

TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS:

Our family has lived in this wonderful rural neighborhood for nearly 25 years, and we are strong proponents of private property rights, small business and making good use of the land. We love that we live in a farming community and for the record, we farm a 20-year-old, two-acre vineyard and sell our grapes for production into wine. While our neighborhood is zoned AG40, zoning and acreage alone should not determine whether cannabis is a suitable crop for our neighborhood where the majority of residents do not farm.

Our rural neighborhood south of Robinson Creek consists of 10 properties all accessed by a single road and bridge. When the Woodyglen Lane neighborhood was created in the 1960's and 1970's, the zoning was classified as S-A, Suburban Agricultural Districts, which had minimum lot sizes of 15,000 sq. ft. In addition, most of the parcels in our neighborhood were created via a minor subdivision in the early to mid-1970's. It was clear in the zoning when the subdivision was formed that "Semi-heavy agriculture" required a "Use Permit". In reading the minimum lot standards the subdivision was in fact set up as a "Residential" subdivision as you can see from the various front, side and rear yard sizes as well as the minimum lot widths and lot sizes of 15,000 sq. ft. At some point after the subdivision was created the S-A zoning was changed to AG-40 with the minimum lot sizes of 40-acre minimums when subdividing.

Only one neighbor has the minimum 40-acres, the rest, are legal non-conforming parcels that do not meet minimum Ag zoning requirements, and six of the ten have under 10 acres. There are countless parcels in our county that are 1-acre or less and zoned AG-40.

It is appropriate for our ag-based economy to support and protect existing small farm growers as cannabis moves from the shadows into the commercial arena, as is bringing cannabis crops under the purview of the ag department and industry, and under AG zoning. It makes no sense allowing new cannabis cultivation on non-conforming ag-zoned parcels that do not meet the 40-acre minimum.

Our rural subdivision requires every resident to cross over at least one neighbor's property to get to their own, and although the neighborhood encompasses over 100 acres,

- (5) Commercial radio, television or microwave antennas and transmitters. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (6) Airport or aircraft landing facilities. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (7) Golf courses. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (8) Products of fish life or fish products for commercial purposes, hatcheries, ponds, etc.) (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (9) Buildings, structures, and other facilities constructed and utilized only as incident to a recreational use or to an otherwise permitted agricultural use. (Ord. No. 759, adopted 1971.)
- (10) Public and private dumps and refuse disposal areas. (Ord. No. 759, adopted 1971.)
- (c) MINIMUM LOT AREA. One hundred (100) acres. (Ord. No. 359, Sec. 45.04, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (d) MAXIMUM MAIN BUILDING COVERAGE. Five percent (5%). (Ord. No. 359, Sec. 45.05, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (e) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.06, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (f) MINIMUM SIDE YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.07, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (g) MINIMUM REAR YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.08, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (h) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 45.09, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (i) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35') for residential buildings. (Ord. No. 359, Sec. 45.10, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

ARTICLE X. "S-A," SUBURBAN AGRICULTURAL DISTRICTS.

Sec. 20-23 Declaration; "S-A," Suburban Agricultural Districts.

- (a) This district classification is intended to be applied to suburban or rural areas where low density residential and agricultural uses are appropriate, and where recreational services and uses may be found to be compatible. (Ord. No. 359, Sec. 42.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (b) The following specific regulations and general regulations set forth in Article XXXV shall apply in all "S-A," Districts. (Ord. No. 359, Sec. 42.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-24. Regulations for "S-A", Suburban Agricultural Districts.

(a) USES PERMITTED.

- (1) One (1) single family dwelling, including a private garage, a guest cottage, servants quarters, accessory buildings and uses and home occupations. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966, as amended by Ord. No. 1815, adopted 1976.)
- (2) Light agriculture. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (3) Public parks, schools and public buildings and services. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (4) Locations of underground utility installations and of above-ground utility installations for local service, except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) USES REQUIRING USE PERMITS.

- (1) Semi-heavy agriculture. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (2) Mobilehome parks, motels. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (3) Sanitariums, rest homes. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)
- (4) Commercial recreation uses, including golf courses, country clubs, resorts and related uses. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(c) MINIMUM LOT AREA. Fifteen thousand (15,000) square feet. (Ord. No. 359, Sec. 42.04, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(d) MINIMUM LOT WIDTH. Eighty feet (80'). (Ord. No. 359, Sec. 42.05, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty-five percent of lot. (Ord. No. 359, Sec. 42.06, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(d) (f) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 42.07, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(g) MINIMUM SIDE YARDS. Ten feet (10'). (Ord. No. 359, Sec. 42.08, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(h) MINIMUM REAR YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 42.09, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(i) MINIMUM VEHICLE PARKING. Two (2) spaces per dwelling, (Ord. No. 359, Sec. 42.10, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(j) MAXIMUM BUILDING HEIGHT. Two (2) stories, thirty feet (30'). (Ord. No. 359, Sec. 42.11, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

ARTICLE XI. "R-R," RESIDENTIAL - RESORT DISTRICTS.

Sec. 20-25. Declaration; "R-R", Residential-Resort Districts.

(a) This district classification is intended to be applied in scenic and/or recreational areas in which protection of scenic and other natural attractive features is essential and low residential densities are desirable to preserve and protect natural features, land values and the public interest. (Ord. No. 359, Sec. 41.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "R-R" Districts. (Ord. No. 359, Sec. 41.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-26. Regulations for "R-R", Residential-Resort Districts.

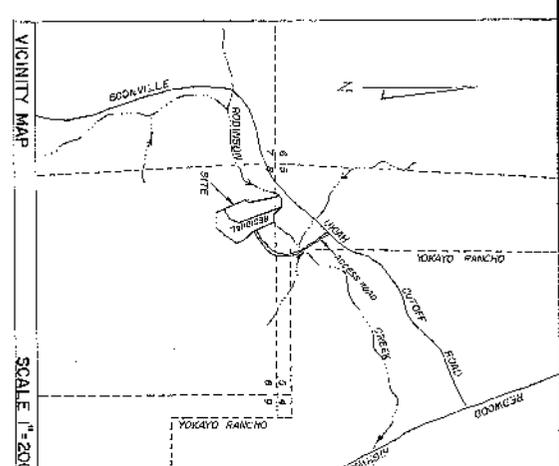
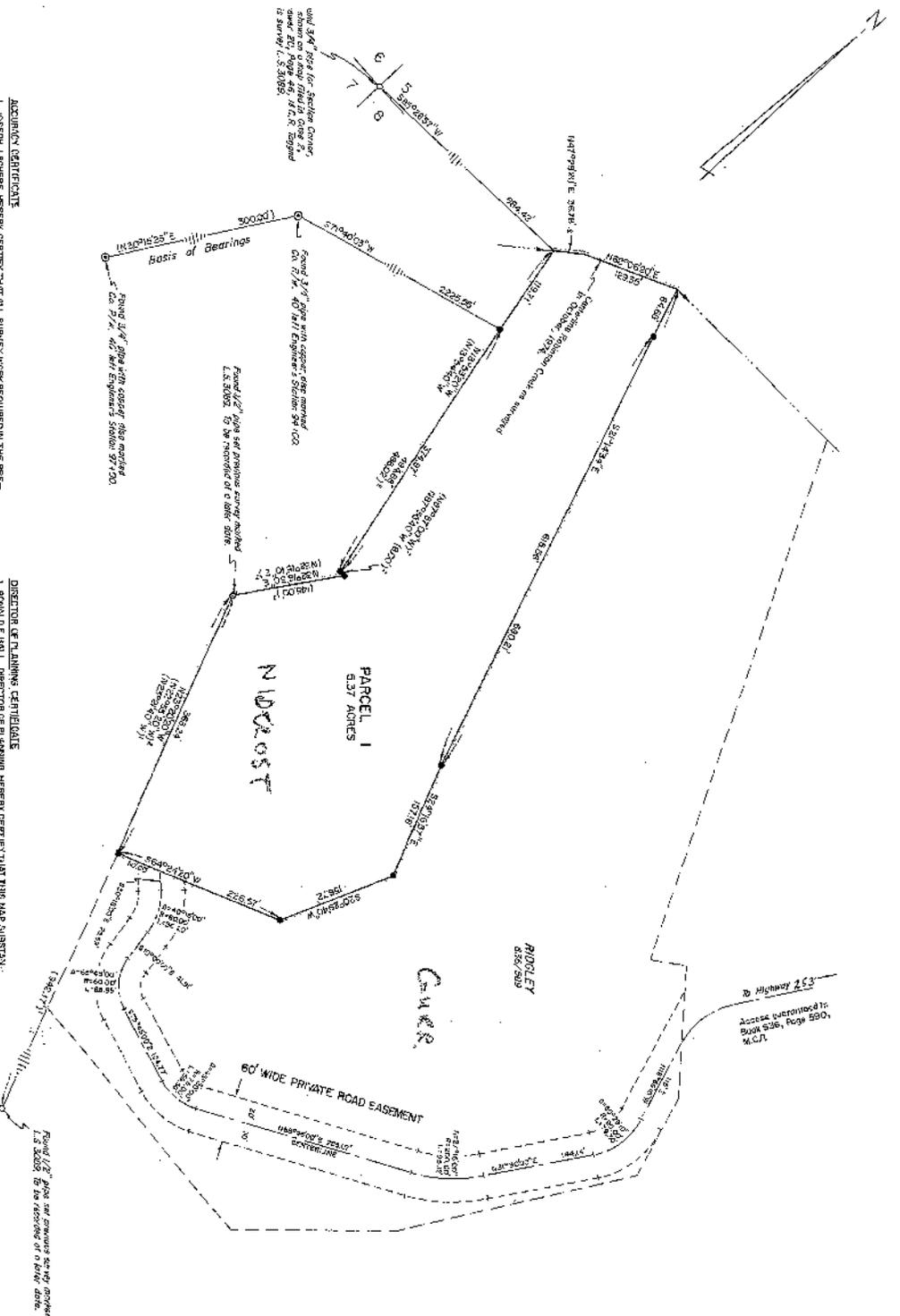
(a) USES PERMITTED.

(1) One (1) single family dwelling, including a private garage, a guest cottage, servants quarters, accessory buildings and uses and home occupations. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966, as amended by Ord. No. 1815, adopted 1976.)

(2) Two (2) single family dwellings, with garages, or a duplex, or a triplex, or a fourplex, minimum site forty thousand (40,000) square feet. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966, as amended by Ord. No. _____ adopted 1978.)"

PLANNING DIVISIONS
ZONING
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R-3
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R-10
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R-49
R-50

aug. 78



PARCEL MAP
 OF MINOR DIVISION NO. 199-74
 BEING A PORTION OF SECTIONS 588,
 T14N, R12W, M.D.M.

MENDOCINO COUNTY, CALIFORNIA
 SCALE 1"=100' MARCH, 1975

NOTES:
 ● 1/2 PAPER SET THIS DATEY NAMED U.S. 2088.
 (1) RECORD BEARINGS AND DISTANCES AS NOTED
 FROM MAP CASE 2, DRAWER 8, PAGE 47 AND BOOK
 636, PAGE 3001, M.C.R.
 BASED UP BEARINGS:
 SPOKESMAN AND BEYOND RECORDS, 35, 36, 37
 D-MEN-853, ON FILE IN THE DISTRICT OFFICE.

ACCURACY CERTIFICATE
 I, JOSEPH SHERBEE, SURVEY CERTIFY THAT ALL SURVEY WORK REQUIRED IN THE PRE-
 PARATION OF THIS MAP AND RELATED ACQUISITION WAS PERFORMED TO AN ACCU-
 RACY OF 1:2000.

Joseph S. Sherbee
 J.S. 3003

DIRECTOR OF PLANNING CERTIFICATE
 I, RONALD F. HALL, DIRECTOR OF PLANNING HEREBY CERTIFY THAT THIS MAP SUBMIT-
 TED TO ME FOR REVIEW, MEETS THE REQUIREMENTS OF SECTION 11573 OF THE SUB-
 DIVISION ACT.

Ronald F. Hall
 DIRECTOR OF PLANNING

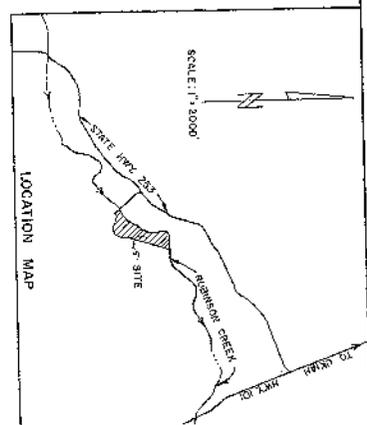
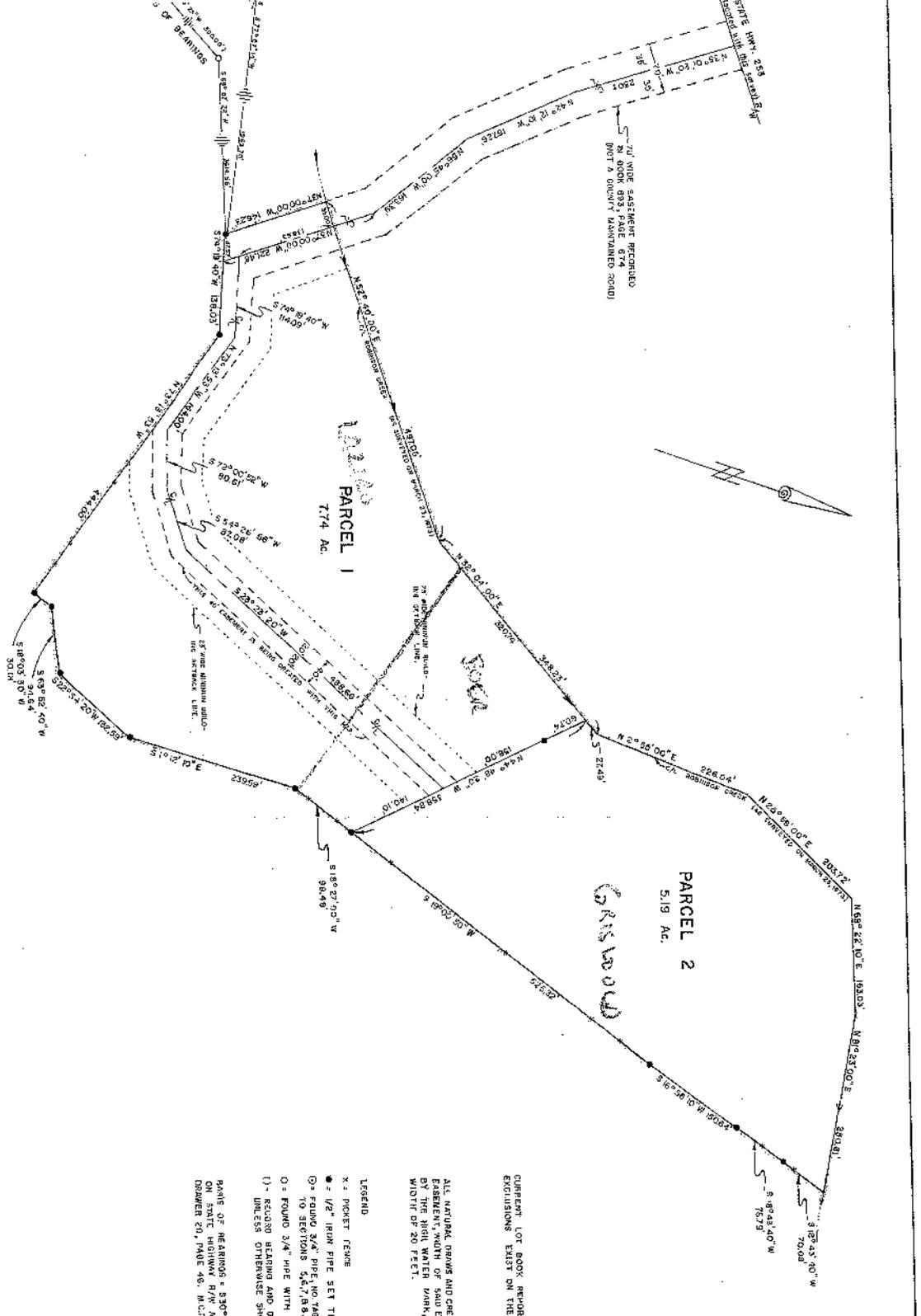
RECORDERS CERTIFICATE
 THIS MAP WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF MENDOCINO COUNTY,
 CALIFORNIA, ON THIS 18th DAY OF APRIL, 1975, AT 12:00 PM.
 I, [Signature], COUNTY CLERK, DO HEREBY CERTIFY THAT THIS MAP IS
 CORRECTLY FILED IN THE OFFICE OF THE COUNTY CLERK OF MENDOCINO COUNTY,
 CALIFORNIA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11573 OF THE SUB-
 DIVISION ACT.

Joseph S. Sherbee
 J.S. 3003

C.F. CAMPBELL, COUNTY SUPERVISOR
 MENDOCINO COUNTY, STATE OF CALIFORNIA
 BY *Richard E. Gassner*
 DEPUTY
 1.5.4141

Richard E. Gassner
 COUNTY SUPERVISOR
 BY *W. G. Gassner, Deputy*

ONE SHEET ONLY
 CASE 2
 DRAWER 8
 PAGE 47



CURRENT LOT BOOK REPORT SHOWS NO EXCEPTIONS OR EXCLUSIONS EXIST ON THE PROPERTY SHOWN HEREIN.

ALL NATURAL GRAVES AND GREENS CONSTITUTE A DRAINAGE EASEMENT, MOUTH OF SAID EASEMENT BEING DETERMINED BY THE HIGH WATER MARK, PLUS 5 FEET OR A MINIMUM WIDTH OF 20 FEET.

- LEGEND
- x = POCKET FERME
 - = 1/2" IRON PIPE SET THIS SURVEY MARKED L.S. 3089
 - = FOUND 3/4" PIPE NO. 746, SET TO MARK THE CORNER TO SECTIONS 34, 13, 8, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
 - = FOUND 3/4" PIPE WITH COPPER DISC MARKED CO. 574
 - (-)- RECORD BEARING AND DISTANCES AGREE WITH THIS SURVEY UNLESS OTHERWISE SHOWN.

BEARING OF BEARINGS = 530° 14' 25" W, BETWEEN ROUND MONUMENTS ON THE N.W. CORNER OF L.S. 3089 ON A POINT FIELD IN CASE 21, DRAWER 20, PAGE 46, M.C.S.

PARCEL MAP
 OF MINOR DIVISION NO. 117-73
 BEING A PORTION OF LOT
 61 YOKAYO RANCHO
 MENDOCINO COUNTY, CALIFORNIA
 SCALE: 1" = 100'

1 SHEET ONLY

CASE _____
 DRAWER 21
 PAGE 72

4317

ACCURACY STATEMENT

I, JOSEPH L. SCHREIBER, LICENSED SURVEYOR, IN THE PERFORMANCE OF THIS MAP AND RELATED INVESTIGATION WAS PERMITTED TO HAVE ACCESS TO THE RECORDS OF THE COUNTY OF MENDOCINO.

Joseph L. Schreiber
 LICENSED SURVEYOR
 L.S. 3089

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF ... W.A. SHREIBER.

IN WITNESS WHEREOF, I HAVE HEREBY CERTIFIED THAT IT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

Joseph L. Schreiber
 LICENSED SURVEYOR
 L.S. 3089

DIRECTOR OF PLANNING

I, DONALD E. HALL, DIRECTOR OF PLANNING, LICENSED SURVEYOR, CERTIFY THAT THIS MAP SUBMITTED FOR APPROVAL CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE CONDITIONS OF APPROVAL THEREOF.

Donald E. Hall
 DIRECTOR OF PLANNING

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED AND IS FOUND TO CONFORM TO THE REQUIREMENTS OF SECTION 1687 OF THE SUBDIVISION MAP ACT.

John J. Jones
 COUNTY SURVEYOR
 L.S. 3089

C. Campbell
 COUNTY CLERK

RECORDER'S CERTIFICATE

THIS MAP WAS RECORDED IN BOOK 13, PAGE 72, OF THE RECORDS OF THE COUNTY OF MENDOCINO, CALIFORNIA, ON MAY 1, 1973, AT THE REQUEST OF ... W.A. SHREIBER, BY DEPUTY COUNTY CLERK ...

W.A. Shreiber, Deputy

FEES \$300