

Appendix A:
Proposed LUP Amendments
with Suggested Modifications

SECTION 1. INTRODUCTION

1.1 Mendocino: A Special Coastal Community: The unincorporated Town of Mendocino, on the Pacific Ocean in the County of Mendocino some 150 road miles north of San Francisco, is a special ~~historical residential~~ community, ~~and a~~ which, because of its unique characteristics, is a popular coastal visitor destination point for recreational uses.

As the County Board of Supervisors found and declared when it enacted the Historical Preservation District for the Town of Mendocino in 1973, the Town and its immediate environs represent

“a unique and outstanding example of early California architecture and town development associated with the redwood lumber industry along the Mendocino Coast in the last half of the 19th century.... The Town of Mendocino exhibits those qualities typical of a small Northern California coastal lumber town from that era by combining a balance of residential and commercial development with the forces of nature and the natural environment.... Much of the unique character of this community rests with the style of architecture which dominates the town, ... which is representative of early northern California architecture. This character is reflected by the Town's distinctive mixture of weathered wooden commercial and residential structures sited to allow some unobstructed views of the ocean, bay and river from public streets, by the balance of the size and scale of its buildings, by its foot paths and back streets, by the presence of native vegetation, and by the architectural mix of its structures which contributes to the historical quality of the community.” (Mendocino Town Zoning Code Chapter 20.760, certified by the California Coastal Commission in 1996.)

The Mendocino Town Plan cover page illustrates the frequently photographed view of the Town from the south, near old Highway 1. Figure 4.13-1 illustrates current (2013) oblique aerial views of the Town and expansive Mendocino Headlands State Park, which extends along 98% of the Town's rugged bluff and beach shoreline.

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The Historical Preservation District Ordinance designates the area of Mendocino that is located on the Mendocino Headlands peninsula, west of Highway 1, as Historical Zone A. Within Historical Zone A, the Mendocino and Headlands Historic District, located generally south of Little Lake Street, is listed on the [X] National Register of Historic Places (Number 71000165) and on the [X] California Register of Historical Resources. The seaward sloping area landward (east) of Highway 1, which can be seen from Historical Zone A, constitutes Historical Zone B. Figure 4.13-2 depicts the location of the two Historical Zones.

The California Department of Parks and Recreation (“State Parks”) “California Coastline Preservation and Recreation Plan” (1971) identified Mendocino as a State priority for protection of its natural, scenic, and historic coastal landscape through a combination of public acquisition, comprehensive planning, primary reliance on local government administration with full public participation, and State coastal agency oversight. Successful conservation, preservation, and restoration since before enactment of the [X] 1972 California Coastal Zone Conservation Act (“Proposition 20”) have both protected numerous landmark buildings, historic buildings, and other historic structures in the Town, and resulted in the initial public acquisition (1972-1976) of the highly scenic, public recreational, and wildlife habitat open space of Mendocino Headlands State Park.

The California State Park and Recreation Commission adopted the [X] “Resource Management Plan and General Development Plan” for Mendocino Headlands State Park in 1976. The California Department of Fish and Game transferred its holdings, including Goat Island offshore the Mendocino County shoreline and beach, coastal bluff/sea cliff, and bluff top areas between the shoreline and the landward edge of Heeser Drive, to State Parks in 2000. An inclusive public-private partnership led by the Mendocino Land Trust and the California State Coastal Conservancy resulted in 2002 in an 8-mile easterly expansion of the State Park along tidal Big River to its headwaters. As a unique protected and public recreational area that extends through seven uplifted marine terraces between the Pacific Ocean and the outer Coastal Ranges, and adjoins other State Park units and Jackson State Forest, Mendocino Headlands State Park now encompasses some 7,719 acres. Together with the adjoining State holdings, it substantially – but not yet fully - implements

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the vision of the California Coastline Plan (1971) for a “Mendocino Coast State Park” and of the California Coastal Zone Conservation Commissions (1975, 1976) for an expansive continuous shoreline band and Big River watershed in public ownership.

Figure 4.13-1 omitted

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The entire Town of Mendocino and most of Mendocino Headlands State Park are located within the California coastal zone. Within the Town boundaries, the kinds, intensities, and locations of the use of land and water are governed by the State goals, policies, and procedures of the [/] California Coastal Act of 1976, as amended (Division 20, Public Resources Code), in addition to the California Constitution, United States Constitution, and other applicable local, ~~State-state~~, and federal laws. Among the other conservation and development laws that apply to the Town are the [\] California Planning and Zoning Laws (Title 7, Division 1, Government Code), the statutes that govern the California Department of Parks and Recreation (Public Resources Code Section 5001 et seq.), the State Coastal Conservancy Act, as amended (Division 21, Public Resources Code), the Americans with Disabilities Act, as amended (“ADA”, 42 U.S.C. 12101 et seq.), and the adopted [\] Mendocino County General Plan and [\] Mendocino Zoning Code—as specifically referenced in the certified Mendocino Town Local Coastal Program. The Coastal Commission Local Coastal Program (“LCP”) Implementation Regulations ([\] Title 14, California Code of Regulations, Section 13500 et seq.), the California Environmental Quality Act, as amended ([\] “CEQA”, Division 13, Public Resources Code), and the CEQA Guidelines ([\] Title 14, California Code of Regulations, Section 15000 et seq.) respectively provide additional requirements for LCP preparation, amendment, and implementation, and for development project environmental review. Pursuant to CEQA, the Coastal Commission certification review of a LCP or LCP Amendment constitutes the functional equivalent of environmental review; County adoption of the LCP or LCP Amendments is exempt from CEQA.

For the purposes of reviewing and processing coastal development permits, the Town of Mendocino certified LCP serves as the standard of review for all proposed development within the Town of Mendocino, upon final effective certification by the Coastal Commission of the Town LCP, as amended.

The Coastal Commission initially certified the Coastal Element of the County’s General Plan in ~~the 1980’s~~ 1985, to establish land use designations and policy direction within the entire coastal zone of the County. At the County Board of Supervisors’ request, the Coastal Commission in 1990 adopted geographic boundaries for the Town of Mendocino and thereby segmented it from the other parts of the County in the coastal zone. ~~For Coastal Act purposes, t~~The Mendocino Town local coastal program segment is bounded on the north by the northerly property line of the Hills

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Ranch Planned Unit Development, on the south by the shoreline (~~Mean High Tide Line, Ordinary High Water Mark~~) of lower Big River and Mendocino Bay, and on the west by the shoreline of the Pacific Ocean. The eastern boundary of the Town in parts follows Gurley Lane (north of Little Lake Road, where it includes those lots (parcels) fronting on the west side of Gurley Lane), extends along the seaward side of the Mendocino Elementary School property, and then trends directly south to the Big River shoreline. The Town Boundary

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Figure 4.13-2 omitted

Boundary aligns with the Mendocino City Community Services District (MCCSD) terrestrial boundary configuration that existed on June 13, 1990, when the Coastal Commission approved the geographic segmentation of the Town of Mendocino, as adopted by the County for local coastal program purposes. ~~as of the date of Coastal Commission geographic segmentation (1990).~~ Although Mendocino CSD boundaries originally coincided

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~~Single strikethrough~~ and underline= County-proposed changes to certified LCP; ~~single red strikethrough~~ and underline= changes not properly tracked from certified LCP. ~~bold double strikethrough~~ and underline= Commission staff recommended modifications to County's submitted proposal.

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with the Town boundaries at the time of geographic segmentation in 1990, the MCCSD boundary no longer coincides with the Town segment boundary.

Subsequent approval/certification by the Coastal Commission of the Mendocino Town Plan (1992) and certification of the Mendocino Town Zoning Code (1996) **resulted in the effective certification of a local coastal program that recognized “an ~~established a careful~~ existing** balance of

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residential, commercial, and visitor serving facilities that is to be generally maintained.” The Town’s character is attributed to the balance of these residential, commercial, visitor-serving, and open space uses that have served to protect, maintain, and restore the natural and historically developed communities of the Town, while providing extensive public access and recreational opportunities consistent with coastal resource conservation and the rights of property owners.

1.2 Purpose of the Town Plan: The 2011-2015 update to the Mendocino Town Plan has been prompted by public interest in maintaining ~~the a~~ balance of residential, commercial, visitor serving, and open space uses, while addressing evolving coastal resource conditions, public health and safety objectives, diverse legal requirements, improved opportunities for public participation, and increased efficiency and effectiveness in Town governance. In that context, the updated Mendocino Town Plan recognizes and protects the special historical character of the Town and provides for its continuing preservation, including through clarified policies, actions, and implementation measures that specifically implement the requirements of the Coastal Act at the local level.

1.3 Coastal Act Goals and Standards for Local Coastal Programs: In enacting the Coastal Act, the legislature found and declared that to “achieve maximum responsiveness to local conditions, accountability, and public accessibility,” ~~in the California coastal management program,~~ “it is necessary to rely heavily on local government and local land use planning procedures and enforcement.” (Public Resources Code Section 30004(a).) The legislature further found and declared that to “ensure conformity with the provisions of (the Coastal Act), and to provide maximum state involvement in federal activities allowable under federal law or regulations or the United States Constitution which affect California’s coastal resources, to protect regional, state, and national interests in assuring the maintenance of the long-term productivity and economic vitality of coastal resources necessary for the well-being of the people of the state, and to avoid long-term costs to the public and a diminished quality of life resulting from the misuse of coastal resources, to coordinate and integrate the activities of the many agencies whose activities impact the coastal zone, and to supplement their activities in matters not properly within the jurisdiction of any existing

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agency, it is necessary to provide for continued state coastal planning and management through a state coastal commission.” (Public Resources Code Section 30004(b).)

The Coastal Act mandates that each local government shall ~~the County to (a)~~ prepare a Local Coastal Program (“LCP”) for that portion of the coastal zone within its jurisdiction. As a result, the County has endeavored to: (a) prepare an LCP for the Town that conforms with ~~to~~, and is adequate to carry out, the requirements of the Coastal Act at the local level; (b) process the Mendocino Town LCP through certification by the Coastal Commission; (c) implement the certified LCP through delegated specific development permit controls, with public notifications, public hearings, and findings of fact and law to support administrative decisions; and (d) prepare and process, as applicable, LCP amendments to address current conditions and changed requirements since certification of the original LCP, and thereby keep the Mendocino Town LCP current.

The Coastal Act and the Coastal Commission LCP Regulations require the Mendocino Town LCP to include five components: (1) the Mendocino Town Plan, (2) the Mendocino Town Land Use Map, (3) the Mendocino Town Zoning Ordinance, (4) the Mendocino Town Zoning Map, and (5) a specific Public Access Component ([\] (Public Resources Code Sections 30108.6 and 30500(a); [\] Title 14, California Code of Regulations Section 13519(b)). The Mendocino Town Plan must be sufficiently detailed to implement the Coastal Act’s specific conservation, development, public access, and procedural standards, within the Town boundaries, to the extent necessary to meet the basic goals of the State for the coastal zone (Public Resources Code Section 30512.2(b)). These State goals are to: (a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources; (b) Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the state; (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners; (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast; and, (e) Encourage state and local initiatives and cooperation in preparing procedures to implement

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coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone. (Public Resources Code Section 30001.5.)

The Coastal Commission LCP Regulations require a LCP amendment to include “All policies, plans, standards, objectives, diagrams, drawings, maps, photographs, and supplementary data, related to the amendment in sufficient detail to allow review for conformity with the requirements of the Coastal Act. Written documents should be readily reproducible. An amendment to a land use plan ... shall include, where applicable, a readily identifiable public access component as set forth in [\\] Title 14, California Code of Regulations] Section 13512.” (Title 14, California Code of Regulations Section 13552(b).) ~~The [\\] “Town LCP Update Amendment Coastal Act Consistency Analysis” that accompanies the Mendocino Town LCP Update addresses other Coastal Commission LCP Regulation requirements for the LCP amendment submittal by the County to the Coastal Commission.~~

To those ends, the updated Mendocino Town Plan in Section 4 provides a clear and comprehensive set of mandatory policies and actions that regulate proposed development (a) pursuant to the ~~applicable public access, recreation, aquatic (including relative sea level), land resources, and development standards~~ policies and requirements in Coastal Act Chapter 3, and (b) for the protection and sustainability of the Town’s special historical character, coastal natural resources, public access and recreation (including, but not limited to, at Mendocino Headlands State Park and connecting lateral and vertical ways), and ~~balanced residential, commercial, visitor serving,~~ and open space uses.

The Mendocino Town Plan Public Access component in Section 4 and Appendix 5 provides for braided California Coastal Trail segments and other public access ways in and through the Town, with related upland support facilities. Pedestrian access to and through Mendocino Headlands State Park shall remain without cost to the recreational public. ~~¶~~**The Mendocino Town Plan policies and objectives encourage coordination between California Department of Transportation (District 1), California Department of Parks and Recreation, and the County to advise that future replacement or reconstruction of the Highway 1 Big River Bridge and abutments that connect**

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the Town to the south ~~are required to~~ include safe pedestrian and bicycle ways, as well as see-through railings. A recommended (advisory action) of the Mendocino Town Plan calls for cooperative public-private acquisition of the three residentially developed parcels along the shoreline, for completion of the publicly owned, conserved, and recreational open space band between the first continuous public road/streets and the sea.

The updated Mendocino Town Plan further provides a simplified procedure for authorization of specified overnight lodging accommodations on existing visitor-serving facility sites within the ~~corrected~~ certified numeric cap on such uses. Second dwelling units on lots (~~parcels~~) with existing ~~primary single family dwelling~~ units shall be permitted within the Town's residential land use districts. In both cases, an applicant must demonstrate adequate water and wastewater services for both the new and already existing development on the lot (parcel), meet parking requirements, and conform to the other applicable conservation and development standards of the Mendocino Town LCP.

The updated Mendocino Town Plan reduces the total number of allowed vacation home rentals/single unit rentals through attrition and, ~~to maintain the essential residential character of the historical Town,~~ prohibits new vacation home rentals in residential land use districts. Acquisition by the State of the relatively large, flat, and contiguous former lumber company parcels along the shoreline to establish Mendocino Headlands State Park effectively precludes future industrial development within the Town boundaries. The updated Mendocino Town Plan also optimizes the combined artist/staff residence program and affordable short term lodging opportunities at the Mendocino Art Center, and provides for collaborative funding opportunities by which State Parks may provide affordable hostel, cabin, or campground facilities in Mendocino Headlands State Park.

The updated Mendocino Town Plan additionally recommends actions by the Board of Supervisors to consider allocation of a portion of the locally generated transient occupancy tax, and for expansion of innovative local voluntary programs, both to generate additional revenues for operation and maintenance of Mendocino Headlands State Park.

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~~Given that issue identification during preparation of the updated Mendocino Town Plan identified continuing LCP implementation conflicts between or among Coastal Act Chapter 3 policies that must be locally applied to meet the State goals set forth in Public Resources Code Section 30001.5, the Mendocino Town Plan also incorporates and applies the conflict resolution procedure provided by Public Resources Code Section 30007.5 to, on balance, continue to protect the most significant coastal resources that make the Town a special historical residential community which, because of these unique characteristics, is a popular visitor recreational destination.~~

1.4 Planning Process: Section 3 describes the extensive public participation that resulted in (a) the listing of the Town on the National Register of Historic Places, (b) County Board of Supervisors adoption of the Historical Preservation District Ordinance for the Town (1973), (c) acquisition by the State of California, including with federal Land and Water Conservation Act funding, of Mendocino Headlands State Park to preclude residential subdivision development of the former lumber mill, lumber port, and agricultural lands that front the Town on its south and west (1974 and after), and (d) negotiation by members of Citizens Advisory Committees, preparation, and certification of the initial County ~~LCP~~ Land Use Plan (1980's-1985), geographic segmentation of the Town (1990), certification of the Mendocino Town LCP (1992, 1996), and Coastal Commission adoption of Categorical Exclusion Order E-96-1 (1996) for specified development in identified subareas of the Town.

Continuing public concern over maintenance of the Town character resulted in the formation of another Citizens' Advisory Committee (CAC) in 1999, to identify specific policy recommendations on issues relating to (1) the number of vacation home rentals and single unit rentals; (2) incentives for second residential units; (3) cottage industries and home occupations; (4) parking and circulation; and (5) formation of a Municipal Advisory Council. In 2000, the CAC submitted its recommendations on each of the issues to the Board of Supervisors, which elected not to implement them. Following additional LCP discussion in the Town about various community issues and the need to update the Mendocino Town Plan, a programmed Town Plan update process was initiated by the

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County in 2011. The current update process has reviewed the recommendations of the 2000 CAC report and included many of its recommendations in the community meeting discussions and within this update of the Mendocino Town Plan.

Since 2011, the County has held six public workshops regarding the Mendocino Town LCP update (2011, 2012, and 2015), two meetings with innkeepers (2011 and 2012), a public meeting (2012), fourteen public hearings (February 28, 2013, May 16, 2013, July 11, 2013, August 29, 2013, October 22, 2013, February 25, 2014, April 8, 2014, June 17, 2014, September 23, 2014, December 9, 2014, July 21, 2015, August 18, 2015, October 20, 2015, and December 8, 2015), and numerous personal meetings with interested persons and public agency representatives to obtain public comments, encourage discussion, and identify Coastal Act-consistent Town Plan policies and actions.

Not surprisingly many of the issues identified through the current community input process reflect past or continuing concerns. Others - including designations of recent (2002) substantial additions to Mendocino Headlands State Park along Big River and of land held or acquired by local public agencies for essential community services, implementation of State requirements for second dwelling units in residential land use districts that can accommodate them, storm water management, and effective public noticing of Mendocino Historical Preservation District decision-making - reflect newer concerns. The issues identified through this process are listed below in Section 1.5, Current Community Issues.

1.5 Current Community Issues: The Mendocino Town Plan update **process** commenced with a series of community meetings, during which the participants identified Town character elements and the community issues that should be addressed. Subsequent public hearings before the Planning Commission and Board of Supervisors on iterative drafts of the Town Plan Update in 2012-2015, the public workshop in the Town on September 30, 2015, and written comments from the public and public agencies identified both continuing and some new issues regarding Coastal Act implementation, historic preservation, and public facility strategic planning. Some of the current community-identified issues, which are listed below, overlap the issues discussed in the 1992 Town Plan.

- Preservation of the Town's special community character

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- Parking, public access, and traffic
- Economic revitalization
- Public facility strategic planning
- Community amenity & community space
- Sustainability
- Local Control and Coastal Act standards
- Sensitive Coastal Resource Area
- Vacation Home Rentals and Single Unit Rentals
- Public noticing of County/MHRB meetings and proceedings
- Visitor-serving facility authorizations
- Comprehensive storm water management
- Groundwater resources management

The Mendocino Town Plan policies and actions set forth in Section 4 address these issues, and implement the Board of Supervisors' direction in 1987 that the Mendocino Historic Review Board Design Guidelines be transmitted to the Coastal Commission for certification review as part of the LCP.

1.6 Organization of the Town Plan: The Coastal Act mandates that each local government shall the County of Mendocino prepare a Local Coastal Program ("LCP") for that portion of the coastal zone within its jurisdiction. As a result, the County of Mendocino has endeavored to prepare and implement the Mendocino Town Plan (LCP-land use plan component of the LCP), and to keep it current in relation to changing coastal resources conditions. (Public Resources Code Sections 30500(a), 30503, 30510, 30004(a), 30108.5, 30200(a), 30512, 30519(a), 30340.5 et seq., and 30210-30265.5.) As required by Public Resources Code Sections 30108.5, 30512(c), and 30512.2(b), the Mendocino Town Plan contains a high level of specificity to set forth the allowed kinds, locations, and intensities of land use within the Town of Mendocino that conform to, and carry out, the Coastal Act conservation and development standards in Public Resources Code Sections 30210-30265.5, to the extent necessary to meet the State goals for the coastal zone in Public Resources Code 30001.5 in the Town.

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The updated Mendocino Town Plan therefore (a) identifies planning issues specific to the Town, (b) describes the various land use and coastal resource components within the Mendocino Town Plan area, (c) establishes required policies and actions that address the planning issues and ~~provide for balance to~~ protects significant coastal resources, and (d) provides for implementation of these policies and actions through the conformed updated [\] Mendocino Town Zoning Code and [\] Mendocino Town Zoning Map.

[\] Section 2 contains the definitions of the principal terms used in the Mendocino Town Plan.

[\] Section 3 describes the Town setting, the process by which the Mendocino Town Plan has evolved through substantial public participation and public agency coordination, current conditions and trends in the Town, and the issues that have informed the 2011-2015 update of the Mendocino Town Plan.

[\] Section 4 provides the required (mandatory) Mendocino Town Plan policies and actions that apply to all proposed development within the Town boundaries as shown on the [\] Mendocino Town Land Use Map (Figure 4.13-3), as well as advisory goals and ~~advisory actions measures.~~ **Both policies and actions (a) directly govern the issuance of coastal development permits through the setting of development limitations, requirements, or prohibitions; and (b) provide the basis for reviewing the consistency of a land use plan or zoning amendment with the Coastal Act. In contrast, advisory goals or measures do not govern the issuance of coastal development permits or provide the basis for reviewing a land use plan or zoning amendment for Coastal Act consistency. Advisory goals or measures state County-adopted positions on various issues, encourage particular actions by other entities, make pledges of support for certain outcomes of endeavors, or commit the County to pursuing future measures or practices.** The policies, actions, and goals are organized in ten subsections: [\] 4.1, General Provisions; [\] 4.2, Town Growth Management Policies; [\] 4.3, Design Guideline Policies; [\] 4.4., Circulation and Parking; [\] 4.5., Affordable Housing (for Government Code purposes only); [\] 4.6., Sustainability; [\] 4.7., Public Facilities; [\] 4.8., Public Access and Recreation; [\] 4.9., Conservation; and [\] 4.10., Mendocino Town Plan Administration.

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Section 4 also contains the [\] Coastal Development Permit Categorical Exclusion E-96-1 Map (Figure 4.13-4), which illustrates the areas within the Town where specified development, as defined in the Categorical Exclusion Order and shown in the map legend, is categorically excluded from the coastal development permit requirement of the Coastal Act (subject to the terms and conditions of the Categorical Exclusion Order, including but not limited to ensuring that the development under this exclusion shall conform with all LCP policies). This map should be read together with the highly specific provisions of Categorical Exclusion E-96-1, which is reproduced in [\] Appendix 4.

Section 4 further contains the [\] Public Access Component Map (Figure 4.13-6, which generally identifies the numerous existing public access ways in the Town and within Mendocino Headlands State Park. The [\] Specific Public Access Component Aerial Maps 5.1-5.5 in Appendix 5 present the individual public access ways in greater detail.

[\] Section 5 presents the Mendocino Town land use classifications: Open Space (OS); Rural Residential (RR); Suburban Residential (SR-20000); Residential Planned United Development (RR-2-PD); Town Residential (R+); Multiple Family Residential (RM); Mixed Use (MU); Commercial (C); and Public Facilities (PF). The former Forest Lands (FL) land use classification is no longer applicable as a result of the State of California’s acquisition of the 33-acre addition to Mendocino Headlands State Park east of Highway 1 and north of Big River, and is therefore deleted in the Mendocino Town Plan Update.

[\] Section 6 provides the framework for the Mendocino Town implementation program. The conformed [\] Mendocino Town Zoning Code (Title 20, Division III, Mendocino County Code) and its companion [\] Mendocino Town Zoning Map, with their respective dates of Coastal Commission certification, carry out the provisions of the Mendocino Town Plan.

Appendices 1-9 encompass, respectively, the [\] Inventory of Historic Structures; the [\] Visitor-Serving Parcels and Unit Count; the [\] California Department of Fish and Wildlife “Big River Estuary Marine Protection Area Limitations on Fishing”; the [\] Coastal Commission Categorical

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Exclusion Order No. E-96-1 and [\] Coastal Act Coastal Development Permit Exemption Provisions; [\] Public Access Component Aerial Maps 5.1-5.5; the [\] Mendocino Town area excerpt of the ~~Coastal Commission~~ “Post-LCP Certification Permit and Appeal Jurisdiction; County of Mendocino” Map number 32 adopted by the Coastal Commission on May 14, 1992~~2~~; [\] the Mendocino Historic Review Board Design Guidelines, 1987; [\] Town of Mendocino Traffic Data November 23-30, 2015; and the [\] California Coastal Commission Repair, Maintenance and Utility Hook-up Exclusion Guideline (1978).

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FIG. 4.13-3 omitted

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SECTION 2. DEFINITIONS

These definitions govern the interpretation and implementation of the Mendocino Town Plan, unless the context otherwise requires

Aggrieved Person: Any person who, in person or through a representative, appeared at a public hearing held by the County in connection with the decision or action appealed; or who, by other appropriate means, prior to a ~~decision or action by the Coastal Permit Administrator, Planning Commission, or Board of Supervisors on a coastal development permit application~~ hearing, informed the County of the nature of his or her concerns; or who, for good cause, was unable to do either. “Aggrieved person” includes the applicant for a coastal development permit **and, in the case of an approval of a local coastal program, the local government involved.**

2. Amendment, Local Coastal Program: Any change, modification, deletion, or addition, **including but not limited to any zoning, wording, text, table, illustration, ~~or~~ figure, appendix, and/or documents incorporated by reference,** of the certified [X] Mendocino Town Plan, [X] Mendocino Town Land Use Map, [X] Mendocino Town Zoning Code, or [X] Mendocino Town Zoning Map, including any alteration in the boundaries of a ~~zone~~ **zoning district**, when adopted by the Board of Supervisors in the manner prescribed by law; provided that no amendment to the Mendocino Town Local Coastal Program shall become effective until it has been certified by the Coastal Commission.

3. Amendment, Coastal Development Permit: Any change to a coastal development permit, ~~or any other permit,~~ approved or issued by a County [X] Approving Authority, that alters the approved development, or any approved condition of development approval; provided that: **(a) the amendment will not lessen or avoid the intended effect of the terms or conditions of the underlying permit, unless there is newly discovered information which, with reasonable diligence, could not have been discovered or produced prior to permit approval; and (b) no**

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amendment to an approved coastal development permit or any other permit shall become effective until it has been approved by the Approving Authority, ~~as applicable.~~

~~4. Applicant: (a) A person, partnership, organization, corporation, or federal, state or local government agency who is applying whose application to the Planning and Building Services Department of the County of Mendocino for a coastal development permit, other land use entitlement, administrative permit, federal consistency certification or determination, or building permit, has been determined by the Planning and Building Services Director to be complete and filed. (b) A person, partnership, organization, corporation, or federal, state or local government agency whose application to the Mendocino Historical Review Board for review and approval of activities or work pursuant to the [X] Mendocino Historical Preservation District Ordinance has been determined by the Director to be complete and filed.~~

~~5. Approving Authority: The Planning and Building Services Department, Coastal Permit Administrator/Zoning Administrator, Mendocino Historical Review Board, Mendocino County Planning Commission, or Mendocino County Board of Supervisors authorized by the Mendocino Town Local Coastal Program to make decisions affecting the administration or enforcement of Chapter 4.13 of the [X] Mendocino Town Plan, the [X] Mendocino Town Land Use Map, the [X] Mendocino Town Zoning Code, and the [X] Mendocino Town Zoning Map, the Mendocino Town Local Coastal Program, as certified by the Coastal Commission.~~

~~6. Archeological Site: The concentration of material remains that mark the location of past human activities that typically (a) contain material that is at least forty-five years old, and (b) consist of thirty or more artifacts of a single class within a fifty foot diameter area; or twenty or more artifacts of two or more classes within a fifty foot diameter area; or one or more archeological features in association with artifacts; or two or more temporally associated features without associated artifacts; or a single linear feature, such as a road or historic power line. Archeological sites include agricultural sites (agricultural fields and/or agriculture-related features such drainages, rock piles, and rock alignments); artifact~~

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~~scatters (sites composed entirely of artifacts and lacking associated features); habitation sites (including ephemeral campsites, hamlets, and villages); kill sites (comprised of artifacts and features indicating the successful kill of one or more animals, and often the subsequent butchering processes); resource procurement, processing, and disposal sites; and rock art (painted art (pictographs) or pecked art (petroglyphs) on rock faces and cave walls.~~

7. Beach, inland extent. ~~The inland extent of the beach shall be determined as follows: ~~in the Town of Mendocino, the sandy or rocky area between the shoreline ([\] Ordinary High Water Mark, [\] Mean High Tide Line) on the seaward side and~~~~

~~(a) from a distinct linear feature on the landward side, including, but not limited to, ~~(a) the base of a [\] a seawall, road, or coastal bluff or sea cliff;~~~~

~~(b) from the inland ~~extent edge~~ of the ~~furthest landward~~ further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; ~~where there is no coastal bluff or sea cliff,~~ or~~

~~(c) the furthest landward point separating the dynamic portion of the beach from the adjacent upland area as distinguished by vegetation, debris, geological evidence, or historical evidence where there is no beach berm, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.~~

8. Bed and Breakfast Accommodations: Any building or portion thereof, or group of buildings (a) containing at least two (2) but no more than four (4) units (guest rooms or suites), each used, designed, or intended to be used, let, or hired out, for occupancy by transient guests for compensation or profit, and (b) in which breakfast, snacks, other light meals, or beverages may be provided to such guests for separate compensation or as part of a room or suite package.

X. Best Management Practices (BMPs): Stormwater management practices, including structural devices and systems, siting criteria, operational practices, and procedural practices to prevent or reduce nonpoint source pollution and/or adverse changes in stormwater runoff flows resulting from development.

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9. Building: A roofed structure with a roof, exclusive of any type of recreational vehicle, boat, or tent, which is (a) constructed in a permanent position on the ground, and (b) designed and intended to be used for the shelter or enclosure of persons, animals, or personal property. **This definition does not include any type of recreational vehicle, boat, or tent.**

10. Building, Height of: The vertical dimension of the roofline, parapet, or uppermost edge or plane of a building or structure, as measured from the above [X] natural grade at any point from within the building footprint.

11. Categorical Exclusion Order Number E-96-1: The exclusion approved by the Coastal Commission, within specified areas of the Town of Mendocino, from the coastal development permit requirement of specified categories of (1) construction, improvement, or removal and replacement of a single-family residence, (2) test water wells, (3) replacement or supplemental water wells, (4) production water wells associated with ~~an~~ a single family residence that is excluded from the coastal development permit requirement, (5) repair, replacement, expansion, or installation of septic systems (private wastewater disposal systems), and (6) boundary line or lot line adjustments more than two-hundred (200) feet from the outer edge of an [X] environmentally sensitive habitat area or the outer edge of an area of [X] pygmy vegetation, **and subject to the terms and conditions of the Categorical Exclusion Order, including but not limited to ensuring that the development under this exclusion shall conform with all LCP policies.** Figure 4.13-6 reproduces the Coastal Commission-adopted [X] Categorical Exclusion Order Number E-96-1 Areas Map; Appendix 4 contains [X] Categorical Exclusion Order Number E-96-1, as adopted by the Coastal Commission in the “Addendum to Proposed Categorical Exclusion Order No. E-96-1 for County of Mendocino, Town Segment”, November 12, 1996 (adopted November 14, 1996).

12. Coastal Act: The [X] California Coastal Act of 1976, as amended. (Public Resources Code Division 20, Section 30000 et seq.).

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13. Coastal Bluff: (a) (1) Those bluffs, the toes of which ~~is are~~ now or ~~were was~~ historically (generally within the last 200 years) subject to marine erosion ~~by marine processes~~; and (2) those bluffs, the toes of which ~~are is~~ not now or ~~were was~~ not historically subject to marine erosion ~~by marine processes~~, but the toe of which lies within an area otherwise identified in ~~[N]~~ Public Resources Code Section 30603(a)(1) or (a)(2).

(b)(1) Bluff line or bluff edge shall be defined as the upper termination of a bluff, cliff, or sea cliff. (2) In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. (3) In a case where there is a step-like feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge.

(c) The termini of the bluff line, or ~~bluff~~ edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff.

(d) Five hundred feet shall be the minimum length of bluff line or bluff edge to be used in making these determinations.

14. Coastal Commission: The California Coastal Commission, established by ~~[N]~~ Public Resources Code Division 20.

15. Coastal Conservancy: The State Coastal Conservancy, established by ~~[N]~~ Public Resources Code Division 21.

16. Coastal-dependent Development: Any ~~[N]~~ development or use which requires a site on, or adjacent to, the ~~[N]~~ sea to be able to function at all.

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17. Coastal-related Development: Any [X] development or use that is dependent on a coastal-dependent development or use.

18. Coastal Development Permit: A permit for any [X] development within the coastal zone that is required pursuant to Section 30600(a) of the Public Resources Code. ~~(a) [X] Public Resources Code Division 20 and has been issued by the Coastal Commission or the North Coast Regional Coastal Commission, (b) [X] Public Resources Code Section 27000 et seq. and has been issued by the California Coastal Zone Conservation Commission or the North Coast Regional Coastal Zone Conservation Commission, or (c) by the County pursuant to [X] Section 20.720.010 of Division III, Title 20 of the certified Mendocino County Zoning Code.~~

19. Coastal Permit Administrator/Zoning Administrator: The Planning and Building Services Director or designee who is authorized to administer the coastal development permit process and to render decisions on applications for variances, minor use permits, and administrative permits as provided in the Mendocino Town Zoning Code.

20. Community Garden(s): An area of land managed and operated by one or more persons to sustainably grow and harvest food and/or non-food crops, including, but not limited to, flowers, for personal or group use or consumption. Community gardens may be divided into separate plots for cultivation by one or more individuals, or may be farmed collectively by members of a group.

21. Conditional Use: A use that may be allowed on a conditional and discretionary basis, subject to securing a conditional use permit pursuant to the applicable procedures and requirements of [X] Mendocino Town Zoning Code Chapter 20.720, and which may be appealed by an [X] aggrieved person to the Coastal Commission pursuant to [X] Public Resources Code Section 30603 ~~(a)(4)~~.

22. Cumulative Effect (Cumulative Impact): The combined consequences of (a) the incremental effects of an individual action, development, or project in connection with the effects of past actions, developments, or projects; (b) the effects of other current actions, developments, or

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projects; and (c) the effects of reasonably foreseeable probable future actions, developments, or projects.

23. Density: The number of dwelling units per acre or square foot, calculated as the total number of dwelling units divided by the total lot (parcel) area.

XX. Design Storm: The runoff produced by the 85th percentile 24-hour storm event at the Town (0.88 inches) for volume-based BMPs, or two times the 85th percentile 1-hour storm event (0.20 inches) for flow-based BMPs.

24. Development: (a) On land, in, or under water, the placement or erection of any solid material or [\] structure; (b) discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; (c) grading, removing, dredging, mining, or extraction of any materials; (d) change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the [\] Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; (e) change in the intensity of use of water, or of access thereto; (f) construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and (g) the removal or harvesting of [\] major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the [\] Z'berg-Nejedly Forest Practice Act of 1973 (commencing with **California Public Resources Code** Section 4511).

25. Director: The Director of the County of Mendocino Planning and Building Services Department, or his/her designee.

26. Dwelling Unit: A single unit containing complete, independent living facilities for a person, persons, or a family, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and having only one (1) kitchen.

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27. **Energy Facility:** Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

28. **Environmentally Sensitive Habitat Area:** Any area in which plant or animal life, or their habitats, are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments.

29. **Estuary:** A coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level of an estuary may be periodically increased to above that of the open ocean due to evaporation.

30. **Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

31. **First Public Road (or Street) that Parallels/Paralleling the Sea:** (a) The **“first public road or street nearest to the [X] paralleling the sea”** means that **road nearest to the sea, as defined in Public Resources Code Section 30115, which:** (1) is lawfully open to uninterrupted public use and is suitable for such use; (2) is publicly maintained; (3) is an improved, all-weather road open to motor vehicle traffic in at least one direction; (4) is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; **and** (5) does in fact connect with other public roads ~~or streets~~ providing a continuous access system, and ~~(6)~~ generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline. (b) When based on a road designated pursuant to this section, the precise boundary of the permit and appeal jurisdiction shall be located along the inland right-of-way of such road. (c) The **“Post-LCP Certification Permit and Appeal Jurisdiction; County of Mendocino=Map” N=map number 32** adopted by the Coastal

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Commission on May 14, 1992, and reproduced in [N] Appendix 6, depicts the location of the first public roads and streets that paralleling the sea in the Town of Mendocino

32. Formula Lodging: A motel, hotel, inn, or other visitor-serving lodging facility, that along with ten (10) or more other establishments, regardless of location or ownership, maintains two or more of the following standardized features: business name, décor, color scheme, facade, architecture, uniforms, advertising, or other similar standardized features.

33. Formula Restaurant: A restaurant devoted to the preparation and offering of food and beverages for sale to the public, that along with ten (10) or more other establishments regardless of location or ownership, maintains two or more of the following standardized features: business name, menus, ingredients, decor, color scheme, facade, architecture, uniforms, advertising, or other similar standardized features.

34. Formula Retail: Formula Retail shall mean a retail sales or rental activity or retail sales or rental establishment, that along with ten (10) or more other establishments, regardless of location or ownership, maintains two or more of the following standardized features: business name, decor, color scheme, facade, architecture, uniforms, advertising, or other similar standardized features.

35. Grading: Any excavation, filling, or combination thereof, involving movement or transfer of ~~more than twenty-five (25) cubic yards of~~ earthen material within, from, or to a lot (parcel).

36. Hostel: Any building or portion thereof, or group of buildings, containing five or more dormitory rooms or private rooms, or providing accommodations for five or more transient guests, for the purpose of providing lower cost public travel accommodations to recreational travelers. The hostel shall provide a kitchen, common room, and sanitary facilities for use by the transient guests.

37. Hotel: Any building or portion thereof, or group of buildings, containing five or more guest rooms or suites, each of which is used, designed, or intended to be used, let or hired out, for

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occupancy by transient guests for compensation or profit. A hotel may offer meals or beverages for separate compensation or as part of a room or suite package.

XX. Hydromodification: Adverse changes in waterbodies associated with modification of the hydrologic balance (i.e., precipitation, surface runoff, infiltration, surface-water storage, groundwater storage, evaporation, and transpiration) resulting from development.

38. Impervious Surface: ~~An artificial~~ A structure, surface covering, or pavement that prevents absorption and infiltration of rainfall or storm=water runoff. Impervious surfaces include, but are not limited to, roofed structures, walkways, patios, ~~decks,~~ driveways, parking lots, paved storage areas, impervious concrete and asphalt surfaces, and any other continuous watertight pavement or covering. ~~Landscaped soil and pervious or semi-pervious p~~**Pavements** that are designed and **maintained to be permeable,** including pavers with pervious openings ~~and seams or joints,~~ underlain with pervious soil ~~and/or~~ pervious storage material~~s~~ (such as a gravel layer) ~~sufficient~~ to absorb and retain rainfall or runoff ~~during the [X] County design storm event,~~ do not constitute impervious surfaces.

39. Inn: Any building or portion thereof, or group of buildings, containing five or more guest rooms or suites, each of which is used, designed, or intended to be used, let or hired out, for occupancy by transient guests for compensation or profit. An inn may offer meals or beverages for separate compensation or as part of a room or suite package.

40. Lateral Access: A public access way, alley, path, trail, street, road, easement, or other public right-of-way which extends along, or is generally parallel to, the shoreline of the Town of Mendocino.

41. Light Agriculture: (a) Small-scale hatching, raising, butchering, or marketing of chickens (exclusive of roosters), turkeys, other fowl, or poultry, and eggs, rabbits, fish, frogs, mink, chinchilla, or other similar small farm animals, not to exceed a maximum total of ten (10) mature animals per forty thousand (40,000) of minimum parcel area. Coops or pens shall be located only on the rear

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one-third (1/3) of the lot and shall be located no closer than five (5) feet from the side or rear property line. (b) Grazing of cattle, horses, sheep, goats, hogs, or other farm stock or animals, including the supplementary feeding thereof, not to exceed one (1) such animal per forty thousand (40,000) square feet of parcel area and not to exceed more than four (4) weeks during any six (6) month period. shall be kept or maintained. The total number of all such species shall not exceed four (4) per 40,000 square feet. In no event shall there be any limit to the permissible number of sheep or goats which may be grazed per acre, when such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops, and where such grazing operation is not conducted for more than four (4) weeks in any six (6) month period. (c) On parcels larger than forty thousand (40,000) square feet, allowed keeping of small and large animals shall be cumulative (e.g., eighty thousand (80,000): two (2) large animals and twenty (20) small animals). (d) Apiaries, provided that no more than two (2) working hives may be kept on parcels of forty thousand (40,000) square feet or less. (e) Sale of agricultural products grown, raised, or produced on the premises. (f) 4-H, FFA or similar projects, with the exception of roosters, shall be permitted in all zoning districts.

42. Local Coastal Program: Pursuant to [\] Public Resources Code Section 30108.6, the Town of Mendocino Land Use Plan, Town of Mendocino Zoning Code, Town of Mendocino Zoning District Map, and any other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act within the boundaries of the Town of Mendocino as depicted on the [\] Mendocino Town Land Use Map (Figure 4.13-3) and [\] Mendocino Town Zoning Map (Mendocino Town Zoning Code Figure 1).

43. Lot: (a) A single parcel of contiguous real property shown as a delineated parcel of land with a number or other designation on a map of subdivision created pursuant to the [\] Subdivision Map Act and recorded in the Mendocino County Recorder's Office. (b) A parcel of real property that qualifies for a Certificate of Compliance pursuant to [\] Government Code Section 66499.35. (c) "Lot" shall also mean "parcel," but does not include road or street easements or rights-of-way.

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44. Lot Coverage: The percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches and covered walkways, but excluding uncovered required parking areas, landscaping, patios, and terracing, and rainwater, groundwater, or potable water storage tanks.

45. Low Impact Development (LID): A sustainable ~~development practice~~ approach to stormwater management that benefits water supply and contributes to water quality protection, ~~by using~~. LID emphasizes preventive site design strategies, integrated with ~~and~~ small-scale, distributed storm-water management practices to ~~feasibly maintain, or reduce,~~ minimize post-development changes in the site's storm-water runoff flow regime (i.e., rates, ~~and~~ volumes, timing, and duration), ~~during and after [\] County design rain storm events from new development with an area greater than 2,500 square feet,~~ through infiltration, evapotranspiration, harvesting for later on-site use, detention, or retention of stormwater close to the source. ~~(a) retention of collected storm water on the development parcel, (b) cooperative multi-person or multi-agency storm water recovery and beneficial reuse measures within the Town, or (c) a combination thereof, with filtration or other treatment to meet applicable water quality standards.~~

46. Major Energy Facility: An energy facility ~~as defined in PRC §30107~~ that costs more than one hundred thousand dollars (\$100,000.00), ~~based on with~~ an automatic annual increase in accordance with the Engineering News Record Construction Cost Index since 1982 ~~the effective date of Coastal Commission adoption of this definition at [\] Title 14, California Code of Regulations Section 13012(a),~~ except for those major energy facilities governed by the provisions of [\] Public Resources Code Sections 30610, 30610.5, 30611, or ~~30624 30625~~

47. Major Public Works Facility: A public works facility ~~as defined in PRC §30114~~ that (a) costs more than one hundred thousand dollars (\$100,000.00), ~~based on with~~ an automatic annual increase ~~beginning from 1983~~ in accordance with the Engineering News Record Construction Cost Index ~~the effective date of Coastal Commission adoption of this definition at [\] Title 14, California Code of Regulations Section 13012(a),~~ except for those major ~~energy public works~~ facilities governed by the provisions of [\] Public Resources Code Sections 30610, 30610.5, 30611,

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or ~~30624~~ ~~30625~~, and (b) pursuant to [\\Title 14, California Code of Regulations Section 13012(b) means a publicly financed recreational facility that serves, affects, or otherwise impacts regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities.

48. Major Use Permit: A use permit under the original jurisdiction of the Planning Commission.

49. Major Vegetation Harvesting or Removal: (a) “Major Vegetation Removal” means one or more of the following: ~~(a1)~~ The cutting, chemical eradication, excavation, girdling, or other direct or indirect removal of ~~more than fifteen (15) one or more trees, or ten (10) percent of the total number of trees on a lot (parcel), whichever is less,~~ with a tree circumference of thirty-eight (38) inches or more measured at four and one-half feet (54 inches) above ~~the ground natural grade;~~ ~~(b2)~~ the cutting, chemical eradication, excavation, girdling, or other direct or indirect removal of trees within a total contiguous ground area of six thousand (6,000) square feet, or within a noncontiguous area or areas not exceeding a total of six thousand (6,000) square feet, measured as the total of the area(s) located directly beneath the tree canopy; or ~~(c3) the determination of the Planning and Building Services Director that a proposal to remove vegetation constitutes major vegetation removal if he or she finds that it may result in a potentially significant impact on the environment pursuant to the following criteria:~~

~~(1)~~ the ~~the~~ vegetation removal that involves the use of mechanized equipment with a weight greater than ~~one (1) five (5) tons;~~ ~~(24)~~ the ~~the~~ vegetation removal is proposed on a slope of fifteen (15) percent or greater and removal of the vegetation may result in soil erosion or other instability; ~~(35)~~ ~~the~~ vegetation removal that is located in or within three hundred (300) feet of an environmentally sensitive habitat area, stream, wetland, coastal bluff, or beach; ~~(46)~~ ~~the~~ the ~~the~~ vegetation removal that may result in significant exposure of adjacent trees or other major vegetation to wind damage; ~~(57)~~ ~~the~~ the ~~the~~ vegetation removal that may result in significant degradation of the public view shed from a public road, street, park, or open space area; **(8) the trimming or removal of trees that provide nesting, roosting, perching, and/or foraging habitat for raptors;** or, ~~(69)~~ ~~the~~ ~~vegetation~~ removal of involves one (1) or more trees which measure twenty-four (24) inches or more in diameter at four and one half feet (54 inches) above natural grade, and that are visually or historically significant,

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exemplary of their species, or ecologically significant. ~~(db)~~ The following are excluded from this definition and do not constitute removal of major vegetation or harvesting in the Town of Mendocino: (1) removal of trees and other vegetation that have been reviewed and approved in conjunction with an associated development which has been granted a coastal development permit; (2) removal or harvesting of vegetation for agricultural purposes legally established in areas presently used for agriculture; or (3) ~~kelp harvesting of lawful agricultural products from lots on which light agriculture or community gardens are allowed by the Mendocino Town Local Coastal Program,~~ or (4) timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with [\] Public Resources Code Section 4511), as amended.

50. Mean High Tide Line: The statistical mean of all the high tides over the cyclical period of 18.6 years that shall be determined by reference to the records and elevations of [\] tidal benchmarks established by the National Ocean Service Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

51. Mendocino Town Local Coastal Program: See “Local Coastal Program”, Section 2.42.

52. Mendocino Town Plan: Chapter 4.13 of the Coastal Element of the County of Mendocino General Plan.

53. Mendocino Town Zoning Code: [\] Division III of Title 20 of the Mendocino County Code, which contains the ordinances authorized by Government Code Section 65850 and required by the Coastal Act as part of the Mendocino Town Local Coastal Program to conform with, and be adequate to carry out, the provisions of the certified Mendocino Town Plan.

54. Minor Use Permit: A use permit under the original jurisdiction of the Coastal Permit Administrator/Zoning Administrator.

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X. Motel: Any building or portion thereof or group of buildings containing five or more guest rooms or suites where such rooms or suites are directly accessible from an outdoor parking area and where each is used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit.

55. Natural Grade: The surface of the ground prior to grading for development.

56. ~~Non-conforming~~ Nonconforming Lot: A lot which has been lawfully separated from adjoining property by map or a metes and bounds description as on a deed but does not meet the standards required of a lot or building site, as set forth in the certified Mendocino Town Plan and Mendocino Town Zoning Code.

57. Nonconforming Structure: A building, structure or facility, or portion thereof, which was lawfully erected or altered or maintained, but which no longer conforms to the specific regulations, as set forth in the certified Mendocino Town Plan and Mendocino Town Zoning Code, that are applicable to the land use classification and ~~zone (zoning district)~~ in which it is located.

58. Nonconforming Use: The use of a building, structure, or site, or portion thereof, which was lawfully established and maintained, but which no longer conforms to the specific regulations, as set forth in the certified Mendocino Town Plan and Mendocino Town Zoning Code, that are applicable to the land use classification and ~~zone (zoning district)~~ in which it is located.

59. Paleontological Site: A site containing fossil remains of life from geological periods generally predating the Holocene Epoch.

X. Permitted Use: A land use allowed by the Mendocino Town Plan subject to compliance with the applicable provisions of the Town LCP, and subject to obtaining any other permit required by the Code. County actions on CDPs allowing such uses are appealable to the Coastal Commission.

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60. Person: Any individual, ~~firm, co-~~partnership, joint venture, association, social club, fraternal organization, ~~corporation,~~ estate, trust, receiver, syndicate, or other business association or corporation, including any utility, this and any ~~other county, city and county, city, municipality, federal, state, local government, or special~~ district or an agency thereof; ~~other political subdivision,~~ or any other group or combination acting as a unit.

61. Principal Permitted Use(s): The primary ~~land use types designated~~ allowed in the Mendocino Town Plan for each land use classification and in the Mendocino Town Zoning Code for each zoning district, and comprising development which is functionally related to one another so as to be viewed as one use type. Development designated as the principal permitted use in a particular zoning district is not appealable to the Coastal Commission pursuant to Section 30603(a)(4) of the Coastal Act, but may be appealable pursuant to other provisions of Section 30603(a). Development designated as the principal permitted use is subject to compliance with all applicable provisions of the certified LCP and subject to obtaining any other permit required by the County Code.

62. Public Works: (a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities that are exempt from development review pursuant to the Coastal Act. (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, mass transit facilities and stations, bridges, trolley wires, and other related facilities. (c) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district. (d) All community college facilities.

63. Residential Use: ~~Residential use means a residential dwelling unit occupied~~ Occupation Occupancy of a structure by the owner(s) as his/her/their principal place of residence; or, ~~occupied~~ by long-term tenant(s) as his/her/their principal place of residence for an extended term of longer than thirty (30) days or longer.

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64. Sea: The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

65. Second Dwelling Unit: A detached or attached dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary dwelling unit is situated. **Second dwelling units are not intended for transient habitation or for sale separately from the primary housing unit on the parcel, but may be rented for long term occupancy by family members or tenants.**

66. Semi-Public Facilities: Buildings, structures, or other facilities which are privately owned, including by not-for-profit organizations, but which may be used to accommodate public gatherings, including, but not limited to, art centers, lodges, granges, non-public schools, social clubs, theaters, and fraternal and religious organizations.

67. Significant Effect (Impact) on the Environment: A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by an activity, development, or project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

68. Single Unit Rental: An attached or detached room or structure which is operated, in conjunction with a residential use or commercial use, as a short term rental for transient occupancy, for a fee charged, and subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.

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69. Shoreline: The Ordinary High Water Mark or Mean High Tide Line of the Pacific Ocean. (See, [\] Mean High Tide Line, [\] the Sea.)

70. Special Community: ~~An identifiable and geographically bounded land and water area within the coastal zone of vital interest and sensitivity that is also a significant visitor destination area.~~ The entire Town of Mendocino, which, because of its unique characteristics, is a popular visitor destination point for recreational uses.

71. Special District: Any public agency, other than the local government as defined in PRC §30109 ~~County of Mendocino~~, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

72. Standardized Feature: A feature that is substantially the same as other features, but need not be identical to them.

73. State Coastal Conservancy: The California Coastal Conservancy, established by Division 21, Public Resources Code, as amended.

74. State Parks: The California Department of Parks and Recreation, established pursuant to Public Resources Code Section 5001 et seq.

75. Stream: Any water course in the Town of Mendocino, ~~other than a channelized stream that has no significant habitat value,~~ that is either: (a) mapped by the United States Geological Survey as a blue-line stream on the most recent Mendocino, California 7.5-minute topographical quadrangle, (b) identified by a clear bed and bank, or (c) otherwise identified in the Mendocino Town Local Coastal Program.

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76. Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, any building, road, ~~street, highway, bridge, culvert, fence, other enclosure or enclosure,~~ pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission and distribution line, antenna, and satellite dish.

77. Structure Height: See “Building height”, Section 2.10.

78. Student-Instructor Housing Facility: ~~A portion, not to exceed 25% by area,~~ of an educational facility providing long-term or intermittent housing for people affiliated with a school or art center, including students, instructors, artists-in-residence, staff, and scholar art program members. ~~Transient occupancy of such units by the general public may occur. However, housing use by school or art center affiliates are given priority. Provision of tenancy shorter than thirty (30) days shall be subject to [X] Chapter 520 (Uniform Transient Occupancy Tax) and [X] Chapter 6.04 (Business License Tax) of the Mendocino County Code.~~

X. Suite: A group of two (2) adjoining rooms with a single exterior door in an overnight lodging facility, and without any shared interior doors. Each suite shall be: (a) limited to no more than one (1) kitchen; (b) rented as one (1) unit, and (c) charged as one unit subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.

79. Boundaries that Delineate the Town of Mendocino Boundaries: ~~Those boundaries adopted by the County and approved by the Coastal Commission for the geographic segmentation of the Town of Mendocino, for local coastal program purposes, on June 13, 1990, and which consist of (a) the boundary of the County of Mendocino along the shoreline of the Pacific Ocean ([X] Government Code Section 23123), and (b) the terrestrial boundary of the Mendocino City Community Services District as it existed on of June 13, 1990 that date.~~ The Mendocino Town Land Use Map ([X] Figure 4.13-3) illustrates these boundaries.

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80. Use Permit: A permit which may be granted by the appropriate Mendocino County authority to provide for the accommodation of land uses with special site constraints or design requirements, operation characteristics, or potentially significant adverse effects on surroundings, ~~which are not permitted by right but and~~ which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval by the permit granting authority ~~to reduce potentially significant effects through mitigation to below the level of significance.~~

81. Vacation Home Rental: A dwelling unit that is the only use on the property, and which may be rented short term for transient occupancy (29 days or fewer), for a fee charged, and subject to [\] Chapter 520 (Uniform Transient Occupancy Tax) and [\] Chapter 6.04 (Business License Tax) of the Mendocino County Code. ~~Vacation Home Rentals within the Town of Mendocino shall be considered Visitor-Serving Facilities.~~

82. Vertical Access: A public access way, path, trail, street, road, easement, or other public right-of-way which extends from the first public road or street in the Town of Mendocino to (1) the shoreline, (2) the bluff top for public viewing ~~or other permitted use,~~ or (3) to a lateral public access way

83. Visitor Serving Facility: Any hostel, hotel, inn, or bed and breakfast accommodations designated on the [\] Mendocino Town Land Use Map and Mendocino Town Zoning Map with an asterisk (*) or asterisk-B (*B).

84. Wetland(s): Lands within the coastal zone that may be covered periodically or permanently with shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. (a) Wetlands ~~constitute~~ **shall be defined as** land where the water table ~~(1)~~ is at, near, or above the land surface long enough to promote the formation of hydric soils, ~~and or to (2)~~ supports the growth of hydrophytes, ~~during the annual growing season, or (3)~~ **and shall also include those wetlands** where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water

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flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (b) The upland limit of a wetland shall be defined as: (1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; (2) the boundary between soil that is predominantly hydric and soil that is predominantly non-hydric; or (3) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not. (c) The term "wetland" shall not include wetland habitat created by the presence of and associated with ~~artificial agricultural ponds, ditches,~~ and reservoirs where: (1) the ~~artificial pond, ditch,~~ or reservoir was **in fact constructed by a farmer or rancher for**~~constructed for public or~~ agricultural purposes; and, (2) there is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the ~~artificial pond, ditch,~~ or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands.

85. Work. Activities set forth in the Historical District Preservation Ordinance for the Town of Mendocino ([\] Mendocino Town Zoning Code Sections 20.760.030, 20.760.035, and 20.760.045) that require prior approval of the Mendocino Historical Review Board, except as specifically provided in [\] Mendocino Town Zoning Code Sections 20.760.040.

SECTION 3. 1992 TOWN PLAN SETTING, DESCRIPTION, AND BACKGROUND

3.1. Introduction. Some of the issues that framed the State legislature’s enactment of the Coastal Act (1976) - and as reflected in the County’s adoption~~≠~~ and Coastal Commission’s certification of the Mendocino Town Plan (1992) - continue to exercise the Town’s body politic in the middle of the second decade of the 21st Century, while other issues of sustainability, basic services, equal and effective governance, and equitable land uses have also arisen to inform preparation of the updated Mendocino Town Plan. Sections 3.2 through 3.4 continue much of the narrative contained in the 1992 Mendocino Town Plan, ~~emended only with technical corrections, relevant new information, and for reference to post-1992 conditions, trends, and legal requirements.~~ Section 3.5 discusses current public access and recreational opportunities and issues in the Town and Mendocino Headlands State Park. Section 3.6 addresses issues related to Mendocino Town Plan administrative implementation.

3.2. Background. Prior to Russian, Spanish, and American colonization of coastal Pomo territory during the first half of the 19th Century, inland Northern Pomo triblets (small communities or groups) seasonally traveled to the Big River Estuary and the area of the present Town of Mendocino for fishing and other littoral resource exploitation activities. (Mendocino Land Trust, “Big River Preliminary Plan, Resource Assessment and Recommendations”, 2005, and citations therein.) Permanent settlements by the Mitom triblet at *Buldam*, near the mouth of Big River and inland about three-quarters of a mile from it, occurred in 1851 with the advent of American colonization of Mitom territory (at present Willits). Other indigenous people from the interior and along the coast also continued to gather littoral flora and fauna in the Big River Estuary and at Mendocino. The regulations promulgated by the California Department of Fish and Wildlife for the Big River Estuary State Marine Conservation Area, as defined ([\] Title 14, California Code of Regulations section 632(a)(25), reproduced in Appendix 3), specifically recognize traditional shore fishing rights within this area by seventeen federally recognized tribes: Big Valley Band of Pomo Indians of the Big Valley Rancheria, Cahto Indian Tribe of the Laytonville Rancheria, Coyote Valley

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Band of Pomo Indians, Elem Indian Colony of Pomo Indians of the Sulphur Bank, Rancheria Guidiville Rancheria, Habematolel Pomo of Upper Lake, Hopland Band of Pomo Indians of the Hopland Rancheria, Lower Lake Rancheria, Manchester Band of Pomo Indians of the Manchester-Point Arena Rancheria, Middletown Rancheria of Pomo Indians, Pinoleville Pomo Nation, Potter Valley Tribe, Redwood Valley Rancheria of Pomo Indians, Robinson Rancheria of Pomo Indians, Round Valley Indian Tribes of the Round Valley Reservation, Scotts Valley Band of Pomo Indians, and Sherwood Valley Rancheria of Pomo Indians.

Mendocino, founded in 1851, was the first large Euro-American lumber town (as “Meigsville”, and subsequently “Mendocino City” and “Big River Landing”) on California's north coast. The New England roots of some of its original residents, the economy of the lumber industry, isolation, and more recently a population attracted by the town's ambience, account for its character. This "mystical village" is among the most photographed and ~~most~~ visited coastal destinations in California north of San Francisco and, as such, is more threatened by overuse than any other coastal community in the region, and perhaps the State. The Town of Mendocino is therefore a "special community" which, because of its unique characteristics, is a popular visitor destination point for recreational uses. Pursuant to ~~as described in Section 30253(e)~~ 30253(5) of the Coastal Act, new development shall protect special communities such as the Town of Mendocino that are popular visitor destination points for recreational uses, and is recognized as a special community with an existing balance of residential, commercial, and visitor serving facilities that is to be generally maintained.

~~Mendocino residents have been working on a plan since 1973. The terms of the federal grant that built the sewage treatment system require a plan.~~

Approximately 25% of the Town Plan area has been preserved as **part of** Mendocino Headlands State Park. The State Park was initially established in the mid-1970's on the headlands west of Highway 1, and now consists of some 210 acres that border the Town on the south, west, and northwest. The State Park offers day hiking, walking, whale and bird watching, and spectacular scenic views of the coast, ocean, Big River Estuary, coniferous forests, and the Town.

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The State's willingness to acquire the headlands was dependent on the County assuming responsibility to establish Mendocino as ~~an~~ "Historic District."

The Historical Preservation District for ~~the~~ Town of Mendocino, ~~first~~ incorporated by ordinance in the Mendocino County Zoning Code Ordinance in 1973, established the Mendocino Historical Review Board (MHRB) that must approve activities and other work, including demolition, construction, remodeling, excavation, and painting within Historical Zone A, comprising the 19th century town west of Highway 1. The Board has less specific powers of approval in Historical Zone B, the area east of Highway 1 visible from Historical Zone A. ~~Together the two areas~~ The portion of Historical Zone A south of Little Lake Street ~~constitute a~~ is listed in the National Register of Historic Places as the "Mendocino and Headlands Historic District," allowing building owners to qualify for federal grants and tax incentives for preservation and restoration. Within Historical Zone "A", the Mendocino and Headlands Historic District is also listed on the California Register of Historic Resources. ~~There are only two such districts in the State of California.~~

Responding to the need for a plan, and because Mendocino County's ~~1980's~~ 1985 ~~a~~ 1" = 600' scale Coastal Element Land Use Map ~~plan~~ is inadequate for lot-scale issues in town, the original Mendocino County LCP Work Program included a Mendocino Area Plan with "especially detailed land use designations and development provisions." The plan map, at 1" = 200'; scale, and implementing regulations that ~~will~~ followed assumed continuation of Mendocino's unincorporated status, but would have been equally applicable if subsequently proposed incorporation ~~should~~ had been approved.

3.3. Planning Process

Historical Mendocino, although laid out on a Jeffersonian grid (depicted on the 19th and early 20th Century maps of the Town in Figure 4.13-4), was developed well before the advent of 20th Century municipal planning and sanitation. Mendocino Town Plan Section 1 summarizes the extensive public consideration given to the 2015 Town Plan Update between 2011-2015; however, Mendocino

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residents ~~have been~~ first began working on a Town plan in ~~since~~ 1973. ~~The~~ because the terms of the federal grant that ~~built~~ funded the Town sewage treatment system required one ~~a plan~~.

Rarely has ~~does~~ a community invested as many hours in a plan as have the residents of Mendocino, initially over the almost twenty year period preceding Coastal Commission certification of the 1992 Mendocino Town Plan, and more recently in post-certification workshops, meetings, and hearings

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Figure 4.13-4 omitted

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before the Planning Commission and Board of Supervisors leading up to the 2015 Mendocino Town Plan Update. Differences of opinion ~~have that~~ emerged on most points ~~and~~ were addressed by the Mendocino members of the South Central Citizen Advisory Committee, convening as the Big River CAC, ~~have held~~ and holding many meetings working toward resolving them. Before the plan was drawn, two questionnaires were circulated to as many Town ~~town~~ residents as could be reached in an effort to determine community values.

Responses to the Mendocino Land Trust questionnaire (1989) from 288 residents and property owners in the Historic District and the 193 responses to the Big River #1 and #2 questionnaire [insert date] indicated strong support for maintaining the town's residential character and for setting a ceiling on the population growth rate.

3.3.1. ~~ISSUES:~~ Issues:

a. Specificity of Plan

Because Mendocino's character results from diversity, it ~~is~~ remains difficult to establish a single "right" set of development standards for each (lot) parcel. Differences in uses, use mix, height, building materials, finish, yards, and landscaping are not easily correlated with a classification of buildings that support or detract from the town's character. Traditional zoning, setting precise yards, heights, and use regulations for each lot, ~~is~~ unlikely to conserve the town because the very principle that similarly situated properties should have the same development potential could be destructive in Mendocino.

The ~~Board of Supervisors-adopted~~ and Coastal Commission-certified Mendocino Town Plan (1992) ~~plan~~ ~~needs to be~~ was followed by an adopted and certified Mendocino Town Zoning Code (1996), ~~an ordinance that delegates broad discretionary power over site planning and design to an advisory body, presumably the Mendocino Historical Review Board. Each proposal that Any development subject to coastal development permit review and approval must~~ meets the broad standards of the Mendocino Town Plan and Mendocino Town Zoning Code ~~plan should be~~

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~~considered on its merits in relation to the surrounding area. The advantages of this approach are greater flexibility and possibly a more spontaneous community design quality. Its price would be uncertainty for both the developer and the community.~~

b. Growth

There ~~appears~~ continues to be general agreement that growth in the town must be limited, but disagreement as to how tight limits should be. Historically, the Mendocino area (Big River Township) reached a reported population of 3,100 in 1880 (Mendocino Historical Review Board, Design Guidelines, 1987), which declined with the closure of the lumber mill (1931, 1938) and stabilized at 894 in the 2010 US Census. (<http://censusviewer.com/city/CA/Mendocino/2010>). ~~Although additional residential development would help retain the sense of a residential community in the face of a feared rising tide of visitors, additional residents will themselves erode town character. If Mendocino is "Carmelized", it will be by commercial development — not just by shops selling trinkets to tourists, but by the larger number of stores that must sell to residents to survive.~~

~~While response to the Mendocino Land Trust survey (1989) called calls for "encouraging more resident oriented businesses," many of the "residents" who shop in Mendocino live between Caspar and Albion. This area contained contains about 4,200 people in 1990 now and may potentially grow to 6,400 under the development intensities designated by the certified County Coastal Element. An attempt to meet this population's commercial needs within the town would be detrimental to town character. The designated commercial area would have to be large enough to allow choice of sites for businesses that cannot pay rents competitive with visitor serving enterprises. Commercial floor area would double, even assuming no shift toward more visitor serving establishments. The alternative is to limit commercial expansion in Mendocino with the knowledge that this may (absent 21st Century e-commerce) entail less choice for residents, higher prices, and more travel to Fort Bragg and Santa Rosa. Mendocino's status as an art and entertainment center need not be affected. Stores are not suffering from overcrowding at this point.~~

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One approach to growth management would be to determine an acceptable annual number and ultimate number of housing units in the Town, or an amount of commercial floor space and to enforce such limits. The reverse would be to define acceptable physical change and establish regulations that prevent undesirable effects, leaving the rate, sequence, and location (consistent with the plan) to market determination. While the latter system is easier to administer, it risks too much on ability to foresee the effects of growth accurately. During 2013-2014, the Mendocino City Community Services District reported 422 residences, 9 guest cottages, and 4 other sleeping units. The average residential growth between 2000-2015 at Mendocino has been approximately 1.7 units/year. (Mendocino County PBS, 2015.) Increased community stewardship, as practiced by commercial enterprises and not-for-profit organizations that manage and support the preservation of historic buildings, including in the Town's Commercial and Mixed Use Districts, demonstrates a successful third approach to balanced and Coastal Act-consistent local growth management.

Increases in visitor traffic unrelated to local population increases will affect Mendocino. The amount and type of commercial development that attracts visitors can be regulated, but the popularity of Mendocino as a destination will increase if its unique qualities are maintained. ~~Some contend that a very effective step toward preserving Mendocino as a "real" town, rather than as a resort, would be to limit expansion of overnight visitor accommodations, with the~~ The resulting reduction in total visitor days spent in the town ~~will more than offsetting~~ offsetting the slight increase in additional automobile travel per visitor. If the entire town were converted to inns, only a small percentage of visitors could be housed. Those who must stay elsewhere will spend less time in Mendocino and may have to park some distance from their destination. Fewer restaurants and boutiques ~~may~~ will be supported if the average stay is shortened. Although the ability to regulate the impact of heavy use is less than in Yosemite Valley, the principle is the same: the number of accommodations and attractions must be limited. ~~Section 30007.5 of the Coastal Act applies — the conflict between maximum accessibility and preservation of the town must "be resolved in a manner which on balance is the most protective of coastal resources."~~

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~~The certified 1992 Mendocino Town Plan and the Mendocino Town Plan Update seek plan attempts to achieve compromise, based on the maintenance of the Town's overall natural and historic environmental quality pursuant to the State goal in Public Resources Code Section 30001.5(a), between "no-growth" and "free-market" partisans. This compromise preserves the necessary residential basis for the Town to continue as a living place rather than an historical museum, and the priority assigned by the Coastal Act to the use of suitable private property for visitor serving commercial recreational facilities designed to enhance public use for coastal recreation ([\] Public Resources Code Section 30222).~~

The Mendocino Town Plan Update accomplishes this objective by (1) identifying the ~~numerically correct previously certified~~ **current** limit (cap) on all types of overnight lodging accommodations in the Town (267 units¹), (2) ~~generally prohibiting the conversion of existing residential units to visitor serving units,~~ (3) reducing the number of vacation home rentals in the Town through attrition as requisite business licenses for them are not renewed, **and (3) providing a simplified procedure where specified visitor serving facility units in existence as of 2012 may now be authorized within the maintained limit on the total number of such accommodations on the designated visitor serving facility sites in the Town,** (5) providing an additional procedure by which any unallocated visitor-serving facility units (e.g., due to closure of any existing hotel, inn, or bed-and-breakfast accommodation) may be annually reallocated, subject to meeting all coastal resource protection, density, intensity, and other Mendocino Town LCP standards, ~~and (65) utilizing the Coastal Act LCP amendment process to address any proposed new visitor serving development on sites not presently designated for hotel, inn, or bed-and-breakfast use in the Town.~~

¹ The 1992 Mendocino Town Plan's visitor accommodation limit was 280 unit equivalents, comprised of 234 "visitor serving facilities" units, 23 Single Unit Rental, and 23 Vacation Home Rental private visitor accommodations. While loss of the thirteen Mendocino Art Center Student-Instructor Housing Facility apartments has resulted in a "paper" reduction in visitor accommodations from 280 to 267 unit equivalents, the transfer of 16 unit equivalents from Single Unit Rental and Vacation Home Rental to "Visitor Serving Facilities" results in availability of 237 committed visitor accommodation units in the Mendocino Visitor Serving Facilities Combining District (* and *B), plus 20 Single Unit Rentals and 10 Vacation Home Rental units. Most of the visitor serving facility units within the limit are already allocated to facilities designated in the 1992 Town Plan. The remainder shall be allocated as set forth in Section 20.684.030(H).

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In that context, it may be noted that the 2013-2014 Mendocino Community Services inventory of service connections for residential units (422) compared to all overnight lodging accommodations budgeted within the Town (267) suggests that Mendocino has two visitor=~~servicing overnight lodging units~~ accommodation uses for every three residential dwellings, a ratio of visitor=~~servicing accommodation~~ units to residences that is virtually unparalleled elsewhere in the California coastal zone. In addition, the Mendocino Town LCP provides for the ~~Main Street~~ public access, parking, storm water management, and open space-habitat restoration and enhancement project that will benefit protected coastal resources, Mendocino Headlands State Park, as well as historic buildings and structures throughout the Town and particularly along Main Street.

It is widely held that ~~New~~ restrictions on new development will contribute to making ~~make~~ developed property more valuable and may ~~will~~ limit opportunities for profit by owners of undeveloped land. As in most highly desirable California communities, the balancing of equity between those who live there now and those who may or may not have an opportunity to live there in the future is a difficult question. The issue is further complicated by the state and national interest in Mendocino's unique character. Development in the Town is limited by ~~planning~~ constraints such as site-specific availability of ground water, parking capacity, ~~and~~ historic preservation, and the Coastal Act mandate to ensure that new development shall protect ~~preserve the~~ "special ~~community.~~" communities, such as the Town of Mendocino, that "because of their unique characteristics, are popular destination points for recreational uses."

~~The issues surrounding Visitor Servicing Accommodation are complex, and without simple resolve. A number of long term residential units have been converted to short term accommodation in the recent past, and the trend is to continue to do so.~~

The intent of the Town of Mendocino land use plan is to implement the policies and requirements of Chapter 3 of the Coastal Act within the Town as a separate segment that is included as Chapter 4.13 of the Coastal Element of the Mendocino County General Plan. As part of the goals and policies contained within the plan, Mendocino County also seeks to reasonably preserve the

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long-term housing inventory in the Town of Mendocino, and to maintain the property rights of owners of residential property within the Historical District; ~~thus, changes are added to relevant policy sections within this Plan.~~

c. Design Character

(1) Amount of Development:

Some residents believe that virtually all vacant land in the Historical District should remain unbuilt, while others hold that well-designed new buildings at some locations will not harm, and will perhaps improve, the Town town. Mendocino Headlands State Park provides for protected expansive existing open space on three sides of the Town, ~~and the~~ ~~The Town LCP Plan Update recognizes that private covenants among willing parties may cause privately owned lots (parcels), in whole or part, to remain without structural development, whether adjacent to State Park boundaries or within other parts of the Town. The Town Plan also ensures protection of scenic and visual qualities of the Town through provisions that consider open space areas, locations of structures and clustering of development to protect public views, and limits the scale of development design to maintain the existing character of the Town.~~ In addition, Figure 4.13-5 provides examples of site planning standards that may be utilized on a case-by-case basis to both preserve open areas on lots ~~(parcels)~~ in Mendocino, without reducing the allowable floor area of otherwise permissible development. ~~However, both the State Constitution and the Coastal Act ((\) Public Resources Code Section 30010) prohibit the County, or any of its Approving Authorities, from granting or denying a permit in a manner that will take or damage private property for public use, without payment of just compensation, and the County recognizes that owners of private property may have investment-backed expectations for its economic use.~~

(2) Historic Preservation: The County of Mendocino recognized, through adoption of the Mendocino Historical Preservation District for the Town of Mendocino, the importance of preserving the style of architecture which dominates the Town. Examples of early Northern

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California architecture and the character of the community resulting from development connected with the early redwood lumber industry along the Mendocino Coast in the last half of the 19th Century is evident throughout the community. (Appendix 1 reproduces the “Inventory of Historic

Figure 4.13-5 omitted

Structures”, prepared by Mendocino Historical Research, Inc. in 1979, as it appeared in the 1992 Town Plan.) Additionally, ~~it is found that~~ the preservation of the architecture and the community character ~~is~~ is essential in maintaining the Town as a special community within the meaning ~~context~~ of the Coastal Act, ~~and which~~ contributes to the economy of the Town, ~~and~~ the County, and the State.

(3) **Design of New Buildings:** Some find new development that closely follows the architectural style of the pre-1900 buildings most acceptable. Others want new buildings to be readily distinguishable as such, but less prominent than historic buildings. ~~Pursuant to Public Resources Code Section 30251 and the designation of the Town in the California Coastline Preservation and Recreation Plan (1971), n~~ New development in the Town shall be ~~subordinate to~~

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compatible with the character of its setting. Pursuant to Board of Supervisors direction, the Town Plan Update incorporates the Mendocino Historic Review Board Design Guidelines (1987) into the Mendocino Town LCP. New

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building and structure heights in Town are generally limited to twenty-eight (28) feet above natural grade. Effective vegetation screening, design of structures that are architecturally compatible structures with Town character, and clustering of new development with existing structures is required in any future development ~~by the Mendocino Community Services District on its of the 1.8-acre parcel located at 10705 Palette Drive and identified as Assessor's Parcel (APN) 119-140-31) which is not in any view corridor to the sea or to Historical Zone "A", between Palette Drive and Highway 1.~~

(4) **Intensity of Development:** There is no one intensity of development that is typical in the Town. Some blocks have high building coverage; others are largely open. Two-story buildings are interspersed with one-story buildings, but most commercial buildings are two stories. Water towers and outbuildings, often crowded in back yards, contrast with a vacant lot adjoining or across the street. Most houses are modest cottages on lots 40 to 50 feet wide, but there are about a dozen mansions, many of which have historical value and have been preserved, on larger lots with wide yards.

(5) **Views of the Town:** Public acquisition of the headlands along the south side of the Town effectively conserves the view of the Historical District (Zone A) from Highway 1. Though each large tree and water tower is visually important, the main visual concern of the Mendocino Town Plan plan is the character of the District district as seen from within the Town town and the view of the Town town as seen from the southerly approaches to the Town along the new and old Highway 1 alignments, ~~which are located outside the Town boundaries~~. The asphalt expanse of the highway in the Town is the only significant element of aesthetic discord seen from outside the Town town.

The less noticeable new development east of Highway 1 can be, the sharper the definition of the old Town town. ~~Existing~~ The certified Mendocino Town Local Coastal Program (1996) removed commercial zoning along the east highway frontage of Highway 1, which ~~would~~, would have drawn development seeking attention, thereby increasing the number of trips crossing the highway.

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(6) Views From the Town: The Highway 1 Big River Bridge and south-bound approach provide scenic public views of Mendocino Bay, the Pacific Ocean, Big River Estuary, and the coastal coniferous forests for travellers along the highway. A Highway 1 vista point on the west side of Highway 1, north of the Big River Bridge, provides additional scenic public views. West of Highway 1, Mendocino's gridiron street pattern and sloping site provide marine views from most streets and from many buildings over vacant lots or low buildings. The certified Mendocino Town Local Coastal Program and Coastal ~~Commission policy Act~~ has been to **mandate that new development shall be sited and designed to** protect views from public rights of way but to ~~avoid restricting~~ **do not restrict** the use of private property to preserve private views. Some private views could be preserved by regulating the location of a new building on a lot in a view corridor, but in most instances, shifting the new building would block another existing or potential view. Limiting the height of new buildings to one story would preserve some views, but would adversely affect both town character and equity. Limiting maximum height would help to preserve town character.

d. Water Supply; Sewage Disposal

Although the 1979 Mendocino Land Trust survey found that 56% of survey respondents favored a community water system for the Town, and 65% of the voters (141/217) at the November, 1985 election favored the Mendocino City Community Services District's (MCCSD) obtaining the authority to provide potable water to the Town, in 2015 the residents, businesses, not-for-profit organizations, and public agencies in Town continue to rely on **individual private** water wells for the production of water. Mutual water companies, also reliant on water wells, produce water for three residential subdivisions, two of which are east and one of which is west of Highway 1.

The Mendocino aquifer consists of the four relatively thin (to 45 feet thick) uplifted late Pleistocene marine terraces (100,000-400,000 year old beach deposits) that can locally approach saturation and overlie the pervasively fractured Tertiary Franciscan Complex Coastal Belt in the area of the Town.

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Most newer wells (with 40-200 feet depths) produce from the fractured rock zones, but lack of uniform hydrogeologic structure in the aquifer and variations in annual rainfall (that averages 40.29 inches since record keeping began in 1901) result in locally and seasonally differentiated groundwater levels within the Town. (California Department of Water Resources, “Town of Mendocino Groundwater Study”, 1985; MCCSD, “Groundwater Management Plan and Programs”, 1990, 2012.). **As a result of the discontinuous, highly fractured bedrock and shallow terrace deposits that retain groundwater, wells that produce water within the range of 15 to 20 gallons per minute (gpm) may be located less than 200 feet from wells that can only produce water at 2 or 3 gpm (MCCSD 2012), or within a few feet of a lot that is incapable of producing an adequate year-round on-site water supply.** The (modeled) hydrologic budget summary average for the aquifer (Water Years 1998-2013) identifies 1,169 acre-feet per year (AF/Y) of inflow from rain infiltration² and groundwater³, with a total outflow average of 1,180 AF/Y through natural seepage, evapotranspiration, and pumping wells⁴ (Maley, April 24, 2014). ~~an estimated Safe Yield of 242 Acre Feet per Year (AF/Y). Groundwater pumping during the 16 years through 2013 has averaged 218 AF/Y, and since 2005 has not exceeded 200 AF/Y. (MCCSD, 2014.)~~ Outflows from the aquifer also include an estimated 728 AF/Y through natural seepage (at the coastal bluffs, sea cliffs, and likely the riverine bluffs of the Town), including on the lower bluff/cliff faces (e.g., in areas of pronounced caving in Mendocino Headlands State Park) and through springs and weeps in fracture zones that daylight on the mid- and upper-bluff/cliff faces. **In 2008, Mendocino City Community Services District (MCCSD) obtained a Safe Yield Analysis (Maley, January 17, 2008) that provided an estimated Safe Yield of 242 AF/Y (Kelley, December 13, 2014). Of the total 16-year model-based budgeted outflow, groundwater pumping during the 16 years through 2013 has averaged 218 AF/Y, and since 2005 has not exceeded 200 AF/Y. (Kelley, December 13, 2014) However, in the 2008 memo Maley also noted that the safe yield analysis has limited utility as a groundwater management tool for the Town because the Mendocino Headlands do not contain or store groundwater. Instead, Maley recommends utilizing a more dynamic groundwater**

² Measured from rainfall data collected on a daily basis by Mendocino City Community Services District.

³ Measured groundwater elevations from 24 wells located throughout the District by MCCSD are used to evaluate model calibration.

⁴ Annual pumping data is estimated by MCCSD. The total water demand is estimated based on flows at the wastewater treatment plant. The pumping is distributed to individual parcels based on the land use.

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management system as represented by the Water Shortage Contingency Plan (Questa 2006) rather than the safe yield concept.

There are over 400 privately owned water wells within the Town. The highest density of water wells in Town occurs in the southern area of the Mendocino headlands, where a considerable part of the Town's commercial uses are located. Some water production systems, including some older, shallow (20-25 feet depth), and/or deteriorated/poorly maintained wells, that serve residential or commercial users have been reported to have failed or been discontinued for other reasons, during previous (e.g., 1975-1977, 1988-1989, 1994, 2000-2001, and 2007-2009) droughts and the ~~current~~ **more recent** (2011-2015~~6~~) drought. Water importation (by truck from sources in Fort Bragg and Elk, ~~pursuant to State licensing and when potable water is available~~) has to-date constituted the episodic/seasonal source of supplemental water for such users, at an estimated 11 AF/Y~~r~~ (DWR 1985, in MCCSD, 2012~~r~~). Water trucks, generally capable of transporting 3,000 gallons, have been reported in Town on the order of three days per week during the Autumn, 2015~~r~~; ~~arithmetically, transport of that volume during 180 days in one year would result in some 13.2 water truck average daily trips (ADT's) on Highway 1 between Mendocino and Fort Bragg or Elk, and on local streets in Town. The circulation system that serves the Town can accommodate those truck traffic volumes without inducing a significant adverse effect on highway or street capacity for Coastal Act priority uses. To the extent that the water haulers temporarily supply any existing visitor-serving commercial recreational development in the Town from sustainable sources such water import in conjunction with locally required and demonstrated water conservation measures contributes to maintenance of priority Coastal Act uses, preservation of historical buildings, and local employment opportunities. Coastal Act Section 30250(a) and the Mendocino Town Plan additionally require that new development shall be located within or near existing developed areas able to accommodate it or in other areas with adequate public services and where it will not have significant adverse effects, whether individually or cumulatively, on coastal resources. The updated Mendocino Town Plan provides, moreover, for a suite of feasible beneficial water reuse,~~

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conservation, adaptive management, and enforcement measures intended to assist water users with maintaining a sustainable on-site ground water budget that does not rely on importation of potable water in bulk by truck except during a catastrophic interruption in water supply, in emergencies.

Mendocino City Community Services District (MCCSD) provides and manages wastewater treatment services for the Town. Although no public water works facility currently exists to serve supply water to the Town of Mendocino, and thus the priority allocation of limited public services provided by Public Resources Code Section 30254 is locally unavailable, MCCSD does have groundwater management authority over the Mendocino Headlands aquifer to prevent depletion of the Town's limited groundwater resources, and limits groundwater extraction from privately-owned and operated wells on individual lots through its groundwater withdrawal program. Additionally, MCCSD implements a suite of water management protocols that include (1) groundwater monitoring, (2) mandatory groundwater extraction regulation (including through required hydrological studies for the purpose of proving that the amount of water extracted from the test well will support the proposed development without adversely ~~effecting~~ affecting hydrologically contiguous wells) and monitoring in proposed new development, and (3) reclaimed water beneficial reuse program that reduces the use of groundwater for irrigation. The updated Town Plan provides for collaborative public, not-for-profit organization, and private measures that feasibly expand on MCCSD's constructive groundwater water management, including through required utilization of drought-tolerant species in horticultural landscaping, ~~feasible~~ storm=water retention (where feasible) for on-site non-potable uses, ~~beneficial reuse infiltration~~ of intercepted suitable storm=water runoff for aquifer recharge, and phased expansion of reclaimed water usage for irrigation and non-potable uses through dual plumbing systems.

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MCCSD includes within its groundwater management program a process for exempting from hydrological study requirements those new developments that are determined by the District to result in a de minimis increase in water use, based upon the District's evaluation of total aquifer supply and calculated water demands for various development types (MCCSD, 2012). In addition to considerations about the protection of the Mendocino Headlands aquifer as a whole, the Coastal Act, the Mendocino County Coastal Groundwater Development Guidelines (adopted by Mendocino County Board of Supervisors November 21, 1989), and the Mendocino Town Plan more broadly require that any new or expanded development within the Town of Mendocino must demonstrate that an adequate on-site water supply exists to serve existing and new development, through submittal of a hydrological study, unless it can be demonstrated on a case-by-case-basis that no increase in water use will occur.

MCCSD has provided publicly owned wastewater collection and tertiary treatment services in the Town since 1975 at its wastewater treatment plant on the Mendocino Headlands, at 10500 Kelley Street. The facility has a design flow (average dry weather treatment capacity) of 300,000 gallons per day (gpd) and a peak daily wet weather treatment capacity of 1.0 million gallons per day (mgd) (North Coast Regional Water Quality Control Board Order No. R-1-2015-0039, NPDES No. CA0022870, WDID No. 1B831290MEN). The remaining unutilized capacity of the treatment plant is 80,200 gpd (MCCSD, 2015), an amount adequate to serve both the visitor-serving and residential uses allowed by the updated Town LCP during its 10-year planning horizon. The MCCSD treatment facility has two approved discharge locations: by subsurface pipe to a discharge point in relatively deep State/United States waters nearly 1,000 feet offshore the Mendocino Headlands, and to the MCCSD recycled water system, which presently provides athletic field irrigation at Mendocino High School.

~~In 1983, the Mendocino City Community Services District sewage treatment plant operated at two-thirds capacity, partially because most residents use their limited water supply sparingly. Lack of a~~

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community water system limits development to the satisfaction of some and the frustration of others. Many wells dry during the 1977 drought and some run low nearly every summer. Residents endured inconvenience and are concerned that new development could deplete their water supply. No information is available which would allow determination of the population that can be supported by individual wells. Although authorization for the Community Services District to provide water was denied by the voters a few years ago, the 1979 Land Trust survey found that 56 percent of survey respondents favor a community water system.

A community water system could affect the visual character of the Historical Zone because of future development. Lots smaller than 12,000 square feet could be created if permitted by zoning regulations; water towers would be decorative only; and less open space would be necessary. Vegetable gardens might become more popular; so might lawns.

e. Affordable Housing

Affordable housing is scarce within the Mendocino town plan area. To address this important issue, the updated Mendocino Town Plan provides (for Government Code purposes) for (a) streamlined permitting of second dwelling units, not to exceed 900 square feet, on specified size lots (parcels) in the Town residential districts that can accommodate them; (b) new housing units as part of new mixed-use development; and (c) continued affordable Student Instructor and artist in-residence housing at the Mendocino Art Center; and (d) utilization of State or federal government low-moderate cost housing program funding to maintain existing and provide for additional affordable housing in the Town. ~~New affordable units will not be provided unless specifically addressed as a housing program within the scope of the housing element of the General Plan or accomplished through considerations of Mixed Use, RR-2 or R+ designations. Preservation of existing affordable units may be another effective measure available to protect affordable units. Allowing non-transient lodging houses and second units in predominantly single family areas and requiring construction of housing as a condition of development of commercial space would be additional ways of increasing the supply of relatively low-priced rentals.~~

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~~MENDOCINO TOWN PLAN DESCRIPTION~~

3.4. Mendocino Town Description

3.4.1. ~~RESIDENTIAL~~ Residential

The ~~updated~~ Mendocino Town Plan and Mendocino Town Land Use Map (Figure 4.13-3) ~~provide for includes~~ six residential land use classifications districts in the Town: Multi-Family Residential (RM), Town Residential (R+), Suburban Residential (SR), Rural Residential (1-acre minimum, RR-1), Rural Residential (2-acre minimum, RR-2), and Rural residential Planned Development (RR2-PD). The designated residential land use areas districts contain approximately 319.81 acres. Residential use is also permitted in the Mixed-Use District (MU) and the Commercial (C) land use classifications District.

The certified Mendocino Town Land-Use Plan reduces the pre-1992 potential development of the former R-3 zoning. With a few exceptions as mapped, nearly all of the area west of Kasten Street north of Albion Street is designated for residential development consistent with the R+ Land Use Classification. Potential development to R+ standards would allow one unit on existing parcels smaller than 9,000 square feet with an allowance for an additional unit subordinate to the main residence on parcels greater than 9,000 square feet. The RM and MU land use classifications are the predominant residential land use classifications in the remaining portion of Historic Zone A between Kasten Street and Highway 1. Larger parcels will be allowed to develop multiple family units consistent with size and style of the larger existing houses that originally were single family homes. The use of the MU land use classification provides an area of transition between residential and commercial uses by requiring a mix of both light commercial and moderately priced residential units. The RR-2 zone east of Highway 1 would also allow second family residential homes on parcels ~~larger than~~ 40,000 square feet or larger.

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North of Saint Anthony's Church along the west side of Lansing Street, the Mendocino Town Plan shows ~~permits~~ designates one unit per acre. In the Palette Drive area on the east side of Lansing Street, a pattern of 20,000 square foot lots is established with the exception of the larger United States Postal Service parcel (APN 119-070-13), which is vacant, and the Hill House property ies (APNs 119-140-05 and 119-070-11) which ~~is~~ are designated RM. East of Highway 1, the Mendocino Town Plan plan recognizes the Hills Ranch Planned Unit Development, approved with 54 units on 40.6 acres and designates the remaining residential areas east of Highway 1 as two-acre minimum sites. Two large parcels totaling approximately 41 acres in at the southeast corner of Town, north of Mendocino Headlands State Park, boundary of the district are shown as planned unit development to ensure the preservation of the wooded hillside viewed from the south side of Big River, and by north bound traffic on Highway 1, and to assure that development in ~~this~~ these areas will be sited and designed to (1) avoid potentially significant impacts on the State Park and Big River Estuary, and (2) be compatible with the continuance of those habitat and recreation areas.

3.4.2. ~~COMMERCIAL~~ Commercial

The ~~updated~~ Mendocino Town Plan and Mendocino Town Land Use Map (~~\~~ Figure 4.13-3) ~~provide for include three areas with~~ Commercial (C) land use classifications districts in the Town, which contain approximately ~~24.44~~ [REVISE ACREAGE] acres. Specified commercial uses are also permitted in the Mixed Use and Multi-Family Residential ~~Land Use~~ classifications. Designations.

The Mendocino Town Plan prescribes ~~general~~ commercial uses for the majority of the lots ~~(parcels)~~ that front on the north side of Main Street, ~~frontage; along Albion Street from Howard to west of Kasten Street, and three parcels west of Kasten Street;~~ additional commercial use is allowed on the

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south side of Ukiah Street, ~~and three parcels west of Kasten Street; the remaining core commercial runs north from Main Street along up both sides of Lansing Street between Main Street and near Little Lake Street as mapped.~~ To maintain the scale of the town and to avoid supermarket type merchandising, the land use classifications limit the size of a single store to 8,000 square feet, which is the approximate floor area of the existing ~~Mendosa's food market~~ Harvest Market at Mendosa's.

3.4.3. ~~MIXED USE~~ Mixed Use

The ~~updated~~ Mendocino Town Plan and Mendocino Town Land Use Map (~~(\)~~ Figure 4.13-3) ~~provide for include~~ two geographic areas with the Mixed Use (MU) land use classification districts in the Town, which contain approximately ~~11.4~~ [REVISE ACREAGE] acres.

~~Most of the area east~~ One Mixed Use designated area District is located between Kasten/Ford Streets and west of Lansing Street frontage is designated mixed use, from Ukiah Street on the south to mid-block between Little Lake and Covelo Streets on the north. The second Mixed Use designated area District is bounded by Main, Howard, and Ukiah Streets on the south, west, and north, and extends to east of Evergreen Street. Arts and crafts studios and professional offices dot the area ~~now~~. The intent of the plan is to continue this mix, while maintaining an environment that will encourage new residential investment. To do this, the Mixed Use classification limits non-residential floor area to 50 percent of building area and to 25 percent of lot area. Commercial uses are limited to those that do not attract much traffic, do not regularly operate at night, and do not handle large volumes of goods or bulky goods. The ideal use would be an artist or artisan living on the premises and selling from a shop or gallery, but there also will be space for a TV repair shop, a children's clothing store, and other low impact shops. Some will meet local needs; some will be primarily dependent on visitors. Residential uses are also permitted in the Mixed Use ~~Land Use~~ classifications ~~Designations~~.

3.4.45. ~~PUBLIC FACILITIES~~ Public Facilities

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The ~~updated~~ Mendocino Town Plan and Mendocino Town Land Use Map ([\] Figure 4.13-3) ~~provide for include ten eight geographic areas with the~~ Public Facility (PF) land use ~~classification districts~~ in the Town, which contain approximately ~~84.28~~ ***[REVISE ACREAGE]*** acres.

The PF Land Use Designations in the Town consist of ~~the State of California Highway 1 right-of-way;~~ the Mendocino High School campus, the Mendocino Art Center, St. Anthony's Church and cemetery; the MCCSD wastewater treatment plant; the MCCSD parcel between Palette Drive and Highway 1; the Mendocino Community Center; ~~Grindle Park, utilized in part by the Mendocino Fire Protection District and the Mendocino Volunteer Fire Department;~~ Hillcrest Cemetery; and three other public facility sites.

The Mendocino Town Plan ~~plan notes~~ includes these existing public and semi-public facilities, such as schools, churches, cemeteries, community buildings, and utilities, and assumes that all will remain. The Mendocino Town Plan Update also reclassifies ~~(1)~~ property located west of Highway 1 that is now controlled by MCCSD. ~~and (2) property located east of Highway 1 that is held in trust by the Mendocino Fire Protection District as "Public Facilities," in keeping with their public agency ownership.~~ Reuse of the "Public Facilities"-classified Middle School site (44800 Pine Street) carries more potential for changing the character of Historic Zone A than does the use of any other parcel. Another public use would be desirable. In 2015 and 2016, the Middle School site is was being leased to a non-profit entity as a community facility.

3.4.6. OPEN SPACE Open Space

The ~~updated~~ Mendocino Town Plan and Mendocino Town Land Use Map ([\] Figure 4.13-3) ~~provide for include seven geographic areas with~~ Open Space (OS) land use ~~classifications districts~~ in the Town, which contain approximately ~~243.24~~ ***[REVISE ACREAGE]*** acres.

Acquisition of Mendocino Headlands State Park in the mid-1970's and in 2002 1975 preserved the town's setting both along the headlands on the south, west, and northwest sides of the Town, as well as

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along the north side of lower Big River, east of the Highway 1 Big River Bridge. Grindle Park on Little Lake Road, the only locally controlled public open space, was deeded to the Town by the heirs of an early resident and is now in the hands of the Mendocino Fire Protection District. Heider Field, a parcel of approximately one acre in the center of town has been acquired by State Parks and Recreation to remain as community open space. Other **designated** Open Space land use **areas** ~~districts~~ in Town consist of most of the block that is bounded by Calpella and Little Lake Streets, west Ford Street, the south-facing slope of the Hills Ranch Subdivision ~~along adjacent to and east of Highway 1, the Slaughterhouse Gulch easement area east of Highway 1 and along the north side of the Hills Ranch Subdivision, an area south of Palette Drive and east of Lansing Street, and the strip of land in the Point of View Subdivision between Palette Drive and the Highway 1 right-of-way, among others.~~

Mendocino's present charm is in part also dependent on the many vacant or partially unused parcels within the town. The plan calls for three approaches to preservation of some of this ~~private~~ open space:

(a) **Dedication of ~~Scenic~~ Open Space Easements.** As a condition of permit approval, the Hill House Inn offered and the Coastal Conservancy ~~has~~ accepted dedication of a 2.4-acre ~~scenic open space~~ easement between Palette Drive and Highway 1 ~~as a place holder for local agency acquisition, which has now occurred been acquired~~ through condemnation by the MCCSD for public health and safety purposes. On the east side of Highway 1, the developers of the Hills Ranch planned unit development dedicated a 17-acre open space easement that was required for the protection of visual resources and environmentally sensitive habitat areas within a meadow and along Slaughterhouse Gulch, part of which has also been acquired by a local agency for public health and safety purposes. The 9.78-acre property known as Grindle Park, is located adjacent to the Hills Ranch subdivision and was granted by a deed from the Joshua Grindle Trust to the Mendocino Fire Protection District in 1971 for the purposes of passive and active recreation. Similar offers to dedicate open space easements may be made in conjunction

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with ~~should be required when~~ development is approved on other large lots ~~(parcels)~~ within the Mendocino Town Plan area.

(b) **Site Planning.** Special site planning standards ~~to be written as part of the implementation phase in the Mendocino Town Zoning Code, which implement the site planning methodology provided in Figure 4.13-5,~~ will allow property owners reasonable flexibility in the use of their land while retaining the open space character. The process of mediating between the interests of the town as a whole and the developer may not always result in preservation of the most important open space on each parcel, but it will go far to preserve the town's essential character.

(c) **Acquisition.** ~~The updated~~ Mendocino Town Plan recommends the cooperative acquisition, from willing private sellers, of the three developed parcels in private ownership along the west side of Lansing Street, north of Heeser Drive, for addition to Mendocino Headlands State Park, and of the triangular private parcel in the intersection of Lansing and Main Streets. ~~It is~~ The residents' desire that the ~~former present~~ Middle School (44800 Pine Street) be acquired by a private nonprofit or public agency for community use has been accomplished. (see Policy 4.13-24)

3.4.7. AFFORDABLE HOUSING Affordable Housing

The development of affordable housing is regulated and encouraged by the County Housing Element and ~~five several~~ provisions of the Town Plan:

- ~~Allowing~~ Permitting a second dwelling unit on designated lots (parcels) in predominantly single family areas that can accommodate sustain them consistent with the requirements of the Town LCP by use of the Town Residential (R+) and Rural Residential (RR-2) land use classifications.
- Requiring allowance for dwelling units in the Mixed Use (MU) areas land use classification.

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- Allowing dwelling units to be intermixed with commercial uses potentially preserving the moderate income shopkeeper residence in the Commercial (C) and Mixed Use (MU) land use classifications.
- Limiting the conversion of dwelling units to non-residential uses (~~Policy 4.13-20~~).
- ~~Allowing for student instructor intermittent temporary housing in the Mendocino Art Center~~ (Table 4.13-1).

~~3.4.8. VISITOR SERVING FACILITIES~~ Visitor Serving Facilities

Visitor serving facilities, as defined in Mendocino Town Plan Section 2.82, in the Town have historically consisted of hotels, inns, and bed and breakfast accommodations and currently provide 215 several guest rooms or suites (“units”), with a range of seasonal rates. The ~~corrected (2012)~~ limit (cap) for such units in the ~~updated~~ Mendocino Town Plan is 237, as itemized in Appendix 2, Mendocino Town Plan Visitor Serving Facilities. No motels or hostels presently operate in the Town. Other visitor accommodations include Single Unit rentals and Vacation Home Rentals, which are scattered throughout the Town. Research of the lodging facility market that includes the Town has identified a substantial number of moderately priced inns, motels, and other visitor-serving accommodations within a 15-mile radius of the Town. The Mendocino Headlands State Park General Plan, adopted by the California State Park and Recreation Commission in 1976, provides for location of a hostel and campground in the State Park near the south bank of Big River, adjacent to, but outside, the Town boundaries, **although no plans are currently underway to develop such a facility.** As a result of budget and staffing reductions, alternative consideration is being given to the utilization of cabins, instead of a hostel, in expanded Mendocino Headlands State Park adjacent to the Town to provide lower cost overnight stay facilities in addition to those that current exist at nearby Russian Gulch, Van Damme, and Mendocino Woodlands State Parks. (State Parks, 2015.)

~~The updated Mendocino Town Plan provides a streamlined procedure for authorization of existing rooms or suites within existing visitor serving facilities sites that are designated on the Town Land Use Map and meet specified coastal resource and Building Code standards. Appendix 2, Mendocino Town Plan Visitor Serving Facilities, lists the existing sites by name, address, and both the 1992 and 2012 room counts.~~

3.4.9. Circulation and Parking

The Mendocino Town Land Use Map (Figure 4.13-3) depicts (1) State Highway 1, which connects the Town with Mendocino Headlands State Park to the south of Big River, other areas of Mendocino County, coastal and inland California, and the United States, (2) the three major County roads (streets) that connect Highway 1 with the Town at Main Street, traffic signal-controlled Little Lake Street/Road, and Lansing Street, (3) Heeser Drive and the Big River Road in Mendocino Headlands State Park, and (4) the grid street pattern, locally with alleys, within the Town.

The Mendocino Town Public Access Map (Figure 4.13-6) depicts the highway, road/street/alley, and extensive path and trail circulation network, and associated street and off-street parking, within the Town in vertical aerial view. Recently acquired traffic data [ADD CITATION] indicates that unsignalized Main Street functions as the Town's primary vehicular ingress/egress, followed by signalized Little Lake Street (which connects the west and east areas of the Town), and by Lansing Street (old Highway 1), which intersects with Highway 1 north of the Town. (Mendocino County, 2015.) Appendix 8 contains ~~the 2015~~ traffic data **collected in November 2015**; the Mendocino Town LCP-Coastal Act Consistency Analysis contains additional analysis of it and related information.

The ~~updated~~ Mendocino Town Plan and Mendocino Town Zoning Code ~~provide for~~ **include** a suite of measures to address ~~identified~~ **identified** currently and previously identified circulation and parking issues in the Town, including through the cooperative multi-stakeholder Main Street restoration and enhancement project, walkway maintenance, operation, and enhancement **provisions**, sustainable peak parking **opportunities** along other public streets and in existing underutilized public facilities,

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and a simplified in-lieu parking program where spatial limitations, preservation of Town character, or other coastal resource constraints make on-site/off-street parking infeasible.

Previously, a ~~A~~ traffic circulation and parking plan was ~~has been~~ done for the County of Mendocino by consultants RKH, Parsons Associates and William Zion, dated March 8, 1988. The County Board of Supervisors accepted the plan but did ~~have~~ not ~~yet~~ funded implementation. The seven member Mendocino Citizens Advisory Committee appointed by the County Board of Supervisors to review the Mendocino Town Plan (Summer, 1989) proposed a new Phase I implementation plan to meet most immediate needs in the town. The Citizens Advisory Committee also proposed regulations for requiring off street parking and in lieu fees where such off street parking is not physically feasible. Such fees were intended to be placed in an encumbered account to be used solely in the ~~town~~ **Town** of Mendocino for street and parking improvements. As applicable, the recommendations of the parking consultants and the Mendocino Citizens Advisory Committee are reflected in the updated Mendocino Town Local Coastal Program.

3.4.10. ~~DESIGN GUIDELINES~~ Design Guidelines

The ~~updated~~ Mendocino Town Plan includes both [\] Design ~~Guideline~~ Policies and the [\] Mendocino Historic Review Board's Design Guidelines (Appendix 7).

~~Guidelines are included in the list of policies and are implicit in the land use classifications.~~

Guidelines are included in the policy section leading to the appropriate implementation ordinances to protect and preserve the architecture and character of the ~~town~~ **Town** of Mendocino. Policies are intended to respond to two broad design concerns -- building siting, and architectural style and scale in relationship to surrounding buildings. Similarly situated parcels should be entitled to the same lot coverage or ratio of floor area to site area and the Mendocino Historical Review Board (MHRB) or successor agency shall continue to review applications for development on a site specific basis. This means that some buildings may be required to be sited close to the street or to a side property line and

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applicants who wish to build the maximum floor area may be required to design a taller and narrower structure thereby continuing the open residential character of the neighborhood.

Mendocino looks as it does because it was built without zoning regulations and because some lots never were developed and many buildings have been moved or demolished. The character that results from small open spaces, large yards and vacant lots can be preserved by controlling the siting of buildings.

The architectural style of new buildings is a second concern. Some prefer that they be clearly distinguishable from historic buildings; others do not.

Trees and landscaping, including the planting and removal of vegetation, must also be reviewed in the application process.

Special site planning standards ~~will need to be written as part of the implementation phase~~ are included in the Mendocino Town Plan policies and Zoning Code regulations to protect views to the sea and views of historic landmark buildings recommended as landmarks by Mendocino Historical Research, Inc., and designated on a Table in ~~the~~ Appendix 1.

3. 5. Public Access

In furtherance of the requirement in Public Resources Code section 30500(a) that each LCP contain a specific public access component, the Coastal Commission LCP Regulations require that it “shall set forth in detail the kinds and intensity of uses, the reservation of public service capacities for recreation purposes where required pursuant to Public Resources Code Section 30254, and, if applicable, specific geographic areas proposed for direct physical access to coastal waters as required by Public Resources Code Sections 30210-30224 and 30604(c). The public access component shall include an implementation schedule.” (Title 14, California Code of Regulations, section 13512.)

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Mendocino Headlands State Park, which extends along the entire Town shoreline (but for the northerly-most three parcels within the Town boundaries and where the elevated Big River Bridge in the Caltrans right of way bifurcates the State Park holdings along lower Big River), provides extensive opportunities for passive upland (bluff top) recreation, active beach and bluff top recreation, environmental and coastal historical education, and coastal resource conservation within its Open Space land use designation. (Mendocino Town Land Use Map, Figure 4.13-3.) The ~~adopted~~ ~~the~~ Mendocino Headlands State Park General Plan⁵ ~~Preservation and Recreation Plan~~ sets forth in detail the kinds and intensities of uses within the State Park inside the Town boundaries; Section 4 of the Mendocino Town Plan ~~provides~~ includes additional specific policies and actions for the sustainable use, maintenance, enhancement, and ~~replaced~~ replacement, as necessary, of these public access and recreational uses. The text that accompanies the Mendocino Town Public Access Map (Figure 4.13-6) systematically ~~depicts~~ describes the public access ways (paths, streets, trails, etc.) within the State Park and that connect it with the Town and Highway 1. The detailed Public Access Maps in Appendix 5 identify the individual locations of public access and recreational use areas, including paths, trails, and upland support facilities within, respectively, the Big River beaches and southeasterly uplands (Appendix 5.1), the southerly beaches and headlands (Appendix 5.2), the southwesterly headlands and beaches (Appendix 5.3), the westerly headlands and beaches (Appendix 5.4), and the northwesterly headlands and beaches (Appendices 5.5).

Existing ~~physical~~ access to coastal waters currently exists at the Big River Beaches, via paths and trails on the southerly headlands, and on Big River Road; the Mendocino Town Plan supports their enhancement and continued operation and maintenance. In addition, physical access exists ~~by~~ via generally unimproved paths and trails to most of the sandy pocket beaches within the State Park; tides and

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⁵ Adopted by the California State Park and Recreation Commission in 1976

Figure 4.13-6 omitted

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superelevated water conditions during and after storms control site-specific accessibility. The Mendocino Town Plan also supports their enhancement and continued operation and maintenance, consistent with coastal bluff natural resource conservation, and monitoring of caving along the toe of coastal bluff segments and associated adaptive access management to assure user safety. State Parks does not currently have a schedule for implementing, or updating, the ~~adopted~~ Mendocino Headlands State Park General Plan; the Mendocino Town LCP encourages both.

The Mendocino Town Plan provides for the location of a braided California Coastal Trail through and along the State Park, Lansing Street, Main Street, Big River Road, and the Highway 1 right-of-way and across Big River Bridge, and incorporates the State Coastal Conservancy's California Coastal Trail emblem (reproduced in Figure 4.13-7) for consistent use for public access way finding in the Town.

Figure 4.13-7 omitted

The Mendocino Town Plan sets forth standards, actions, and objectives for enhancement and maintenance of the walkways and paths within the Town that provide public access to the State Park and within the Town, including through the Main Street enhancement project, and recommends Board of Supervisors consideration of including prioritized project components in the County's Five-Year Capital Improvement Program.

~~**Existing physical access to coastal waters exists at the Big River Beaches, via paths and trails on the southerly headlands, and on Big River Road; the Mendocino Town Plan**~~

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~~supports their enhancement and continued operation and maintenance. In addition, physical access exists by generally~~

~~unimproved paths and trails to most of the sandy pocket beaches with the State Park; tides and super-elevated water conditions during and after storms control site specific accessibility. The Mendocino Town Plan also supports their enhancement and continued operation/maintenance, consistent with coastal bluff natural resource conservation, and monitoring of caving along the toe of coastal bluff segments and associated adaptive access management to assure user safety. Mendocino Headlands State Park does not apparently have a current public implementation schedule for implementation, or update, of the adopted park unit General Plan; the Mendocino Town LCP encourages both~~

~~The Mendocino City Community Services District (MCCSD) currently provides wastewater collection and treatment service to buildings within the State Park. Adequate MCCSD wastewater system capacity remains to serve additional proposed lavatories within the State Park, and the updated Mendocino Town Plan requires the MCCSD to reserve such capacity for that purpose during its planning horizon.~~

3.6. Town Plan Administration

~~Broad understanding and support for implementation of the certified Mendocino Town LCP are vital to its functionality, including, but not limited to, the development regulatory framework established by the certified Mendocino Town Plan, Mendocino Town Land Use Map, Mendocino Town Zoning Code, Mendocino Town Zoning Map, highly specific Coastal Commission Categorical Exclusion Order E-96-1, work and activities subject to the jurisdiction of the Mendocino Historical Review Board, and other applicable laws, regulations, administrative decisions, and court decisions.~~

~~The Mendocino Town Plan therefore provides for web-casting of meetings of the County Planning Commission and Mendocino Historical Review Board and ~~for~~ of local public hearings by the Coastal Permit Administrator whenever possible. In addition, persons advertising the availability of~~

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Vacation Home Rentals or Single Unit Rentals shall, as a condition of their business license, display a facsimile of this license in all advertising of such rentals.

The Mendocino Town Plan therefore sets forth clear and unambiguous requirements that any person, as defined in Section 2.60, who proposes any development, as defined in Section 2.24, shall obtain a coastal development permit from the County before commencing such development. In addition, the Mendocino Town Plan requires that any development excluded or exempted from the coastal permit requirement, but that requires a building permit, shall only be excluded pursuant to a certificate of development permit exclusion or exemption from the County. Failure by a person who performs development in the Town to comply is subject to Mendocino County Code Chapter 20.216.736 Enforcement, Legal Procedure, and Penalties.

In response to public comments, the Mendocino Town Plan ~~Update~~ **also** expands the requirements for public notice regarding applications for coastal development permits, exclusions, exemptions, and applications to the Mendocino Historic Review Board.

COASTAL ELEMENT POLICIES: MENDOCINO TOWN GROWTH MANAGEMENT
SECTION 4. TOWN PLAN POLICIES

4.1. Generally. This Section sets forth the required (mandatory) conservation and development policies and actions of the Mendocino Town Plan to conform to, and implement, (a) the [X] California Coastal Act of 1976, as amended (the “Coastal Act”, Division 20, Public Resources Code), (b) [X] the State Planning and Zoning Laws (Title 7, Division 1, Government Code), and (c) other local, state, and federal laws as referenced herein.

The “Mendocino Town Plan” as referenced herein means the portions of the Town of Mendocino Local Coastal Program (“LCP”) consisting of the Town Land Use Plan (“Mendocino Town Plan”) and Mendocino Town Land Use Map ([X] “Mendocino Town Land Use Map”, Fig. 4.13-3), as adopted by the Mendocino County Board of Supervisors and certified by the Coastal Commission on the most recent date shown on the [X] cover page of the Mendocino Town Plan.

4.1.1. In the Mendocino Town Plan, the word “shall” indicates a required (mandatory) policy or action; the words “may” and “should” indicate an advisory (directory) **discretionary** action or goal.

4.1.2. All development, as defined in Mendocino Town Plan Section 2.24, within the Mendocino Town boundaries shown on Figure 4.13-3, shall comply with the requirements of the [X] Mendocino Town Plan Policies, [X] Mendocino Town Land Use Map, [X] Mendocino Town Zoning Code, and [X] Mendocino Town Zoning Map.

4.1.3. In addition, development located between the [X] first continuous public road ~~or street~~ and the ~~the~~ sea shall, pursuant to [X] Public Resources Code Section 30604(c), also comply with the Coastal Act public access and recreation policies in [X] Public Resources Code Sections 30210-20224.

This Section consists of policies, actions, and goals that are organized in the following sub-sections:

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- 4.2. Town Growth Management
- 4.3. Town Design Guidelines
- 4.4. Town Circulation and Parking
- 4.5. Town Housing (Government Code)
- 4.6. Town Sustainability
- 4.7. Town Public Facilities
- 4.8. Town Public Access and Recreation
- 4.9. Town Conservation
- 4.10. Town Plan Administration

4.2 GM – Town Growth Management Policies

GM-1 ~~4.13-1~~ The Town town of Mendocino ~~is shall be designated~~ a special community ~~and a significant coastal resource as defined in Coastal Act Section 30251~~ under the meaning of Public Resources Code Section 30253(e). ~~New~~ **All New** development shall protect this special community ~~which~~that, because of its unique characteristics, is a popular visitor destination point for recreational uses: and a recognized coastal resource of local, regional, state, and national significance.

GM-2 Mendocino ~~is shall be recognized as~~ a historical residential and visitor serving coastal community, with limited commercial services that are important to the daily life of the Mendocino Coast.

(a) The controlling goal of the Mendocino Town Plan ~~shall be~~ is the preservation of the Town's town's character. ~~This special character~~ which is a composite of historical value, natural setting, attractive-picturesque community ambience appearance, open space, and ~~an unusual~~ a distinctive blend of cultural, educational and commercial facilities.

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(b) The preservation of the ~~The Town~~ town's character shall be ~~preserved~~ achieved, while allowing for orderly growth, ~~through~~. This shall be done by careful delineation of land uses, provision of community services, and review and phasing of development ~~proposals~~.

(c) Balance shall be ~~maintained~~ sought between ~~among~~ residential units, visitor accommodations, and commercial uses, and open space ~~consistent with the requirements of the Coastal Act. to retain,~~. ~~Provision of open space and siting of structures to retain public views of the sea shall be considered as part of all new development proposals. The objective shall be a Town Plan which retains as much as possible, the present physical and social attributes of the Town Mendocino Community.~~ (1) "Balance" shall be achieved among between residential uses, commercial, uses and visitor serving uses shall be maintained by (A) ~~regulating-authorizing~~ additional commercial uses ~~development limitations~~ as provided cited in the [\] Mixed Use and Commercial Land Use Classifications, ~~and (B),~~ by limiting the number of visitor ~~serving uses~~ accommodations to avoid over-commercialization of the Town, (C) encouraging a variety of types and price ranges for visitor accommodations, and (D) encouraging modestly-sized second dwelling units on residential lots that can support them, consistent with the requirements of the Mendocino Town Local Coastal Program, to supplement existing housing stock. (2) Public open space, as shown on the [\] Mendocino Town Land Use Map, shall be protected, and new structures shall be sited to retain significant public views of the sea as part of all new permitted development. (3) Implementation of the Mendocino Town Plan shall retain, as much as possible, the historically diverse physical and social attributes of the Town.

(d) The reduction in the cap on Vacation Home Rental (VHR) units from 23 to 10, and Single Unit Rental (SUR) uses from 23 to 20, ~~shall preserve~~ maintains the established ratio of approximately thirteen (13) long term dwelling units to one Vacation Home Rental (VHR) or Single Unit Rental (SUR), while allowing the reallocation of those reduced units to the visitor ~~accommodations~~ serving lodging units allocated authorized in either the Commercial District or Appendix ~~42~~ and preserving the existing ratio between permanent residential dwelling units and visitor accommodations of almost 2:1. Visitor Serving Units listed on Table 4.13-1 (234) shall remain fixed, and a ratio of thirteen long term dwelling units to one Vacation Home Rental or one Single

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Unit Rental (Tables 4.13-2 and 4.13-3) shall remain fixed; until the plan is further reviewed and a plan amendment is approved and certified by the California Coastal Commission. For example, an increase in long term residential dwelling units from the current count of 306 to 319, would allow an increase of one short term rental, whether Single Unit Rental or Vacation Home Rental.

~~4.13-2 This amended plan shall be reviewed three years after certification of this plan amendment date to determine the effect of development on town character. The plan shall be revised, if necessary, to preserve town character consistent with Policy 4.13-1.~~

~~(e) Within the land use classifications where they are permitted, Tables 4.13-2 (Single Unit Rentals) and 4.13-3 (Vacation Home Rentals) shall be flexible as to location and such changes of location shall not require an a plan amendment to the Mendocino Town Plan.~~

Action GM-2.1. Designated historical structures within the Town shall be protected, preserved, and utilized consistent with the Mendocino Historical Preservation Ordinance (Town Zoning Code Chapter 20.760), the Mendocino Historic Review Board Guidelines, the conservation and development standards of the certified Town Local Coastal Program, and other applicable state and federal laws.

Action GM-2.2. ~~4.13-3~~ To preserve ~~Town town~~ character, commercial development shall be ~~limited~~ authorized as set forth in the Mendocino Town Plan, ~~and including~~ as mapped and shown ~~in~~ on the Mendocino Town Plan Land Use Map. ~~plan,~~ though at some point the amount of commercial space will be less than the market could support.

~~4.13-4 Visitor Serving Accommodations: These policies are intended to preserve town character and Visitor Serving Facilities shall be limited and regulated consistent with the provisions set forth below. All development of Visitor Serving Facilities shall be designed in scale, architecture and materials to maintain existing character of the town consistent with the special community designation.~~

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~~[1] The Mendocino Town Plan designates existing Visitor Serving Facilities providing overnight accommodations for these uses on a parcel by parcel basis by placing the appropriate designation on the Town Plan Map. Any additional Visitor Serving Facilities for overnight accommodations above and beyond these designations shall require a plan amendment. Any legally existing Visitor Serving Facility inadvertently omitted from the Town map shall be corrected as a mapping error. Bed and Breakfast rooms are identified with an asterisk "B" and all others with an asterisk. A listing of these rooms appear on Table 4.13-1.~~

GM-3 ~~[2] To maintain the Town's historic scale and character, no~~ ~~No~~ ~~new or expanded visitor accommodations (overnight lodging units) Inn, Hotel or Motel~~ operated as one business entity shall exceed 25 overnight units (guest rooms or suites).

~~(a) The total number (237) of authorized visitor accommodations (overnight serving lodging units in the Town shall not exceed 237.) on sites with Visitor Serving Units Facilities on Table 4.13-1 (234) marked on the Mendocino Town Land Use Map by an asterisk (*) or asterisk-B (*B) shall remain fixed. Provided, that a~~ Any increase above that total number of units shall require an amendment to the certified Mendocino Town Plan before the County may accept an application for development of any additional visitor accommodation serving lodging unit ~~or~~ units above that fixed number. Visitor serving lodging units may be developed throughout the Commercial Land Use Classification and District or at sites designated on the Mendocino Town Land Use Plan and Zoning Maps by an asterisk (*) or asterisk - B (*B) and only in the amounts allocated pursuant to the Visitor Serving Lodging Unit Allocation Implementation Procedure in Mendocino Town Plan Section 6.7 and Mendocino Town Zoning Code Section 20.684.030(H).

~~(b) (1) The total number of Vacation Home Rentals (VHR) shall not exceed ten (10) establishments in the Town. (2) No new Vacation Home Rental establishments shall be permitted in any residential land use designation or zoning district. (3) Any existing permitted or legal-nonconforming Vacation Home Rental establishments located in a residential land use classification~~

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or zoning district, or in any land use classification or district in excess of the limit of ten (10) establishments, shall be phased out as business licenses are abandoned or expire.

(c) The total number of Single Unit Rentals (SUR) shall not exceed twenty (20) units in the Town.

GM-4 ~~[3]~~ All visitor serving facilities shall be designed in scale, architecture, and materials to maintain the existing character of the Town, town consistent with its the characterization as a special community under Coastal Act Section 30253(e) designation. Any expansion of visitor accommodation units to the number allowable on a parcel by parcel basis identified on Table 4.13-1, but not yet existing, shall require a conditional use permit.

~~The designation of new visitor serving facilities not listed on Table 4.13-1 shall require a General Plan Amendment. Existing visitor serving facilities listed on Table 4.13-1 that propose to expand beyond the maximum number of units listed on Table 4.13-1 shall require a General Plan Amendment.~~

~~The total number of units allowable (234) on Table 4.13-1 shall remain fixed until the plan is further reviewed and a plan amendment is approved and certified by the California Coastal Commission.~~

~~[4] All existing locations approved for inns, hotels, motels, hostels, Bed and Breakfast rooms and Student/Instructor housing are specifically designated on the Town Plan Map. All new Visitor Serving Facilities providing overnight accommodations, over and above those designated in Table 4.13-1, not specifically designated on the Town Plan Map shall only be allowed in the Mixed Use or Commercial Zoning Districts and shall be deemed commercial development and subject to the development limitations of the applicable zoning district. In the Mixed Use Zone, the 50 percent commercial/50 percent residential requirement for long term residential dwelling housing shall apply.~~

~~[5] In addition to the visitor accommodations listed on Table 4.13-1, the plan allows for two other categories of visitor serving uses.~~

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~~Table 4.13-2 is a listing of Single Unit Rentals (attached or detached) operated as a short term rental in conjunction with an existing residential dwelling unit or commercial use.~~

~~Table 4.13-3 is a listing of Vacation Home Rentals (a dwelling unit that is the only use on the property which may be rented short term for transient occupancy).~~

~~Table 4.13-2 currently lists 23 such units and Table 4.13-3 currently lists 23 such units.~~

~~Single Unit Rentals and Vacation Home Rentals shall be subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.~~

~~Tables 4.13-2 and 4.13-3 shall remain flexible as to location and the County of Mendocino shall have the authority to adjust locations on these two tables from time to time without a plan amendment process, but not to add to the tables numbers of units that would exceed the following criteria:~~

~~To preserve town character and maintain the town as a residential community with limited commercial services, the County shall maintain, at all times, for new Vacation Home Rentals or Single Unit Rentals approved subsequent to certification of this amendment, a ratio of thirteen long term residential dwelling units to either one Single Unit Rental or Vacation Home Rental, but shall not require any reduction in the number of Vacation Home Rentals or Single Unit Rentals in existence on the date of certification by the Coastal Commission of this amendment.~~

~~Single Unit Rentals (Table 4.13-2) shall be exempted from the above limitations in the Commercial Zone.~~

~~Business licenses for Single Unit Rentals (Table 4.13-2) and Vacation Home Rentals (Table 4.13-3) shall not be transferable.~~

~~Applications for new locations to be listed on Tables 4.13-2 and 4.13-3 shall be subject to a conditional use permit and an additional non-refundable fee of \$100.00 shall be required of such~~

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applicants and applications shall be considered in chronological order from date of application, with first priority given to Single Unit Rentals.

~~[6] Any visitor serving facility listed on Table 4.13-1 that is operating without a coastal development permit where one is necessary must file an application for a coastal development permit within one year of the adoption of the revised table, or the option to continue providing visitor serving accommodations shall be deemed forfeited and such locations eliminated from the table.~~

~~[7] The reservation of specific sites for visitor serving facilities providing overnight accommodations shall not be preempted by conversion to other permanent uses excepting residential uses.~~

~~[8] Existing Student/Instructor Temporary Housing is identified in Table 4.13-1. Any new sites other than those identified on Table 4.13-1 shall require a plan amendment.~~

~~[9] Student/Instructor, temporary and intermittent, housing facilities provided by the Mendocino Art Center on site are recognized in Table 4.13-1. This use shall require a County Business License and adequate record keeping to ensure payment of bed tax on monies grossed from transient occupancy (less than 30 days stay, per occupant).~~

GM-5 The Mendocino Town Local Coastal Program shall undergo local periodic review at least every ten (10) years following the date of certification of the Town LCP Update, to determine the effect of its implementation on Town character and conformity with the Coastal Act. The Mendocino Town LCP shall be amended, if necessary, to preserve Town character, consistent with Policy GM-2, and to maintain conformity with the Coastal Act, **including the Coastal Act requirement to “protect special communities that, because of their unique characteristics, are popular visitor serving destination points for recreational uses.”**

GM-6 (a) Development within the Town boundaries **as** shown on the Mendocino Town Land Use Map (Figure 4.13-3) shall comply with the certified Mendocino Town Plan Policies, Mendocino Town Land Use Map, Mendocino Town Zoning Code, and Mendocino Zoning Map.

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(b) Work and activity, as defined in Mendocino Town Plan Section 2.85, shall harmonize with the Mendocino Historical Preservation District Ordinance and, as applicable, the Mendocino Historic Review Board Guidelines.

GM-7 All work or activity, as set forth in the Mendocino Historical Preservation District Ordinance (Mendocino Town Zoning Ordinance Sections 20.760.030, 20.760.035, and 20.760.045), that is located in Historical Zone A or Historical Zone B as shown on Figure 4.13-2, shall require Mendocino Historical Review Board review and approval to ensure that such work or activity is designed in scale, architecture, and materials to preserve the Town character, consistent with its special community designation, except as exempted pursuant to Section 20.760.040.

GM-8.1 ~~Prior to approval of a coastal development permit for any New~~ development in the Town, the applicant shall demonstrate that: (a) ~~be served either by adequate public services consistent with Public Resources Code Section 30254, or by private services determined to be adequate by the Mendocino City Community Services District and the Mendocino County Department of Environmental Health with regard to potable water and wastewater, as applicable, and adequate sewage capacity exists to accommodate the proposed~~ development; and (b) ~~an adequate on-site water supply exists during the dry season to accommodate the proposed development without adversely affecting the water supply for hydrologically contiguous wells. Demonstration of an adequate on-site water supply shall be made in accordance with the provisions of Mendocino Town Zoning Code Chapter 20.744.~~

~~GM-8.2b) Development shall~~ not have a significant direct or cumulative adverse effect on coastal resources, public coastal access, or coastal recreational use.

GM-9 Consistent with Public Resources Code Section 30253, new development in the Town shall meet all of the following requirements, while assuring protection of the Town's unique characteristics as a special community:

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- (a) Minimize risk to life and property in areas of high geologic, flood, or fire hazard;
- (b) Assure stability and structural integrity;
- (c) Neither create nor contribute significantly to erosion, geologic instability, or destruction of the development site or surrounding area;
- (d) Not require the construction of protective devices that would substantially alter natural landforms or movement of sand along coastal bluffs, sea cliffs, and beaches;
- (e) Be consistent with the requirements of the Mendocino County Air Quality Management District or the State Air Resources Board as to each particular development;
- (f) Minimize energy consumption and vehicle miles traveled, including, but not limited to, by inclusion of pedestrian and bicycle ways in any arterial street, road, highway, bridge, or causeway;
- (g) Require a coastal development permit ~~and building permit~~ for any excavation, placement, or fill of any earthen material, or any combination of earthen materials, ~~that in total is twenty-five (25) cubic yards or greater in volume.~~

GM-10 Consistent with Public Resources Code Section 30254, public works facilities shall be designed, ~~and limited, and operated~~ to accommodate ~~capacity demands~~ needs generated by development or uses that are permitted consistent with the Coastal Act and the certified Mendocino Town Plan, ~~including Public works facilities capacity may include~~ a reasonable margin of safety ~~to protect for fire protection for~~ the Town and to accommodate potential variations as a result of climate change or other natural or quasi-natural factors during the economic life of the public works facility.

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GM-11 ~~Where existing or planned public works facilities can accommodate only a limited amount of new development, (a) the services provided by such facilities shall preserve the balance between residential and visitor uses within the Town, (b)~~ consistent with Public Resources Code Section 30254, services to coastal dependent land uses, essential public services, basic industries vital to the economic health of the ~~Town,~~ region, state, or nation, public recreation, commercial recreation, ~~historic preservation within the area listed on the National Register for Historic Preservation as National Register Historic District Number 71000165,~~ and ~~(c)~~ visitor serving land uses shall not be precluded by other development.

GM-12 New visitor serving lodging units are allowable throughout the Commercial Land Use Classification. In addition to being allowable throughout the Commercial Land Use Classification, ~~t~~The certified Mendocino Town Plan Land Use Map (Figure 4.13-3) designates ~~each other sites that is approved for where~~ hotel and inn visitor serving ~~lodging~~ lodging units ~~are allowable with an asterisk (*) and each site that is approved for where~~ bed and breakfast ~~accommodations~~ lodging units are allowable with an asterisk-B (*B). The certified Town Zoning Map shall contain conformed designations.

GM-13. (a) Additions ~~of the exterior~~ of legally existing visitor ~~accommodations~~ serving lodging units on a site that is designated for such use on the Town Land Use Map and Town Zoning Map may be permitted, provided that (1) any addition of visitor serving lodging units (guest rooms or suites) does not exceed the total limit (cap) for hotel, inn, and bed and breakfast ~~accommodations~~ visitor serving lodging units established by listed in Appendix 2; (2) any addition of visitor serving lodging units does not exceed the allocated number of units for the designated site pursuant to Appendix 2 and the Visitor Serving Lodging Unit Allocation Implementation Procedure in Mendocino Town Plan Section 6.7 and Mendocino Town Zoning Code Section 20.684.030(H), and ~~(23)~~ such addition or expansion is ~~consistent in conformity with all applicable conservation and development standards of~~ the certified Mendocino Town Plan and certified Mendocino Town Zoning Ordinance.

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~~(b) Existing visitor accommodation units that (1) are listed in the [X] 2012 unit count on Mendocino Town Plan Appendix 2, and (2) are located on sites with visitor serving facilities designations on the [X] Mendocino Town Land Use Map by an asterisk (*) or asterisk-B (*B), but that were not included in the 1992 count, shall be authorized pursuant to the procedure established in Mendocino Town Plan Section 6.7 and Mendocino Town Zoning Code Section 20.684.030(H). Provided that issuance of a building permit or minor coastal development permit, as applicable, for authorization pursuant to Policy GM-13(b) shall require (1) written verification by the Mendocino City Community Services District and the Department of Environmental Health that the building in which any such unit is located is served by an adequate water supply to support all existing units and the additional unit or units, and (2) determination by the County that the building, including the additional unit or units, meets all applicable parking, structural, and other requirements of the most recently adopted County Building Code.~~

(b) Any visitor serving lodging unit that is operating without a valid coastal development permit where one is necessary must submit an application for a coastal development permit deemed complete by the Department of Planning and Building Services by December 31, 2017 and obtain a coastal development permit by June 30, 2018. If either a complete application is not submitted by December 31, 2017 or a coastal development permit is not obtained by June 30, 2018, any existing allocation for the visitor serving lodging unit shall be forfeited and shall become available for reallocation to another visitor serving facility pursuant to the Visitor Serving Lodging Unit Allocation Implementation Procedure in Mendocino Town Plan Section 6.7 and Mendocino Town Zoning Code Section 20.684.030(H).

GM-14 Existing Visitor Serving Facilities are allowable throughout the Commercial Land Use Classification and also as designated for ~~such use~~ visitor serving lodging units on the certified [X] Mendocino Town Plan Land Use Map with an asterisk or asterisk-B, ~~subject to Mendocino Town Zoning Code Chapter 20.684.~~ All new visitor serving facility development that is proposed to be located on one or more parcels not specifically designated for such use on the certified

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~~Mendocino Town Plan Land Use Map with an asterisk or asterisk-B, shall only be allowed in the Commercial and Mixed Use Districts, consistent with the requirements of those land uses and pursuant to an amendment to the certified Mendocino Town Local Coastal Program (Mendocino Town Plan, Mendocino Town Land Use Map, Mendocino Town Zoning Ordinance, and Mendocino Town Zoning Map, as applicable).~~

Action GM-14.1. (a) ~~Vacation Home Rentals and Single Unit Rentals are not Visitor Serving Facilities. Approval of any new [\] Vacation Home Rentals and [\] Single Unit Rentals shall be pursuant to GM-3(b) and (c), and Mendocino Town Zoning Code Chapter 20.748.~~

~~(b) Single Unit Rental Licenses are not transferable to another location, person, or entity, except that Single Unit Rental license rights shall attach to ownership of the property on which the licensed unit is located, subject to all other Town Plan policies and applicable license requirements. A new owner of property on which a licensed unit is located shall be eligible to continue to license and operate the unit without cessation of use or relegation to a waiting list, if, upon sale or transfer of the property on which the licensed unit is located, the new owner shall provide proof of ownership and compliance with other requirements of Chapter 6.04.080(a), to the satisfaction of the Department of Planning and Building Services, and the Treasurer-Tax Collector pursuant to Chapters 5.20 and 6.04 of the County Municipal Code. Single Unit Rental rights shall cease to attach to the unit at such point as the licensing is allowed to expire or is revoked.~~

~~(c) Vacation Home Rental licenses shall not be transferable to another location, person, or entity, except that the property owner may transfer the license to a spouse/domestic partner, child, parent, or, for estate planning purposes, to a trust in which the property owner serves as a trustee, which shall not be deemed a change in ownership for purposes of Section 6.04.070(g) of the County Municipal Code.~~

~~(d) Operation of Single Unit Rentals and Vacation Home Rentals is subject to the licensing requirements of Chapter 6.04 (Business License tax) of the Mendocino County Code. Prior to the issuance of any new license for a Single Unit Rental or Vacation Home Rental, the Applicant must~~

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first apply to the Department of Planning and Building Services for certification that the operation is authorized by any required coastal development permit and is in conformity with all planning and building standards, including, but not limited to, the location and number of such licenses authorizations allowed pursuant to the Mendocino Town LCP. The owner of a licensed Single Unit Rental or Vacation Home Rental is liable for regular payment of Transient Occupancy Tax pursuant to Chapter 5.20 (Uniform Transient Occupancy Tax) of the Mendocino County Code. The required business license must be renewed annually, pursuant to Mendocino County Code Chapter 6.04.

(e) The Department of Planning and Building Services shall maintain a status log of all licensed Single Unit Rentals and Vacation Home Rentals in the Town. If there are more applicants for Single Unit Rental and Vacation Home Rental licenses than the number allowed pursuant to the Town LCP, the Department of Planning and Building Services shall also maintain a waiting list from which future vacancies shall be filled. The Department of Planning and Building Services shall receive notification if a licensee fails to remit payment of Transient Occupancy Tax or fails to renew said license. At such point as the license expires without renewal, or is revoked for failure to pay the required tax, or in the case of a Vacation Home Rental, a change in the ownership of the licensed property to other than a party described in GM 14.1(c) occurs, application for that license shall become available to the waiting list in the order received.

GM-15 (a) The Mendocino Town Plan Update reduces the 23 Single Unit Rentals and 23 Vacation Home Rentals allowed by the 1992 Mendocino Town Plan to 20 Single Unit Rentals and 10 Vacation Home Rentals, and reallocates the reduced 16 units to either the Commercial Land Use Classification and Zoning District or existing visitor accommodations serving facilities located outside the Commercial Land Use Classification and Zoning District that are (1) listed in [\] Mendocino Town Plan Appendix 2 and (2) mapped as asterisks (*) or as asterisk-B (*B) on the [\] Mendocino Town Land Use Map and [\] Mendocino Town Zoning Map.

(b) The updated Mendocino Town Plan (1) reclassifies the existing thirteen (13) Art Center Student/Instructor Housing units as ~~“Affordable Housing,”~~ a housing use where priority is

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given for housing students, instructors, artist-in-residence, staff, and scholar art program members, although transient occupancy of the units by the general public may occur, and (2) reallocates the six additional visitor serving lodging units ~~allowed~~ allocated to the Art Center in 1992, but not constructed, to either the Commercial Land Use Classification and Zoning District or existing visitor accommodations serving lodging units located outside the Commercial Land Use Classification and Zoning District that are listed in Appendix 2 and mapped as asterisk (*) or as asterisk-B (*B) on the Mendocino Town Land Use Map and Mendocino Town Zoning Map.

~~(e) Visitor Serving Facilities mapped with asterisks (*) or with asterisks-B (*B) on the Mendocino Town Land Use and Zoning Maps that are operating below their allowed 1992 Mendocino Town Plan unit count shall be allowed to resume and maintain operation of these units without further regulatory review, provided they were constructed as of November 14, 1992 pursuant to the required entitlements.~~

~~(d) Unallocated Visitor Serving Facility units pursuant to Policies GM-15(a) and GM-15(b) Appendix 2 identifies an initial allocation of 215 of the 237 total visitor serving lodging units that may be allowed in the Town ~~sites designated for visitor serving lodging units by an asterisk (*) or asterisk-B (*B)~~. The remaining 22 visitor serving lodging units shall be made available by the Planning and Building Services Department for ~~prioritized~~ application, permitting, and use, including by newly proposed Visitor Serving facilities located in the Commercial District or by other existing Visitor Serving Facilities on sites located outside the Commercial District that are designated with an asterisk (*) or asterisk-B (*B) and that can accommodate them consistent with the conservation and development standards of the Mendocino Town LCP, pursuant to the Visitor Serving Facility Unit Allocation Implementation Procedure in Mendocino Town Plan Section 6.7 and certified Mendocino Town Zoning Code Section 20.684.030(H). As any allocated visitor serving lodging unit becomes abandoned, fails to timely obtain any necessary coastal development permit or other necessary approvals, or when any such permits or approval for an allocated unit has expired or been revoked, the Planning and~~

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Building Services Department shall reallocate the unit pursuant to Mendocino Town Plan Section 6,7 and Mendocino Town Zoning Code Section 20.684.030(H).

GM-16 Existing legal non-conforming uses and existing legal non-conforming lots which contribute to the Town's unique community character shall be allowed to continue, provided that (a) the Mendocino Town Zoning Code regulations for maintenance, alteration, and continuance of legal non-conforming uses, structures, and lots shall apply, and (b) all existing legal uses within the Town at the time of Coastal Commission certification of the Mendocino Town Local Coastal Program on November 14, 1996 shall be deemed consistent with the Mendocino Town Plan.

GM-17 ~~Implementation of the Mendocino Town Plan shall provide for a~~ The scale and combination of commercial development ~~that are~~ shall (a) be consistent with the Town's historical architectural character, (b) complement existing uses, and ~~can~~ (c) be supported by adequate public services or by adequate on-site private ~~services~~ utilities where no public services are provided.

GM-18 The following types of business establishments or activities, as defined in Town Plan Sections 2.32, 2.33, and 2.34, are prohibited within the Town of Mendocino:

(a) Formula Lodging.

(b) Formula Restaurants.

(c) Formula Retail, except for vehicle (fueling) stations, which are allowed, provided they are otherwise compatible with the Town's design character and the conservation and development standards of the certified Town LCP.

GM-19 Any Formula Restaurant, Retail, or Lodging establishment, as defined, that is substantially identical to fewer than ten (10) establishments, regardless of ownership or location, shall modify its design, if necessary, to fit within the scale, design, and character of the Town.

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GM-20 All drive-through facilities associated with commercial uses, where motorists can obtain services while their vehicles continue to operate, are prohibited in any zoning district, with the exception of vehicle fueling stations.

GM-21 (a) All structures in the Town shall be limited to a maximum height of 28 feet above natural grade, provided that ~~(a)~~ steeples, water towers, flagpoles, other appurtenances, the Highway 1 Big River Bridge, and the “Father Time and the Maiden” sculpture on the Mendocino Savings Bank Building (former Masons Hall) on Lansing Street may exceed that height, **and except as further specified in (c) below.** (b) all utilities shall be located underground or, in the case of telecommunications antennas, be co-located within existing structures, and (c) new development within Open Space Land Use Districts and Open Space Zoning Districts seaward of the first continuous public road ~~or street~~ shall be limited to a height of 18 feet to protect public scenic views.

GM-22 Lower-cost overnight visitor accommodations shall be protected, encouraged, and where feasible provided through, including, but not limited to, intergovernmental agency cooperation to sustainably implement nearby campground, cabin, and hostel facilities as proposed in the ~~adopted 1976 Mendocino Headlands State Park General Preservation and Recreation~~ Plan, consistent with the certified Mendocino Town LCP.

Action GM-22.1: The County of Mendocino should, in cooperation with the State Coastal Conservancy, the California Department of Parks and Recreation, the California Department of Transportation, the Regional and State Water Resources Control Boards, adjoining private property owners, and other interested persons, strive to restore, enhance, and protect the combined historic community character, public access functionality, and storm water management functions of the Main Street Corridor and adjacent Mendocino Headlands State Park. These efforts can serve to further the conservation and development standards of the Mendocino Town Local Coastal Program, provide for beneficial reuse of intercepted stormwater, sustainable recreational opportunities, protect the public safety, and safeguard natural, historical, and community resource areas against overuse.

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Action GM-22.2: The County of Mendocino supports the long-planned update of the Mendocino Headlands State Park Preservation and Recreation Plan (General Plan) by the California Department of Parks and Recreation to (a) conserve and, where feasible, restore and enhance the spectacular natural resources, passive day use, and specified active use of the Town's ocean, bay, and river shoreline, headlands, and beaches, (b) provide for a sustainable coastal trail system within the State Park that connects it to the California Coastal Trail to the north and south, consistent with public safety, coastal resource protection, and the protection of cultural sites, (c) cooperatively locate nearby hostel and campground facilities as proposed in the ~~adopted~~ 1976 Mendocino Headlands State Park Preservation and Recreation Plan.

Action GM-22.3. ~~H~~The County shall give high priority consideration ~~shall be given by the County~~ to cooperative public-private initiatives to implement coordinated funding support for operation, restoration, enhancement, and maintenance of Mendocino Headlands State Park, including, but not limited to, sustainable public, designated Mendocino Headlands State Park Pass, and expanded voluntary Mendocino Town guest funding techniques.

Action GM-22.4. No coastal development permit shall be required for ~~the following, routine maintenance, including repair or modification, of an existing permitted public park facility where the level, type of public use, or the size of one or more structures will not be altered;~~ provided, that ~~(a)~~ work, as defined in Section 2.85 within Historical Zone "A" or Historical Zone "B" shall require review and approval by the Mendocino Historical Review Board pursuant to Mendocino Town Zoning Code Chapter 20.760; ~~and (b) development within Mendocino Headlands State Park that is not determined to be categorically excluded or exempt from the coastal development permit requirement pursuant to Policy TPA-1 shall obtain a coastal development permit from the County Approving Authority, as applicable, or be approved pursuant to the procedure for a Public Works Plan provided in [X] Public Resources Code Section 30605.~~

- (1) Repair and maintenance activities which do not result in an addition to or enlargement or expansion of the object of such activities,

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- except as otherwise specified in Title 14, California Administrative Code Section 13252 and any amendments thereafter adopted;
- (2) Activities of public utilities as specified in the Repair, Maintenance and Utility Hookup Exclusion adopted by the Coastal Commission on September 5, 1978;
- (3) Improvements to single family residences except as otherwise specified in Title 14, California Administrative Code Section 13252 and any amendments thereafter;
- (4) Improvements to any structure other than single family residence or a public works facility, except as otherwise specified in Title 14, California Administrative Code Section 13253 and any amendments thereafter.
- (5) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform with Section 20.716.020, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk, of the destroyed structure by more than ten percent (10%) and shall be sited in the same location on the affected property as the destroyed structure.
- (6) Those specified developments categorically excluded from development by Categorical Exclusion Order Number E-96-1, subject to the terms and conditions of the Categorical Exclusion Order, including but not limited to ensuring that the development under this exclusion shall conform with all Town LCP policies.

Action GM-22.5. At such time as when the California Department of Parks and Recreation submits a new or an update of the Mendocino Headlands State Park Preservation and Recreation Plan, or any other public facilities plan, to the Coastal Commission pursuant to Public Resources Code Section 30605, the County requests the Department of Parks and Recreation and the Coastal Commission to engage in full consultation with the County at the earliest practicable time to assure that the public works plan or other public facilities plan is in conformity with the certified Mendocino Town Local Coastal Program. [CHANGE TO ADVISORY GOAL OR MEASURE.]

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Action GM-22.6. (a) Pedestrian access to and through Mendocino Headlands State Park, including, but not limited to bluff top paths and trails, ~~bluff face paths,~~ and the beach ~~to the Mean High Tide line~~ shall be without cost to the recreational public. (b) Vehicular access along (1) Heeser Drive between Lansing Street and Little Lake Street, and (2) Big River Road within the Mendocino Town boundaries shall remain without cost to the recreational public.

GM-23. Mendocino County shall cooperatively promote heritage tourism by highlighting the Town of Mendocino's cultural resources through support for programs emphasizing the recognition and/or use of cultural resources for the enjoyment, education, and recreational use of residents and visitors to the Town.

~~GM-24. (a) The reservation of specific sites for visitor serving facilities providing overnight accommodations shall not be preempted by conversion to other permanent uses, excepting except for residential uses and other principal permitted uses of the base Zoning District; provided that any such conversion shall require a Coastal Development Permit or building permit, as applicable. The visitor serving units previously allocated to the converted facility shall become available, as a result of such conversion, to be reallocated to existing Visitor Serving Facilities Facility sites that are mapped with an asterisk (*) or an asterisk-B (*B) on the Mendocino Town Land Use and Zoning Maps pursuant to the procedure provided in Section 6.7 and Mendocino Town Zoning Code Section 20.684.030(H).~~

~~(b) Visitor serving facilities, located on lots (parcels) in private ownership within the Town that are designated on Mendocino Town Land Use Map 4.13-3 with an asterisk (*) or an asterisk-B (*B), shall constitute a principal permitted use in the respective Town Land Use Classifications, Mendocino Visitor Serving Facility Combining District, and Mendocino Town Zoning Districts.~~

GM-25. (a) ~~Development that requires a location on, or adjacent to, the shoreline of the Town to be able to function at all Coastal-dependent developments~~ shall have priority over other development on or near the shoreline.

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(b) Except as provided in Policy CNS-3, coastal-dependent development shall not be sited in a wetland.

(c) Coastal-related developments ~~that supports coastal dependent development~~ should be accommodated within reasonable proximity to the coastal-dependent uses they support of it.

~~4.13.5 NONCONFORMING USES: A nonconforming use is a use of a structure or land which was lawfully established and maintained prior to the adoption of this amended plan, but which does not conform with the use for the land use category in which it is located.~~

GM-26 (a) ~~{A}~~ All existing legal uses shall be deemed consistent with the certified Mendocino Town Plan town plan.

(b) ~~{B}~~ A nonconforming use that is discontinued for a period of one (1) year, or is changed or replaced by a conforming use, shall be deemed abandoned and shall not be resumed, and subsequent use of the site shall be in conformance with all provisions of this plan.

(c) ~~{C}~~ A nonconforming use may be continued and structures used therefor ~~therefore~~ may be maintained, provided that:

(1) Structural alterations shall be limited to the interior of a building, with no change in the exterior dimensions of a building or portions thereof used for a nonconforming use, except as provided in Mendocino Town Zoning Code Section 20.716.

(2) Structural alterations shall be made only in compliance with applicable adopted Building Code ~~building code~~ requirements and, where applicable within Historical Zones A and B, with the requirements of the Mendocino Historical Review Board.

(3) ~~There shall be no~~ No expansion of a the nonconforming use shall be permitted.

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GM-27 ~~NONCONFORMING LOTS:~~ All legally created nonconforming lots shall be deemed potential building sites, subject to the same controls as lots 12,000 square feet or larger.

GM-28 ~~4.13-6~~ All persons operating Visitor Serving Facilities, Vacation Home Rentals, Single Unit Rentals, or Student-Instructor ~~Student/Instructor temporary~~ housing facilities occasionally used by the general public as overnight accommodations, as herein defined, are subject to the provisions of Chapter 5.20 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Chapter) of the Mendocino County Code.

GM-29 ~~4.13-7~~ Residential dwelling units in the Town ~~town~~ shall not be converted to any nonresidential use except in the Commercial "C" zone, ~~or~~ as provided pursuant to Section 6.7, or as provided in Mendocino Town Zoning Code Section 20.660.075(E) ~~for by the permitted ratio~~ referenced in ~~Policy 4.13-4(5).~~

~~**GM-30** Consistent with Public Resources Code Section 30200(b), the policies and mandatory actions of the Town Plan specifically resolve policy conflicts between provisions of the Coastal Act through Town Plan implementation. In the event of any remaining policy conflicts, the Town Plan shall be implemented, consistent with Public Resources Code Section 30007.5, to resolve them in a manner which on balance is the most protective of significant coastal resources.~~

GM-31 Consistent with Coastal Act Chapter 3, Article 7, any pipeline transportation of hydrocarbons shall be (a) consistent with all conservation, development, public access, and recreation standards of the Town Local Coastal Program, (b) limited to an underground location in the Highway 1 right-of-way, and (c) shall require an application for a coastal development conditional use permit.

GM-32 Approval of any division of land within ~~the urban boundary of~~ the Town, as shown on the Town Land Use Map, shall require (a) **demonstration prior to coastal development permit**

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approval that an adequate water supply exists to serve existing and newly created lots, such demonstration made in accordance with the provisions of Mendocino Town Zoning Code Chapter 20.744; (b) proof that the Mendocino City Community Services District (1) has issued a groundwater ~~well~~ extraction permit, or will issue a groundwater ~~well~~ extraction permit as a condition precedent to issuance of the coastal development permit for the land division, for each newly created lot ~~or parcel~~, and (2) has, or will as a condition precedent to issuance of the coastal development permit for the land division, provide wastewater service for each newly created lot ~~or parcel~~; (b) demonstration, by a qualified professional, that the division of land, including any hydromodification and any future construction and use of structures on each newly created lot, will not have any significant adverse effects, either individually or cumulatively, on coastal resources or coastal public access; and (c) demonstration that the division of land, including any hydromodification and any future construction and use of structures on each newly created lot ~~or parcel~~, ~~will be consistent~~ is in conformity with all ~~applicable conservation and development~~ standards of the certified Mendocino Town Local Coastal Program.

~~COASTAL ELEMENT POLICIES: MENDOCINO TOWN DESIGN GUIDELINES~~

4.3. Mendocino Town Design Guideline Policies

DG-1 All new development shall be designed to be compatible with the historical design character of the Town.

Action DG-1.1: ~~4.13-8~~ The Historical Preservation District for Town of Mendocino Zoning Ordinance, as amended, ~~is~~ shall be a part of the implementing ordinances of the Mendocino Town Plan ~~Local Coastal Program~~ (Mendocino Town Zoning Code Chapter 20.760), that govern within Historical Zones A and B, as shown in Figure 4.13-2.

Action DG-1.2: The ~~and the~~ Mendocino Historical Review Board shall continue to exercise its duties ~~those charges~~ as specified by the Historical Preservation District Ordinance, within Historical Zones A and B, as shown in Figure 4.13-2 ~~ordinance~~.

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Action DG-1.3: ~~4.13-9 (a)~~ The Mendocino Historic Review Board Design Guidelines (1987) Design review guidelines shall set criteria which will be utilized to ensure preservation, protection, enhancement, rehabilitation, reconstruction, restoration, and perpetuation of existing structures of historical significance in a manner consistent with the character of the Town.

~~(b)~~ Such criteria shall include, but are not be limited to, architectural design, size, height, dormers, windows, structures, appurtenances, proportion and placement of improvements on the parcel, and landscaping, including planting or removal of vegetation, must be reviewed in the application process.

~~(c)~~ The Mendocino Historic Review Board Design Guidelines shall be consistent with the [X] Historical Preservation District For Town of Mendocino Ordinance (1973, as amended) and the Mendocino Town Local Coastal Program.

~~4.13-10 No building permit shall be finalized or occupancy permit issued until all aspects and conditions of the permit approval have been met.~~

Action DG-1.4: New buildings, and rehabilitations, redevelopment, and renovations to of existing structures in the Mendocino and Headlands Historical Preservation District and throughout the Town shall (a) will be consistent with the historical community character of the Town, and (b) town and they shall not degrade the setting of buildings of landmark stature (as described in Town Plan Appendix 1, the Inventory of Historic Building, Appendix, Historic Structures).

~~4.13-10 No building permit shall be finalized or occupancy permit issued until all aspects and conditions of the permit approval have been met.~~

DG-2 Permitted development shall ~~not have a significant adverse effect on~~ be sited and designed to protect public scenic views to and along the ocean and public scenic coastal areas, including but not limited to views from resources from Highway 1 or from the public streets and public open space areas of the Town.

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Action DG-2.1: Permitted development shall be sited using clustering of structures, compatible vegetative screening, and, as applicable, exceptions to yard setbacks where feasible to maintain the character of the Town setting and to protect public scenic views.

Action DG-2.2: ~~4.13-11 Review of applications for all~~ New development applications shall include evidence demonstrating how the proposed development will ensure the protection consideration of ~~requiring dedicated scenic easements to protect views from Highway 1, as well as public views to~~ and along the sea, ~~and of~~ landmark structures, as described in the Inventory of Historic Structures (Appendix 1), and of scenic ~~public resources coastal areas~~ as seen from public vantage points including the public streets and open space areas of the Town and from along Highway 1.

Action DG-2.3: New development shall (a) protect the unique characteristics of the Town, which make it a popular visitor destination point for cultural and recreational uses, and (b) conform to any specifically designated public scenic and public view ~~areas requirements~~ as adopted in the Mendocino Town Plan herein or on the Mendocino Town Plan land use map. Provisions of open space and location of structures to retain public views shall be considered as part of all new development proposals that ~~have a potentially significant adverse effect on~~ may adversely affect such public views.

~~4.13-12 Any proposed private use of the Middle School site or changed public use that would remove existing permanent buildings or would intensify development of the site shall require amendment of the Town Plan.~~

DG-3 ~~4.13-13~~ In addition to any design review related to protection of the historical character of the Town ~~town~~, all development and redevelopment shall conform to ~~(a) the requirement of Section 30251 of the Coastal Act that (1) the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance, and (2) permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal~~

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areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas, and (b) any specifically designated scenic and view areas as adopted by the Board of Supervisors and certified by the Coastal Commission on the Mendocino Town Land Use Map map. Provisions of open space and siting of structures to retain public views shall be considered as part of all new development proposals that ~~have potentially significant~~ adversely effects on protected public views.

DG-4 ~~Permitted residential, commercial, public facility, and open space development shall require~~ predominantly native and drought-tolerant landscaping shall be required as part of any permitted development in designated residential, commercial, public facility, and open space areas, to reflect the relatively unstructured landscape character of the Town.

Action DG-4.1: The Mendocino Historic Review Board shall incorporate landscape guidelines in the Historic Review Board Design Guidelines that address native and drought-tolerant plant materials, hardscape design, and horticultural irrigation that utilizes, to the extent feasible, collected stormwater runoff or reclaimed water.

DG-5 Exterior lighting in permitted new development shall be required to (a) be compatible with the historical character of the Town, and (b) avoid light intrusion on adjoining properties, Mendocino Headlands State Park, and natural areas.

Action DG-5.1: The Historic Review Board Design Guidelines shall incorporate exterior lighting guidelines that address the location, shielding, materials, and light source in all permitted new development.

Action DG-5.2: Lighting design guidelines should encourage warmer incandescent-like lighting as more consistent with historical design rather than bright white halogen, fluorescent, or high-intensity discharge lighting.

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Action DG-5.3: The County should coordinate with the International Dark Sky Association to certify the Town as a “Dark Sky Community”. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

~~COASTAL ELEMENT POLICIES: MENDOCINO TOWN CIRCULATION AND PARKING~~

4.4. Circulation and Parking

CP-1 The County shall provide for traffic, bicycle, and pedestrian safety within the Town, consistent with historic preservation. ~~Consistent with Policy 4.13-14 (November 5, 1985) of the Mendocino Town Plan, a Traffic Circulation/Parking Study has been done by RKH, Parsons Associates and William Zion, consultants, dated March 8, 1988, for the central core of the Town of Mendocino. The plan proposes to be implemented in phases. The Board of Supervisors have accepted the study/plan but have not yet funded implementation.~~ **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

Action CP-1.1: ~~4.13-14~~ The County ~~technical staff~~ shall analyze the need for, and install where warranted and consistent with the Capital Improvement Program, investigate the installation of additional traffic control measures, including but not limited to signage, speed controls, marked cross-walks, and new sidewalks or paths to enhance the walking environment of the Town. ~~be directed to review the submittal by the appointed Mendocino Citizens Advisory Committee outlining the eleven (11) priorities for safety improvements (dated October 17, 1989) and implement improvements at the earliest possible funding date(s).~~ **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

~~4.13-15~~ Installation of a traffic signal at the intersection of Highway 1 and Little Lake Road (1989) should alleviate safety problems at that intersection.

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~~The California Department of Transportation should continue to monitor traffic safety at the intersection of Highway 1 and Main Street and make improvements as necessary for optimal safety.~~

Action CP-1.2: ~~4.13-16 The County shall implement a requirement for off-street parking on all new~~ (a) Permitted development shall provide off-street parking and use permit applicants consistent with requirements of the applicable zoning district, or demonstrate compliance with an alternative provision of parking that meets the applicable standards over the economic life of the development.

(b) Permitted development may meet the parking requirements through project design, recorded off-site parking agreements with third parties, or participation in an in-lieu fee parking program.

(c) Where no off-street parking is feasible in otherwise permitted development, then the County the development applicant shall pay an ~~require~~ in-lieu fee to the County, or to an entity acceptable to the County, provided that fees, such fees to be placed in an encumbered account to shall be used solely in the Town of Mendocino for street and public parking improvements within existing public street rights-of-way or on other publicly owned land.

(d) On-site parking ingress and egress shall not have a significant adverse impact on the historical character of the Town, including, but not limited to, through elimination of on-street parking spaces.

Action CP-1.3: Off-street parking shall be designed to minimize its visibility from public areas, either by locating parking behind buildings or by providing adequate landscape screening. Where such measures are infeasible, or would conflict with public view protection requirements of the Town Plan, other feasible screening shall be required.

Action CP-1.4: Bicycle parking shall be incorporated in (a) ~~the any~~ Main Street restoration and enhancement project, (b) any Mendocino Headlands State Park facilities planning and the Mendocino Headlands State Park Preservation and Recreation Plan, and (c) all new commercial development with 1,000 square feet or more of floor area.

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Action CP-1.5: All new parking areas shall minimize impermeable surfacing and soil compaction, and shall use permeable ADA-compliant paving material wherever feasible.

CP-2 The County, in recognition that existing unstructured parking is part of the Town's historical character, shall, in cooperation with other agencies increase parking availability and efficiency, while at the same time enhancing pedestrian and traffic safety. [CHANGE TO ADVISORY GOAL OR MEASURE.]

Action CP-2.1: (a) Where street width is sufficient (as on parts of Ukiah, Little Lake, or Main Streets), the County, or its designee, shall establish diagonal parking, as part of its 5-Year Capital Improvement Plan, to increase available on-street parking. (b) The County may use in-lieu parking fees to help fund establishment, operation, and maintenance of such diagonal parking on public rights-of-way in the Town. [CHANGE TO ADVISORY GOAL OR MEASURE.]

Action CP-2.2: The County shall identify and secure available funding to maintain existing parking areas and street rights-of-way in the Town. Maintenance shall include, but not be limited to, new pavement or repavement with semi-pervious pavers that comply with the requirements of the Americans with Disabilities Act, as amended, delineation of parking spaces, provision of wheel stops to protect existing walking paths, and associated sustainable storm water management. [CHANGE TO ADVISORY GOAL OR MEASURE.]

Action CP-2.3: The County shall coordinate with (1) the Mendocino Unified School District to accommodate, as feasible, overflow parking demand on School District property, and (2) the California Department of Parks and Recreation to accommodate, as feasible, overflow parking on Mendocino Headlands State Park adjacent to Main Street, Heeser Street, and Heeser Drive west of its intersection with Heeser Street; provided, that such additional parking shall utilize semi-pervious pavers or similar materials that comply with the requirements of the Americans with Disabilities Act, as amended. [CHANGE TO ADVISORY GOAL OR MEASURE.]

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Action CP-2.4: (a) The existing (as of 2015) supply of on-street parking spaces on each block in the Town shall be maintained by limiting, as feasible, the number and width of access points to private off-street parking and by discouraging exclusive use of on-street parking spaces by adjoining private property owners. (b) As part of the implementation of the Public Access Component in the Main Street, Ukiah Street, and Little Lake Street rights-of-way, the County shall consider placing restrictions on parking by commercial trucks with a weight in excess of two (2) tons, beyond the reasonable time required for loading and unloading in the performance of a service to or on the block in which the vehicle is engaged. [CHANGE TO ADVISORY GOAL OR MEASURE.]

~~4.13-17 The County shall make every effort to develop a plan for optimal circulation and parking of heavy weight tourist vehicles (large recreational vehicles, tour busses, pickup campers, etc.) on designated County or State lands.~~

~~4.13-18 Consistent with the Town designation as a Special Community with historic significance, and recognizing that historically Main Street, east to Highway 1, was "Main" Street in the early years of this century, the Board of Supervisors shall direct that Main Street be so designated and the incorrect Lansing Street naming shall be abandoned.~~

~~4.13-19 Consistent with the Town designation as a Special Community, and with the reality of the continued use of the old three and four digit street numbers, the County Board of Supervisors shall restore the old numbering system and abandon the County's five digit numbering system, with the restoration of the three and four digit numbers being based on the street the structures face, within the Town boundaries.~~

~~COASTAL ELEMENT POLICIES: AFFORDABLE HOUSING~~

~~4.5. Affordable Housing (Government Code Section 65852.2)~~

~~AI-1 The Town Plan, for purposes of Government Code requirements, incorporates the Mendocino County Housing Element, as it may be amended from time to time, by reference.~~

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AH-2 The County shall retain and create housing units in the Town that are, or may be, available for persons and families of low-moderate income, including, but not limited to, by (a) utilizing available state or federal grant funds, (b) prohibiting conversion of residential housing to non-residential use except (1) as provided in the Commercial Land Use Classifications and Zoning Districts, and (2) as provided in Section 6.7, (c) allowing second residential dwelling units, not to exceed 900 square feet, on lots ~~(parcels)~~ in Residential Land Use Classifications and Residential Zoning Districts consistent with the ~~conservation and development standards of the~~ Mendocino Town Local Coastal Program, and (d) encouraging the provision of affordable housing in new development in the Mixed Use and Commercial Land Use Designations and Zoning Districts.

Action AH-2.1: ~~4.13-20~~ Consistent with the Affordable Housing criteria cited on Page 7 of this plan, Growth Management Action GM-29, the residential dwelling units in the town stock of the Town shall ~~not be converted to any~~ maintained by prohibiting residential units from being converted to non-residential use except (a) as provided for by the permitted ratio referenced in Policy 4.13-4(5) in the Commercial “C” zone or Land Use Classification and Zoning District, and (b) as provided for by the permitted ratio referenced in Policy 4.13-1(5) in Section 6.7.

Action AH 2-2: A deed restriction shall be recorded on lots ~~(parcels)~~ with approved second residential dwelling units to ensure their continued use for non-transient residential habitation.

~~Action AH-2-3: The Mendocino Town Zoning Code shall recognize that the Mendocino Art Center’s existing Student Instructor residences constitute a form of affordable housing associated with the Art Center use type, making it accessible to artists in residence on a long-term basis, and to students, instructors, and other participants who might otherwise be unable to find adequate affordable housing during their course work.~~

AH-3 Second residential dwelling units shall be encouraged within the Town Residential Land Use Districts as a means to provide additional affordable long-term housing opportunities within the Town.

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Action AH-3.1: The Mendocino Town Zoning Code shall provide opportunities for second residential units on lots ~~(parcels)~~ in all single-family and multifamily residential districts **that have been designated to accommodate a second residential unit**, provided that each second unit shall be consistent with ~~the conservation, historic preservation, development, and public access standards of~~ the Mendocino Town **Local Coastal Plan and, where development is proposed between the First Public Road and the sea, the public access and recreation policies of Chapter 3 of the Coastal Act, Plan and Mendocino Town Zoning Code.**

AH-4 4.13-21 Second residential units shall be ~~are allowable in the R+ Zoning District on parcels larger than 9,000 square feet; and in the RR-2 Zoning District on parcels larger than 40,000 square feet, subject to the following criteria and standards. Second dwelling units are intended to provide long term housing. Deed restrictions, as part of the permit process, shall ensure maintenance of the housing inventory and consistency with the balance cited in Policy 4.13-1. sited and designed to integrate them in a manner that integrates with the historical character of the Town, minimize and ~~minimizes~~ potential negative neighborhood impacts, and conform to the ~~conservation, historical preservation, development, and public access~~ standards of the certified Town Plan.~~

Action AH-4.1: The ~~Mendocino Town Zoning Code shall provide that the~~ following second residential unit development standards **apply and shall be demonstrated prior to approval of a coastal development permit**: 4.13-21 ~~Second residential dwelling units are allowable in the R+ Zoning District on parcels larger than 9,000 square feet; and, in the RR-2 Zoning District on parcels larger than 40,000 square feet, subject to the following criteria and standards. Second dwelling units are intended to provide long term housing. Deed restrictions, as a part of the permit process, shall ensure maintenance of the housing inventory and consistency with the balance cited in Policy 4.13-1.~~

- (1) The lot (parcel) contains an existing single family dwelling unit.
- (2) The second residential dwelling unit does not exceed 900 square feet.

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~~(3)~~ An adequate on-site water supply system as approved by the County Division of Environmental Health and the Mendocino City Community Services District is available exists to serve the second dwelling unit.

~~(4)~~ Mendocino City Community Services District (a) has issued a groundwater extraction permit to serve the second dwelling unit, and (b) has, or will provide wastewater service to serve the second dwelling unit;

~~(4)~~ (5) The second dwelling unit shall conform to height, setback, lot coverage, architectural review, site plan review, off street parking, and other Mendocino Town Local Coastal Program zoning district requirements applicable to the zoning district in which the second dwelling unit is located.

~~(5)~~ (6) Second dwelling units are intended for long term occupancy, by family members or tenants, and are not intended for sale separately from the primary housing unit on the lot (parcel).

~~(6)~~ A second dwelling unit shall not have a negative impact on the designated land use and second dwelling units shall not be permitted if identified impacts are contrary to the goals and policies of this plan.

~~(6)~~ (7) Second dwelling units shall not be permitted in Planned Unit Development Combining Districts.

~~COASTAL ELEMENT POLICIES: WATER~~

4.6. Sustainability Policies

Water Conservation/Storm-Water Management

S-1: Development shall protect and, where feasible, restore the quality of coastal waters consistent with Coastal Act policies, in particular Sections 30230 and 30231. Coastal waters include the ocean, rivers, streams, wetlands, estuaries, lakes, and groundwater.

§ 30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

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§ 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Action S-1.1: A post-development stormwater management plan shall be submitted to the County by applicants for all development or redevelopment projects that (a) have the potential for adverse impacts to coastal waters from nonpoint source pollution and/or changes in runoff flows resulting from the development, and (b) require a Coastal Development Permit. The plan shall describe the stormwater management strategies for site design, pollutant source control, and other measures the development will implement to protect coastal waters after the development is completed. The level of detail provided to address the plan's requirements shall be commensurate with the type and scale of the project, and the potential for adverse water quality or hydrologic impacts to coastal waters. If the development entails activities or changes in land use other than construction, including subdivision or re-division of land, the scope of the plan may be reduced accordingly.

Action ~~S-2.1-1.2:~~ ~~Stormwater management and~~ A construction-phase pollution prevention/erosion control plans shall be submitted by development or redevelopment project applicants to the County for all development that (a) proposes ~~new~~ construction, that has the potential for adverse impacts to coastal waters from nonpoint source pollution and/or changes in runoff flows during construction recovering (paving, resurfacing), or any other change in surfacing (such as re-roofing) that is 2,500 square feet in size or larger, and (b) requires a Coastal Development Permit, ~~building permit, or grading permit, provided that if a~~

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~~stormwater management system that serves more than one lot has been approved, the applicant may provide proof of participation in it to satisfy the stormwater requirements of the Town Local Coastal Program.~~ The plan shall describe the temporary BMPs the development will implement to minimize erosion and sedimentation during construction, and to minimize pollution of runoff and coastal waters by construction chemicals and materials. The level of detail provided to address the plan's requirements shall be commensurate with the type and scale of the development, and the potential for adverse water quality impacts to coastal waters. For the purposes of Section 4.6., Sustainability Policies, construction includes clearing, grading, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure; and creation or replacement of impervious surfaces.

~~S-42~~ The water supply in the Town of Mendocino shall be managed and augmented in a sustainable manner to (a) support the special community, (b) optimize available water supplies for all human and natural system uses through concerted groundwater replenishment, and (c) strictly avoid the waste of potable water in uses that do not require it, by utilization of reclaimed water or ~~conserved-retained~~ stormwater runoff, where feasible.

~~Action S-41-2.1: 4-13-22~~ All coastal development permit applications shall ~~submit~~ contingent upon ~~proof~~ include evidence demonstrating (a) ~~of that~~ an adequate on-site water supply exists that will accommodate the proposed development during throughout the year, including the dry summer months-season; and (b) that the proposed well-production extraction of groundwater to serve the development will neither(1) deplete the ground water table of contiguous or surrounding uses, ~~norand~~ (2) have a significant direct or cumulative adverse effect on coastal resources. Demonstration of an adequate on-site water supply shall be made in accordance with the provisions of Mendocino Town Zoning Code Chapter 20.744. Adequate on-site water shall be demonstrated prior to approval of the coastal development permit. The findings of the Coastal Ground Water Study of June 1982 shall be incorporated in the Mendocino Town Plan.

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Action S-~~4.2~~-2.2: All new and existing development shall, in addition, (a) comply with all applicable adopted ~~AV~~ Mendocino City Community Services District water conservation regulations and standards, and (b) incorporate all water conservation measures required by the ~~AV~~ State of California.

Action S-~~4.3~~-2.3: All new and existing development shall also comply with all applicable regulations and standards of the County Environmental Health Department for potable water production by wells.

Action S-~~6.4~~-2.4: Gray water systems shall be designed, installed, operated, and maintained in full compliance with all applicable health and safety regulations of the County Department of Environmental Health, and all other applicable standards.

Action S-~~4.4~~-2.5: Permitted horticultural landscaping shall be drought-tolerant, and, when irrigation is required, shall **minimize the use of potable water, as feasible, and use** ~~utilize~~, to the maximum extent feasible, **(a) efficient watering techniques (such as drip irrigation), (ab)** retained storm-water ~~from (1) the site of the development, or (2) a storm water beneficial reuse project that includes more than one lot (parcel),~~ and ~~(bc) on~~ reclaimed water that is available from the Mendocino City Community Services District.

~~Action S-6.3:~~ Existing and proposed horticultural landscape irrigation in the Town shall avoid or minimize the use of potable water, as feasible, and use (a) efficient watering techniques (such as drip irrigation), (b) retained rain storm water runoff, and/or (c) reclaimed water provided by MCCSD.

Action S-~~4.5~~-2.6: The County Board of Supervisors should consider an amendment to the County Building Code that requires, as additional water conservation measures, (a) installation of flash hot water heaters to serve all hot water faucets and outlets in (1) new development, and (2) at the point of sale of any structure that contains one or more hot water faucets or outlets, and (b) utilization of dual plumbing in new commercial and residential development that utilizes reclaimed water for non-potable purposes. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

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Action ~~S-1.6-2.7~~: The Mendocino City Community Services District should (1) continue its extensive groundwater monitoring program of the aquifer that underlies the Town, (2) investigate the feasibility of a State-funded pilot project to retrofit existing commercial development, and residential development where owners elect to participate, with dual plumbing that utilizes reclaimed water for non-potable purposes, (3) investigate the feasibility of additional groundwater recharge of the Town aquifer with reclaimed water through dry wells, (4) provide access to reclaimed water at a convenient location in Town for public and private non-potable water uses, and (5) annually report to the Board of Supervisors about the implementation status of this Action. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

~~S-23~~ (a) Permitted development shall, to the maximum extent **appropriate and** feasible, ~~preserve, infiltrate, treat, and retain~~ **maintain or enhance on-site infiltration of** storm-water, to **reduce runoff, remove pollutants, and recharge groundwater.** ~~(1) maintain natural drainage on the site, (2) incorporate reclaimed water provided by the Mendocino City Community Services District and/or conserved retained storm water runoff in a dual plumbing system for non-potable uses, and (3) strictly avoid water waste.~~

(b) ~~Conservation~~**Retention** and reuse of intercepted, retained, **and** filtered, or otherwise treated storm-water, including to recharge the aquifer, shall be implemented (1) on the site of the development, or (2) in combination with other parcel owners, non-profit organizations, or public agencies, if an on-site location is infeasible or if an approved storm-water management system that serves more than one lot (parcel) is available.

S-4: Permitted development shall minimize water quality impacts during construction by minimizing erosion and non-stormwater runoff, minimizing the discharge of sediment and other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction.

S-5 Permitted development shall address runoff management early in site design planning and alternatives analysis, integrating existing site characteristics that affect runoff (such as topography,

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drainage patterns, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in the design of strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants.

Action S-~~6-2~~-5.1: Permitted development shall (a) **be sited and designed to preserve or enhance native and non-invasive vegetation to achieve water quality benefits such as transpiration, interception of rainfall, pollutant uptake, shading of waterways to maintain water temperature, and erosion control,** (b) utilize drought-tolerant native vegetation in all landscaping, and (bc) effectively remove any invasive non-native vegetation from the lot (parcel).

S-3 part (2) Action S-5.2: Permitted development shall **be sited and designed to avoid disturbance of, and where feasible restore,** natural drainage features and associated ~~riparian~~ **vegetation, such as stream corridors, drainage swales, topographical depressions, groundwater recharge areas, floodplains, and wetlands,** ~~and native vegetation.~~

S-36 Permitted development shall **be sited and designed to (1) minimize land disturbance, clearing, and grading to avoid, or to the maximum extent feasible reduce, erosion and sediment loss, (2) avoid disturbance of natural drainage features and associated riparian vegetation, wetlands, and native vegetation, and (3) reduce minimize post-development changes in the stormwater runoff flow regime (i.e., the volume, flow rate, timing, and duration) of storm water discharged from the perimeter of the proposed development envelope site. during the County design storm event for the Town in comparison to pre-project runoff conditions.**

Action S-6.1: Permitted development ~~that creates or replaces five hundred (500) square feet or more of impervious area on a lot (parcel)~~ shall implement either (a) site design measures to ~~feasibly~~ **reduce storm=water runoff from the lot (parcel) and increase groundwater recharge in comparison to pre-development storm=water runoff conditions, to the extent feasible,** or (b) participate in a storm=water runoff control program that ~~includes~~ **serves** more than one lot (parcel).

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~~Action S-3.1:~~ S-7 A Low Impact Development (LID) ~~design approach to~~ storm-water management shall be used in all new development and redevelopment, **where appropriate and feasible.**

~~S-6 Action S-7.1:~~ Landscape-based storm-water management and water conservation techniques, including, but not limited to, rain gardens, ~~bio-retention basins~~, dry wells, or vegetative swales, shall be utilized, where **appropriate and feasible, to infiltrate runoff and** facilitate aquifer recharge.

~~S-48~~ Impervious surfaces shall be ~~limited~~ **minimized** in new development and redevelopment, to the extent feasible, including, but not limited to, through **(1) minimized minimizing connected the installation of new impervious surfaces, especially** impervious areas **directly connected to the storm drain system,** and **(2) where feasible, increasing the area of pervious or semi-pervious surfaces in redevelopment.**

~~Action S-4.1-8.1:~~ **Installations of new pavement shall, and otherwise where appropriate and feasible, use pervious or semi-pervious paving materials—a permeable pavement system (e.g., interlocking concrete pavers, porous asphalt, permeable concrete, or reinforced grass or gravel) or natural pervious materials, consistent with requirements of the Americans with Disabilities Act, as amended. Permeable pavements shall be designed so that runoff infiltrates into a subsurface recharge bed and the underlying soil, if feasible, to reduce runoff, filter out pollutants, and enhance groundwater recharge.**

~~S-59~~ Rain water harvesting **for later on-site non-potable use,** as provided in Mendocino Town Zoning Code Chapter 20.717, shall be required in permitted development with more than five hundred (500) square feet of total impervious surface, for both storm-water management and water conservation.

~~Action S-5.1-9.1:~~ New water storage tanks shall be: ~~located~~ **(a) located** behind or within existing buildings, wherever feasible, ~~(b) or~~ **underground,** ~~(c) be~~ **clad in unpainted wooden materials, and**

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~~(d) be exempt from Mendocino Historical Review Board review pursuant to the Mendocino Historical District Preservation Ordinance. Any other proposed water tanks shall be reviewed pursuant to an application for a Coastal Development Major Use Permit. A coastal development permit shall be obtained for any development not exempt pursuant to Section 30610 of the Coastal Act.~~

Action S-5.2-9.2: Water storage tanks shall not count against lot coverage; provided that where lot coverage on a lot (parcel) exceeds 50%, new above-ground water storage tanks in the Mendocino Historic Preservation District shall require Mendocino Historical Review Board review and approval in addition to any required coastal development permit.

~~S-6 Landscape-based storm water management and water conservation techniques, including, but not limited to rain gardens (bio retention), dry wells, or vegetative swales, shall be utilized, where feasible, to facilitate aquifer recharge.~~

~~Action S-6.1: Permitted development that creates or replaces five hundred (500) square feet or more of impervious area on a lot (parcel) shall implement either (a) site design measures to feasibly reduce storm water runoff from the lot (parcel) and increase groundwater recharge in comparison to pre-development storm water runoff conditions, or (b) participate in a storm water runoff control program that includes more than one lot (parcel).~~

~~Action S-6.2: Permitted development shall (a) utilize drought tolerant native vegetation in all landscaping, and (b) effectively remove any invasive non native vegetation from the lot (parcel).~~

~~Action S-6.3: Existing and proposed horticultural landscape irrigation in the Town shall avoid or minimize the use of potable water, as feasible, and use (a) efficient watering techniques (such as drip irrigation), (b) retained rain storm water runoff, and/or (c) reclaimed water provided by MCGSD.~~

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~~Action S-6.4: Gray water systems shall be designed, installed, operated, and maintained in full compliance with all applicable health and safety regulations of the County Department of Environmental Health, and all other applicable standards.~~

S-10 Permitted development shall be sited, designed, and managed to minimize the transport of pollutants in runoff from the development into coastal waters.

Action S-10.1: Permitted development shall use Source Control BMPs, which can be structural features or operational actions, to minimize the transport of pollutants in runoff from the development.

S-11 In areas in or adjacent to an Environmentally Sensitive Habitat Area (ESHA), permitted development shall be sited and designed to protect the ESHA from any significant disruption of habitat values resulting from the discharge of stormwater or dry weather runoff flows.

S-12 Permitted development shall avoid construction of new stormwater outfalls, and direct stormwater to existing facilities with appropriate treatment, where feasible. Where new stormwater outfalls cannot be avoided, outfalls shall be sited and designed to minimize adverse impacts to coastal resources from outfall discharges.

S-13 Permitted development shall implement appropriate protocols to manage BMPs (including installation and removal, ongoing operation, inspection, maintenance, and staff training), to protect coastal water resources for the life of the development.

S-14 Developments of Water Quality Concern are certain categories of development, identified in the Zoning Code, that have a greater potential for adverse impacts to water quality and hydrology due to the extent of impervious surface area, type of land use, and/or proximity to coastal waters. Applicants for a Coastal Development Permit for a

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Development of Water Quality Concern shall be required to comply with the following additional requirements:

- a) Conduct a polluted runoff and hydrologic site characterization by a qualified licensed professional, early in the development planning and design stage, and document the expected effectiveness of the proposed BMPs.
- b) Size Low Impact Development (LID), Runoff Control, and Treatment Control BMPs to infiltrate, retain, or treat, at a minimum, the runoff produced by the 85th percentile 24-hour storm event for volume-based BMPs, or two times the 85th percentile 1-hour storm event for flow-based BMPs.
- c) Use an LID approach that gives priority to preventive Site Design strategies to minimize post-development changes in the site's stormwater flow regime, supplemented by structural BMPs to retain on-site (by means of infiltration, evapotranspiration, or harvesting for later on-site use), at a minimum, the runoff produced by the 85th percentile 24-hour design storm, to the extent appropriate and feasible.
- d) Conduct an alternatives analysis to demonstrate that there are no appropriate and feasible alternative project designs that would substantially improve runoff retention, if a proposed development will not retain on-site the runoff produced by the 85th percentile 24-hour design storm using an LID approach.
- e) Use a Treatment Control BMP (or suite of BMPs) to remove pollutants of concern from any portion of the runoff produced by the 85th percentile 24-hour design storm that will not be retained on-site, or if additional pollutant removal is necessary to protect coastal waters.
- f) If a proposed development will add a net total of more than 15,000 ft² of impervious surface area, and any portion of the runoff produced by the 85th percentile 24-hour design

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storm will not be retained on-site, use a structural Runoff Control BMP to minimize adverse post-development changes in the runoff flow regime.

Renewable Energy/Green House Gas Emission Reduction

S-7 To reduce energy consumption and greenhouse gas emissions, the County of Mendocino should promote the use of building materials in new development in the town that consist of 50% locally produced and/or recycled building materials, (b) require that new development and redevelopment in the Town meet all applicable State of California energy conservation standards, and (c) collaborate with stakeholders in the Town to install, operate, and maintain electric automobile charging stations.

Action S-7.1: The County should consider amending the Building Code to require that new development, redevelopment, and restoration (a) as feasible, utilize local building products and/or recycled building materials, and (b) meet or exceed all applicable State of California energy conservation standards.

Action S-7.2: The Mendocino Historical Review Board should (a) collaborate with other California historical districts, the California Energy Commission, designers and manufacturers of building integrated photovoltaic solar systems, and development applicants to identify and implement a suite of feasible, aesthetically and structurally compatible, alternative energy systems in historic buildings and structures.

Action S-7.3: The County shall partner with vendors to create, maintain, post on the Planning and Building Services Department website, and otherwise distribute a list of local vendors that produce or offer for sale recycled building materials.

COASTAL ELEMENT POLICIES: PUBLIC FACILITIES

4.7. Public Facilities

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~~4.13-23 Previous Policy 4.13-17(1) (November 5, 1985) requested that the centrally located vacant parcel known then as the "Heider Lot" now known as "Heider Field", be acquired by a public agency or nonprofit agency. This acquisition has been accomplished (1987) through special legislation that allowed a trade of parcels between State Parks and Recreation and the Mendocino Presbyterian Church. A rezoning of the Heider Field to Open Space and a rezoning of the exchange parcel south of the Presbyterian Church have been effected, subject to the following criteria:~~

PF-1 Significant public open spaces provided in the Town by Mendocino Headlands State Park, Heider Field, Memorial Triangle, Friendship Park and Little League Field, and the area within Grindle Park not required for critical Mendocino Fire Protection District/Mendocino Volunteer Fire Department facilities, and ~~key~~ significant public views and public vistas shall be preserved as part of the Town's unique character.

Action PF-1.1: ~~{1}~~ Construction of any structure upon that portion of Assessor's Parcel Number 119-250-24, conveyed by State Parks to the Mendocino Presbyterian Church, shall be compatible with the character and use of Mendocino Headlands State Park in consultation with the State Historic Preservation Officer. Any improvements made, including landscape screening, shall not obscure visibility of any portion of the Church sanctuary from State Highway One or Brewery Gulch Drive. Any improvements made shall also be in conformance with all local ordinances pertaining to the Historic District.

Action PF-1.2: ~~{2}~~ Public pedestrian access via the end of Church Street, shall be provided at all times to the Mendocino Headlands State Park and the mouth of Big River on that part of Assessor's Parcel Number 119-250- 24, conveyed by State Parks and Recreation to the Mendocino Presbyterian Church and designated PF by Mendocino Coastal Plan Amendment 2-87. An alternative access way will be identified at the time of development and should that development include a parking area, vehicular access and parking by the public shall be granted upon the property, except during regular church services and after dusk.

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Action PF-1.3: ~~New public facilities and all other development on the Mendocino City Community Services District parcel between Palette Drive and Highway 1, and on the Grindle Park parcel for which the Mendocino Fire District is the trustee, shall avoid or mitigate all potentially significant effects on coastal resources to below a level of significance, including, as applicable, through (a1) on-site screening with a native vegetation buffer in relation to Highway 1 and any adjacent County road, (b2) avoidance or full mitigation of any unavoidable potentially significant effect from development on the environment, including, but not limited to, coastal resources, and (c3) utilization of exterior finishes in any structure that conform to and protect the historical Town character.~~

Action PF-1.4: ~~The Mendocino Town Plan Land Use Map (Figure 4.13-3) shall designate (a) Mendocino Headlands State Park and other publicly owned open space, exclusive of the areas referenced in Action PF-1.3, in the Town as within the “Open Space” Land Use Classification, (b) the Highway 1 right-of-way as a part of the “Public Facilities” Land Use Classification, and (c) public streets, roads, and alleys in the Town as within their respective adjacent Land Use Classification.~~

PF-2. ~~The County encourages and supports arts education offerings in the Town and its schools, including through the performance or display of art, and the presence of artists, from many diverse cultures. [CHANGE TO ADVISORY GOAL OR MEASURE.]~~

~~Action PF-2.1: The Mendocino Town Zoning Code shall be amended to classify the Mendocino Art Center as an Art Center within the Civic Use Type Classification of the Public Facility Zoning District.~~

~~Action PF-2.2: Mendocino Town Zoning Code Chapter 20.668 shall be amended to list “Art Center” as an additional conditional use within the Public Facilities Zoning District.~~

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PF-3. The State of California has acquired the former lumber company parcel within the Town that fronts on Big River, east of the Highway 1 bridge, as an addition to Mendocino Headlands State Park for open space, public recreation, and resource conservation.

Action PF-3.1: The Mendocino Town Local Coastal Program redesignates and rezones, for Coastal Act purposes, the parcels identified as Mendocino County Assessor's Parcel Numbers 119-280-10, 119-280-11, 119-290-04, and 119-440-11, owned by the State of California, from the Forest Lands land use and zoning classification to the Open Space land use and zoning classification.

PF-4. The Mendocino City Community Services District, which provides critical community-wide public service benefits, has acquired the parcel at 10705 Palette Drive, identified as Assessor's Parcel Number 119-140-31 by eminent domain for future development and use with ancillary facilities that support the Community Services District's public agency mission, and thereby extinguished a prior easement recorded against the property.

Action PF-4.1: In recognition of the public agency acquisition and extinguished easement, Town Local Coastal Program designates and zones, for Coastal Act purposes, the 1.8 acre parcel identified as Mendocino County Assessor's Parcel Number 119-140-31, owned by the Mendocino City Community Services District, from the Open Space land use district and zoning district classification to the Public Facility land use district and zoning district classification; provided that ~~the easterly 20 feet of this parcel that adjoin the Highway 1 right-of-way shall be set aside by the Community Services District for~~ (a) new development shall be sited and designed to minimize the number of structures and shall cluster all new development with existing structures rather than siting development within open areas, and (b) regionally native vegetation landscaping ~~that shall substantially screen any future development on the remainder of the parcel~~ shall substantially screen any future development on the parcel from the public view of travelers on Highway 1.

PF-5 The Mendocino Fire Protection District, which provides critical community-wide public service benefits in the Town of Mendocino, holds the parcel at 44700 Little Lake Road in trust. That parcel contains the Mendocino Fire Protection District/Mendocino Volunteer Fire

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Department's headquarters-fire station, Grindle Park, and the potential future site of a water tank that is part of the Department's functional planning for fire safety services to minimize risk to life and property in areas with high structural and wildland fire danger in and adjacent to the special historical community that is the Town of Mendocino.

Action PF-5.1: ~~The Mendocino Town Local Coastal Program redesignates and rezones, for Coastal Act purposes, the parcel at 44700 Little Lake Road, identified as Mendocino County Assessor's Parcel Number 119-090-07, from the Open Space Land Use District and Open Space Zoning District classification to the Public Facility Land Use District and Public Facility Zoning District classification; provided that (a) Future development of the parcel at 44700 Little Lake Road, identified as Mendocino County Assessor's Parcel Number 119-090-07 by the Fire District/Department on the parcel shall (a) be consistent with the conservation and development and all other policies and standards of the Town Local Coastal Program, and (b) be limited to a water tank and associated facilities; (c) utilize the minimum area in Grindle Park necessary to install such a water tank and associated facilities, and (d) ensure development associated with any services extensions, including but not limited to equipment and infrastructure to support a water storage tank for fire-fighting services, shall be undertaken in a manner (such as by selection of service extension alignment and/or horizontal directional drilling) that avoids encroachment into environmentally sensitive habitat areas and prevents impacts which would significantly degrade land adjacent to environmentally sensitive habitat areas.~~

PF-6 The County's street addressing system should be standardized to facilitate emergency service response. [CHANGE TO ADVISORY GOAL OR MEASURE.]

Action PF-6.1: (a) Street address numbers shall be clearly displayed on the street side or sides of each commercial, residential, or other building in Town, consistent with applicable design guidelines to protect community character.

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(b) Where a building or other structure may be accessed by a street or alley other than the main address for the building or other structure, the street address number shall be clearly displayed on each side of the building or structure that fronts on such other street or alley. The street address number on each building or structure shall (1) have a minimum size of six (6) by six (6) inches, and (2) consist of an internally or externally illuminated sign with a minimum luminance of 5 foot-candles. In all cases, addresses shall be readily identifiable from the nearest fire apparatus access road servicing the building.

PF-7 The County supports the cooperative redevelopment of the historical “Carriage House” (located at 45035 Main St., on Assessor’s Parcel Number 119-240-01) in Mendocino Headlands State Park for use by the County Sheriff as the Sheriff’s Substation in the Town of Mendocino, to benefit public safety for this special community, its residents, property owners, historic structures, coastal resources, and visitors. [CHANGE TO ADVISORY GOAL OR MEASURE.]

Action PF-7.1: The ~~Mendocino Town Open Space land use classification and zoning classification shall be clarified to specifically add “Public Safety Facility” as an additional principal permitted use within the existing Carriage House in Mendocino Headlands State Park; provided, that the~~ Mendocino Historical Review Board shall (1) review the exterior of the proposed redevelopment of the Carriage House for conformity with the Mendocino Historic District Preservation Ordinance to substantially maintain the historical appearance of the structure, and (2) recommend feasible mitigation for screening of any public safety equipment that the facility requires to function.

4.13-24 A public agency or private nonprofit agency, in that order, shall be requested to acquire the former Middle School (44800 Pine Street), owned by the Mendocino Unified School District and currently leased to Mendocino Coast Parks and Recreation, for permanent community use.

PF-8 The County, another public agency, or a qualified non-profit organization should acquire, in fee or less than fee interest, the privately owned memorial triangle at the intersection of Main and

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Lansing Streets (Assessor's Parcel Number 119-250-07). **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

~~4.13-25 To ensure preservation, in perpetuity, of the Memorial Triangle, privately owned and a portion of Assessor's Parcel Number 119-250-07, the County, other public agency or private nonprofit association should acquire, through outright purchase or an easement given in perpetuity, this small area and preserve it as Open Space, Memorial Site, in perpetuity.~~

~~4.13-26 The plan amendment now defines Vacation Home Rental as a Visitor Serving Accommodation and limits the number to a ratio of one Vacation Home Rental (or Single Unit Rental) to thirteen residential units.~~

~~4.13-27 Because Mendocino is a registered historic district, categorical exemptions within the California Environmental Quality Act shall not apply unless it can be clearly demonstrated that there is no potential for adverse impact. The County shall amend the County's California Environmental Quality Act (CEQA) Guidelines to provide specificity for the Town of Mendocino.~~

PF-9 Permitted and existing public stormwater drainage facilities in the Town shall be designed, constructed, and maintained to (a) be consistent with Section 4.6, (b) avoid discharge of water to ground where it may result in landform instability, and (c) be screened or otherwise covered to avoid unsafe conditions.

4.8. Public Access and Recreation

The Commission staff's proposed suggested modifications to Section 4.8 are still in process.

Section 4.7, the Mendocino Town Public Access Map (Figure 4.13-6), the detailed Public Access Maps (Appendix 5), and the parts of the Mendocino Town Land Use Map that depict Highway 1, public roads, streets, and alleys, Mendocino Headlands State Park, passive and active local parks, and recreation facilities constitutes the specific Public Access Component of the Town of Mendocino Local Coastal Program.

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PAR-1 Maximum public access to and along the coast and public recreational areas in the Town shall be provided, consistent with public safety, private and public rights, and the protection of natural, historical, and community resource areas in the Town from overuse.

Action PAR 1.1: The Mendocino Town Public Access Map ([\] Figure 4.13-6) and detailed Public Access Maps ([\] Appendix 5) depict, within the Town, the extensive network of vehicular and pedestrian public access ways that contribute substantially to the Town's special community character: (1) State Highway 1, including the northerly part of the Big River highway bridge, which serve as the major transportation link of the Town with population centers in the San Francisco Bay Area, the Central Valley, and California further to the south and east; (2) the Lansing Street, Little Lake Street, Ukiah Street, and Main Street primary vehicular, bicycle, and pedestrian access ways from Highway 1 into the historic Town and to Mendocino Headlands State Park; (3) Heeser Drive, which extends through the State Park between Lansing Street and Little Lake Street; (4) east-west and north-south streets that provide pedestrian and vehicular access to the State Park, other open space areas, visitor-serving facilities, and the historical buildings and structures in the Town; (5) paths, trails, and upland public access/recreational support facilities (Ford House Visitor Center, older improved and unimproved parking, lavatories), (6) the Big River beaches east and west of the Highway 1 Bridge, and (7) the sandy pocket beaches that occur between it and the north end of Mendocino, where the blue line "Slaughterhouse Gulch" stream discharges to Agate Beach.

(a) The Mendocino Town Plan proposes coordinated completion of the continuous California Coastal Trail (CCT) at Mendocino through braided pedestrian and bicycle segments that extend on the seaward side of Big River Bridge and Highway 1, along the south side of Main Street and the Mendocino Bay headlands, follow the Pacific Ocean side of Heeser Drive to upper Lansing Street, past Agate Beach, and to the intersection with Highway to the north. A second segment, from Main Street east to the Big River Beaches and beneath the Highway 1 Bridge, connects with the old logging road in the expansion area of Mendocino Headlands State Park, then heads inland along the north bank of Big River. A third segment may consist of a through bicycle path along the Highway 1 right-of-way.

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(b) Low stature or in-ground way markers, signage, and environmental educational information should be provided and maintained, including through electronic messaging, consistent with the history of Mendocino Headlands State Park, the historical character of the Town, and coastal resource protection.

(c) The County and State Parks should cooperatively monitor and maintain the stability of the segment of northeasterly Heeser Drive inside and adjacent to Mendocino Headlands State Park, where landform destabilization has occurred adjacent to the upper coastal bluff.

(d) State Parks should evaluate the condition of coastal trails, paths, and upland support facilities where they are located above or near areas of active shoreline erosion, including, but not limited to, caving and landsliding, and relocate such trail or path segments landward to stable areas.

(e) Relocated coastal trails, paths, and upland support facilities shall be consistent with the coastal resource protection standards of the Mendocino Town Local Coastal Program.

(f) Pedestrian day use of Mendocino Headlands State Park shall remain without cost to the economically and socially diverse recreational public.

Action PAR 1.2: (a) Continuous lateral public recreational access for pedestrians, bicyclists, and motorists shall be maintained (1) within Mendocino Headlands State Park, (2) from Mendocino Headlands State Park to the north, east, and south of the Town along Lansing Street (former Highway 1), Heeser Drive, and Big River Road; (2) the designated east-west coastal access routes in Town along Main Street, Little Lake Street, and Ukiah Street, (3) on the Highway 1 bridge over Big River, and (4) over the Slaughterhouse Gulch drainage. (b) Continuous lateral public recreational access shall also be maintained from Highway 1 along Big River Road, the Big River Flat east of Highway 1, and the Big River Estuary Beach west of Highway 1 to Main Street.

(a) In coordination with the County and the California Department of Parks and Recreation, the California Department of Transportation (District 1) should identify and improve a safe pedestrian

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crossing of Highway 1 between the areas of Mendocino Headlands State Park east and west of Highway 1, or in the alternative fund completion of a coastal resource-protective pedestrian and bicycle trail between the beach at Big River Flats, east of Highway 1, and Main Street near the Mendocino Headlands State Park Ford House Museum and Visitor Center.

(b) In coordination with the County and the California Department of Parks and Recreation, the California Department of Transportation (District 1) should identify, improve, and maintain a safe pedestrian and bicycle crossing of the Highway 1 bridge over Big River.

(c) Any upgrade, retrofit, repair, or replacement of the Highway 1 bridge over Big River shall, to the maximum extent feasible, maintain two-way traffic on it.

(d) Any replacement of the Highway 1 bridge shall comply with the conservation, development, historic preservation, and public access standards of the Mendocino Town Local Coastal Program.

Action PAR 1.3: Way-finding signage to and along public access ways shall (1) harmonize with the historic character of the Town, (2) be located to avoid visual clutter, and (3) where located on the seaward side of Highway 1, Lansing Street, Heeler Drive, or Main Street, avoid intrusion to the maximum extent feasible into public views to and along the sea.

PAR-2 Public access and public recreational support facilities, including, but not limited to roads, trails, paths, parking, lavatories, and other use areas within designated public Open Space areas, shall be:

(a) located to mitigate against potentially significant impacts from overcrowding or overuse by the public of any single area;

(b) attractively designed, constructed, and maintained to be accessible by all the people, including, but not limited to, persons with disabilities, and conform, to the maximum feasible extent, to [\\

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Mendocino Town Zoning Code Chapter 20.760 and to the [X] Mendocino Historic Review Board Design Guidelines; and,

(c) implemented to (1) provide a continuous walking and hiking trail or path in proximity to the coastal bluff edge, consistent with public safety and coastal resource protection, (2) include alternative trail or path segments, where feasible, to facilitate a variety of non-motorized public access opportunities, (3) establish or restore vertical (seaward) linkages from lateral coastal trails or paths to trailheads, vista points, and parking areas in Mendocino Headlands State Park and to the shoreline at Agate Beach, (4) avoid the interruption of ocean views and scenic coastal vistas from the first continuous public road or street by locating new parking or other upland recreational support facilities on the inland side of such road or street, where feasible, and (5) provide for cultural, environmental, and historic educational and interpretive information through minimized structures and other facilities that harmonize with the historic character and open space preservation of the Mendocino Headlands.

(d) All trail or path segments that comply with the Americans with Disabilities Act, as amended, should be clearly indicated.

(e) Way finding markers for the California Coastal Trail in the Town should utilize the adopted Coastal Conservancy trail emblem (Figure 4.13-7); provided that the emblem may (1) be part of a sign or structure, (2) be embedded in a sidewalk, path, trail, or in pavement, and (3) shall be displayed consistent with the requirements of the Town Local Coastal Program and Mendocino Historic Review Board Design Guidelines.

PAR-3 The Big River beach and pocket beaches on Mendocino Bay and along the Pacific Ocean shoreline of the Town, all of which are owned by the State of California and constitute the coastal areas within the Town boundaries that are suited for water-oriented recreation, shall be protected for such uses, including, but not limited, for, their continued sustainable public accessibility, water quality, and beach sand supply.

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Action PAR 3.1: Structures necessary for the public health and safety shall be permitted to continue, or be replaced, as necessary, on the Town beaches; provided that (a) the location of such structures minimizes their potential adverse effect on coastal resources and the environment, and (b) such structures occupy the minimum feasible area.

Action PAR 3.2: The County, in cooperation with the California Department of Parks and Recreation, the State Coastal Conservancy, and other partners, should at the earliest feasible time acquire, from willing sellers, the shoreline lots in private ownership that are located west of Lansing Street and north of Heeser Drive, for inclusion in Mendocino Headlands State Park.

PAR-4 Consistent with Coastal Act Section 30221, the certified Town Local Coastal Program reserves upland areas in the Town, inland of Mendocino Headland State Park, that support coastal recreation. These upland areas include, but are not limited to, the Highway 1 right-of-way, existing and planned future Mendocino Fire Protection District public safety facilities, existing and planned future Mendocino City Community Service District facilities, and County road and street rights-of-way that connect the State Park with other areas of the coastal zone, Mendocino-Fort Bragg market area, the County, State, and United States, and all other parcels designated and zoned for Public Facilities or Open Space for the land use types listed in Section 5.

(a) Any abandonment, closure, or conversion of any public right-of-way in the Town shall require, as applicable, approval by the County of a coastal development permit or an application to the County for an amendment of the certified Town Local Coastal Program.

PAR-5 Consistent with Coastal Act Section 30224, the California Department of Parks and Recreation should provide a public small boat launching facility and upland support facilities, including, but not limited to, sustainable parking and lavatories, at Big River Flats within the Town, east of the Highway 1 Bridge.

4.9. Conservation

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CNS-1 Consistent with Coastal Act Section 30231, (a) design and implementation of the stormwater management system required by Section 4.56 shall, to the maximum feasible extent, restore and maintain the natural (pre-development) hydrology of the Town, and (b) existing, restored, rehabilitated, and new development shall, to the maximum feasible extent, utilize **retained stormwater or reclaimed water** from the Mendocino City Community Services District for all non-potable water uses.

CNS-2 Consistent with Coastal Act Section 30232, the Board of Supervisors requests the California Office of Spill Prevention and Response, the United States Coast Guard, and the California Coastal Commission to demonstrate, within the first year following Coastal Commission certification of the updated Mendocino Town Local Coastal Program and thereafter at five (5) year intervals that effective protection exists against the spillage of crude oil, gas, petroleum product and, or hazardous substance volumes that are transported through the Town or offshore. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

CNS-3 The diking, filling, dredging, or excavation of any wetland, **stream, or estuary or open coastal water** in the Town shall be permitted **in accordance with all other applicable provisions of this plan, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:**

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

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(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(6) Restoration purposes.

(7) Nature study, aquaculture, or similar resource dependent activities, only where the development would (a) maintain, enhance, or restore marine resources; (b) maintain, or restore, the biological productivity and quality of coastal waters, streams or wetlands appropriate to maintain optimum populations of marine organisms and for the protection of human health; (c) for incidental public purposes, restoration, or resource-dependent activities; and (d) where there is no feasible less environmentally damaging alternative and all feasible mitigation measures have been incorporated in the project to reduce any potential adverse environmental effects below a level of significance.

CNS-4 Consistent with Coastal Act Section 30234.5, the Mendocino Town Local Coastal Program recognizes the economic, commercial, and recreational importance of sustainable fishing activities along, as well as offshore, the Town shoreline and supports their protection.

Action CNS-4.1: The Board of Supervisors requests the California Department of Fish and Wildlife, Coastal Commission, and the Office for Coastal Management in the National Oceanographic and Atmospheric Administration to determine the status, pursuant to Public Resources Code Section 30234.5 (a part of the federally approved California Coastal Management Program), of the limitations on fishing in the Big River Estuary immediately adjacent to the Town shoreline provided by **The Big River Estuary is a designated Marine Protected Area with State Marine Conservation Area (SMCA) status that is limited to certain geographic boundaries and authorized activities as specified in Title 14, California Code of Regulations Section 632(b)(4)(25).** To avoid take of all living marine resources within the Big River Estuary SMCA, California Department of Fish and Wildlife should be contacted regarding any questions pertaining to current regulations. [CHANGE TO ADVISORY GOAL OR MEASURE.]

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Action CNS-4.2: The California Department of Fish and Wildlife and the California Department of Parks and Recreation should, (a) in consultation with and subject to approval by the Mendocino Historical Review Board, and (b) pursuant to approval of a coastal development permit, erect and maintain low stature signage along or near the shoreline of the Pacific Ocean, Mendocino Bay, and Big River to clearly advise the diverse public of the Marine Protection Area limitations on fishing in these areas pursuant to Title 14, California Code of Regulations Section 632(b)(4)(25), ~~at such time as when it may be incorporated into the federally approved California Coastal Management Program.~~ Mendocino Town Plan Appendix 3 contains a copy of these regulations, as of the date of adoption of the Town LCP Update by the Board of Supervisors, for public informational purposes only. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

CNS-5 Consistent with Coastal Act Section 30235, development that alters natural ~~littoral~~ processes along the Town shoreline shall be permitted only when (1) required to (a) serve coastal-dependent uses, or (b) to protect existing structures or public beaches in danger from erosion, and (2) when such development is designed, constructed, and implemented, including, but not limited to, through monitoring and reporting to the County during the economic life of the development, to eliminate or mitigate any significant adverse impacts on local shoreline sand supply to below a level of significance.

CNS-6 Consistent with Coastal Act Sections 30231 and **Town Plan Policy S-1, and Coastal Act Section 30236,** (a) **the biological productivity and the quality of coastal waters, streams, wetlands, and estuaries shall be maintained and, where feasible, restored, and (b) substantial** alteration of ~~the natural conditions of any blue-line~~ stream within the Town shall **incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.** ~~be permitted only when required to serve coastal-dependent uses or protect existing structures or public beaches in danger from erosion, and designed to eliminate or mitigate adverse impacts on local shoreline sand supply, water quality, or~~

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~~biological resources; and (b) existing structures in any blue-line stream within the Town that result in adverse impacts to local shoreline sand supply, water quality, or biological resources shall be removed or enhanced.~~

CNS-7 (a) Environmentally sensitive habitat areas, as defined in Mendocino Town Plan Section 2.28, shall be protected against any significant disruption of habitat values.

(b) Only uses ~~that require a location in an~~ dependent on environmentally sensitive habitat area resources to be able to function at all, and for which there is no less environmentally damaging location, shall be allowed within ~~such~~ those areas.

(c) Development in areas adjacent to (1) an environmentally sensitive habitat area, (2) Mendocino Headlands State Park, or (3) other public parks and public recreation areas in the Town shall be sited and designed to avoid any significant adverse impacts that would significantly degrade those areas, and shall be compatible with the continuance of such habitat and recreation areas.

CNS-8 The long-term productivity of soils in the Town shall be protected.

Action CNS-8.1: In recognition that opportunities for locally grown food constitute an important community amenity, the Mendocino Town Local Coastal Program shall allow sustainable light agricultural uses, as defined in Section 2.36, and community gardens, as defined in Section 2.15, that are consistent with the protection of public health and safety, and of coastal resources.

Action CNS-8.2: ~~The County shall clarify the Mendocino Town Zoning Code to allow for~~ (a) ~~e~~ Community gardens ~~as are a principal~~ permitted use in any land use and zoning classification of the Town, provided they shall be operated in a manner that prevents negative impacts including, but not limited to, excessive noise, odors, trash, or pests, ~~and~~ (b) ~~s~~ Sustainable light agriculture ~~is a~~ permitted use in the Rural Residential Land Use Classifications and Zoning Districts.

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Action CNS 8-3: As part of Mendocino Headlands State Park natural resource and upland support facility restoration, relict lumber yard concrete decking in the State Park shall be removed and the terrain shall be restored to its predevelopment condition.

CNS-9 Where development may have a direct, indirect, or cumulative impact on archaeological or paleontological resources, including, but not limited to, as identified by the County or the State Historic Preservation Officer, mitigation measures, consistent with all applicable California and federal laws and regulations, shall be required as a condition of County approval of any application for development or for work that is subject to Mendocino Historical Review Board review. The project applicant shall **be responsible for retaining a qualified cultural resource specialist to** provide any required **archaeological** investigation monitoring.

CNS-10 New development in the Town shall be sited and designed to (1) protect significant public views (a) to and along the ocean from the coastal bluff top, Mendocino Headlands State Park, and from the first road or street that parallels the sea, and (b) of scenic coastal areas, (2) minimize the alteration of natural land forms, (3) be visually compatible with the character of the Town, and (4) where feasible, restore and enhance visual quality in visually degraded areas of the Town.

Action CNS-10.1: The Mendocino Historic Review Board Design Guidelines shall be amended to incorporate the protection of designated open space features, existing significant public views, and existing public vistas identified during the Mendocino Historical Review Board design review process.

Action CNS-10.2: To further implement the Open Space land use designations on the Mendocino Town Land Use Map (Figure 4.13-3), an illustrative “Open Space” exhibit, consistent with the provisions of the certified Mendocino Town Local Coastal Program and subject to review and approval by the Board of Supervisors **and certification by the Coastal Commission**, should be included in the Mendocino Historical Review Board Design Guidelines to identify significant public open spaces, public views, and public vistas in the Town. **[CHANGE TO ADVISORY GOAL OR MEASURE.]**

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Action CNS-10.3: Consistent with the requirements for mitigation of potentially significant impacts from development on public health and safety, the environment, and coastal resources, implementation of the Mendocino Town Plan through the development regulatory procedures set forth in it and the Mendocino Town Zoning Code may require reasonable conditions on the approval of new development or redevelopment in the Town to avoid, or mitigate, potentially significant adverse effects of the development on (a) public open space, (b) public views from Highway 1 or other public spaces in the Town to and along the sea, (c) on lateral or vertical public access to and along the coast, and (d) on any other protected coastal resources. The Coastal Element for the County jurisdiction in the coastal zone adjacent to the Town identifies other nearby terrestrial public view origination locations from which the public observes the Town.

Action CNS-10.4: The exterior of public facility buildings adjacent to the Highway 1 right-of-way shall be (a) located to avoid any ~~substantial impairment~~ **obstruction** of public views from Highway 1 to and along the sea, **(b) sited and designed to minimize the number of structures** **(c) clustered with existing structures rather than siting development within open areas,** ~~(bd)~~ constructed to harmonize with the Town architectural and/or historical character, and ~~(ec)~~ if existing screening vegetation does not already occur, be substantially screened for the life of such buildings with regionally native vegetation planted and maintained on any such public facility parcel.

CNS-11 Art, music, and other temporary events in the Town constitute part of its special community character, and therefore shall be conducted consistent with the ~~the~~ temporary use regulations of Mendocino Town Zoning Code Chapter 20.708.

CNS-12 Visitor Serving Facilities and temporary events in all Town land use and zoning districts shall follow the exterior noise limit standards set forth in the County's General Plan Development Element, Table 3-J, Exterior Noise Level Standards (Levels not to be Exceeded More Than 30 Minutes in an Hour) and Table 3-L, Maximum Acceptable Interior Noise Levels Created by Exterior Noise Sources.

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CNS-13 The installation of solar energy systems in the Town shall be consistent with the Mendocino ~~County Town LCP Zoning Code~~, the Mendocino Historic Review Board Design Guidelines, and applicable State law. Photovoltaic systems that are integrated into and harmonious with building design and construction, or generally not visible from public streets or designated open space, shall be preferred.

4.10. Mendocino Town Plan Administration

TPA-1 (a) Any person, as defined in Section 2.60, who proposes to undertake any development, as defined in Mendocino Town Plan Section 2.24, shall obtain a coastal development permit from the County, or an amendment to an existing coastal development permit from the approving authority.

(b) Where a development is specifically excluded or exempted from this requirement, such person shall obtain a certificate of coastal development permit exclusion or exemption from the County.

(c) The provisions of Mendocino ~~County Town Zoning Code Chapter 20.736216, Enforcement, Legal Procedures, and Penalties~~ shall apply in the Town.

TPA-2 ~~¶~~ The County shall provide verified notice ~~shall be provided~~ of every application for, public hearing on, and potential County action regarding (a) a coastal development permit, and (b) a coastal development permit exclusion or exemption by (1) posting ~~of at~~ the site in a conspicuous location, (2) first class mail, electronic mail, or personal delivery to all property owners and residents within 300 feet of the perimeter of the Assessor's parcel on which the development is located, excluding any public right-of-way, (3) first class mail, electronic mail, or personal delivery to any person who has in writing has requested notice, **(4) first class mail to the Coastal Commission,** and ~~(45)~~ posting on the Planning and Building Department web site for pending projects.

TPA-3 Consistent with ~~[N]~~ Public Resources Code Section 30006, the requirements for verified notice for any application to, public hearing by, or potential action by the Mendocino Historical

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Review Board pursuant to the Mendocino Historic Preservation District Ordinance shall be (a) conspicuously posted on (1) the lot ~~(parcel)~~ for which the application is made, (2) on at least two other public places in Town, (3) on the Planning and Building Services Department web site, (b) mailed, by first class mail or email, to all property owners within 100 feet of the boundary of the lot (parcel), excluding any road, street, or alley, **(c) mailed by first class mail to the Coastal Commission,** and ~~(ed)~~ mailed to any person who has requested notice in writing to the Mendocino Historical Review Board or Planning and Building Services Department; provided, that delivery of such notices may be made by other means that reasonably assure that the required noticing is achieved.

TPA-4 The **certified** Mendocino Town Zoning Ordinance ~~shall~~ incorporates and ~~carries~~ out the implementation regulations for the certified **Town** Local Coastal Program provided at Title 14, California Code of Regulation Section 13500 et seq.

TPA-5 (a) An appeal of a decision to approve a coastal development permit may be filed with the Coastal Commission by an applicant or any aggrieved person who has exhausted local appeals, or any two (2) members of the Coastal Commission. The appeal must comply with the requirements specified by 14 California Code of Regulations Section 13111, and the appeal must be received by the Coastal Commission on or before the tenth (10th) working day after Coastal Commission receipt of the notice of final permit action on the coastal development permit. (b) Pursuant to ~~[N]~~ Public Resources Code Section 30603(a), County actions on applications for coastal development permits are appealable to the Coastal Commission ~~where the Mendocino Town Local Coastal Program identifies the~~ for only the following types of developments: ~~as (a) a conditionally permitted use, (b) a major public works project or a major energy facility, and (c) a principal permitted use that is located in one or more of the following geographic areas:~~

(1) Developments approved by the County between the ~~[N]~~ sea and the ~~[N]~~ first public road paralleling the sea or within 300 feet of the inland extent of any ~~[N]~~ beach or of the ~~[N]~~ mean high tideline of the sea where there is no beach, whichever is the greater distance.

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(2) Developments approved by the County not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any ~~AV~~ wetland, ~~AV~~ estuary, or ~~AV~~ stream, or within 300 feet of the top of the seaward face of any ~~AV~~ coastal bluff.

(3) Any development approved by the County that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500) of the Coastal Act.

(4) Any development which constitutes a major public works project or a major energy facility.

TPA-6 Consistent with Public Resources Code Section 30514(a), the certified Mendocino Town Local Coastal Program, including the Mendocino Town Plan, Mendocino Town Land Use Map, Mendocino Town Zoning Ordinance, and Mendocino Town Zoning Map, may be amended by the Board of Supervisors, but no such amendment shall take effect until it has been certified by the Coastal Commission pursuant to the Coastal Act.

TPA-7 Consistent with the objective in Coastal Act Section 30006 to maximize public understanding of, and opportunities for public participation in, the implementation of the Town Local Coastal Program, (a) any required public hearing by the Coastal Permit Administrator on an application for a coastal development permit pursuant to the Mendocino Town Local Coastal Program should be held in the Town, whenever possible, and (b) the County should provide that all meetings of the County Planning Commission and the Mendocino Historical Review Board that involve implementation of the Mendocino Town Local Coastal program may be viewed online (be web-cast).

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~~Single strikethrough~~ and underline= County-proposed changes to certified LCP; ~~single red strikethrough~~ and underline= changes not properly tracked from certified LCP. ~~bold double strikethrough~~ and underline= Commission staff recommended modifications to County's submitted proposal.

SECTION 5. MENDOCINO TOWN LAND USE CLASSIFICATIONS

Land Use Classifications ~~classifications~~ include several categories applicable only ~~to~~within the Town of Mendocino, as well as some that are common to the entire Mendocino County Coastal Element. In addition to minimum ~~new~~-parcel sizes, some Mendocino Town land use classifications specify both lot site coverage (the proportion of the lot site covered by buildings and other structures, as defined in Mendocino Town Plan Section 2.75) and floor area ratio (total floor area in relation to lot area). The Town's land use classifications are shown in their respective land use districts in Figure 4.13-3: Town of Mendocino Land Use Map.

The Town of Mendocino Land Use ~~Districts~~ **Classifications** consist of the following:

- Open Space (Land Use Map Code: OS)
- Rural Residential (Land Use Map Code: RR-1, and RR-2)
- Suburban Residential (Land Use Map Code: SR20,000)
- Residential Planned Unit Development (Land Use Map Code: RR-2-PD)
- Town Residential (Land Use Map Code: R+)
- Multiple Family Residential (Land Use Map Code: RM)
- Mixed Use (Land Use Map Code: MU)
- Public Facility (Land Use Map Code: PF)
- Commercial (Land Use Map Code: C)
- ~~Forest Lands (Land Use Code: FL)~~

~~In each~~ Each land use classification ~~lists~~; the principal permitted ~~uses~~, permitted uses, and, as applicable conditional uses ~~are listed~~.

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Uses listed as the principal permitted uses and permitted uses within any Land Use

Classification may require coastal development permit approval and/or review by the Mendocino Historical Review Board, ~~and Coastal development permits for development involving the principal permitted use~~ may also be appealable to the Coastal Commission, depending on, among other things, their location in relation to a wetland, stream, coastal bluff, or if they are located between the first road and the sea, and as further provided in Public Resources Code Section 30603(a) and discussed in Section 1 of the Town Plan. Coastal development permits for permitted uses are appealable to the Coastal Commission wherever they are located.

Uses listed as conditional uses may also require coastal development permit approval, and/or review by the Mendocino Historical Review Board, depending on their location. ~~are those requiring Conditional uses require additional some form of review, such as a conditional use permit or site specific review to assure compliance with specific Coastal Element and zoning ordinance Town Plan policies or actions and Mendocino Town Zoning Code criteria, and are appealable to the Coastal Commission wherever they are located.~~ Permits for principal permitted uses will be subject to appeal to the Coastal Commission only in appealable areas; conditional uses will be subject to appeal anywhere.

~~Both principal and conditional permitted uses will require any necessary coastal development permit, and, at a minimum, building permit review, which pursuant to the certified Mendocino Town Local Coastal Program requires demonstration of adequate sustainable groundwater supply, a wastewater connection permit, and conformance with the current County Building Code (Mendocino County Code, Title 17).~~

The ~~plan's~~ intent statements of the Mendocino Town Plan Land Use Classifications (a) describe the way use classifications are applied on the Mendocino Town Land Use Map Maps and (b) will guide preparation of specific Mendocino Town zoning regulations and the Mendocino Town Zoning Map zoning map. Legal nonconforming lots ~~(parcels)~~ existing that ~~(1) exist on the date of adoption of the plan by the County certification of the Mendocino Town LCP by the Coastal Commission that and (2)~~ are smaller than the permitted minimum size will be developable for

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principal permitted uses and conditional uses, subject to the same limitations as lots (parcels) that meet minimum size standards. Existing legal uses on legal lots that are smaller than the stated permitted minimum size, where all required state and local permits have been approved for such uses, ~~similarly~~ will also be considered to be legal nonconforming uses. The Mendocino Town zoning regulations will assure the right of such uses to ~~continuation and expansion~~ consistent with ~~town plan~~ Mendocino Town Plan policies, as well as their right to replacement if destroyed by disaster.

~~OPEN SPACE~~

5.1. Open Space - Map Code: OS

Intent: This land use classification is intended to be applied to (1) lands held in public ownership for recreational use, and to (2) lands most valuable in their undeveloped natural state, such as those lands which contain rare and endangered species and habitat, riparian vegetation zones, sites of historic or archaeological significance, or public scenic areas; (3) lands ~~or~~ which, because of their value, have been dedicated under Government Code Sections 51050 or 51080 as privately owned open space to a public or nonprofit organization that qualifies under Internal Revenue Code Section 501(c)(3), or (4) easements that have been dedicated by owner(s) of private property to a public agency or non-profit organization, or been reserved by deed restriction, for which ensures the retention of land in open space.

Principal Permitted Use: (1) Land to remain predominantly in its natural or restored condition with the minimum amount of development necessary to support restoration and preservation; and (2) leisure activities that do not constitutes “development” as defined in section 20.608.023(E) and do not require permits pursuant to the Mendocino Town Zoning Code.

Principal Permitted Uses: ~~Passive recreation; renovation of historic structures Less than 1,000 square feet); portable recreational support facilities; landscape conservation, restoration,~~

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~~and preservation (Less than 1,000 square feet); sustainable grazing; mowing pursuant to an approved management plan; community gardens; low stature way finding and environmental signage; temporary events and uses; storm water management on less than one (1) acre.~~

Conditional Uses: Active recreation Recreation; increase in intensity of existing uses; landscape conservation, restoration, and preservation (1,000 square feet or larger); permanent new restrooms and other public facilities required to serve the public health and welfare; ~~renovation of historic structures (1,000 square feet or larger)~~; underground or utilities necessary or appropriate in open space; memorial monuments; and agricultural uses; forestry; ~~landscape conservation of resource lands, restoration, or preservation (1,000 square feet or larger)~~; ~~storm water management on one (1) acre or larger.~~

Height Limitation: Permitted new structures, except for chimneys, flagpoles, and similar appurtenances, and water towers or tanks, shall be limited to a maximum height of 18 feet above natural grade.

Development Limitations: (a) All conditional uses in the Open Space Land Use Classification shall be subject to the public hearing process by public agencies for general comment by the public and full environmental review by the approving agency pursuant to the California Environmental Quality Act, as amended (Division 13, Public Resources Code), and shall be specifically found, on substantial evidence in the record as a whole, to be consistent with (1) the certified Mendocino Town Plan, (2) the certified Mendocino Town Zoning Code, (3) where the development is located between the first continuous public road and the sea, the public access and recreation standards of the California Coastal Act of 1976, as amended (Public Resources Code Sections 30210-30224), (4) the adopted Mendocino Headlands State Park Preservation and Recreation Plan with respect to all development in Mendocino Headlands State Park, and (5) the zoning constraints of contiguous and/or adjacent parcels (for instance, by agricultural uses pursuant to the certified Mendocino County Coastal Element).

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(b) Parking facilities and walkways shall, to the maximum extent feasible, be constructed with pervious or semi-pervious surfaces that meet applicable standards of the Americans with Disabilities Act, as amended.

(c) Existing drain pipes that contribute to erosion of the coastal bluffs or sea cliffs shall be phased out as part of Mendocino Headlands State Park storm water management.

~~(d) In areas of accelerated erosion of the coastal bluffs or sea cliffs, including, but not limited to, areas of cave development in Mendocino Headlands State Park, b~~ Blufftop trails and paths shall be located to maintain public safety and protect coastal resources, while continuing to provide for public enjoyment of the spectacular coastal environment.

(e) Principal permitted **and permitted** uses in the Open Space land use classification that are located within Historical Zone A and Historical Zone B shall also be subject to review and approval by the Mendocino Historical Review Board.

(f) Whenever feasible, any new structure in any Open Space land use ~~district~~ **classification** shall be (1) located outside the public view towards the sea from, and landward of, the first continuous public road or street that parallels the sea, and (2) subordinate to its setting.

RURAL RESIDENTIAL

5.2. Rural Residential – Map Code: RR-1, RR-2

Intent: The Rural Residential classification is intended to be a low density residential growth area.

Principal Permitted Use: Single family dwelling unit and associated utilities and appurtenances

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Principal Permitted Uses: ~~Single family dwelling unit, a~~ Accessory second residential dwelling unit not to exceed 900 square feet, and its associated utilities and appurtenances; light agriculture; home occupation; community gardens; ~~storm water management on less than 40,000 square feet;~~ and in the RR-1 Land Use ~~Classification District~~ only: visitor-serving facilities shown with an asterisk (*) or an asterisk-B (*B) on the Mendocino Town Plan Land Use Map.

Conditional Uses: Cottage ~~Industry~~ Industries; public utilities, where determined to be necessary on Rural Residential lands; ~~second dwelling units (Policy 4.13-21), limited in size to 900 square feet, detached from the main dwelling;~~ Single Unit Rentals; ~~storm water management on 40,000 square feet or larger.~~

Parcel Sizes: RR-1: (40,000 sq. ft.); RR-2: 2 acres.

Density: One primary dwelling per legally created lot ~~(parcel)~~ and one second residential dwelling unit on parcels larger than 40,000 square feet that are designated RR-2.

Building Height Limitation: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers shall be Structures are limited to two stories and at no point on the parcel can the building a maximum height of exceed 28 feet above natural grade.

Parking Requirements: Two off-street parking spaces for the first residential unit, one and one-half off-street parking spaces required for each additional residential unit, and one off-street parking space for each visitor-serving facility ~~lodging unit (guest room or suite).~~

~~SUBURBAN RESIDENTIAL~~

5.3. Suburban Residential – Map Code: SR - 20,000 square feet

Intent: This classification is intended to recognize the existing Point of View Estates Subdivision and the contiguous five lots (parcels) that front on Lansing Street, north of Palette Drive.

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Principal Permitted Use: One primary dwelling unit and associated utilities and appurtenances

Principal Permitted Uses: One primary dwelling unit per lot (parcel), ~~a~~ Accessory second residential dwelling unit not to exceed 900 square feet, with associated utilities and appurtenances; home occupations; community gardens; ~~the Point of View Estates Mutual Water Company water well and facilities; storm water management on 20,000 square feet or smaller.~~

Conditional Uses: Cottage Industry Industries; underground utility installations; ~~storm water management on more than 20,000 square feet;~~ Single Unit Rentals (except as may be prohibited by recorded Point of View Estates Subdivision Covenants, Conditions & Restrictions); the Point of View Estates Mutual Water Company water well and facilities; electrical transmission and distribution lines; (See Policy 3.11-9); natural gas pipeline (See Policy 3.11-5).

Minimum Parcel Size: 20,000 square feet

Density: One primary dwelling unit and one second residential dwelling unit per 20,000 square feet.

Building Height Limitation: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers, shall be Structures are limited to two stories at and no point on the land shall buildings a maximum height of exceed 28 feet above natural grade.

Parking Requirements: Two off-street parking spaces required for the primary ~~each~~ residential unit and one and one-half off-street parking spaces are required for a second residential dwelling unit.

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~~RESIDENTIAL PLANNED UNIT DEVELOPMENT~~

5.4. Residential Planned Unit Development - Map Code: RR-2:PD

Intent: Residential Planned Unit Development shall be a conditional use in the RR-2 (Rural Residential: 2 acres) Land Use District Classification to allow residential development of more than one primary dwelling unit on an existing parcel with a specified site area per unit specified and review of the site plan for the parcel reviewed to ensure maximum preservation of open space and to reduce costs of development.

Principal Permitted Uses: Light agriculture; open space; home occupations; community gardens; storm water management on two (2) or fewer acres.

Conditional Uses: Primary dwelling Dwelling units, subject to the density applicable to the site, with units sited for maximum open space preservation; public and semi-public facilities ~~and~~; Single Unit Rentals; underground utilities; Cottage Industries; storm water management on more than two (2) acres.

Parcel Size: No specified minimum.

Building Height Limitation: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers, shall be Structures are limited to two stories and at no point on the land shall a maximum height of exceed 28 feet above natural grade.

Parking Requirements: Two off-street parking spaces shall be required for each residential unit; one parking space per employee and parking spaces equivalent to 10% of the capacity shall be required in public and semi-public facilities.

TOWN RESIDENTIAL

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~~Single strikethrough~~ and underline= County-proposed changes to certified LCP; ~~single red strikethrough~~ and underline= changes not properly tracked from certified LCP. ~~bold double strikethrough~~ and underline= Commission staff recommended modifications to County's submitted proposal.

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5.5. Town Residential - Map Code: R+

Intent: To (1) maintain the existing predominantly single family residential character of this historical Land Use District Classification, while allowing and (2) allow a second residential dwelling unit on larger parcels, not to exceed 900 square feet, on parcels of 9000 square feet or more, and in keeping with an existing pattern of development.

Principal Permitted Uses: Primary single family dwelling unit and appurtenances.

Principal Permitted Uses: ~~Primary single family One or two dwellings unit and appurtenances;~~ (Policy 4.13-21) on a parcel, Second residential dwelling unit, limited in size to 900 square feet; community gardens; home occupations; light agriculture; ~~visitor serving facilities shown with an asterisk (*) or an asterisk B (*B) on the Town Plan Land Use Map; storm water management on 12,000 square feet or smaller.~~

Conditional Uses: Public and semi-public uses; Cottage Industries; Single Unit Rentals; ~~storm water management larger than 12,000 square feet.~~

Development Requirements: Minimum new parcel lot size of 12,000 square feet. One dwelling unit allowed per existing parcel under 9,000 square feet and two units on parcels of 9,000 square feet or larger. Lot coverage not to exceed 25 percent of the parcel area.

Building Height Limitation: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers, shall be Structures are limited to two stories and at no point on the land shall the a maximum height of buildings exceed 28 feet above natural grade.

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Parking Requirements: Two off-street parking spaces for the first residential unit, and one and one-half off-street parking spaces required for each additional residential unit or second residential dwelling unit.

MULTIPLE FAMILY RESIDENTIAL

5.6. Multi-Family Residential - Map Code: RM

Intent: To provide areas for multifamily residential development with the density and the number of units per parcel limited to maintain the present scale of the Town ~~town.~~

Principal Permitted Use: Residential: Single family, two family, multifamily, and boarding house.

~~**Principal Permitted Uses:** Multiple long term dwelling units; home occupations; light agriculture; community gardens; visitor-serving facilities shown with an asterisk (*) or an asterisk-B (*B) on the Town Plan Land Use Map; second residential dwelling units, limited in size to 900 square feet; storm water management on 12,000 square feet or smaller.~~

Conditional Uses: Public and semi-public uses; Cottage Industries; Single Unit Rentals; ~~storm water management on more than 12,000 square feet.~~

Development Requirements: Minimum new ~~parcel lot~~ size of 12,000 square feet. One primary dwelling unit and one second residential dwelling unit allowed on any new or existing parcel ~~and multiple.~~ Multiple family units allowed subject to minimum site area and limitations as follows:

(a) ~~Parcels Lots~~ 12,000 square feet in size or less: 6,000 sq. ft. for first unit; and 3,000 sq. ft. for each additional unit.

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(b) ~~Parcels~~ Lots greater than 12,000 square feet in size: 6,000 sq. ft. for first unit; 3,000 sq. ft. each for units two through five; and 6,000 sq. ft. for each additional unit.

Up to 12,000 square foot lot: 6,000 sq. ft. for 1st unit;
3,000 sq. ft. for each additional unit.

Over 12,000 square foot lot: 6,000 sq. ft. for 1st unit; 3,000 sq. ft. for 2nd unit;
3,000 sq. ft. for 3rd unit; 3,000 sq. ft. for 4th unit;
3,000 sq. ft. for 5th unit;
6,000 sq. ft. for each additional unit.

Total lot coverage not to exceed 25 percent of the parcel area.

Building Height Limitation: ~~New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers, shall be~~ Structures shall not be limited to a maximum height of exceed two stories in height and at no point on the land shall building height exceed 28 feet above natural grade.

Parking Requirements: One and one-half off-street parking spaces required for each residential unit.

MIXED USE

5.7. Mixed Use - Map Code: MU

Intent: To provide a transition between commercial development on Lansing Street and Main Street ~~Streets~~ and residential areas; to provide space for offices and retail uses that do not generate heavy automobile traffic or generally operate between the hours of 6:00 p.m. and 7:00 a.m.; and to encourage preservation and construction of moderately priced residential dwelling units.

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Principal Permitted Uses: (1) Residential: Single family, two family and multifamily dwelling units;

Permitted Uses: ~~(1) Accessory second residential dwelling unit not to exceed 900 square feet, and appurtenances; home occupations;~~ (2) Commercial: Limited to a maximum of 1,000 square feet of floor area per lot (parcel); Administrative and business offices, medical and personal services, specialty retail shops, ambulance services, fire and police services; ~~(3) visitor-serving facilities shown with an asterisk (*) or an asterisk-B (*B) on the Town Plan Land Use Map;~~ (4) ~~storm water management on 12,000 square feet or smaller;~~ (5) community gardens.

Conditional Uses: (A) Minor Use Permit (Over 1,000 square feet of floor area per parcel, with environmental review and public hearing by the ~~(Environmental Review and Public Hearing by Coastal Zoning Administrator);~~ (1) Offices, Personal Services, Specialty Shops; ~~(2) Clinic services;~~ (3) Libraries; (4) Cultural exhibits; (5) Lodge, fraternal and civic assembly; (6) Religious assembly; (7) Minor impact services and utilities; (8) Cottage Industries. (B) Major Use Permit (Public hearing by County Planning Commission): (1) Food and beverage retail sales; (2) Small schools; (3) Day care facilities; (4) Major impact services and utilities; (5) Financial institutions ~~Institutions;~~ (6) ~~storm water management on more than 12,000 square feet;~~ ~~(7) Single Unit Rentals;~~ ~~(8) (7) Vacation Home Rentals.~~

Development Requirements: Minimum new parcel size of 12,000 square feet. Lot coverage not to exceed 25 percent of parcel area. Main or only building limited to 15 percent of parcel area. Maximum floor area not to exceed 0.5 square foot for each square foot of parcel area. In no case shall floor area under one continuous roof exceed 8,000 square feet. Fifty percent or more of new structural development floor area shall be built for and utilized as residential dwelling units. Multifamily dwelling units are allowed subject to limitations as follows:

(a) Parcels 12,000 square feet in size or less: 6,000 sq. ft. for 1st unit; and 3,000 sq. ft. for each additional unit.

(b) Parcels greater than 12,000 square feet in size: 6,000 sq. ft. for first unit; 3,000 sq. ft. each for

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units two through five; and 6,000 sq. ft. for each additional unit.

Up to 12,000 square foot lot:	6,000 sq. ft. for 1st unit;
3,000 sq. ft. for each additional unit.	
Over 12,000 square foot lot:	6,000 sq. ft. for 1st unit; 3,000 sq. ft. for 2nd unit; 3,000 sq. ft. for 3rd unit; 3,000 sq. ft. for 4th unit; 3,000 sq. ft. for 5th unit; 6,000 sq. ft. for each additional unit.

Building Height Limitation: New structures, except for chimneys, flagpoles and similar appurtenances, steeples and water towers, shall be ~~Structures are limited to two stories and at no point on the parcel can the building exceed a~~ maximum height of 28 feet above natural grade.

Parking Requirements: (1) Commercial Uses: One off-street parking space per 400 square feet of floor area or per visitor-serving facility unit. (2) Residential: One and one-half off-street parking spaces per dwelling unit, including a second residential dwelling unit.

COMMERCIAL

5.8. Commercial - Map Code: C

Intent: To provide an area within the Town town suitable for commercial development that is compatible with existing commercial uses and the scale of the Town.

Principal Permitted Use: Commercial Uses: Administrative and business offices; specialty shops; personal services; retail stores (all of which shall be under 1,000 square feet of floor area per lot (parcel)).

Principal Permitted Uses: (1) Residential Single: family, two family and multifamily dwelling units, subject to density requirements; ~~storm water management on fewer than 12,000 square feet.~~ (2) Civic Uses Use Types: Clinic services; libraries; cultural facilities; lodge, fraternal and civic assembly; religious assembly; minor impact ~~services and underground~~ utilities; community

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~~gardens; storm water management on fewer than 12,000 square feet.~~ (3) ~~Commercial Uses: Administrative and business offices; specialty shops; personal services; retail stores (all of which shall be under 1,000 square feet of floor area per lot (parcel));~~ visitor-serving facilities shown on a site with an asterisk (*) or an asterisk-B (*B) on the Town Plan Land Use Map; **and (4) Visitor Accommodation Use Types: hostels, bed and breakfast accommodations, hotels, and inns** ~~storm water management on fewer than 12,000 square feet; (4) community gardens.~~

Conditional Uses: (1) retail stores; (2) food and beverage preparation without on-site consumption; (3) consumer repair services (excluding automotive repair); (4) small schools and day care centers; (5) small business equipment sales and services; (6) ~~storm water management on more than 12,000 square feet;~~ (7) Single Unit Rentals; (8) Vacation Home Rentals; (9) building maintenance services; (10) financial institutions; (11) construction sales and services; (12) service stations, automotive repair services; (13) eating and drinking establishments; (14) commercial recreation (indoor sports, entertainment and recreation); (15) education facilities; (16) major impact services and utilities; (17) agricultural sales and services; (18) communication services; (19) custom manufacturing; and (20) animal sales and services (small animals and household pets).

(A) ~~Minor Use Permit (Over 1,000 square feet of floor area per parcel) (Environmental Review and public hearing by Coastal Zoning Administrator)~~

(1) — Retail stores

(2) — Food and beverage preparation without consumption

(3) — Consumer repair services (not automotive)

(4) — Small schools and day care centers

(5) — Small business equipment sales and services

(B) — Major Use Permit (Public hearing by County Planning Commission)

(1) — Building maintenance services

(2) — Financial institutions

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- ~~(3) — Construction sales and services~~
- ~~(4) — Service stations, automotive repair services~~
- ~~(5) — Eating and drinking establishments~~
- ~~(6) — Commercial recreation (indoor sports, entertainment and recreation)~~
- ~~(7) — Education facilities~~
- ~~(8) — Major impact services and utilities~~
- ~~(9) — Agricultural sales and services~~
- ~~(10) — Communication Services~~
- ~~(11) — Custom manufacturing~~
- ~~(12) — Animal sales and services (small animals and household pets)~~

Development Requirements: Minimum new ~~parcel lot~~ size of 12,000 square feet. For all development, lot coverage may not exceed 25 percent of the ~~parcel lot~~ area. Maximum floor area not to exceed one-half square foot of floor area for each square foot of lot area. In no case shall floor area under one roof exceed 8,000 square feet.

Density Requirements: One dwelling unit allowed on any new or existing ~~parcel lot~~. Multiple family units allowed subject to minimum site area and limitations as follows:

~~(a) **Parcels Lots** 12,000 square feet or less in size: 6,000 sq. ft. for first unit; and 3,000 sq. ft. for each additional unit.~~

~~(b) **Parcels Lots** greater than 12,000 square feet in size: 6,000 sq. ft. for first unit; 3,000 sq. ft. each for units two through five; and 6,000 sq. ft. for each additional unit.~~

Up to 12,000 square foot lot:-	6,000 sq. ft. for 1st unit; 3,000 sq. ft. for each additional unit.
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Over 12,000 square foot lot: 6,000 sq. ft. for 1st unit;
3,000 sq. ft. for 2nd unit;
3,000 sq. ft. for 3rd unit; 3,000 sq. ft. for
4th unit; 3,000 sq. ft. for 5th unit;
6,000 sq. ft. for each additional unit.

Building Height Limitations: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, the iconic “Father Time-and-the-Maiden” redwood sculpture on the Masons Hall (Mendocino Savings Bank) building, and water towers, shall be Structures are limited to a maximum height of ~~exceed~~ 28 feet above natural grade.

Parking Requirements: One off-street parking space shall be required for each 400 square feet of floor area devoted to commercial and civic uses; one and one-half off-street parking spaces shall be required for each family dwelling unit; and one off-street parking spaces shall be required for each visitor-serving facility lodging unit ~~(guest room or suite)~~, Visitor Home Rental and each Single Unit Rental.

~~PUBLIC AND SEMI-PUBLIC FACILITIES~~

5.9. Public Facilities - Map Code: PF

Intent: To designate existing and planned future major public and community serving uses that shall only be allowed to be converted to another use following certification by the Coastal Commission of an amendment to the certified Mendocino Town Plan. This classification applies to lots (parcels) which are used for, or are proposed to be used for, public agency or non-profit entity purposes, or for specified public utility purposes.

Principal Permitted Use: Native vegetation landscaping;

Principal Permitted Uses: ~~Temporary events; community gardens; storm water management on fewer than 40,000 square feet.~~ None (All require conditional use permit.)

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Conditional Uses: Public and semi-public facilities, ~~and utilities,~~ including, but not limited to, schools, fire stations, churches, cemeteries, parks, ~~State Highway 1, roads, streets,~~ public water systems, sewage collection and treatment facilities, educational art centers, community services district facilities, underground electrical transmission and distribution lines, natural gas pipelines, ~~storm water management on 40,000 square feet or more.~~

Development Requirements: (a) Minimum new lot (parcel) size of 12,000 square feet.

(b) For all development other than the State Highway, lot coverage may not exceed 25 percent of the lot (parcel) area.

(c) Maximum floor area shall not exceed one square foot of floor area for each square foot of lot area. In no case shall the floor area of a structure under one roof exceed 8,000 square feet.

(d) Reconstruction, replacement, or new construction of the Highway 1 Big River Bridge, including any bridge access components, in the Town shall (a) maintain the general alignment and elevation of the existing bridge, (b) include safe pedestrian and bicycle ways that connect the Town to the south, (c) protect scenic public views to and along the sea, the Mendocino Estuary, and the Town, and (c) maintain maximum feasible utilization of the existing bridge during its reconstruction or replacement.

Building Height Limitations: New structures, except for chimneys, flagpoles and similar appurtenances, steeples, and water towers, shall be ~~Structures are limited to two stories and at no point on the parcel shall a~~ maximum height of buildings exceed 28 feet above natural grade.

Parking Requirements: One (1) off-street parking space for each employee, plus additional off-street parking spaces for the following uses: (A) Schools: One (1) space for each five (5) students;

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(B) Public and Religious Assembly: One (1) space for each five (5) seats; (C) All others: One (1) space for each four hundred (400) square feet of gross floor area.

FOREST LANDS

Map Code: FL

~~Intent: This district is intended to encompass lands within the Town of Mendocino which are held in a resource preserve and are appropriately retained for the growing, harvesting and production of timber and timber-related products.~~

~~Principal Permitted Use: Conservation and development of natural resources; forest production; light agriculture; passive recreation.~~

~~Conditional Uses: Employee caretaker housing; horticulture; active recreation; minor impact utilities; major impact services and utilities.~~

~~Parcel Size: One hundred and sixty (160) acres.~~

DEVELOPMENT LIMITATIONS

5.10. Development Limitations - Map Code: DL

Intent: This special combining district is intended to be used only in conjunction with another land use classification on lots (parcels) or portions of lots (parcels) that according to available data have substantial constraints that may prevent or severely limit development, including slopes over 30 percent, erosion, or landsliding landslide. ~~Many parcels with this designation have suffered severe bluff erosion and currently may have no feasible building site remaining.~~ In each case, on-site inspection and tests will be necessary to determine whether a feasible building site exists. ~~Wetlands, riparian vegetation, dunes, plant or animal habitats, pygmy soils, and areas subject to flooding are shown separately on the plan maps and are not designated DL.~~

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Principal Permitted Use: As permitted in the underlying base classification combined with the DL designation, provided a building site exists that is capable of safely accommodating the development; without significant adverse effects; on the environment. ~~as set forth in Chapter 3.4 exists.~~

Conditional Uses: As allowed in the combining classification, provided a feasible building site exists without significant adverse effects on the environment.

Parcel Size: As required by the classification combined with the DL designation. No new parcels lying entirely within a DL classification shall be created inconsistent with the policies of Section 4 Chapter 3.4 of the certified Mendocino Town Plan.

DEFINITIONS

~~For purposes of implementation of the Mendocino Town Plan, the following definitions shall apply:~~

~~Residential Use: Residential use means a residential dwelling unit occupied by the owner(s) as his/her principal place of residence; or, occupied by long term tenant(s) as his/her principal place of residence.~~

~~Dwelling Unit: Dwelling unit means a single unit containing complete, independent living facilities for a family, including permanent provisions for living, sleeping, eating, cooking and sanitation and having only one kitchen.~~

~~Single Unit Rental (Table 4.13-2): Single unit rental means the use of an attached or detached structure which is used as a visitor serving unit and which is operated in conjunction with a residential use or commercial use, as a short term rental for transient occupancy, for a fee charged, and subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.~~

Light Agriculture:

~~(A) Land devoted to the hatching, raising, butchering or marketing on a small scale of chickens, turkeys or other fowl or poultry and eggs, rabbits, fish, frogs, mink, chinchilla or other small farm animals similar in nature, provided that not more than ten (10) mature animals per forty thousand~~

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~~(40,000) square feet, combined total; of all species, may be kept, fed or maintained. The total number of all species shall not exceed forty (40). The permissible number of animals per acre shall be computed on the basis of the nearest equivalent ratio (i.e., five (5) animals on twenty thousand (20,000) square feet). Coops or pens shall be located only on the rear one-third (1/3) of the lot and shall be located no closer than five (5) feet from the side or rear property line.~~

~~(B) The grazing of cattle, horses, sheep, goats, hogs or other farm stock or animals, including the supplementary feeding thereof, provided not more than one (1) such animal per forty thousand (40,000) square feet shall be kept or maintained. The total number of all species shall not exceed four (4). In no event shall there be any limit to the permissible number of sheep or goats which may be grazed per acre when such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops and, further where such grazing operation is not conducted for more than four (4) weeks in any six (6) month period.~~

~~(C) For parcels of forty thousand (40,000) square feet or larger, keeping of small and large animals shall be cumulative (i.e., eighty thousand (80,000): two (2) large animals and twenty (20) small animals).~~

~~(D) Apiaries, provided that no more than two (2) working hives may be kept on parcels of forty thousand (40,000) square feet or less.~~

~~(E) Sale of agricultural products grown, raised, or produced on the premises.~~

~~(F) 4-H, FFA or similar projects shall be permitted in all zoning districts.~~

~~Vacation Home Rental (Table 4.13-3): Vacation home rental means a dwelling unit that is the only use on the property, which may be rented short term for transient occupancy, for a fee charged and subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.~~

~~Vacation Home Rentals within the Town of Mendocino shall be considered Visitor-Serving Facilities.~~

~~Lot Coverage: Lot coverage means the percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches and covered walkways; excluding uncovered required parking areas, landscaping, patios and terracing.~~

EXCEPTIONS

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~~Single strikethrough~~ and underline= County-proposed changes to certified LCP; ~~single red strikethrough~~ and underline= changes not properly tracked from certified LCP. ~~bold double strikethrough~~ and underline= Commission staff recommended modifications to County's submitted proposal.

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~~Height Limitation: Exceptions may be granted to height limitations in all zoning districts for church steeples, flag poles, water towers, and utility poles where such exceptions are consistent with the intent of the zoning district and consistent with design guidelines (Policy 4.13-9).~~

~~Parking Requirements: Where the requirements for off street parking cannot be feasibly met, in lieu fees may be substituted consistent with Policy 4.13-16.~~

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Deleted Figure 4.13-1 omitted

MENDOCINO TOWN PLAN UPDATE AMENDMENT (LCPA 1-MEN-14-0840)

Deleted Table 4.13-1 omitted

MENDOCINO TOWN PLAN UPDATE AMENDMENT (LCPA 1-MEN-14-0840)

Deleted Table 4.13-2 omitted

MENDOCINO TOWN PLAN UPDATE AMENDMENT (LCPA 1-MEN-14-0840)

Deleted Table 4.13-3 omitted

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SECTION 6. TOWN PLAN IMPLEMENTATION

The following sub-sections summarize Town Plan implementation provisions. The Mendocino Historical Preservation District (a registered national landmark), Mendocino Headlands State Park, and California State Highway 1 (including the Big River Bridge within the Town boundaries) constitute uses of more than local importance within the Town of Mendocino, as that term is defined in [\\] Title 14, California Code of Regulations, Section 13513. The Coastal Commission has not advised the County of Mendocino of any other uses of greater than local significance that the Town LCP should consider.

6.1 Capital Improvement Program: Capital improvement projects recommended in the Mendocino Town Plan to be performed by the County of Mendocino shall be implemented as they are approved by the County Board of Supervisors, at its sole discretion, and as funding may become available.

6.2 Zoning: The [\\] Mendocino Town Zoning Code (“MTZC”, Division III – Title 20) is the principal Town Plan implementation tool. The MTZC sets out definitions of use types, lists the zoning districts that implement the land use designations within the Town Plan, establishes development regulations for each of the zoning districts, incorporates the County’s pre-Coastal Act historical preservation ordinance ([\\] MTZC Chapter 20.760) that establishes the Mendocino Historical Review Board, along with its duties and responsibilities, and prescribes administrative procedures for public notice, public hearing, review, local appeals, and action by the County on applications for development, or as applicable, the Mendocino Historical Review Board on applications for work within Historic Districts A and B, in the Town. The Zoning Code also states, for informational purposes only, the administrative procedures provided in [\\] Public Resources Code Section 30603 for an appeal by an ([\\] “aggrieved person”) or any two Coastal Commissioners from an action of the County to the Coastal Commission.

6.3 Mendocino Historical Review Board: The Mendocino Historical Review Board serves as an additional core Town Plan implementation entity. The Mendocino Historical Review Board’s

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function is to review applications for [X] “work” pursuant to Mendocino Town Zoning Code Sections 20.760.030 and 20.760.035. The Mendocino Historical Review Board consists of five members who shall be residents of the Historical Districts, and who are intended to represent a cross section of the community.

6.4 Historic Review Board Design Guidelines: The [X] Mendocino Historic Review Board Design Guidelines (reproduced in Appendix 7) serve to implement [X] Mendocino Town Zoning Code Chapter 20.760, and also to provide guidance to development applicants on the desired character within the Historical District. The Design Guidelines set out a range of design choices that will encourage development throughout the Town that is compatible with the Town’s existing and desired character, and will discourage the introduction of incompatible elements of design or building style. Amendments to the Design Guidelines, which are an incorporated part of the Mendocino Town Local Coastal Program, shall require an amendment to the certified Mendocino Town Local Coastal Program .

6.5 Coastal Development Permit Exclusions and Exemptions

[X] Public Resources Code Section 30610, as amended, and [X] ~~Subchapters 6 and 7~~, Title 14, California Code of Regulations **Sections 13250, 13252, and 13253** provide for both statutory exemptions and categorical exclusions from the general requirement that development, as defined, that is undertaken in the coastal zone after January 1, 1977, requires a coastal development permit.

Generally, on September 5, 1978, ~~the~~ Coastal Commission issued an exclusion guideline for [X] “Repair, Maintenance, and Utility Hook-Up Exclusions from (Coastal Development) Permit Requirements” pursuant to Public Resources Code Section 30610(c) and (e) that **is intended to allow continuation of certain specified existing developments and activities which began before the effective date of the Coastal Act, and that** identifies categories (types) of development activities related to repair, maintenance, and utility connections that do not require a coastal development permit, unless otherwise specified. Appendix 9 reproduces this exclusion guideline. Other general exceptions to the coastal development permit requirement have been set forth by the

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Coastal Commission at Title 14, California Code of Regulations [\\] Section 13250 (additions to single-family residences), [\\]Sections 13200-13210 (vested development rights), [\\]Sections 13211-13213 (permits granted pursuant to the 1972 Coastal Zone Conservation Act), [\\]Sections 13240-13249 (categories of development), and [\\] Sections 13136-13144 (emergency permits).

Specifically with regard to the Town, on November 14, 1996, the Coastal Commission issued Categorical Exclusion Order Number E-96-1), pursuant to Public Resources Code Section 30610(e), to exempt certain categories of development within specified geographic areas of the Town from the requirements of coastal development permits. The granting of the Categorical Exclusion Order is based on the finding that “there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast.” The map in Figure 4.13-8 illustrates the geographic extent of the area in which specified development is categorically excluded from the coastal development permit requirement exclusion. Appendix 4 of the Town Plan contains the Coastal Act and Categorical Exclusion Order provisions.

Requests for any exemption or categorical exclusion from the coastal development permit requirement must be made in writing by any person who undertakes any development, as defined, to the Director of Planning and Building Services, or his/her designee, prior to the commencement of any work that constitutes development, as defined in Section 2.24, **and subject to the terms and conditions of the Categorical Exclusion Order, including but not limited to ensuring that the development under this exclusion shall conform with all LCP policies.** The Director’s determination that a development is categorically exempt from the coastal development permit requirement must be made in writing, and a copy of it must be transmitted on the day of its issuance to the California Coastal Commission, North Coast District. Although both Coastal Act exemptions and categorical exclusions from the coastal development permit requirement apply for specified development within specified areas of the Town of Mendocino, as set forth in MTZC Chapter 20.720, exempt and categorically excluded development and other work to be carried out in Historical Zones A and B remain subject to Mendocino Historical Review Board regulation **and any other necessary local approvals such as, but not limited to, issuance of a building permit and groundwater extraction permit.**

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6.6 Code Enforcement: The Department of Planning and Building Services for the County of Mendocino shall enforce the provisions of Chapter 4.13, and any mandatory policies and mandatory actions provided therein, consistent with the certified Town Local Coastal Program and the Mendocino County Zoning Code Chapter 20.736216, Enforcement, Legal Procedure, and Penalties. Consistent enforcement of the certified Town LCP shall achieve its continued effective implementation in a manner that conforms to the Coastal Act.

6.7 Visitor Serving Facility Room Allocation: (a) Following certification of the updated Mendocino Town Local Coastal Program by the Coastal Commission, ~~the remaining Visitor Serving~~

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Fig. 4.13-8 omitted

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~~Facility (“VSF”) guest rooms or suites in the Town below the numerical VSF cap of 237 units lodging units allowed within the Town that are not initially allocated in Appendix 2 of the Mendocino Town Plan for a specific site shall be allocated by the procedure set forth in Town Zoning Ordinance Section 20.684.030(H), for (a) Seven (7) VSF units shall be reserved for the Nicholson House Inn, located at 44861 Ukiah Street consistent with the provisions of Zoning Ordinance Section 20.684.030. Lodging Units not initially allocated shall include (a) any unallocated visitor serving lodging units, and (b) any previously allocated visitor serving lodging unit that becomes abandoned, fails to timely obtain any required coastal development permit or other necessary approvals, or when any such permit or approval for the unit expires or is revoked, and (b) thirteen units for designated properties in Appendix 2 to obtain authorization for existing units within existing visitor serving facility buildings on sites designated on the Town Land Use Map with an asterisk (*) or asterisk-B (*B), in addition to those units within those buildings provided in the 1992 Town Plan. The two VSF units at 45020 and 45065 Albion Street (MacCallum House Inn), and one VSF unit each at 44860 Main Street (Didgeradoo Inn), 45141 Ukiah Street (Reeves), and 390 Kasten Street (Blue Heron) were already recognized in the certified 1992 Town Plan and constitute legal existing VSF units that require no further allocation.~~

(b) The Planning and Building Services Department shall establish, and provide general public notice of, a procedure pursuant to which it shall, from time to time, inform the public of (1) the availability of any other unallocated VSF units within the numerical VSF cap of 237 units, (2) accept and process applications for their ~~entitlement~~ **allocation** pursuant to the certified Mendocino Town Local Coastal Program, and (3) identify conditions of permit approval, including, but not limited to, commencement of operations of approved VSF units.

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Deleted 1992 Town Plan Land Use Map, with annotations, omitted