



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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pbs@mendocinocounty.org
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July 7, 2020

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, July 20, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: MHRB_2020-0005

DATE FILED: 2/28/2020

OWNER: MENDOCINO UNIFIED SCHOOL DISTRICT

APPLICANT: BLAZE BIRGE

AGENT: COMMUNITY CENTER OF MENDOCINO

REQUEST: A request to hold performances displaying the circus arts over five days (August 28 to September 1, 2020) and to conduct a children's circus camp during subsequent years. The performances and the children's camp would be held at Friendship Park in a 120' by 80' tent. Tent build-up would begin on August 27 at 9:00 a.m. Tent pull down would be completed no later than September 2. [Note: The request would take place on property that was the site of the Mendocino Grammar School.]

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Located at Friendship Park at 10525 School Street (aka 988 School Street) (APN: 119-140-19).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by July 19, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JULY 20, 2020
MHRB_2020-0005**

APPLICANT: BLAZE BIRGE
FLYNN CREEK CIRCUS
PO BOX 111
MENDOCINO, CA 95460

OWNER: MENDOCINO UNIFIED SCHOOL DISTRICT
JASON MARSE, SUPERINTENDENT
PO BOX 1154
MENDOCINO, CA 95460

AGENT: COMMUNITY CENTER OF MENDOCINO
PO BOX 551
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A request to hold performances displaying the circus arts over five days (August 28 to September 1, 2020) and to conduct a children's circus camp during subsequent years. The performances and the children's camp would be held at Friendship Park in a 120' by 80' tent. Tent build-up would begin on August 27 at 9:00 a.m. Tent pull down would be completed no later than September 2.

Power would be provided by a 25k generator and the Friendship Park bathrooms will be open to the public. Two promotional signs reading "Flynn Creek Circus" and measuring 10' by 4' will be fixed onto each side of the tent. A freestanding sandwich board measuring 2.5' will post show times at the main entrance. Dim outdoor string lights (120') will be on from dusk until 10:00 p.m. Entrance lighting will be on after dark while the public is present.

The applicant is requesting approval for the same event and children's circus camp during the next 5 years: 2020-2025. Each year, there would be eight shows organized around the Independence Day holiday weekends.

[Note: The request would take place on property that was the site of the Mendocino Grammar School.]

STREET ADDRESS: Located at Friendship Park at 10525 School Street (aka 988 School Street) (APN: 119-140-19).

PARCEL SIZE: 4.19 acres

ENVIRONMENTAL DETERMINATION: A Class 11(c) Categorical Exemption, pursuant to Section 15311 for placement of seasonal or temporary use items, like a tent.

HISTORIC STRUCTURES: Former site of the Mendocino Grammar School

ADJACENT HISTORIC STRUCTURES: North: Joshua Grindle House, Category I; Spencer Hills house, Category I
South: Dwelling, Category IIb; Packard-Gibbs House Category I

East: State Highway 1
West: Dwelling, Category IIa; Henry Gorden House, Category I; Jasperson House, Category IIa

RELATED PROJECTS: MHRB Permit 86-17 Mendocino Music Festival signs and banner; MHRB Permit 2000-15 Watershed Festival event tent; MHRB Permit 2001-22 MUSD AmeriCorps event tent; MHRB Permit 2008-10 MUSD Summer Program tent; MHRB Permit 2014-06 four day circus event tent; MHRB Permit 2015-15 five day circus event tent; MHRB Permit 2016-06 five day circus event tent and camp in 2016 and 2017; and MHRB Permit 2018-07 five day circus event tent and camp in 2018 and 2019.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

Building Size, Height, Proportions and Form	Roof Shape
Relationship of Building Masses and Open Spaces	Color(s)
Relationship to Surrounding Structures	✓ Sign Size
Materials and Textures	✓ Number of Signs
Architectural Details and Style	✓ Placement/Location
Facade Treatment	✓ Lighting
Proportions of Windows and Doors	Paving/Grading
Landscaping	

APPLICABLE SECTIONS OF MHRB GUIDELINES: Other Structures (page 10); Signs and Lighting (page 10)

STAFF NOTES: Staff recommends extending the term of the permit to include more than three years. The Review Board could grant the permit to install the tent for performances and camps during 2020-2025 years; for example, the Review Board has twice previously granted a five-year permit for tents associated with an annual craft fair in Heider Field.

The 2020 Public Health Orders may limit people from assembling during the proposed event dates. Staff recommends this permit include either alternate dates, e.g. Labor Day Weekend, or the Review Board provide the Director with guidelines to act if the applicant needs to reschedule their event. This permit could either specify alternative dates or require the applicant to contact the Director of Planning and Building Services when rescheduling the event. The Review Board could provide guidance or direction regarding alternative dates to build up and pull down the tent. See recommended Condition #10.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (A) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (B) The appearance of the proposed work will not detract from the appearance of other property within the District.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.

2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction, and or use of the property in reliance on such permit, has been completed prior to its expiration.
 3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
 4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
 5. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
 6. Flynn Creek Circus may provide power from a generator.
 7. Exterior lighting, including string lights, shall be shielded, reflected downward, and positioned in a manner that does not allow light-glare to extend beyond the park boundaries.
 8. Friendship Park bathrooms will be accessible to the public during classes and performances.
 9. Flynn Creek Circus may use two 10' x 4' signs and one free-standing sign 2.5' tall.
 10. The circus tent may be built up and pulled down during between August 27 and September 2, 2020, and between June and July of years 2021 through 2025. If in response to Public Health Orders an event is rescheduled, then the Director shall consider a request from the applicant for alternative dates and, on behalf of the Review Board, note the approved alternative dates by attaching a memo to MHRB Permit 2020-0005.
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ATTACHMENT:

- A. Application MHRB 2020-0005

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received within 10 days of Review Board Action.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB 2020-00005</u></p> <p>Date Filed <u>2-28-2020</u></p> <p>Fee \$ _____</p> <p>Receipt No. _____</p> <p>Received by <u>S Vandewater</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Blaze Birge	Name of Property Owner(s) MUSD, Jason Marse, Superintendent	Name of Agent Community Center of Mendocino
Mailing Address p.o. box 1111, Mendocino, CA 95460	Mailing Address 44141 Little Lake Rd, Mendocino, CA 95460	Mailing Address p.o. box 551, Mendocino, CA 95460
Telephone Number 707 684-9389	Telephone Number 707 937-5868	Telephone Number 707 937-4133
Assessor's Parcel Number(s) 119-140-19		
Parcel Size 4.19 <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project Friendship Park 10525 School St (998 School Street) Mendocino, CA 95460	

TYPE OF DEVELOPMENT
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Please see attached files:

MHRB opening statement

Project Questionnaire

Camp 2019

MHRB exhibit b

signs and lights

banner

general lot layout

d1 mendocino detail

fcc at friendship park

sample letter to neighbors

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? n/a sq. ft.
- What is the total floor area (internal) of all structures on the property? n/a sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? n/a sq. ft.

If you need more room to answer any question, please attach additional sheets

**UPDATED PROJECT DESCRIPTION**

June, 2020

RE: Repeat event, Flynn Creek Circus

To: MHRB board members and greater community of Mendocino Village,

Flynn Creek Circus is applying for an annual event permit. In 2020, we are asking the board to grant a standing annual permit for this event in consideration of the increased application fees, backlog of new projects awaiting hearings and to be consistent with the previous multi-year approvals for 2016 to 2019. The event has been held successfully for 6 years in a row.

Understanding the sensitive nature of activities in Mendocino Village, we are submitting this application with the belief that an annual permit granting is in the interest of all parties. We propose a 5 year permit should the committee find the annual permit undesirable or too broad for approval.

Additionally, we ask the Board to consider a date modification for the 2020 event. Flynn Creek Circus will cancel the camp portion of the event due to Covid19 concerns and change the event dates to revolve around the Labor Day weekend from August 28 to September 1, 2020. The following years, the event will return to it's normal date range around the July 4th holiday.

We understand that MHRB approval does not supersede state and county permissions and will pursue all additional certificates to be in full compliance. Flynn Creek Circus has adapted operations to incorporate CDC guidelines including (but not limited to):

- * Modified seating plan with designated seats and limited ticket sales to 1/4 capacity ensure proper distances, markings on ground to ensure distancing
- *Sanitation of all surfaces before and between all showings
- *Hands free santizer at entrance/exit. Separate entrance and exits.
- *Posting county Signage for masks, distancing and no entry with symptoms
- *Tent walls will not be mounted to increase air flow, fans will pull air outside of tent
- *Staff will be quarantined for 14 days prior to event and remain masked, gloved and distanced to CDC guidelines.
- *Food and drink service moved to enclosed trailer with service window to protect staff and avoid contamination.

We thank you for your consideration and service to the community. Flynn Creek Circus has an incredible show planned for 2020 and sincerely hope bring enrichment to the community. **PBS-FB Received 6-17-2020**

Project Description and Questionnaire

- Applicant seeks to hold an annual multi-day event offering circus summer camp and displaying circus arts by prominent local, national and international performers at Friendship Park.
- Applicant wishes to hold the annual event orbiting the July 4th holiday. For this year the date requested for the event is from July 1-6, 2020. Future dates are not yet determined. The permit doesn't need to specify dates.
- Shows will run for approximately two hours and are variable on dates depending on the July 4th holiday. For 2020, show time proposal is Wed, July 1, 7pm, Thur, July 2 at 7pm, Fri, July 3 at 5pm & 8pm, Sat July 4th at 1:30pm, and Sunday, July 5 at 1pm & 4pm. Additional dates are requested before and after the show dates to accommodate set up, clean up and the children's camp.
- Events will be held in a circus tent.
- Tent build up will start on 2 days prior to of each camp week at 9:00am. The tent pull-down will start immediately following the last show and will be finished the next day. For 2020, the tent build will begin June 22 with removal complete on July 6.
- A 25kw ultra silent generator will provide power for the duration of the event. Friendship Park bathrooms will be open to the public.
- Two promotional signs (10'x4') will be fixed onto each side of the tent. Wording will be "Flynn Creek Circus". A free-standing sandwich board (2'6"x4') will post show times at the main entrance.
- 24 hour security will be on-site.
- 120' dim outdoor string lights will be on from dark (8:30) until 12:00. Entrance lighting will be on after dark while public is present.

Children's Enrichment Camp

Flynn Creek Circus would like to offer an annual children's circus camp June 24 - 28, 2020 with similar dates for following years.

Flynn Creek Circus has presented successful camps for 6 years and requests permits to continue the offering for Mendocino and South Coast communities on an biannual basis. Previous programs have been well attended with an overwhelmingly positive community response. Children are exposed to several different circus disciplines taught by professional and world re-known circus artists. This opportunity is a rare experience and adds to the unique characteristics of Mendocino living.

The expected attendance will be approximately 50 children from 10-3. Amplified sound and outside lighting is not necessary for the general activities, except in the closing recital ending before 5pm June 28, 2020. We are requesting approval for the camp to be held in following years with the date corresponding to the 4th of July Flynn Creek Circus Shows at Friendship Park.

Flynn Creek Circus 2020

Exhibit B

This exhibit has been created to address items not addressed in the general proposal. We hope this will anticipate any concerns that the Board may have and facilitate a positive vote. Flynn Creek Circus is looking forward to bringing world-class performing artists to the village of Mendocino both to inspire our community and to share the beauty of Mendocino as host to these circus elites.

Waste Water:

Circus waste water is generated in two ways:

- 1.) Travel trailer (dish washing, showers, etc..)- *This water drains directly into holding tanks sufficiently large for the planned stay. The water is emptied at a designated RV sewage dump location after the trailer is removed from the site.*
- 2.) Hand and utensil washing station as required by Environmental Health Dept. in concession area.- *This water is typically less than 5 gallons. It is caught with a bucket and emptied into the travel trailer tanks or Community Center janitorial sink.*

Garbage:

Circus garbage is generated in two ways:

- 1.) Artist's household waste- *This is minimal and collected at the end of the stay to be taken to dump stations..*
- 2.) Public waste from concessions- *Flynn Creek Circus prides itself on a high environmental standard. Recycling cans are placed throughout the big top and all waste is collected nightly. Recycling is taken to transfer stations post event.*

Parking:

Flynn Creek Circus shows anticipate between 30-70 vehicles at any given performance. The location has adequate parking. This will accommodate approximately 135 vehicles. with potential overspill street parking available in the areas surrounding the event. The parking impact has proven negligible over the previous year's events. Anticipated parking impact to Mendocino residences and businesses is minimal and considerably less than similar summer events.

Permit term request:

Flynn Creek Circus is actively engaged in generating economic growth and opportunity for performing arts in Mendocino County. We ask the Board to consider granting an annual standing permit for this event valid until revoked. Understanding that communities change, we suggest that the standing permit be petition-able for revocation by community members given a petition is submitted at least 3 months in advance of the event, that Flynn Creek Circus and the Community Center are notified and given hearing rights and a MHRB vote is held. Furthermore, the standing permit would only allow the event as described in the application except with the minimal allowance in differing dates based on calendar year drift. We thank you in advance for your consideration.

Temporary Sign and light Specifics

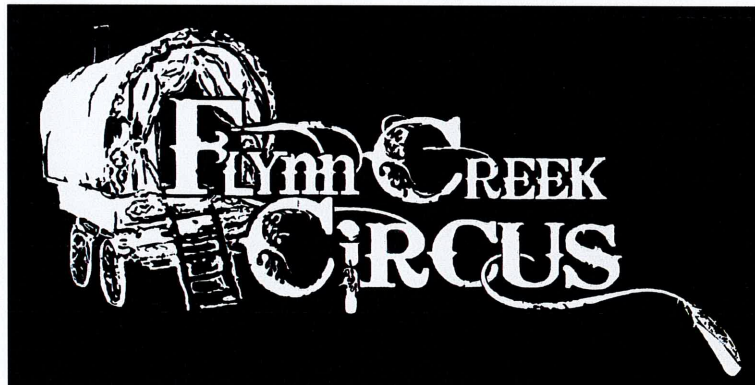
2 vinyl banners (10'x4') black, burgundy, white and a beige. Signs will be fixed to tent with zip ties. One sign will face north to Little Lake rd. and the other will face out from the main entrance to the west. Banners will say "Flynn Creek Circus".

1 sandwich board, (2'6"x4') black and white: Folding sign will stand alone at the front of the tent and will state the show times and ticket prices.

String lights (120') will consist of less than 120, soft white, low wattage bulbs. Lights will be clipped to tent structure.

Entrance lighting will consist of outdoor par lights, as many as is necessary to light pathways for public safety. Lights will be clamped to tent.

Banner Image:



Sandwich board sign:





February, 2020

RE: Repeat event, Flynn Creek Circus

To: MHRB board members and greater community of Mendocino Village,

Flynn Creek Circus is applying for an annual event permit. In 2020, we are asking the board to grant a standing annual permit for this event in consideration of the increased application fees, backlog of new projects awaiting hearings and to be consistent with the previous multi-year approvals for 2016 to 2019. The event has been held successfully for 6 years in a row.

Understanding the sensitive nature of activities in Mendocino Village, we are submitting this application with the belief that an annual permit granting is in the interest of all parties. We propose a 4 year permit should the committee find the annual permit undesirable or too broad for approval.

We thank you for your consideration and service to the community. Flynn Creek Circus has an incredible show planned for 2020 and sincerely hope bring enrichment to the community.

Respectfully,

A handwritten signature in black ink, appearing to read "Blaze Birge", written in a cursive style.

Blaze Birge
Artistic Director
www.flynncreekcircus.com



April, 2020

RE: Planned event, Friendship Park

Dear Neighbors of Friendship Park,

This letter is to notify you of events to take place between June 24 and July 6, 2020. These events are held by Flynn Creek Circus and Circus Mentors Inc and are meant to enrich the community experience. The Mendocino Historical Review Board has reviewed and approved the event application which will include the following activities:

June 22-23: Circus tent set up

June 24- June 28: Circus summer camp daytime activities

July 1-5: Flynn Creek Circus day and early evening show presentations

July 6: Event clean up

We recognize that events in the park can have an impact on the surrounding households and make every effort to minimize noise and traffic issues. Please contact us if you experience conflicts during the event at:

Blaze Birge, Lia Miyamura or David Jones (707) 684-9389

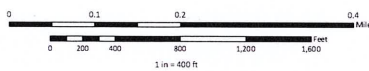
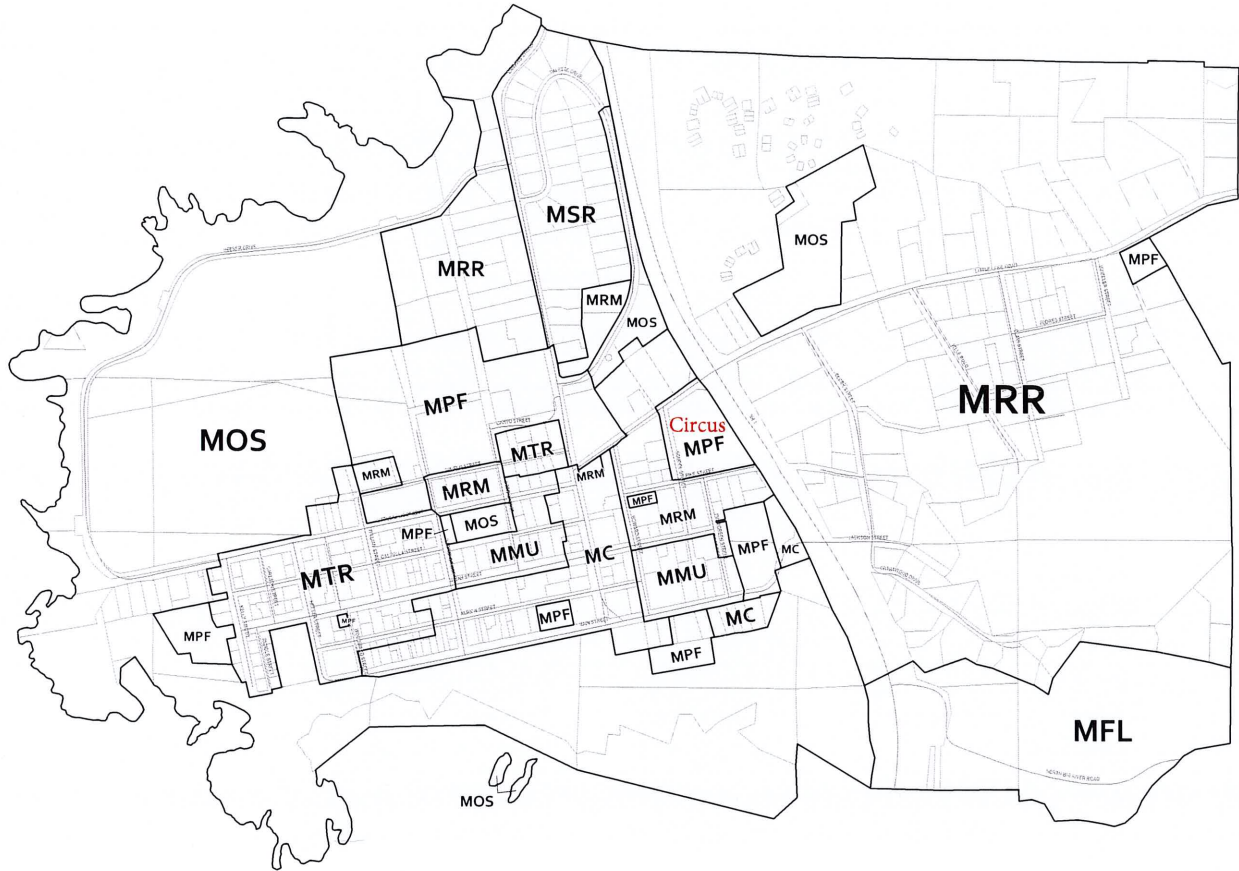
You can also reach us in advance of the event with concerns at circus@flynncreekcircus.com.

Thank you from the entire Flynn Creek Circus team for being such a welcoming community! We have an incredible show planned for 2020 and sincerely hope you will enjoy the offering.

Respectfully,

Blaze Birge
Artistic Director
www.flynncreekcircus.com

ZONING DISPLAY MAP



ABBREVIATION KEY

AG Agricultural Lands	IL-CR Inland Limited Industrial (Contract Rezone)	UR-CR Upland Residential (Contract Rezone)	MC Mendocino Commercial
AG-CR Agricultural (Contract Rezone)	IS Inland General Industrial	UR-PD Upland Residential (Planned Development)	MFL Mendocino Forestland
AV Airport District	OS Open Space	Rz Single Family Residential	MMU Mendocino Mixed-Use
C Coastal Commercial	OS-CR Open Space (Contract Rezone)	R2 Two Family Residential	MOS Mendocino Open Space
CPD Coastal Commercial (Planned Development)	PI Prioritv Industrial	R3 Multi Family Residential	MPF Mendocino Public Facility
CA Inland Limited Commercial	PF Public Facility	RMR Remote Residential	MRM Mendocino Multi-Family Residential
CA-CR Inland Limited Commercial (Contract Rezone)	PF-PD Public Facility (Planned Development)	RMR-DL Remote Residential (Development Limitation)	MRR Mendocino Rural Residential
CA Inland General Commercial	RC Rural Community	RMR-PD Remote Residential (Planned Development)	MSR Mendocino Suburban Residential
CA-CR Inland General Commercial (Contract Rezone)	RC-CR Rural Community (Contract Rezone)	RR Rural Residential	MTR Mendocino Town Residential
CA-IS Inland General Commercial (Isolated Service)	RL Rangeland	RR-CR Rural Residential (Contract Rezone)	GPD Gualala Planned Development
FL Forestland	RL-PD Rangeland (Planned Development)	RR-DL Rural Residential (Development Limitation)	GVMU Gualala Village Mixed Use
FV Fishing Village	SR Suburban Residential	RR-PD Rural Residential (Planned Development)	GHMU Gualala Highway Mixed Use
I Coastal Industrial	TP Timberland Production	RR-PD-DL Rural Residential (Planned Development Limitation)	GI Gualala Industrial
IL Inland Limited Industrial	UR Upland Residential	RV Rural Village	RR_[RR_] Variable Density Zone (see note below)

MENDOCINO DETAIL USGS QUADRANGLE BASE



ZONING DISPLAY MAP



PRODUCED 2013
MENDOCINO COUNTY
PLANNING & BLDG. SVCS.
THIS IS NOT AN ADOPTED MAP
FOR DISPLAY PURPOSES ONLY
Print Date: 6/3/2013

Zoning designations shown in brackets (shown only) indicate variable density zones. Per County Code Sec. 3 B in order to be developed to the smaller parcel size, areas indicated on the map as having a variable density zoning classification shall be required to be served by a public water system which utilizes surface waters, and which does not impact upon the ground water resource, or by completion of a hydrological study which supports those greater densities.

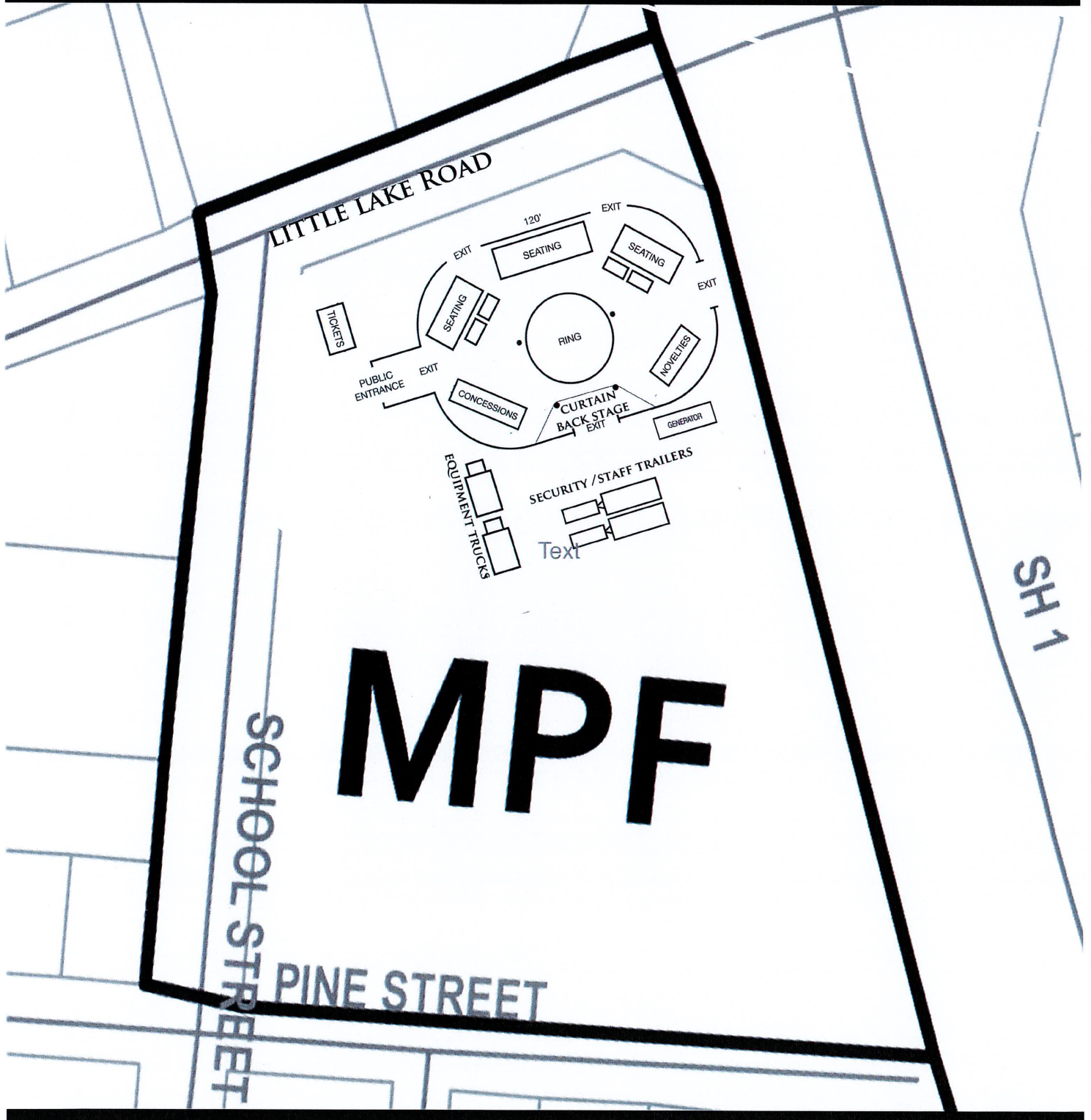


FRIENDSHIP PARK PROPOSED LOT LAY-OUT

A-11
FLYNN CREEK CIRCUS
P.O. BOX 1111
MENDOCINO, CA 95460
+001 (510) 381-4004

Tent presence from 6/24-7/7 2018

WWW.FLYNNCREEKCIRCUS.COM



*FINAL LOT LAYOUT WILL BE DETERMINED BY LOCATION OF UNDERGROUND IRRIGATION. ACTUAL LAYOUT MAY BE SLIGHTLY ALTERED DUE TO LOCATION OF NON-STAKE-ABLE AREAS.



