



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Boonville Water/Sewer System Build-out Analysis Rationale and Assumptions

Global Assumptions and Notes

- Parcel numbers do not connote status as legal lot. Likely, there are fewer lots than indicated by our count.
- Parcels in residential zones RR1, RC, SR, and RS are assessed for *subdivision* potential
- Parcels in commercial-type zones C2 and PF are assessed for *redevelopment* potential, based on a cursory visual examination and comparison of land value and improvement value data.

Existing Conditions

- The map demarcates the area of Boonville designated by the General Plan as "Rural Community". The boundary includes areas zoned as Public Facility, and the Meadow Estates subdivision.
- The number of dwelling units is based on recorded data from the Mendocino County Tax Assessor's office.

Scenario 1: Development Potential *without* Service

- Minimum Lot Area for residential zones is 40,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers were increased on an 'as of right' basis.
- Parcels zoned General Commercial and Public Facilities are not assumed to subdivide or increase in residential density.

Scenario 2: Development Potential *with* Sewer OR Water Service

- Minimum Lot Area for residential uses is 12,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers were increased on an 'as of right' basis. Dwelling unit numbers were increased on an 'as of right' basis. Total dwelling units per acre capped at 15 in Airport C overlay zoning.
- A qualitative assessment is made of commercially-zoned parcels to determine where greatest redevelopment potential exists.
- Parcels zoned Public Facilities are not assumed to subdivide or increase in residential density.

Scenario 3: Development Potential *with* Sewer AND Water Service

- Minimum Lot Area for residential uses is 6,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers are increased on an 'as of right' basis. Total dwelling units per acre is capped at 15 in Airport C overlay zoning.
- A qualitative assessment is made of commercially-zoned parcels to determine where greatest redevelopment potential exists.
- Parcels zoned Public Facilities are not assumed to subdivide or increase in residential density.

The table below describes the estimated quantity of lots across various development scenarios based on subdivision potential or redevelopment potential.

	Existing Baseline	Scenario 1 Future Baseline	Scenario 2 Water <u>or</u> Sewer Service	Scenario 3 Water <u>and</u> Sewer Service
RESIDENTIAL development potential based on SUBDIVISION POTENTIAL: (Potential number of lots)	152	199	413	733
<i>Potential dwelling units:</i>	174	174 - 391	174 - 813	174 - 1441
COMMERCIAL development potential based on REDEVELOPMENT POTENTIAL: (Potential number of redevelopment lots)	58	58	75	75