



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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December 8, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at a Special Meeting on Thursday, December 22, 2022, at **12:00 PM.**, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending written comments to pbscommissions@mendocinocounty.org, or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: V_2021-0003

DATE FILED: 8/30/2021

OWNER: THE DOUGLAS CRANE AND KATHERINE CRANE TRUST

APPLICANT/AGENT: STOTT OUTDOOR ADVERTISING, ATTN: GREG REDEKER

REQUEST: Variance to allow a double-faced sign to extend 13 feet above the 35 foot height limit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.3± miles southeast of Ukiah city center, lying on the north side of Norgard Lane (CR 211), 0.2± miles west of its intersection with South State Street (CR 104A); located at 210 Norgard Lane, Ukiah; APN: 184-063-11.

SUPERVISORIAL DISTRICT: 2 (Mulheren)

STAFF PLANNER: MATT GOINES

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

Your comments regarding the above project(s) 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, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by emailing comments to pbscommissions@mendocinocounty.org by December 21, 2022, or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, 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/zoning-administrator>.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

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 item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



**ZONING ADMINISTRATOR
STAFF REPORT- VARIANCE**

**DECEMBER 22, 2022
V_2021-0003**

SUMMARY

OWNER: THE DOUGLAS CRANE AND KATHERINE
CRANE TRUST
1295 YOKAYO COURT
UKIAH, CA. 95482

APPLICANT/AGENT: STOTT OUTDOOR ADVERTISING,
ATTN: GREG REDEKER
PO BOX 7209
CHICO, CA 95927

REQUEST: Variance to allow a double-faced sign to extend 13 feet
above the 35-foot height limit.

LOCATION: 2.3± miles southeast of Ukiah city center, lying on the
north side of Norgard Lane (CR 211), 0.2± miles east of
its intersection with South State Street (CR 104A), located
at 210 Norgard Lane, Ukiah; APN: 184-063-11.

TOTAL ACREAGE: 1.88± Acres

GENERAL PLAN: Industrial

ZONING: Industrial (Limited)

SUPERVISORIAL DISTRICT: 2nd (Mulheren)

ENVIRONMENTAL DETERMINATION: Categorically Exempt: Class 5, 15305(a) – Minor
variance not resulting in the creation of a new parcel.

RECOMMENDATION: APPROVE WITH CONDITIONS

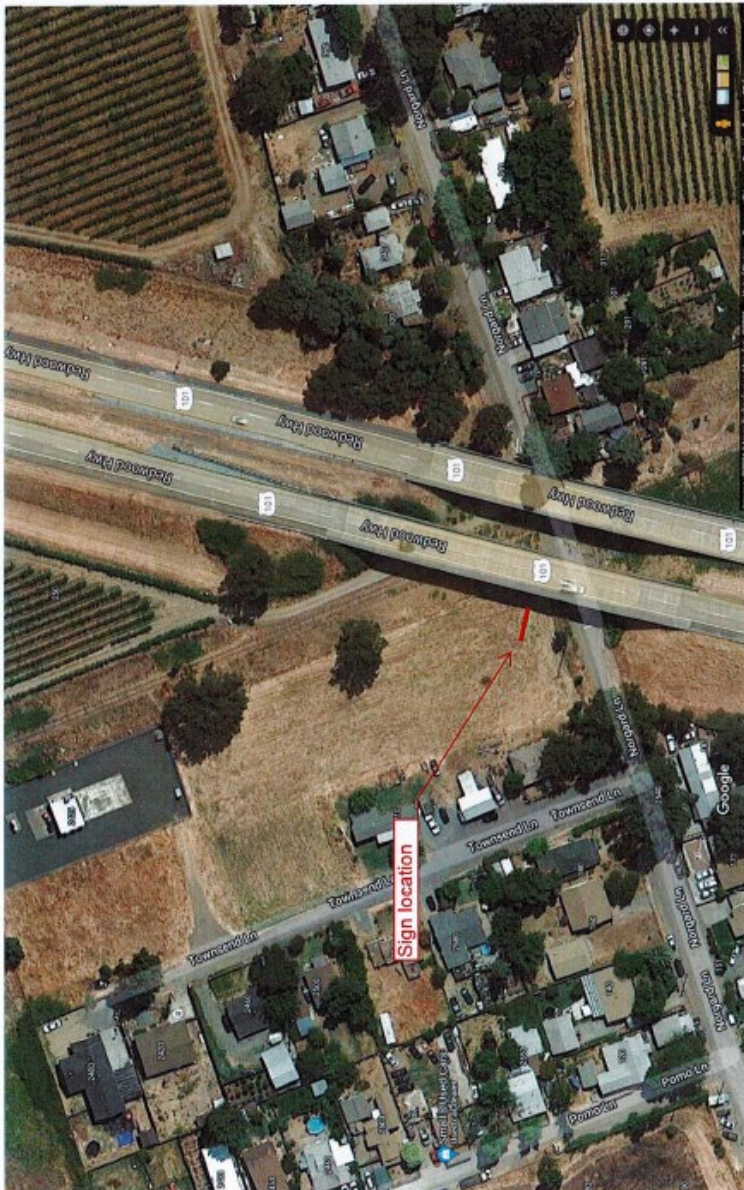
STAFF PLANNER: MATT GOINES

BACKGROUND

PROJECT DESCRIPTION: A variance request to construct a new double-faced, 10 foot by 30 foot offsite sign. The overall height of the sign is requested to be 48 feet above grade, 13 feet taller than is allowed per Mendocino County's off-site sign ordinance that allows for a maximum height of 35 feet for off-site signs.

SITE CHARACTERISTICS: The 1.88± acre parcel lies at the corner of Townsend Lane (private) and Norgard Lane (CR 211) and is accessed from the north side of Norgard Lane. The parcel is developed with two single-family residences and a steel shop/storage building along the western property boundary adjacent to Townsend Lane.

The parcel is relatively flat with little to no slope, as shown on the *Topographic* map in attachments. The parcel has a farmland classification of urban and build-up land identified with Mendocino County GIS mapping. The site is located within a "urban un-zoned" area and is within the Local Responsibility Area subject to the jurisdiction of Ukiah Valley Fire District (UVFD) for structural and land protection. The parcel has very little vegetation, the site mainly consists of flat grasslands with majority of the vegetation residing at the southwest side of the property. There is an existing Caltrans right of way at the southeast corner of the parcel adjacent to US 101. Additionally, the parcel lies within Compatibility Zone 2 in the Approach/Departure Zone as designated by Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP).



Douglas Crane and Katherine Crane Trust
Mendocino County APN 184-063-11

Figure 1 –
Sign location
(Provided by Applicant)

SURROUNDING LAND USE AND ZONING: As listed in Table 1, the surrounding lands are mixture of industrial, residential, and agricultural lands.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH:	Industrial	Industrial	1± Acre	Residential
EAST:	City Limit, Agricultural	City Limit, Agricultural	N/A	Easement, State Route 101
SOUTH:	Industrial	Industrial	0.32± Acres	Residential
WEST:	Industrial	Industrial	0.06± to 0.25±Acres	Residential

AGENCY COMMENTS: On September 28, 2021, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. As listed in Table 2, A summary of the submitted agency comments are listed below.

Table 2: Agency Comments	
REFERRAL AGENCIES	COMMENT
Airport Land Use Commission	Comments
Assessor's Office	No Response
Building Services (Ukiah)	Comments
CALFIRE (Land Use)	No Response
Caltrans	Comments
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	No Comment
Environmental Health (EH)	No Comment
Fish and Wildlife (CDFW)	No Response
Planning Division (Fort Bragg)	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Ukiah Valley Fire Department	No Comment
Will County Water District	No Comment

An agency referral request was not initially sent to the City of Ukiah, however comments were still received from the city through a subsequent referral to the City.

ENVIRONMENTAL REVIEW: The proposed project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15305, Class 5a, for setback variances that do not result in the creation of any new parcels.

KEY ISSUES: The applicant's goal is to erect an advertising sign on private property adjacent to US 101, located within Compatibility Zone 2 in the Approach/Departure Zone as designated by UKIALUCP. Additionally, this property falls within the Ukiah Valley Area Plan designation where the protection and enhancement of natural beauty and scenic viewsheds of the Ukiah valley are applicable.

According to the basic compatibility criteria in table 3A under the General Characteristics category in the UKIALUCP, any use having structures including poles or antennas or trees 35 feet or higher is designated as Conditionally Compatible and requires additional considerations to be made before any approval is to take place. Additionally, the project falls within an Airspace Critical Protection Zone according to Air Space Protection Zone Map 3B. Due to the structure's proximity to the airport, its location within Compatibility Zone 2 Approach/Departure Zone, and its existence within a designated Airspace Critical Protection Zone, additional review is required regarding any potential hazard to flight that the project may pose.

Pursuant to Policy 3.6.2(c) of the UKIALUCP, objects having height that exceeds any Airspace Protection Surface shall only be allowed if all the criteria in the Policy are met. This project's compliance to pertinent criteria are as follows:

1. *As the result of an Aeronautical Study, the Federal Aviation Administration (FAA) determines that the object would not be a hazard to air navigation.*
2. *Marking and lighting of the object will be installed as directed by the FAA Aeronautical Study or the California Division of Aeronautics and in a manner consistent with FAA standards in effect at the time the construction is proposed.*
3. *An Avigation Easement is dedicated in accordance with Policy 3.3.6.*
4. *The proposed project/plan complies with all other policies of the UKIALUCP.*

As documented on the "Determination of No Hazard to Air Navigation" letter dated 02/01/2022, the FAA conducted an aeronautical study (aeronautical study No. 2021-AWP-20455-OE) under the provisions of 49 U.S.C section 44718 and, as applicable, Title 14 of the Code of Federal Regulations, part 77. The aeronautical study determined that the structure does not exceed obstruction standards and would not be a hazard to air navigation. The report also states that an FAA form 7460- 2, Notice of Actual Construction

or Alteration, be e-filed anytime the project is abandoned or within five days after the construction reaches its greatest height (7460-2, Part 2). The determination expires on 08/01/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office; and
- (b) extended, revised, or terminated by the issuing office; and
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

The FAA further noted that based on the evaluation, marking and lighting are not necessary on the proposed billboard sign for aviation safety. The FAA did comment that if marking and/or lighting are provided on a voluntary basis that it shall be installed in accordance with FAA Advisory circular 70/7460-1 M.



Figure 2 - Proximity to Ukiah Airport (Provided by Applicant)

Additionally, because of the sign's proximity to US 101, Caltrans has requested that an encroachment outdoor advertising permit be applied for and approved before any construction may take place. This will be obtained through the Office of Encroachment and Outdoor Advertising Permits (OEOAP). Additional permits from Caltrans, such as an encroachment permit, may be required if any vegetation trimming within the Caltrans right-of-way is required (section 509 of the Caltrans Encroachment Permit Manual).

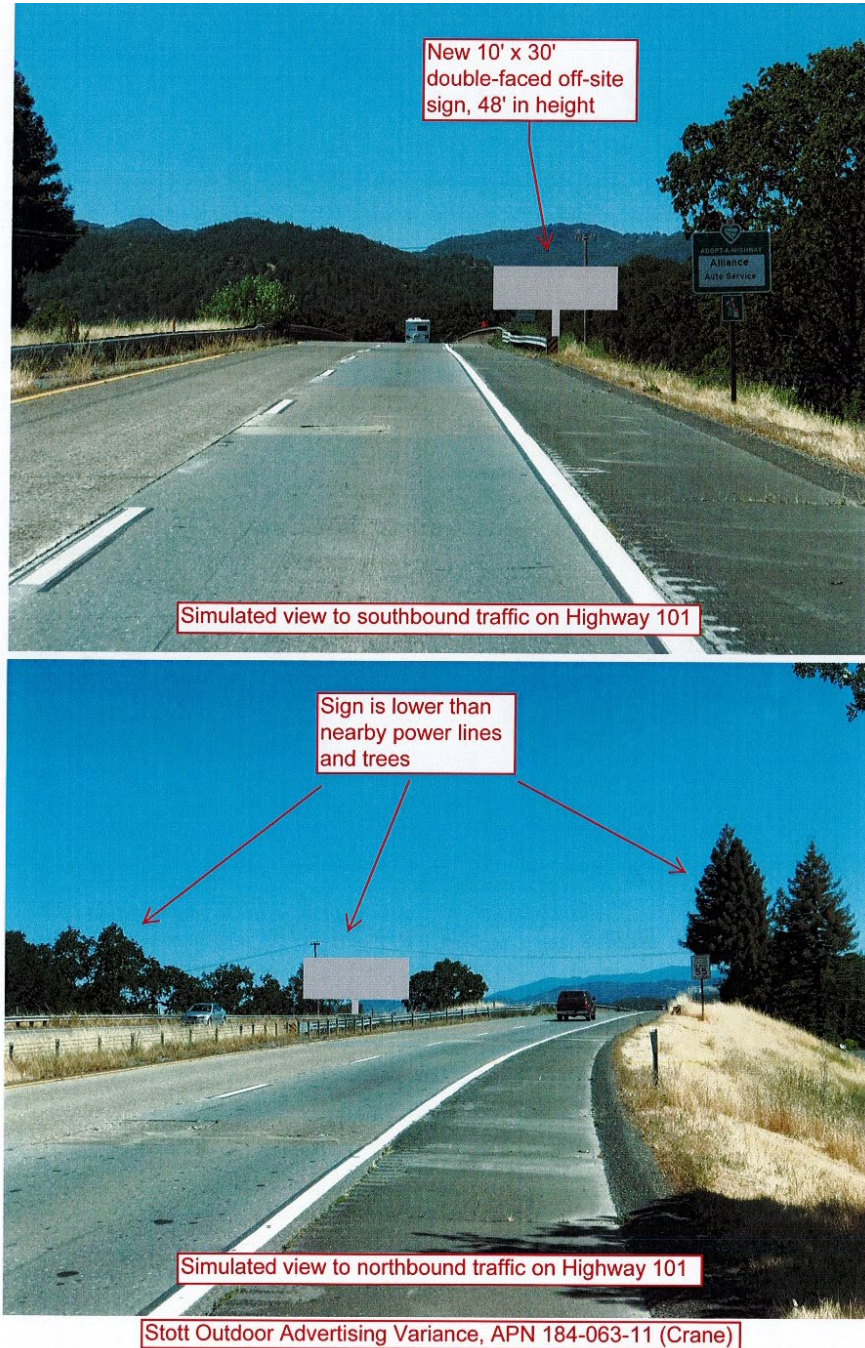


Figure 3 - Sign simulation adjacent to US 101 (Provided by Applicant)

Another key issue for this project is consistency with the Ukiah Valley Area Plan (UVAP). The key issue with this project is its location within the UVAP and the impacts to the natural beauty and scenic viewshed. UVAP Section 4 Community Design Policy CD2.1b: Gateway Enhancement calls for the encouragement of property owners to rebuild and restore or enhance the appearance of the gateways, which are transitional sections that go from county jurisdiction to a city's jurisdiction. Within the already subjectively crowded UVAP corridor from Hwy 20 east to Henry Roemer Road (El Roble Road), there are approximately 13 billboards and 9 business signs, totaling about 22 signs. Adding an additional 13 feet in height to the sign to enhance visibility from the northbound and southbound traffic, by default, would not protect or enhance the natural beauty and scenic corridor along US 101. However, because the property is located within an Industrial Zone and is in proximity to 6 other billboards adjacent to US 101, the scenic viewshed will not be substantially altered with the addition of another sign, and off-site signs are permitted per MCC section

20.184.010(A) within an Industrial zoned property. The freeway overpass adjacent to the parcel is taller than normal due to railroad tracks running beneath; the surface of the roadway is 32± feet above grade, while the railing is 35.5± feet above grade and the overpass height obstructs the view of the proposed sign from US 101 without the requested additional height, eliminating the efficacy of the sign.



Figure 4 - View of the overpass from Norgard Ln. (Provided by Staff)

The variance seeks to extend the height of the sign beyond the 35-foot height limit to allow for the same opportunities that nearby and similarly zoned parcels enjoy with similar signage.

In addition to the key issues mentioned above, the proposed sign will be utilizing a lighting system that projects upwards toward the sign face on both sides. While this aspect of the design has been reviewed and approved in the aeronautical study, it doesn't consider the general plan's night sky policy, which states,

“Dark sky” refers to a sky which is free (or relatively free) of manmade lighting. Proponents of “dark sky” regulations point out the many benefits of reducing the upward spread of light, which include conserving energy, reducing glare, maintaining rural community character, safeguarding wildlife in their natural environment, and restoring the view of the starry night sky.7 By focusing and directing light, lighting fixtures designed to improve the dark sky can also result in cost savings.

Policy RM-134: The County shall seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience.

While there are other billboards along US 101 with lighting, this will be one of the only billboards with lighting near a residential neighborhood.

A photometrics report was submitted with the application showing the potential polar candela distribution (Attachment L).

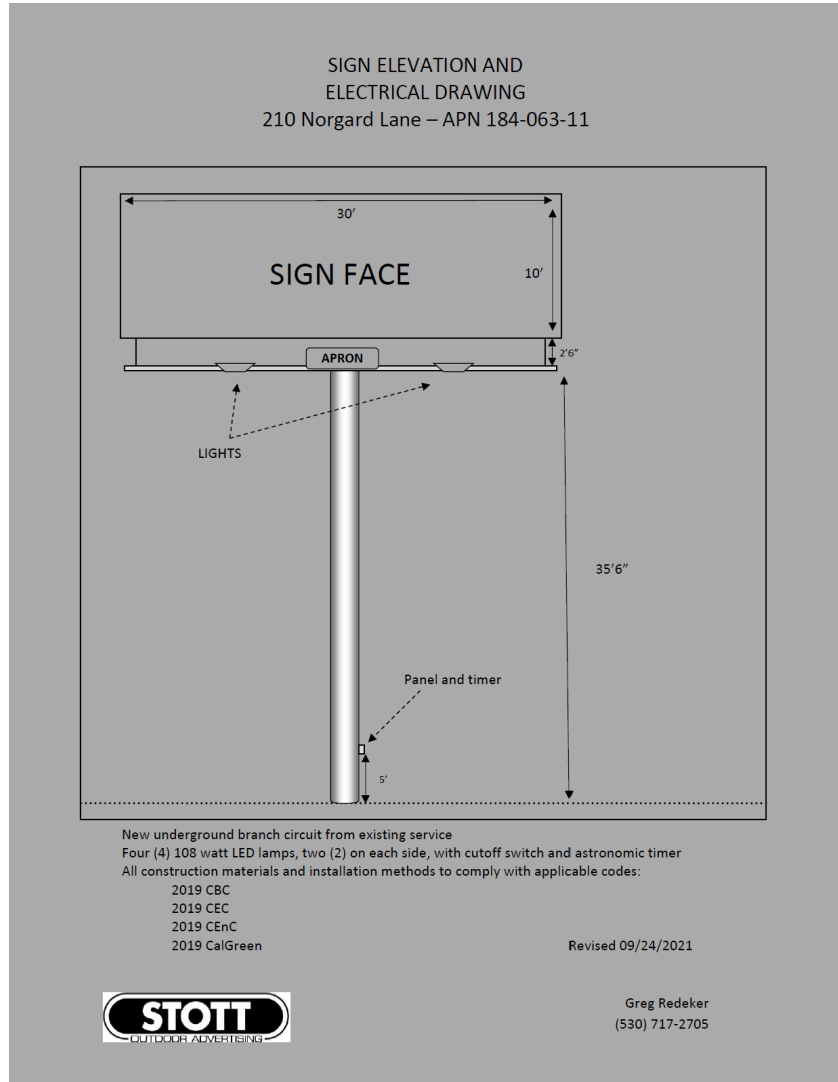


Figure 5 - Elevation and lighting drawing (Provided by Applicant)

PROJECT FINDINGS: Per MCC Section 20.200.020, before any variance may be granted or modified it shall be shown that the following findings can be made:

A) *That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding.*

The subject parcel's location adjacent to the uncommonly high overpass, the surface of the roadway is 32± feet above grade, while the railing is 35.5± feet above grade creating practical difficulties if the sign is to be limited to 35 feet. The overpass would obstruct the view of the sign at that height, completely negating the purpose of the sign. Raising the sign to 48 feet would preserve the practical use of the sign, allowing the sign to be seen from the overpass's northbound traffic. **Finding (A) can be made.**

B) *That such special circumstances or conditions are not due to any actions of the applicant subsequent to the application for the zoning regulations contained in the Division.*

The Applicant has an expectation that a sign that conforms to the height limit would be sufficiently visible (or would be able to be constructed in a way that achieves their goal while conforming to Zoning requirements), but that construction of the overpass created the circumstance in which that is not possible. Though the overpass may have been constructed subsequent to the adoption of the Zoning Ordinance, it was not constructed by the Applicant, and therefore the view-obstructing circumstance is

not due to any action of the applicant. **Finding (B) can be made.**

- C) *That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

While other properties in the same vicinity and zone have off-site signs clearly visible from US 101, the overpass on the subject parcel obstructs any potential off-site signage, therefore precluding the property owner from a substantial property right enjoyed by the aforementioned properties. The variance request for the additional 13 feet will allow for visibility of the sign from US 101 in a similar fashion as the other signs in the area. **Finding (C) can be made.**



Figure 6 – Zoning and Signage. (Provided by Staff)

- D) *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such a vicinity and zone in which the property is located.*

The variance request will not be detrimental to the public welfare or injurious to the property or improvements as this is an industrial property where off-site billboard signs are a permitted use (MCC section 20.184.010(A)), the additional 13 feet in height will not add additional detrimental effects than would be permitted with just a ministerial building permit and the additional height will not add any injurious elements. The off-site sign is permitted by right on the subject property, should the sign be lowered to the standard 35-foot height limit and move it back away from US 101 so it will be more visible from the freeway, it would only further impact the residential area. The proposed sign location is as far away from the residential area while still utilizing the property right for an off-site sign. **Finding (D) can be made.**

- E) *That the granting of such variance will not adversely affect the General Plan.*

The General Plan is relatively silent when it comes to variances and sign height limitations, the General Plan essentially defers to the Zoning Ordinance to enforce specific policies because of the individual specifics for each property that is subject to its own regulations. As such, adding the additional 13 feet in height to the billboard sign will not adversely affect the General Plan as this property is designated Industrial where off-site billboard signs are a permitted use (MCC section 20.184.010(A)). The additional 13 feet in height will not adversely affect the General Plan. **Finding (E) can be made.**

General Plan Note: Community character policies - Policy DE-87 "Signage should enhance the visual appearance of developments, unify streetscapes, and reduce visual clutter often associated with multiple, single-purpose signs." and Policy DE-88 "Limit billboards by emphasizing multiple-business and community highway signs, and reduction in existing billboards through amortization provisions." of the General Plan not only disapprove of the construction of new signs, it also promote the reducing of existing signs. While MCC section 20.184.010(A) allows for off-site signs in Industrial Zones, which the subject parcel is in, the policy of the General Plan overall is not in favor of new billboard signs. However, the sign itself is not subject to this review process, merely the variance request for the 13-foot height addition to go above the standard height limit for off-site signs.

RECOMMENDATION

Findings A-E can reasonably be found as stated above. Staff is recommending approval for this variance by resolution.

ALTERNATE RECOMMENDATIONS

That the Zoning Administrator continue the project to the next agenda and direct Staff to prepare an alternative Resolution for denial based upon direction of the Zoning Administrator.

12/9/2022

DATE

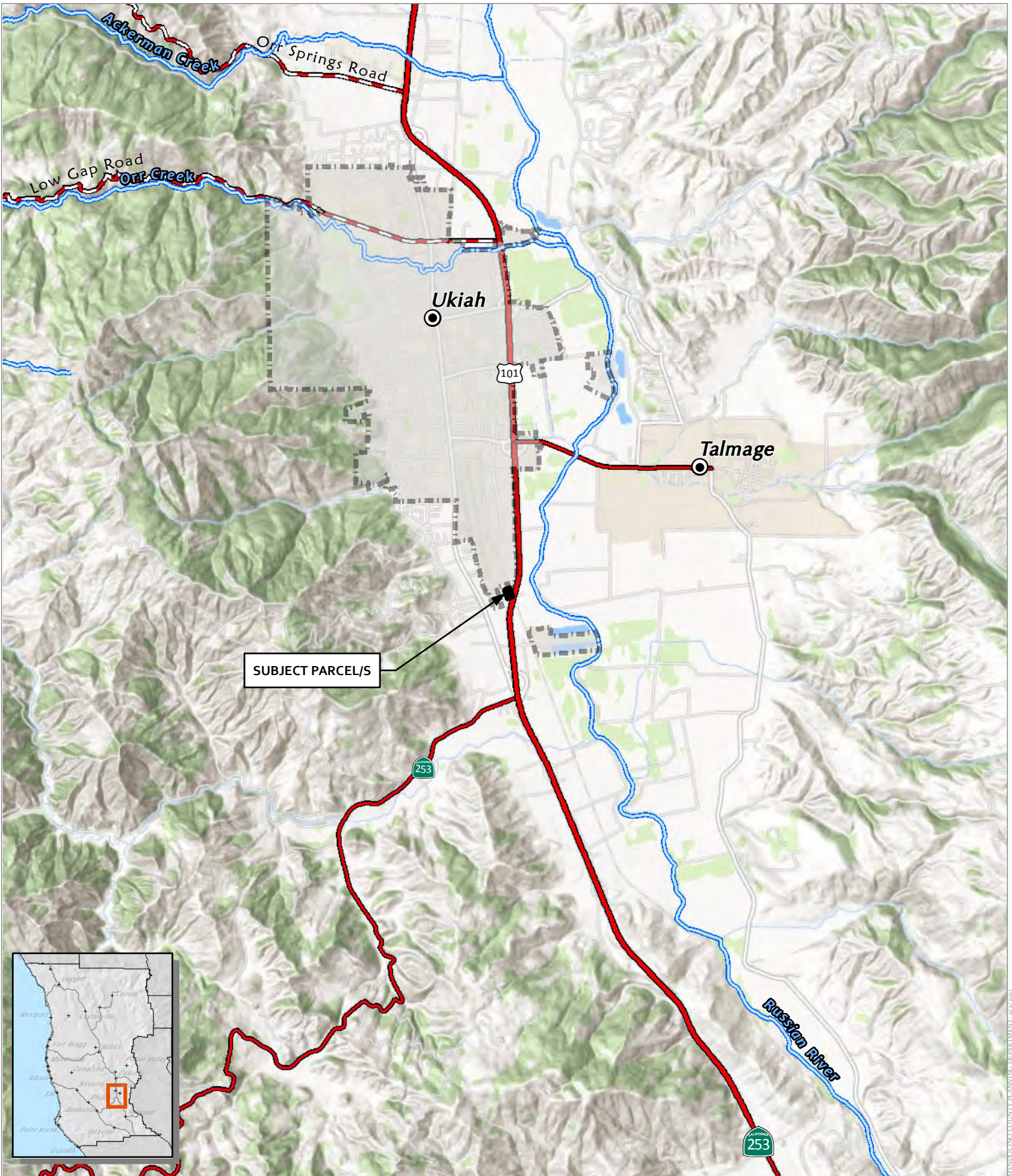
Matt Goines

MATT GOINES
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

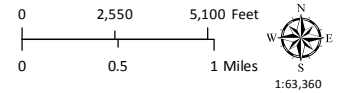
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site Plan
- D. Zoning Map
- E. General Plan
- F. Adjacent Parcels
- G. Airport Zones
- H. Sign Location (Aerial)
- I. Proposed Sign Simulations
- J. Lighting Details
- K. Sign Elevations
- L. Outdoor Photometric Report



CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah




- Major Towns & Places
- Major Roads
- City Limits
- Highways

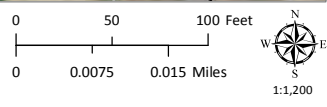


LOCATION MAP



CASE: V 2021-0003
OWNER: CRANE, Douglas
APN: 184-063-11
APLCT: Greg Redeker
AGENT: Greg Redeker
ADDRESS: 210 Norgard Lane, Ukiah

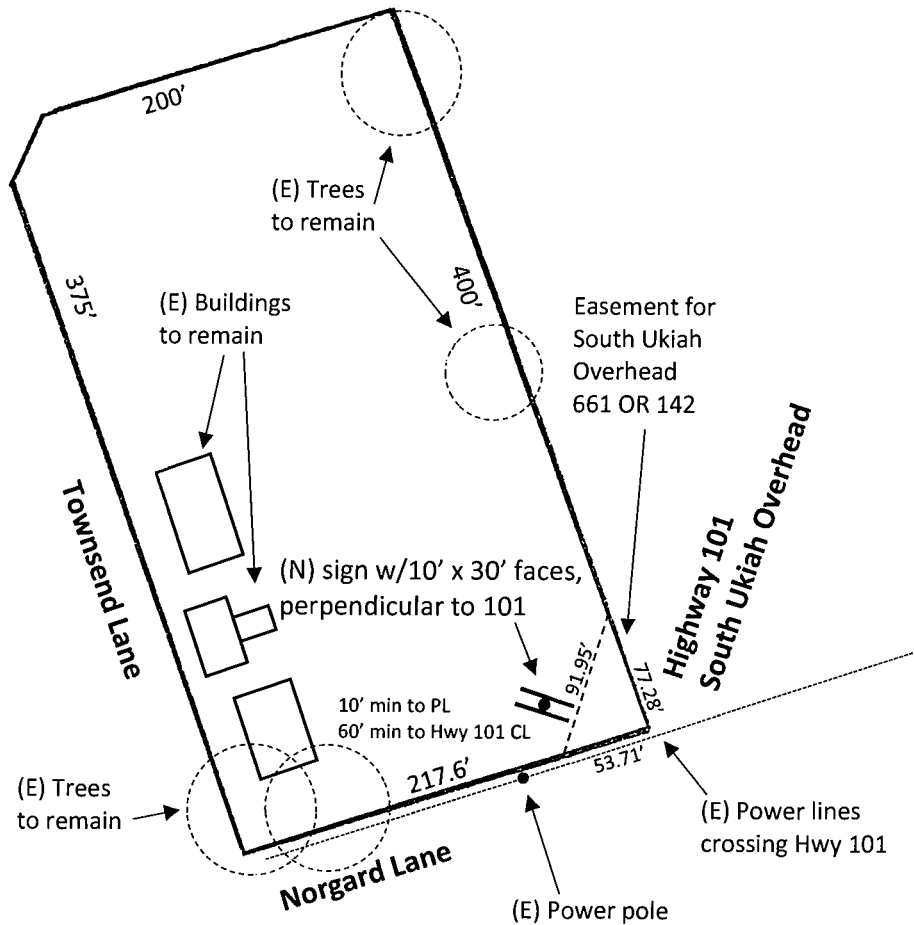
-  City Limits
-  Public Roads
-  Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

Site Plan – New Off-Site Outdoor Advertising Sign Variance for 13' Additional Sign Height

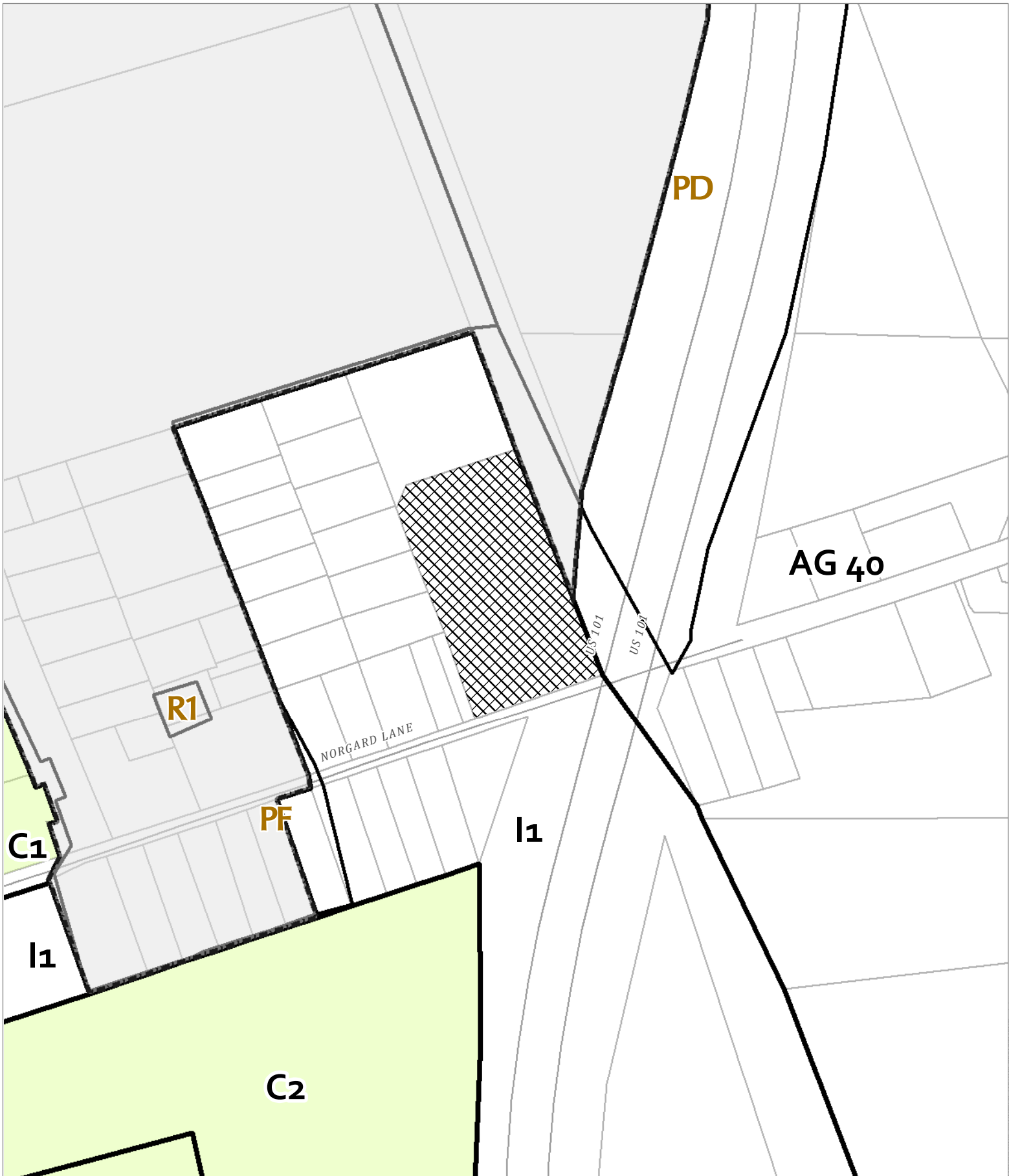


Notes:




- No changes to existing structures or trees
- Maintain 10' min. front setback from Norgard Ln. property line
- Maintain 60' min. corridor preservation setback from CL of Highway 101
- Avoid all existing utilities, facilities, and easements
- Maintain 10' minimum separation from power lines
- New sign is 10' x 30', double-sided, 48' OAH (16' OAH in relation to Highway 101)
- Sign illuminated by two LED luminaires per face, new underground electrical service
- Single steel column set in a reinforced concrete footing



Owner: Douglas Crane and Katherine Crane Trust
 Location: 210 Norgard Lane, Unincorporated Ukiah
 APN: 184-063-11 Size: 1.99 acres +/-
 Zoning: I1 – Limited Industrial
 Prepared by: Greg Redeker, Stott Outdoor Advertising, 08/12/21
gredeker@stottoutdoor.com (530) 717-2705




CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

-  City Limits
-  Zoning Districts
-  Community Character (CC) Districts

Public Roads

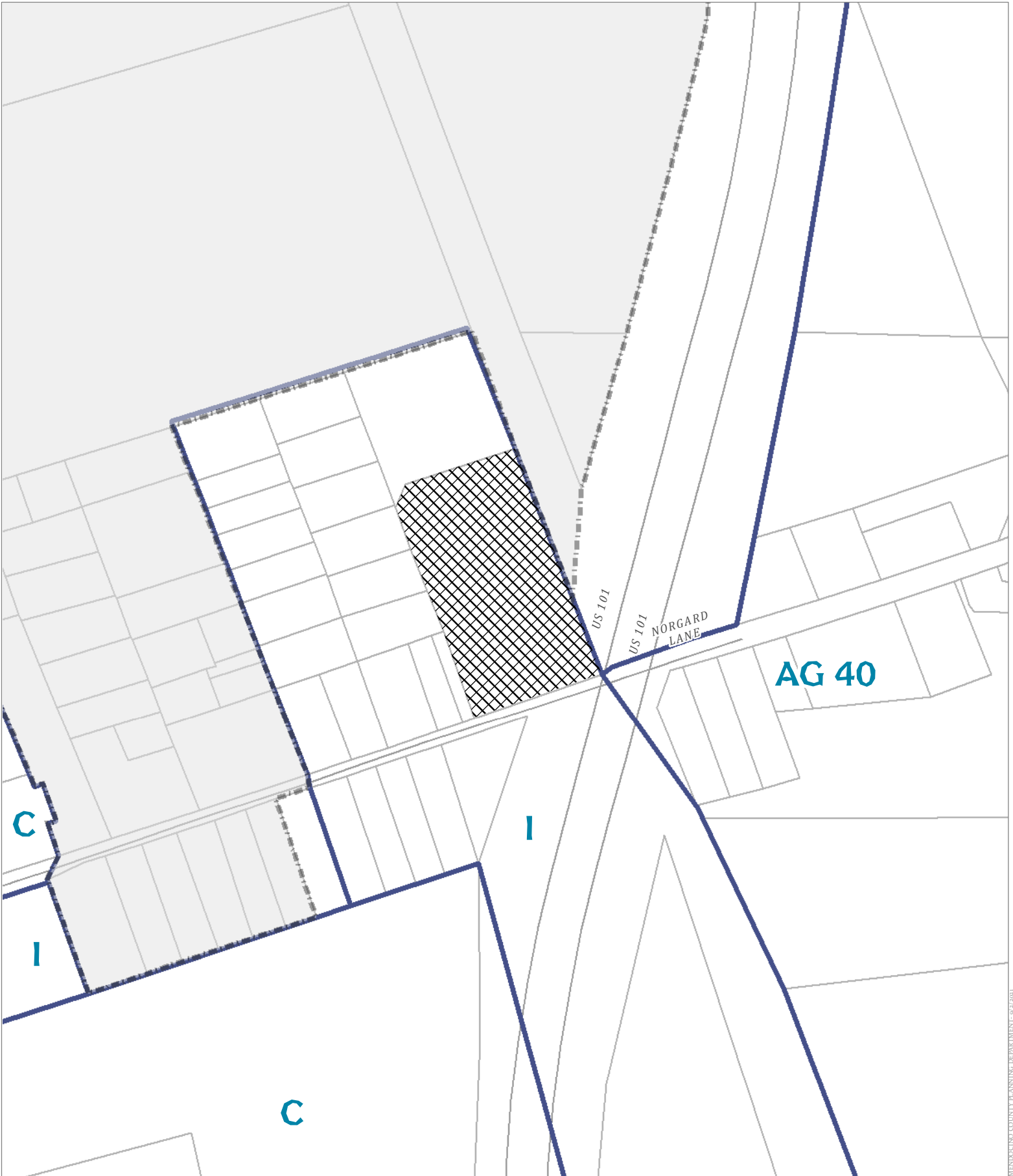
0 100 200 Feet

0 0.015 0.03 Miles






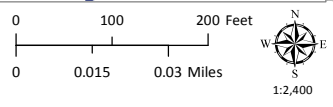
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

ZONING DISPLAY MAP

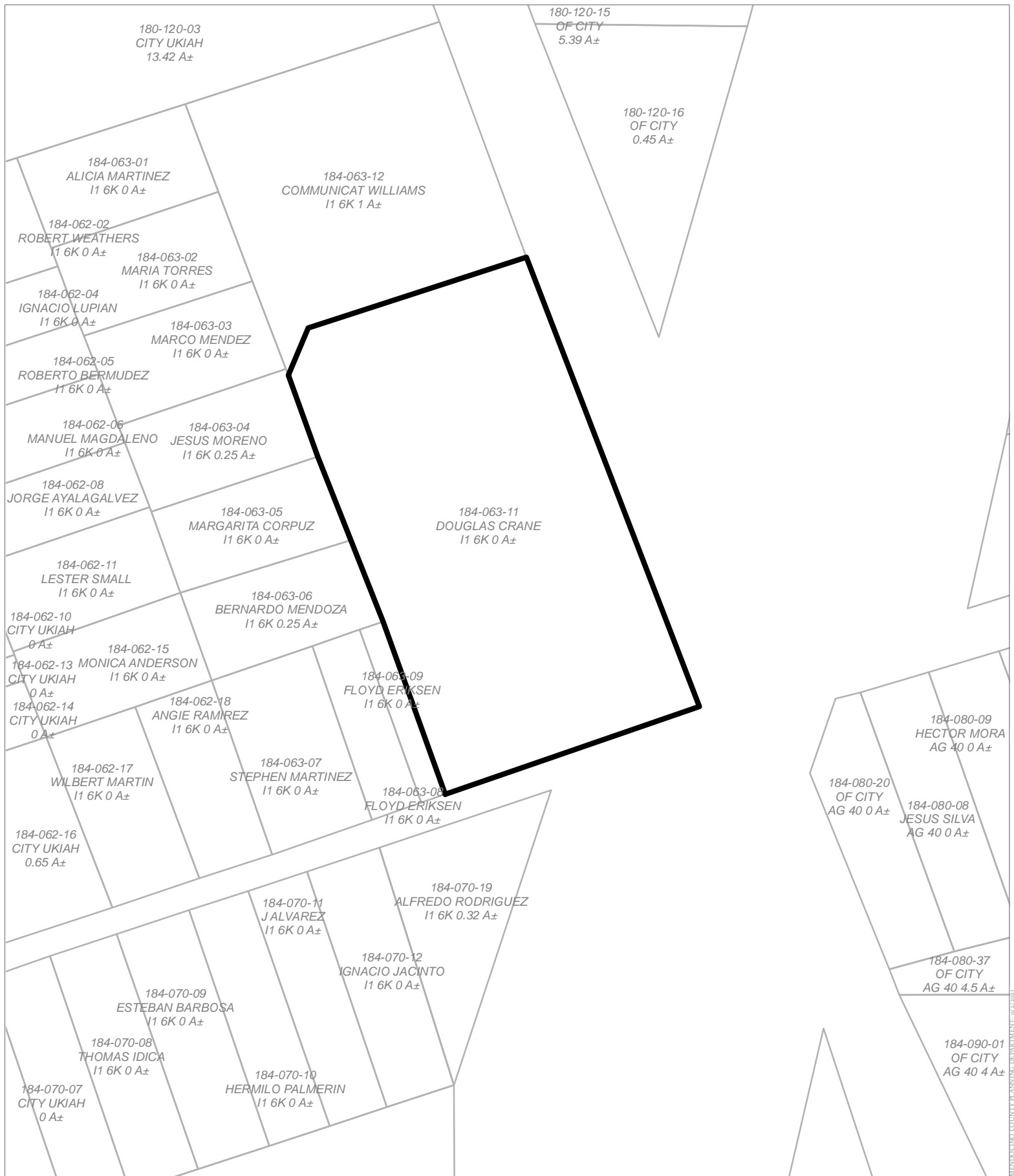


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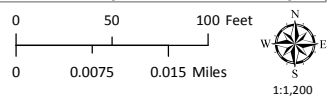
-  City Limits
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS

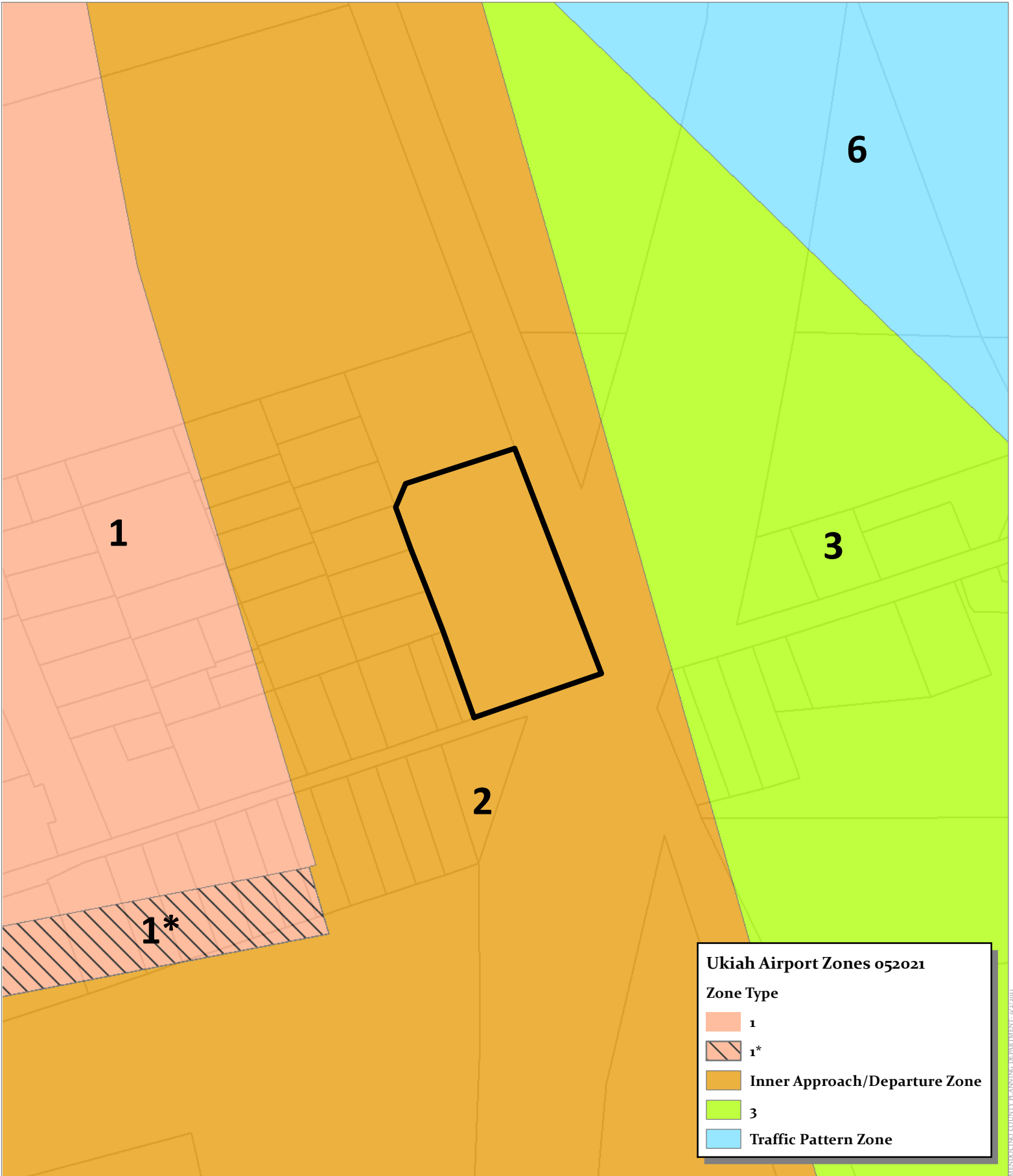


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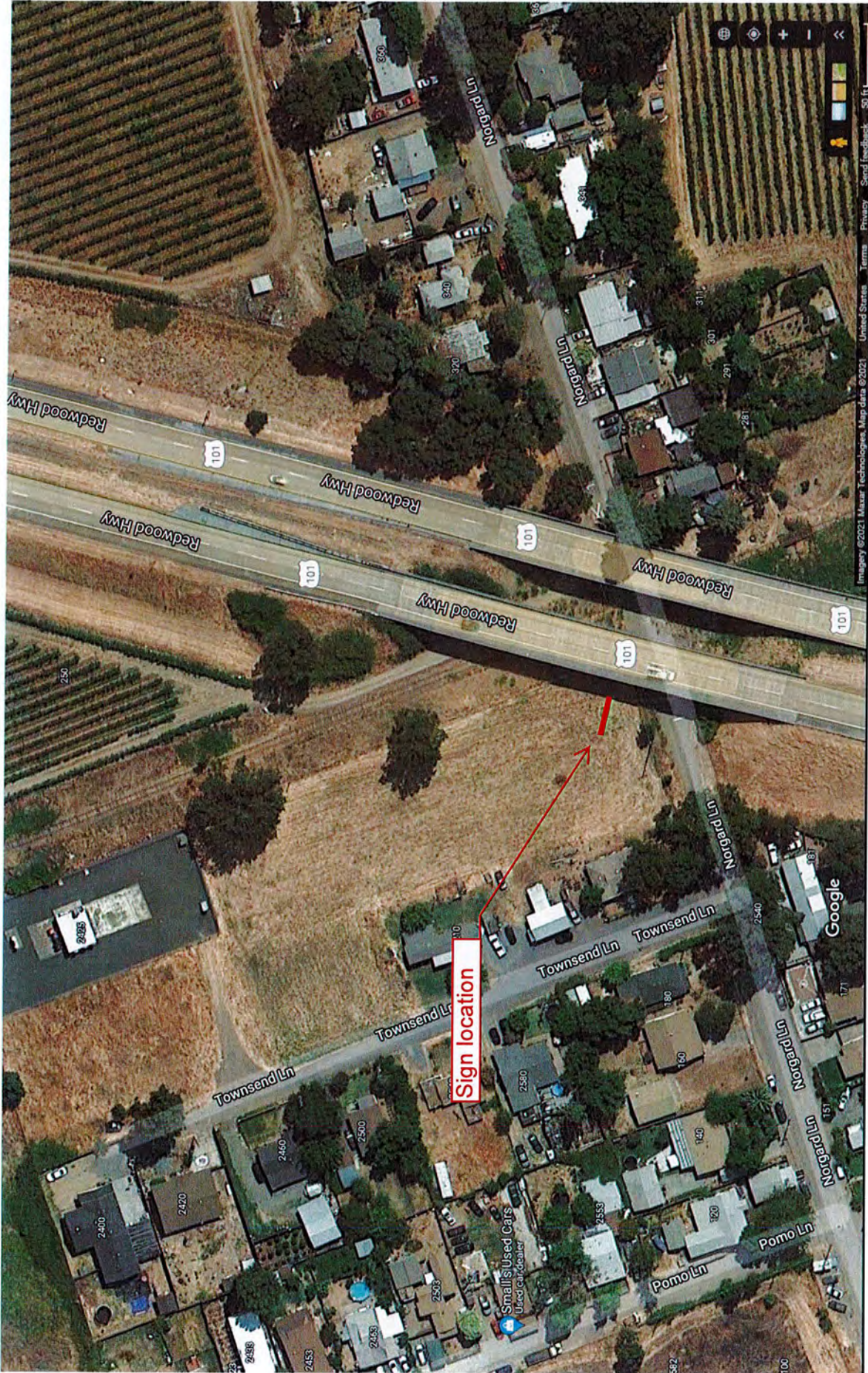


ADJACENT PARCELS

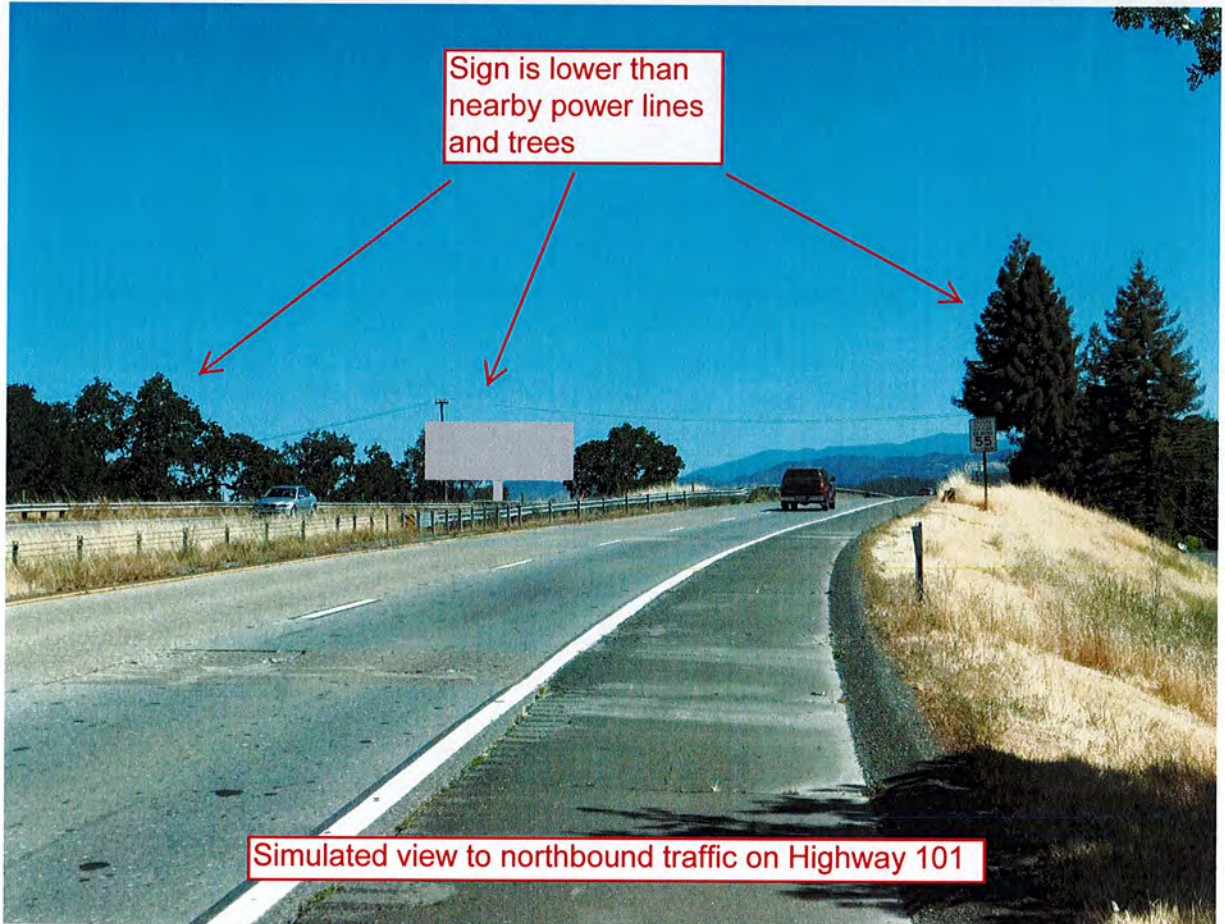
MENDOCINO COUNTY PLANNING DEPARTMENT - 09-27-2021



CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah



Douglas Crane and Katherine Crane Trust
Mendocino County APN 184-063-11



Stott Outdoor Advertising Variance, APN 184-063-11 (Crane)



Sign location, will be shorter than adjacent trees and power lines

Location of proposed sign
APN 184-063-11 (Crane)

Sign-Vue® LED II

The Sign-Vue LED II is the next generation product designed to meet the needs of the media sign lighting market. Built on breakthrough LEDs and dedicated optics for specific poster and bulletin applications, the Sign-Vue LED II provides exceptional uniform illumination while saving energy and reducing maintenance costs. Built on the design philosophy “**MORE LIGHT WHERE YOU NEED IT—ON THE BOARD**”, watt for watt, the Sign-Vue LED II delivers twice as much light *on the board* as our leading LED competitors.”



Key Benefits

78% more energy efficient than comparable HID luminaires:

- + 12,000 through 16,000 lumens – replaces 175W through 400W HID sign lighting products

Dedicated optics for poster panel and bulletin applications:

- + Panel-Vue® optics for poster applications
- + Sign-Vue® optics for bulletin and super bulletin applications
- + AdVue® optics for bulletin and super bulletin applications where two luminaires are required
- + Most light on the board equals “most efficient” in the industry
- + Illuminates entire board apron, copy and extensions

Leading edge optics and “white light” improve visibility on signage:

- + 5000K CCT, 70 CRI minimum
- + Exceptional uniformity
- + Uniform apron lighting promotes “brand” of operator
- + Uplight and spill light minimized to be environmentally friendly

Improved fixture efficacy reduces energy usage vs competitive LED luminaires:

- + Efficacy improvements up to 130 LPW
- + Lowest total cost of ownership in the media industry
- + Maximized energy savings over HID results in faster payback

Longevity and low maintenance make it the ultimate sustainable solution for renovation and new construction media sign lighting projects:

- + L70 & driver life > 100,000 hours
- + Robust IP66 rated prismatic borosilicate optics increase durability and reduce dirt depreciation
- + ANSI C136 10kV/5kA surge protection
- + 5,000 hour rated salt spray finish

Sleek attractive dayform with weight less than ½ of comparable HID sign lighting luminaires ensures no issues when retrofitting to existing structure:

- + Weight < 25 lbs.
- + Luminaire mounts to existing 1.25 inch round or 1.5 inch square tube
- + Low profile ensures luminaire not visible in sign messaging

Optional controls for design flexibility and energy savings:

- + AO field-adjustable module provides design flexibility
- + Provides choice of lumen and wattage for both rural and urban applications with one luminaire

Smart Solutions that Simply Work

Sign-Vue® LED II

Media Group

Outdoor Advertising


How to Construct a Catalog Number

Example:

SVLED2	SVL	PK3	MVOLT	50K	AMT	GHSDP	AO
1 SERIES	2 DIRECT DISTR.	3 LED OUTPUT	4 VOLTAGE	5 COLOR TEMP.	6 MOUNTING	7 COLOR	8 OPTIONS
SVLED2	ADL PNL SVL	PK1 PK3 PK4	MVOLT 24VDC	50K	AMT	BNSDP GYSDP GHSDP	AO

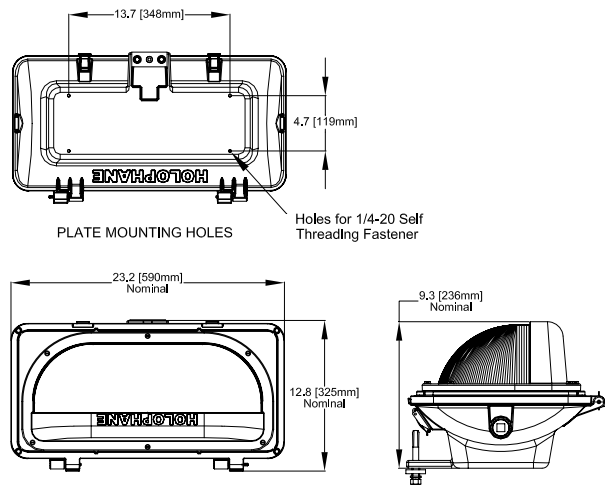
Catalog Number Information

STEP 1: SERIES	
SVLED2	Sign-Vue LED II
STEP 2: DIRECT DISTRIBUTION	
ADL ¹	AdVue optical distribution refractor
PNL	Panel-Vue optical distribution refractor
SVL	Sign-Vue optical distribution refractor
<small>¹available with PK4 only</small>	
STEP 3: LED LIGHT OUTPUT	
PK1 ²	6,000 lumen performance package
PK3	12,000 lumen performance package
PK4	16,000 lumen performance package
<small>²24VDC only</small>	
STEP 4: VOLTAGE	
MVOLT	Auto sensing voltage 120, 208, 240, 277V
24VDC	24V DC

STEP 5: DIRECT LED COLOR	
50K	5000K Color Temperature
STEP 6: MOUNTING	
AMT	Standard pipe mount 1.25IN round, 1.5IN square mounting with refractor up or refractor down with single wire access
STEP 7: COLOR	
BNSDP	Brown super durable paint finish
GYSDP	Gray super durable paint finish
GHSDP	Graphite super durable paint finish
	
STEP 8: OPTIONS	
AO ³	Field adjustable output
<small>³MVOLT only</small>	

Application Reference

Fixture	Board Size	# of Fixtures
PNL - Panel-Vue	12'x24' Poster	1
PNL - Panel-Vue	10'6" x 36' Bulletin	2 or 3
SVL - Sign-Vue	14'x48' Bulletin	3 or 4
SVL - Sign-Vue	20'x60' Super	5
AVL - AdVue	14'x48' Bulletin	2



Acuity Brands Lighting, Inc.

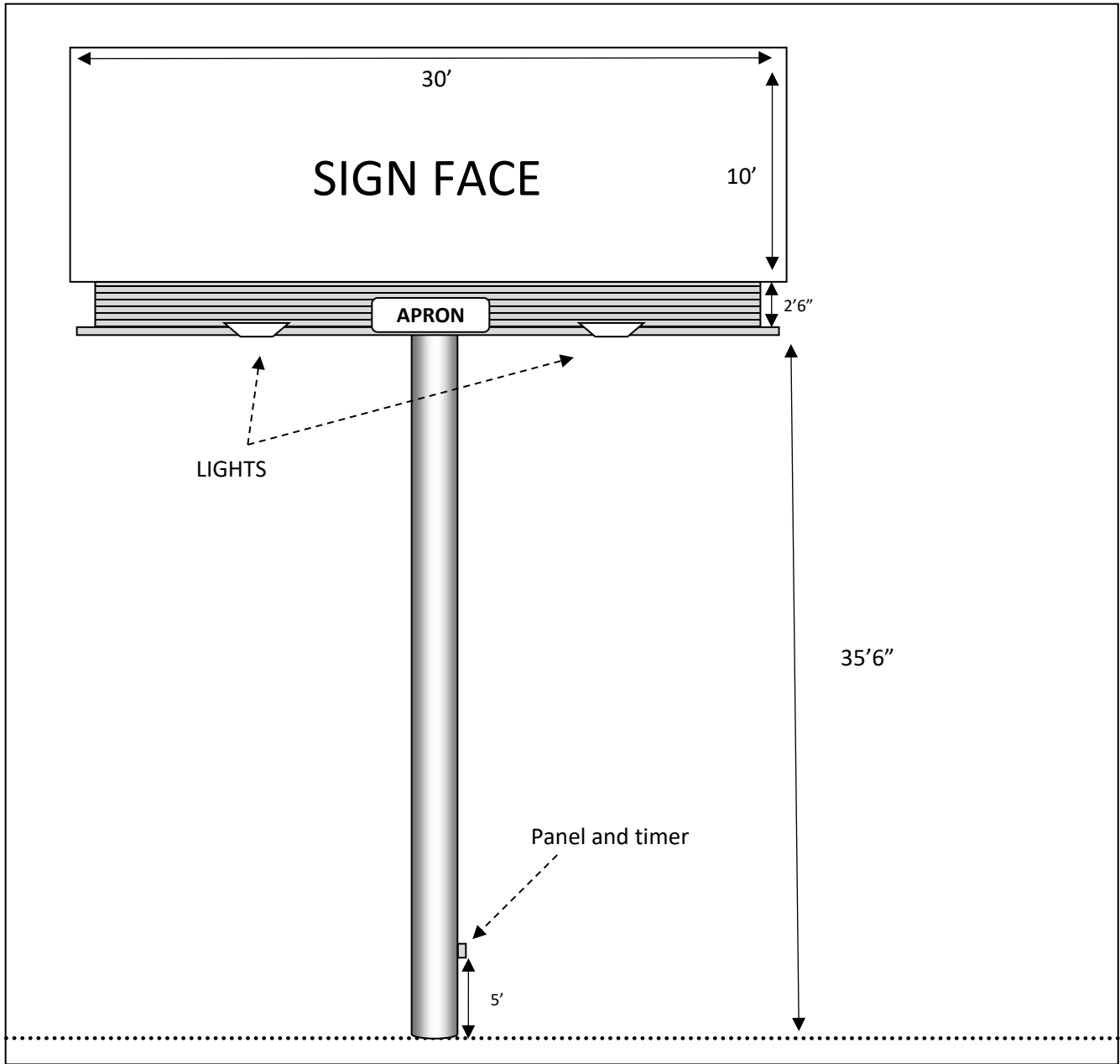
Holophane Headquarters, 3825 Columbus Road, Granville, OH 43023
For more information on this product contact your Holophane Media Group at MediaSalesSupport@holophane.com or call 855-803-1345

Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Visit our web site at www.holophane.com



SIGN ELEVATION AND
ELECTRICAL DRAWING
210 Norgard Lane – APN 184-063-11



New underground branch circuit from existing service
Four (4) 108 watt LED lamps, two (2) on each side, with cutoff switch and astronomic timer
All construction materials and installation methods to comply with applicable codes:

- 2019 CBC
- 2019 CEC
- 2019 CEnC
- 2019 CalGreen

Revised 09/24/2021



Greg Redeker
(530) 717-2705

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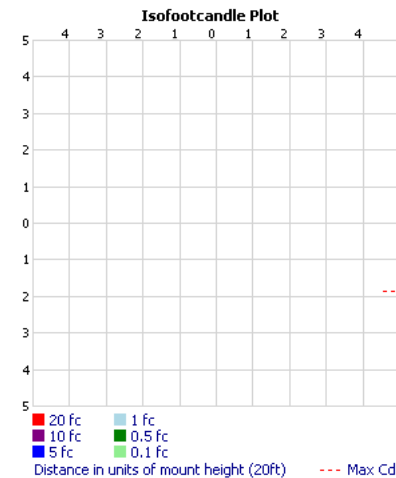
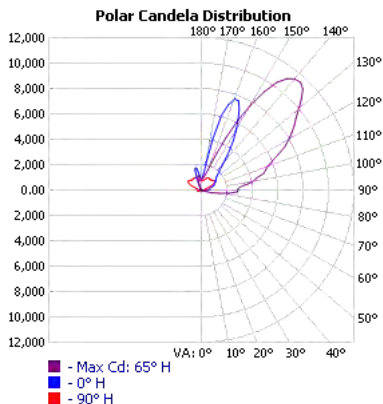
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OUTDOOR PHOTOMETRIC REPORT

CATALOG: SVLED2 PNL PK3 50K

TEST #: 502495P2
TEST LAB: SCALED PHOTOMETRY
TEST DATE: 9/10/2015
CATALOG: SVLED2 PNL PK3 50K
DESCRIPTION: SIGN-VUE LED II, PNL OPTIC, PK3 PERFORMANCE PACKAGE, 5000K CCT
SERIES: SIGN-VUE LED II
LAMP CATALOG: LED ARRAY
LAMP: LED
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 12729.9, **ABSOLUTE PHOTOMETRY ***
BALLAST / DRIVER: LED DRIVER, LED DRIVER
INPUT WATTAGE: 108
LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 5.76", W: 18.96", H: 3.96")
MAX CD: 11,535.7 AT HORIZONTAL: 65°, VERTICAL: 137.5°
ROADWAY CLASS: UNCLASSIFIED, UNCLASSIFIED



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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502495P2
VISUAL PHOTOMETRIC TOOL

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OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	9.3	0.1%
0-40	16.4	0.1%
0-60	34.9	0.3%
60-90	831.1	6.5%
70-100	1,630.3	12.8%
90-120	3,558.6	28%
0-90	866.0	6.8%
90-180	11,863.9	93.2%
0-180	12,729.9	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	1.0	0.0%	90-100	819.0	6.4%
10-20	3.1	0.0%	100-110	1,178.1	9.3%
20-30	5.2	0.0%	110-120	1,561.5	12.3%
30-40	7.1	0.1%	120-130	1,936.6	15.2%
40-50	8.4	0.1%	130-140	2,153.6	16.9%
50-60	10.2	0.1%	140-150	2,033.9	16%
60-70	19.8	0.2%	150-160	1,474.3	11.6%
70-80	205.5	1.6%	160-170	611.4	4.8%
80-90	605.9	4.8%	170-180	95.4	0.7%

ROADWAY SUMMARY

DISTRIBUTION:		UNCLASSIFIED, UNCLASSIFIED	
	LUMENS	% LAMP	
MAX CD, 90 DEG VERT:			3,343.3
MAX CD, 80 TO <90 DEG:			3,369.2
DOWNWARD STREET SIDE:	795.0	6.2%	
DOWNWARD HOUSE SIDE:	70.8	0.6%	
DOWNWARD TOTAL:	865.8	6.8%	
UPWARD STREET SIDE:	11,202.0	88%	
UPWARD HOUSE SIDE:	662.6	5.2%	
UPWARD TOTAL:	11,864.6	93.2%	
TOTAL LUMENS:	12,730.4	100%	

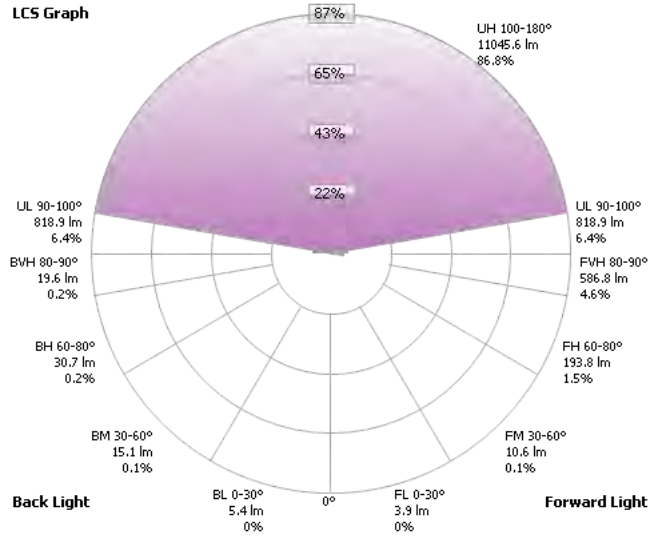
LCS TABLE

BUG RATING	B0 - U5 - G4	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	3.9	0%
MEDIUM(30-60):	10.6	0.1%
HIGH(60-80):	193.8	1.5%
VERY HIGH(80-90):	586.8	4.6%
BACK LIGHT		
LOW(0-30):	5.4	0%
MEDIUM(30-60):	15.1	0.1%
HIGH(60-80):	30.7	0.2%
VERY HIGH(80-90):	19.6	0.2%
UPLIGHT		
LOW(90-100):	818.9	6.4%
HIGH(100-180):	11,045.6	86.8%
TRAPPED LIGHT:	0.000	0%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



LCS Graph



502495P2
VISUAL PHOTOMETRIC TOOL

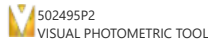
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OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



CANDELA TABLE - TYPE C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180		
0	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
5	1	15	38	23	6	0	0	0	0	6	12	15	14	6	5	16	26	13	0		
10	0	14	38	22	6	0	0	0	0	5	12	15	13	6	4	16	26	12	0		
15	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0		
20	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0		
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55	0	14	37	21	4	0	0	0	2	10	16	17	14	7	6	16	25	10	0		
60	0	15	37	22	6	0	0	0	6	16	20	19	14	7	6	16	24	10	0		
65	4	16	38	23	7	0	0	5	16	51	42	24	16	8	6	16	25	10	0		
70	26	36	52	31	15	8	9	29	96	184	86	34	17	9	7	16	24	10	0		
75	96	106	126	96	88	350	707	975	673	308	122	44	18	9	6	16	24	10	0		
80	433	456	513	465	472	679	1201	1512	760	216	114	46	18	8	6	15	24	10	0		
85	476	488	539	565	741	1174	2013	2738	1240	180	105	50	16	8	6	14	24	8	0		
90	533	552	599	619	781	1414	2371	3343	1559	181	134	56	12	6	6	14	24	8	0		
95	595	615	657	673	855	1542	2536	3565	1692	216	104	36	12	6	4	14	23	8	0		
100	640	653	697	735	997	2005	3447	4707	2149	274	92	43	20	7	5	14	24	8	0		
105	777	819	974	1024	1378	2840	4452	5512	2437	338	127	78	41	11	6	14	24	10	0		
110	1042	1023	1111	1224	1648	3265	4990	5966	2625	494	206	145	70	20	8	16	24	10	0		
115	1121	1190	1309	1494	2075	4086	6040	6740	3012	895	367	226	94	29	12	16	26	11	0		
120	1279	1326	1474	1712	2558	4803	7212	8206	3678	1186	535	290	114	40	20	18	27	12	0		
125	1369	1420	1657	1947	3219	5787	8184	9307	4012	1257	599	318	137	56	30	25	30	14	0		
130	1499	1588	1836	2442	4278	6850	9049	10517	4242	1197	591	346	167	80	43	36	36	18	0		
135	1855	1965	2347	3333	5454	7986	10224	11191	4120	1126	573	375	220	114	64	52	49	28	8		
140	2532	2748	3373	4824	6543	8490	10954	11108	3430	1066	582	433	305	177	96	74	70	48	27		
145	3890	4136	4825	6038	7242	8945	10291	9418	2766	1098	627	499	427	262	151	112	103	78	57		
150	5482	5724	6284	7012	8182	9050	8652	5624	1941	1100	685	567	486	377	243	184	164	140	120		
155	7026	7165	7530	8005	8284	7943	6269	2882	1554	1053	717	601	539	483	388	322	316	363	395		
160	7647	7650	7607	7356	6744	5358	3108	1685	1300	955	713	609	591	569	564	590	733	1041	1159		
165	6126	5957	5587	4728	3558	2297	1527	1231	1086	849	694	622	610	635	707	883	1272	1678	1811		
170	2257	2193	1971	1653	1389	1196	1088	1049	907	771	692	649	645	700	821	1013	1252	1392	1438		
175	1072	1076	1092	1080	1066	1033	971	896	827	788	775	774	783	806	847	900	955	975	964		
180	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	



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OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K

TEST #: 502495P2
 TEST LAB: SCALED PHOTOMETRY
 TEST DATE: 9/10/2015
 CATALOG: SVLED2 PNL PK3 50K
 DESCRIPTION: SIGN-VUE LED II, PNL OPTIC, PK3 PERFORMANCE PACKAGE, 5000K CCT
 SERIES: SIGN-VUE LED II
 LAMP CATALOG: LED ARRAY
 LAMP: LED
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 12729.9, ABSOLUTE PHOTOMETRY *
 BALLAST / DRIVER: LED DRIVER, LED DRIVER
 INPUT WATTAGE: 108
 LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 5.76", W: 18.96", H: 3.96")
 MAX CD: 11,535.7 AT HORIZONTAL: 65°, VERTICAL: 137.5°
 ROADWAY CLASS: UNCLASSIFIED, UNCLASSIFIED



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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VISUAL PHOTOMETRIC TOOL

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OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	9.3	0.1%
0-40	16.4	0.1%
0-60	34.9	0.3%
60-90	831.1	6.5%
70-100	1,630.3	12.8%
90-120	3,558.6	28%
0-90	866.0	6.8%
90-180	11,863.9	93.2%
0-180	12,729.9	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	1.0	0.0%	90-100	819.0	6.4%
10-20	3.1	0.0%	100-110	1,178.1	9.3%
20-30	5.2	0.0%	110-120	1,561.5	12.3%
30-40	7.1	0.1%	120-130	1,936.6	15.2%
40-50	8.4	0.1%	130-140	2,153.6	16.9%
50-60	10.2	0.1%	140-150	2,033.9	16%
60-70	19.8	0.2%	150-160	1,474.3	11.6%
70-80	205.5	1.6%	160-170	611.4	4.8%
80-90	605.9	4.8%	170-180	95.4	0.7%

ROADWAY SUMMARY

DISTRIBUTION:		UNCLASSIFIED, UNCLASSIFIED	
	LUMENS	% LAMP	
MAX CD, 90 DEG VERT:			3,343.3
MAX CD, 80 TO <90 DEG:			3,369.2
DOWNWARD STREET SIDE:	795.0	6.2%	
DOWNWARD HOUSE SIDE:	70.8	0.6%	
DOWNWARD TOTAL:	865.8	6.8%	
UPWARD STREET SIDE:	11,202.0	88%	
UPWARD HOUSE SIDE:	662.6	5.2%	
UPWARD TOTAL:	11,864.6	93.2%	
TOTAL LUMENS:	12,730.4	100%	

LCS TABLE

BUG RATING	B0 - U5 - G4	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	3.9	0%
MEDIUM(30-60):	10.6	0.1%
HIGH(60-80):	193.8	1.5%
VERY HIGH(80-90):	586.8	4.6%
BACK LIGHT		
LOW(0-30):	5.4	0%
MEDIUM(30-60):	15.1	0.1%
HIGH(60-80):	30.7	0.2%
VERY HIGH(80-90):	19.6	0.2%
UPLIGHT		
LOW(90-100):	818.9	6.4%
HIGH(100-180):	11,045.6	86.8%
TRAPPED LIGHT:	0.000	0%

502495P2
 VISUAL PHOTOMETRIC TOOL

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OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



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VISUAL PHOTOMETRIC TOOL

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OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



CANDELA TABLE - TYPE C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180		
0	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
5	1	15	38	23	6	0	0	0	0	6	12	15	14	6	5	16	26	13	0	0	
10	0	14	38	22	6	0	0	0	0	5	12	15	13	6	4	16	26	12	0	0	
15	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0	0	
20	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0	0	
25	0	14	38	22	6	0	0	0	0	6	14	16	14	8	8	16	27	14	0	0	
30	0	14	38	22	6	0	0	0	0	6	13	16	14	8	8	17	28	14	0	0	
35	0	14	37	22	6	0	0	0	0	6	14	16	15	8	8	17	27	14	0	0	
40	0	14	38	22	5	0	0	0	0	6	13	16	14	8	8	17	26	12	0	0	
45	0	14	36	22	5	0	0	0	0	6	14	16	14	8	6	16	25	10	0	0	
50	0	14	36	21	4	0	0	0	0	7	14	16	14	8	6	16	25	10	0	0	
55	0	14	37	21	4	0	0	0	2	10	16	17	14	7	6	16	25	10	0	0	
60	0	15	37	22	6	0	0	0	6	16	20	19	14	7	6	16	24	10	0	0	
65	4	16	38	23	7	0	0	5	16	51	42	24	16	8	6	16	25	10	0	0	
70	26	36	52	31	15	8	9	29	96	184	86	34	17	9	7	16	24	10	0	0	
75	96	106	126	96	88	350	707	975	673	308	122	44	18	9	6	16	24	10	0	0	
80	433	456	513	465	472	679	1201	1512	760	216	114	46	18	8	6	15	24	10	0	0	
85	476	488	539	565	741	1174	2013	2738	1240	180	105	50	16	8	6	14	24	8	0	0	
90	533	552	599	619	781	1414	2371	3343	1559	181	134	56	12	6	6	14	24	8	0	0	
95	595	615	657	673	855	1542	2536	3565	1692	216	104	36	12	6	4	14	23	8	0	0	
100	640	653	697	735	997	2005	3447	4707	2149	274	92	43	20	7	5	14	24	8	0	0	
105	777	819	974	1024	1378	2840	4452	5512	2437	338	127	78	41	11	6	14	24	10	0	0	
110	1042	1023	1111	1224	1648	3265	4990	5966	2625	494	206	145	70	20	8	16	24	10	0	0	
115	1121	1190	1309	1494	2075	4086	6040	6740	3012	895	367	226	94	29	12	16	26	11	0	0	
120	1279	1326	1474	1712	2558	4803	7212	8206	3678	1186	535	290	114	40	20	18	27	12	0	0	
125	1369	1420	1657	1947	3219	5787	8184	9307	4012	1257	599	318	137	56	30	25	30	14	0	0	
130	1499	1588	1836	2442	4278	6850	9049	10517	4242	1197	591	346	167	80	43	36	36	18	0	0	
135	1855	1965	2347	3333	5454	7986	10224	11191	4120	1126	573	375	220	114	64	52	49	28	8	0	
140	2532	2748	3373	4824	6543	8490	10954	11108	3430	1066	582	433	305	177	96	74	70	48	27	0	
145	3890	4136	4825	6038	7242	8945	10291	9418	2766	1098	627	499	427	262	151	112	103	78	57	0	
150	5482	5724	6284	7012	8182	9050	8652	5624	1941	1100	685	567	486	377	243	184	164	140	120	0	
155	7026	7165	7530	8005	8284	7943	6269	2882	1554	1053	717	601	539	483	388	322	316	363	395	0	
160	7647	7650	7607	7356	6744	5358	3108	1685	1300	955	713	609	591	569	564	590	733	1041	1159	0	
165	6126	5957	5587	4728	3558	2297	1527	1231	1086	849	694	622	610	635	707	883	1272	1678	1811	0	
170	2257	2193	1971	1653	1389	1196	1088	1049	907	771	692	649	645	700	821	1013	1252	1392	1438	0	
175	1072	1076	1092	1080	1066	1033	971	896	827	788	775	774	783	806	847	900	955	975	964	0	
180	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	0



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Average Illuminance

Candela Distribution

- Flood Summary
- Illuminance at a Distance
- Indoor COU Table
- LCS Table
- Lumens Summary
- Lumen Zones
- Roadway Summary

Visual Design Tools

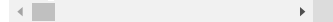
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Visual Design Tools

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Resolution Number _____

County of Mendocino
Ukiah, California

DECEMBER 22, 2022

V_2021-0003 - CRANE TRUST

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING A VARIANCE TO ALLOW A DOUBLE-FACED SIGN TO EXTEND 13 FEET ABOVE THE 35 FOOT HEIGHT LIMIT

WHEREAS, the applicant, Stott Outdoor Advertising, filed an application for a variance with the Mendocino County Department of Planning and Building Services to allow a double-faced sign to extend 13 feet above the 35 foot height limit, 2.3± miles southeast of Ukiah city center, lying on the north side of Norgard Lane (CR 211), 0.2± miles east of its intersection with South State Street (CR 104A); located at 210 Norgard Lane, Ukiah; APN: 184-063-11; 2nd Supervisorial District (Mulheren); and

WHEREAS, the proposed project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15305, Class 5a, for setback variances that do not result in the creation of any new parcels. The granting of this variance will not result in any changes to land use or density, as the proposed use type is permitted use by right in the Industrial zoned property.

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, December 22, 2022, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. *That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;*

The subject parcel's location adjacent to the uncommonly high overpass, the surface of the roadway is 32± feet above grade, while the railing is 35.5± feet above grade creating practical difficulties if the sign is to be limited to 35 feet. The overpass would obstruct the view of the sign at that height, completely negating the purpose of the sign. Raising the sign to 48 feet would preserve the practical use of the sign, allowing the sign to be seen from the overpass's northbound traffic. **Finding (A) can be made.**

2. *That such special circumstances or conditions are not due to any actions of the applicant subsequent to the application of the zoning regulations contained in the Division;*

The Applicant has an expectation that a sign that conforms to the height limit would be sufficiently visible (or would be able to be constructed in a way that achieves their goal while conforming to Zoning requirements), but that construction of the overpass created the circumstance in which that is not possible. Though the overpass may have been constructed subsequent to the adoption of the Zoning Ordinance, it was not constructed by the Applicant, and therefore the view-obstructing circumstance is not due to any action of the applicant. **Finding (B) can be made.**

3. *That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;*

While other properties in the same vicinity and zone have off-site signs clearly visible from US 101, the overpass on the subject parcel obstructs any potential off-site signage, therefore precluding the property owner from a substantial property right enjoyed by the aforementioned properties. The variance request for the additional 13 feet will allow for visibility of the sign from US 101 in a similar fashion as the other signs in the area. **Finding (C) can be made.**

4. *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such a vicinity and zone in which the property is located;*

The variance request will not be detrimental to the public welfare or injurious to the property or improvements as this is an industrial property where off-site billboard signs are a permitted use (MCC section 20.184.010(A)), the additional 13 feet in height will not add additional detrimental effects than would be permitted with just a ministerial building permit. and the additional height will not add any injurious elements. **Finding (D) can be made.**

5. *That the granting of such variance will not adversely affect the General Plan;*

The General Plan is relatively silent when it comes to variances and sign height limitations, the General Plan essentially defers to the Zoning Ordinance to enforce specific policies because of the individual specifics for each property that is subject to its own regulations. As such, adding the additional 13 feet in height to the billboard sign will not adversely affect the General Plan as this property is designated Industrial where off-site billboard signs are a permitted use (MCC section 20.184.010(A)). The additional 13 feet in height will not adversely affect the General Plan. **Finding (E) can be made.**

General Plan Note: Community character policies - Policy DE-87 “Signage should enhance the visual appearance of developments, unify streetscapes, and reduce visual clutter often associated with multiple, single-purpose signs.” and Policy DE-88 “Limit billboards by emphasizing multiple-business and community highway signs, and reduction in existing billboards through amortization provisions.” of the General Plan not only disapprove of the construction of new signs, it also promote the reducing of existing signs. While MCC section 20.184.010(A) allows for off-site signs in Industrial Zones, which the subject parcel is in, the policy of the General Plan overall is not if favor of new billboard signs. However, the sign itself in not subject to this review process, merely the variance request for the 13-foot height addition to go above the standard height limit for off-site signs.

6. *That that granting of such variance will be consistent with Categorically Exempt from California Environmentally Sensitive Habitat Area (CEQA) per Section 15305, Class 5a, for setback variances that do not result in the creation of any new parcels.*

The granting of this variance will not result in any new parcels as the request is for additional sign height. **Finding can be made.**

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Variance subject to the Conditions of Approval in Exhibit “A”, attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day (pending approval) after the date of the Resolution unless an appeal is taken.

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

ATTEST: BROOKE LARSEN
 Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
 Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL

V_2021-0003 – CRANE TRUST/STOTT OUTDOOR ADVERTISING

DECEMBER 22, 2022

APPROVED PROJECT DESCRIPTION: Variance to allow a double-faced sign to extend 13 feet above the 35 foot height limit.

CONDITIONS OF APPROVAL:

1. The use of the off-site sign shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the Variance.
2. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
3. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any 1 or more of the following grounds:
 - 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. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

4. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
5. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction, including those required by the Division of Environmental Health Land Use, as well as the Department of Planning & Building Services. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
6. The Applicant is advised that this variance will expire at the end of 2 years, on December 22, 2024, unless construction of the billboard sign is commenced and diligently pursued in compliance with required building permits prior to that date.

7. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
8. An Avigation Easement shall appear on the deed of the subject property. Said Avigation Easement shall comply with and adhere to policy 3.3.6 in the Ukiah Airport Land Use Compatibility Plan. Said easement shall be fully recorded, and appropriate evidence shall be provided to the Department of Planning and Building Services prior to the issuance of the Building Permit for the billboard sign.
9. The notice of actual construction or alteration which is FAA Form 7460.2 shall be filed within 5 days after construction reaches its greatest height with the FAA.
10. Prior to issue of any building permit etc. See ALUC conditions and Avigation easement as required by ALUC.
11. Prior to issuance of a building permit, evidence of an approved Outdoor Advertising Encroachment Permit from Caltrans shall be provided to the Department of Planning and Building Services.