



111 E. COMMERCIAL STREET  
WILLITS, CALIFORNIA 95490  
(707) 459-4601 TEL  
(707) 459-1562 FAX

**WILLITS CITY COUNCIL  
AGENDA  
OCTOBER 28, 2015 ♦ 6:30 P.M. ♦ COUNCIL CHAMBERS**

1. **OPENING MATTERS** – a) Call to Order; b) Pledge to Flag; c) Roll Call
2. **PUBLIC COMMUNICATIONS**  
*Council welcomes participation in its meetings. Comments shall be limited to three (3) minutes per person so that everyone may be given an opportunity to be heard. To expedite matters and avoid repetition, whenever any group of persons wishes to address the Council on the same subject matter, the Mayor may request that a spokesperson be chosen by the group. This item is limited to matters under the jurisdiction of the City Council which are not on the posted agenda. Public criticism of the City Council, Commission, Boards and Agencies will not be prohibited. No action shall be taken.*
3. **PUBLIC MATTERS**
  - a. Presentation and Discussion of Preliminary FEMA Flood Insurance Rate Maps, which Reflect Changes in Special Flood Hazard Areas within the City of Willits and the Immediate Surrounding Area
  - b. Discussion and Direction Regarding the City's Top Five Economic Development Goals and Priorities for Inclusion in Discussion by the EDFC Executive Committee
4. **CONSENT CALENDAR**  
*Matters listed under the Consent Calendar are considered to be routine by the City Council and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember and acted upon separately by the City Council.*  
*The following items are recommended for approval, as follows:*
  - a. City Council Minutes:
    - October 14, 2015
  - b. Resolution to Delegate Authority to the City Manager to make Determination of Disability and Whether Such Disability is Industrial Under Government Code Section 21156 and to Certify Such Determination to the California Public Employees' Retirement System
5. **INFORMATIONAL REPORTS**  
*Matters that do not require action by the City Council but are of public interest.*
  - a. Disbursements Journal(s):
    - Warrant Nos. 27292-27301, Totaling \$34,044.68
    - Warrant Nos. 27302-27388, Totaling \$328,082.43
  - b. Written Update from Caltrans Regarding the Willits Bypass Project
  - c. Sales Tax Digest Summary – Collections through September 2015
6. **RIGHT TO APPEAL**  
*Persons who are dissatisfied with the decisions of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the Code of Civil Procedure, which generally limits to 90 days the time within which the decisions of the City boards and agencies may be judicially challenged.*
7. **COMMISSIONS, AGENCIES AND AUTHORITIES**  
*The Willits City Council meets concurrently as the City of Willits Planning Commission and City of Willits Successor Agency.*
  - a. **SITTING AS THE PLANNING COMMISSION** – Discussion and Possible Action to Adopt a Resolution Regarding Use Permit No. U-15-01 for Daniel W. Chesser

**8. CITY MANAGER REPORTS AND RECOMMENDATIONS**

- a. Verbal Reports – No Action

**9. DEPARTMENT RECOMMENDATIONS**

- a. Administration (City Clerk, Finance, Human Resources, Legal)
- b. Public Safety
- c. Community Development
- d. Public Works & Engineering
- e. Water & Wastewater Systems

**10. CITY COUNCIL AND COMMITTEE REPORTS**

- a. Mendocino Council of Governments (MCOG)
- b. Local Agency Formation Commission (LAFCO)
- c. Mendocino Transit Authority (MTA)
- d. Mendocino Solid Waste Management Authority-Joint Powers Authority (MSWMA-JPA)
- e. Economic Development and Financing Corporation (EDFC)
- f. League of California Cities
- g. Water & Wastewater Systems Committee
- h. Revit-ED Committee
- i. Finance Committee
- j. Ad Hoc Committees
  - Caltrans Bypass Project
  - Willits Center for the Arts
- k. Other Committee Reports

**11. COUNCIL MEMBER REPORTS AND RECOMMENDATIONS**

**12. ENACTMENT OF ORDINANCES**

**13. GOOD & WELFARE**

**14. CLOSED SESSION NOTICE**

- a. Conference with Legal Counsel Pursuant to Government Code §54956.9 – Existing Litigation: People of the State of California and the City of Willits v. Remco Hydraulics, Inc., et al. (United States District Court – Northern District of California, Case No. C-96-6283 SI 12/22/2000)

**15. ADJOURNMENT**

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Willits City Hall, located at 111 East Commercial Street, Willits, California, not less than 72 hours prior to the meeting set forth on this agenda.*

*Dated this 23<sup>d</sup> day of October, 2015.  
Cathy Moorhead, City Clerk*



Item No. **3a**

Meeting Date: **October 28, 2015**

**AGENDA SUMMARY REPORT**

**To:** Honorable Mayor and Council Members

**From:** John Sherman, Floodplain Administrator

**Agenda Title:** PRESENTATION AND DISCUSSION OF PRELIMINARY FEMA FLOOD INSURANCE RATE MAPS, WHICH REFLECT CHANGES IN SPECIAL FLOOD HAZARD AREAS WITHIN THE CITY OF WILLITS AND IMMEDIATE SURROUNDING AREA

**Type:**  Presentation  Consent  Regular Agenda  Public Hearing  Urgent Time: 15 min.

**Summary of Request:** Willits Municipal Code Sections 17.38 and 17.40 identify the requirements for planning and development within the floodplain and floodway as represented on the FEMA Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS) adopted on June 2, 2011. On August 28, 2015, in response to a letter of map correction submitted by the City Engineer, FEMA issued a preliminary FIS and set of revised FIRMs for all of Mendocino County including the City of Willits. These preliminary maps reflect the changes to Base Flood Elevation and area of floodplain within the City. It is important to note that these are the first digital FIRMs in our region and should be very accurate when compared with previous maps. These preliminary maps are available on the City's website for review.

The City will host a public meeting where FEMA officials will be present to answer questions from the public and City officials. FEMA will also advertise twice in local newspaper(s) before beginning a 90-day appeal period. Once the appeal period has passed and appropriate revisions have been made to the preliminary FIS and FIRMs, a *Letter of Final Determination* will be issued by FEMA beginning a 6-month adoption period where the City must amend our Floodplain and Floodway ordinances to adopt the preliminary FIS and FIRMs. The FIS and FIRMs become effective at the end of this period.

**Recommended Action:** This matter does not require formal action at this point. However, it is necessary to thoroughly review the FIS and FIRMS for accuracy and bring any discrepancies to the attention of the Floodplain Administrator.

**Alternative(s):** None recommended.

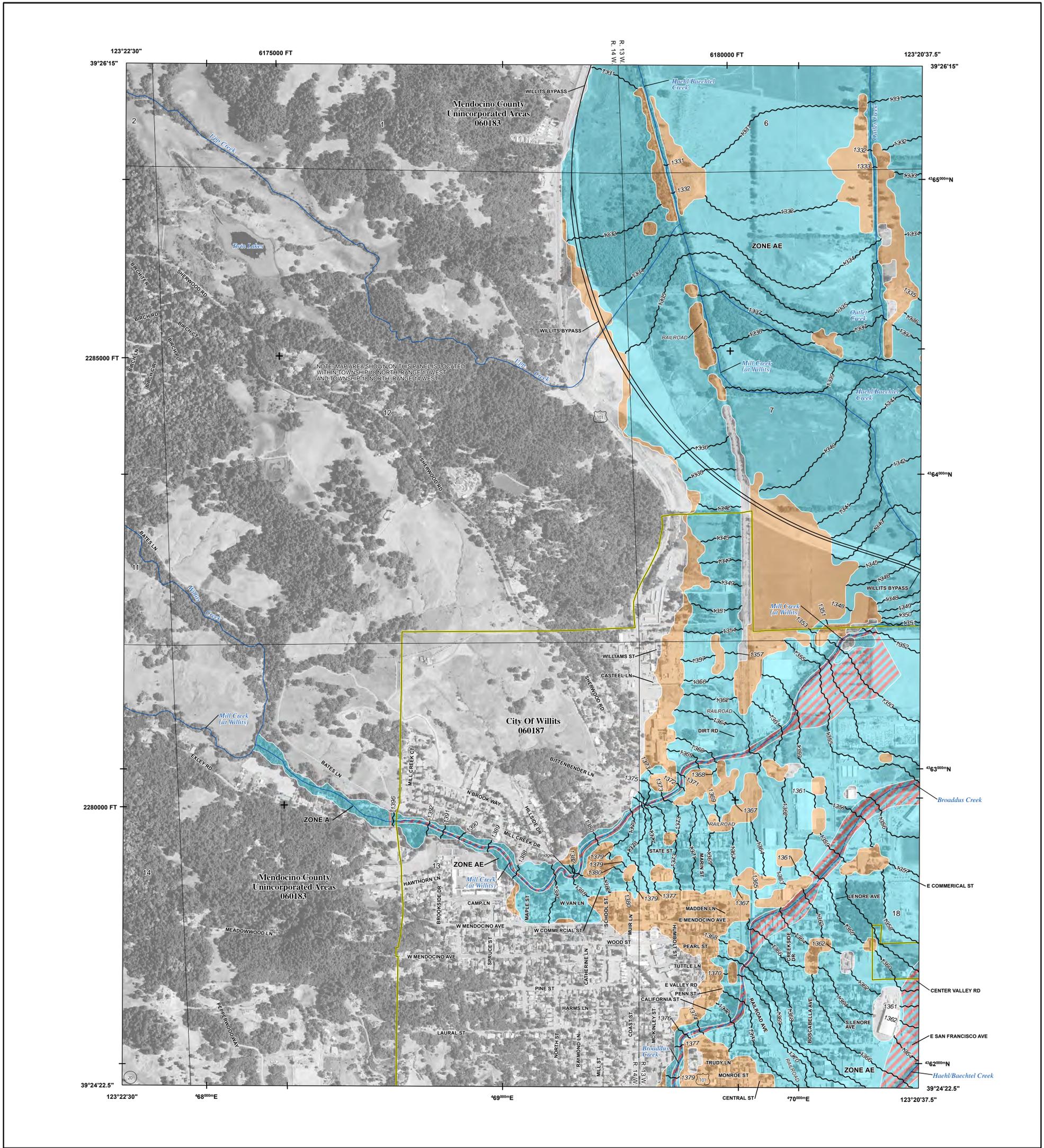
**Fiscal Impact:** Adoptions of the revised FIS and FIRMs will enable properties in expanded floodplain areas to purchase flood insurance at reduced rates. Existing structures in the floodplain are not required to meet FEMA requirements unless they are substantially improved, (improvements are valued at 50% or more than the value of the existing structure). All new construction within the floodplain must meet FEMA requirements.

**Personnel Impact:** None.

**Reviewed by:**  City Manager  City Attorney  Finance Director  Human Resources  Risk

**Council Action:**  Approved  Denied  Other: \_\_\_\_\_

**Records:**  Agreement  Resolution # \_\_\_\_\_  Ordinance # \_\_\_\_\_  Other \_\_\_\_\_



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)**

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
<b>OTHER AREAS</b>		NO SCREEN Areas of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
		18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		17.5 Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
<b>OTHER FEATURES</b>		513 Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

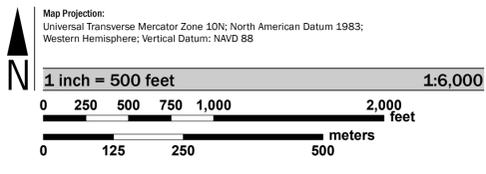
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

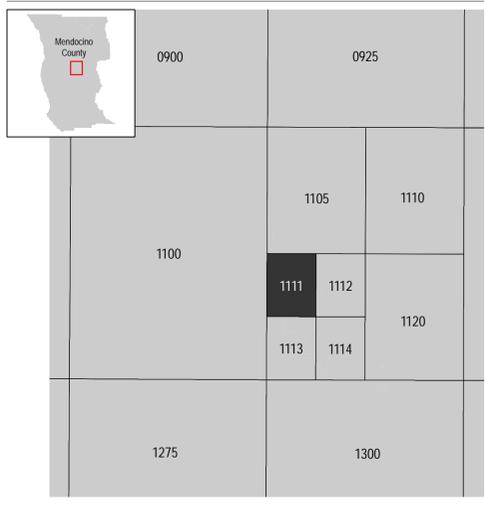
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from the National Atlas of the United States, the California Spatial Information Library, Mendocino County and the digital orthophotography was collected by the U.S. Department of Agriculture Farm Service Agency. This imagery was flown in 2014 and was produced with a 1-meter ground sample distance.

**SCALE**



**PANEL LOCATOR**



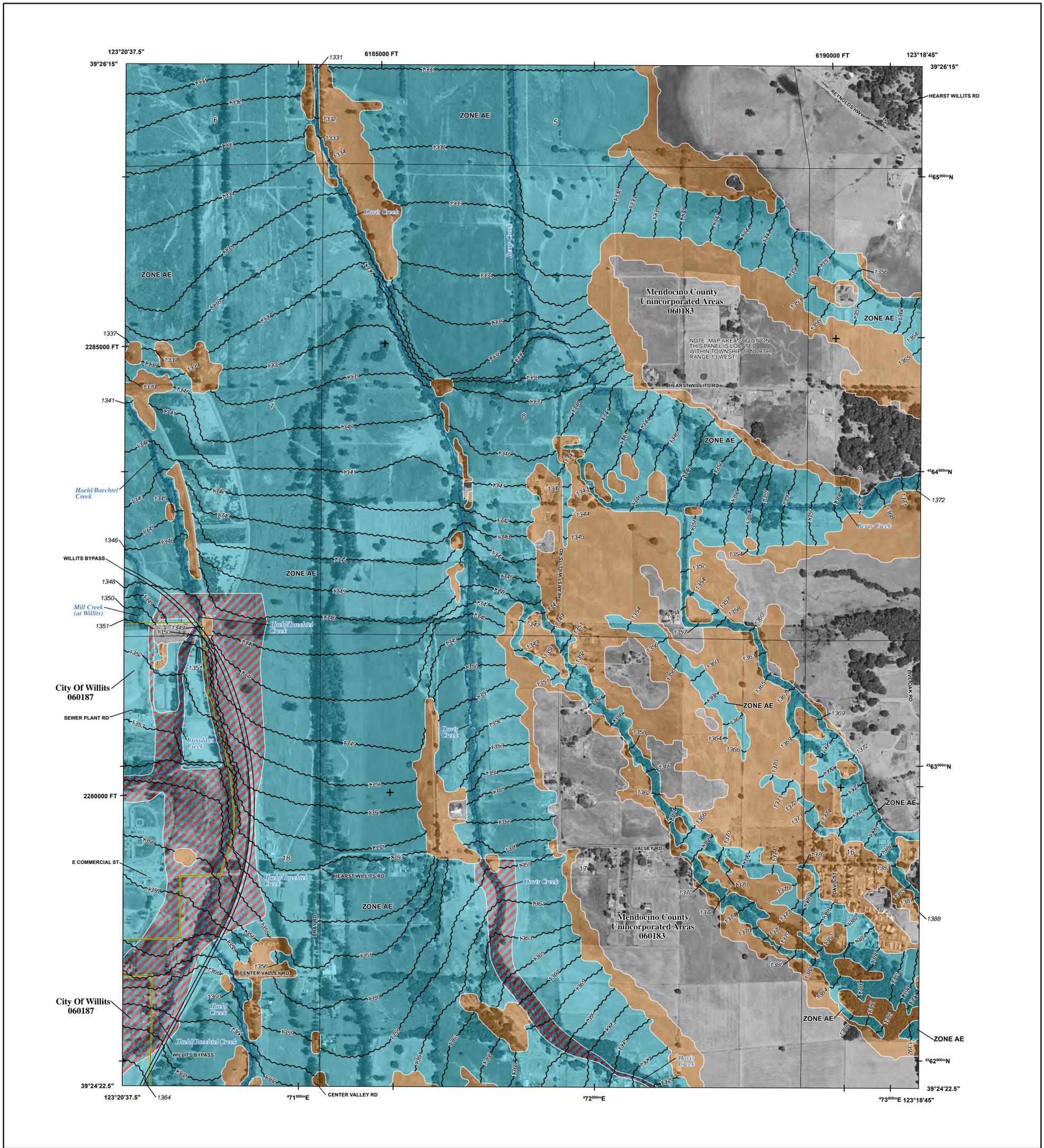
**FEMA**  
**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**MENDOCINO COUNTY, CALIFORNIA**  
**PANEL 1111 OF 2100**

Panel Contains:  
**COMMUNITY** NUMBER PANEL SUFFIX  
MENDOCINO COUNTY 060183 1105 G  
WILLITS, CITY OF 060187 1105 G

**PRELIMINARY**  
**8/28/2015**

VERSION NUMBER 2.3.3.2  
MAP NUMBER 06045C111G  
MAP REVISED



**FLOOD HAZARD INFORMATION**

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	18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	17.5
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
<b>OTHER FEATURES</b>	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

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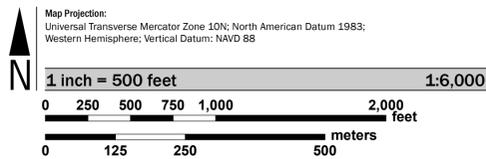
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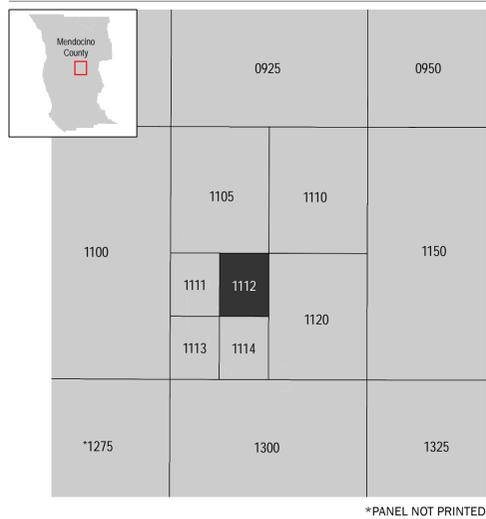
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**SCALE**



**PANEL LOCATOR**



\*PANEL NOT PRINTED

**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP  
**MENDOCINO COUNTY, CALIFORNIA**  
 PANEL 1112 OF 2100

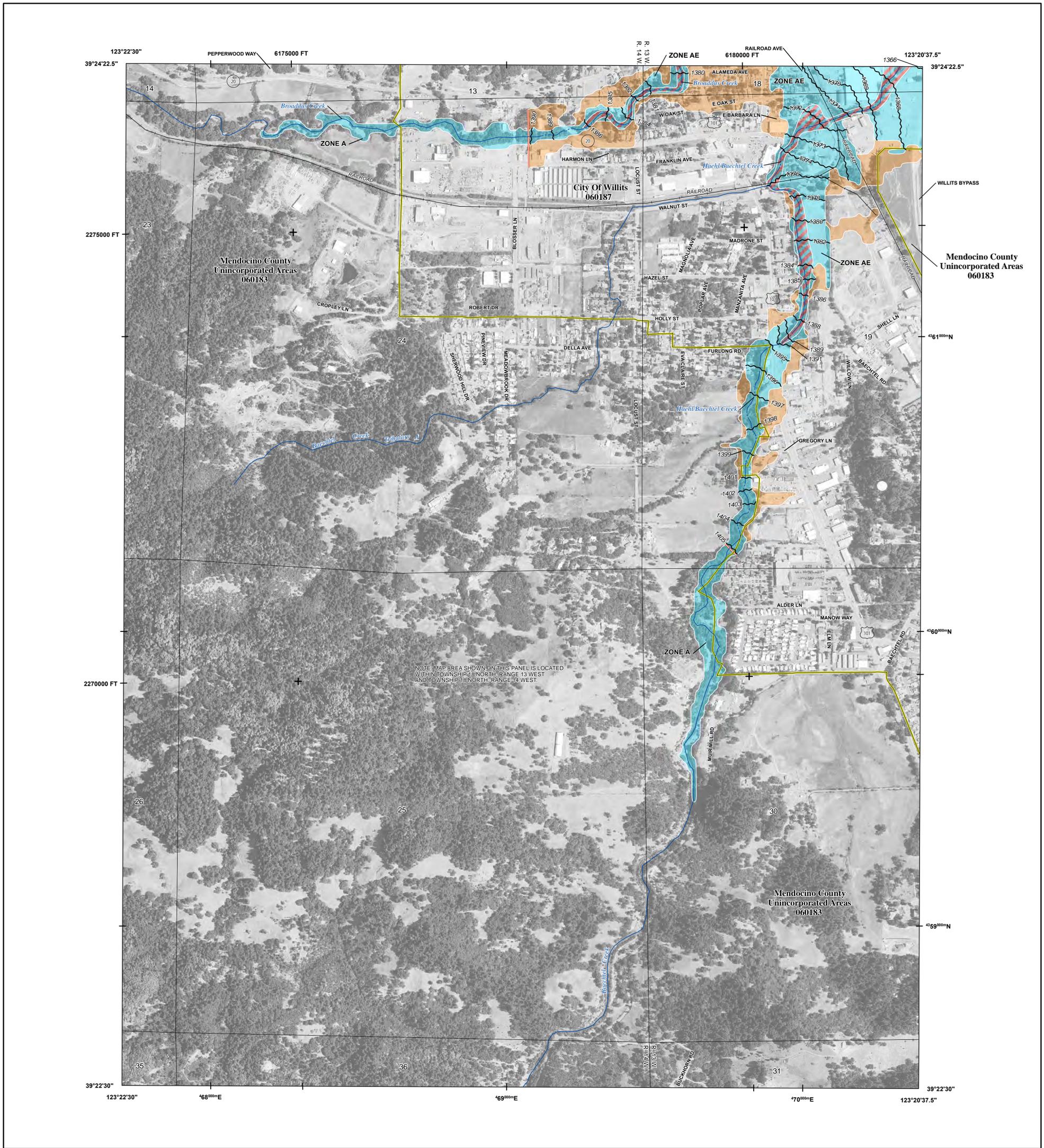
FEMA

**PRELIMINARY**  
**8/28/2015**

Panel Contains:  
 COMMUNITY MENDOCINO COUNTY WILLITS, CITY OF

NUMBER	PANEL	SUFFIX
060183	1105	G
060187	1105	G

VERSION NUMBER 2.3.3.2  
 MAP NUMBER 06045C112G  
 MAP REVISED



**FLOOD HAZARD INFORMATION**

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  - Hydrographic Feature
  - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
  - Limit of Study
  - Jurisdiction Boundary

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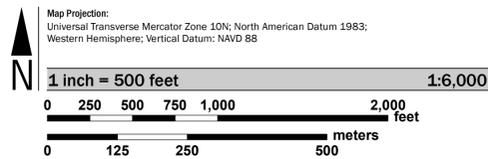
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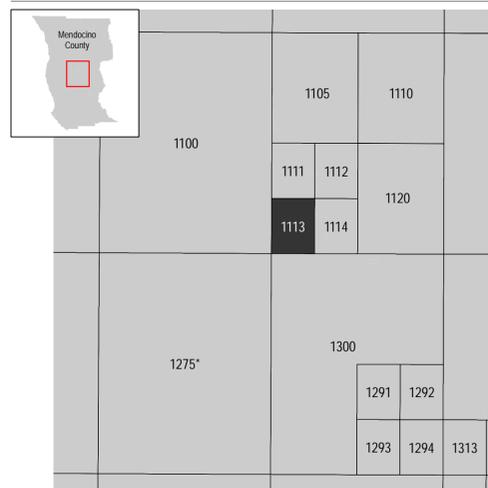
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**SCALE**



**PANEL LOCATOR**



**National Flood Insurance Program**

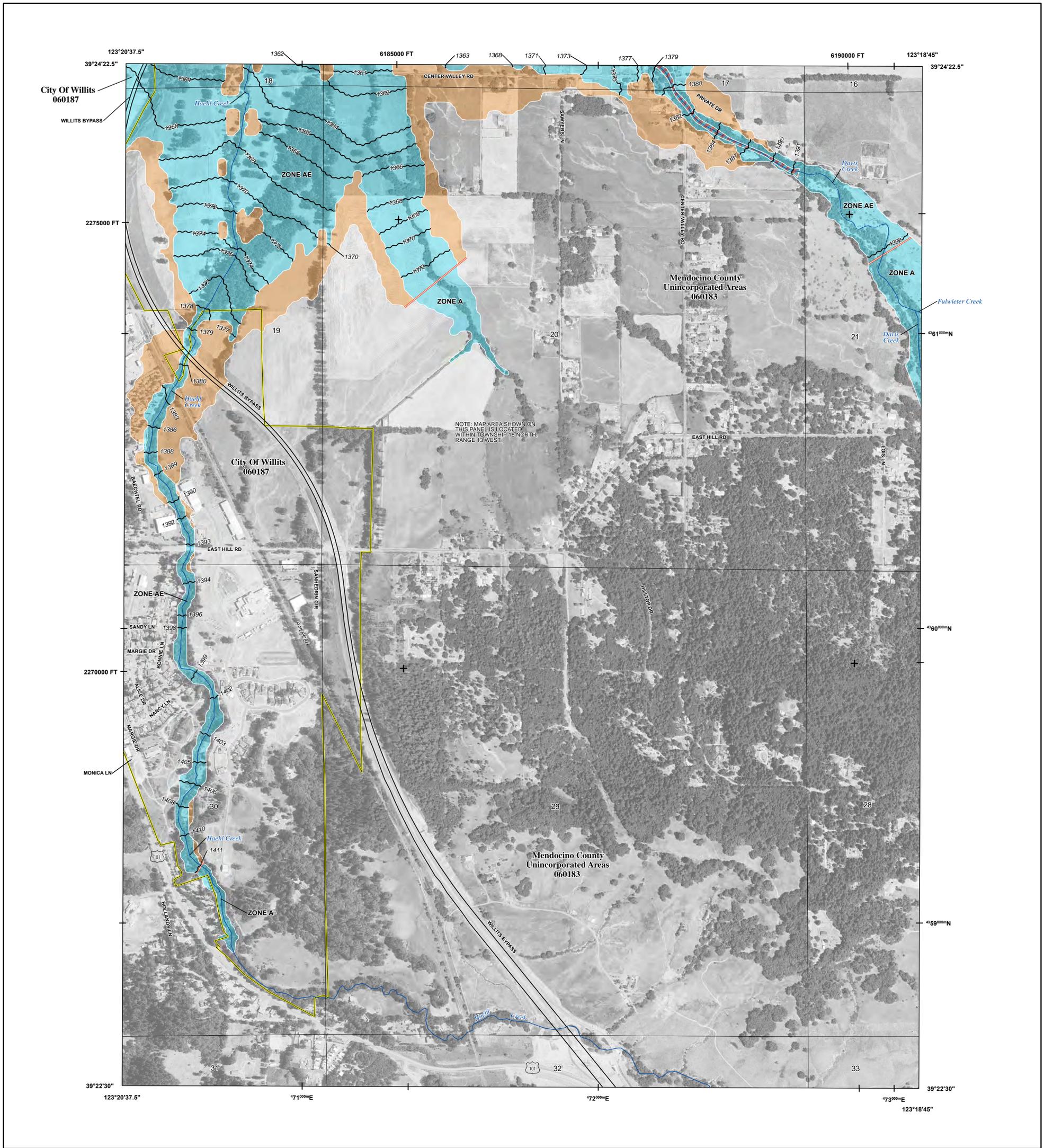
**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP  
 MENDOCINO COUNTY,  
 CALIFORNIA  
 PANEL 1113 OF 2100

FEMA

**PRELIMINARY**  
**8/28/2015**

Panel Contains:  
 COMMUNITY MENDOCINO COUNTY WILLITS, CITY OF  
 NUMBER 060183  
 PANEL 1105  
 SUFFIX G

VERSION NUMBER 2.3.3.2  
 MAP NUMBER 06045C1113G  
 MAP REVISED



**FLOOD HAZARD INFORMATION**

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OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE) 18.2 17.5
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

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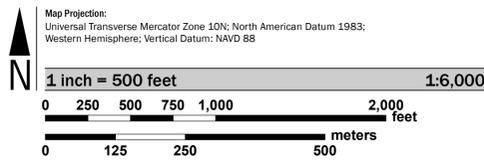
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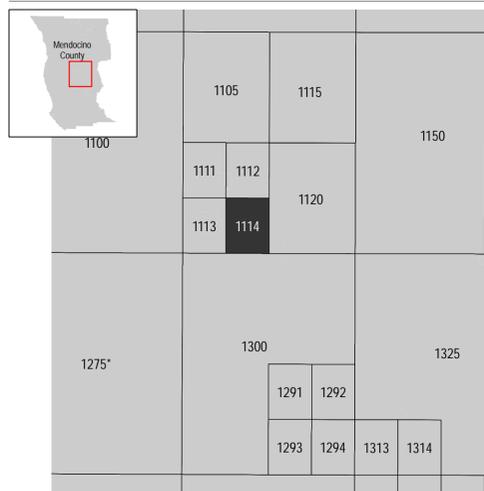
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**SCALE**



**PANEL LOCATOR**



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**MENDOCINO COUNTY, CALIFORNIA**  
 PANEL 1114 OF 2100

Panel Contains:  
 COMMUNITY MENDOCINO COUNTY WILLITS, CITY OF  
 NUMBER 060183  
 PANEL 1105  
 SUFFIX G

**PRELIMINARY**  
**8/28/2015**

**FEMA**

VERSION NUMBER 2.3.3.2  
 MAP NUMBER 06045C1114G  
 MAP REVISED



**AGENDA SUMMARY REPORT**

**To:** Honorable Mayor and Council Members

**From:** Adrienne Moore, City Manager

**Agenda Title:** ADOPT RESOLUTION TO DELEGATE AUTHORITY TO THE CITY MANAGER TO MAKE DETERMINATION OF DISABILITY AND WHETHER SUCH DISABILITY IS INDUSTRIAL UNDER GOVERNMENT CODE SECTION 21156 AND TO CERTIFY SUCH DETERMINATION TO THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

**Type:**  Presentation  Consent  Regular Agenda  Public Hearing  Urgent Time: N/A

**Summary of Request:** As a contracting agency of the California Public Employees' Retirement System (CalPERS), the City is required to determine whether an employee classified as a local safety member is disabled for purposes of the Public Employees' Retirement Law and whether such disability is "industrial" within the meaning of such Law. This determination must be made in the form of a resolution.

Over the years, the City has experienced very few industrial disability retirements (the last two occurred in the late 90's). At that time, the resolutions mandated by CalPERS were adopted specific to the employee and included identifying the nature of their disability. With changes in the law in recent years, public agencies are more frequently delegating this authority to their chief executive, under Government Code Section 21173.

Making such determinations is a lengthy process, based on thorough medical documentation, with the City and REMIF (the City's workers comp administrator) working closely with the employee and his/her medical provider. Once a determination has been made, it is important that CalPERS begin their review of the application without delay. Authorizing the City Manager to make these determinations and facilitate the application process prevents any unnecessary delays, as well as protecting the employee's medical privacy.

**Recommended Action:** Adopt Resolution delegating authority to the City Manager to make determination of disability and whether such disability is industrial under Government Code Section 21156 and to certify such determination to the California Public Employees' Retirement System.

**Alternative(s):** None recommended.

**Fiscal Impact:** N/A

**Personnel Impact:** N/A

**Reviewed by:**  City Manager  City Attorney  Finance Director  Human Resources  Risk

**Council Action:**  Approved  Denied  Other: \_\_\_\_\_

**Records:**  Agreement  Resolution # \_\_\_\_\_  Ordinance # \_\_\_\_\_  Other \_\_\_\_\_

RESOLUTION NO. 2015-\_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLITS TO DELEGATE AUTHORITY TO THE CITY MANAGER TO MAKE DETERMINATION OF DISABILITY AND WHETHER SUCH DISABILITY IS INDUSTRIAL UNDER GOVERNMENT CODE SECTION 21156 AND TO CERTIFY SUCH DETERMINATION TO THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM**

WHEREAS, the City of Willits is a contracting agency of the California Public Employees' Retirement System; and

WHEREAS, the Public Employees' Retirement Law requires that a contracting agency determine whether an employee of such agency in employment in which he/she is classified as a local safety member is disabled for purposes of the Public Employees' Retirement Law and whether such disability is "industrial" within the meaning of such Law; and

WHEREAS, the City Council of the City of Willits has determined upon legal advice that it may delegate authority under Government Code Section 21173 to make such determinations to the incumbent of the office/position of City Manager.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Willits does hereby delegate to the incumbent of the office/position of City Manager authority to make applications on behalf of the City of Willits pursuant to Government Code 21152(c) for disability retirement of all employees and to initiate requests for reinstatement of such employees who are retired for disability; and

BE IT FURTHER RESOLVED that City Council of the City of Willits does hereby delegate to the incumbent of the office/position of City Manager authority to make determination of disability on behalf of the City of Willits under Government Code Section 21156 and whether such disability is industrial and to certify such determinations and all other necessary information to the California Public Employees' Retirement System.

The above and foregoing Resolution was introduced by Councilmember \_\_\_\_\_ seconded by Councilmember \_\_\_\_\_, and passed and adopted at a regular meeting of the City Council of the City of Willits, held on the 28<sup>th</sup> day of October, 2015, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
BRUCE BURTON, Mayor  
City Council of the City of Willits

ATTEST:

\_\_\_\_\_  
CATHY MOORHEAD  
City Clerk

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
26969	08/14/14	BROOKTRAILS	4369 AIRPORT WATER/SEWER	143.28CR	524575	CIT0001		P N H 500.5001.2111.000
27292	10/02/15	COUNTY OF MENDOCINO	4394 PAGE PROP MAP CHECK F	800.00	524577	151002		P N H 213.2130.2001.003
27293	10/06/15	COUNTY OF MENDOCINO	198 LIEN RELEASE 251 LAURE	17.00	524576	151006		P N H 100.1011.2090.000
27294	10/06/15	WARNOCK/SCOTT	4498 TUITION-CALEBI TRAINI	330.00	524572	151006		P N H 651.6510.2199.000
27294	10/06/15	WARNOCK/SCOTT	4498 LODGING-CALEBI TRAINI	408.15	524573	422730130143		P N H 651.6510.2199.000
				738.15	*CHECK TOTAL			
27295	10/06/15	FORD MOTOR CREDIT CO	316 2016 FORD POLICE I	11,573.24	524574	3950509		P N H 100.1022.2095.000
27296	10/09/15	MENDO-LAKE CREDIT UN	104 DIRECT DEPOSIT	350.00	524578	151009		P N H 690.237
27297	10/09/15	AFLAC	4036 125 PLAN POLICY PRE	1,232.17	524579	164115		P N H 690.246
27298	10/09/15	MASSMUTUAL RETIREMEN	4870 DEFERRED COMPENSATI	1,775.18	524580	151009		P N H 690.236
27299	10/09/15	FRANCHISE TAX BOARD	695 PAYROLL DEDUCTION	672.64	524581	151009		P N H 690.233
27300	10/09/15	PERS	256 EMPLOYER CONTRIBUTI	9,920.56	524582	151009		P N H 690.229
27300	10/09/15	PERS	256 EMPLOYEE CONTRIBUTI	7,034.02	524582	151009		P N H 690.230
				16,954.58	*CHECK TOTAL			
27301	10/13/15	VABEZOOYEN/VICTORIA	.09490 WATER DEPSOSIT REFUND	75.00	524570	10403050011		P N H 503.206
GENERAL CHECK FORM			TOTAL	34,044.68				

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	830.00	524422	5090971		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	88.00	524423	5091165		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	108.00	524424	5091166		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	84.00	524425	5091164		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	194.00	524426	5091300		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	194.00	524427	5091940		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	88.00	524428	5091938		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	108.00	524429	5091939		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	84.00	524430	5092005		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	241.50	524431	5091937		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	84.00	524432	5092385		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	108.00	524433	5092376		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	88.00	524434	5092377		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	241.50	524435	5092610		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	84.00	524436	5092923		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	88.00	524437	5092902		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	108.00	524438	5092903		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	254.00	524439	5092949		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	241.50	524440	5093478		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	704.00	524441	5093454		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 SEWER TEST	108.00	524442	5093425		P N W 501.5013.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	157.00	524443	5091179		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	55.00	524444	5091360		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	55.00	524445	5091635		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	160.00	524446	5091980		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	105.00	524447	5092057		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	55.00	524448	5092145		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	157.00	524449	5092410		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	55.00	524450	5092549		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	55.00	524451	5092669		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	157.00	524452	5092917		P N W 503.5033.2061.015
27302	10/15/15	ALPHA ANALYTICAL LAB	7 WATER TEST	160.00	524453	5093095		P N W 503.5033.2061.015
				5,299.50	*CHECK TOTAL			
27303	10/15/15	ARAMARK UNIFORM SERV	4065 MATS/MOPS/RAGS	1,292.04	524505	150930		P N W 100.1016.2199.000
27303	10/15/15	ARAMARK UNIFORM SERV	4065 MATS/RAGS	580.61	524505	150930		P N W 501.5013.2199.000
27303	10/15/15	ARAMARK UNIFORM SERV	4065 MATS	18.26	524505	150930		P N W 100.1040.2081.030
27303	10/15/15	ARAMARK UNIFORM SERV	4065 MATS	18.26	524505	150930		P N W 100.1042.2081.030
				1,909.17	*CHECK TOTAL			
27304	10/15/15	AT&T	4123 POLICE DEPT	575.09	524504	7129007		P N W 100.1020.2015.000
27304	10/15/15	AT&T	4123 PUBLIC WORKS	96.68	524504	7129007		P N W 100.1040.2015.000
27304	10/15/15	AT&T	4123 ENGINEERING DEPT	96.68	524504	7129007		P N W 100.1042.2015.000
27304	10/15/15	AT&T	4123 POOL	16.84	524504	7129007		P N W 100.1030.2015.000
27304	10/15/15	AT&T	4123 SEWER DEPT	110.02	524504	7129007		P N W 501.5013.2015.000
27304	10/15/15	AT&T	4123 WATER DEPT	68.95	524504	7129007		P N W 503.5030.2015.000
27304	10/15/15	AT&T	4123 AIRPORT	36.74	524504	7129007		P N W 500.5001.2110.000
27304	10/15/15	AT&T	4123 WCAC	33.99	524504	7129007		P N W 600.601
27304	10/15/15	AT&T	4123 4601-2-3 40%	407.26	524504	7129007		P N W 100.1002.2015.000
27304	10/15/15	AT&T	4123 24%	244.35	524504	7129007		P N W 265.2650.2015.000

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT
GENERAL CHECK FORM									
27304	10/15/15	AT&T	4123 12%	122.17	524504	7129007		P N W	265.2650.2015.000
27304	10/15/15	AT&T	4123 12%	122.17	524504	7129007		P N W	100.1015.2015.000
27304	10/15/15	AT&T	4123 12%	122.17	524504	7129007		P N W	100.1010.2015.000
27304	10/15/15	AT&T	4123 PLANNING 9341 2/3	24.59	524504	7129007		P N W	265.2650.2015.000
27304	10/15/15	AT&T	4123 1/3	12.30	524504	7129007		P N W	100.1010.2015.000
				2,090.00	*CHECK TOTAL				
27305	10/15/15	BJ'S UKIAH EMBROIDER	4993 EMPROIDERED BALL CAPS	428.18	524455	12128		P N W	651.6510.2199.000
27306	10/15/15	BROOKTRAILS TOWNSHIP	491 AIRPORT WATER/SEWER	135.13	524454	CIT0001		P N W	500.5001.2111.000
27307	10/15/15	BUD GARMAN CONSTRUCT	4769 BID WORK	15,350.00	524456	12-1279		P M W	213.2130.2001.002
27308	10/15/15	CALIFORNIA BUILDING	4318 BOARD STANDARD FEES	127.00	524459	151002		P N W	600.605
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	243.11	524457	151009		P N W	100.1001.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	956.55	524457	151009		P N W	100.1002.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	1,665.46	524457	151009		P N W	100.1003.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	40.90	524457	151009		P N W	100.1016.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	45.44	524457	151009		P N W	100.1010.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	388.53	524457	151009		P N W	100.1011.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	452.15	524457	151009		P N W	100.1015.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	195.40	524457	151009		P N W	100.1016.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	4,796.19	524457	151009		P N W	100.1020.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	2,819.68	524457	151009		P N W	100.1021.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGAT	15,052.17	524457	151009		P N W	100.1022.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	788.42	524457	151009		P N W	100.1023.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	97.70	524457	151009		P N W	100.1041.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	93.16	524457	151009		P N W	100.1042.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	45.44	524457	151009		P N W	100.1050.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	27.27	524457	151009		P N W	200.2003.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	97.70	524457	151009		P N W	201.2010.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	881.57	524457	151009		P N W	201.2011.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	49.99	524457	151009		P N W	201.2012.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	427.15	524457	151009		P N W	202.2020.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	34.08	524457	151009		P N W	265.2650.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	72.71	524457	151009		P N W	500.5001.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	418.07	524457	151009		P N W	501.5010.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	1,595.01	524457	151009		P N W	501.5011.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	2,442.51	524457	151009		P N W	501.5013.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	229.48	524457	151009		P N W	501.5014.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	118.15	524457	151009		P N W	501.5015.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	1,054.25	524457	151009		P N W	503.5030.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	2,978.72	524457	151009		P N W	503.5031.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATI	2,983.27	524457	151009		P N W	503.5033.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	427.15	524457	151009		P N W	503.5034.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	31.81	524457	151009		P N W	652.6523.1014.000
27309	10/15/15	CALPERS	4985 RETIREMENT OBLIGATION	31.81	524457	151009		P N W	653.6530.1014.000
				41,581.00	*CHECK TOTAL				

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27310	10/15/15	CANON FINANCIAL SERV	4784 COPIER LEASE	131.63	524506	15394063		P N W 100.1042.2095.000
27310	10/15/15	CANON FINANCIAL SERV	4784 COPIER LEASE	131.62	524506	15394063		P N W 100.1040.2095.000
				263.25	*CHECK TOTAL			
27311	10/15/15	CANON SOLUTIONS AMER	4988 COPIER MAINT	42.83	524460	4017161015		P N W 503.5033.2055.000
27312	10/15/15	CERATTO/MICHAEL	4787 WCAC JANITORIAL	120.00	524458	932617		P M W 600.601
27313	10/15/15	COAST HARDWARE	31 DRILL BITS	69.17	524462	150930		P N W 100.1041.2101.045
27313	10/15/15	COAST HARDWARE	31 MISC SUPPLIES	56.13	524462	150930		P N W 503.5031.2041.000
27313	10/15/15	COAST HARDWARE	31 KENNEL SUPPLIES	92.94	524462	150930		P N W 100.1020.2199.000
27313	10/15/15	COAST HARDWARE	31 VEHICLE MAINT	37.81	524462	150930		P N W 100.1022.2044.000
				256.05	*CHECK TOTAL			
27314	10/15/15	COMCAST	4575 CITY HALL INTERNET	133.65	524507	151004		P N W 100.1003.2041.000
27315	10/15/15	COUNTY OF MENDOCINO	197 CRT/STATE FEES PARKING	37.50	524463	150916		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 MO SVC AGREE JULY 201	660.00	524464	20157-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 HOURLY SUPPORT JULY 2	127.56	524464	20157-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 SERVICE CREDIT	127.56CR	524464	20157-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 MO SVC AGREE AUG 2015	660.00	524465	20158-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 HOURLY SUPPORT AUG 20	318.90	524465	20158-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 SERVICE CREDIT	250.00CR	524465	20158-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 MO SVC AGREE SEPT 201	660.00	524466	20159-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 HOURLY SUPPORT SEPT 2	622.19	524466	20159-2		P N W 100.1020.2081.030
27316	10/15/15	COUNTY OF MENDOCINO	4133 SERVICE CREDIT	250.00CR	524466	20159-2		P N W 100.1020.2081.030
				2,421.09	*CHECK TOTAL			
27317	10/15/15	COUNTY OF MENDOCINO	4440 COMM CTR RENTAL REFUND	75.00	524461	150930		P N W 100.1016.7250.000
27318	10/15/15	COUNTY OF SAN MATEO	.09485 TAC PATROL RIFLE TUIT	620.00	524467	151012		P N W 100.1020.2106.000
27319	10/15/15	CURRY'S DISCOUNT INC	4198 OFFICE SUPPLIES	336.29	524468	150930		P N W 100.1002.2055.000
27319	10/15/15	CURRY'S DISCOUNT INC	4198 OFFICE SUPPLIES	30.89	524468	150930		P N W 100.1042.2055.000
27319	10/15/15	CURRY'S DISCOUNT INC	4198 OFFICE SUPPLIES	30.89	524468	150930		P N W 100.1040.2055.000
27319	10/15/15	CURRY'S DISCOUNT INC	4198 OFFICE SUPPLIES	201.72	524468	150930		P N W 501.5010.2041.000
27319	10/15/15	CURRY'S DISCOUNT INC	4198 PAPER/FOLDERS	481.96	524468	150930		P N W 100.1020.2055.000
				1,081.75	*CHECK TOTAL			
27320	10/15/15	DEEP VALLEY SECURITY	40 POLICE ALARM SYS OCT2	120.00	524470	283772		P N W 100.1020.2081.030
27320	10/15/15	DEEP VALLEY SECURITY	40 SECURITY	87.90	524471	283951		P N W 100.1041.2081.030
				207.90	*CHECK TOTAL			
27321	10/15/15	DENBESTE LANDSCAPE S	4644 PLAYPAD	4,089.94	524472	0393	003735	P N W 100.1050.2101.045
27322	10/15/15	DIV. OF THE STATE AR	4796 DISABILITY ACCESS & EDU	3.90	524469	151001		P N W 600.614

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27323	10/15/15	EBA ENGINEERING INC	3985 GROUNDWATER MONITOR	1,467.25	524473	28370		P N W 201.2011.2081.030
27324	10/15/15	EEL RIVER FUELS	28 FUEL	479.13	524475	428639		P N W 100.125
27324	10/15/15	EEL RIVER FUELS	28 DIESEL FUEL	355.16	524476	429140		P N W 100.126
27324	10/15/15	EEL RIVER FUELS	28 FUEL	935.82	524477	429137		P N W 100.125
27324	10/15/15	EEL RIVER FUELS	28 DYED DIESEL	937.51	524478	428666		P N W 501.5013.2044.000
27324	10/15/15	EEL RIVER FUELS	28 MINERAL SPIRITS 66	49.74	524479	425073		P N W 501.5013.2041.000
27324	10/15/15	EEL RIVER FUELS	28 MP GEAR LUBE 80W90	10.24	524480	425240		P N W 501.5013.2041.000
27324	10/15/15	EEL RIVER FUELS	28 MEGAFLOW AW HVI 32	78.32	524481	427591		P N W 501.5013.2041.000
27324	10/15/15	EEL RIVER FUELS	28 HYD/TRACTOR FLUID	62.53	524482	425589		P N W 501.5013.2041.000
27324	10/15/15	EEL RIVER FUELS	28 ANTIFREEZE	58.20	524483	425251		P N W 501.5013.2041.000
				2,966.65	*CHECK TOTAL			
27325	10/15/15	EUREKA OXEGYN CO.	4492 FIRE HYDRANT SERVICE	70.00	524474	416461		P N W 600.601
27326	10/15/15	FORT BRAGG ELECTRIC	4178 EMERG WTR LINE	7,200.00	524508	277555		P N W 503.5031.4003.038
27327	10/15/15	GCS ENVIRONMENTAL	4370 SWEEPER SUPPLIES	787.88	524509	12510		P N W 201.2011.2041.000
27328	10/15/15	GENESIS LAMP CORPORA	4917 1.5" COUPLING	44.94	524485	55905		P N W 500.5001.2041.000
27329	10/15/15	GOLDEN STATE OVERNIG	4728 EVIDENCE SHIPPING	13.66	524484	2918920		P N W 100.1022.2101.031
27330	10/15/15	HOLMES/SUSAN	4894 BRIDGE TOLL	5.00	524486	151009		P N W 100.1003.2105.000
27330	10/15/15	HOLMES/SUSAN	4894 NOTARY FILING FEE	38.00	524486	151009		P N W 100.1003.2105.000
27330	10/15/15	HOLMES/SUSAN	4894 MILEAGE	365.13	524487	150925		P N W 100.1003.2105.000
27330	10/15/15	HOLMES/SUSAN	4894 DINNER PER DIEM 9/23-2	26.00	524487	150925		P N W 100.1003.2105.000
27330	10/15/15	HOLMES/SUSAN	4894 LUNCH PER DIEM 9/23-25	21.00	524487	150925		P N W 100.1003.2105.000
27330	10/15/15	HOLMES/SUSAN	4894 BREAKFAST PER DIEM	15.00	524487	150925		P N W 100.1003.2105.000
				470.13	*CHECK TOTAL			
27331	10/15/15	INTEGRITY SHRED LLC	4932 SHREDDING SERVICE	50.00	524488	52716		P N W 100.1002.2055.000
27332	10/15/15	JD REDHOUSE	4223 STRAW	26.76	524490	150915		P N W 503.5031.4003.001
27332	10/15/15	JD REDHOUSE	4223 K-9 SUPPLIES	72.43	524491	150930		P N W 661.6610.2199.000
				99.19	*CHECK TOTAL			
27333	10/15/15	JDS	4324 PARKING CITATION ADMI	100.00	524489	5584		P N W 100.1020.2081.030
27334	10/15/15	JIM-N-I RENTALS	4968 STEEL PLATE	346.00	524492	47111B		P M W 503.5031.4003.038
27334	10/15/15	JIM-N-I RENTALS	4968 STEEL PLATE	172.20	524493	47137B		P M W 503.5031.4003.038
27334	10/15/15	JIM-N-I RENTALS	4968 STEEL PLATE	21.62	524494	47130B		P M W 503.5031.4003.038
				539.82	*CHECK TOTAL			
27335	10/15/15	KILLION/FRED	4607 CITY HALL JANITORIAL	800.00	524495	151008		P M W 100.1016.2061.020
27336	10/15/15	LANCE/JAMES H.	4054 LEGAL SERVICES	7,230.00	524496	3131		P M W 100.1004.2081.030

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27337	10/15/15	LEEF/KEVIN	4809 PER DIEM 10/18-20/201	100.00	524497	151012		P N W 100.1020.2106.000
27338	10/15/15	LES SCHWAB TIRES INC	4015 VEHICLE MAINT	1,016.09	524499	63700105640		P N W 503.5031.2044.000
27339	10/15/15	LITTLE LAKE AUTO PAR	46 VEHICLE MAINT	30.78	524498	150930		P N W 100.1022.2044.000
27339	10/15/15	LITTLE LAKE AUTO PAR	46 FIT/KIT	5.94	524498	150930		P N W 501.5011.2041.000
27339	10/15/15	LITTLE LAKE AUTO PAR	46 ALUSEAL DISPENSER PK	1.61	524498	150930		P N W 503.5031.2041.000
27339	10/15/15	LITTLE LAKE AUTO PAR	46 VEHICLE MAINT SUPPLIES	91.97	524498	150930		P N W 501.5013.2041.000
				130.30	*CHECK TOTAL			
27340	10/15/15	LITTLE LAKE FIRE DIS	650 185 HAEHL CREEK	100.00	524500	151002		P N W 600.604
27340	10/15/15	LITTLE LAKE FIRE DIS	650 S MAIN ST	336.00	524500	151002		P N W 600.604
				436.00	*CHECK TOTAL			
27341	10/15/15	LSQ FUNDING GROUP LC	4991 BRIAN FIELDS	1,004.40	524501	58559		P N W 100.1050.2081.030
27341	10/15/15	LSQ FUNDING GROUP LC	4991 BRIAN FIELDS	703.08	524502	58577		P N W 100.1050.2081.030
				1,707.48	*CHECK TOTAL			
27342	10/15/15	MATHESON TRI-GAS INC	4194 TRMT CHEM TANK LEASE	233.10	524513	12064641		P N W 503.5033.2101.034
27343	10/15/15	MAXWELL/ANN	.09486 WATER DEPOSIT REFUND	5.96	524503	10201980004		P N W 503.111
27344	10/15/15	MCC CONTROL SYSTEMS	4682 SEWER PLANT REPAIR	300.00	524510	2001881		P N W 501.5013.2041.000
27344	10/15/15	MCC CONTROL SYSTEMS	4682 CELLULAR TELEMETRY	48,000.00	524511	2001874		P N W 503.5031.4003.038
				48,300.00	*CHECK TOTAL			
27345	10/15/15	MCNELLEY/MARK	4579 PER DIEM 10/18-20/201	100.00	524514	151012		P N W 100.1020.2105.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	24.88	524515	150930		P N W 100.1016.2045.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	27.06	524515	150930		P N W 100.1020.2199.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	143.56	524515	150930		P N W 100.1041.2101.045
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	8.28	524515	150930		P N W 100.1050.2101.045
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	93.80	524515	150930		P N W 100.1050.2045.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	51.11	524515	150930		P N W 500.5001.2045.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	66.16	524515	150930		P N W 501.5011.2041.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	60.72	524515	150930		P N W 501.5011.2101.038
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	270.11	524515	150930		P N W 501.5013.2041.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	234.22	524515	150930		P N W 503.5031.2101.038
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	68.04	524515	150930		P N W 503.5031.2041.000
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	872.61	524515	150930		P N W 503.5031.4003.038
27346	10/15/15	MENDO MILL & LUMBER	101 MONTHLY STATEMENT	64.24	524515	150930		P N W 503.5033.2041.000
				1,984.79	*CHECK TOTAL			
27347	10/15/15	MENDOCINO COUNTY FAR	52 COPPER SULFATE	2,372.80	524516	417465		P N W 503.5033.2101.034
27347	10/15/15	MENDOCINO COUNTY FAR	52 COPPER SULFATE	10,432.15	524517	417663		P N W 503.5033.2101.034
				12,804.95	*CHECK TOTAL			
27348	10/15/15	MUNICIPAL MAINTENANC	4305 POLYMER/HOSE/SWIVEL	1,597.39	524512	104596		P N W 501.5011.2041.000

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27349	10/15/15	NICKOLAUS & HAEG, LL	4432 CONSULTANT SERVICES	1,025.00	524519	150930		P M W 100.1005.2081.030
27350	10/15/15	NOVO/WILLIAM	.09487 WATER DEPOSIT REFUND	75.00	524518	10105370009		P N W 503.111
27351	10/15/15	P G & E COMPANY	114 CITY HALL	1,636.84	524525	150925		P N W 100.1016.2110.000
27351	10/15/15	P G & E COMPANY	114 PD RADIO	9.85	524525	150925		P N W 100.1020.2110.000
27351	10/15/15	P G & E COMPANY	114 PUBLIC WORKS	386.05	524525	150925		P N W 100.1040.2110.000
27351	10/15/15	P G & E COMPANY	114 ENGINEERING	129.80	524525	150925		P N W 100.1042.2110.000
27351	10/15/15	P G & E COMPANY	114 PARKS	1,402.35	524525	150925		P N W 100.1050.2110.000
27351	10/15/15	P G & E COMPANY	114 STREET LIGHTS	5,481.96	524525	150925		P N W 201.2010.2110.000
27351	10/15/15	P G & E COMPANY	114 AIRPORT	353.89	524525	150925		P N W 500.5001.2110.000
27351	10/15/15	P G & E COMPANY	114 SP COLLECTION	49.58	524525	150925		P N W 501.5011.2110.000
27351	10/15/15	P G & E COMPANY	114 SEWER	14,915.53	524525	150925		P N W 501.5013.2110.000
27351	10/15/15	P G & E COMPANY	114 WATER	1,649.94	524525	150925		P N W 503.5033.2110.000
27351	10/15/15	P G & E COMPANY	114 ELIAS WELL	611.69	524569	151006		P N W 503.5031.4003.038
				26,627.48	*CHECK TOTAL			
27352	10/15/15	PACIFIC INTERNET INC	1442 CITY HALL EMAIL SERVIC	95.00	524567	151007		P N W 100.1003.2041.000
27353	10/15/15	PERPETUAL ENERGY SYS	4254 WATER PLANT SOLAR	22,487.62	524521	WIL-1509		P N W 503.5033.2110.000
27354	10/15/15	PETERSON	208 KEY	6.41	524522	PC060126746		P M W 503.5031.2041.000
27355	10/15/15	PETTY CASH	123 EQUIP CALIB SUPPLIES	48.56	524520	151009		P N W 503.5031.2041.000
27355	10/15/15	PETTY CASH	123 TILL SHORTAGE	10.00	524520	151009		P N W 100.1003.2199.000
27355	10/15/15	PETTY CASH	123 COUNCIL MEETING REFRES	25.98	524520	151009		P N W 100.1001.2055.000
27355	10/15/15	PETTY CASH	123 GREETING CARDS	11.89	524520	151009		P N W 100.1002.2055.000
27355	10/15/15	PETTY CASH	123 POSTAGE FEE DUE	0.59	524520	151009		P N W 503.5030.2055.000
				97.02	*CHECK TOTAL			
27356	10/15/15	PITNEY BOWES	4494 POSTAGE METER SUPPLIE	205.83	524523	5502821444		P N W 100.1002.2055.000
27356	10/15/15	PITNEY BOWES	4494 POSTAGE METER RENTAL	136.78	524524	396947		P N W 100.1020.2095.000
				342.61	*CHECK TOTAL			
27357	10/15/15	PLATT	4506 EMERG WTR LINE SUPPLI	460.86	524526	H463851		P N W 503.5031.4003.038
27358	10/15/15	R E M I F	135 2ND QTR PREMIUM	40,550.00	524528	151005		P N W 690.228
27358	10/15/15	R E M I F	135 LIABILITY DEDUCTIBL	8,312.10	524529	150911		P N W 100.1002.2032.000
27358	10/15/15	R E M I F	135 W/C DEDUCTIBLE	3,274.27	524530	150911		P N W 100.1002.2032.000
27358	10/15/15	R E M I F	135 W/C DEDUCTIBLE	22,206.26	524530	150911		P N W 100.1020.2032.000
27358	10/15/15	R E M I F	135 W/C DEDUCTIBLE	366.35	524530	150911		P N W 503.5030.2032.000
				74,708.98	*CHECK TOTAL			
27359	10/15/15	R J RICCIARDI INC	4153 AUDIT SERVICES	395.00	524527	9264		P N W 100.1003.2081.030
27360	10/15/15	RAMMING/TIM	127 GRIP BROCHURES	213.01	524531	4115		P M W 600.626
27360	10/15/15	RAMMING/TIM	127 WATER BILLS & ENVEL	1,272.63	524532	3978		P M W 503.5030.2055.000
				1,485.64	*CHECK TOTAL			

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT
GENERAL CHECK FORM									
27361	10/15/15	RAMSEY/DAN	4773 AIRPORT MGMT SERVIC	1,833.00	524534	150930		P M W	500.5001.2081.030
27361	10/15/15	RAMSEY/DAN	4773 AIRPORT DAYS ADVERTIS	310.00	524534	150930		P M W	500.5001.2101.045
27361	10/15/15	RAMSEY/DAN	4773 AIRPORT DAYS SOUND RE	100.00	524534	150930		P M W	500.5001.2101.045
				2,243.00	*CHECK TOTAL				
27362	10/15/15	RELIANCE ENTERPRISES	4490 WTR TRMT PLANT SERVIC	450.00	524533	27682		P N W	503.5033.2045.000
27363	10/15/15	SHANNON/TARA	4475 BATHROOM DOOR LOCK REP	84.42	524538	2336		P M W	100.1050.2045.000
27364	10/15/15	SHERMAN/JOHN	4291 MEALS & TRAINING	125.20	524545	150920		P N W	100.1015.2105.000
27364	10/15/15	SHERMAN/JOHN	4291 BAGGAGE CHECK	50.00	524545	150920		P N W	100.1015.2105.000
27364	10/15/15	SHERMAN/JOHN	4291 SHUTTLE TO AIRPORT	75.00	524545	150920		P N W	100.1015.2105.000
				250.20	*CHECK TOTAL				
27365	10/15/15	SIEMENS INDUSTRY INC	4994 SEWER MAG METERS	14,547.91	524536	5600431998	003734	P N W	501.5013.4003.001
27365	10/15/15	SIEMENS INDUSTRY INC	4994 SEWER MAG METERS	1,851.75	524537	5600429391	003736	P N W	501.5013.4003.001
				16,399.66	*CHECK TOTAL				
27366	10/15/15	SIERRA CHEMICAL CO.	4330 WATER PLANT CHEMICA	1,831.02	524547	150903		P N W	503.5033.2101.034
27366	10/15/15	SIERRA CHEMICAL CO.	4330 CONTAINER RETURN	900.00CR	524547	150903		P N W	503.5033.2101.034
27366	10/15/15	SIERRA CHEMICAL CO.	4330 CONTAINER RETURN	450.00CR	524547	150903		P N W	503.5033.2101.034
				481.02	*CHECK TOTAL				
27367	10/15/15	SIERRA VIEW LANDSCAP	4712 WETLAND MITIGATION	2,084.00	524548	13063-7		P N W	501.5013.2081.030
27368	10/15/15	SILVA SEPTIC INC	4577 PORTABLE RESTROOM REN	173.00	524544	61086		P N W	501.5013.2081.030
27369	10/15/15	SOLID WASTE OF WILLI	330 TIRES	13.50	524540	13		P M W	100.1041.2041.000
27369	10/15/15	SOLID WASTE OF WILLI	330 SEWER PLANT BIN SERVI	216.02	524541	95		P M W	501.5013.2199.000
27369	10/15/15	SOLID WASTE OF WILLI	330 REFUSE DISPOSAL	94.40	524542	12		P M W	503.5031.4003.001
27369	10/15/15	SOLID WASTE OF WILLI	330 APPLIANCE DISPOSAL	10.00	524542	12		P M W	503.5033.2045.000
27369	10/15/15	SOLID WASTE OF WILLI	330 REFUSE DISPOSAL	9.00	524542	12		P M W	100.1020.2199.000
				342.92	*CHECK TOTAL				
27370	10/15/15	SPARETIME SUPPLY INC	124 BARREL RETURN	44.09CR	524546	33576		P N W	503.5031.4003.038
27370	10/15/15	SPARETIME SUPPLY INC	124 AMMONIUM SULFATE	75.81	524546	33576		P N W	100.1050.2101.045
				31.72	*CHECK TOTAL				
27371	10/15/15	SPERLING/HOLLY	.09488 WATER DEPOSIT REFUND	56.48	524539	10204400005		P N W	503.111
27372	10/15/15	STATE BOARD OF EQUAL	4317 FUEL EXCISE TAX	1.08	524566	151001		P N W	100.126
27372	10/15/15	STATE BOARD OF EQUAL	4317 SALES TAX	10.00	524568	151001		P N W	100.1020.2050.000
27372	10/15/15	STATE BOARD OF EQUAL	4317 SALES TAX	4.00	524568	151001		P N W	100.1020.2055.000
27372	10/15/15	STATE BOARD OF EQUAL	4317 SALES TAX	9.00	524568	151001		P N W	100.1050.2045.000
27372	10/15/15	STATE BOARD OF EQUAL	4317 SALES TAX	2.00	524568	151001		P N W	501.5013.2041.000
27372	10/15/15	STATE BOARD OF EQUAL	4317 SALES TAX	7.00	524568	151001		P N W	503.5031.2041.000
				33.08	*CHECK TOTAL				

Disbursements Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
GENERAL CHECK FORM								
27373	10/15/15	STATE DEPT OF CONSER	275 SMIP FEES	779.66	524543	151002		P N W 600.605
27374	10/15/15	STATE OF CALIFORNIA	843 DUI ANALYSIS JULY 201	105.00	524535	122850		P N W 100.1020.2061.014
27375	10/15/15	THOMSON REUTERS - WE	4122 LEGAL UPDATE	424.64	524550	832657114		P N W 100.1004.2050.000
27376	10/15/15	TOSHIBA	4263 CITY HALL COPIER USE	631.46	524549	289145740		P N W 100.1002.2095.000
27376	10/15/15	TOSHIBA	4263 PLANNING COPIER USE	44.52	524549	289145740		P N W 100.1010.2055.000
27376	10/15/15	TOSHIBA	4263 CODE ENF COPIER USE	44.52	524549	289145740		P N W 100.1011.2055.000
27376	10/15/15	TOSHIBA	4263 BUILDING COPIER USE	44.52	524549	289145740		P N W 100.1015.2055.000
27376	10/15/15	TOSHIBA	4263 SA COPIER USE	44.52	524549	289145740		P N W 265.2650.2055.000
				809.54	*CHECK TOTAL			
27377	10/15/15	UKIAH AUTO DISMANTLE	4882 VEHICLE ABATEMENT	50.00	524552	150930		P N W 100.1020.6001.000
27378	10/15/15	UNITED PARCEL SERVIC	165 SHIPPING CHARGES	5.98	524553	958793395		P M W 100.1002.2055.000
27378	10/15/15	UNITED PARCEL SERVIC	165 SHIPPING CHARGES	25.47	524553	958793395		P M W 100.1002.2055.000
27378	10/15/15	UNITED PARCEL SERVIC	165 SHIPPING CHARGES	14.38	524553	958793395		P M W 100.1002.2055.000
27378	10/15/15	UNITED PARCEL SERVIC	165 SHIPPING CHARGES	6.09	524553	958793395		P M W 500.5001.2041.000
27378	10/15/15	UNITED PARCEL SERVIC	165 SHIPPING CHARGES	9.75	524553	958793395		P M W 100.1002.2055.000
				61.67	*CHECK TOTAL			
27379	10/15/15	UNIVAR USA INC	655 WATER PLANT CHEMICA	1,814.70	524551	SJ710484		P N W 503.5033.2101.034
27380	10/15/15	US BANK	4512 ADMIN FEES	892.50	524554	4090523		P N W 503.5030.2061.020
27381	10/15/15	WILLENS/BARBARA	4992 WCAC OPEN HOUSE SUPPLI	12.98	524560	151009		P N W 600.601
27381	10/15/15	WILLENS/BARBARA	4992 WCAC OPEN HOUSE SUPPLI	42.36	524561	61001407039		P N W 600.601
				55.34	*CHECK TOTAL			
27382	10/15/15	WILLIAMS/AMANDA	.09489 WATER DEPOSIT REFUND	2.93	524558	10402803012		P N W 503.111
27383	10/15/15	WILLITS KIDS CLUB	3981 PAYROLL DEDUCTION	20.00	524559	151009		P N W 690.248
27384	10/15/15	WILLITS NEWS	179 DISPATCHER CLASSIFIED	565.56	524563	908826		P N W 100.1005.2061.013
27385	10/15/15	WILLITS ONLINE LLC	4108 WCAC INTERNET	52.03	524555	408582		P N W 600.601
27385	10/15/15	WILLITS ONLINE LLC	4108 SEWER PLANT INTERNET	189.00	524562	409081		P N W 501.5010.2199.000
				241.03	*CHECK TOTAL			
27386	10/15/15	WILLITS POWER	1245 WIRE HOLDER	18.36	524556	328255		P M W 503.5031.4003.038
27386	10/15/15	WILLITS POWER	1245 1' SLVR/DREMING BIT	34.59	524557	329853		P M W 503.5031.4003.038
				52.95	*CHECK TOTAL			
27387	10/15/15	WILLITS RENTAL CENTE	4100 VEHICLE MAINT UNIT	1,493.68	524564	330		P N W 100.1022.2044.000
27388	10/15/15	XEROX BUSINESS SERVI	4947 MONTHLY NEW VISION	3,748.69	524565	1196712		P N W 100.1003.2041.000
GENERAL CHECK FORM			TOTAL	328,082.43				

**WILLITS BYPASS PROJECT  
2015 CONSTRUCTION SEASON  
OCTOBER 2015 UPDATE**

The following is a summary of the construction activities that have been completed up to October 22, 2015

- **Contractor has completed approximately 85% of work on the project.**

**South Segment (Beginning of Project to Center Valley Road) – STA "A" 96+00 to 149+00 (3.3 miles):**

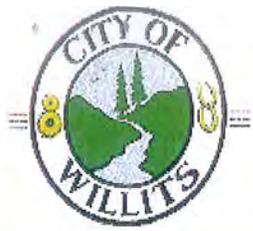
- Aggregate base material is completed.
- The drainage systems are installed with the exception of installing grates and aprons which is currently ongoing.
- Paving is completed to the Viaduct with the exception of the Open Grade Friction Course.
- Metal Beam Guard rail is expected to be installed by end of November 2015.
- Asphalt Dike is expected to be completed by end of November 2015
- Right and left bridges for 101/20 Separation are complete, except for joint seals, and deck grooving. These items of work should be completed by January 2016.
- All Haehl Creek bridges are complete except for grinding, grooving and joint seals. These items are expected to be complete by January 2016.
- East Hill Road Undercrossing Bridge is complete except for joints, and deck grooving.
- North Haehl Creek Bridge is complete except for, joint seals, and deck grinding.
- Baechtel Creek Retaining Wall is complete except for barrier rail, which should be complete by the end of October 2015.
- Erosion control materials are being installed, monitored and maintained at all locations. Final erosion control work will be completed by the end of October or early November, 2015

**Floodway Viaduct - STA "A" 149+00 to 167+50 (1.2 miles):**

- The Floodway Viaduct is essentially complete except for grinding, grooving and joint seal assemblies.
- The Concrete finish work will be performed in the summer of 2016.

**North Segment (Viaduct to End of Project – STA "A" 167+50 to 191+10 (1.5 miles):**

- Drainage systems are currently being installed. Completion is expected by November 2015 with the exception of some modifications required near the north tie-in after the traffic switch.
- Imported fill from the Viaduct to the North interchange is nearly complete. Final grading is in process.
- Imported fill between Upp Creek and the north tie-in is still in required fill settlement period.
- Quail Meadows Overhead and Under Crossing have the superstructure complete. Approach slab work is currently going on and to be followed by barrier rail, concrete finish, grinding, grooving and joint seals. Grinding, grooving and joint seal work won't happen until fall of 2016, after asphalt concrete paved to the bridges.
- Upp Creek Main Line, Upp Creek SB off Ramp, and Upp Creek NB on Ramp bridges are complete except for joints and grinding and joint seals.
- Except for grinding, grooving and joint seals, all mainline and north interchange bridges are expected to be complete by the end of October 2015.
- Utility relocation work is ongoing.
- Erosion control is being installed, monitored and maintained at all locations.
- Aggregate Base is being partially installed north of the viaduct. Final completion will take place in the summer of 2016.
- Completion of final grading and paving will be performed in 2016, after fill settlement is complete.



# City of Willits Sales Tax Digest Summary

Collections through September 2015  
Sales through June 2015 (2015Q2)

## CALIFORNIA'S ECONOMIC OUTLOOK

California sales tax receipts increased by 3.8% over the same quarter from the previous year, with Northern California reporting a 3.5% increase compared to 4.0% for Southern California. Receipts for the City of Willits changed by -5.5% over the same periods.

The Gap in Inflation between Goods and Services may widen. Because goods account for the bulk of international trade, a stronger dollar keeps prices for goods lower. Sharp appreciation of the dollar over the last three quarters may push the prices of goods even lower in the next few months, widening the gap and impacting Sales Tax Revenues. (Federal Reserve Bank of Cleveland)

California Gasoline Prices are heading even lower and may continue into 2017. The statewide price of \$3.07 is 18% lower than the \$3.73 per gallon price from this same time last year. (SJ Mercury News)

eCommerce Revenue for 2015 will be \$ 287.3 billion, and is expected to grow by an average 8% a year to \$ 421.8 billion by 2020. (statista) 56% of retail shoppers say their first stop when researching a purchase is a search engine (Pricewaterhouse Coopers) and 84% use mobile phones in stores. (Deloitte & Touche)

## LOCAL RESULTS

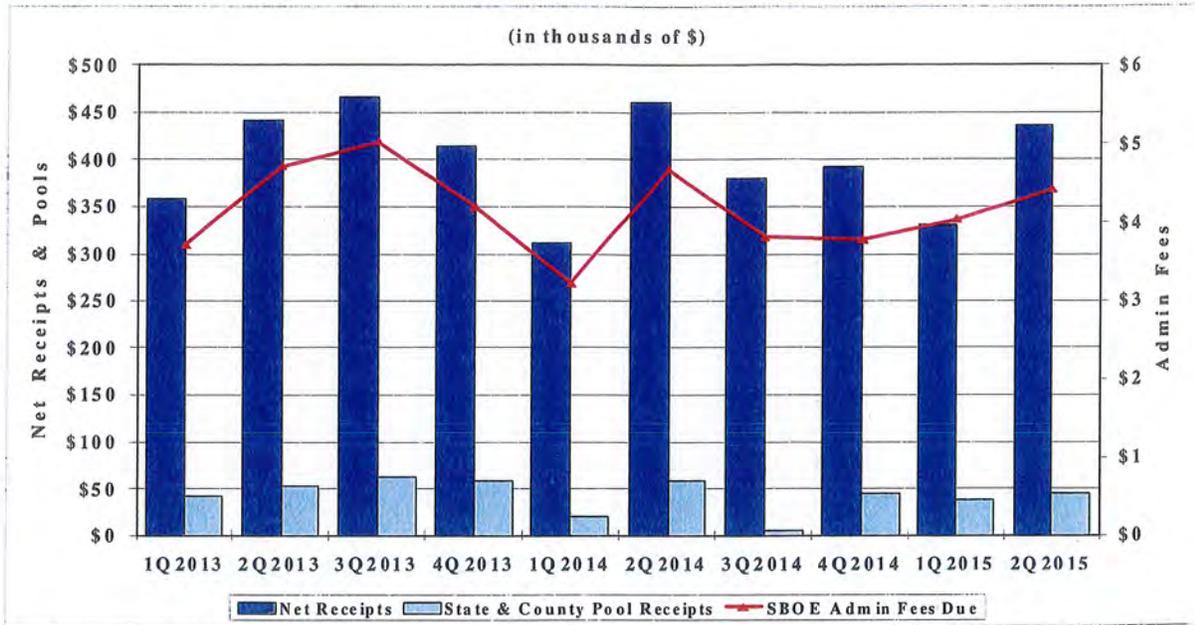
### Net Cash Receipts Analysis

Local Collections	\$394,605
Share of County Pool (12.39%)	44,883
Share of State Pool (.03%)	327
SBE Net Collections	439,816
Less: Amount Due County 0.0%	.00
Less: Cost of Administration	(4,418)
Net 2Q2015 Receipts	435,398
Net 2Q2014 Receipts	460,546
Actual Percentage Change	-5.5%

### Business Activity Performance Analysis

Local Collections	\$394,605
Less: Payments for Prior Periods	(5,920)
Preliminary 2Q2015 Collections	388,685
Projected 2Q2015 Late Payments	745
Projected 2Q2015 Final Results	389,430
Actual 2Q2014 Results	408,095
Projected Percentage Change	-4.6%

## HISTORICAL CASH COLLECTIONS ANALYSIS BY QUARTER



### TOP 25 SALES/USE TAX CONTRIBUTORS

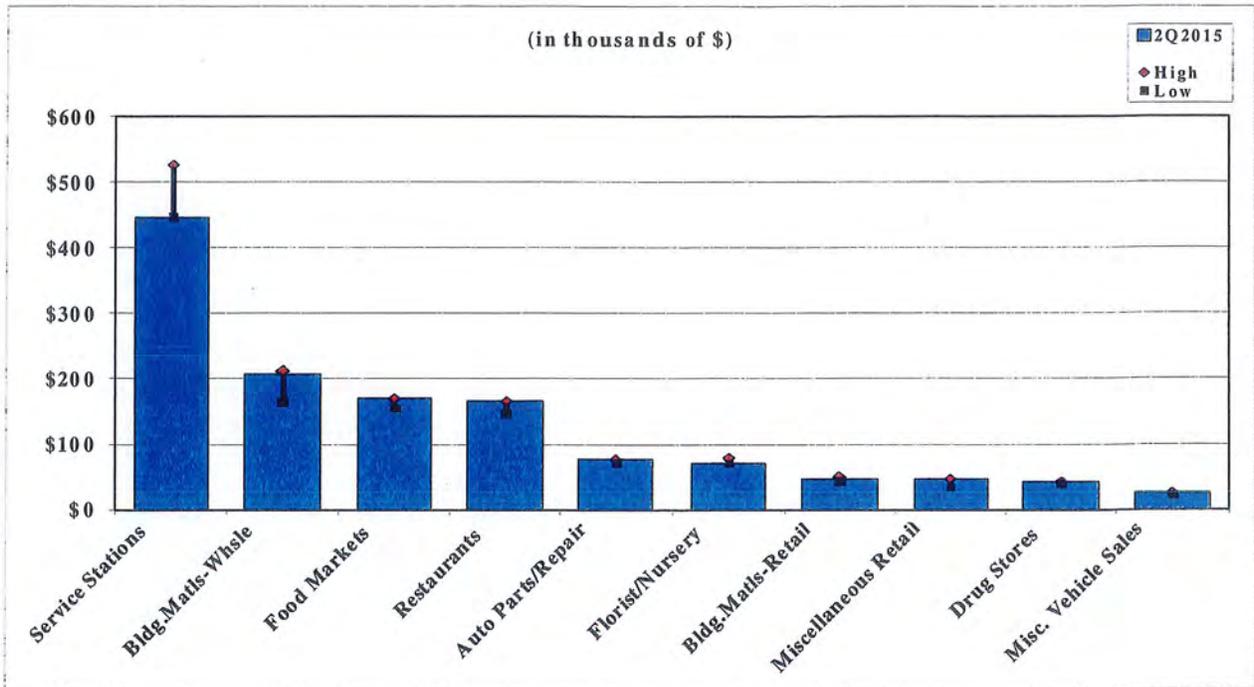
The following list identifies Willits's Top 25 Sales/Use Tax contributors. The list is in alphabetical order and represents sales from May 2014 to June 2015. The Top 25 Sales/Use Tax contributors generate 72.5% of Willits's total sales and use tax revenue.

ARCO AM/PM MINI MARTS  
 BROWN'S CORNERS SERVICE STATIO  
 CHEVRON SERVICE STATIONS  
 COAST HARDWARE TRUE VALUE  
 FLYERS SERVICE STATIONS  
 GROCERY OUTLET BARGAIN MARKET  
 J.D. REDHOUSE & COMPANY  
 LES SCHWAB TIRE CENTERS  
 LITTLE LAKE AUTO PARTS  
 LUMBERJACK'S RESTAURANT  
 MCDONALD'S RESTAURANTS  
 MENDO MILL & LUMBER COMPANY  
 NORCAL RECYCLED ROCK/AGGREGATE

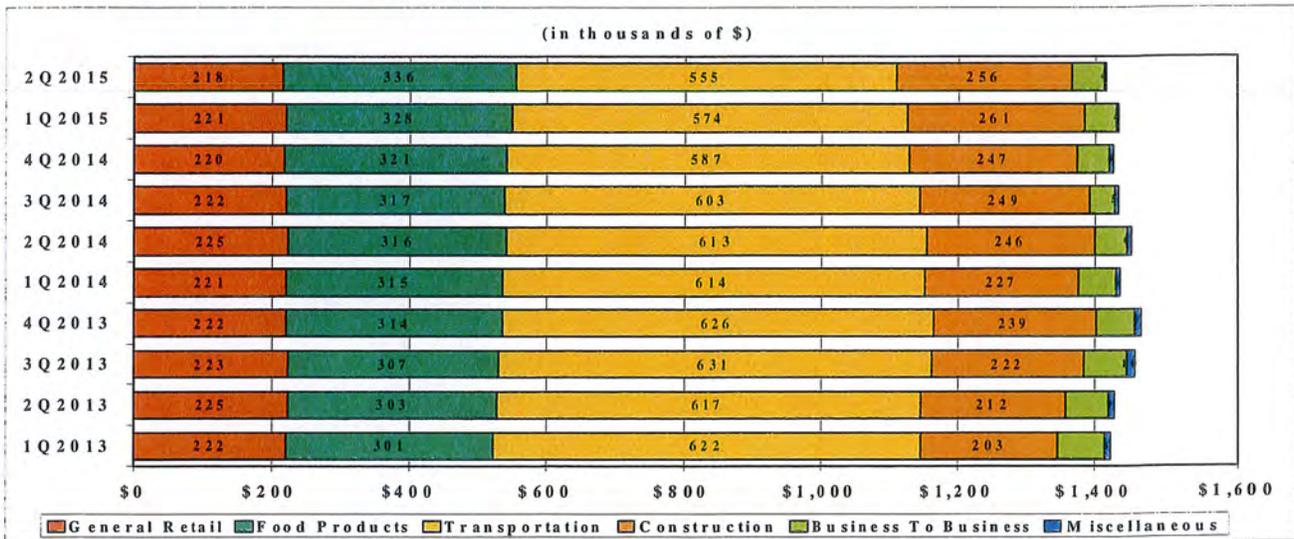
ONE-O-ONE TRAILER & RV  
 PETERSON TRACTOR  
 REDWOOD TREE SERVICE STATIONS  
 RITE AID DRUG STORES  
 SAFEWAY SERVICE STATIONS  
 SAFEWAY STORES  
 SHELL SERVICE STATIONS  
 SPARETIME SUPPLY  
 TACO BELL  
 VILLAGE MARKET & LIQUOR  
 VILLAGE MARKET & LIQUOR SERVIC  
 WILLITS POWER EQUIPMENT

## HISTORICAL SALES TAX AMOUNTS

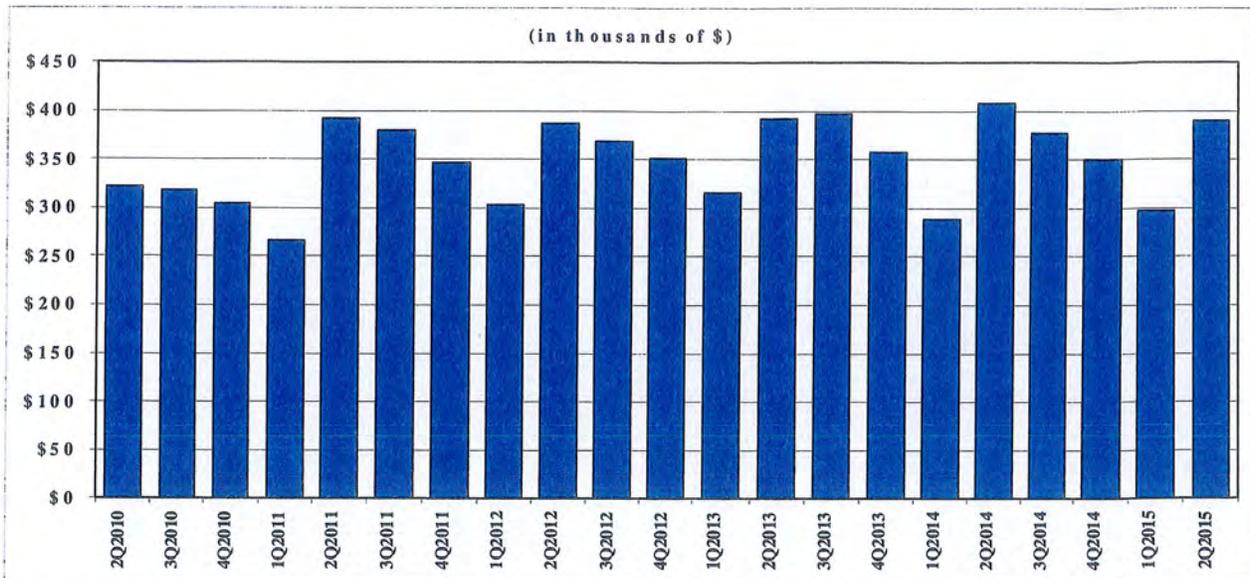
The following chart shows the sales tax level from sales through June 2015, the highs, and the lows for each segment over the last two years.



## ANNUAL SALES TAX BY BUSINESS CATEGORY

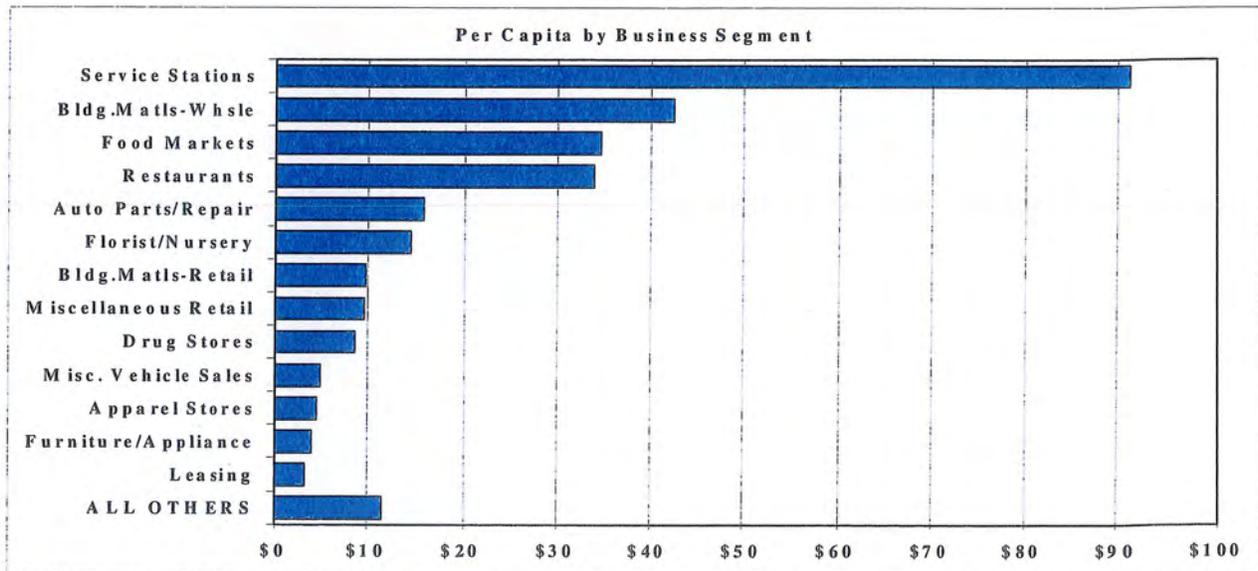


## FIVE-YEAR ECONOMIC TREND: All Businesses



## PER CAPITA BY BUSINESS SEGMENT

This chart shows sales tax per capita from business segments from April 2014 to March 2015.



## **FINAL RESULTS: January-March 2015 Sales**

Local Net Cash Collections	\$331,279
Less: Pool Amounts	(\$34,415)
Less: Prior Quarter Payments	(\$2,305)
Add: Late Payments	\$2,658
Local Net Economic Collections after Adjustments	\$297,218
Percent Change from January-March 2014 Sales	UP BY 2.9%

## **MUNISERVICES' ON-GOING AUDIT RESULTS**

This Quarter	\$5,238
Total to Date	\$775,767



Item No. **7a**

Meeting Date: **October 28, 2015**

**AGENDA SUMMARY REPORT**

**To:** Willits City Council, sitting as the Planning Commission for the City of Willits

**From:** Dusty Duley, Contract Planner

**Agenda Title:** DISCUSSION AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT APPLICATION #U-15-01 FOR DANIEL AND JEANNE CHESSER

**Type:**  Presentation  Consent  Regular Agenda  Public Hearing  Urgent Time: 30 min.

**Summary of Request:** The applicants, Daniel and Jeanne Chesser, are proposing to operate a full service bar, to include the on-site sale, service and consumption of alcoholic beverages, within an approximately 1,800 square foot vacant building on a 1.5 acres property located at the north end of the City on the east of U.S. Highway 101, about 1/10 mile south of its intersection with Sherwood Road. Hours of operation are requested between 9:00 a.m. and 2:00 a.m. each day.

The applicant previously operated a full service bar known as “John’s Place” which was located at 555 Commercial Street, approximately 0.5 mile southeast of the subject property. The building that previously supported the bar was destroyed by a fire in November of 2014 resulting in the applicants’ need to find an alternative location for their business. The applicants are requesting the Use Permit be granted for a two year period as they are planning on moving back to their original location at 555 Commercial Street once construction of new building(s) is finished.

The property is zoned Community Commercial (C-1) and operation of a “Drinking Place” is subject to obtaining a Use Permit in the C1 zoning district.

**Recommended Action:** Conduct a public hearing and adopt a Resolution certifying the Mitigated Negative Declaration and approving Use Permit #U-15-01 subject to the conditions of approval recommended by staff.

**Alternative(s):** Should the Planning Commission find significant issues with the project, staff recommends that the item be continued to a future hearing date to allow staff time to develop findings for project denial.

**Fiscal Impact:** Project may result in additional costs to City Police Department from increased calls for police services (i.e. assaults, noise complaints).

**Personnel Impact:** Minimal staff time to process building permits and ensure compliance with Use Permit conditions.

**Reviewed by:**  City Manager  City Attorney  Finance Director  Human Resources  Risk

**Council Action:**  Approved  Denied  Other: \_\_\_\_\_

**Records:**  Agreement  Resolution # \_\_\_\_\_  Ordinance # \_\_\_\_\_  Other \_\_\_\_\_

STAFF REPORT TO WILLITS PLANNING COMMISSION FOR  
CONDITIONAL USE PERMIT NO. U-15-01, DANIEL W. and JEANNE CHESSER

October 28, 2015

**APPLICANT:** DANIEL W. and JEANNE CHESSER

**OWNER:** AL NANNA

**REQUEST:** Use Permit to allow for on-site sale, service and consumption of alcoholic beverages (full service bar) within an existing vacant 1,800± square foot building. The applicant is requesting the Use Permit be granted for a 2 year period.

**LOCATION:** In the City of Willits, lying on the east side of U.S. Highway 101, approximately 0.1 mile south of its intersection with Sherwood Road, located at 151 North Main Street; APN 005-110-07.

**TOTAL ACREAGE:** 1.5± Acres

**GENERAL PLAN:** Commercial-General (C-G)

**ZONING:** Community Commercial (C1) + Floodplain Combining Zone (FP)

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**RECOMMENDATION:** Approve the request

**BACKGROUND**

**PROJECT DESCRIPTION:** The applicant is requesting a Use Permit to re-locate a bar “John’s Place” to a property at 151 North Main Street. The bar had previously been located at 555 Commercial Street, approximately 0.5 mile southeast of the subject property. The building that previously supported the bar was destroyed by a fire on November 14, 2014 resulting in the applicant’s need to find an alternative location for his business. The following is excerpted from the applicant’s project description in part,

*Relocate John’s Place, bar, to temporary location while decisions are made regarding rebuilding of burned building on Commercial Street, This is an empty building to which I will add a bar plus shelving and furnishing, all removable, to accommodate the business... This building has been used for several businesses in the past and has water, electric, and restrooms which I will upgrade if needed.*

The applicant is requesting public hours of operation from 9:00 a.m. to 2:00 a.m. each day. Live music is not included in the applicant’s request. As the applicant is anticipating moving back to their original location at 555 Commercial Street upon construction of a new building, they are requested the permit be granted for a two year term.

**RELATED APPLICATIONS:** The Planning Commission, at the July 22, 2015 meeting, denied the applicant’s Use Permit #U-14-03 to relocate a full service bar, John’s Place, to the subject property.

In response to concerns stated at the July 22, 2015 public hearing, the applicants have revised their project as proposed in previous Use Permit #U-14-03 and submitted a new Use Permit for the Commission’s consideration. Project revisions include: 1) foregoing having live music at the bar to alleviate potential noise impacts to the surrounding community; 2) restricting exterior signage that refers

directly to alcohol sales so as to help disguise the true use of the property; 3) limit the duration of the permit to two (2) years to capture the applicants’ intention to operate their business at this location for a temporary period while construction of a new building is completed at their previous location.

**PROJECT SETTING**

**SITE CHARACTERISTICS:** The property is approximately 1.5 acres and is bordered by U.S. Highway 101 to the west, railroad tracks to the south, Willits Creek to the north and an Industrial zoned property to the east. The property is relatively flat and is improved with four structures, a 1,800 square foot commercial building, a 2,400 square foot accessory building as well as two smaller outbuildings. The property has historically been used for a number of commercial endeavors, with the most recent being an alternative energy system dealership.

**ADJACENT LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	C-G	C1	0.28± acres	Mill Creek/Vacant
<b>EAST</b>	M-G	MH	5.17± acres	High School Agricultural Class
<b>SOUTH</b>	C-G	C1	4.46± acres	Railroad/Commercial
<b>WEST</b>	C-G	C1	0.5± acres	U.S. Highway 101/Commercial

**SERVICES:**

Access: Driveway off U.S. Highway 101  
 Fire District: Little Lake Valley Fire District  
 Water: City of Willits  
 Sewer: City of Willits  
 School District: Willits Unified School District

**REFERRAL AGENCY COMMENTS**

Agency comments relevant to this application are listed within the Initial Study, Issues Section of this report and are noted within the Conditions of Approval. Otherwise, most of the reviewing agencies had no comment regarding the proposed project. As noted by the Little Lake Fire District and City of Willits building official upon reviewing previous Use Permit #U-14-03, a number of improvements will need to be completed to the subject building to bring it into compliance with applicable sections of the California Fire Code and Building Code.

REFERRAL AGENCIES	NOT RETURNED	“NO COMMENT”	COMMENTS
City Manager	X		
City Attorney	X		
City Engineer	X		
City Building Official	X		
City Public Works Dept.	X		
City Sewer/Water Dept.	X		
City Police Dept.	X		
Willits Unified School District	X		
Little Lake Fire District	X		
Caltrans	X		
California Highway Patrol	X		
Mendocino Co. Sheriff’s Office	X		
Dept. of Alcoholic Beverage Control	X		

**TECHNICAL ADVISORY COMMITTEE COMMENTS**

The Technical Advisory Committee (TAC) reviewed the previous Use Permit application #U-14-03 on February 23, 2015. A number of concerns were brought up related to site access, fire safety, security, building occupancy and land use compatibility. The TAC made the following recommendations:

- Complete a number of improvements to the building to meet applicable state and local fire code and improve occupant safety.
- Complete a number of improvements to the building to bring it into compliance with the 2013 California Building Code requirements for the B occupancy.
- Complete driveway and sidewalk improvements as identified by the California Department of Transportation (Caltrans) in their letter to staff dated February 3, 2015.
- Inquire if the applicant has reviewed alternative locations to relocate the bar including vacant buildings at 262 East Commercial Street (formerly Hideaway Bar) and 47 East Mendocino Avenue (formerly Anna's Asian House).

The TAC did not find this property to be an ideal location for a bar but ultimately felt that the project could be supported by the City provided the applicant agrees to conditions of approval specified below. Staff did not convene a TAC meeting to review this Use Permit as it is essentially the same project, #U-14-03, that TAC previously reviewed. Further discussion of project concerns and potential impacts is found in the Initial Study and Key Issues Section of this report.

#### **KEY ISSUES:**

**Key Issue #1 General Plan and Zoning Consistency:** The property has a General Plan designation of Commercial-General (CG) and a zoning designation of Community Commercial (C1). According to Section 17.22.010 of the Zoning Code,

*The community commercial (C1) zone is intended to provide services and meet the general commercial needs of the community.*

The applicant is requesting a conditional use permit to allow a "bar" which is classified as Use Group 14b, "Drinking Places" in Section 17.06.020 of the Willits Zoning Code. This Use Group is a conditional use in the C1 zoning district. This permit is being processed under the Use Permit provisions of Chapter 17.74 of the Zoning Code. The project is consistent with its General Plan designation and the zoning restrictions for the property. A discussion of applicable General Plan policies is discussed throughout the report and Initial Study.

**Key Issue #2 Land Use Compatibility:** Bars can play an important role in a community as they are traditionally among the chief social gathering places for some communities. They can also adversely affect nearby commercial, civic and residential uses and can create substantial demands for police services. Land uses in the immediate area primarily consist of various commercial uses including restaurants, retail and gasoline sales as well as civic uses including Willits and San Hedrin High School. The nearest off-site residence is approximately 360 feet southeast of the property. Closest business that sells liquor is the Tower Mart 1,000 feet to the northwest. The two closest locations in the City that have a license to serve liquor are "Diggers" and "Al's Redwood Room". A map showing the project location relative to sensitive receptors and other establishments that serve or sell liquor is found as Attachment H.

Unusual variety can be found in local attitudes on the proper place of bars in the community with some believing that they should be buffered away from locations where kids and young adults congregate such as schools and parks as well as from other civic uses such as churches and hospitals. The property is approximately 175 feet south of the Willits High School property, and 65 feet east of San Hedrin High School. The adjacent property to the east is also used by Willits High School for their agricultural program. The nearest church is located approximately 700 feet to the south. City Code does not prescribe a minimum separation between bars and other land uses, however the State has established distance requirements between bars and other uses such as schools, playgrounds, hospitals, etc..., as administered by the Department of Alcoholic Beverage Control (ABC). The applicant will need to request ABC approval to transfer their current liquor license to this location. Based on its proximity to the High School, ABC will have the discretion to deny the request. State liquor licenses may only be issued after all zoning permits are in order and ABC will not make a determination until the City has taken action to

approve this permit. The applicant is aware that approval of this Use Permit does not guarantee that ABC will issue the transfer of their alcohol license.

Staff did question the applicant about alternative locations that they evaluated before choosing the proposed locations. According to the applicant the vacant buildings at 262 East Commercial Street and 47 East Mendocino Avenue were viewed and found to be inadequate.

It is also worth noting that the previous location of the business at 255 East Commercial Street operated adjacent to a daycare, (bar was established first), and in closer proximity to off-site residences and a city park. According to the applicant, the relocated bar will be operated similar to when it resided at the previous 255 East Commercial Street location.

To minimize potential impacts to the neighborhood the applicant is proposing to install a fence around the perimeter of the parking lot and along the road frontage. This will discourage trespassing onto neighboring properties as well as help screen the bar and outside gathering areas from being as visible from the Highway and sidewalk. The applicant will need to work with the Community Development Department, City Police Department and California Department of Transportation (Caltrans) as to the exact location and height of that portion of the fence along the Highway frontage, for reasons related to noise attenuation, security and driveway site distance.

#### Noise

General Plan Noise Policy 4.210 states,

*The City seeks to maintain ambient noise levels of 55 dBA (CNEL) in existing residential areas.*

Further, General Plan Noise Policy 4.250 states,

*Noise from all sources should be maintained at levels that will not adversely affect adjacent properties or the community, especially during the evening and early morning hours.*

The applicant is requesting to operate the bar between the hours of 9:00 a.m. and 2:00 a.m. each day (Condition Number 20). The potential to create a nuisance to nearby residences from excessive noise levels is likely to occur during nighttime hours. As activities will occur inside the building and with the closest residence being approximately 360 feet away, normal activities associated with the bar are unlikely to create noise levels in excess of noise standards established in the General Plan.

The applicant has specifically stated in their application that no live music is being requested as part of their Use Permit entitlement. Staff understands that the applicant will still occasionally offer entertainment such as hosting karaoke events for the enjoyment of their customers. To ensure that the project does not exceed established noise standards and conflict with surrounding residential uses, staff recommends that the applicant identify appropriate measures to minimize potential noise impacts to nearby residences during these types of activities. This may include such precautions discouraging large numbers of people from loitering outside, limiting the hours of karaoke events, etc.....

Condition Number 4 requires the applicant to keep windows and doors closed when noise impacts the surrounding community. Adequate ventilation should be provided so that openings to the outside can be closed when the bar is at full capacity.

Condition Number 5 prohibits amplified music beyond those devices typically associated with a bar such as karaoke machines and jukeboxes.

Condition Number 6 requires the applicant to supply a list of voluntary measures that the applicant may take should verified noise complaints be received by the City of Willits Police Department or the Community Development Department.

Additional measures may be placed on the permit should the applicant fail to adequately minimize noise impacts to off-site receptors. Failure of the applicant to adequately respond to verified noise complaints may result in a restriction on special events which include karaoke events or as a last measure, revocation of this permit.

**Key Issue #3 Police Services:** Establishment of a bar can result in a significant increase in the demand for police services. The City of Willits Police Department (WPD) reviewed the previous Use Permit #U-14-03 and provided an email to staff dated June 3, 2015 recommending the project incorporate a number of measures to deter illegal activities and help minimize WPD calls for services. WPD is recommending the same measures for this Use Permit.

Project concerns notes by WPD include on-going property use by truant juveniles and transients, project proximity to Willits High School and San Hedrin Continuation School, issue of conflicting accounts when responding to potential illegal activities occurring on-site as well as security concerns during special events. To address WPD concerns and minimize the potentially significantly increase in the need for police services, staff has identified the following mitigation measures.

Condition Number 8 requires the applicant to install exterior lighting as necessary to adequately illuminate the parking lot area as well as the front of the business. This lighting will help ensure the safety of patrons and discourage loitering. Lighting should not be so bright that it acts as an irritant, but also not so dim that it can conceal customers' activities. The applicant shall submit a lighting plan to the Community Development Department for approval prior to occupancy.

To minimize trespassing, Condition Number 9 requires the applicant to install fencing around the bar and parking lot. The applicant shall work with the Community Development Department, Public Works Department and WPD to develop an effective fencing plan taking into consideration issues such as security, driveway site distance, and aesthetics. Fencing may include a variety of heights and types of fencing.

To ensure that adequate security is being provided to support each special event, the applicant will be responsible for ensuring that the Chief of Police is notified a minimum of ten (10) days in advance of special events that may attract larger than normal crowds. The Chief of Police may require the owner/operator to provide additional licensed security personnel on site to provide adequate crowd control (see Condition Number 10).

Condition Number 11 requires the applicant to implement a video camera safety plan which includes, at a minimum:

- a. Digital video camera system which records activity of patrons and employees at entrances and exits and in parking lot.
- b. Video recordings must be stored and retrievable for a minimum period of seven days from the time of recording.
- c. Video clarity must be such that a person's facial features can be identified from the video.
- d. The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
- e. The video system must be approved by the Willits Police Department before it is installed to ensure compliance with these requirements, and approved again after the system is operational.

These mitigation measures are listed to help protect the safety of the patrons/public and minimize the calls for WPD services.

**Key Issue #4 Transportation Related Impacts**Ingress/Egress

Access to the site will be provided by an existing 36 foot wide driveway off U.S. Highway 101. The driveway is approximately 260 feet south of the Sherwood Road and U.S. Highway 101 intersection. At times, there can be a significant number of vehicles lining up on the U.S. Highway 101 awaiting an opportunity to turn left onto Sherwood Road. During these times of heavier traffic, it's probable that vehicles may be stacked far enough south within the middle lane that they would impede a vehicle that is trying to make a left hand turn out of the subject property. Similarly, those wanting to turn left into the property when travelling southbound on the Highway may be impeded from doing so, causing traffic to back up.

Staff recognizes that this situation is not dissimilar to transportation issues that other businesses in the immediate area face including the restaurant across the street, formerly Vassar's Pizza, as well as the Tower gas station/mini mart located to the northwest. It may also be correct, that residents of Willits and the surrounding area have become accustomed with navigating through these potential traffic hazards.

The California Department of Transportation (Caltrans) reviewed the previous Use Permit #U-14-03 and provided a letter to staff dated February 3, 2015 recommending site improvements to be completed by the applicant. Upon completing a site view, Caltrans staff noted the following observations:

- *There is an existing 36 feet wide driveway servicing the parcel. The required 4 foot wide pedestrian area behind the ramp is not the full width for the entirety of the ramp.*
- *The sidewalk is 7 feet 9 inches wide.*
- *A planted tree has heaved the sidewalk 3-5 inches at north end of lot.*

Caltrans is recommending the following work be completed for the project:

1. The driveway be paved the full width behind the sidewalk to the fence line to reduce tracking onto the Highway as well as bring the pedestrian walkway to the required width of four (4) feet.
2. Remove heaved up concrete around the planted tree and replaced with asphalt concrete to alleviate the tripping hazard.

Condition Number 14 requires the applicant to complete driveway and sidewalk improvements identified by Caltrans. Condition Number 15 identifies Caltrans requirement to obtain an encroachment permit and follow their procedures prior to completing any work within the State right of way. Staff determined that the project will not significantly increase traffic hazards.

Off-street Parking

Chapter 17.52.030(K) of the Zoning Code prescribes the number of off-street parking spaces that are required to support the project which is one (1) parking space for every 300 square feet of gross floor area within the building being used for the business. Recognizing that the commercial building is 1,800 square feet (30 feet by 60 feet) in size, the applicant is required to provide six (6) parking spaces of which one (1) will need to be a handicap parking space. Chapter 17.52.060 further requires that each parking space have an area no less than *nine feet wide and twenty feet long. All parking spaces and driveways serving them shall be hard surfaced, with a minimum of one and one-half inches of road oil mix or other surfacing of a more durable type such as asphalt concrete.* The parking area is currently improved with a gravel base. Staff recognizes that a number of commercial business have existing at this site and were not required to improve the parking area. The Commission may determine that paving the parking area is unnecessary and the current gravel base is adequate. Staff is recommending that all required parking spaces be marked and the handicap space and its pathway to the business entrance be improved to meet American Disability Act standards.

The applicant has provided a site plan (Attachment A) showing proposed parking spaces. Staff determined that adequate area existing to provide parking consistent with the City off-street parking standards (Chapter 17.52). Condition Number 13 requires the applicant to provide parking consistent with Chapter 17.52 of the Zoning Code.

#### Bicycle parking

General Plan Circulation Implementation Measure 2.350 states in part

*Require bicycle storage facilities as a condition of approval ... for all commercial development proposals.*

Consistent with this measure, Condition Number 16 requires the applicant to install a bike rack to accommodate a minimum of two bicycles.

#### **Key Issue #5 ABC License**

City Code does not prescribe a minimum separation between bars and other land uses, however the State has established distance requirements between bars and other uses such as schools, playgrounds, hospitals, etc..., as administered by the Department of Alcoholic Beverage Control (ABC). State liquor licenses may only be issued after all zoning permits are in order. The applicant is aware that the Use Permit entitlement does not guarantee that ABC will issue the transfer of his liquor license as they have the right to deny the license based on its proximity to Willits High School and San Hedrin high school. ABC may identify additional restrictions on the business as a condition of their issuance of the liquor license transfer.

Condition Number 18 notes that the applicant shall comply with ABC laws and regulations and suspension of the applicant's license by the ABC may constitute sufficient cause or basis for review and possible revocation of this conditional Use Permit.

Prior to the sale of alcoholic beverages, a copy of the ABC license, along with any special conditions imposed by ABC, shall be submitted to the Community Development Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to. See Condition Number 19.

#### **RECOMMENDATION**

By resolution, adopt a Mitigated Negative Declaration and approve the request for Use Permit #U-15-01 based on the following findings, and subject to the recommended conditions of approval.

#### **FINDINGS**

**Project Findings:** The Planning Commission approves Use Permit #U-15-01 subject to the following conditions of approval and findings,

- A. That the site for the proposed use is adequate in size and shape to accommodate the use of all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood;

The applicant is utilizing an existing building and parking lot to support the project. No new construction or variance to standards is proposed or required to support the project. Finding can be made.

- B. That the site for the proposed use relates to street and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Access to the site is provided from an existing 36 foot wide driveway off U.S. Highway 101 that solely serves the subject property. The California Department of Transportation reviewed the project

request and is not requiring any changes to the Highway. The Highway is in adequate condition to support the project. Findings can be made.

- C. That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed locations of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls; and fences; landscaping; outdoor lighting; signs, such other characteristics as will affect surrounding property;

As discussed in the Initial Study and staff report, the project does have the potential to adversely affect nearby properties due to outdoor lighting and excessive noise. Mitigation measures have been identified in Condition Numbers 1, 4 and 5 to mitigate these potentially significant impacts to a less than significant level. Findings can be made.

- D. That the proposed use is consistent with the objectives and policies of the general plan;

As discussed throughout the Initial Study, the project is consistent with the General Plan, provided the applicant adheres to the conditions of approval. Findings can be made.

- E. That the conditions established by the commission for the conditional use permit are deemed necessary to protect the public health, safety and general welfare. . .”

All the conditions of approval established are necessary to mitigate potentially significant impacts and/or bring the project into conformance with the General Plan and Zoning Ordinance as noted throughout the Initial Study and staff report. Findings can be made.

**Environmental Findings:** The Planning Commission finds that no significant environmental impacts would result from the proposed projects which are not adequately mitigated through the conditions of approval; therefore, a Mitigated Negative Declaration is adopted.

### **CONDITIONS OF APPROVAL:**

#### Aesthetics

- \*\*1. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner which will prevent direct glare onto adjacent parcels or streets.

#### Air Quality

2. The unpaved access road and parking lot shall be maintained in such a manner as to ensure minimum dust generation and shall be subject to pertinent Air Quality Management District regulations.

#### Geology and Soils

3. All grading and site preparation, at a minimum, shall adhere to the following “Best Management Practices”: The applicant shall submit to the Community Development Department an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion control measures shall be in place at the end of each day’s work, and shall be maintained until permanent protection is established.

- e. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering.

#### Noise

- \*\*4. Windows and doors shall not be left open during the operation of the bar where noise impacts the surrounding area. Adequate ventilation shall be provided so that openings to the outside can be closed when the bar is at full capacity.
- \*\*5. Amplified music is prohibited. This condition is not intended to be applied to radios, jukeboxes, karaoke machines or similar devices that are typically associated with a bar.
6. The applicant shall supply a list of voluntary measures that the applicant may take should verified noise complaints be received by the City of Willits Police Department or the Community Development Department.

#### Fire Protection

7. All buildings shall meet all pertinent building and fire codes for fire sprinkler systems, adequate water for fire flows, and provisions for fire prevention and suppression to the satisfaction of the City of Willits Building Inspector and Little Lake Fire Protection District Fire Chief. All connections to water utilities shall be completed to the satisfaction of the City of Willits Water Department.

#### Police Protection

- \*\*8. Exterior lighting shall be installed as necessary to adequately illuminate the parking lot area as well as the front of the business. This lighting will insure the safety of patrons and discourage loitering. Lighting should not be so bright that it acts as an irritant, but also not so dim that it can conceal customers' activities. The applicant shall submit a lighting plan to the Community Development Department for approval prior to occupancy.
- \*\*9. The applicant shall install fencing around the bar and parking lot to the satisfaction of the Willits Police Department and Community Development Department.
- \*\*10. The Chief of Police shall be notified a minimum of ten (10) days in advance of special events that may attract larger than normal crowds. The Chief of Police may require the owner/operator to provide additional licensed security personnel on site to provide adequate crowd control. Any measures identified by the Chief of Police shall become part of this entitlement.
- \*\*11. The applicant shall implement a video camera safety plan which includes, at a minimum:
  - a. Digital video camera system which records activity of patrons and employees at building entrances and exits as well as in the parking lot.
  - b. Video recordings must be stored and retrievable for a minimum period of seven days from the time of recording.
  - c. Video clarity must be such that a person's facial features can be identified from the video.
  - d. The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
  - e. The video system must be approved by the Willits Police Department before it is installed to ensure compliance with these requirements, and approved again after the system is operational.

#### Transportation/Traffic

12. Applicant shall install and maintain markings for all parking spaces to the satisfaction of the Community Development Department.

13. Applicant shall provide off-street parking consistent with Chapter 17.52 of the Willits Zoning Code.
14. The applicant shall complete driveway and sidewalk improvements identified by the California Department of Transportation (Caltrans) in their letter to staff dated February 3, 2015 or other alternatives as identified by Caltrans. The applicant shall provide a letter to staff from Caltrans stating that improvements have been completed to their satisfaction.
15. Prior to any work within State rights of way, the applicant shall obtain an encroachment permit from the California Department of Transportation.
16. Applicant shall install a bike rack to accommodate a minimum of two bicycles

Solid Waste/Recycling

17. Prior to occupancy of any buildings, the applicant shall submit a plan to the Community Development Department identifying adequate area for storage of garbage and recyclable materials/receptacles. The storage area shall be accessible to the city's franchise waste hauler with containers designed to be consistent with current methods of collection. Prior to occupancy of any buildings, the applicant shall submit to the Community Development Department written verification that the plan for garbage and recyclables has been reviewed and accepted by the city's franchise hauler.

Alcoholic Beverage Control

18. The applicant shall comply with the Department of Alcoholic Beverage Control (ABC) laws and regulations. Suspension of the applicant's license by the ABC may constitute sufficient cause or basis for review and possible revocation of a conditional use permit.
19. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by ABC, shall be submitted to the Community Development Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.

Hours of Operation

20. Total sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. and 2:00 a.m. each day of the week.

Exterior Signage

21. Alcohol related signage on the exterior of the building(s) is prohibited. The intent of this condition is to help disguise the true use of the structure.

Permit Expiration

22. This permit is issued for a period of two years, and shall expire on October 28, 2017. The applicant has the sole responsibility for renewing this permit before the expiration date. The City will not provide a notice prior to the expiration date.

Standard Conditions

23. The applicant shall obtain all necessary permits and fully comply with all the requirements of the Fire, Health, Water, Sewer, Building and Public Works Departments of the City of Willits.
24. The application and supplementary information submitted by the applicant shall be come entitlements of this permit and compliance therewith shall be mandatory.

- 25. The City, its officers, agents and employees may inspect this property at any time and the applicant agrees not to deny or impede access to the subject property for the City.
- 26. This permit may be revoked by the City of Willits at any time for violation of any of the terms and conditions of this permit by the owner or applicant.
- 27. The permit shall have no force or effect unless, and until, accepted and the terms thereof agreed to, in writing, by the applicant.

Fish and Wildlife Fee

- 28. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the City of Willits Community Development Department. Said fee of \$2260.00 shall be made payable to the Mendocino County Clerk and submitted to the City of Willits Community Development Department. within 5 days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. Failure to pay this fee by the specified deadline may result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition**

*\*\* Indicates conditions relating to Environmental Considerations - deletion of these conditions may affect the issuance of a Mitigated Negative Declaration.*

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DATE

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DUSTY DULEY  
CONTRACT PLANNER

**RESOLUTION AND EXHIBIT A**

**ATTACHMENTS:**

- A – Initial Study
- B – Location Map
- C – Aerial Photo
- D – Zoning Map
- E – Adjacent Parcels Map
- F – Flood Zone Map
- G – Land Use Map
- H – Applicant’s Site Map
- I – Applicant’s Site Plan



ATTACHMENT A

ENVIRONMENTAL REVIEW GUIDELINES

<b>DATE: September 30, 2015</b>
<p><b>CASE#:</b> U-15-01  <b>DATE FILED:</b> 9/14/2015  <b>OWNER:</b> AL NANNA  <b>APPLICANT:</b> DANIEL W. AND JEANNE CHESSER  <b>REQUEST:</b> Use Permit to allow for on-site sale, service and consumption of alcoholic beverages (full service bar) within an existing vacant 1,800± square foot building. The applicant is requesting the Use Permit be granted for a 2 year period.  <b>LOCATION:</b> In the City of Willits, lying on the east side of U.S. Highway 101, approximately 0.1 mile south of its intersection with Sherwood Road, located at 151 North Main Street; APN 005-110-07  <b>PROJECT COORDINATOR:</b> DUSTY DULEY</p>
<b>Environmental Checklist.</b>
<p><i>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and 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 (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</i></p>

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input checked="" type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site; cumulative as well as project-level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**"No Impact"** means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**INITIAL STUDY/ENVIRONMENTAL REVIEW:** This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Have a substantial adverse effect on a scenic vista?* **No Impact**

A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The property has been previously developed. There are no publicly accessible vista points in the vicinity of the project that would be impacted by the project.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact**

The portion of U.S. Highway 101 that borders the property has not been designated by the California Department of Transportation as a State Scenic Highway (Caltrans,2014). The applicant is proposing to utilize an existing 1,800 square foot building to support the project. No new buildings are proposed or necessary to support the project. The project would not damage any scenic resources.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **No Impact**

Visual character is descriptive and non-evaluative, which means it is based on defined subjective attributes that are neither good nor bad in and of themselves. The ability of an area to absorb visual change is dependent on its context. The property is approximately 1.5 acres and is bordered by U.S. Highway 101 to the west, railroad tracks to the south, Willits Creek to the north and an Industrial zoned property to the east. The property is relatively flat and is improved with four structures, a 1,800 square foot commercial building, a 2,400 square foot accessory building as well as two smaller outbuildings. No new buildings are proposed or necessary to support the project. The project would not substantially degrade the existing visual character or quality of the site or its surroundings.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **Less than Significant Impact with Mitigation Incorporated**

The applicant has proposed to install two 250 watt flood lights, placed on the eastern side of the building that will be used for the bar. Staff is recommending that additional lighting be installed as necessary to adequately illuminate the entire parking area (see Condition Number 8). Purpose of the required lighting is to help insure the safety of patrons and discourage loitering. Lighting should not be so bright that it acts as an irritant, but also not so dim that it can conceal customers' activities. Condition Number 1 requires exterior light fixtures to be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?* **No Impact**

According to maps provided by the California Department of Conservation, the property is categorized as Urban and Built-up land and does not include important farmland or other designated farmland types (California Department of Conservation 2012a). The property was previously developed and will not convert any "Farmland".

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* **No Impact**

The property has a General Plan designation of Commercial-General (CG) and a zoning designation of Community Commercial (C1). According to maps published by the California Department of Conservation in 2012, the property is not enrolled in the Williamson Act (CA Department of Conservation, 2012). Therefore, the project would not conflict with any agricultural zoning or Williamson Act lands.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?* **No Impact**

The property has a General Plan designation of Commercial-General (CG) and a zoning designation of Community Commercial (C1). The project will not result in the rezoning of any forest land or Timberland Production zoned property.

d) *Result in the loss of forest land or conversion of forest land to non-forest use?* **No Impact**

The property is improved with a gravel parking lot and four structures, a 1,800 square foot commercial building, a 2,400 square foot accessory building as well as two small outbuildings. The project will not require the removal of any trees.

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*  
**No Impact**

The property has been previously developed and has been used to support various commercial type businesses. The project will not convert any farming or forestland uses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Conflict with or obstruct implementation of the applicable air quality plan?* **No Impact**

The project is located within a part of the North Coast Air Basin. The Mendocino County Air Quality Management District (AQMD) is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations. The project will not conflict with or obstruct implementation of any air quality plan.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* **Less than Significant Impact**

The applicant is proposing to utilize an existing 1,800 square foot building to support the bar. Except for interior remodeling, no new construction is proposed. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Condition Numbers 2 is listed to ensure that the project does not generate excessive dust.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **Less than Significant Impact**

According to AQMD, the District is in attainment for all Federal criteria air pollutants and is also in attainment for all State standards except Particulate Matter less than 10 microns in size (PM10).

The most common source of this pollutant is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A PM-10 attainment plan was finalized in 2005 that provides mitigation measures for construction and grading activities and unpaved roads. The applicant is utilizing existing structures and parking lot to support the project. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- d) *Expose sensitive receptors to substantial pollutant concentrations?* **Less than Significant Impact**

Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. The project would emit minimal air quality pollutants during its normal operation. A minimal amount of dust would be generated from the access road and parking lot but this would not constitute a substantial pollutant concentration due to the short length of the road and relatively small size of the parking lot. The site is not located in an area that contains Naturally Occurring Asbestos. Vegetation along the creek would help shield dust from impacting Willits High School property to the north. The nearest off-site residence is approximately 360 feet southeast of the project site. The project will not expose sensitive receptors to substantial pollutant concentrations.

- e) *Create objectionable odors affecting a substantial number of people?* **No Impact**

The applicant is proposing to utilize an existing structure to support the bar. City sewer is available to serve the project. The proposed project does not include activities that would create significant objectionable odors.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES:</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.* **No Impact**

The California Natural Diversity Database (CNDDDB) does not indicate the presence of any sensitive plant or animal species to be located on the subject property. The project will be supported by existing site development. The applicant is not proposing to remove any vegetation. The project will not result in any significant impact on plants or wildlife; however the project is subject to the Department of Fish and Game Code Section 711.4 wildlife habitat loss mitigation fee. See Condition Number 28.

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations and or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?* **Less than Significant Impact**

The property is relatively flat and is improved with four structures, a 1,800 square foot commercial building, a 2,400 square foot accessory building as well as two smaller outbuildings. Area surrounding the site is not identified in any regional plans, or subject to special policies and regulations of the local government. The California Department of Fish and Wildlife, and the US Fish and Wildlife Service do not have any specific plans or policies that apply to this project site. The property has been previously developed and is not composed of pristine habitat. There are no sensitive natural communities identified in any local or regional plans, or regulated by the CDFW or the USFWS. There will not be a significant impact to riparian or sensitive communities as a result of the proposed project.

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **No Impact**

There are no identified wetlands on the site. The property has been previously developed. There would be no impact to federally protected wetlands as a result of the proposed project.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* **Less than Significant Impact**

The proposed project would not impact any fish species. The property has been previously developed to support a variety of past commercial uses. The property is in a relatively developed location given the character of the surrounding landscape, with civic and commercial buildings as well as Highway 101 in place. It is unlikely that local wildlife is utilizing the site as a nursery given the existing level of development and lack of significant vegetation. The project will not significantly interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **No Impact**

The proposed project would not conflict with local ordinances or policies protecting biological resources.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?* **No Impact**

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans for the site of the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. Cultural Resources a) through e) No Impact**

There are no historical resources on site. The project is not located in a geologic formation that commonly contains paleontological resources, nor does the site contain unique geologic features. The property has been previously developed, and there are no visible unique geologic features on site. There are no formal cemeteries in the vicinity of the project site. It is very unlikely that human remains will be encountered at

the site during construction. However, if remains are encountered, California Health and Safety Code 7050.5 require that the County Coroner be contacted immediately. If the county Coroner determines the remains to be Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resource Code 5097.98.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VI. GEOLOGY AND SOILS.</u> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:* i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.* ii) *Strong seismic ground shaking?* iii) *Seismic-related ground failure, including liquefaction?* iv) *Landslides?* **No Impact**

According to the Division of Mines and Geology Special Publication 42 index map, the project site is not in a fault zone. The project will not expose people or the structure to fault rupture. The site is located in Northern California which does have the potential to be exposed to strong earthquakes. Any project in the area could be subjected to a strong earthquake affecting the region. Any future structures or remodeling of existing structures would need to be built to modern construction standards and would be designed to withstand earthquakes that can be expected in the region.

The flat character of the site indicates that a landslide would be very unlikely. The site and project itself would not destabilize the property in a way that would subject surrounding land uses to an increased risk from landslides.

*b) Result in substantial soil erosion or the loss of topsoil? **Less than Significant Impact***

No grading is proposed although minimal grading may be required for trenching, fence construction, etc... Should grading be required, Condition Number 3 will address immediate and short-term impacts from grading activities and ensure that adequate drainage is provided.

*c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **No Impact***

Due to the relatively high amount of development and lack of open ground in the area, the soil unit for the property is categorized as Urban Land. Underlying soils near creekbeds in the area typically consist of Talmage soils (USDA Web Soil Survey, 2014). The soil on site is not subject to lateral spreading, liquefaction, or collapse. Given that no new construction is proposed and the relatively flat site, the project indicates that the site would not become unstable as a result of the proposed project. There are no landslides visible in a review of aerial imagery in the area, and it is unlikely, given the soil type, vegetation, and topography of the site that the project would result in on- or off-site landslide as a result of the proposed project.

*d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **No Impact***

Due to the relatively high amount of development and lack of open ground in the area, the soil unit for the property is categorized as Urban land. Underlying soils near creekbeds in the area typically consist of Talmage soils (USDA Web Soil Survey, 2014). The soil on site is not considered to be an expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994).

*e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **No Impact***

No on-site septic or waste water disposal systems are proposed or required to accommodate the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

purpose of reducing the emissions of greenhouse gases?				
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a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Less Than Significant Impact**

This property has been previously developed and has been used to support a number of commercial businesses in the past. Emissions as a result of any grading or construction will be short term and minimized by the use of modern construction equipment and methods. Emissions as a result of regular operations will be the result of power usage. Traffic to the site will vary depending on the number of customers but is assumed to be similar to vehicle traffic resulting from the bar at its previous location in the City. The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of GHG, either directly or indirectly.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **No Impact**

There are no adopted local plans for reducing the emission of greenhouse gasses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* **No Impact**

The project will not require the routine transport, use, or disposal of hazardous materials.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* **No Impact**

The project does not require hazardous materials to be stored on site.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* **No Impact**

The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* **No Impact**

The project is not located on a hazardous materials site listed in the EnviroStor database maintained by the California Department of Toxic Substance Control (California Department of Toxic Substance Control, 2014).

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* **No Impact**

The Willits Municipal Airport is the closest airport which is open to the public, and is located approximately 2.5 miles northwest of the project site. The project will not result in a safety hazard to those working at or around the project area.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* **No Impact**

There are no private airstrips in the project vicinity.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* **No Impact**

The City has identified U.S. Highway 101 as an evacuation route on the Community Safety Map included with the General Plan. Traffic levels would not significantly increase as a result of the proposed project that they would impede an evacuation. Traffic levels resulting from the project are anticipated to be similar to those levels resulting from the bar at its previous location.

*h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **No Impact***

The project does not occur where residences are intermixed with wildlands. The project will not expose people or structures to significant risk due to wildland fires.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IX. Hydrology and Water Quality a) through m) No Impact or Less than Significant Impact**

The property has been previously developed and no new construction or grading is proposed. The northeast corner of the property is within the 100 year flood plain as determined by the Federal Emergency Management Agency (FEMA) due to its proximity to Mill Creek. No development is proposed or necessary within the 100 year flood plain to support the project. City water and sewer services are available to support the project. The project will not violate any water quality standards or waste discharge requirements. The project is not within a dam inundation zone, and would not create an impoundment, reservoir, or levee that could threaten surrounding residences. The property is relatively flat and is not subject to Inundation by seiche, tsunami, or mudflow. No riparian vegetation removal is proposed or necessary to support the project. Should grading be required, Condition Numbers 3 will help to prevent erosion and its potential impact to water quality. The project will not have a significant impact to water quality.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Physically divide an established community?* **No Impact**

The project will not result in any physical improvements or barriers that would divide an established community.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* **Less than Significant Impact with Mitigation Incorporated**

A discussion of applicable regulations and policies is found throughout the Initial Study and staff report. The project does have the potential to exceed noise level standards found in the City General Plan. Staff has identified Condition Numbers 4, 5 and 6 to help ensure compliance with applicable noise standards by limiting the hours of amplified music and identifying additional measures that can be implemented by the applicant should noise conflicts arise. Further discussion found below in Initial Study Item XII Noise. Provided the applicant adheres to the mitigation measures identified by staff, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* **No Impact**

The project is not located within any habitat conservation or natural community conservation plan areas.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XI. MINERAL RESOURCES.</u> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* **No Impact**

There are no known mineral resources on the site that would be of value to the region or the residents of the state.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* **No Impact**

The property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XII. NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?* **Less than Significant Impact with Mitigation Incorporated**

The City had adopted noise standards to avoid noise conflicts between various land uses. General Plan Noise Policy 4.210 states,

*The City seeks to maintain ambient noise levels of 55 dBA (CNEL) in existing residential areas.*

Further, General Plan Noise Policy 4.250 states,

*Noise from all sources should be maintained at levels that will not adversely affect adjacent properties or the community, especially during the evening and early morning hours.*

The applicant is requesting to operate the bar between the hours of 9:00 a.m. and 2:00 a.m. each day. The potential to generate noise levels at nearby residences in excess of the above noted standards is likely to occur during nighttime hours. The most sensitive receptors to noise in the area are single-family residents. Commercial and civic uses in the area are typically not in use during late night hours and typically generate more noise relative to residential uses. As activities will occur inside the building and with the closest off-site residence being approximately 360 feet to the southeast, normal activities associated with the bar are unlikely to create noise levels in excess of noise standards established in the General Plan.

The applicant has specifically stated in their application that no live music is being requested as part of their Use Permit entitlement. Staff understands that the applicant will still occasionally offer entertainment such as hosting karaoke events for the enjoyment of their customers. To ensure that the project does not exceed established noise standards and conflict with surrounding residential uses, staff recommends that the applicant identify appropriate measures to minimize potential noise impacts to nearby residences during these types of activities. Staff has identified the following conditions to be placed on the project to minimize potentially significant impacts related to noise and ensure the project conforms to the General Plan Noise Policies.

Condition Number 4 requires the applicant to keep windows and doors closed when noise impacts the surrounding community. Adequate ventilation should be provided so that openings to the outside can be closed even when the bar is at full capacity.

Condition Number 5 prohibits amplified music beyond those devices typically associated with a bar such as jukeboxes.

Condition Number 6 requires the applicant to supply a list of voluntary measures that the applicant may take should verified noise complaints be received by the City of Willits Police Department or the Community Development Department. This may include such precautions as discouraging large numbers of people from gathering outside, limiting the hours of special events, etc....

Additional measures may be placed on the permit should the applicant fail to adequately minimize noise impacts to off-site receptors. Failure of the applicant to adequately respond to verified noise complaints may result in a restriction on special events or as a final measure, revocation of this permit.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* **No Impact**

There are no activities associated with the project that would generate excessive groundborne vibration or groundborne noise levels.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* **No Impact**

The project will not result in any permanent increase in ambient noise levels in the project vicinity.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* **Less than Significant Impact with Mitigation Incorporated**

The project has the potential to cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity. Background noise levels at the site and nearby receptors fluctuate depending on surrounding activity. The primary noise generator in the area is U.S. Highway 101 traffic.

The applicant is requesting to operate the bar between the hours of 9:00 a.m. and 2:00 a.m. each day. Normal operations during daytime hours are not expected to significantly increase ambient noise levels in the project vicinity. Customers congregating outside will likely be the largest sources of noise as a result of the project.

Staff is recommending Condition Numbers 4, 5 and 6 to minimize noise levels that could cause a potentially significant impact to off-site receptors. Condition Number 4 requires the applicant to keep doors and windows shut when noise impacts the surrounding community. Condition Number 5 prohibits amplified music beyond those devices typically associated with a bar such as karaoke machines and jukeboxes. Condition Number 6 requires the applicant to supply a list of voluntary measures that the applicant may take should verified noise complaints be received by the City of Willits Police Department or the Community Development Department

Further restrictions may be placed on the permit should the applicant fail to adequately minimize noise impacts to off-site receptors. Failure of the applicant to adequately respond to verified noise complaints may result in a restriction on special events or as a final measure, revocation of this permit.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact***

There are no airports located within 2 miles of the project site.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact***

There are no private airstrips within the vicinity of the project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XIII. POPULATION AND HOUSING.</u> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*XIII Population and Housing a) thru c) **No Impact***

The project will not induce population growth and create a demand for new housing nor will existing residences be displaced or removed as a result of the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES.</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities? **Less than Significant Impact with Mitigation Incorporated***

Demand for fire protection services will not significantly increase as a result of the project. The project is within the local responsibility area of the Little Lake Fire Department (LLFD) The LLFD reviewed the previous Use Permit #U-14-03 and identified a number of fire safe improvements that need to be completed to the existing building prior to its use as a commercial bar. Condition Number 7 notes the need to upgrade the existing building to meet applicable Fire Code.

Establishment of a bar can result in a significant increase in the demand for police services. The City of Willits Police Department (WPD) is the first responder to any call for service that may stem from the property. WPD reviewed the previous Use Permit #U-14-03 and provided an email to staff dated June 3, 2015 recommending the project incorporate a number of measures to help minimize WPD calls for services resulting from project activities. Project concerns notes by WPD include on-going property use by truant juveniles and transients, project proximity to Willits High School and San Hedrin Continuation School, issue of conflicting accounts when responding to potential illegal activities occurring on-site as well as security concerns during special events. To address WPD concerns and minimize the potentially significantly increase in the need for police services, staff has identified the following mitigation measures.

Condition Number 8 requires the applicant to install exterior lighting as necessary to adequately illuminate the parking lot area as well as the front of the business. This lighting will help ensure the safety of patrons and discourage loitering. Lighting should not be so bright that it acts as an irritant, but also not so dim

that it can conceal customers' activities. The applicant shall submit a lighting plan to the Community Development Department for approval prior to occupancy.

To minimize trespassing, Condition Number 9 requires the applicant to install fencing around the bar and parking lot.

To ensure that adequate security is being provided to support each special event, the applicant will be responsible for ensuring that the Chief of Police is notified a minimum of ten (10) days in advance of special events that may attract larger than normal crowds. The Chief of Police may require the owner/operator to provide additional licensed security personnel on site to provide adequate crowd control (see Condition Number 10).

Condition Number 11 requires the applicant to implement a video camera safety plan which includes, at a minimum:

- a. Digital video camera system which records activity of patrons and employees at entrances and exits and in parking lot.
- b. Video recordings must be stored and retrievable for a minimum period of seven days from the time of recording.
- c. Video clarity must be such that a person's facial features can be identified from the video.
- d. The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
- e. The video system must be approved by the Willits Police Department before it is installed to ensure compliance with these requirements, and approved again after the system is operational.

These mitigation measures are being recommended to minimize activities that could potentially result in a significant increase in the need for police services.

The project will not increase population or demands for medical services, schools or parks. The project will have no direct impact on public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*XV Recreation a) and b) No Impact*

(a & b) The project will not increase the use of recreational facilities. Nor will it generate demand for new or expanded recreational facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:				
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially impact existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Generation of substantial additional vehicular movement?* **Less than Significant Impact**

Access to the site is provided from an existing 36 foot wide driveway off U.S. Highway 101 that solely serves the subject property. According to the LLFD, the building used to support the bar will have a maximum occupancy of 49 people. The property has previously supported a number of different commercial uses including retail sales. Project is expected to generate more traffic than previous commercial uses at this site and similar levels of traffic to levels resulting from “John’s Place” at its previous location on Commercial Street as well as other drinking establishment in the City. The project will not result in the generation of substantial additional vehicular movement or traffic levels.

b) *Effect existing parking facilities, or demand for new parking?* **Less than Significant Impact**

Chapter 17.52.030(K) of the Zoning Code prescribes the number of off-street parking spaces that are required to support the project which is one (1) parking space for every 300 square feet of gross floor area within the building being used for the business. Recognizing that the commercial building being used to support the business is 1,800 square feet (30 feet by 60 feet) in size, the applicant is required to provide six (6) parking spaces of which one (1) will need to be a handicap parking space.

Chapter 17.52.060 further requires that each parking space have an area no less than *nine feet wide and twenty feet long. All parking spaces and driveways serving them shall be hard surfaced, with a minimum of one and one-half inches of road oil mix or other surfacing of a more durable type such as asphalt concrete.* The parking area is currently improved with a gravel base. Staff recognizes that a number of commercial business have existing at this site and were not required to improve the parking area. The Commission may determine that the current gravel base is adequate to meet the intent of Chapter 17.52.060 or alternatively require additional improvements to the parking lot surface. Condition Number 12 requires that all parking spaces be marked. Staff notes that the required handicap space and its pathway to the business must be improved to meet American Disability Act standards.

The applicant has provided a site plan showing proposed parking area which encompasses approximately 8,625 square feet. Staff determined that adequate area existing to provide parking

consistent with the City off-street parking standards (Chapter 17.52) and allow for adequate vehicular maneuverability. Condition Number 13 requires the applicant to provide parking consistent with Chapter 17.52 of the Zoning Code.

The project will not utilize off-site parking facilities or create a demand for additional off-site parking spaces.

*c) Substantial impact upon existing transportation systems?* **Less than Significant Impact**

The project is expected to generate similar traffic levels which resulted from "John's Place" at its previous location on Commercial Street as well as being generated from other drinking establishment in the City. Access is provided from existing driveway off U.S. Highway 101 which is the main thoroughfare through the City. The driveway is approximately 260 feet south of the Sherwood Road and U.S. Highway 101 intersection. At times, there can be a significant number of vehicles lining up on the U.S. Highway 101 awaiting an opportunity to turn left onto Sherwood Road. During these times of heavier traffic, it's probable that vehicles may be stacked far enough south within the middle lane that they would impede a vehicle that is trying to make a left hand turn out of the subject property. Similarly, those wanting to turn left into the property when travelling southbound on the Highway may be impeded from doing so, causing traffic to back up. Situation described is typically limited to the work commute hours around 7:00 a.m. to 8:00 a.m. and 4:30 p.m. to 5:30 p.m.

The California Department of Transportation (Caltrans) reviewed the previous Use Permit #U-14-03 and provided a letter to staff dated February 3, 2015 recommending site improvements to be completed by the applicant. Upon completing a site view, Caltrans staff noted the following observations:

- *There is an existing 36 feet wide driveway servicing the parcel. The required 4 foot wide pedestrian area behind the ramp is not the full width for the entirety of the ramp.*
- *The sidewalk is 7 feet 9 inches wide.*
- *A planted tree has heaved the sidewalk 3-5 inches at north end of lot.*

Caltrans is recommending the following work be completed for the project:

1. The driveway be paved the full width behind the sidewalk to the fence line to reduce tracking onto the Highway as well as bring the pedestrian walkway to the required width of four (4) feet.
2. Remove heaved up concrete around the planted tree and replaced with asphalt concrete to alleviate the tripping hazard.

Condition Number 14 requires the applicant to complete driveway and sidewalk improvements identified by Caltrans. Condition Number 15 states Caltrans requirement to obtain an encroachment permit and follow their procedures prior to completing any work within the State right of way.

The project will have similar impact to the existing transportation system, which in this case is primarily Highway 101 as other eating and drinking establishments in the City. The project will not result in traffic levels that will have a significant impact upon existing transportation systems.

*d) Alter present patterns of circulation or movement of people and/or goods?* **Less than Significant Impact**

Existing transportation system provides adequate access to the property. The project will not result in a substantial increase in traffic levels that would require the County to alter present traffic patterns. Further discussion found under Item XVI a) and c) of the Initial Study.

e) *Result in inadequate emergency access?* **Less than Significant Impact**

Access to the site is provided from an existing 36 foot wide driveway off U.S. Highway 101 that solely serves the subject property. LLFD reviewed the project and did not find issue related to emergency access.

f) *Increase in traffic hazards to motor vehicles, bicyclists or pedestrians.* **Less than Significant Impact**

General Plan Circulation Implementation Measure 2.350 states in part

*Require bicycle storage facilities as a condition of approval ... for all commercial development proposals.*

Consistent with this measure, Condition Number 16 requires the applicant to install a bike rack to accommodate a minimum of two bicycles.

The project will not result in a significant increase in traffic along U.S. Highway 20 or traffic hazards to motor vehicles, bicyclist or pedestrians. Further discussion found under Item XVI a) and c) of the Initial Study.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*XVII Utilities and Service Systems a through g) No Impact*

The property is served by City water and sewer services. The property has previously been developed and the applicant is utilizing an existing building and parking lot to support the project. Property drainage patterns will not be significantly altered as a result of the project. Condition Number 17 requires the applicant to identify adequate area and location for the storage of garbage and recyclable materials/receptacles which is acceptable to the city's franchise hauler.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*XVIII Mandatory Findings of Significance a) through c) Less than Significant Impact*

As discussed throughout the Initial Study, the project does not have the potential to substantially degrade the quality of the environment or substantially reduce habitat of sensitive species. The project does not have impacts that are individually limited but cumulatively considerable. Nor will the project cause significant environmental effects that adversely affect human beings. There are no impacts associated with the current project that become significant when considered in conjunction with other existing or planned facilities in the vicinity. The project poses no significant impacts related to the mandatory findings of significance.

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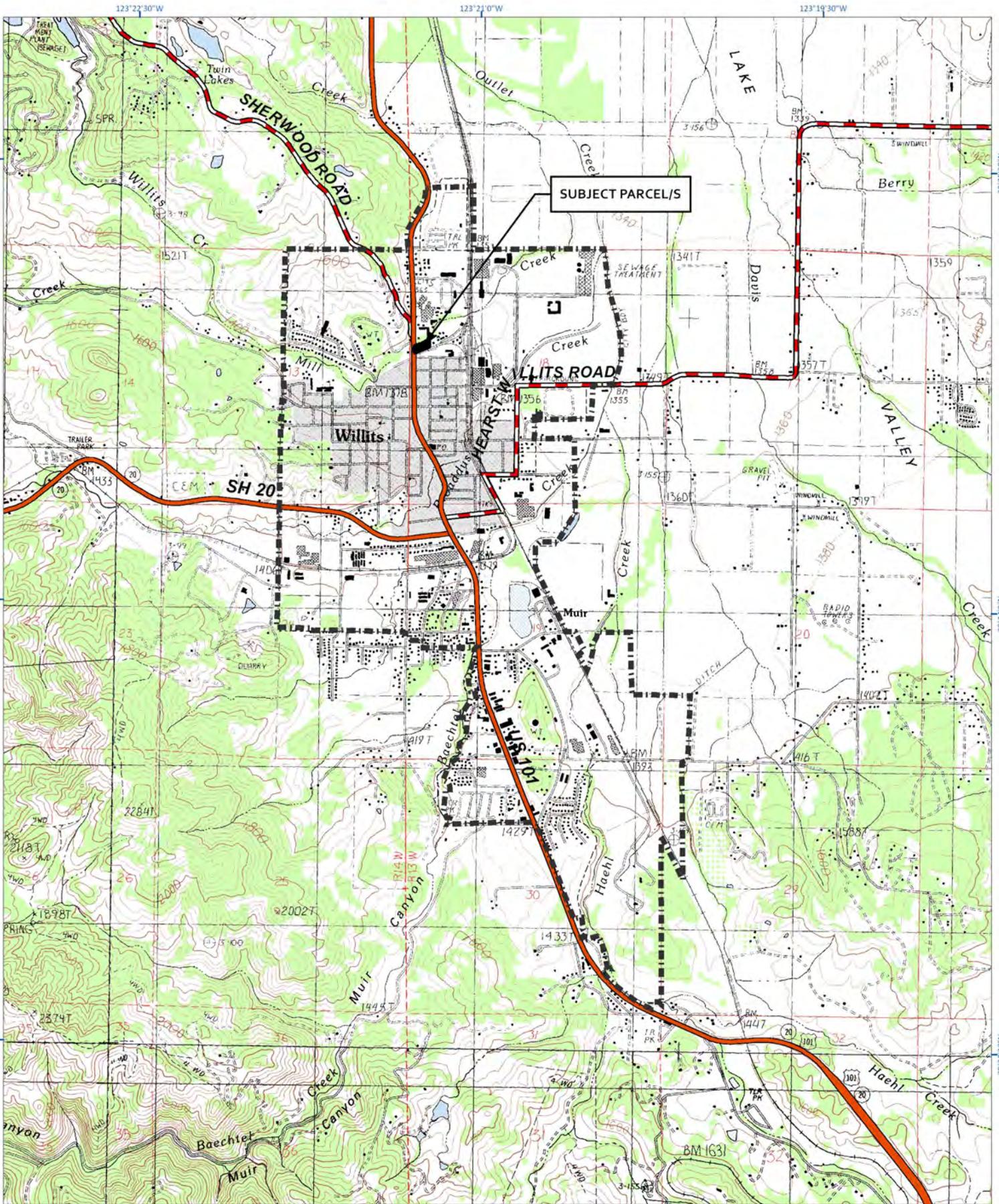
DATE

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DUSTY DULEY  
CONTRACT PLANNER

REFERENCES

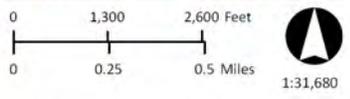
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- California Department of Toxic Substance Control. (2014). *EnviroStor*. Retrieved from [EnviroStor.dtsc.ca.gov](http://EnviroStor.dtsc.ca.gov)
- Caltrans. (2014). *Scenic Highways*. Retrieved from [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/scenic_highways/)
- Mendocino County Air Quality Management District. (n.d.). Retrieved from Particulate Matter Attainment Plan: <http://www.co.mendocino.ca.us/aqmd/AttainmentPlan.htm>
- USDA Web Soil Survey. (2014). Retrieved from <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>



SUBJECT PARCEL/S

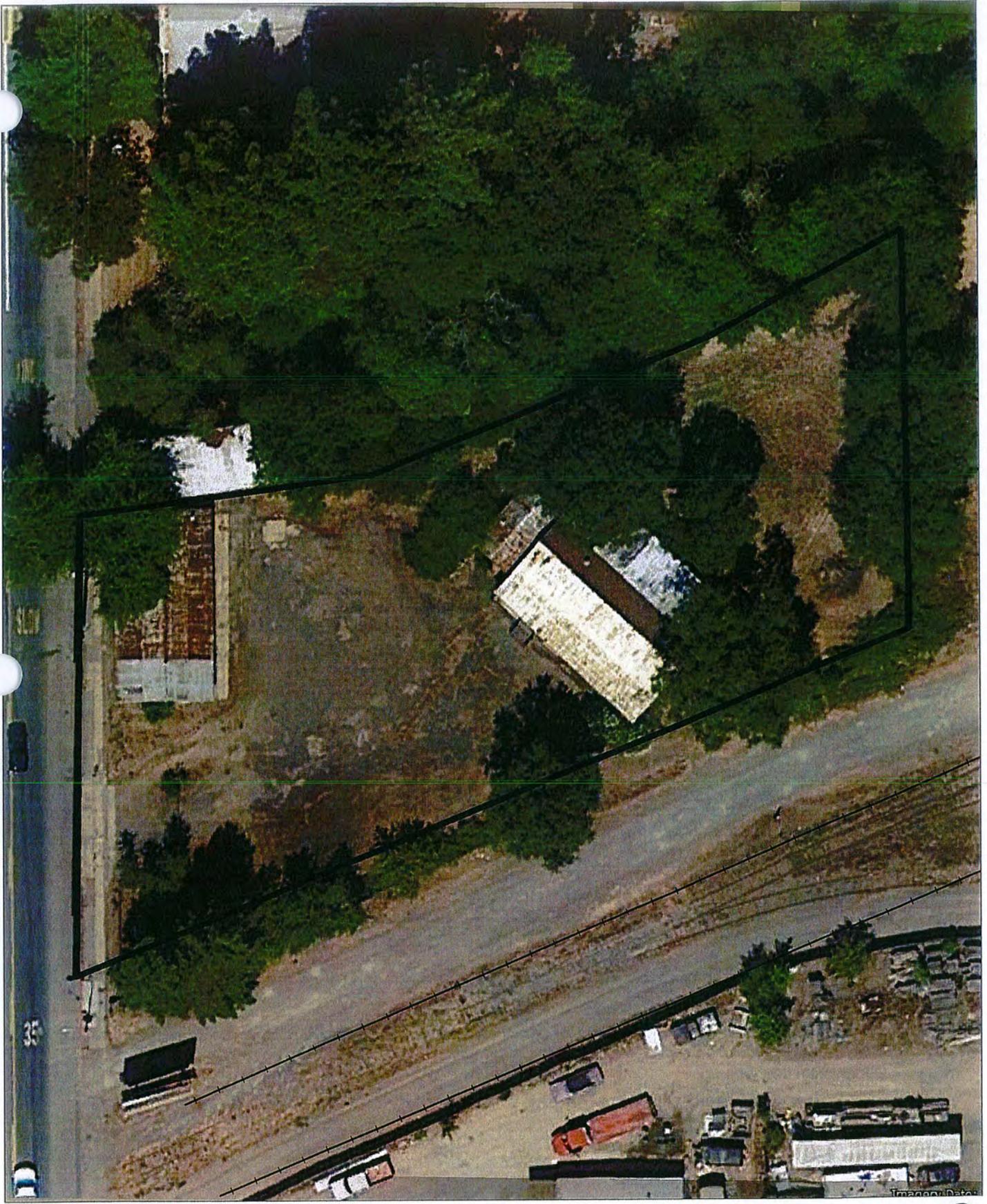
**CASE: U 14-03**  
**OWNER: NANNA, Allen & Patsy**  
**APN: 005-110-07-05**  
**APLCT: Daniel W. Chesser**  
**ADDRESS: 151 N. Main St., WI**

-  Incorporated City Limits
-  Highways
-  Major Roads



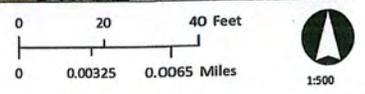
LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, May, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



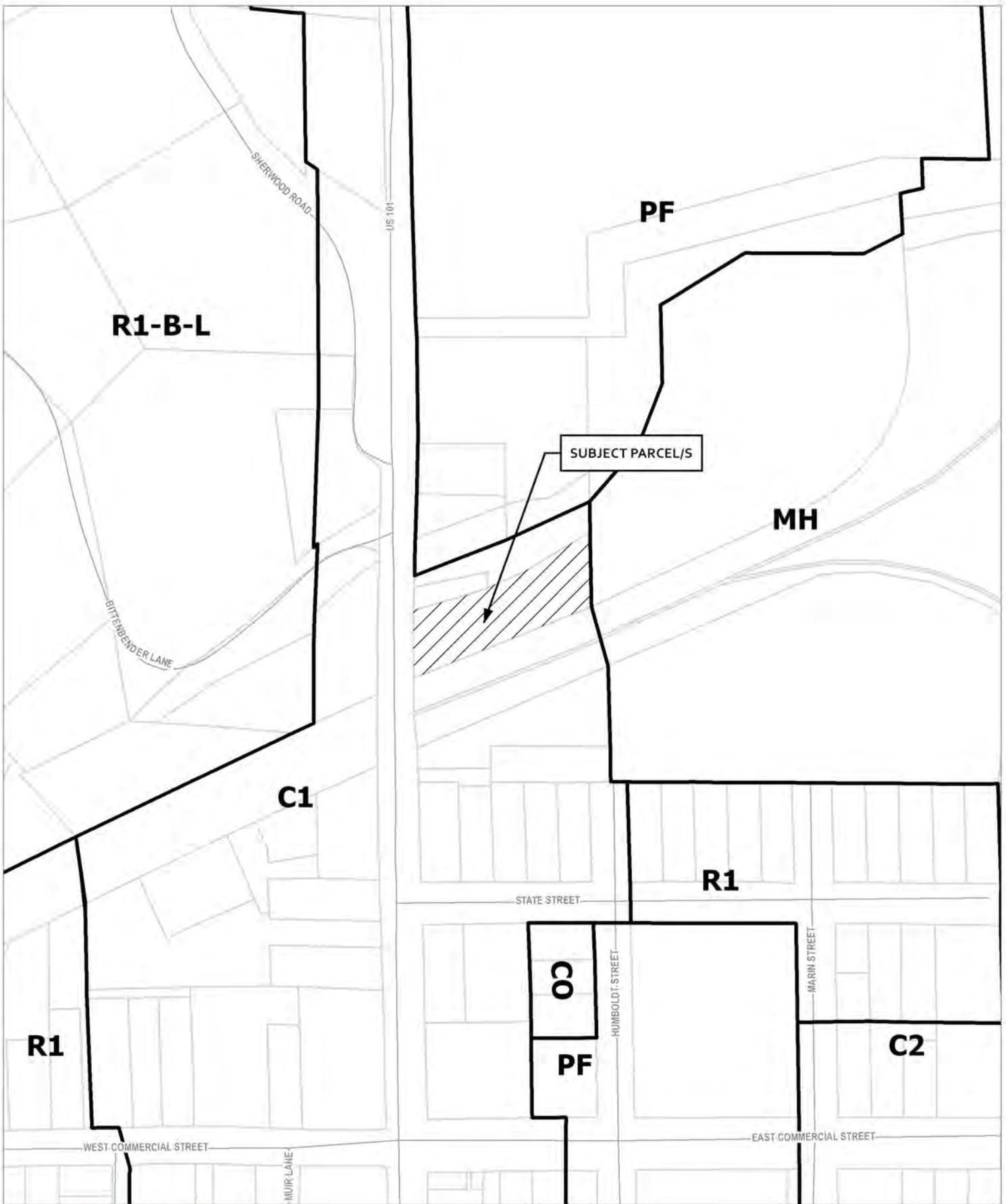
**CASE:**  
**OWNER: NANNA, Allen & Patsy**  
**APN: 005-110-07**  
**APLCT: Daniel Chesser**  
**ADDRESS: 151 N. Main St., WI**

—+— Railroads

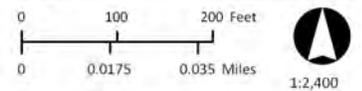


**GOOGLE EARTH IMAGERY**  
 IMAGERY DATE: 8-17-2013

Map produced by the Mendocino County Planning & Building Services, July, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



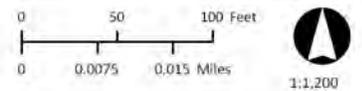
**CASE: U 14-03**  
**OWNER: NANNA, Allen & Patsy**  
**APN: 005-110-07-05**  
**APLCT: Daniel W. Chesser**  
**ADDRESS: 151 N. Main St., WI**



ZONING DISPLAY MAP

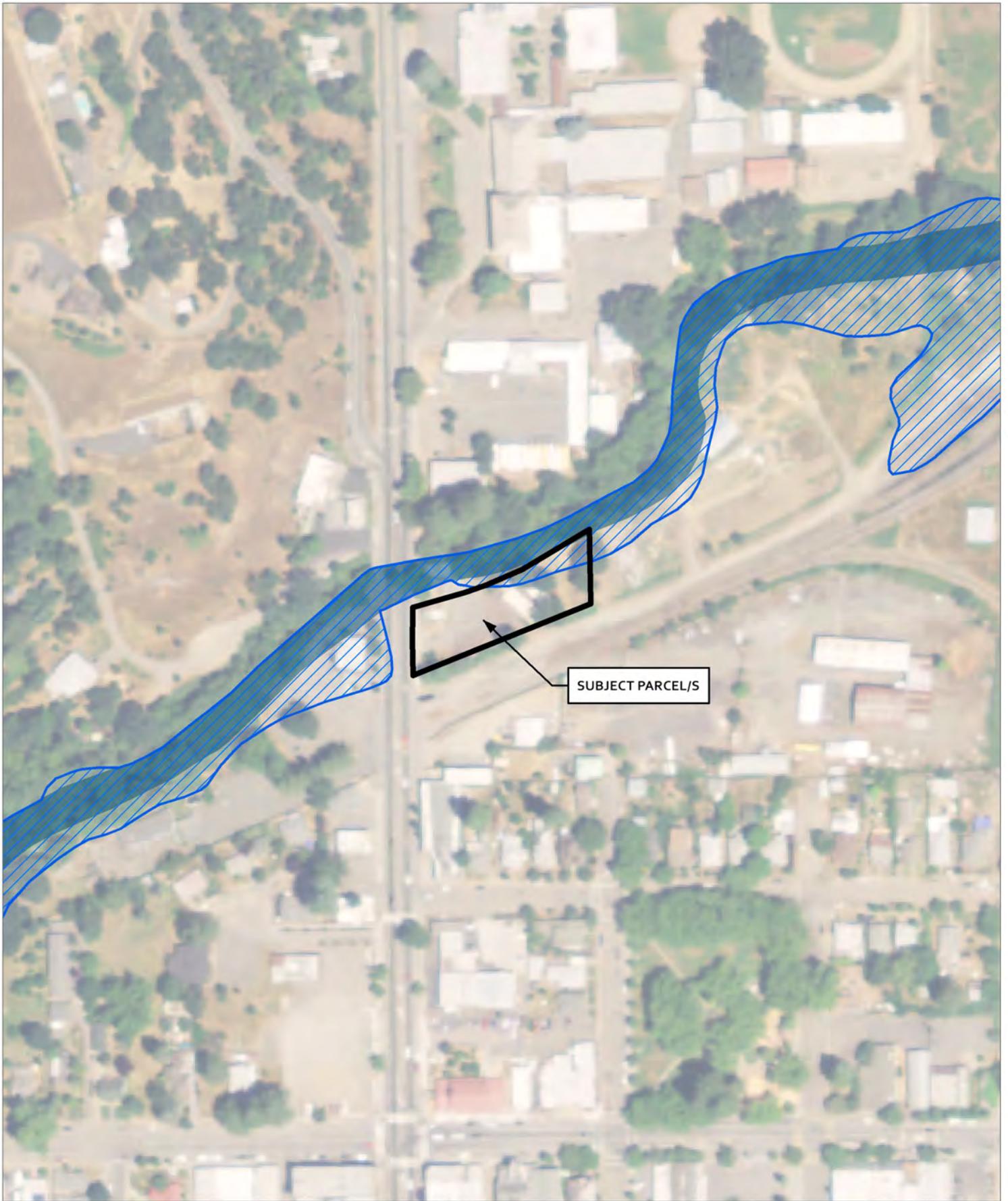


**CASE:** U 14-03  
**OWNER:** NANNA, Allen & Patsy  
**APN:** 005-110-07-05  
**APLCT:** Daniel W. Chesser  
**ADDRESS:** 151 N. Main St., WI



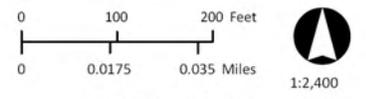
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**ADJACENT PARCELS**



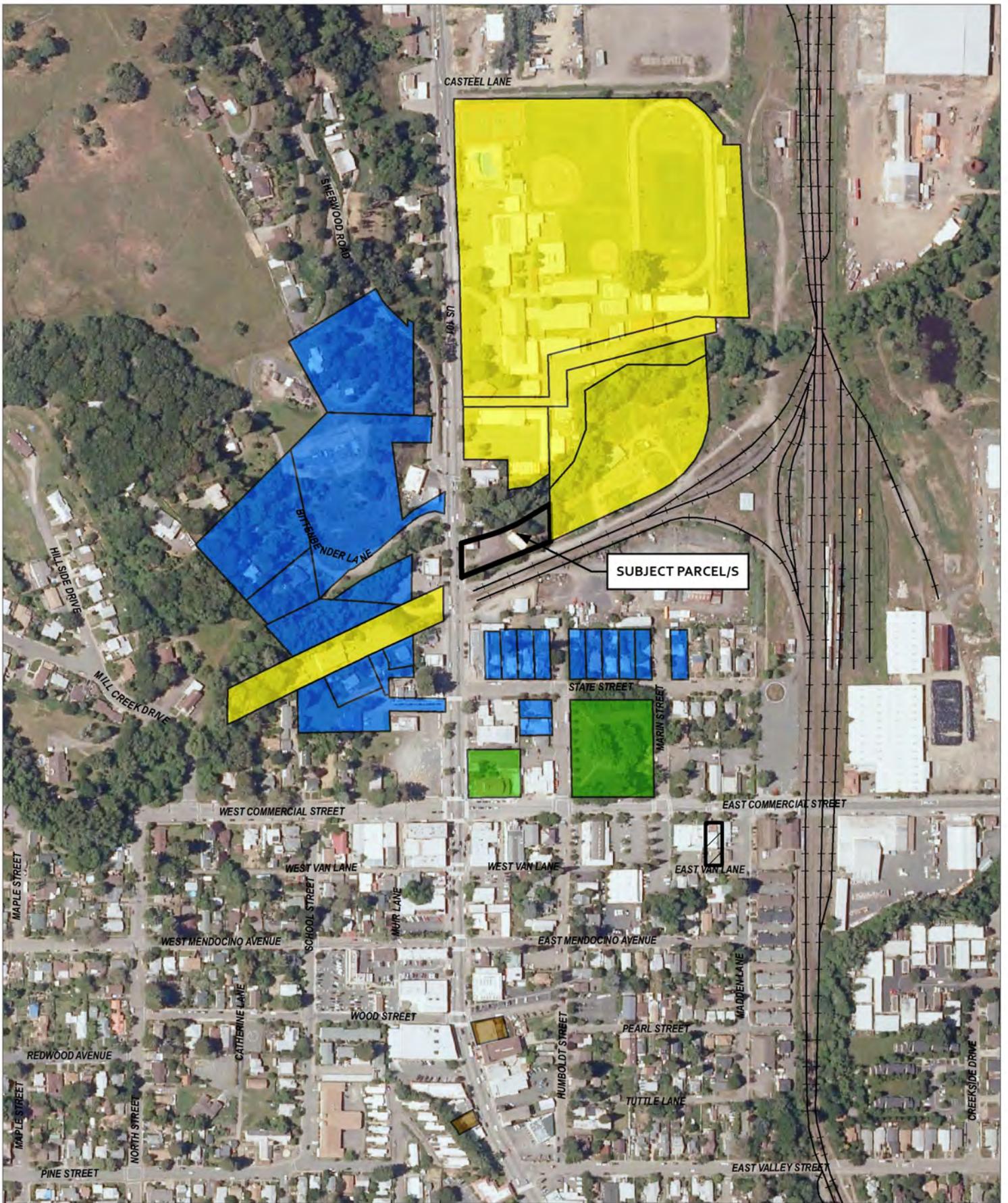
**CASE: U 14-03**  
**OWNER: NANNA, Allen & Patsy**  
**APN: 005-110-07-05**  
**APLCT: Daniel W. Chesser**  
**ADDRESS: 151 N. Main St., WI**

 Flood Zone  
 Floodway



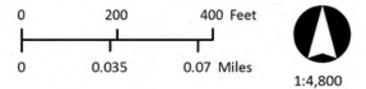
**FEMA FLOOD ZONE**  
 NFIP MAPS, JUNE 2nd, 2011

Map produced by the Mendocino County Planning & Building Services, May, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



**CASE: U 14-03**  
**OWNER: NANNA, Allen & Patsy**  
**APN: 005-110-07**  
**APLCT: Daniel Chesser**  
**ADDRESS: 151 N. Main St., WI**

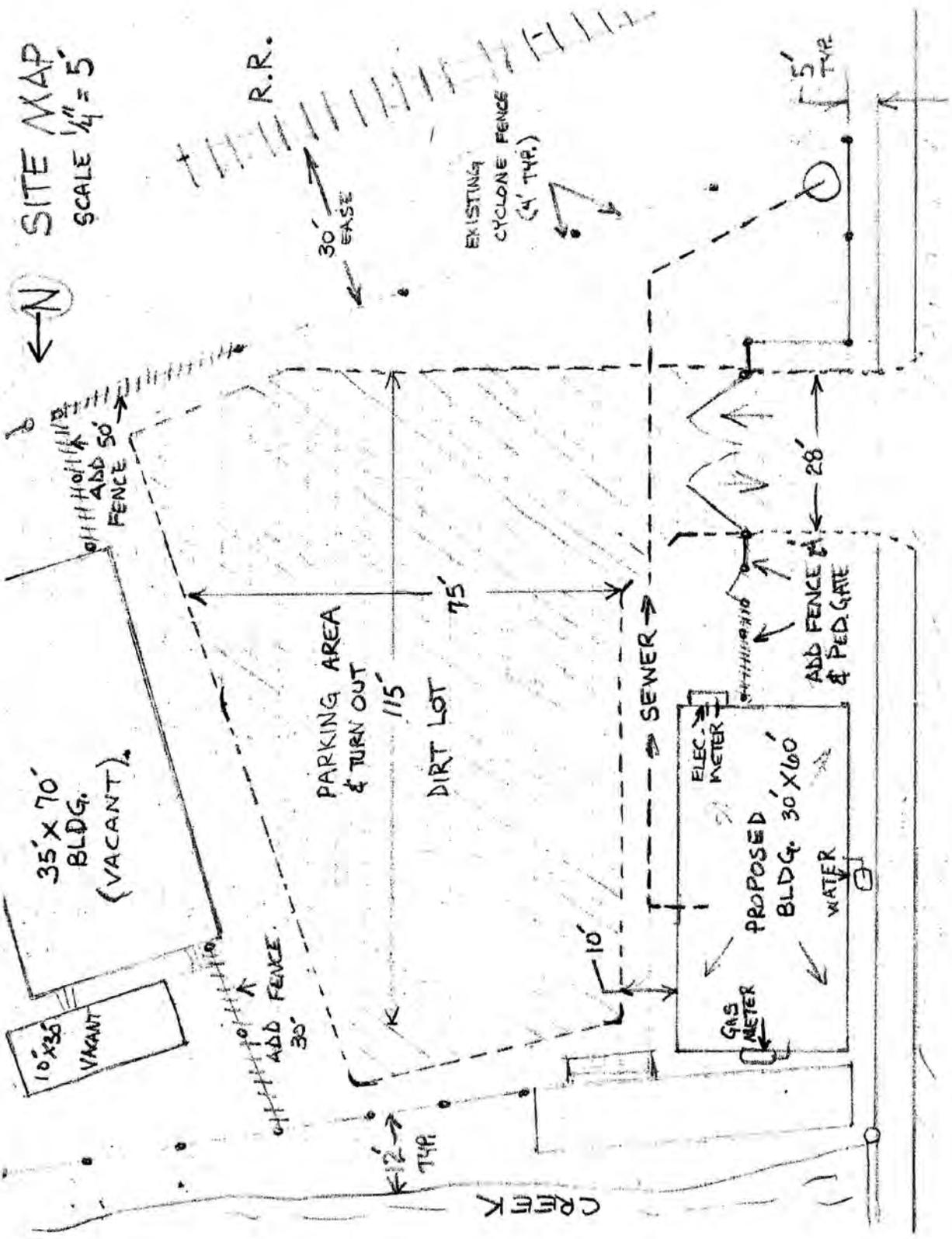
-  Railroads
-  Residences within 500 ft.
-  Civic Uses
-  Previous Location
-  Schools
-  Existing Bars



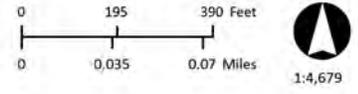
**LAND USE MAP**

Map produced by the Mendocino County Planning & Building Services, June, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.

**SITE MAP**  
SCALE 1/4" = 5'



CASE: U 14-03  
 OWNER: NANNA, Allen & Patsy  
 APN: 005-110-07  
 APLCT: Daniel Chesser  
 ADDRESS: 151 N. Main St., WI



APPLICANT'S SITE MAP

Map produced by the Mendocino County Planning & Building Services, June, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



**RESOLUTION 2015-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLITS  
APPROVING CONDITIONAL USE PERMIT #U-15-01**

**WHEREAS**, Daniel W. and Jeanne Chesser has made application to the Willits Planning Commission for a Conditional Use Permit in accordance with the Willits Zoning Ordinance (No. 82-4, and as amended), Chapter 17.74, to operate a full service bar on property which is in a Community Commercial (C1) zoning district located at 151 North Main Street, more specifically described as Assessor Parcel Number 005-110-07, in the City of Willits, County of Mendocino, State of California; and,

**WHEREAS**, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review for the proposed project in accordance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, The Willits Planning Commission, at its regular meeting held on the 28<sup>th</sup> of October, 2015, carefully reviewed the application materials before them and received public testimony on the matter; and,

**WHEREAS**, the Willits Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Mitigated Negative Declaration and the Project.

**NOW, THEREFORE BE IT RESOLVED**, that the Willits Planning Commission makes the following findings;

**Environmental Finding:**

- A. The Planning Commission finds that no significant environmental impacts would result from the proposed projects which are not adequately mitigated through the conditions of approval or features of the project design; therefore, a Mitigated Negative Declaration is adopted.

**General Plan Finding:**

- A. The proposed project is consistent with the property General Plan designation of Commercial-General (C-G) and with applicable goals and policies of the General Plan as subject to the Conditions of Approval found in Exhibit A of the resolution.

**Project Findings:**

- A. That the site for the proposed use is adequate in size and shape to accommodate the use of all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood;

The applicant is utilizing an existing building and parking lot to support the project. No new construction or variance to standards is proposed or required to support the project. Findings can be made.

- B. That the site for the proposed use relates to street and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Access to the site is provided from an existing 36 foot wide driveway off U.S. Highway 101 that solely serves the subject property. The California Department of Transportation reviewed the project request and is not requiring any changes to the Highway. The Highway is in adequate condition to support the project. Findings can be made.

- C. That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed locations of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls; and fences; landscaping; outdoor lighting; signs, such other characteristics as will affect surrounding property;

As discussed in the Initial Study and staff report, the project does have the potential to adversely affect nearby properties due to outdoor lighting and excessive noise. Mitigation measures have been identified in Condition Numbers 1, 4 and 5 to mitigate these potentially significant impacts to a less than significant level. Findings can be made.

- D. That the proposed use is consistent with the objectives and policies of the general plan;

As discussed throughout the Initial Study, the project is consistent with the General Plan, provided the applicant adheres to the conditions of approval. Findings can be made.

- E. That the conditions established by the commission for the conditional use permit are deemed necessary to protect the public health, safety and general welfare. . .”

All the conditions of approval established are necessary to mitigate potentially significant impacts and/or bring the project into conformance with the General Plan, Zoning Ordinance and applicable regulations as noted throughout the Initial Study and staff report. Findings can be made.

**BE IT FURTHER RESOLVED** that the Willits Planning Commission hereby certifies the Mitigated Negative Declaration and the Mitigation Monitoring Program set forth in the Conditions of Approval. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

**BE IT FURTHER RESOLVED** that the Willits Planning Commission hereby grants the requested Use Permit #U-15-01, subject to the Conditions of Approval in Exhibit “A”, attached hereto.

## EXHIBIT A

### CONDITIONS OF APPROVAL USE PERMIT #U-15-01 October 28, 2015

#### APPROVED PROJECT DESCRIPTION:

Use Permit to allow for on-site sale, service and consumption of alcoholic beverages (full service bar) within an existing vacant 1,800± square foot building.

#### CONDITIONS OF APPROVAL:

##### Aesthetics

- \*\*1. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner which will prevent direct glare onto adjacent parcels or streets.

The applicant is required to submit a lighting plan to the Community Development Department for approval prior to building occupancy.

##### Air Quality

2. The unpaved access road and parking lot shall be maintained in such a manner as to ensure minimum dust generation and shall be subject to pertinent Air Quality Management District regulations.

##### Geology and Soils

3. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The applicant shall submit to the Community Development Department an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion control measures shall be in place at the end of each day's work, and shall be maintained until permanent protection is established.
  - e. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering.

##### Noise

- \*\*4. Windows and doors shall not be left open during the operation of the bar where noise impacts the surrounding area. Adequate ventilation shall be provided so that openings to the outside can be closed when the bar is at full capacity.

Impacts to sensitive land uses in the area from excessive noise are most likely to occur during nighttime hours. Those being impacted are likely to contact the bar operator, City Police Department and Community Development Department. Verified noise complaints will be documented and staff will follow up with the applicant. Failure of applicant to minimize noise impacts from amplified music may result in revocation of this permit.

- \*\*5. Amplified music is prohibited. This condition is not intended to be applied to radios, jukeboxes, karaoke machines or similar devices that are typically associated with a bar

Staff will provide the City Police Department with a copy of permit conditions of approval and specifically notify them of the amplified music limitations. Should the Department become aware of live music occurring in violation of this condition, the Department will notify the bar operator and the Community Development Department. Verified noise complaints will be documented and staff will follow up with applicant. Failure of applicant to adhere to amplified music noise limitations may result in revocation of this permit.

6. The applicant shall supply a list of voluntary measures that the applicant may take should verified noise complaints be received by the City of Willits Police Department or the Community Development Department.

#### Fire Protection

7. All buildings shall meet all pertinent building and fire codes for fire sprinkler systems, adequate water for fire flows, and provisions for fire prevention and suppression to the satisfaction of the City of Willits Building Inspector and Little Lake Fire Protection District Fire Chief. All connections to water utilities shall be completed to the satisfaction of the City of Willits Water Department.

#### Police Protection

- \*\*8. Exterior lighting shall be installed as necessary to adequately illuminate the parking lot area as well as the front of the business. This lighting will insure the safety of patrons and discourage loitering. Lighting should not be so bright that it acts as an irritant, but also not so dim that it can conceal customers' activities. The applicant shall submit a lighting plan to the Community Development Department for approval prior to occupancy.

The applicant shall contact the Community Development Department after all lighting has been installed to ensure that lighting has been installed per approved lighting plan and meets the intent of this condition.

- \*\*9. The applicant shall install fencing around the bar and parking lot to the satisfaction of the Willits Police Department and Community Development Department.

The applicant shall meet with the Chief of Police and Community Development Department staff to review a fencing plan that is appropriate to deter trespassing while maintaining public safety.

- \*\*10. The Chief of Police shall be notified a minimum of ten (10) days in advance of special events that may attract larger than normal crowds. The Chief of Police may require the owner/operator to provide additional licensed security personnel on site to provide adequate crowd control. Any measures identified by the Chief of Police shall become part of this entitlement.

The Chief of Police shall provide the Community Development Department with a list of any measures being required of the applicant. A copy shall be placed in the project file.

- \*\*11. The applicant shall implement a video camera safety plan which includes, at a minimum:

- a. Digital video camera system which records activity of patrons and employees at building entrances and exits as well as in the parking lot.
- b. Video recordings must be stored and retrievable for a minimum period of seven days from the time of recording.
- c. Video clarity must be such that a person's facial features can be identified from the video.
- d. The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
- e. The video system must be approved by the Willits Police Department before it is installed to ensure compliance with these requirements, and approved again after the system is operational.

Applicant shall immediately notify the Chief of Police if there is any failure to the video camera system. Failure to fix the video camera system in a timely fashion may result in revocation of this permit.

#### Transportation/Traffic

12. Applicant shall install and maintain markings for all parking spaces to the satisfaction of the Community Development Department.
13. Applicant shall provide off-street parking consistent with Chapter 17.52 of the Willits Zoning Code.
14. The applicant shall complete driveway and sidewalk improvements identified by the California Department of Transportation (Caltrans) in their letter to staff dated February 3, 2015 or other alternatives as identified by Caltrans. The applicant shall provide a letter to staff from Caltrans stating that improvements have been completed to their satisfaction.
15. Prior to any work within State rights of way, the applicant shall obtain an encroachment permit from the California Department of Transportation.
16. Applicant shall install a bike rack to accommodate a minimum of two bicycles

#### Solid Waste/Recycling

17. Prior to occupancy of any buildings, the applicant shall submit a plan to the Community Development Department identifying adequate area for storage of garbage and recyclable materials/receptacles. The storage area shall be accessible to the city's franchise waste hauler with containers designed to be consistent with current methods of collection. Prior to occupancy of any buildings, the applicant shall submit to the Community Development Department written verification that the plan for garbage and recyclables has been reviewed and accepted by the city's franchise hauler.

#### Alcoholic Beverage Control

18. The applicant shall comply with the Department of Alcoholic Beverage Control (ABC) laws and regulations. Suspension of the applicant's license by the ABC may constitute sufficient cause or basis for review and possible revocation of a conditional use permit.
19. Prior to the sale of alcoholic beverages, a copy of the Department of Alcoholic Beverage Control (ABC) license, along with any special conditions imposed by ABC, shall be submitted to the

Community Development Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.

#### Hours of Operation

20. Total sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. and 2:00 a.m. each day of the week.

#### Exterior Signage

21. Alcohol related signage on the exterior of the building(s) is prohibited. The intent of this condition is to help disguise the true use of the structure.

#### Permit Expiration

22. This permit is issued for a period of two years, and shall expire on October 28, 2017. The applicant has the sole responsibility for renewing this permit before the expiration date. The City will not provide a notice prior to the expiration date.

#### Standard Conditions

23. The applicant shall obtain all necessary permits and fully comply with all the requirements of the Fire, Health, Water, Sewer, Building and Public Works Departments of the City of Willits.
24. The application and supplementary information submitted by the applicant shall be come entitlements of this permit and compliance therewith shall be mandatory.
25. The City, its officers, agents and employees may inspect this property at any time and the applicant agrees not to deny or impede access to the subject property for the City.
26. This permit may be revoked by the City of Willits at any time for violation of any of the terms and conditions of this permit by the owner or applicant.
27. The permit shall have no force or effect unless, and until, accepted and the terms thereof agreed to, in writing, by the applicant.

#### Fish and Wildlife Fee

28. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the City of Willits Community Development Department. Said fee of \$2260.00 shall be made payable to the Mendocino County Clerk and submitted to the City of Willits Community Development Department. within 5 days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. Failure to pay this fee by the specified deadline may result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition**

*\*\* Indicates conditions relating to Environmental Considerations - deletion of these conditions may affect the issuance of a Mitigated Negative Declaration.*

**THE FOREGOING RESOLUTION WAS PASSED** and adopted at a regular meeting of the Willits Planning Commission held on the 28th day of October, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

---

BRUCE BURTON  
Chairperson

---

CATHY MOORHEAD  
City Clerk

Patricia Johnson  
Superintendent

# Willits Unified School District

Board of Trustees  
Saprina Rodriguez  
Cynthia Carni  
Alex Bowlds  
Christopher J. Neary  
Laurie Harris

October 12, 2015

City of Willits  
Community Development Department  
111 East Commercial St.  
Willits, CA 95490

RECEIVED

OCT 14 2015

CITY OF WILLITS

To Whom It May Concern:

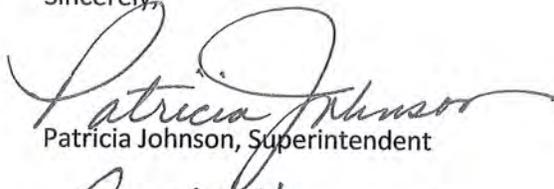
The Willits Unified School District has recently been in receipt of a Community Development Department Application Referral Form for Case Number U-15-01. This document outlines a permit application for a full service bar to be located at 151 N. Main St., business hours will be from 9:00AM – 2:00AM. The district is seriously concerned about the proximity of a full service bar next to two of our schools. Student safety and protection of property may be compromised by the patrons of a full service bar.

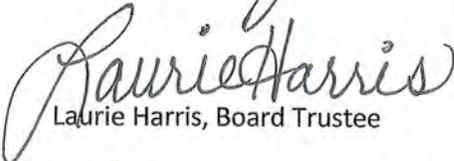
Currently other businesses in the area sell packaged liquor. There is a significant difference between the purchase of packaged liquor and the sale and consumption of liquor on site. The potential of individuals consuming alcohol and loitering in the vicinity of the schools is a tremendous concern to the safety of our students and staff. Our high school currently supports off campus lunch for its upper classmen. District and site administration take great care in providing students with a safe egress and ingress to campus as well as the timely return to campus. These factors are imperative to support the academic environment of the school. The additional traffic congestion, consumption of alcohol, and loitering of patrons makes the location of a full service bar next to our schools a serious concern.

Although our school hours are 7:30AM – 3:30PM Monday through Friday, students and community utilize our facilities until 11:00PM during the school week and on weekends. The operation of a full service bar during any of these times jeopardizes the flow of student traffic and safety. The frequent and regular hosting of sporting events already creates additional vehicle traffic which in turn spills out onto Main St. resulting in hazardous pedestrian conditions.

Please take the time and effort to reconsider the location of this full service bar.

Sincerely,

  
Patricia Johnson, Superintendent

  
Laurie Harris, Board Trustee

  
Chris Neary, Board Trustee

  
Cynthia Carni, Board President

  
Saprina Rodriguez, Board Trustee

  
Alex Bowlds, Board Trustee



111 E. COMMERCIAL STREET  
WILLITS, CALIFORNIA 95490  
(707) 459-4601 TEL  
(707) 459-1562 FAX

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Willits Planning Commission, at its regular meeting on October 28, 2015 at 6:30 p.m., to be held in Council Chambers, 111 East Commercial Street, Willits, California, will conduct a public hearing on the following matter at the time listed or as soon thereafter as the item may be heard:

CASE: Conditional Use Permit #U-15-01

APPLICANT: Daniel W. and Jeanne Chesser

PROPERTY OWNER: Al Nanna

REQUEST: Use Permit to allow for on-site sale, service, and consumption of alcoholic beverages (full service bar) within an existing vacant 1,800± square foot building.

LOCATION: In the City of Willits, lying on the east side of U.S. Highway 101, approximately 0.1 mile south of its intersection with Sherwood Road, located at 151 North Main Street; APN 005-110-07.

ENVIRONMENTAL DETERMINATION: The request has been processed through the City Environmental Review Process and it has been determined that a Mitigated Negative Declaration can be recommended. Environmental concerns including aesthetics, noise, land use/planning, and police service issues were addressed in the initial study.

Your comments regarding the proposed project are invited. Written comments should be submitted to the Willits Community Development Department, 111 East Commercial Street, Willits, California 95490, no later than 5:00 p.m., on Tuesday, October 27, 2015.

Additional information regarding the above noted item may be obtained by calling Willits City Hall at (707) 459-4601, Monday through Friday, 9:00 a.m. to 5:00 p.m.

Oral comments may be presented to the Willits Planning Commission during the public hearing. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Willits Community Development Department or the Willits Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

s/ Dusty Duley  
Contract Planner for the City of Willits

Posted: October 7, 2015