



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

October 24, 2024

Department of Transportation
Environmental Health - Ukiah
Caltrans
California Highway Patrol
Laytonville Municipal Advisory Council
Department of Forestry/ CalFire

-Land Use
Department of Fish and Wildlife
Cloverdale Rancheria
Redwood Valley Rancheria
Round valley Tribe
Sherwood Valley Band of Pomo Indians

Cahto Tribe
Laytonville County Water District
Long Valley Fire District
Laytonville Unified School District

CASE#: U_2024-0008

DATE FILED: 8/7/2024

OWNER: MICHAEL J & SHANNA R BRAUGHT

APPLICANT: Trevor Ambrosini

REQUEST: Establish a new fueling station at the existing Geiger's Market location. The new station would include 5 stations and a new canopy. No changes are proposed to the existing building. New oil/water separator to be installed to service fueling area. Existing lot drainage will remain, no additional drain inlets proposed. Additional parking areas to be paved and striped.

LOCATION: In the community of Laytonville on the east side of US 101 at its intersection with Laytonville-Dos Rios Road (CR 322) at 44951 N. Highway 101, Laytonville. APN: 014-100-87

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: November 4, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

CASE: U_2024-0008

OWNER: 44951 N. Hwy 101, LLC

APPLICANT: Trevor Ambrosini

AGENT: Trevor Ambrosini

REQUEST: Establish a new fueling station at the existing Geiger's Market location. The new station would include 5 stations and a new canopy. No changes are proposed to the existing building. New oil/water separator to be installed to service fueling area. Existing lot drainage will remain, no additional drain inlets proposed. Additional parking areas to be paved and striped.

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APN/S: 014-100-87

PARCEL SIZE: 1.68± Acres

GENERAL PLAN: Rural Community (RC)

ZONING: Limited Commercial (C1)

EXISTING USES: Commercial (market)

DISTRICT: 5th (Haschak)

RELATED CASES: BU 2021-0022 (generator), BU 2002-0348 (new market to replace existing), U 26-81

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Long Valley Fire District
- Laytonville MAC
- Sanitation District

- Laytonville Unified School District
- Laytonville County Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Land Use Protection
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society
- California State Clearinghouse

- CALTRANS

- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians
- Round Valley Tribe

ADDITIONAL INFORMATION: Property was the former location of Geiger's Market, a grocery store and general market, for approximately 20 years.

STAFF PLANNER: Keith Gronendyke

DATE: 10/21/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
Laytonville

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State

4. FARMLAND CLASSIFICATION:

GIS
N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
N/A

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
No

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:

Policy
Yes

22. OAK WOODLAND AREA:

USDA
No

23. HARBOR DISTRICT:

Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

CASE: U_2024-0008

OWNER: 44951 N. Hwy 101, LLC

APPLICANT: Trevor Ambrosini

AGENT: Trevor Ambrosini

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STAFF PLANNER: Keith Gronendyke

DATE: 8/8/2024

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Laytonville

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5. FLOOD ZONE CLASSIFICATION:

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GIS/Mendocino County Assessor's Office

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10. TIMBER PRODUCTION ZONE:

GIS

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11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

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GIS; General Plan 3-11

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CA Dept. of Fish & Wildlife Rarefind Database/GIS

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www.rivers.gov (Eel Only); GIS

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No

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Policy

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22. OAK WOODLAND AREA:

USDA

No

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Sec. 20.512

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GIS; 20.500.020



PLANNING & BUILDING SERVICES

CASE NO:	U-2024-0008
DATE FILED:	8/7/2024
FEE:	\$ 5,903.00
RECEIPT NO:	PRS-063206
RECEIVED BY:	Matt Guer
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Trevor Ambrosini Phone: 707-666-2938

Mailing Address: 303 W. 2nd Street

City: Cloverdale State/Zip: CA-95425 Email: Trevor.Ambrosini@gmail.com

PROPERTY OWNER:

Name: Greiger's Long Valley Market Phone:

Mailing Address: 44951 HWY-101

City: Laytonville State/Zip: CA 95482 Email:

AGENT:

Name: Trevor Ambrosini Phone: 707-666-2938

Mailing Address: 303 W. 2nd Street

City: Cloverdale State/Zip: CA-95425 Email:

ASSESSOR'S PARCEL NUMBER/S:

PROPERTY ADDRESS: 44951 HWY-101

TYPE OF APPLICATION:

- Administrative Permit
- Agricultural Preserve: New Contract
- Agricultural Preserve: Cancellation
- Agricultural Preserve: Rescind & ReEnter
- Airport Land Use
- Development Review
- Exception
- Flood Hazard Development Permit
- General Plan Amendment
- Land Division - Minor
- Land Division - Major
- Land Division - Parcel
- Land Division - Re-Subdivision
- Modification of Conditions
- Reversion to Acreage
- Rezoning
- Use Permit - Cottage
- Use Permit - Minor
- Use Permit - Major
- Use Permit - Modification
- Variance
- Other

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

Date: July 18, 2024

Signature of Owner

Date: July 18, 2024

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

*Install new fuel station at existing Market.
 New fuel system would feature 5 dispensers and a new Canopy. No changes to the existing building are proposed.
 New oil/water separator to be installed to service fueling area.
 Existing lot drainage to remain, No additional Drain Inlets required.
 Additional parking areas to be paved and striped.*

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: 3 (No additional)

Estimated No. of shifts per day: 3

Type of loading facilities proposed: _____

4. Will the project be phased? (Work being done over separate periods of time)

NO YES If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

NO YES If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

NO YES If yes, explain:

Note - The project itself won't involve hazardous material but once completed 2 new Underground Storage Tanks will be installed

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	0	
No. of uncovered spaces:	52	
No. of standard spaces:	50	
No. of accessible spaces:	2	
Existing no. of spaces:	19	
Proposed additional spaces:	33	
Total:	52	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

NO YES Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

Proposed fuel system will match the existing grade of the paved lot

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards **N/A**

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

NO YES

11. Will the proposed development convert land currently or previously used for agriculture to another use?

NO YES

12. Will the development provide public or private recreation opportunities?

NO YES If yes, explain how:

13. Is the proposed development visible from State Route 1 or other scenic route?

NO YES

14. Is the proposed development visible from a park, beach or other recreational area?

NO YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: NO YES

Filling: NO YES

Dredging: NO YES

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? NO YES

16. Will there be any exterior lighting?

NO YES If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

New canopy over fuel area will have lighting

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: NO YES

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- NO
- YES If yes, list below (Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Building permit
 Environmental Health Permit
 Air Quality permit

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

OFF the 101 and Harmon Dr in the parking lot of the existing Long Valley Market

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

- NO
- YES

Existing market place

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- NO
- YES

25. What is the maximum height of all structures?

Existing: 25' feet
Proposed: ~~19'~~ 19' feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 1400 square feet
Proposed: 2,700 square feet

27. What is the total lot area within property lines?

Total Lot Area: 80,000 acres square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

The existing site is a Market with large paved parking lot. The existing lot currently sheet drains to Sarras P.I.s. The new fire system would be installed in ~~the~~ the paved parking lot so the general lot drainage would not be affected

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

There is a clothing store neighboring the property to the North and a restaurant to the South. Across the street (to the West) is a coffee shop

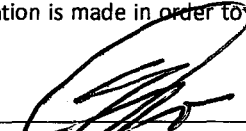
30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

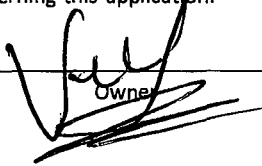
July 15, 2024

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Trewer Ambrosini to act as my representative and to bind me in all matters concerning this application.



 Owner

July 15, 2024

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

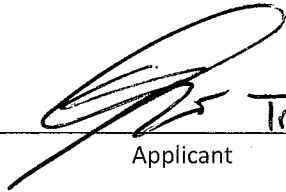
Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

July 15, 2024
Date


Trevar Ambrosini
Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.


 Applicant Signature

Trevor Ambrosini

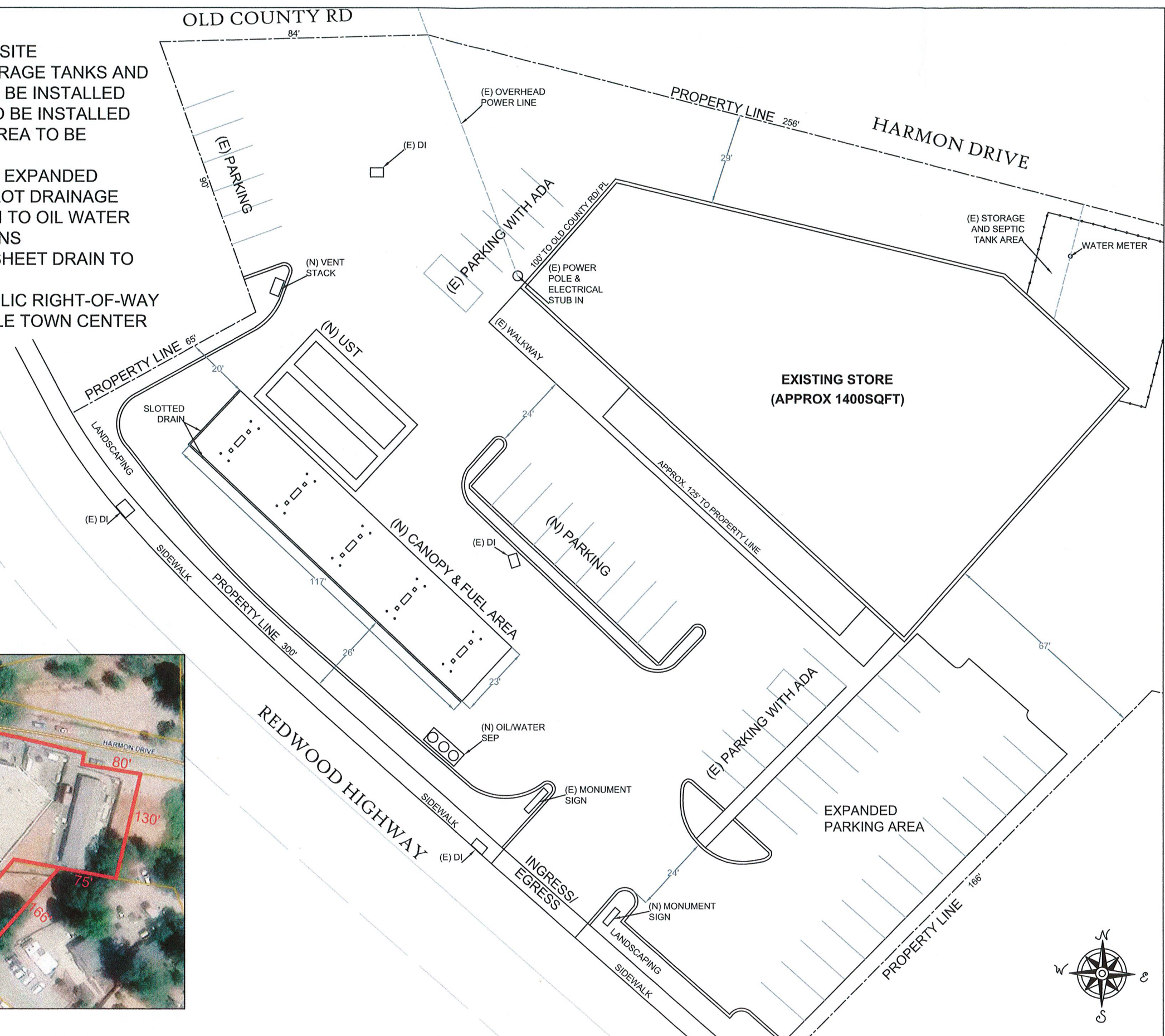
July 15, 2021
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OFFICE USE ONLY:

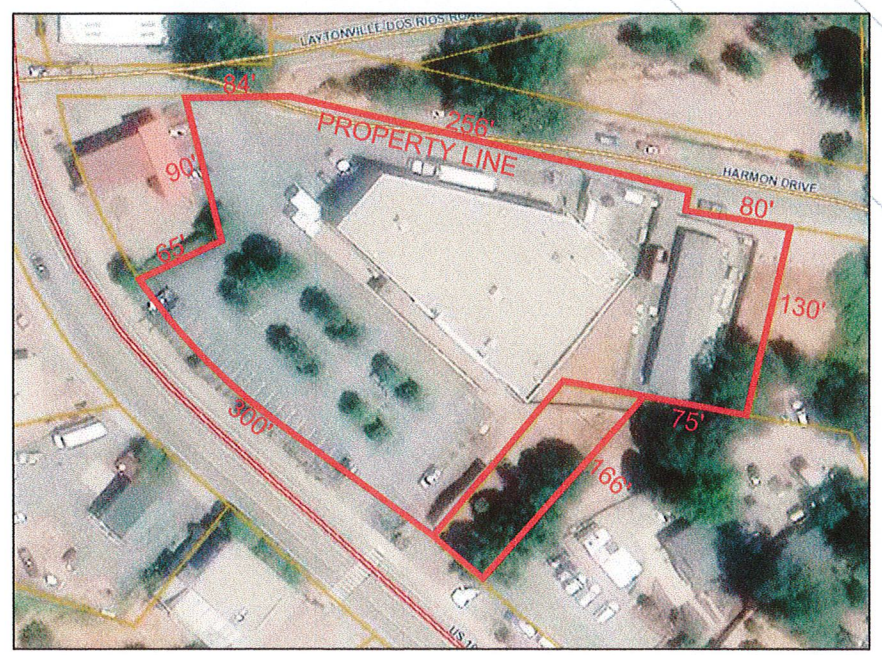
 Project or Permit Number

SCOPE OF WORK

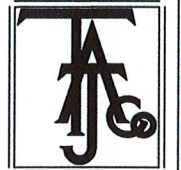
1. INSTALL NEW FUEL SYSTEM AT SITE
2. TWO NEW UNDERGROUND STORAGE TANKS AND ALL ASSOCIATED PLUMBING TO BE INSTALLED
3. FIVE NEW FUEL DISPENSERS TO BE INSTALLED
4. NEW CANOPY OVER FUELING AREA TO BE INSTALLED
5. EXISTING PARKING AREA TO BE EXPANDED
6. NO SIGNIFICANT CHANGES TO LOT DRAINAGE
7. FUEL AND TANK AREA TO DRAIN TO OIL WATER SEPARATOR VIA SLOTTED DRAINS
8. EXPANDED PARKING AREA TO SHEET DRAIN TO EXISTING D.I.S
9. NO MINIMUM SETBACK OFF PUBLIC RIGHT-OF-WAY (MCOG- CHAPTER 7 LAYTONVILLE TOWN CENTER DESIGN GUIDELINES)



EXISTING PROPERTY



REVISION	DATE



The
Trevor James
Ambrosini
Company

Cloverdale, CA

Long Valley Market- Fuel Station

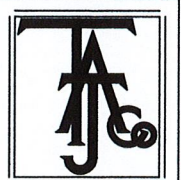
Plot Plan

44951 US-101, Laytonville, CA 95454

JOB NAME:	Long Valley Market- Fuel Station
DATE:	7-16-24
JOB NUMBER:	000001
SCALE:	NO SCALE
SHEET NO.:	



REVISION	DATE



The
Trevor James
Ambrosini
Company

Cloverdale, CA

Long Valley Market- Fuel Station

Elevation

44951 US-101, Laytonville, CA 95454

JOB NAME:

SHEET NAME:

PROJECT:

DATE

7-16-24

JOB NUMBER

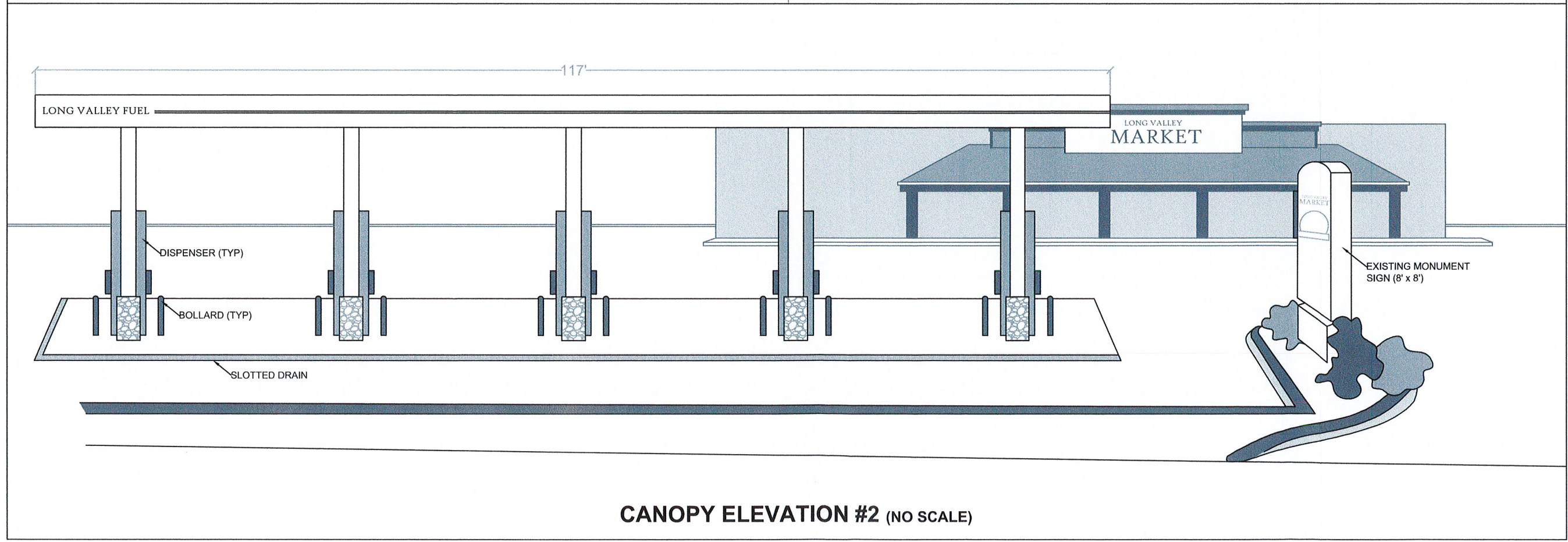
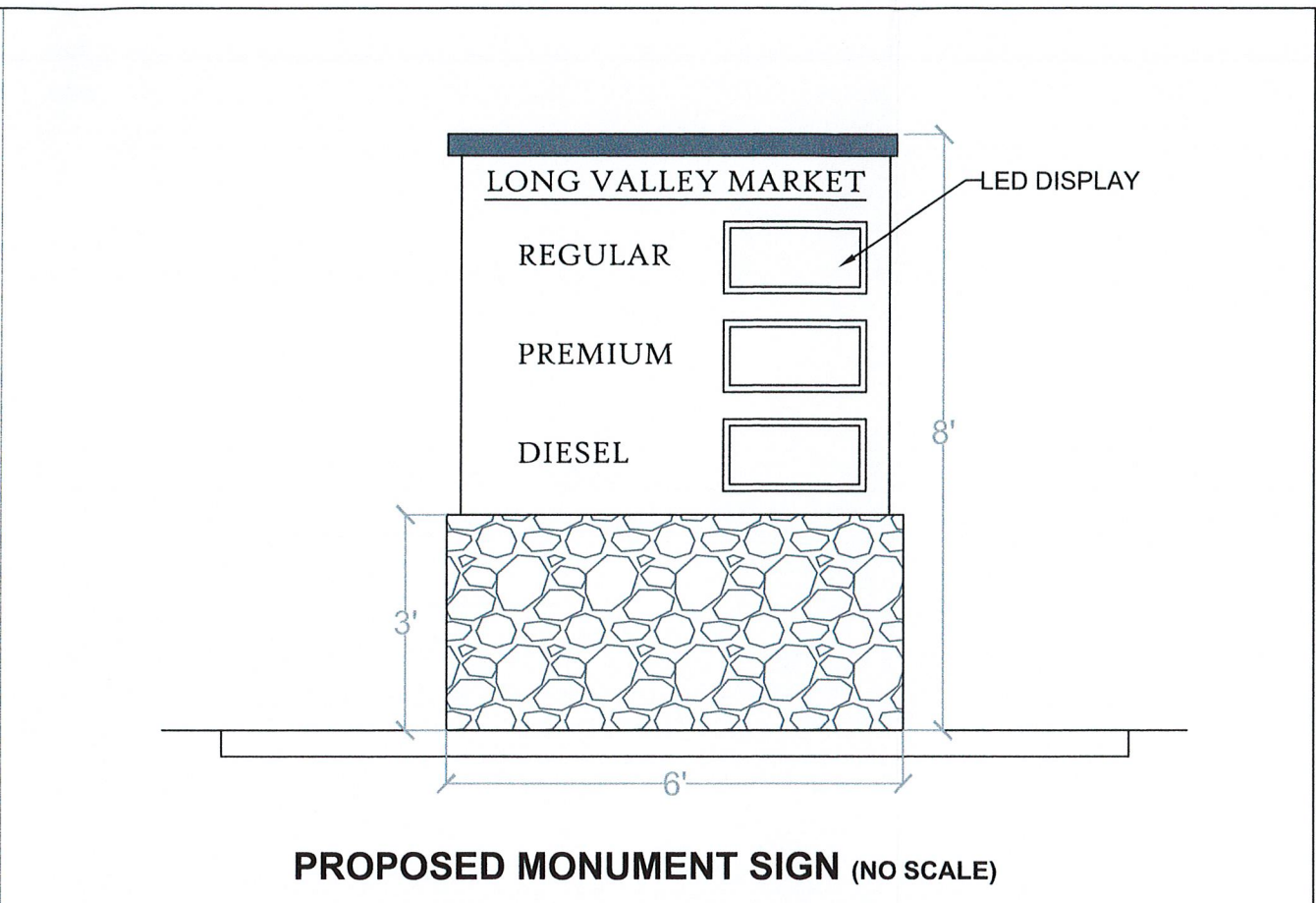
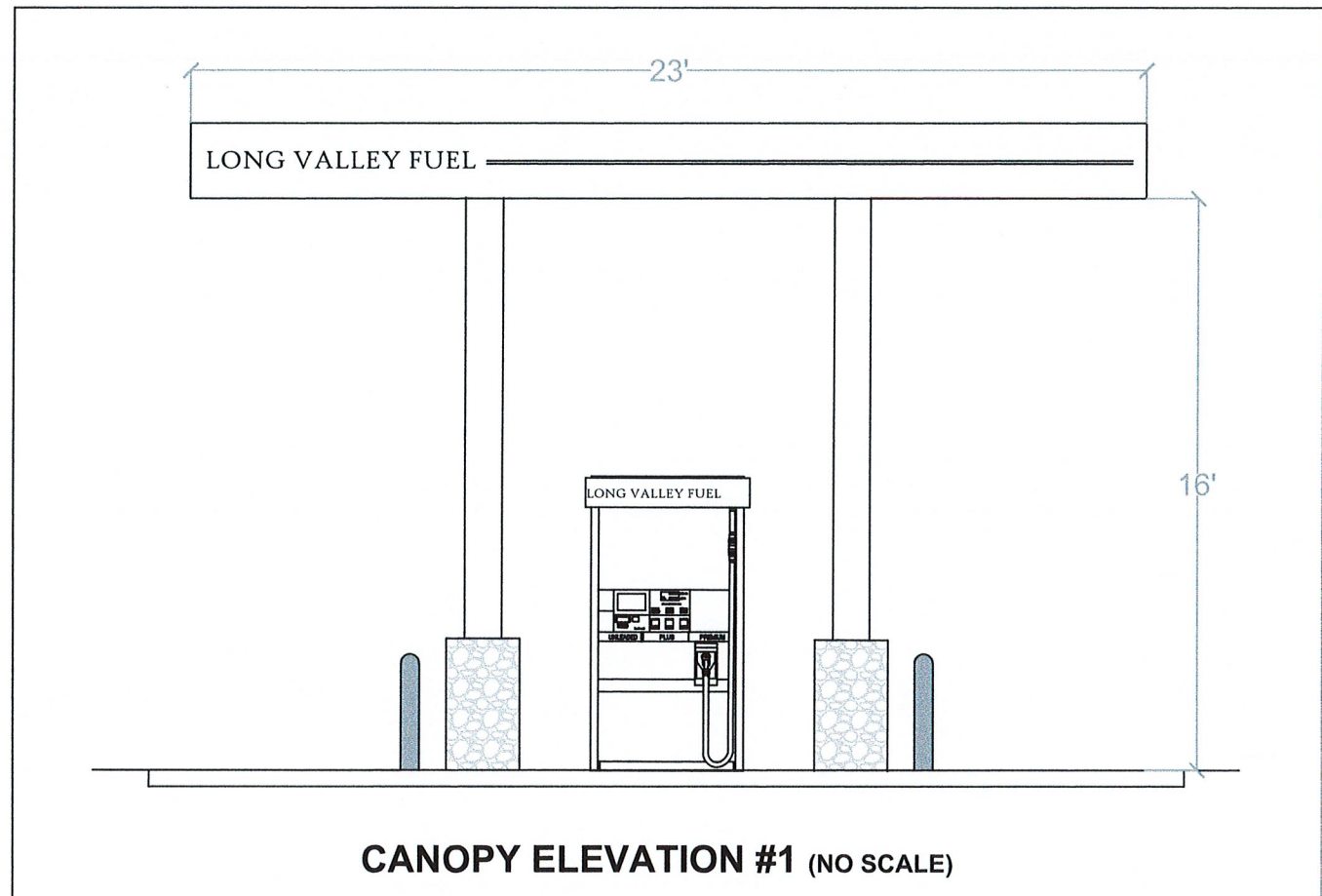
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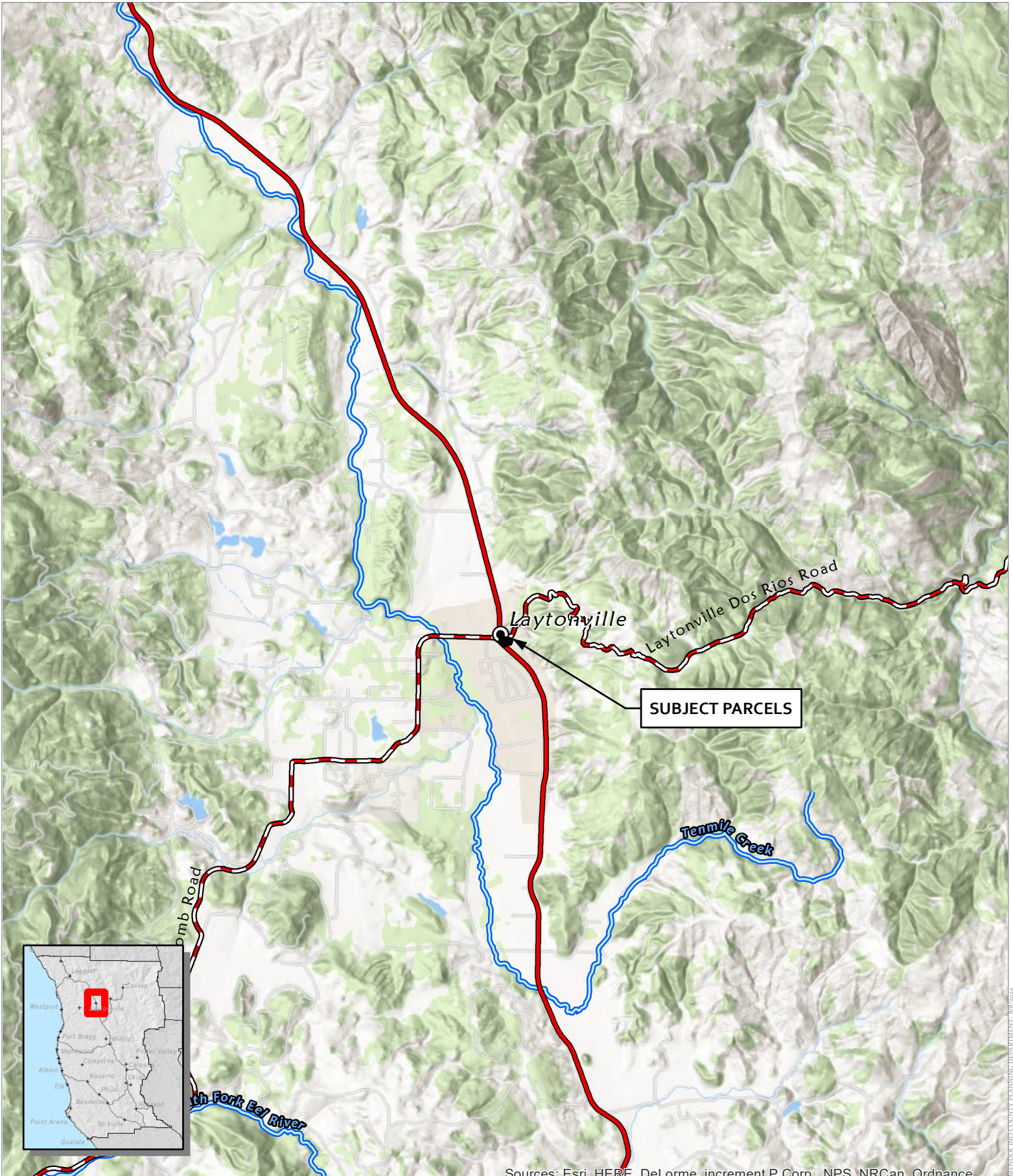
SCALE

NO SCALE

SHEET NO.

2 OF 2



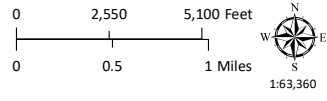


Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/8/2024

CASE: U_2024-0008
OWNER: 44951 N. Hwy 101, LLC
APN: 014-100-87
APLCT: Trevor Ambrosini
AGENT: Trevor Ambrosini
ADDRESS: 44951 N. Hwy 101, Laytonville

- Highways
- Major Roads




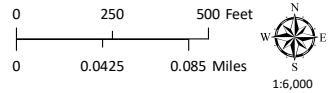
LOCATION MAP



TENNESSEE COUNTY PLANNING DEPARTMENT 4/8/2024

CASE: **U_2024-0008**
OWNER: **44951 N. Hwy 101, LLC**
APN: **014-100-87**
APLCT: **Trevor Ambrosini**
AGENT: **Trevor Ambrosini**
ADDRESS: **44951 N. Hwy 101, Laytonville**

 Public Roads



AERIAL IMAGERY



Laytonville

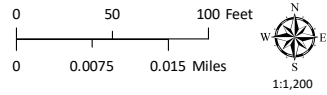
LAYTONVILLE
DOS RIOS ROAD

BRANSCOMB
ROAD

HARMON DRIVE

US 101

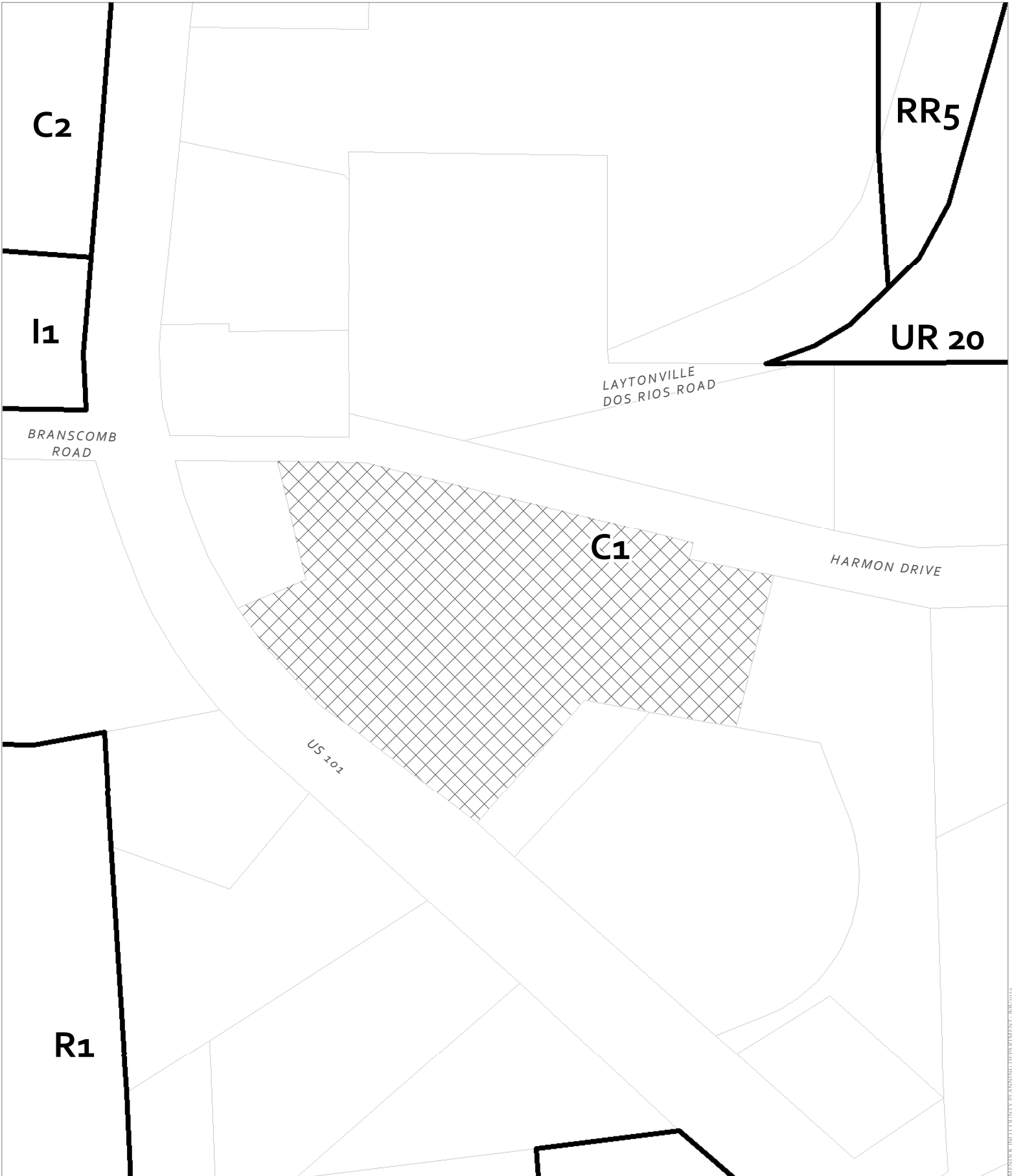
Public Roads



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AERIAL IMAGERY

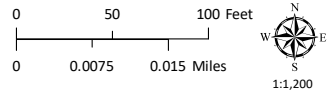
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/8/2024



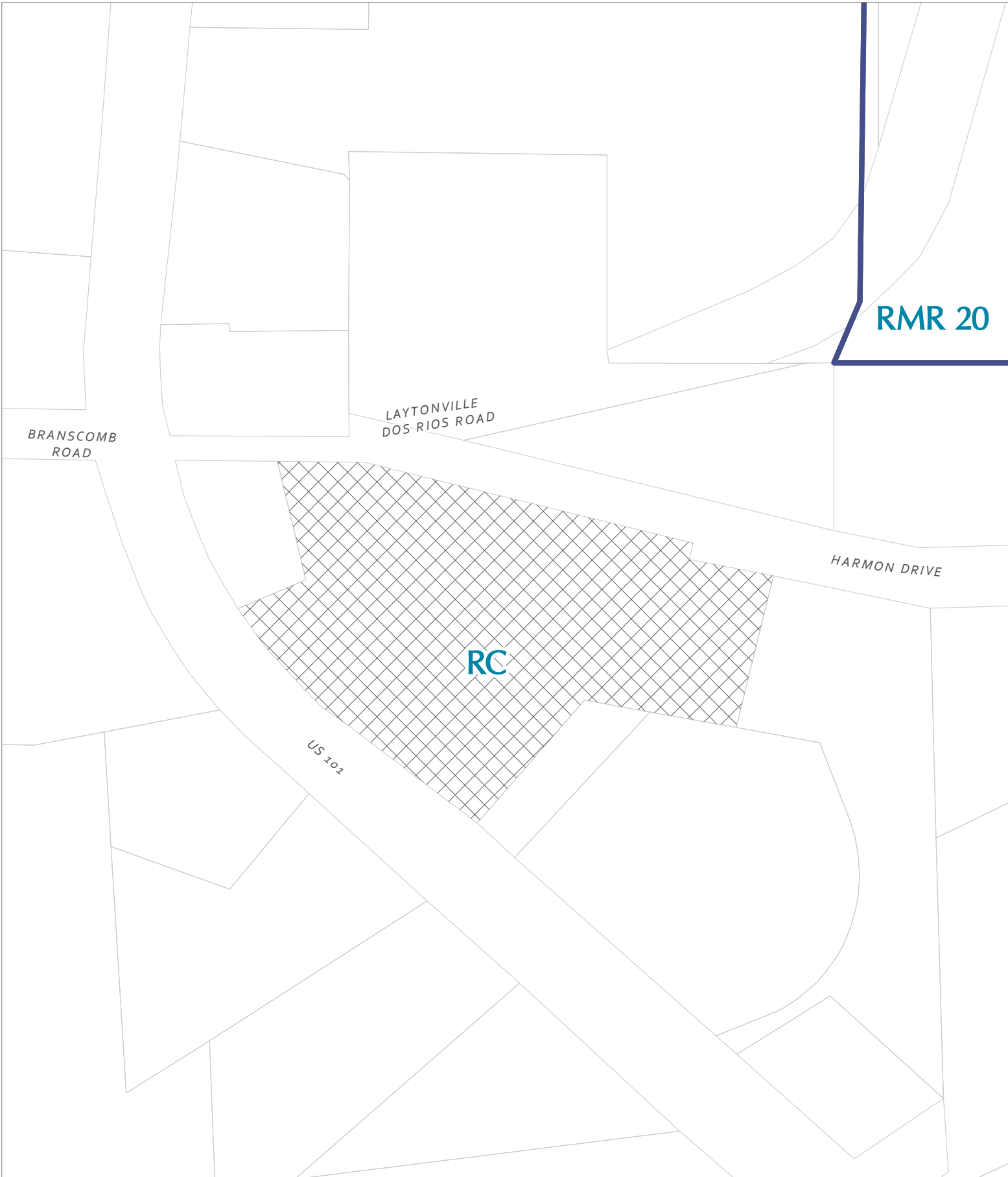
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 Zoning Districts




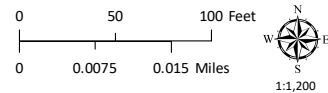
ZONING DISTRICTS



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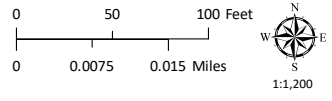
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

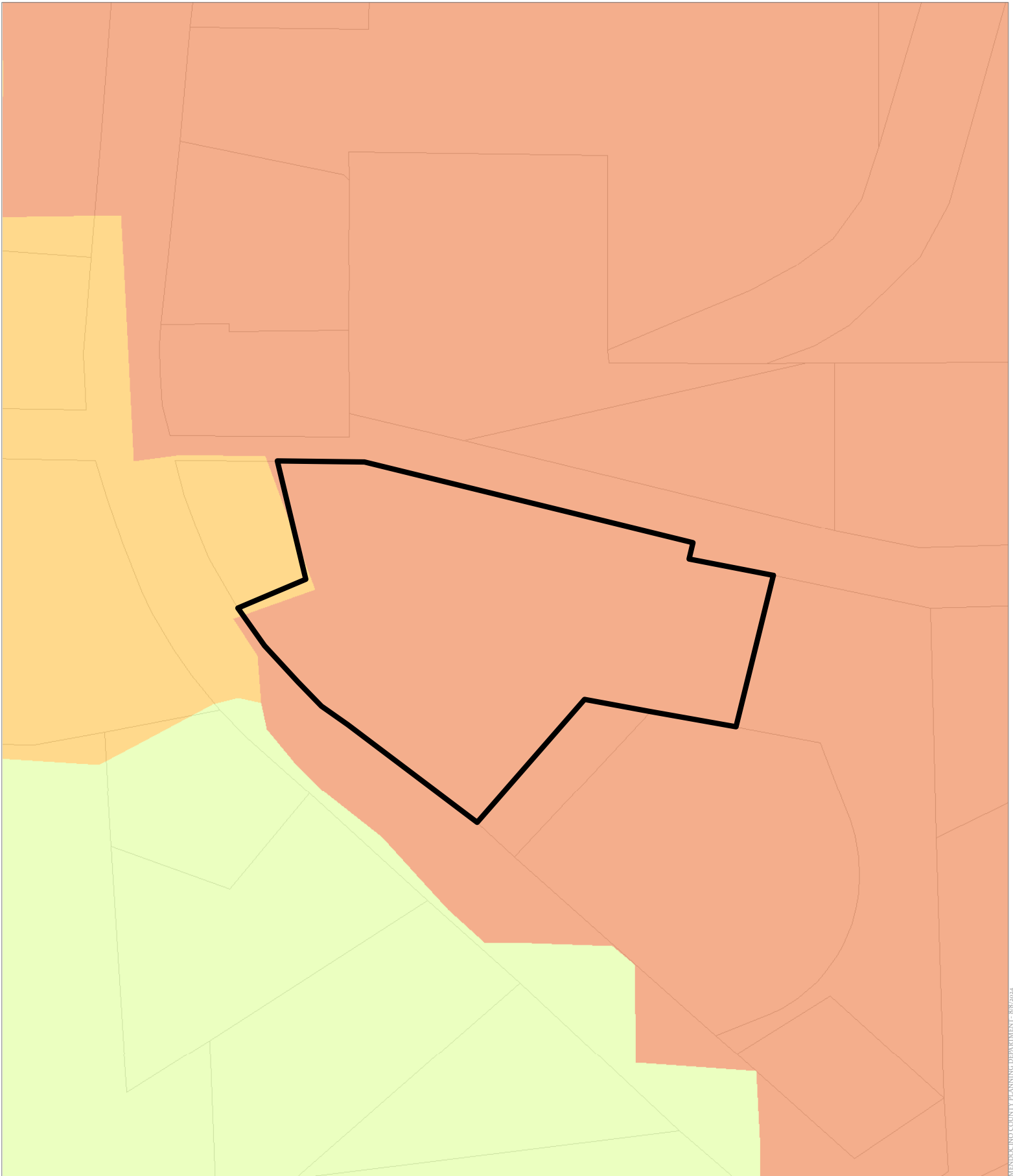


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

ADJACENT PARCELS

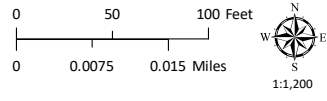
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/8/2024



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-  High
-  Moderate
-  Very High



FIRE HAZARD ZONES