

**Attachment 3 – LCP Amendment: Proposed Zoning Changes, Land Uses, Transportation Facilities & Coastal Access**

**Proposed Zoning Changes**

The zoning map on the next page illustrates the parcels proposed for rezoning in red outline.

**Table 1 LCP Amendment 1-24: Parcel Number, Current Zoning & Proposed Zoning**

<b>Parcel Number</b>	<b>Size (acers)</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<b>Noyo Center</b> 018-430-15-00	11	Timber Resources Industrial	Public Facilities
<b>Coastal Trail</b> 018-430-11-00, 018-430-18-00, 018-430-15-00, 018-430-04-00, 008-020-14-00, 008-020-10-00, 008-020-11-00, 008-010-35-00, 008-010-38-00, 018-430-10-00	104	Timber Resources Industrial	Parks and Recreation
<b>Sherwood Valley Band of Pomo</b> 018-430-07-00, APN 018-430-07-71, 018-430-07-72, 018-430-07-73	4	Timber Resources Industrial	Medium Density Residential
<b>Sherwood Valley Band of Pomo</b> 018-120-44-00	1.3	Highway Visitor Commercial	Medium Density Residential

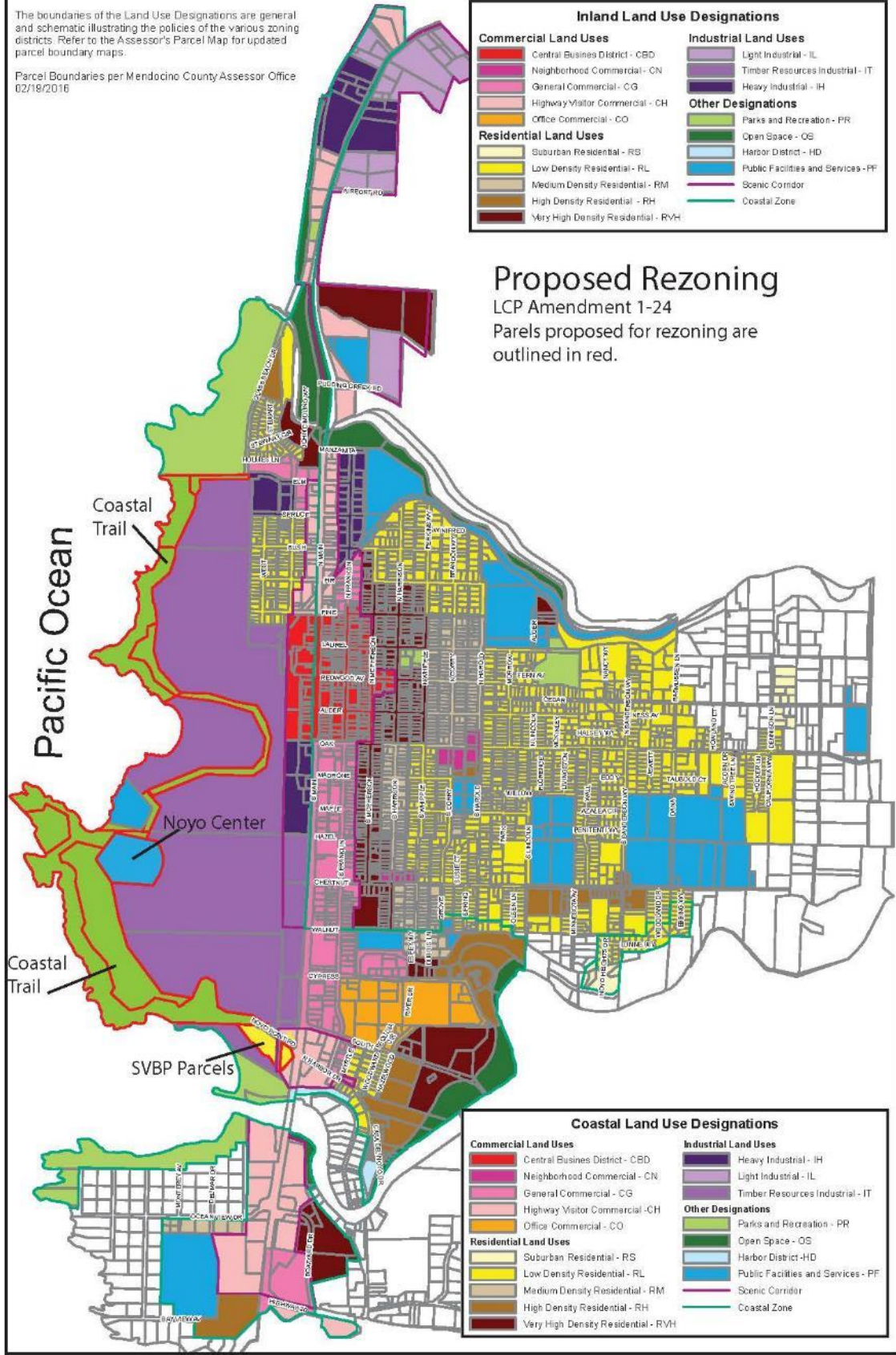
The boundaries of the Land Use Designators are general and schematic illustrating the policies of the various zoning districts. Refer to the Assessor's Parcel Map for updated parcel boundary maps.

Parcel Boundaries per Mendocino County Assessor Office 02/18/2016

Inland Land Use Designations			
<b>Commercial Land Uses</b>	<b>Industrial Land Uses</b>		
Central Business District - CBD	Light Industrial - IL		
Neighborhood Commercial - CN	Timber Resources Industrial - IT		
General Commercial - CG	Heavy Industrial - IH		
Highway Visitor Commercial - CH		<b>Other Designations</b>	
Office Commercial - CO		Parks and Recreation - PR	
<b>Residential Land Uses</b>		Open Space - OS	
Suburban Residential - RS		Harbor District - HD	
Low Density Residential - RL		Public Facilities and Services - PF	
Medium Density Residential - RM		Scenic Corridor	
High Density Residential - RH		Coastal Zone	
Very High Density Residential - RVH			

### Proposed Rezoning

LCP Amendment 1-24  
 Parcels proposed for rezoning are outlined in red.



Coastal Land Use Designations			
<b>Commercial Land Uses</b>	<b>Industrial Land Uses</b>		
Central Business District - CBD	Heavy Industrial - IH		
Neighborhood Commercial - CN	Light Industrial - IL		
General Commercial - CG	Timber Resources Industrial - IT		
Highway Visitor Commercial - CH		<b>Other Designations</b>	
Office Commercial - CO		Parks and Recreation - PR	
<b>Residential Land Uses</b>		Open Space - OS	
Suburban Residential - RS		Harbor District - HD	
Low Density Residential - RL		Public Facilities and Services - PF	
Medium Density Residential - RM		Scenic Corridor	
High Density Residential - RH		Coastal Zone	
Very High Density Residential - RVH			

## 2. CLUDC Land Use Categories

The land uses currently allowed within each of the zoning district will remain unchanged, with one exception.

- Science Center will be added as a land use requiring a Use Permit (to the listing that includes Library and Museum) in the Public Facilities zoning district. Science center is a broader category and has been added to this list because it incorporates the following types of activities, not typically associated with a museum: science research, science education, indoor and outdoor exhibits, animal keeping and rescue, technology experience, equipment storage, research and development, retail, and scientist housing.

This LCP amendment would consist of the following changes:

1. Amend Table 2-14 of 17.26.030 to add Science Center to the Public Facilities zoning district as noted below:

LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Nature preserve	P	P	P	
Storage - Warehouse	-	-	UP	
Library, museum, <b>science center</b>	-	UP	UP	
Meeting facility, public or private	-	UP	UP	
School - Specialized education/training	-	-	P	
Caretaker quarters	MUP	MUP	MUP	
Accessory retail or services	-	P	P	



### 3. Transportation Facilities & Coastal Access

#### Sherwood Valley Band of Pomo Parcel

The Sherwood Valley Band of Pomo parcel is located on Noyo Point Road which serves all four residences. The parcel is also immediately adjacent to the Coastal Trail and has easy access to both Highway 1 and the Coastal Trail.



#### Fort Bragg Coastal Trail Access.

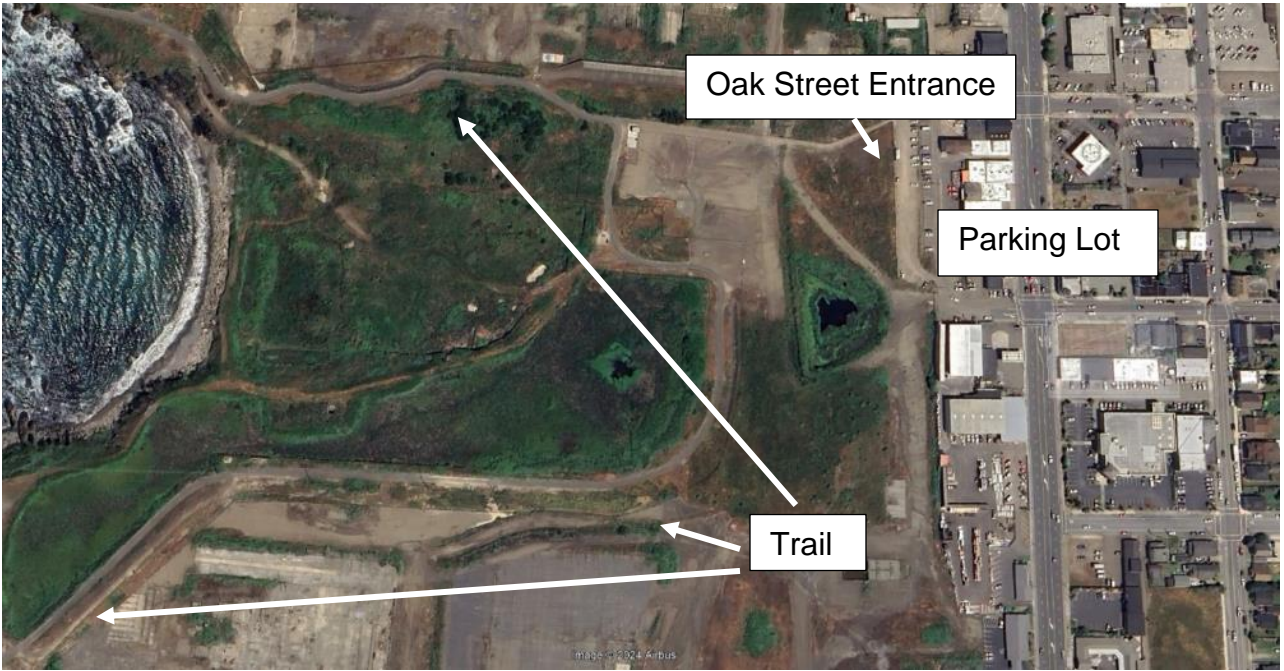
The Fort Bragg coastal Trail provides 5+ miles of paved bicycle and ADA accessible trails on the Fort Bragg bluff top. The Fort Bragg Coastal Trail property is accessible by bicycle and pedestrian from Noyo Point Road and by car, bicycle and pedestrian via Cypress Street, Oak Street, Elm Street and Glass Beach Drive as illustrated below.



South entrances to the Coastal Trail Parcels



Middle Entrance to Coastal Trail Parcels





North Entrance to Coastal Trail Parcels



Noyo Center Parcel is accessed by Cypress Street and Jere Mello Way. The Coastal Trail is located directly to the west and north of the site.

