

ORDINANCE NO. 4390

ORDINANCE AMENDING THE MENDOCINO COUNTY INLAND ZONING CODE (DIVISION 1, TITLE 20) TO ADD CHAPTER 20.147, COMMUNITY CHARACTER (CC) COMBINING DISTRICT, AND REZONE CERTAIN PARCELS WITHIN THE C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) ZONING DISTRICTS TO APPLY THE CC COMBINING DISTRICT

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 November 17, 2016, the Planning Commission provided its report and recommendation on the proposed ordinance to the Board of Supervisors; and

WHEREAS, on August 1, 2017, 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 a business of 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) 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.

(F) 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.

(G) 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 review of 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.

(C) In addition to all noticing required for a Minor Use Permit, ten (10) days prior to the date of the hearing required by Chapter 20.196, notice of the time and place of the hearing and of the intention to consider the Minor Use Permit shall be posted by the applicant on the subject property of the proposed Formula Business in a manner best calculated by the Department to give public notice. Notices shall be posted on paper not less than 8.5 inches x 11 inches in size.

Sec. 20.147.060 Exceptions

The provisions of the CC Combining District shall not apply to a 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 by the Department 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. Findings. The Board of Supervisors makes the following findings, based on the whole of the record before it:

(A) Adoption of this ordinance will provide the opportunity to protect the unique character of the rural communities of the County and create a supportive environment for new and unique small businesses.

(B) "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.

(C) 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.

(D) Notwithstanding the visual attractiveness of a storefront or other business structure, the standardized architecture, color scheme, 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 distinctive character of the rural communities of the County.

(E) The adoption of this ordinance and creation of Chapter 20.147 is consistent with the applicable goals and policies of the General Plan, in that the Mendocino County General Plan, specifically policies contained within the General Plan provide that compatibility with desired architectural character in established neighborhoods and communities shall be evaluated when considering new development, that the County should create attractive and economically viable community "core" areas, and that the County should emphasize local community character and culture in community planning and development.

Section 4. Rezone. Pursuant to Division 1 of Title 20, Chapter 20.212 of the Mendocino County Code, the zoning of the properties listed in Exhibit A attached hereto and incorporated herein by this reference is hereby changed to reclassify the properties from C-1 (Limited Commercial) and C-2 (General Commercial) to C-1-CC (Limited Commercial: Community Character Combining District) and C-2-CC (General Commercial: Community Character Combining District), as applicable. Also attached to this Ordinance as Exhibit B, which

is incorporated herein by this reference, are maps showing the location of the properties to be rezoned.

Section 5. 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 6. 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 1st day of August, 2017, by the following roll call vote:


AYES:	Supervisors Brown, McCowen, Croskey, Gjerde, and Hamburg
NOES:	None
ABSENT:	None

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





JOHN McCOWEN 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

APN	PROPERTY ADDRESS	CITY	ACRES
00333039	1635 SO STATE ST	UK	0.63
00333044	2129 SO STATE ST	UK	0.00
00333059	1605 SO STATE ST	UK	0.00
00333060			0.00
00333061			0.00
00333063	1631 SO STATE ST	UK	0.00
00333064	1649 SO STATE ST	UK	0.00
00333065	2101 SO STATE ST	UK	3.90
00333067	2101 SO STATE ST	UK	3.80
00333068	1601 SO STATE ST	UK	1.94
00333069	1601 SO STATE ST	UK	0.00
00333070	1601 SO STATE ST	UK	0.00
00335015	200 BLUE BONNET DR	UK	0.00
00335023	2181 SO STATE ST	UK	0.00
00335030	2171 SO STATE ST	UK	0.00
00335031	2171 SO STATE ST	UK	0.00
00335032	220 BLUE BONNET DR	UK	0.00
00335033			0.00
00335034	2201 SO STATE ST	UK	0.00
00335035	2221 SO STATE ST	UK	0.00
00335036	2211 SO STATE ST	UK	0.00
00335037	2161 SO STATE ST	UK	0.00
00335038	2165 SO STATE ST	UK	0.00
00335039	2169 SO STATE ST	UK	0.00
00339044	1400 SO STATE ST	UK	1.84
00339048	1404 SO STATE ST	UK	0.00
00339051	1420 SO STATE ST	UK	0.46
00339052	1414 SO STATE ST	UK	0.18
00339053	1416 SO STATE ST	UK	1.41
00342030	1480 SO STATE ST	UK	0.00
00342034	1490 SO STATE ST	UK	0.00
00342035	1510 SO STATE ST	UK	1.23
00342045	100 LAWS AVE	UK	0.00
00342047	151 LAWS AVE	UK	0.00
00342050	1424 SO STATE ST	UK	0.00
00342053	1460 SO STATE ST	UK	0.00
00342056	1500 SO STATE ST	UK	0.00
00343055	1158 SO STATE ST	UK	0.00
00343060	1550 SO STATE ST	UK	0.00
01402049	45501 NO HWY 101	LA	0.00
01402066	46001 NO HWY 101	LA	0.00
01402067	45500 NO HWY 101	LA	3.00
01404021	45455 NO HWY 101	LA	10.59
01404023	45020 NO HWY 101	LA	4.90
01404025	45101 NO HWY 101	LA	13.88
01404026			25.70

01404028	45200 NO HWY 101	LA	3.70
01409039	151 BRANSCOMB RD	LA	4.40
01410039	44851 NO HWY 101	LA	0.00
01410041	44950 NO HWY 101	LA	0.00
01410045	44975 NO HWY 101	LA	0.00
01410047	44971 WILLIS AVE	LA	0.00
01410049	44925 NO HWY 101	LA	0.00
01410053	44900 NO HWY 101	LA	0.00
01410056	44930 NO HWY 101	LA	0.00
01410057			0.00
01410058	140 BRANSCOMB RD	LA	0.00
01410066	44061 NO HWY 101	LA	0.00
01410067	45051 NO HWY 101	LA	0.00
01410068	45021 NO HWY 101	LA	0.00
01410069	45001 NO HWY 101	LA	0.00
01410071	80 LAYTONVILLE DOS RIOS	LA	0.00
01410072			0.00
01410074	44911 NO HWY 101	LA	1.08
01410078	44960 NO HWY 101	LA	1.25
01410079	51 BRANSCOMB RD	LA	0.00
01410080	44951 WILLIS AVE	LA	0.00
01410081	44920 NO HWY 101	LA	0.00
01410083	100 BRANSCOMB RD	LA	0.00
01410084	44950 WILLIS AVE	LA	0.00
01410086	50 BRANSCOMB RD	LA	1.27
01410087	44951 NO HWY 101	LA	1.68
01410088	44901 NO HWY 101	LA	1.00
01411001	44901 HARMON DR	LA	0.85
01411002	44851 HARMON DR	LA	0.00
01411010	44801 NO HWY 101	LA	0.00
01411011	44801 NO HWY 101	LA	0.00
01411012	44791 HARMON DR	LA	7.65
01411013			4.20
01411018	44785 HARMON DR	LA	0.00
01411019	44773 HARMON DR	LA	0.00
01411020	44761 HARMON DR	LA	0.00
01411022	44850 HARMON DR	LA	0.52
01411023	44820 HARMON DR	LA	1.31
01411024			0.00
01411025	44801 HARMON DR	LA	3.00
01412020			0.00
01412021	44751 FOSTER AVE	LA	0.00
01412029	44800 NO HWY 101	LA	0.00
01412030	44850 NO HWY 101	LA	0.00
01413002	44775 NO HWY 101	LA	0.25
01413004	44761 NO HWY 101	LA	0.29
01413020	44601 HARMON DR	LA	1.38

01413021	44780 NO HWY 101	LA	0.00
01413023			0.00
01413024			0.00
01413025	44611 HARMON DR	LA	0.90
01413026	44601 HARMON DR	LA	0.10
01413031			0.00
01413032	44675 HARMON DR	LA	0.00
01413033	44701 HARMON DR	LA	0.00
01413035	44750 HARMON DR	LA	0.00
01413036	44625 HARMON DR	LA	0.00
01413037	44651 HARMON DR	LA	0.00
01413039	44701 FOSTER AVE	LA	0.00
01413046	44780 HARMON DR	LA	0.00
01413047			2.80
01413049	44701 NO HWY 101	LA	0.00
01413051	44735 NO HWY 101	LA	0.00
01413052	44740 HARMON DR	LA	0.00
01413053			0.00
01413054	44700 NO HWY 101	LA	0.00
01413055	44720 NO HWY 101	LA	0.00
01413056			0.00
01413057			0.12
01415003	44591 NO HWY 101	LA	0.75
01415008	44565 NO HWY 101	LA	0.00
01415011	44601 FOSTER AVE	LA	0.00
01415014	44625 FOSTER AVE	LA	0.00
01415015			0.00
01415021	44575 FOSTER AVE	LA	0.00
01415030	44551 FOSTER AVE	LA	0.00
01415047	44500 NO HWY 101	LA	0.00
01415049	44575 NO HWY 101	LA	0.00
01415050	44550 NO HWY 101	LA	0.00
01415052			0.00
01415054	44650 NO HWY 101	LA	0.00
01415055			0.00
01415056	44451 NO HWY 101	LA	0.00
01415057	44425 NO HWY 101	LA	0.00
01415058	44551 NO HWY 101	LA	0.00
01415059			0.00
01417020	44451 FOSTER AVE	LA	0.00
01417024	51 HARWOOD RD	LA	0.00
01417029	25 HARWOOD RD	LA	0.00
01417032	44400 NO HWY 101	LA	0.00
01417033	44425 NO HWY 101	LA	0.00
01417034	44446 NO HWY 101	LA	0.00
02625011	1810 HWY 128	NA	1.30
02625012	1801 HWY 128	NA	0.00

02625013	1825 HWY 128	NA	4.40
02625014	1820 HWY 128	NA	6.20
02626015			1.50
02626018	2151 HWY 128	NA	5.50
02626019	2425 HWY 128	PH	0.00
02626024			4.60
02626025			5.50
02654005	7501 HWY 128	PH	2.32
02654006			0.90
02654007	7525 HWY 128	PH	1.66
02654011	7551 HWY 128	PH	1.01
02654012	7580 HWY 128	PH	5.00
02654013	7450 HWY 128	PH	2.71
02654016	7419 HWY 128	PH	1.91
02909013	13981 HWY 128	BO	0.00
02909015	14025 HWY 128	BO	1.27
02909017	14051 HWY 128	BO	0.00
02909018			0.21
02909021	14001 HWY 128	BO	0.24
02910004	14055 HWY 128	BO	2.98
02911009	13980 HWY 128	BO	0.40
02911011	13980 HWY 128	BO	1.54
02911012	14000 HWY 128	BO	1.00
02911022	14040 HWY 128	BO	0.00
02911023	14040 HWY 128	BO	0.00
02911024	14020 HWY 128	BO	0.00
02911025	14020 HWY 128	BO	0.00
02912003	14081 HWY 128	BO	1.00
02912004	14111 HWY 128	BO	1.16
02912005	14111 HWY 128	BO	0.76
02912006	14125 HWY 128	BO	1.17
02912009	14175 HWY 128	BO	0.90
02912012	14161 HWY 128	BO	1.46
02912015	14073 HWY 128	BO	0.00
02913004	14050 HWY 128	BO	0.00
02913005	14050 HWY 128	BO	0.00
02913012	14100 HIGHWAY 128	BO	0.17
02913013	14120 HWY 128	BO	1.70
02914001	14130 HWY 128	BO	0.00
02914003	14150 HWY 128	BO	0.00
02914005			0.00
02914006	14200 HWY 128	BO	0.48
02914007	14201 HWY 128	BO	0.00
02914008	14211 HWY 128	BO	0.00
02914009	14251 HWY 128	BO	0.00
02914011	14225 HWY 128	BO	0.00
02914012	14265 HWY 128	BO	0.76

02914014	14210 HWY 128	BO	0.00
02914016	14275 HWY 128	BO	0.00
02914021	14281 HWY 128	BO	0.00
02914032	14341 HWY 128	BO	0.00
02914034	14351 HWY 128	BO	0.00
02914040			0.00
02914041	14361 HWY 128	BO	0.00
02914042	14381 HWY 128	BO	0.00
02914043	14331 HWY 128	BO	0.00
02914045	14289 HWY 128	BO	0.00
02915007	14300 HWY 128	BO	0.62
02915008	14320 HWY 128	BO	0.75
02915011	14250 HWY 128	BO	0.50
02915031	14350 HWY 128	BO	0.00
03323008	76498 MAIN ST	CV	0.00
03323009	76450 COVELO RD	CV	0.00
03323011	76440 COVELO RD	CV	0.00
03323012	76430 COVELO RD	CV	0.00
03323014	76410 COVELO RD	CV	0.00
03323015	23940 HOWARD ST	CV	0.00
03323016			0.00
03323018	23920 HOWARD ST	CV	0.00
03323019			0.00
03323023	76500 COVELO RD	CV	0.00
03323027	76455 MAIN ST	CV	0.00
03323028	23950 HOWARD ST	CV	0.00
03323029	76477 MAIN ST	CV	0.00
03323032	76420 COVELO RD	CV	0.00
03323033	23980 HOWARD ST	CV	0.00
03324007	23901 HOWARD ST	CV	0.00
03324011	23951 HOWARD ST	CV	0.00
03324012	76350 MAIN ST	CV	0.00
03324016	76350 MAIN ST	CV	0.00
03324017	76370 COVELO RD	CV	0.00
03324018	76370 COVELO RD	CV	0.00
03324019	76360 COVELO RD	CV	0.00
03324024	76302 MAIN ST	CV	0.00
03324026	23950 GRANGE ST	CV	0.00
03324027	76340 COVELO RD	CV	0.00
03324028	76300 COVELO RD	CV	0.00
03324036	76291 MAIN ST	CV	0.00
03324038	76271 MAIN ST	CV	0.00
03324039			0.00
03324040	23951 GREELY ST	CV	0.00
03324043	76350 MAIN ST	CV	0.00
03324044	76350 COVELO RD	CV	0.00
03324045	76350 MAIN ST	CV	0.00

03324052	76350 MAIN ST	CV	0.00
03324053	76350 MAIN ST	CV	0.00
03324054	23925 HOWARD ST	CV	0.00
03324062	76290 COVELO RD	CV	0.00
03324063			0.00
03324064	76351 PERRY ST	CV	0.00
03324065	76358 MAIN ST	CV	0.00
03325017	76250 COVELO RD	CV	0.00
03325020	76200 COVELO RD	CV	0.00
03325021	76150 MAIN ST	CV	0.00
03325037	76240 COVELO RD	CV	0.00
03326002	76050 COVELO RD	CV	2.50
03326007	76070 COVELO RD	CV	0.00
03326020	76060 COVELO RD	CV	0.00
03326021	76100 COVELO RD	CV	0.00
03327001	76401 COVELO RD	CV	0.00
03327003	76361 COVELO RD	CV	0.00
03327004	76361 COVELO RD	CV	0.00
03327007	76301 COVELO RD	CV	0.00
03327008	76481 DINGMAN ST	CV	0.00
03327009	26425 DINGMAN ST	CV	0.00
03327014	76401 DINGMAN ST	CV	0.00
03327015	76381 DINGMAN ST	CV	0.00
03327016	76341 COVELO RD	CV	0.00
03327017	76351 COVELO RD	CV	0.00
03327020	24051 HOWARD ST	CV	0.00
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03328001	76281 COVELO RD	CV	0.00
03328002	76275 COVELO RD	CV	0.00
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03328006	76225 COVELO RD	CV	0.00
03328007	76211 COVELO RD	CV	0.00
03328019	76201 COVELO RD	CV	0.00
03329002	76051 COVELO RD	CV	1.03
03329010			0.00
03329011			0.00
03329012	76101 COVELO RD	CV	0.00
03329013	76081 COVELO RD	CV	0.00
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03336005	75920 COVELO RD	CV	0.00
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03336013	75900 COVELO RD	CV	0.00
03338003			0.00
03338019	24065 RIFFE RD	CV	0.43

03338020	24065 RIFFE RD	CV	1.65
03420014	26375 DINGMAN ST	CV	1.50
03421001	75981 COVELO RD	CV	0.32
03421002	75913 COVELO RD	CV	0.42
03421018	75951 COVELO RD	CV	0.27
03421027	75887 COVELO RD	CV	0.00
03421029	75869 COVELO RD	CV	0.00
03428001	76205 COVELO RD	CV	0.00
03428002	24040 EAST LN	CV	0.00
03428003			0.00
03516011	44301 NO HWY 101	LA	0.00
03516012			0.00
04605009	18025 BLATTNER RD	PH	0.50
04605013	8480 HWY 128	PH	0.44
04605021	8601 HWY 128	PH	0.45
04605030	18031 BLATTNER RD	PH	0.00
04605032	8350 HWY 128	PH	0.00
04605033	8651 HWY 128	PH	7.00
04605034	8611 HWY 128	PH	0.70
04606008	8600 HWY 128	PH	0.00
04606022	8500 HWY 128	PH	0.45
04606025	8550 HWY 128	PH	1.56
04606029	8720 HWY 128	PH	0.00
04606045	8750 PHILO SCHOOL RD	PH	0.00
04606046	8660 HWY 128	PH	0.46
04606047	8650 HWY 128	PH	0.25
04606048	8650 HWY 128	PH	0.12
04606049	8650 HWY 128	PH	0.06
04606050	8650 HWY 128	PH	0.61
04608014	9000 HWY 128	PH	1.85
05352006	54895 NO HWY 101	LA	8.48
06929311	24551 NO HWY 1	FB	0.92
06931001	24525 NO HWY 1	FB	4.08
06931005	24521 NO HWY 1	FB	0.79
06931006	24451 NO HWY 1	FB	0.85
06931038			0.64
06931045	24301 NO HWY 1	FB	2.41
09617104	2520 GOOSE RD	WI	0.00
09617105	2510 GOOSE RD	WI	0.00
09617304	3615 PERCH DR	WI	0.00
09617305	2486 GOOSE RD	WI	0.00
09622102	24740 RIDGE RD	WI	0.00
09622103	24720 RIDGE RD	WI	0.00
09622104	24700 RIDGE RD	WI	0.00
09622105	24680 RIDGE RD	WI	0.00
09622106	24660 RIDGE RD	WI	0.00
09622107	24650 RIDGE RD	WI	0.00

09720310	27251 POPPY DR	WI	0.00
09801412	1478 PADULA DR	WI	0.00
09801413	1466 PADULA DR	WI	0.00
09801414	1456 PADULA DR	WI	0.00
09801601			0.00
09801602	28281 POPPY DR	WI	0.00
09801603	28271 POPPY DR	WI	0.00
09801604	28255 POPPY DR	WI	0.00
09801605	28241 POPPY DR	WI	0.00
09801606	28231 POPPY DR	WI	0.00
09801901	28250 POPPY DR	WI	0.00
09801902	28260 POPPY DR	WI	0.00
09801903			0.00
09801904	25968 MADRONE CT	WI	0.00
09801905	25998 MADRONE CT	WI	0.00
09801906	25995 MADRONE CT	WI	0.00
09801907	25981 MADRONE CT	WI	0.00
09801908	25951 MADRONE CT	WI	0.00
09801909	25939 MADRONE CT	WI	0.00
09801910			0.00
09801911	28320 POPPY DR	WI	0.00
09806405	26600 POPPY DR	WI	0.00
09806508	26580 POPPY DR	WI	0.00
09811403	25829 SHERWOOD RD	WI	0.00
09811404	25819 SHERWOOD RD	WI	0.00
09811405	1794 LUPINE WAY	WI	0.00
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09813103	1422 PADULA DR	WI	0.00
09813104	1412 PADULA DR	WI	0.00
09813105	1409 PADULA DR	WI	0.00
09813106	1419 PADULA DR	WI	0.00
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09813110	1461 PADULA DR	WI	0.00
09813111	1469 PADULA DR	WI	0.00
09813112	1479 PADULA DR	WI	0.00
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09813704	25859 MADRONE DR	WI	0.00
09813705	25847 MADRONE DR	WI	0.00
09813706	25835 MADRONE DR	WI	0.00
09815302	25133 MADRONE DR	WI	0.00

09815303	25121	MADRONE DR	WI	0.00
09815304	25091	MADRONE DR	WI	0.00
09815305	25051	MADRONE DR	WI	0.00
09815306	25042	MADRONE DR	WI	0.00
09815307	25054	MADRONE DR	WI	0.00
09815308	25066	MADRONE DR	WI	0.00
09815309	25098	MADRONE DR	WI	0.00
09815310	25110	MADRONE DR	WI	0.00
09815311	25122	MADRONE DR	WI	0.00
09815312	25134	MADRONE DR	WI	0.00
09824309	25413	DAPHNE WAY	WI	0.00
09824310	25399	ROBINSON RD	WI	0.00
09824311				0.00
09824312				2.91
09824401	25275	MADRONE DR	WI	0.00
09824402	25269	MADRONE DR	WI	0.00
09824403	25265	MADRONE DR	WI	0.00
09824404	25253	MADRONE DR	WI	0.00
09824405	25241	MADRONE DR	WI	0.00
09824406	25229	MADRONE DR	WI	0.00
09824407	25219	MADRONE DR	WI	0.00
09824408	25205	MADRONE DR	WI	0.00
09824409	25193	MADRONE DR	WI	0.00
09824410	25181	MADRONE DR	WI	0.00
09824411	25169	MADRONE DR	WI	0.00
09824412	25157	MADRONE DR	WI	0.00
09824413	25145	MADRONE DR	WI	0.00
09824501	25146	MADRONE DR	WI	0.00
09824502	25158	MADRONE DR	WI	0.00
09824503	25170	MADRONE DR	WI	0.00
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09824513	25276	MADRONE DR	WI	0.00
09824514	25282	MADRONE DR	WI	0.00
09824515	25284	MADRONE DR	WI	0.00
09824517	25254	MADRONE DR	WI	0.32
09828205	25360	BROWN RD	WI	0.00
09829301	25225	SHERWOOD RD	WI	0.00
09829302	25243	SHERWOOD RD	WI	0.00
09829305	25269	SHERWOOD RD	WI	0.00
09829306	25277	SHERWOOD RD	WI	0.00
09829307	25287	SHERWOOD RD	WI	0.00

09829308	25295 SHERWOOD RD	WI	0.00
09829309	25299 SHERWOOD RD	WI	0.00
09829310	25365 DAPHNE WAY	WI	0.00
09829311			0.00
09829312			0.00
09829313	25360 ROBINSON RD	WI	0.00
09829314			0.00
09829315			0.00
09829316			0.00
09829317			0.00
09829318			0.00
09829319			0.00
09829322	25251 SHERWOOD RD	WI	0.00
09829401			0.00
09829402			0.00
09829403			0.00
09829404			0.00
09829405			0.00
09829406			0.00
09829407			0.00
09829408			0.00
09829409	25279 ROBINSON RD	WI	0.00
09907115	24895 BIRCH ST	WI	0.00
09915401	24984 CLOVER RD	WI	0.00
09915402	24988 CLOVER RD	WI	0.00
09915403	24992 CLOVER RD	WI	0.00
09915404			0.00
09915406	24995 CLOVER RD	WI	6.94
09915413			2.44
09916121	24765 BIRCH ST	WI	0.70
09916122	24665 BIRCH ST	WI	2.50
09917008	24675 BIRCH ST	WI	0.00
09917009	24660 BIRCH ST	WI	5.35
09917012	24621 BIRCH ST	WI	0.29
09917013	24611 BIRCH ST	WI	1.44
09917014	24605 BIRCH ST	WI	1.80
09918005	24680 BROOKTRAILS DR	WI	0.00
09918011	24565 BIRCH ST	WI	4.00
10028203	23620 PRIMROSE AVE	WI	0.00
10028205	23612 PRIMROSE AVE	WI	0.00
10028206	23619 PRIMROSE AVE	WI	0.00
10028211	23613 PRIMROSE AVE	WI	0.00
10033202	3604 PRIMROSE DR	WI	0.00
10033203	3596 PRIMROSE DR	WI	0.00
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12508026	8901 FLYNN CREEK RD	CO	1.60
14717003			3.75

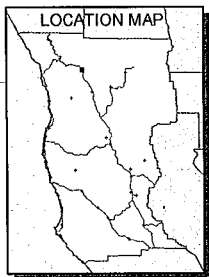
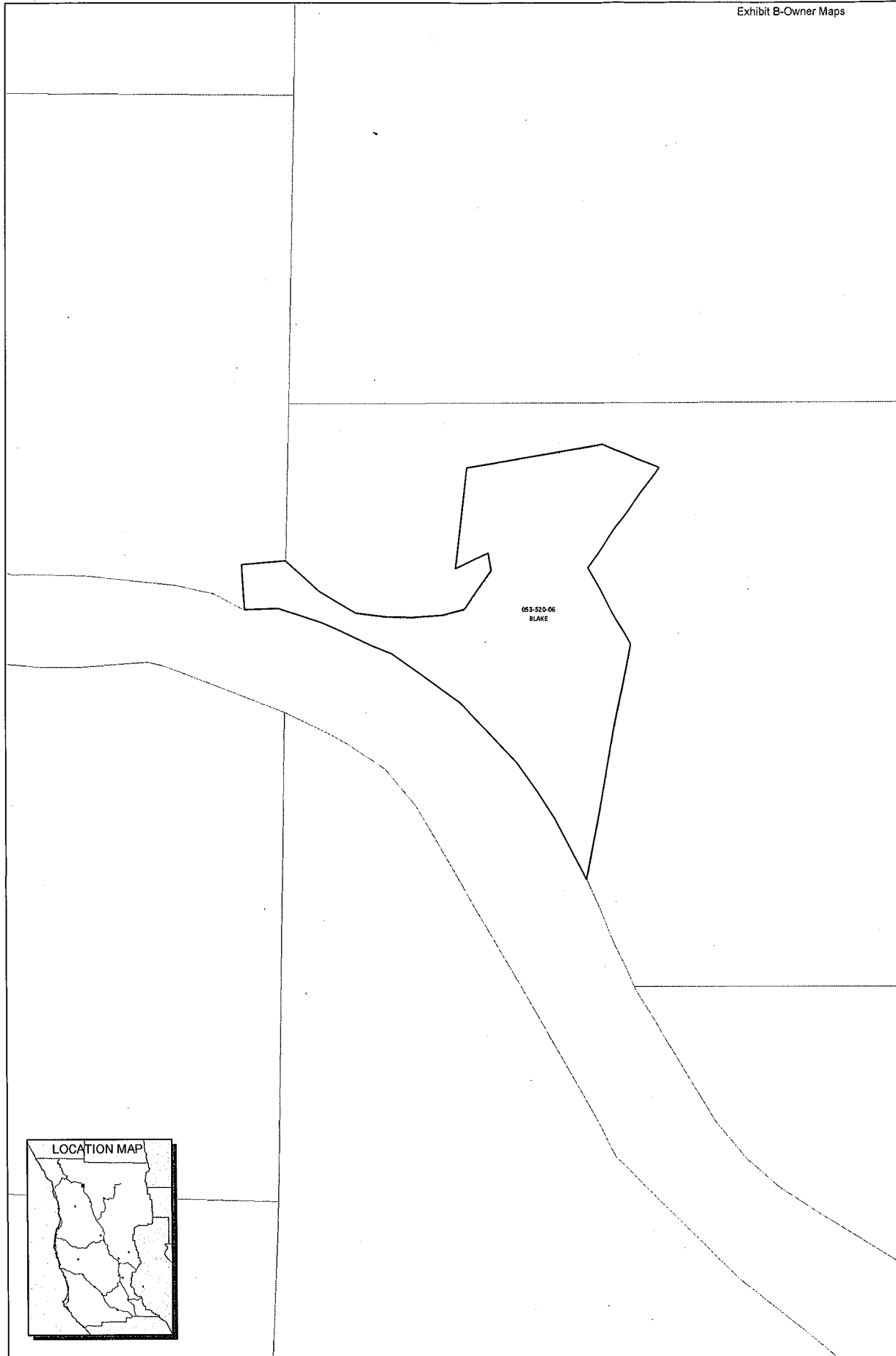
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16210014	9155 NO STATE ST	RV	4.21
16210036	9201 NO STATE ST	RV	0.40
16210037	9251 NO STATE ST	RV	0.67
16210041	9551 NO STATE ST	RV	4.37
16210055	9651 NO STATE ST	RV	1.63
16210058	9621 NO STATE ST	RV	1.05
16210059	9601 NO STATE ST	RV	1.47
16210060	9501 NO STATE ST	RV	2.50
16210061	9471 NO STATE ST	RV	4.00
16210067	9701 NO STATE ST	RV	0.51
16210068	9711 NO STATE ST	RV	2.59
16214018	8925 NO STATE ST	RV	2.40
16214034	8901 NO STATE ST	RV	1.00
16214035	8851 NO STATE ST	RV	0.68
16214036	8825 NO STATE ST	RV	2.48
16214048	8951 NO STATE ST	RV	0.79
16214055	9021 NO STATE ST	RV	5.90
16214056	8957 NO STATE ST	RV	4.80
16214057	9001 NO STATE ST	RV	3.60
16217133	201 GLORENBROOK MEADOW LN	RV	2.20
16218022	395 SCHOOL WAY	RV	2.70
16220019	8400 UVA DR	RV	21.54
16308206	8501 EAST RD	RV	0.05
16308217	8531 EAST RD	RV	12.10
16308218	8551 EAST RD	RV	0.00
16313110	999 SCHOOL WAY	RV	0.00
16313112	8410 EAST RD	RV	1.19
16313113	8400 EAST RD	RV	1.15
16313129	951 SCHOOL WAY	RV	4.25
16313130	981 SCHOOL WAY	RV	0.32
16313201	8481 EAST RD	RV	0.81
16313212	8431 EAST RD	RV	0.00
16313214	8451 EAST RD	RV	1.49
16313216	8399 EAST RD	RV	23.89
16313220	8479 EAST RD	RV	1.68
16313221			0.00
16516003			0.00
16516004	6899 NO STATE ST	CA	0.00
16516005	6891 NO STATE ST	CA	0.00
16516006	6851 NO STATE ST	CA	0.94
16516007			0.00
16516014	6903 NO STATE ST	CA	1.30
16516016	6875 NO STATE ST	RV	0.00
16516018	6801 NO STATE ST	CA	1.10
16516030	6991 NO STATE ST	CA	5.24

16516031	6991 NO STATE ST	CA	1.02
16517024	665 RD A	RV	1.35
16517025	670 RD 144	RV	1.00
16517026	6951 EAST RD	RV	1.15
16517027	6951 EAST RD	RV	1.54
16703003	6300 NO STATE ST	CA	0.00
16703006	6290 NO STATE ST	CA	0.00
16703010	6250 NO STATE ST	CA	0.00
16703013	6200 NO STATE ST	CA	0.00
16703015	6251 NO STATE ST	CA	0.00
16703016	6225 NO STATE ST	CA	0.00
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16703022	6201 NO STATE ST	CA	0.00
16703025	6260 NO STATE ST	CA	0.15
16703026	6247 THIRD ST	CA	0.37
16703027			0.18
16704002	6190 NO STATE ST	CA	0.00
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16704004	6170 NO STATE ST	CA	0.00
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16704008	6175 NO STATE ST	CA	0.00
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16704027	6112 NO STATE ST	CA	0.00
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16704031	41 MOORE ST	CA	0.00
16704044	51 EA HOPKINS ST	CA	0.00
16704045	53 EA HOPKINS ST	CA	0.00
16705014	6050 NO STATE ST	CA	1.16
16705015	6062 NO STATE ST	CA	1.09
16705018	6099 NO STATE ST	CA	0.00
16705019	6075 NO STATE ST	CA	0.00
16705020	6065 NO STATE ST	CA	0.00
16705022	53 EA ACCESS ROAD	CA	0.00
16705023	53 EA ACCESS ROAD	CA	0.00
16705024	6049 NO STATE ST	CA	0.00
16705025	6011 NO STATE ST	CA	0.00
16822431	800 LAKE MENDOCINO DR	UK	0.00
17408016	12040 POWERHOUSE RD	PV	0.00
17411108	10208 MAIN ST	PV	0.00
17411208	10120 MAIN ST	PV	0.00
17420109	10161 MAIN ST	PV	0.00



17420201	10175 MAIN ST	PV	0.34
17420202	10209 MAIN ST	PV	0.00
17420203	10211 MAIN ST	PV	0.00
17505006	12100 EEL RIVER RD	PV	1.48
17505010	10750 MAIN ST	PV	0.00
17505025	12090 EEL RIVER RD	PV	0.98
17505026	10700 MAIN ST	PV	0.00
17505027	10730 MAIN ST	PV	0.00
17505030	10800 MAIN ST	PV	0.25
17505031	10780 MAIN ST	PV	0.15
17505033	10770 MAIN ST	PV	0.00
17512009	10761 MAIN ST	PV	0.00
17512020	10731 MAIN ST	PV	1.19
17512021	10751 MAIN ST	PV	1.19
18012001	2251 SO STATE ST	UK	0.00
18012007	2301 SO STATE ST	UK	2.55
18012010	2381 SO STATE ST	UK	2.01
18013009	2320 SO STATE ST	UK	0.00
18013018	50 NORTH COURT RD	UK	1.02
18013024	2300 SO STATE ST	UK	0.00
18019003	125 FIRCREST DR	UK	2.02
18019005	2140 SO STATE ST	UK	1.83
18019006	2146 SO STATE ST	UK	0.00
18019007	2200 SO STATE ST	UK	1.45
18019008			0.00
18020001	1610 SO STATE ST	UK	0.00
18020022	251 JEFFERSON LN	UK	3.77
18020023	1640 SO STATE ST	UK	5.88
18020024	1680 SO STATE ST	UK	3.97
18107003	1291 TALMAGE RD	TA	0.46
18107004	1301 TALMAGE RD	TA	0.00
18111018	1980 TALMAGE RD	TA	0.68
18113101	1691 TALMAGE RD	TA	0.00
18405209	31 NORTH COURT RD	UK	0.00
18405210	22 OAK KNOLL RD	UK	0.00
18405307	25 OAK KNOLL RD	UK	0.00
18405308	24 FAIRVIEW CT	UK	0.00
18405411	15 FAIRVIEW CT	UK	0.00
18406101	2405 SO STATE ST	UK	0.00
18406102	2411 SO STATE ST	UK	0.00
18406106	2455 SO STATE ST	UK	1.13
18406110	2505 SO STATE ST	UK	2.03
18406111	30 NORGARD LN	UK	0.00
18407014	2655 SO STATE ST	UK	2.58
18407015	2601 SO STATE ST	UK	11.14
18411005	2851 SO STATE ST	UK	1.56
18411022	2801 SO STATE ST	UK	2.20

Exhibit A- Assessor Parcel Numbers to Rezone

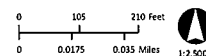
18411023	2801 SO STATE ST	UK	1.76
18411024	2901 SO STATE ST	UK	5.40
18411025	2901 SO STATE ST	UK	1.80
18414005	3301 SO STATE ST	UK	0.00
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CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

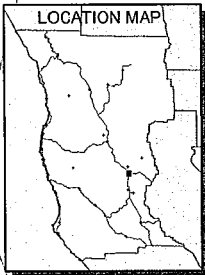
 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - BELL SPRINGS





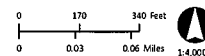
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Map produced by the Mendocino County Planning & Building Services, June, 2016

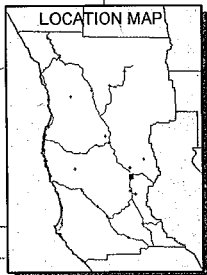


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Highways
 Major Roads 2013
 Subject Parcels
 Parcels 10-15

PARCEL OWNERSHIP - CALPELLA

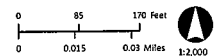


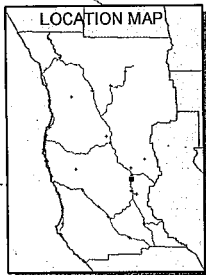


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Major Towns & Places
 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - CALPELLA 02

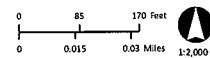


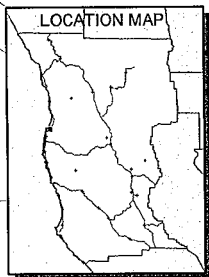
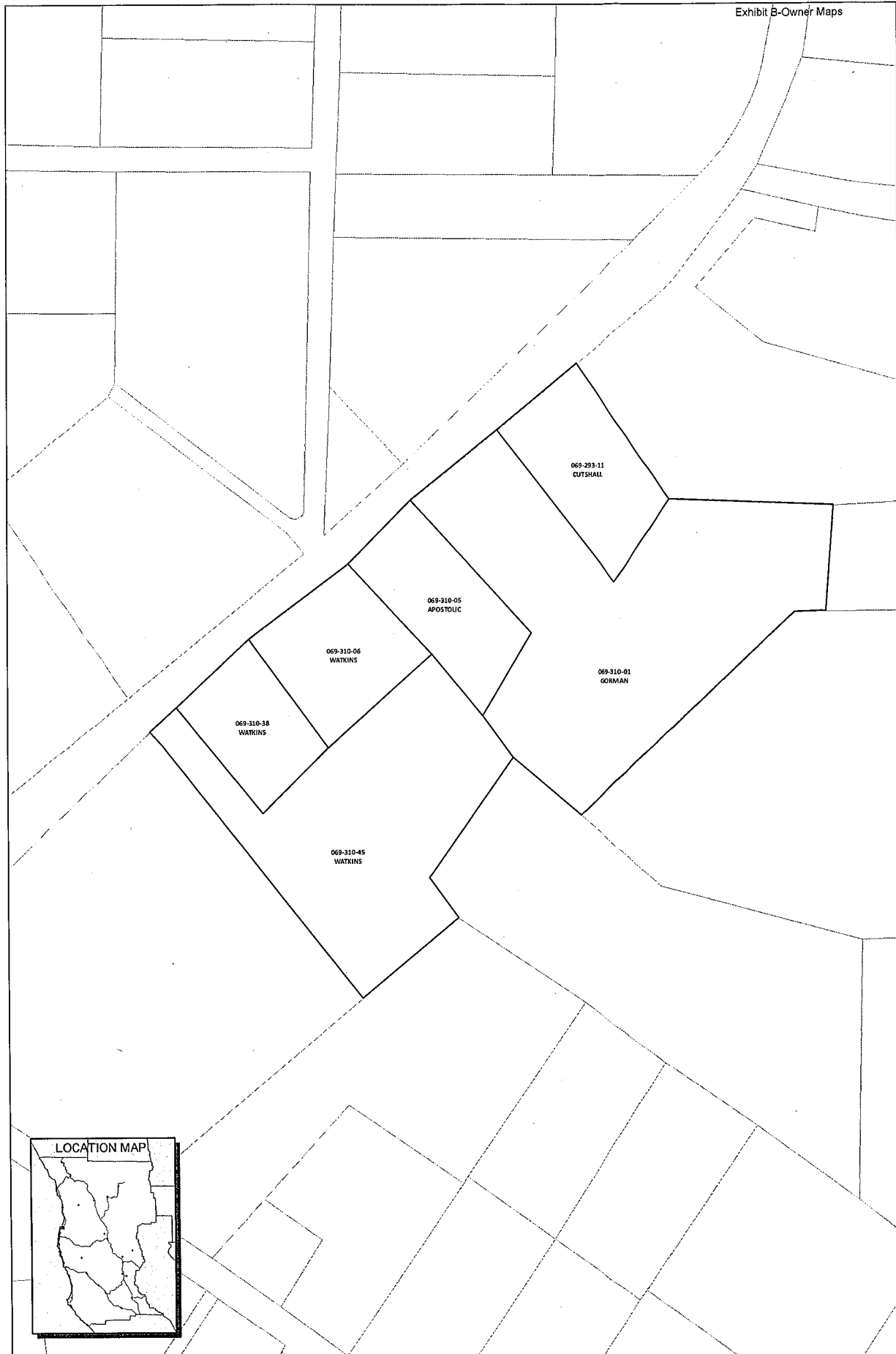


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

- Highways
- Parcels 10-15
- Subject Parcels

PARCEL OWNERSHIP - CALPPELLA 03

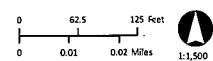


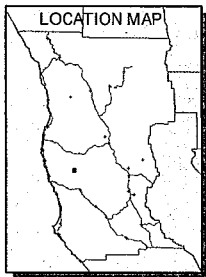


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - CLEONE

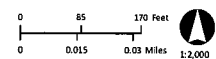


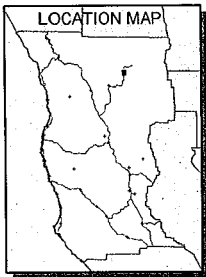





CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

● Major Towns & Places
 — Major Roads 2013
 □ Subject Parcels
 □ Parcels 10-15

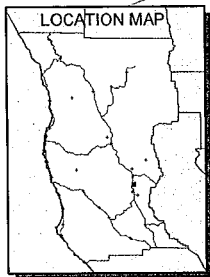
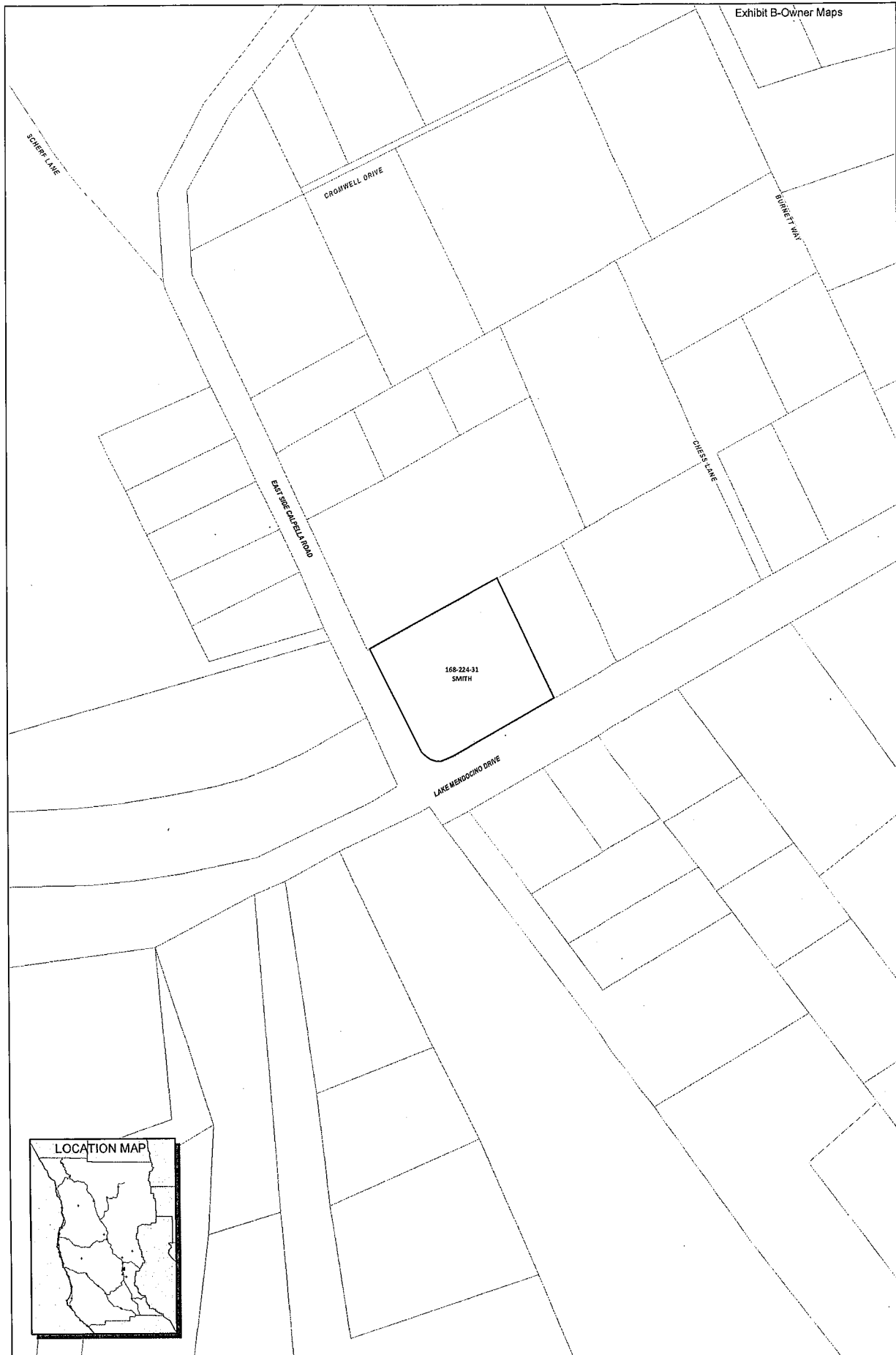
PARCEL OWNERSHIP - COMPTCHE





 Major Towns & Places
 Highways
 Parcels 10-15

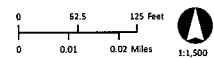
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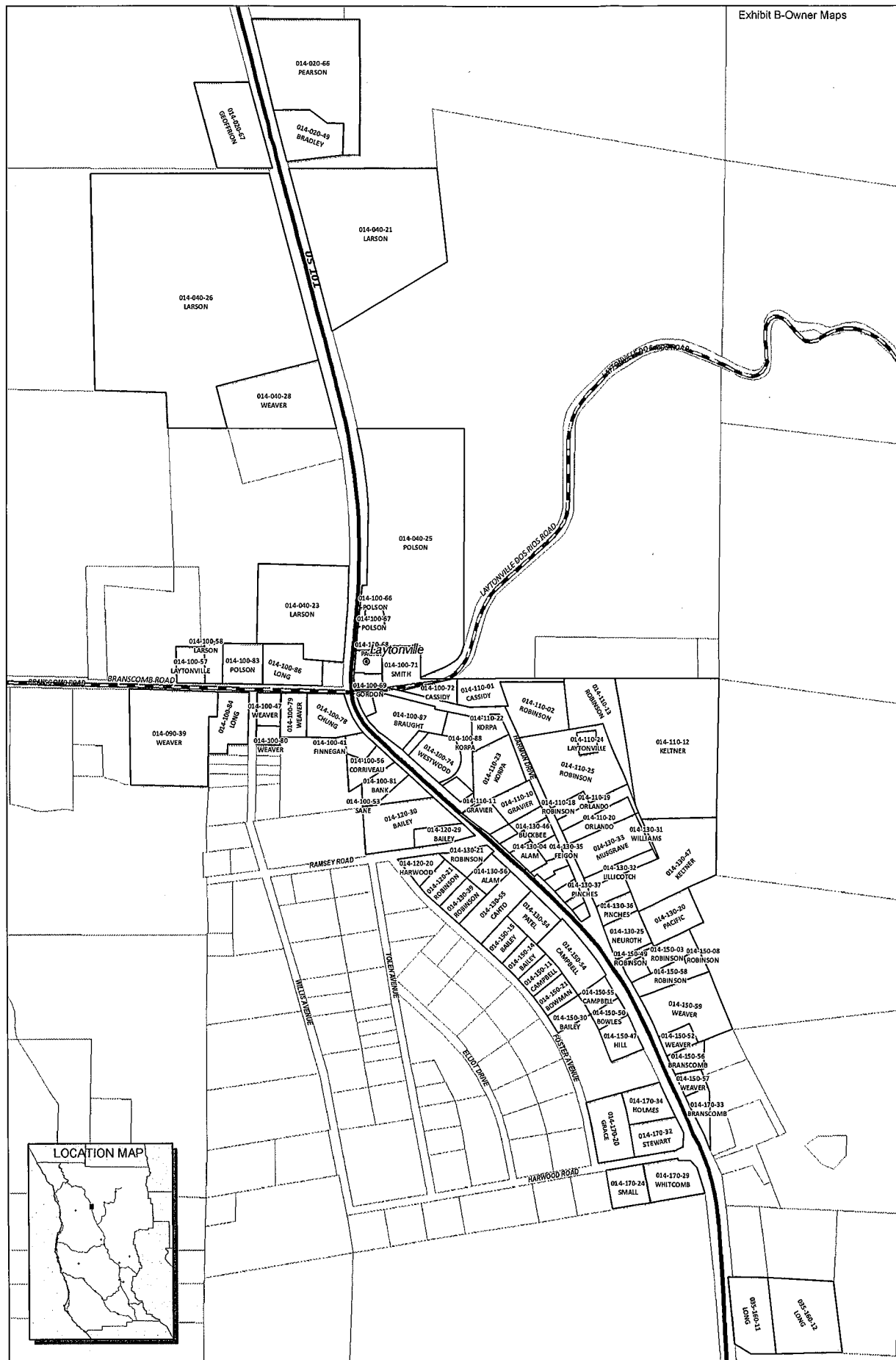


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 AP/CT: MenCo PBS
 ADDRESS: Various

Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - LAKE MENDOCINO



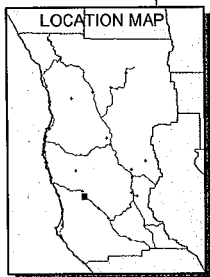
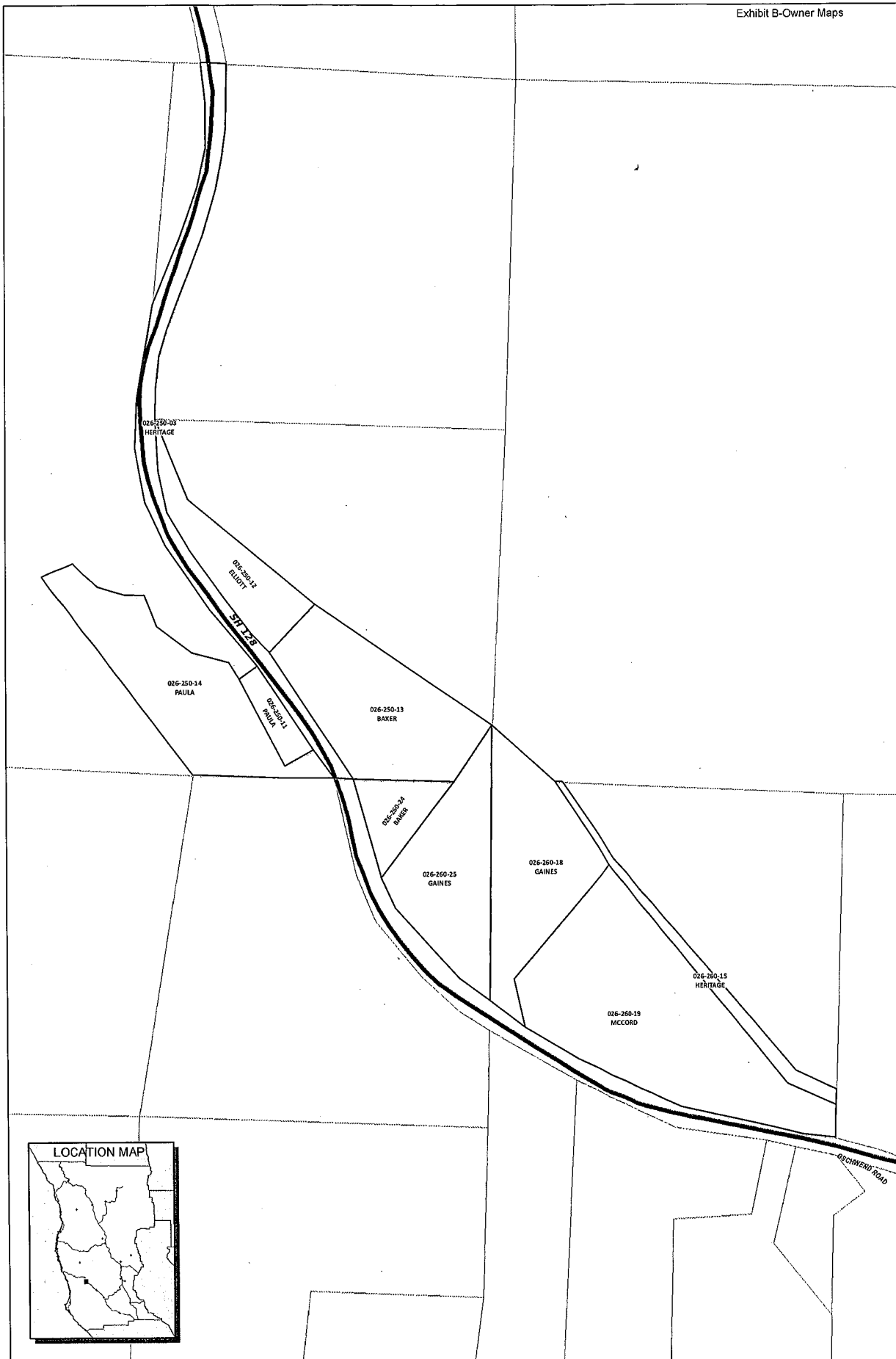


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLOT: MenCo PBS
 ADDRESS: Various

⊙ Major Towns & Places
 — Highways
 — Major Roads 2013
 □ Parcels 10-15
 □ Subject Parcels

PARCEL OWNERSHIP - LAYTONVILLE

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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

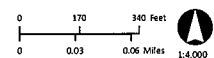




Exhibit B-Owner Maps

CLEARWATER RANCH ROAD

WHIPPLE RIDGE ROAD

VAN LANDT RESORT ROAD

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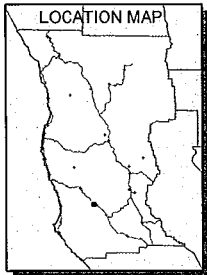
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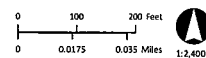
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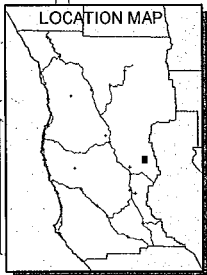
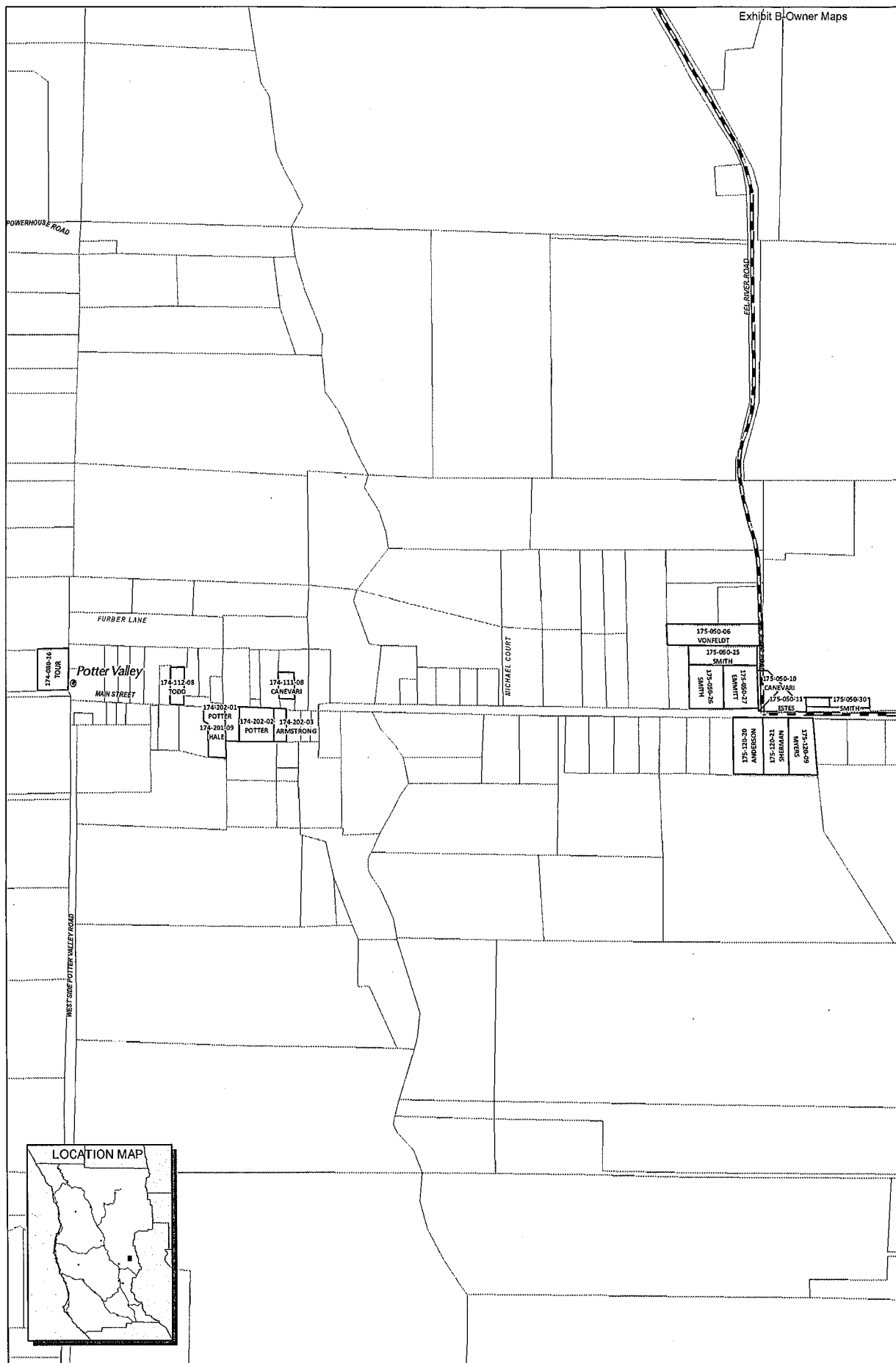


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Highways
 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - PHILO 02

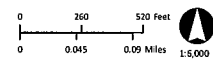






CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

● Major Towns & Places
 — Major Roads 2013
 □ Subject Parcels
 □ Parcels 10-15

PARCEL OWNERSHIP - POTTER VALLEY



 Highways
 Parcels 10-15
 Subject Parcels

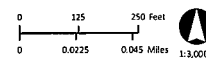
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Map produced by the Mendocino County Planning & Building Services, June, 2006

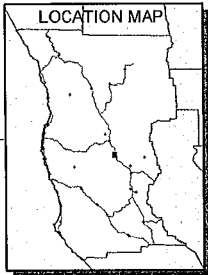


CASE: OA 2016-0001 / R 2016-0002
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 APN: Various
 APLOT: MenCo PBS
 ADDRESS: Various

Major Roads 2013
 Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - REDWOOD VALLEY 02

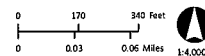




CASE: OA 2016-0001 / R 2016-0002
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 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

Parcels 10-15
 Subject Parcels

PARCEL OWNERSHIP - RIDGEWOOD

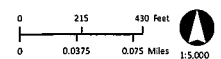


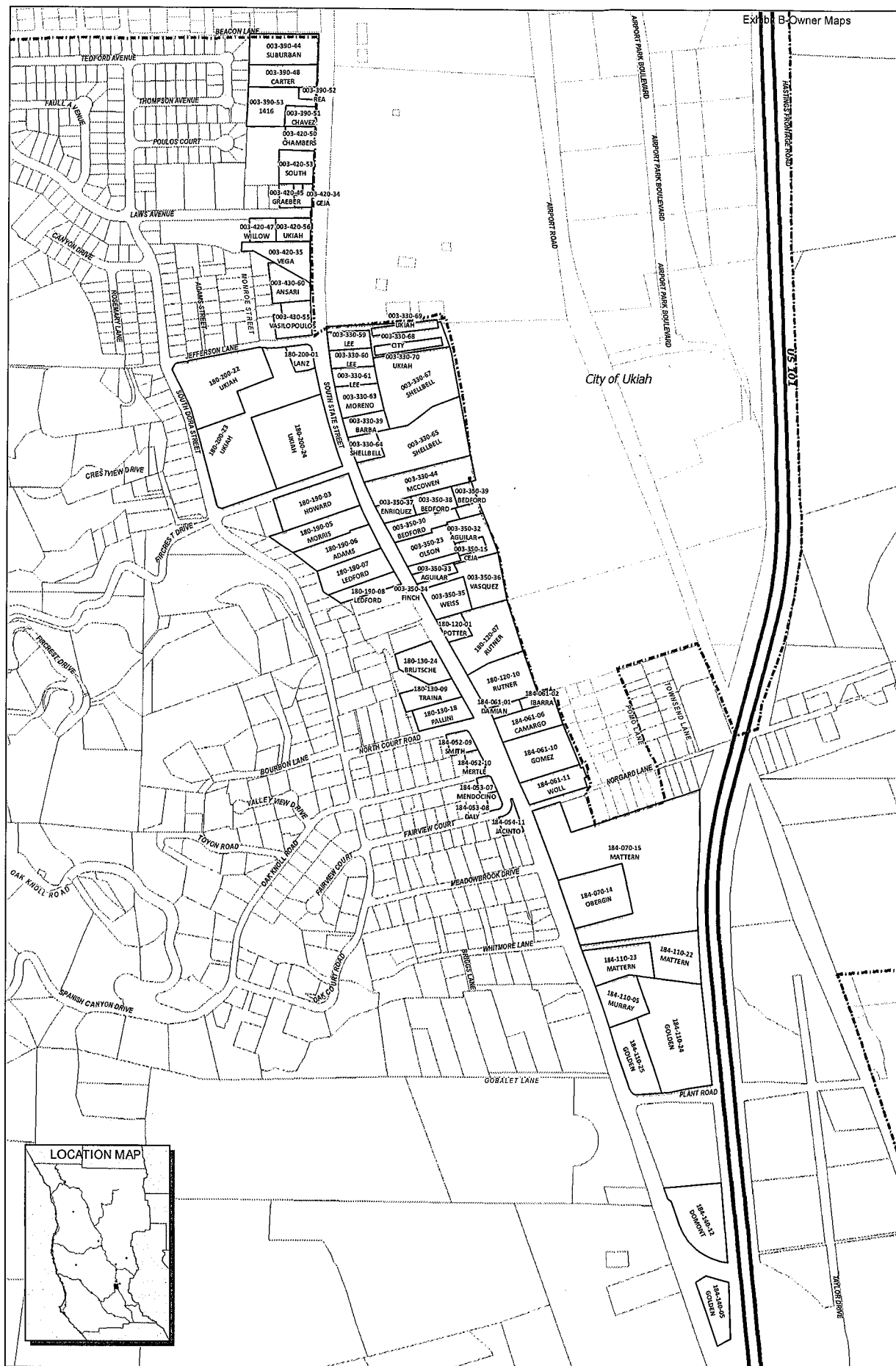


CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

● Major Towns & Places
 — Highways
 ■ Subject Parcels
 ■ Parcels 10-15

PARCEL OWNERSHIP - TALMAGE

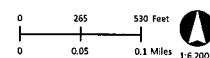




CASE: OA 2016-0001 / R 2016-0002
 OWNER: Various
 APN: Various
 APLCT: MenCo PBS
 ADDRESS: Various

City Limits
 Highways
 Subject Parcels
 Parcels 10-15

PARCEL OWNERSHIP - UKIAH SOUTH



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 Map produced by the Mendocino County Planning & Building Services, June, 2016