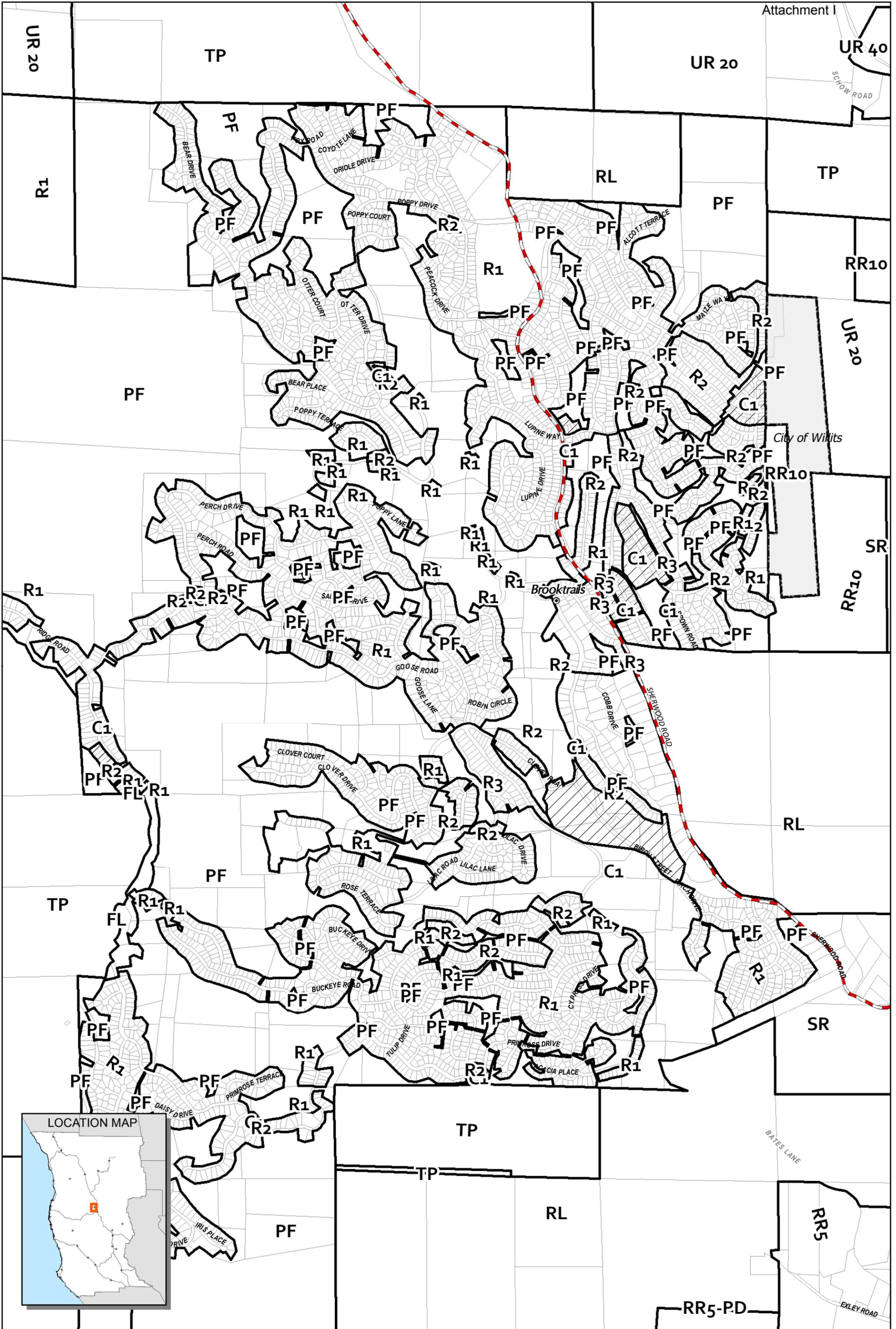


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - CALPELLA

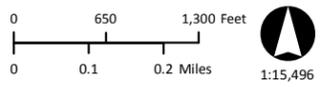


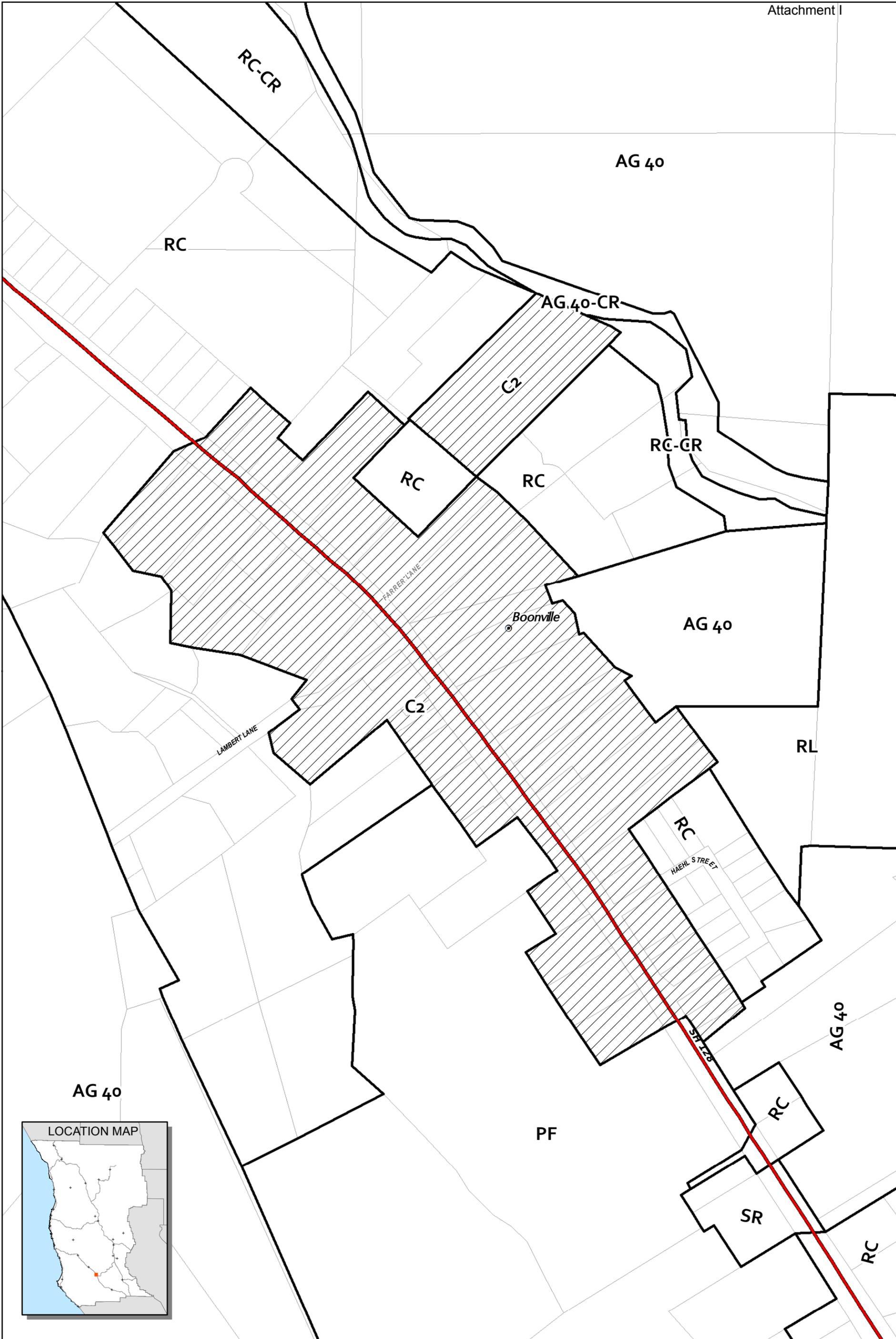


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

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

ZONING DISPLAY MAP - BROOKTRAILS

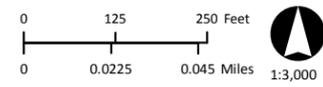




CASE: **OA 2016-0001 / R 2016-0002**
 OWNER: **Various**
 APN: **Various**
 APLCT: **MenCo PBS**
 ADDRESS: **Various**

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

ZONING DISPLAY MAP - BOONVILLE



Bell Springs				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
05352006	54895 NO HWY 101	C2	8.48	7.88

Boonville					
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES	
02909013	13981 HWY 128	C2	0.00	0.39	
02909015	14025 HWY 128	C2	1.27	1.28	
02909017	14051 HWY 128	C2	0.00	0.65	
02909018		C2	0.21	0.09	
02909021	14001 HWY 128	C2	0.24	0.28	
02909026		RC	5.12	5.14	
02910004	14055 HWY 128	C2	2.98	3.19	
02911009	13980 HWY 128	C2	0.40	0.38	
02911011	13980 HWY 128	C2	1.54	1.16	
02911012	14000 HWY 128	C2	1.00	0.85	
02911022	14040 HWY 128	C2	0.00	0.47	
02911023	14040 HWY 128	C2	0.00	0.38	
02911024	14020 HWY 128	C2	0.00	0.29	
02911025	14020 HWY 128	C2	0.00	0.65	
02912003	14081 HWY 128	C2	1.00	1.06	
02912004	14111 HWY 128	C2	1.16	1.13	
02912005	14111 HWY 128	C2	0.76	0.71	
02912006	14125 HWY 128	C2	1.17	1.05	
02912009	14175 HWY 128	C2	0.90	0.64	
02912012	14161 HWY 128	C2	1.46	1.41	
02912015	14073 HWY 128	C2	0.00	1.62	
02913004	14050 HWY 128	C2	0.00	1.28	
02913005	14050 HWY 128	C2	0.00	0.50	
02913012	14100 HIGHWAY 128	C2	0.17	0.15	
02913013	14120 HWY 128	C2	1.70	1.50	
02914001	14130 HWY 128	C2	0.00	0.05	
02914003	14150 HWY 128	C2	0.00	0.18	
02914005		C2	0.00	0.37	
02914006	14200 HWY 128	C2	0.48	0.45	
02914007	14201 HWY 128	C2	0.00	0.45	
02914008	14211 HWY 128	C2	0.00	0.80	
02914009	14251 HWY 128	C2	0.00	1.31	
02914011	14225 HWY 128	C2	0.00	0.15	
02914012	14265 HWY 128	C2	0.76	0.81	
02914014	14210 HWY 128	C2	0.00	0.26	
02914016	14275 HWY 128	C2	0.00	0.29	
02914021	14281 HWY 128	C2	0.00	0.26	
02914032	14341 HWY 128	C2	0.00	0.17	
02914034	14351 HWY 128	C2	0.00	0.16	
02914040		C2	0.00	0.11	
02914041	14361 HWY 128	C2	0.00	0.18	
02914042	14381 HWY 128	C2	0.00	0.18	
02914043	14331 HWY 128	C2	0.00	0.07	
02914045	14289 HWY 128	C2	0.00	0.45	
02915007	14300 HWY 128	C2	0.62	0.58	
02915008	14320 HWY 128	C2	0.75	0.69	
02915011	14250 HWY 128	C2	0.50	0.37	
02915031	14350 HWY 128	C2	0.00	0.67	

Brooktrails				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
09617104	2520 GOOSE RD	C1	0.00	0.20
09617105	2510 GOOSE RD	C1	0.00	0.21
09617304	3615 PERCH DR	C1	0.00	0.21
09617305	2486 GOOSE RD	C1	0.00	0.21
09622102	24740 RIDGE RD	C1	0.00	0.29
09622103	24720 RIDGE RD	C1	0.00	0.24
09622104	24700 RIDGE RD	C1	0.00	0.24
09622105	24680 RIDGE RD	C1	0.00	0.30
09622106	24660 RIDGE RD	C1	0.00	0.29
09622107	24650 RIDGE RD	C1	0.00	0.34
09720310	27251 POPPY DR	C1	0.00	0.36
09801412	1478 PADULA DR	C1	0.00	0.19
09801413	1466 PADULA DR	C1	0.00	0.17
09801414	1456 PADULA DR	C1	0.00	0.17
09801601		C1	0.00	0.14
09801602	28281 POPPY DR	C1	0.00	0.15
09801603	28271 POPPY DR	C1	0.00	0.18
09801604	28255 POPPY DR	C1	0.00	0.18
09801605	28241 POPPY DR	C1	0.00	0.17
09801606	28231 POPPY DR	C1	0.00	0.22
09801901	28250 POPPY DR	C1	0.00	0.16
09801902	28260 POPPY DR	C1	0.00	0.16
09801903		C1	0.00	0.20
09801904	25968 MADRONE CT	C1	0.00	0.23
09801905	25998 MADRONE CT	C1	0.00	0.19
09801906	25995 MADRONE CT	C1	0.00	0.31
09801907	25981 MADRONE CT	C1	0.00	0.21
09801908	25951 MADRONE CT	C1	0.00	0.18
09801909	25939 MADRONE CT	C1	0.00	0.20
09801910		C1	0.00	0.17
09801911	28320 POPPY DR	C1	0.00	0.23
09806405	26600 POPPY DR	C1	0.00	0.17
09806508	26580 POPPY DR	C1	0.00	0.21
09811403	25829 SHERWOOD RD	C1	0.00	0.29
09811404	25819 SHERWOOD RD	C1	0.00	0.28
09811405	1794 LUPINE WAY	C1	0.00	0.21
09811406	1780 LUPINE WAY	C1	0.00	0.20
09811407	1768 LUPINE WAY	C1	0.00	0.21
09811408	1750 LUPINE WAY	C1	0.00	0.23
09813103	1422 PADULA DR	C1	0.00	0.14
09813104	1412 PADULA DR	C1	0.00	0.15
09813105	1409 PADULA DR	C1	0.00	0.16
09813106	1419 PADULA DR	C1	0.00	0.16
09813107	1431 PADULA DR	C1	0.00	0.16
09813108	1441 PADULA DR	C1	0.00	0.17
09813109	1453 PADULA DR	C1	0.00	0.17
09813110	1461 PADULA DR	C1	0.00	0.15
09813111	1469 PADULA DR	C1	0.00	0.16
09813112	1479 PADULA DR	C1	0.00	0.15

09813113	1444 PADULA DR		0.32	0.27
09813208	1510 DAPHNE DR	C1	0.00	0.15
09813701		C1	0.00	0.13
09813702	25883 MADRONE DR	C1	0.00	0.14
09813703	25871 MADRONE DR	C1	0.00	0.14
09813704	25859 MADRONE DR	C1	0.00	0.14
09813705	25847 MADRONE DR	C1	0.00	0.15
09813706	25835 MADRONE DR	C1	0.00	0.15
09815302	25133 MADRONE DR	C1	0.00	0.23
09815303	25121 MADRONE DR	C1	0.00	0.23
09815304	25091 MADRONE DR	C1	0.00	0.15
09815305	25051 MADRONE DR	C1	0.00	0.19
09815306	25042 MADRONE DR	C1	0.00	0.28
09815307	25054 MADRONE DR	C1	0.00	0.29
09815308	25066 MADRONE DR	C1	0.00	0.22
09815309	25098 MADRONE DR	C1	0.00	0.17
09815310	25110 MADRONE DR	C1	0.00	0.17
09815311	25122 MADRONE DR	C1	0.00	0.17
09815312	25134 MADRONE DR	C1	0.00	0.24
09824309	25413 DAPHNE WAY	C1	0.00	0.21
09824310	25399 ROBINSON RD	C1	0.00	0.12
09824311		C1	0.00	0.21
09824312		C1	2.91	2.96
09824401	25275 MADRONE DR	C1	0.00	0.24
09824402	25269 MADRONE DR	C1	0.00	0.18
09824403	25265 MADRONE DR	C1	0.00	0.19
09824404	25253 MADRONE DR	C1	0.00	0.18
09824405	25241 MADRONE DR	C1	0.00	0.19
09824406	25229 MADRONE DR	C1	0.00	0.18
09824407	25219 MADRONE DR	C1	0.00	0.20
09824408	25205 MADRONE DR	C1	0.00	0.19
09824409	25193 MADRONE DR	C1	0.00	0.20
09824410	25181 MADRONE DR	C1	0.00	0.19
09824411	25169 MADRONE DR	C1	0.00	0.19
09824412	25157 MADRONE DR	C1	0.00	0.18
09824413	25145 MADRONE DR	C1	0.00	0.21
09824501	25146 MADRONE DR	C1	0.00	0.18
09824502	25158 MADRONE DR	C1	0.00	0.16
09824503	25170 MADRONE DR	C1	0.00	0.16
09824504	25182 MADRONE DR	C1	0.00	0.17
09824505	25194 MADRONE DR	C1	0.00	0.16
09824506	25206 MADRONE DR	C1	0.00	0.16
09824507	25220 MADRONE DR	C1	0.00	0.17
09824508	MADRONE DR	C1	0.00	0.16
09824509	25242 MADRONE DR	C1	0.00	0.16
09824512	25272 MADRONE DR	C1	0.00	0.16
09824513	25276 MADRONE DR	C1	0.00	0.16
09824514	25282 MADRONE DR	C1	0.00	0.16
09824515	25284 MADRONE DR	C1	0.00	0.16
09824517	25254 MADRONE DR	C1	0.32	0.33
09828205	25360 BROWN RD	C1	0.00	0.32
09829301	25225 SHERWOOD RD	C1	0.00	0.24

09829302	25243 SHERWOOD RD	C1	0.00	0.25
09829305	25269 SHERWOOD RD	C1	0.00	0.19
09829306	25277 SHERWOOD RD	C1	0.00	0.24
09829307	25287 SHERWOOD RD	C1	0.00	0.18
09829308	25295 SHERWOOD RD	C1	0.00	0.21
09829309	25299 SHERWOOD RD	C1	0.00	0.17
09829310	25365 DAPHNE WAY	C1	0.00	0.22
09829311		C1	0.00	0.08
09829312		C1	0.00	0.10
09829313	25360 ROBINSON RD	C1	0.00	0.11
09829314		C1	0.00	0.13
09829315		C1	0.00	0.13
09829316		C1	0.00	0.15
09829317		C1	0.00	0.17
09829318		C1	0.00	0.16
09829319		C1	0.00	0.16
09829322	25251 SHERWOOD RD	C1	0.00	0.49
09829401		C1	0.00	0.16
09829402		C1	0.00	0.12
09829403		C1	0.00	0.12
09829404		C1	0.00	0.14
09829405		C1	0.00	0.16
09829406		C1	0.00	0.17
09829407		C1	0.00	0.16
09829408		C1	0.00	0.19
09829409	25279 ROBINSON RD	C1	0.00	0.18
09907115	24895 BIRCH ST	C1	0.00	0.36
09915401	24984 CLOVER RD	C1	0.00	0.12
09915402	24988 CLOVER RD	C1	0.00	0.09
09915403	24992 CLOVER RD	C1	0.00	0.14
09915404		C1	0.00	0.15
09915406	24995 CLOVER RD	C1	6.94	8.02
09915413		C1	2.44	1.84
09916121	24765 BIRCH ST	C1	0.70	0.59
09916122	24665 BIRCH ST	C1	2.50	2.80
09917008	24675 BIRCH ST	C1	0.00	0.49
09917009	24660 BIRCH ST	C1	5.35	5.02
09917012	24621 BIRCH ST	C1	0.29	0.27
09917013	24611 BIRCH ST	C1	1.44	1.17
09917014	24605 BIRCH ST	C1	1.80	2.19
09918005	24680 BROOKTRAILS DR	C1	0.00	4.08
09918011	24565 BIRCH ST	C1	4.00	3.93
10028203	23620 PRIMROSE AVE	C1	0.00	0.18
10028205	23612 PRIMROSE AVE	C1	0.00	0.21
10028206	23619 PRIMROSE AVE	C1	0.00	0.21
10028211	23613 PRIMROSE AVE	C1	0.00	0.19
10033202	3604 PRIMROSE DR	C1	0.00	0.13
10033203	3596 PRIMROSE DR	C1	0.00	0.15
10034101	3584 PRIMROSE DR	C1	0.00	0.17

Calpella				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
16516003		C1	0.00	0.00
16516004	6899 NO STATE ST	C1	0.00	0.49
16516005	6891 NO STATE ST	C1	0.00	0.36
16516006	6851 NO STATE ST	C1	0.94	0.95
16516007		C1	0.00	0.49
16516014	6903 NO STATE ST	C1	1.30	1.37
16516016	6875 NO STATE ST	C1	0.00	0.81
16516018	6801 NO STATE ST	C2	1.10	1.14
16516019	6831 NO STATE ST	AG	2.60	2.52
16516026	7001 NO STATE ST	AG	15.00	14.93
16516030	6991 NO STATE ST	C1	5.24	5.38
16516031	6991 NO STATE ST	C1	1.02	1.06
16517024	665 RD A	C1	1.35	1.48
16517025	670 RD 144	C1	1.00	1.02
16517026	6951 EAST RD	C1	1.15	1.09
16517027	6951 EAST RD	C1	1.54	1.56
16703003	6300 NO STATE ST	C1	0.00	0.19
16703006	6290 NO STATE ST	C2	0.00	0.29
16703010	6250 NO STATE ST	C1	0.00	0.14
16703013	6200 NO STATE ST	C1	0.00	0.36
16703015	6251 NO STATE ST	C1	0.00	0.23
16703016	6225 NO STATE ST	C2	0.00	0.43
16703021		C1	0.00	0.39
16703022	6201 NO STATE ST	C1	0.00	0.12
16703025	6260 NO STATE ST	C1	0.15	0.15
16703026	6247 THIRD ST	C1	0.37	0.38
16703027		C1	0.18	0.20
16704002	6190 NO STATE ST	C1	0.00	0.31
16704003		C1	0.00	0.29
16704004	6170 NO STATE ST	C1	0.00	0.27
16704005	6160 NO STATE ST	C1	0.00	0.11
16704007	6199 NO STATE ST	C1	0.00	0.23
16704008	6175 NO STATE ST	C1	0.00	0.28
16704009	6151 NO STATE ST	C1	0.00	0.51
16704014		C1	0.00	0.23
16704016	6130 NO STATE ST	C1	0.00	0.08
16704018	6149 NO STATE ST	C2	0.00	0.41
16704019	6101 NO STATE ST	C2	0.00	0.76
16704027	6112 NO STATE ST	C2	0.00	0.13
16704028	6100 NO STATE ST	C2	0.00	0.16
16704030	6150 NO STATE ST	C1	0.00	0.24
16704031	41 MOORE ST	C1	0.00	0.14
16704044	51 EA HOPKINS ST	C2	0.00	1.62
16704045	53 EA HOPKINS ST	C2	0.00	1.06
16705014	6050 NO STATE ST	C1	1.16	1.04
16705015	6062 NO STATE ST	C1	1.09	1.23
16705018	6099 NO STATE ST	C2	0.00	0.86
16705019	6075 NO STATE ST	C2	0.00	0.17
16705020	6065 NO STATE ST	C1	0.00	0.29

**Attachment J
APN Rezone list**

16705022	53 EA ACCESS ROAD	C2	0.00	2.28
16705023	53 EA ACCESS ROAD	C2	0.00	1.80
16705024	6049 NO STATE ST	C1	0.00	0.52
16705025	6011 NO STATE ST	C1	0.00	1.02
16715010	5365 NO STATE ST	SR	9.24	9.24

Cleone				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
06929311	24551 NO HWY 1	C1	0.92	0.83
06931001	24525 NO HWY 1	C1	4.08	3.56
06931005	24521 NO HWY 1	C1	0.79	0.79
06931006	24451 NO HWY 1	C1	0.85	0.79
06931038		C1	0.64	0.61
06931045	24301 NO HWY 1	C1	2.41	2.44

Comptche				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
12508026	8901 FLYNN CREEK RD	C1	1.60	2.10

Covelo					
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES	
03323008	76498 MAIN ST	C1	0.00	0.48	
03323009	76450 COVELO RD	C2	0.00	0.37	
03323011	76440 COVELO RD	C2	0.00	0.22	
03323012	76430 COVELO RD	C2	0.00	0.15	
03323014	76410 COVELO RD	C2	0.00	0.24	
03323015	23940 HOWARD ST	C2	0.00	0.12	
03323016		C2	0.00	0.25	
03323018	23920 HOWARD ST	C2	0.00	0.16	
03323019		C2	0.00	0.05	
03323023	76500 COVELO RD	C2	0.00	2.03	
03323027	76455 MAIN ST	C2	0.00	0.30	
03323028	23950 HOWARD ST	C2	0.00	0.24	
03323029	76477 MAIN ST	C1	0.00	0.53	
03323032	76420 COVELO RD	C2	0.00	0.27	
03323033	23980 HOWARD ST	C2	0.00	0.32	
03324007	23901 HOWARD ST	C2	0.00	0.16	
03324011	23951 HOWARD ST	C2	0.00	0.24	
03324012	76350 MAIN ST	C2	0.00	0.12	
03324016	76350 MAIN ST	C2	0.00	0.14	
03324017	76370 COVELO RD	C2	0.00	0.13	
03324018	76370 COVELO RD	C2	0.00	0.12	
03324019	76360 COVELO RD	C2	0.00	0.10	
03324024	76302 MAIN ST	C2	0.00	1.06	
03324026	23950 GRANGE ST	C2	0.00	0.15	
03324027	76340 COVELO RD	C2	0.00	0.58	
03324028	76300 COVELO RD	C2	0.00	0.56	
03324036	76291 MAIN ST	C2	0.00	0.21	
03324038	76271 MAIN ST	C2	0.00	0.82	
03324039		C2	0.00	0.13	
03324040	23951 GREELY ST	C2	0.00	0.29	
03324043	76350 MAIN ST	C2	0.00	0.05	
03324044	76350 COVELO RD	C2	0.00	0.18	
03324045	76350 MAIN ST	C2	0.00	0.33	
03324052	76350 MAIN ST	C2	0.00	0.24	
03324053	76350 MAIN ST	C2	0.00	0.11	
03324054	23925 HOWARD ST	C2	0.00	0.22	
03324062	76290 COVELO RD	C2	0.00	0.53	
03324063		C2	0.00	0.13	
03324064	76351 PERRY ST	C2	0.00	0.22	
03324065	76358 MAIN ST	C2	0.00	0.40	
03325017	76250 COVELO RD	C2	0.00	0.23	
03325020	76200 COVELO RD	C2	0.00	0.35	
03325021	76150 MAIN ST	C2	0.00	1.54	
03325037	76240 COVELO RD	C2	0.00	0.32	
03325037	76220 COVELO RD	C2-IS	0.00	0.67	
03326002	76050 COVELO RD	C2	2.50	3.23	
03326006	76140 COVELO RD	C2-IS	0.00	0.35	
03326007	76070 COVELO RD	C2	0.00	0.70	
03326020	76060 COVELO RD	C2	0.00	0.35	

03326021	76100	COVELO RD	C2	0.00	0.57
03327001	76401	COVELO RD	C2	0.00	1.26
03327003	76361	COVELO RD	C2	0.00	0.20
03327004	76361	COVELO RD	C2	0.00	0.19
03327006	76325	COVELO RD	R3	0.00	0.67
03327007	76301	COVELO RD	C2	0.00	0.36
03327008	76481	DINGMAN ST	C2	0.00	0.74
03327009	26425	DINGMAN ST	C2	0.00	0.29
03327014	76401	DINGMAN ST	C2	0.00	0.26
03327015	76381	DINGMAN ST	C2	0.00	0.20
03327016	76341	COVELO RD	C2	0.00	0.03
03327017	76351	COVELO RD	C2	0.00	0.03
03327020	24051	HOWARD ST	C2	0.00	0.16
03327021	76381	COVELO RD	C2	0.00	0.16
03328001	76281	COVELO RD	C2	0.00	0.39
03328002	76275	COVELO RD	C2	0.00	0.26
03328003	76261	COVELO RD	C2	0.00	0.37
03328004	76251	COVELO RD	C2	0.00	0.15
03328005	76241	COVELO RD	C2	0.00	0.23
03328006	76225	COVELO RD	C2	0.00	0.22
03328007	76211	COVELO RD	C2	0.00	0.14
03328019	76201	COVELO RD	C2	0.00	1.35
03329002	76051	COVELO RD	C2	1.03	1.08
03329010			C2	0.00	0.31
03329011			C2	0.00	0.35
03329012	76101	COVELO RD	C2	0.00	0.57
03329013	76081	COVELO RD	C2	0.00	0.57
03329015	76001	COVELO RD	C2	1.60	1.75
03329016	76001	COVELO RD	C2	2.00	2.03
03336005	75920	COVELO RD	C2	0.00	0.83
03336012	75860	COVELO RD	C2	0.00	0.54
03336013	75900	COVELO RD	C2	0.00	0.47
03338003			C2	0.00	1.03
03338019	24065	RIFFE RD	C2	0.43	0.42
03338020	24065	RIFFE RD	C2	1.65	1.63
03420014	26375	DINGMAN ST	C2	1.50	1.61
03421001	75981	COVELO RD	C2	0.32	0.29
03421002	75913	COVELO RD	C2	0.42	0.35
03421018	75951	COVELO RD	C2	0.27	0.39
03421027	75887	COVELO RD	C2	0.00	0.21
03421029	75869	COVELO RD	C2	0.00	0.54
03428001	76205	COVELO RD	C2	0.00	0.28
03428002	24040	EAST LN	C2	0.00	0.25
03428003			C2	0.00	0.25

Hopland				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
04822008	840 HWY 175	C1	0.00	0.17
04822011	13051 MCDOWELL ST	C1	0.00	0.19
04822012	820 HWY 175	C1	0.00	0.18
04822015	870 HWY 175	C1	0.00	0.28
04822016	880 HWY 175	C1	0.27	0.23
04823018	801 HWY 175	C1	0.00	0.18
04823022	881 HWY 175	C1	0.00	0.08
04823023	891 HWY 175	C1	0.00	0.08
04823029	13131 MCDOWELL ST	C1	0.00	0.16
04824002	760 HWY 175	C1	0.00	0.33
04824003	750 HWY 175	C1	0.00	0.21
04824004	700 HWY 175	C1	0.00	0.84
04825001	781 HWY 175	C1	0.00	0.13
04825002	771 HWY 175	C1	0.00	0.11
04825003	761 HWY 175	C1	0.00	0.23
04825030	741 HWY 175	C1	0.00	2.34
04829002		C1	0.00	0.04
04829005	13201 SO HWY 101	C1	0.00	0.25
04829006	13225 SO HWY 101	C1	0.00	0.13
04829008	13231 SO HWY 101	C1	0.00	0.09
04829009	13241 SO HWY 101	C1	0.00	0.06
04829010	13250 SO HWY 101	C1	0.00	0.28
04829012	13260 SO HWY 101	C1	0.00	0.27
04829014	13280 SO HWY 101	C1	0.00	0.27
04829017	13281 SO HWY 101	C1	0.00	0.08
04829023		C1	0.00	0.03
04829024	13320 SO HWY 101	C1	0.00	0.15
04829029	13340 SO HWY 101	C1	0.00	0.18
04829030	13325 SO HWY 101	C1	0.00	0.16
04829033		C1	0.00	0.22
04829034	13380 SO HWY 101	C1	0.00	0.06
04829039	13300 SO HWY 101	C1	0.00	0.17
04829045	50 CENTER ST	C1	0.00	0.21
04829046		C1	0.00	0.08
04829049	13251 SO HWY 101	C1	0.00	0.10
04829050	13265 SO HWY 101	C1	0.00	0.03
04829051	13275 SO HWY 101	C1	0.00	0.04
04829054	13270 SO HWY 101	C1	0.00	0.12
04829055	13272 SO HWY 101	C1	0.00	0.15
04830002	13400 SO HWY 101	C2	0.00	0.40
04830006	13421 SO HWY 101	C1	0.00	0.09
04830008	13441 SO HWY 101	C2	0.00	0.61
04830010	13460 SO HWY 101	C2	0.22	0.26
04830015	13500 SO HWY 101	C1	2.80	2.89
04830021	151 CENTER ST	C2	1.73	2.18
04830023	13411 SO HWY 101	C1	0.00	0.05
04830024	13401 SO HWY 101	C1	0.00	0.51

04830027	13491 SO HWY 101	C2	0.00	0.56
04830028	13475 SO HWY 101	C2	0.00	0.22
04830029	13451 SO HWY 101	C2	0.00	0.14
04830030	13471 SO HWY 101	C2	0.00	0.28
04830031	13461 SO HWY 101	C2	0.00	0.20
04830034	13450 SO HWY 101	C1	0.00	0.14
04830035	13456 SO HWY 101	C1	0.00	0.08
04830038	13410 SO HWY 101	C1	0.33	0.33
04830039	13420 SO HWY 101	C1	0.15	0.15
04830040	13440 SO HWY 101	C1	0.07	0.07
04831005	13501 SO HWY 101	C1	0.49	0.48
04831008	13551 SO HWY 101	C2	0.20	0.33
04831012		C1	0.78	1.26
04831019		C2	0.00	2.33
04831020	31 HWY 175	C2	0.00	2.42
04831025	13500 SO HWY 101	C1	4.50	4.72
04840014		C1	0.00	0.18
04840015	13761 MOUNTAIN HOUSE RD	C1	1.20	1.14
04840016	13721 MOUNTAIN HOUSE RD	C1	0.00	0.19
04840017	13771 SO HWY 101	C2	11.66	12.52
04840019	13851 MOUNTAIN HOUSE RD	C2	0.57	0.56
04840023	13850 SO HWY 101	C2	1.89	1.75
04840024	13711 MOUNTAIN HOUSE RD	C2	3.00	3.58
04840025	13865 MOUNTAIN HOUSE RD	C2	0.00	0.24
04840026	13861 MOUNTAIN HOUSE RD	C2	0.00	0.24
04840027	13875 MOUNTAIN HOUSE RD	C2	0.00	0.24
04840028	13871 MOUNTAIN HOUSE RD	C2	0.00	0.23
04840031	13885 MOUNTAIN HOUSE RD	C2	0.00	0.31
04840032	13881 MOUNTAIN HOUSE RD	C2	0.00	0.26
04840033		C1	0.00	1.13
04840034	13795 MOUNTAIN HOUSE RD	C2	1.50	1.49
04840037	13801 MOUNTAIN HOUSE RD	C2	1.00	1.05
04840038	13831 MOUNTAIN HOUSE RD	C2	2.30	2.08

Lake Mendocino Area					
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES	
16822431	800 LAKE MENDOCINO DR	C2	0.00	0.90	

Laytonville				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
01402049	45501 NO HWY 101	C1	0.00	1.70
01402066	46001 NO HWY 101	C1	0.00	6.13
01402067	45500 NO HWY 101	C1	3.00	2.92
01404021	45455 NO HWY 101	C1	10.59	11.09
01404023	45020 NO HWY 101	C2	4.90	4.83
01404025	45101 NO HWY 101	C1	13.88	13.91
01404026		C1	25.70	27.84
01404028	45200 NO HWY 101	C1	3.70	3.71
01409039	151 BRANSCOMB RD	C2	4.40	4.83
01410039	44851 NO HWY 101	C1	0.00	0.24
01410041	44950 NO HWY 101	C1	0.00	0.36
01410045	44975 NO HWY 101	C1	0.00	0.19
01410047	44971 WILLIS AVE	C2	0.00	0.49
01410049	44925 NO HWY 101	C1	0.00	0.14
01410053	44900 NO HWY 101	C1	0.00	0.48
01410056	44930 NO HWY 101	C1	0.00	0.67
01410057		C1	0.00	0.64
01410058	140 BRANSCOMB RD	C1	0.00	0.45
01410066	44061 NO HWY 101	C1	0.00	0.11
01410067	45051 NO HWY 101	C1	0.00	0.19
01410068	45021 NO HWY 101	C1	0.00	0.39
01410069	45001 NO HWY 101	C1	0.00	0.29
01410071	80 LAYTONVILLE DOS RIOS	C1	0.00	1.10
01410072		C1	0.00	0.48
01410074	44911 NO HWY 101	C1	1.08	1.07
01410078	44960 NO HWY 101	C1	1.25	1.23
01410079	51 BRANSCOMB RD	C2	0.00	0.71
01410080	44951 WILLIS AVE	C2	0.00	0.28
01410081	44920 NO HWY 101	C1	0.00	0.67
01410083	100 BRANSCOMB RD	C1	0.00	1.00
01410084	44950 WILLIS AVE	C1	0.00	1.28
01410086	50 BRANSCOMB RD	C1	1.27	1.33
01410087	44951 NO HWY 101	C1	1.68	1.66
01410088	44901 NO HWY 101	C1	1.00	0.86
01411001	44901 HARMON DR	C1	0.85	0.96
01411002	44851 HARMON DR	C1	0.00	1.91
01411010	44801 NO HWY 101	C1	0.00	0.76
01411011	44801 NO HWY 101	C1	0.00	0.51
01411012		C1	7.65	8.00
01411013		C1	4.20	2.11
01411018	44785 HARMON DR	C1	0.00	0.30
01411019	44773 HARMON DR	C1	0.00	0.65
01411020	44761 HARMON DR	C1	0.00	0.79
01411022	44850 HARMON DR	C1	0.52	0.59
01411023	44820 HARMON DR	C1	1.31	1.56
01411024		C1	0.00	0.27
01411025	44801 HARMON DR	C1	3.00	3.39
01412020		C1	0.00	0.50
01412021	44751 FOSTER AVE	C1	0.00	0.68

01412029	44800 NO HWY 101	C2	0.00	0.60
01412030	44850 NO HWY 101	C1	0.00	2.13
01413002	44775 NO HWY 101	C1	0.25	0.21
01413004	44761 NO HWY 101	C2	0.29	0.38
01413020	44601 HARMON DR	C1	1.38	1.31
01413021	44780 NO HWY 101	C1	0.00	0.54
01413023		C1	0.00	0.28
01413024		C1	0.00	0.17
01413025	44611 HARMON DR	C1	0.90	0.87
01413026	44601 HARMON DR	C1	0.10	0.10
01413031		C1	0.00	0.08
01413032	44675 HARMON DR	C1	0.00	0.54
01413033	44701 HARMON DR	C1	0.00	1.79
01413035	44750 HARMON DR	C1	0.00	0.28
01413036	44625 HARMON DR	C1	0.00	0.50
01413037	44651 HARMON DR	C1	0.00	0.47
01413039	44701 FOSTER AVE	C1	0.00	0.65
01413046	44780 HARMON DR	C1	0.00	0.30
01413047		C1	2.80	3.53
01413049	44701 NO HWY 101	C1	0.00	0.19
01413051	44735 NO HWY 101	C2	0.00	0.26
01413052	44740 HARMON DR	C2	0.00	0.27
01413053		C1	0.00	0.11
01413054	44700 NO HWY 101	C1	0.00	0.90
01413055	44720 NO HWY 101	C2	0.00	1.34
01413056	44720 NO HWY 101	C2	0.00	0.56
01413057		C1	0.12	0.12
01415003	44591 NO HWY 101	C1	0.75	0.83
01415008	44565 NO HWY 101	C1	0.00	0.08
01415011	44601 FOSTER AVE	C1	0.00	0.58
01415014	44625 FOSTER AVE	C1	0.00	0.56
01415015		C1	0.00	0.69
01415021	44575 FOSTER AVE	C1	0.00	0.59
01415030	44551 FOSTER AVE	C1	0.00	0.50
01415047	44500 NO HWY 101	C1	0.00	0.77
01415049	44575 NO HWY 101	C1	0.00	0.27
01415050	44550 NO HWY 101	C1	0.00	0.38
01415052		C1	0.00	0.44
01415054	44650 NO HWY 101	C1	0.00	1.52
01415055		C1	0.00	0.51
01415056	44451 NO HWY 101	C1	0.00	0.52
01415057	44425 NO HWY 101	C2	0.00	0.34
01415058	44551 NO HWY 101	C1	0.00	0.87
01415059		C1	0.00	2.41
01417020	44451 FOSTER AVE	C1	0.00	1.52
01417024	51 HARWOOD RD	C1	0.00	0.92
01417029	25 HARWOOD RD	C2	0.00	1.26
01417032	44400 NO HWY 101	C1	0.00	1.02
01417033	44425 NO HWY 101	C1	0.00	0.47
01417034	44446 NO HWY 101	C2	0.00	0.95
03516011	44301 NO HWY 101	C2	0.00	1.89
03516012		C2	0.00	3.03

Navarro				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
02625003		C1	2.00	4.81
02625011	1810 HWY 128	C1	1.30	0.91
02625012	1801 HWY 128	C1	0.00	3.09
02625013	1825 HWY 128	C1	4.40	6.94
02625014	1820 HWY 128	C1	6.20	6.73
02626015		C1	1.50	1.49
02626018	2151 HWY 128	C1	5.50	6.12
02626019	2425 HWY 128	C1	0.00	12.48
02626024		C1	4.60	1.61
02626025		C1	5.50	5.29

Philo				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
02654005	7501 HWY 128	C1	2.32	2.46
02654006		C1	0.90	0.20
02654007	7525 HWY 128	C1	1.66	1.51
02654011	7551 HWY 128	C1	1.01	1.03
02654012	7580 HWY 128	RR	5.00	5.12
02654013	7450 HWY 128	C1	2.71	2.98
02654016	7419 HWY 128	RR	1.91	1.93
04605009	18025 BLATTNER RD	C2	0.50	0.58
04605013	8480 HWY 128	C2	0.44	0.57
04605021	8601 HWY 128	C2	0.45	0.50
04605030	18031 BLATTNER RD	C2	0.00	4.60
04605032	8350 HWY 128	C2	0.00	1.37
04605033	8651 HWY 128	C2	7.00	7.43
04605034	8611 HWY 128	C2	0.70	0.83
04606008	8600 HWY 128	C2	0.00	0.16
04606022	8500 HWY 128	C2	0.45	0.54
04606025	8550 HWY 128	C2	1.56	1.23
04606029	8720 HWY 128	C2	0.00	0.08
04606045	8750 PHILO SCHOOL RD	C2	0.00	0.50
04606046	8660 HWY 128	C2	0.46	0.46
04606047	8650 HWY 128	C2	0.25	0.25
04606048	8650 HWY 128	C2	0.12	0.12
04606049	8650 HWY 128	C2	0.06	0.06
04606050	8650 HWY 128	C2	0.61	0.64
04608014	9000 HWY 128	C2	1.85	1.90

Potter Valley					
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES	
17408016	12040 POWERHOUSE RD	C2	0.00	0.93	
17411108	10208 MAIN ST	C2	0.00	0.31	
17411208	10120 MAIN ST	C2	0.00	0.38	
17420109	10161 MAIN ST	C2	0.00	0.72	
17420201	10175 MAIN ST	C2	0.34	0.36	
17420202	10209 MAIN ST	C2	0.00	0.88	
17420203	10211 MAIN ST	C2	0.00	0.30	
17505006	12100 EEL RIVER RD	C2	1.48	1.54	
17505010	10750 MAIN ST	C1	0.00	0.44	
17505011	10770 MAIN ST	C1	0.00	0.54	
17505025	12090 EEL RIVER RD	C2	0.98	0.99	
17505026	10700 MAIN ST	C2	0.00	1.11	
17505027	10730 MAIN ST	C2	0.00	1.10	
17505030	10800 MAIN ST	C1	0.25	0.29	
17505031	10780 MAIN ST	C1	0.15	0.16	
17512009	10761 MAIN ST	C2	0.00	1.14	
17512020	10731 MAIN ST	C2	1.19	1.28	
17512021	10751 MAIN ST	C2	1.19	1.07	

Redwood Valley				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
16210014	9155 NO STATE ST	C1	4.21	4.36
16210036	9201 NO STATE ST	C1	0.40	0.41
16210037	9251 NO STATE ST	C1	0.67	0.66
16210041	9551 NO STATE ST	C2	4.37	4.49
16210055	9651 NO STATE ST	C1	1.63	1.57
16210058	9621 NO STATE ST	C1	1.05	1.00
16210059	9601 NO STATE ST	C1	1.47	1.38
16210060	9501 NO STATE ST	C2	2.50	2.51
16210061	9471 NO STATE ST	C2	4.00	4.06
16210067	9701 NO STATE ST	C2	0.51	0.51
16210068	9711 NO STATE ST	C2	2.59	2.49
16214018	8925 NO STATE ST	C2	2.40	2.33
16214034	8901 NO STATE ST	C1	1.00	0.87
16214035	8851 NO STATE ST	C1	0.68	0.55
16214036	8825 NO STATE ST	C1	2.48	2.23
16214048	8951 NO STATE ST	C2	0.79	0.76
16214055	9001 NO STATE ST	C2	5.90	5.79
16214056	8957 NO STATE ST	C2	4.80	4.74
16214057	9001 NO STATE ST	C2	3.60	3.46
16217133	201 GLORENBROOK MEADOW LN	C1	2.20	3.03
16218022	395 SCHOOL WAY	C1	2.70	2.88
16220019	8400 UVA DR	C1	21.54	21.06
16308206	8501 EAST RD	C2	0.05	0.72
16308217	8531 EAST RD	C1	12.10	11.85
16308218	8551 EAST RD	C1	0.00	0.47
16313110	999 SCHOOL WAY	C2	0.00	2.23
16313112	8410 EAST RD	C1	1.19	1.22
16313113	8400 EAST RD	C1	1.15	1.41
16313129	951 SCHOOL WAY	C1	4.25	4.36
16313130	981 SCHOOL WAY	C1	0.32	0.32
16313201	8481 EAST RD	C2	0.81	0.84
16313212	8431 EAST RD	C2	0.00	0.95
16313214	8451 EAST RD	C2	1.49	1.53
16313216	8399 EAST RD	C1	23.89	18.76
16313220	8479 EAST RD	C2	1.68	1.69
16313221		C2	0.00	0.14

Ridgewood				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
14717003		C2	3.75	3.58
14718013	16410 NO HWY 101	C2	20.71	21.01
14718014	16580 NO HWY 101	C2	8.29	6.53

Talmage					
APN	SITUS_3		ZONING	ACREAGE	GIS ACRES
18107003	1291	TALMAGE RD	C1	0.46	0.62
18107004	1301	TALMAGE RD	C1	0.00	0.44
18111018	1980	TALMAGE RD	C1	0.68	0.65
18113101	1691	TALMAGE RD	C1	0.00	1.18

South Ukiah				
APN	SITUS_3	ZONING	ACREAGE	GIS ACRES
00333039	1635 SO STATE ST	C1	0.63	0.66
00333044	2129 SO STATE ST	C1	0.00	2.17
00333059	1605 SO STATE ST	C1	0.00	0.61
00333060		C1	0.00	0.62
00333061		C1	0.00	0.61
00333063	1631 SO STATE ST	C1	0.00	1.02
00333064	1649 SO STATE ST	C1	0.00	0.60
00333065	2101 SO STATE ST	C1	3.90	3.92
00333067	2101 SO STATE ST	C1	3.80	3.81
00333068	1601 SO STATE ST	C1	1.94	1.10
00333069	1601 SO STATE ST	C1	0.00	0.41
00333070	1601 SO STATE ST	C1	0.00	0.46
00335015	200 BLUE BONNET DR	C1	0.00	0.29
00335023	2181 SO STATE ST	C1	0.00	1.19
00335030	2171 SO STATE ST	C1	0.00	1.01
00335031	2171 SO STATE ST	C1	0.00	0.23
00335032	220 BLUE BONNET DR	C1	0.00	0.98
00335033		C1	0.00	0.36
00335034	2201 SO STATE ST	C1	0.00	0.36
00335035	2221 SO STATE ST	C1	0.00	1.11
00335036	2211 SO STATE ST	C1	0.00	1.71
00335037	2161 SO STATE ST	C1	0.00	0.53
00335038	2165 SO STATE ST	C1	0.00	0.69
00335039	2169 SO STATE ST	C1	0.00	0.36
00339044	1400 SO STATE ST	C1	1.84	1.66
00339048	1404 SO STATE ST	C2	0.00	1.20
00339051	1420 SO STATE ST	C2	0.46	0.49
00339052	1414 SO STATE ST	C1	0.18	0.17
00339053	1416 SO STATE ST	C1	1.41	1.46
00342030	1480 SO STATE ST	C1	0.00	0.07
00342034	1490 SO STATE ST	C1	0.00	0.27
00342035	1510 SO STATE ST	C1	1.23	1.21
00342045	100 LAWS AVE	C1	0.00	0.27
00342047	151 LAWS AVE	C1	0.00	0.48
00342050	1424 SO STATE ST	C2	0.00	0.39
00342053	1460 SO STATE ST	C2	0.00	0.91
00342056	1500 SO STATE ST	C1	0.00	0.64
00343055	1158 SO STATE ST	C2	0.00	0.95
00343060	1550 SO STATE ST	C1	0.00	0.95
18012001	2251 SO STATE ST	C1	0.00	0.50
18012007	2301 SO STATE ST	C2	2.55	2.55
18012010	2381 SO STATE ST	C2	2.01	1.97
18013009	2320 SO STATE ST	C1	0.00	0.89
18013018	50 NORTH COURT RD	C1	1.02	0.97

18013024	2300 SO STATE ST	C2	0.00	1.16
18019003	125 FIRCREST DR	C1	2.02	2.15
18019005	2140 SO STATE ST	C1	1.83	1.57
18019006	2146 SO STATE ST	C1	0.00	1.52
18019007	2200 SO STATE ST	C1	1.45	1.47
18019008		C1	0.00	0.70
18020001	1610 SO STATE ST	C1	0.00	0.46
18020022	251 JEFFERSON LN	C1	3.77	3.76
18020023	1640 SO STATE ST	C1	5.88	6.13
18020024	1680 SO STATE ST	C1	3.97	4.22
18405209	31 NORTH COURT RD	C1	0.00	0.43
18405210	22 OAK KNOLL RD	C1	0.00	0.28
18405307	25 OAK KNOLL RD	C1	0.00	0.21
18405308	24 FAIRVIEW CT	C1	0.00	0.18
18405411	15 FAIRVIEW CT	C1	0.00	0.36
18406101	2405 SO STATE ST	C1	0.00	0.28
18406102	2411 SO STATE ST	C1	0.00	0.31
18406106	2455 SO STATE ST	C1	1.13	1.26
18406110	2505 SO STATE ST	C1	2.03	2.14
18406111	30 NORGARD LN	C1	0.00	1.18
18407014	2655 SO STATE ST	C1	2.58	2.59
18407015	2601 SO STATE ST	C2	11.14	12.01
18411005	2851 SO STATE ST	C1	1.56	1.49
18411022	2801 SO STATE ST	C2	2.20	2.14
18411023	2801 SO STATE ST	C2	1.76	1.73
18411024	2901 SO STATE ST	C2	5.40	5.20
18411025	2901 SO STATE ST	C2	1.80	1.77
18414005	3301 SO STATE ST	C2	0.00	1.23
18414012	3101 SO STATE ST	C2	2.62	2.62