



City of Montague Regular City Council

230 S. 13th Street, Montague, CA 96064 Ph. (530) 459-3030 Fax: (530) 459-3523

CITY OF MONTAGUE CITY COUNCIL MEETING AGENDA

August 7, 2025

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

PARTICIPATION: Participants can attend in person, online, and/or by telephone, as follows:

- In-person at: **Montague City Council Chambers, 230 S. 13th St.**
- Online via WebEx at: <https://cityofmontague-454.my.webex.com/meet/clerk>
- Meeting number (access code): 2630 874 0065
- Telephone at: 1-650-479-3208 When prompted, enter **Meeting ID: 26308740065 Passcode: *89335983**

AGENDA PACKET: Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection 72 hours before each regularly scheduled meeting at the City Clerk's office at City Hall, located at 230 S. 13th Street, Montague, California, during normal business hours. Any writing that is subject to disclosure that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at the City Clerk's office during normal business hours. Materials distributed to a majority of councilmembers less than 72 hours before a meeting will be available for public inspection on the City's website at www.cityofmontagueca.com.

SPEAKERS: Speakers, please stand at the podium and speak loudly so the entire room can hear you. The chairman will recognize you and ask that you state your name and mailing address so that the City Staff can follow up on any issues requiring City action, or provide you with information, if appropriate.

Please silence your cell phones. Thank you!

CITY COUNCIL AGENDA:

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE OF ALLIGIANCE:**
- IV. PUBLIC COMMENTS:** "This time is set aside for the public to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda within the authority of the City Council. If your comments concern an item noted under New Business or Old Business on the Regular Agenda, please address the City Council when that item is open for public comment." (The Brown Act requires the public be given the opportunity to address the City Council before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The City Council may ask questions but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda.
- V. AGENDA APPROVAL:**
- VI. CONSENT CALENDAR:** Discussion/possible action - All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion. The City Clerk recommends approval of the following consent calendar items:
 1. Approval of City Council Meeting minutes for 6/5/25, 6/23/25, 4/29/25



VII. DEPARTMENT REPORTS:

1. Sheriff's update for July 2025
2. City Engineer's update for July 2025
3. Planning Commission's update for July 2025

VIII. NEW BUSINESS:

1. Consideration of approval of **GENERAL PLAN INTRODUCTION, LAND USE ELEMENT, AND ZONING CODE UPDATES**
 - a. Staff Report
 - b. Public Hearing
 - c. Decision
2. Consideration of approval of Resolution 25-04 A Resolution of the City Council of the City of Montague adopting the updating the General Plan Introduction and Land Use Element Updates.
3. Consideration of approval to allow Mercedes Billingsley rent Diggle field for softball games.
4. Consideration of approval of Resolution 25-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTAGUE ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017
5. Consideration of approval to rent Diggle field to Mercedes Billingsley for softball games.
6. Consideration of approval of appointment of Abdeirahaman, Sajad Marquis-Abou Khulil, Connor Tuffanelli, Tyrell Bryant and Mason Mercior to the Montague Volunteer Fire Department.

IX. COUNCIL AND STAFF REPORTS for July 2025

1. Fire Department:
2. Public Works/City Administrator:
3. Animal Control/ Code Enforcement:
4. City Clerk:
5. Treasurer:
6. Library:
7. Commissioner/ Council Statements and Requests: Members of the council may now make brief announcements, reports, or request staff to report to the council on any matter at a subsequent meeting



1. ADJOURN:

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a publicly accessible place, 72 hours in advance of the meeting.

Public Hearings: If you wish to challenge in court any of the matters on an agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Any person seeking to challenge a Planning Commission decision made as a result of a proceeding in which by law a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the Planning Commission, shall be required to commence that action 90 days following the date on which the decision becomes final as provided in Code of Civil Procedure Section 1094.6. Please refer to Code of Civil Procedure 1094.6 to determine how to calculate when a decision becomes "final."

CHALLENGING DECISIONS OF CITY ENTITIES The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of Montague is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing. If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Montague, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

The City of Montague does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability, or any other legally protected classes in employment or provision of services. In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 459-3030 or by notifying the Clerk at clerk@cityofmontagueca.com



**AFFIDAVIT OF NOTIFICATION AND POSTING
STATE OF CALIFORNIA
COUNTY OF SISKIYOU
CITY OF MONTAGUE**

I, David Dunn City Administrator for the City of Montague, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Regular City Council of the City of Montague, California, was delivered and/or notice by email not less than 72 hours, before the hour of 4:30 PM on August 7, 2025 to the members of the City Council, caused the agenda to be posted at the bulletin board found at City Hall, 230 S. 13th Street, Montague CA, and a copy to be place for review at the Office of the City Clerk.

POSTED: August 4, 2025 @ 4:30 PM

CITY OF MONTAGUE SPECIAL MEETING AGENDA MINUTES [DRAFT]

June 23, 2025

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

- I. CALL TO ORDER: @ 6:30 PM**
- II. ROLL CALL: Vela, Murakami, and Dooley present. Jackson absent.**
- III. PLEDGE OF ALLEGIANCE:**
- IV. PUBLIC COMMENTS:** “As a special meeting, public participation is limited only to those items listed on the agenda. If your comments are not related to a matter listed on this agenda, please address the City Council at the next regular meeting. The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time.” -No public comment.
- V. AGENDA APPROVAL:** Vela would like to add an update on the Freedom Festival. Approved with changes. Motion made by Dooley. Seconded by Vela. All Ayes.
- VI. NEW BUSINESS:**
 - 1. Consideration of approval of Nolan Henry and Kayla Miller to the Montague Volunteer Fire Department- Nolan Henry approved to be appointed. Motion made by Vela. Seconded by Dooley. All Ayes. Kayla Miller approved to be appointed. Motion made by Dooley. Seconded by Vela. All Ayes. Henry and Miller are sworn in by Murakami.
 - 2. Consideration of approval of the 2025/2026 preliminary budget. -Presented by Dunn. Approved with discussed changes. Motion made by Dooley. Seconded by Vela. All Ayes.
 - 3. Update on the Freedom Festival. -Presented by Murakami. Financial donations have been made by several sponsors. As well as other entities donating tents, picnic tables, equipment and time. Dumbell will be burned off and there will be a fire tender located on Dumbell during the firework show so there will be no issues with fire. Shasta Valley Pest Control is providing the entertainment for the car show which will be Jimmy Limo. There will be paid parking and more free parking than last year. The parade will be an hour later this year, there will be no MC. Permits have been submitted.
- VII. ADJOURN @ 7:38 PM**
Motion made by Vela. Seconded by Dooley. All Ayes.

CITY OF MONTAGUE CITY COUNCIL MEETING [DRAFT]

June 5, 2025

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

- I. **CALL TO ORDER: @ 6:30 PM**
- II. **ROLL CALL: Vela, Dooley, Jackson, and Murakami present**
- III. **PLEDGE OF ALLIGIANCE:**
- IV. **PUBLIC COMMENTS:** “This time is set aside for the public to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda within the authority of the City Council. If your comments concern an item noted under New Business or Old Business on the Regular Agenda, please address the City Council when that item is open for public comment.” (The Brown Act requires the public be given the opportunity to address the City Council before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The City Council may ask questions but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda. -*Sharron Trentino president of the Montague Rotary. The Montague Rotary would like to donate a check for a sunshade for the pool in the amount of \$1,978.76.*
- V. **AGENDA APPROVAL:** Approved. Motion made by Jackson, seconded by Vela. All Ayes.
- VI. **CONSENT CALENDAR:** Discussion/possible action - All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Council wishes to remove an item for discussion. The City Clerk recommends approval of the following consent calendar items:
 1. Approval of City Council Meeting minutes for 4/3/2025, 4/29/2025. -The calendar for 4/29/2025 has been pulled. Motion made by Vela. Seconded by Jackson. All Ayes. The calendar for 4/3/2025 was approved with changes. Motion made by Vela. Seconded by Dooley. All Ayes.
- VII. **DEPARTMENT REPORTS:**
 1. Sheriff's update for May 2025 -Presented by Yates. Gave report for April and May. Report in packet.
 2. City Engineer's update for May 2025 -Presented by Dunn. JF Shea paved 12th and 14th Street. The city received an extra block of paving. They were supposed to end at Jullian and ended up going to the end of 14th Street. They also replaced the culvert on King and 12th that was clogging up.
 3. Planning Commission's update for May 2025 -Presented by Dunn. There was no meeting in May. There was a meeting in April. Rico needs to make some changes to the housing development which will be presented to the Planning Commission later this month. Then it will be presented to Council in August for final approval.
- VIII. **OLD BUSINESS:**
 1. Adoption and Second Reading of an Ordinance to Designate Fire Hazard Severity Zones and Amend Title 15 of the Montague Municipal Code adding Chapter 15.38 “Fire Hazard Severity Zones.” -Motion to approve and adopt made by Dooley. Seconded by Vela. All Ayes.
- IX. **NEW BUSINESS:**
 1. Consideration of approval of 3rd Addendum to the memorandum of understanding & agreement to provide law enforcement services. -Presented by Dunn. Approved. Motion made by Vela. Seconded by Jackson. All Ayes.
 2. Consideration of approval of City of Montague 2024 income survey, prepared by Great Northern Servicers - Presented by Brandy. 2024 Income Survey attached. Approved. Motion made by Jackson. Seconded by Dooley. All Ayes.

3. Consideration of approval of Fund Balance upgrade to ERP PRO 10. Presented by Dunn. Fund Balance by Tyler Tech will be terminated as of 2026. The ERP PRO 10 is also Tyler Tech Software and will be more user friendly and will save time and money because it will be more accurate and easier to track information. Approved upgrade. Motion made by Vela. Seconded by Dooley. All Ayes.
4. Consideration of approval of appointment of Ezra Blea to the Montague Volunteer Fire Department. -Blea is interviewed. Approved. Motion made by Jackson. Seconded by Dooley. All Ayes.

X. COUNCIL AND STAFF REPORTS for May 2025

1. Fire Department: Presented by Murakami. April and May Recap.
2. Public Works/City Administrator: Presented by Dunn. Verbal report.
3. Animal Control/ Code Enforcement: No report.
4. City Clerk: Absent. Report attached.
5. Treasurer: Report attached.
6. Library: Absent. No report.
7. Commissioner/ Council Statements and Requests: Members of the council may now make brief announcements, reports, or request staff to report to the council on any matter at a subsequent meeting. - Murakami reporting on the Parks and Rec's Freedom Festival. All the same sponsors as last year with some new ones. Quite a few new vendors. Including vendors with merchandise. Promotional materials are launched already, pending the car show until the instructions are gone over with Smith. The carnival is providing 1,000 presale tickets which will be distributed once we receive. Murakami is in talks with Cal Fire. Also in talks with SBCC the Rodeo to see if they will provide a horse for the parade and organize the parade. Murakami is working on a permit for the parade route. He is also looking into buying some tents for cooling stations and water.
 - Vela attended the Cal Ore and Sheriff's Department presentation. It was very insightful, and he learned a lot and the community turn out was decent. Vela felt it was well worth going to.
 - Jackson. The art walk is going on this year.
 - Dooley. Thank you to the Fire Department for coming to our water day and in advance for escorting graduates for graduation.

ADJOURN: 7:28 PM

Motion made by Vela. Seconded by Dooley. All Ayes.

CITY OF MONTAGUE CITY SPECIAL MEETING MINUTES [DRAFT]

APRIL 29, 2025

6:30 P.M.

Council Chambers, 230 S. 13th Street, Montague, CA 96064

CITY COUNCIL AGENDA:

- I. CALL TO ORDER: @6:30 PM**
- II. ROLL CALL: Vela, Murakami, Dooley, & Jackson present. None Absent.**
- III. PLEDGE OF ALLEGIANCE:**
- IV. PUBLIC COMMENTS: “As a special meeting, public participation is limited only to those items listed on the agenda. If your comments are not related to a matter listed on this agenda, please address the City Council at the next regular meeting. The City Council has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time.” -No public comment.**
- V. AGENDA APPROVAL:** Motion made by Jackson. Seconded by Vela. All Ayes.
- VI. NEW BUSINESS:**
 - 1. Consideration of approval of Siskiyou County Local Transportation Commission (SCLTC) Local Transportation Fund Transportation Claim. Presented by Dunn. Every year they offer the city transportation money based on an estimates from the California Department of Finance. This money is used for roads. Jackson asked if the area that goes past Dave Wilson’s house that turns into Airport is part of the city. Dunn confirms that it is part of the city, and that road is projected to be repaved in 26/27. Motion to approve Siskiyou County Local Transportation Commission (SCLTC) Local Transportation Fund Transportation Claim made by Dooley. Seconded by Jackson. All Ayes.
 - 2. Approval of Resolution No. 25-04 A Resolution of the City Council of the City of Montague Authorizing the City Administrator, Council Member and Treasures as a check signer at Tri Counties Bank. Dunn presenting. The city did this a few months ago. The Clerk was put on there and some things happened, so we are switching and making Dunn a signer on the account. Dunn was also asked to change and make Jackson a signer and take Pat Vela off. Jackson declined. Motion made to approve Dunn and keep Vela as signers for Tri County Bank per Resolution No. 25-04. Motion made by Jackson. Seconded by Dooley. All Ayes.
 - 3. Consideration of allowing the Sheriff to use the Community Hall for their community outreach meeting. Presented by Sage Milestone. The Sheriff wants to have meetings with citizens in the communities of the county before fire season begins. The goal is to get out safety information and to give the public a chance to ask questions. The Sheriff’s department is asking to use the Community Hall with a waived rental and deposit fees for May 13, 2025 for a community outreach meeting. It would be open to the public. Approved. Motion made by Vela Seconded by Jackson. All Ayes.
 - 4. Approval Authorizing Takeshi Murakami to enter a contract for fireworks at the 2025 Freedom Festival. Presented by Murakami. Murakami is asking for approval of a firework vender for the Freedom Festival. He is also asking for approval for the use of the excess funds in Parks and Rec’s account towards the fireworks if there is not enough sponsors to fund the fireworks, and then for entertainment or other purposes for the Freedom Festival. Last year enough money was made to put the seed money back. Murakami is asking to do the same thing. \$12,000.00 is needed for a down payment for the fireworks, which is half of what was agreed upon in the contract, the full cost of the fireworks display is \$24,000.00. Murakami is asking to use \$16,000.00. \$6,000.00 was already donated and \$10,000.00 will come out of the LAIF account. A GL will also be made to keep track of the revenue and expenditures of the Freedom Festival. Murakami will keep council updated on financial occurrences for the Freedom Festival at upcoming meetings leading up to the Freedom Festival. Fireworks America was approved for the fireworks for the 2025 Freedom Festival as well as \$16,000.00 for Murakami to spend on the deposit for the fireworks and any other expenses in conjunction with the Freedom Festival. Motion made by Dooley. Seconded by Jackson. All Ayes.

ADJOURN: @ 7:23 PM

Motion made by Jackson. Seconded by Dooley. All Ayes.



CITY OF MONTAGUE STAFF REPORT TO CITY COUNCIL

August 7, 2025

GENERAL PLAN INTRODUCTION, LAND USE ELEMENT, AND ZONING CODE UPDATES

SUMMARY:	The project consists of city-initiated updates to the General Plan Introduction, Land Use Element, and Zoning Code.
REQUEST OF CITY COUNCIL:	The City Council is being asked to: (1) Review draft updates to the General Plan Introduction, Land Use Element, and Zoning Code; (2) Consider an exemption from the California Environmental Quality Act (CEQA); (3) Hold a public hearing to receive public comment; (4) Provide direction to staff regarding any desired changes; or (5) If no further revisions are desired, adopt the draft updates.
SUGGESTED MOTIONS:	To adopt the draft updates, four suggested motions are provided below. Each motion should be made in sequence, with the second, third, and fourth motions made only after the preceding motion has been successfully carried. 1) I move that we make the finding that the project does not have the potential to result in a significant adverse effect on the environment and is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). 2) I move that we adopt Resolution 25-04 updating the City of Montague General Plan Introduction and Land Use Element. 3) I move that we introduce Ordinance 25-01, An Ordinance of the City Council of the City of Montague Amending Titles 12, 14, 15, and 17 of the Montague Municipal Code, by title only. 4) I move that we waive further reading of Ordinance 25-01 and that we direct staff to bring the ordinance back for adoption at the next regular meeting.
ENVIRONMENTAL RECOMMENDATION:	Exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).
ATTACHMENTS:	A. Draft Resolution 25-04, A Resolution of the City Council of the City of Montague Adopting the General Plan Introduction and Land Use Element Updates. Exhibit A - Draft Introduction to the General Plan, April 2025 Exhibit B - Draft Land Use Element, April 2025 B. Draft Ordinance 25-01, An Ordinance of the City Council of the City of Montague Amending Titles 12, 14, 15, and 17 of the Montague Municipal Code Exhibit A - Draft Zoning Code & Zoning Map Update, June 2025 C. Adopted City of Montague Zoning Map

- D. Planning Commission Resolution 25-01, A Resolution of the Planning Commission of the City of Montague Recommending the City Council Adopt the 2025 Updates to the General Plan Introduction, Land Use Element, and Zoning Code
- E. Planning Commission Resolution 25-05, A Resolution of the Planning Commission of the City of Montague Recommending the City Council Adopt the Draft Zoning Code Update as Further Amended on June 18, 2025.

PROJECT OVERVIEW

In 2020, the City of Montague was awarded two planning grants (SB 2 and LEAP) from the California Department of Housing and Community Development (HCD) for the purpose of preparing and updating various planning documents to facilitate housing opportunities. Work completed by the City of Montague under the planning grants includes implementation of the City's 5th Cycle Housing Element, development and adoption of an Accessory Dwelling Unit ordinance, a fee study and planning fee update, and updates to the City of Montague General Plan Housing, Circulation, Noise, Open Space, and Conservation Elements.

In addition to the projects completed thus far, grant funding was awarded to update the remainder of the General Plan (i.e., Land Use and Safety Elements) and to update the City's Zoning Code. Grant funding was requested to update the General Plan because, aside from the Housing Element, the General Plan was last comprehensively updated in 1989 and numerous revisions were necessary to comply with state general plan law.¹ Funding was requested to update the Zoning Code because like the General Plan, the City's Zoning Code was last comprehensively updated several years ago (1983) and revisions are needed to reflect changes to state law and new case law, and because the Zoning Code is required by state law to be consistent with the City's General Plan update.

Sections below summarize the updates to the General Plan Introduction, Land Use Element, and Zoning Code. The draft General Plan Introduction and Land Use Element are also included in their entirety as **Exhibits A and B to Attachment A**, respectively, and the draft Zoning Code update is included in its entirety as **Exhibit A to Attachment B**. For reference, and to prevent the staff report from being unnecessarily longer than it is, the City's 1989 General Plan is available on the City's website at <https://cityofmontagueca.gov/general-plan/>, the City's current Zoning Code is available at <https://montague.municipal.codes/Code/17>, and the City's current zoning map is included as **Attachment C** at the end of this staff report.

DRAFT GENERAL PLAN INTRODUCTION AND LAND USE ELEMENT UPDATES

As proposed, the draft General Plan Introduction and Land Use Element would be updated to include additional background information on the City of Montague and its planning area. The draft Introduction would be further updated to describe the purpose of the General Plan; identify and establish the planning area; summarize state mandates for the General Plan; detail the scope and intended use of the General Plan; describe the relationship of the General Plan to the Zoning Code and Subdivision Ordinance; identify the contents of General Plan elements; briefly describe the history of the General Plan; provide for future general plan amendments; and identify the key planning strategies used in developing the General Plan. Unlike the General Plan elements, the Introduction to the General Plan does not include policies or programs.

¹ Although the Housing Element had been updated more recently than the other General Plan Elements, it was updated in accordance with state housing law and statutory timelines in 2024.

As proposed, the draft Land Use Element update incorporates the issues, opportunities, and constraints identified throughout the rest of the General Plan update process in an effort to balance those issues, opportunities, and constraints with the community's goals for its future development, as well as to ensure an adequate supply of residential, commercial, mixed use, manufacturing, public agency, and other lands to meet the foreseeable needs of the community. As proposed, the draft Land Use Element includes revised goals, policies, and programs for the purposes of (1) meeting the housing, employment, service, and social needs of the existing and future population; (2) conserving and enhancing Montague's rural small-town character; (3) establishing a strong economic base that provides more job opportunities for residents of the City; (4) allowing for sustainable planned growth in the planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City; and (5) ensuring a high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property. The draft Land Use Element has been further updated to include an analysis of historic and anticipated population growth, a description of the general distribution of land uses in Montague, an assessment of potential disadvantaged unincorporated communities (DUCs) in the Sphere of Influence, and new and updated maps. New land use classifications are proposed consistent with and to support the zoning districts described below. Proposed updates to the City of Montague General Plan Introduction and Land Use Element are shown in **Exhibits A and B to Attachment A**.

DRAFT ZONING CODE UPDATE

As noted above, the last general update of Title 17, Zoning, of the Montague Municipal Code (i.e., the Zoning Code) occurred in 1983. While there have been periodic minor revisions since then, the Zoning Code must be consistent with the City's proposed General Plan update and several revisions are currently needed to: reflect changes to state law and case law; eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); better define land uses, regulations, and exceptions; and facilitate development and redevelopment.

To facilitate development and redevelopment in a centrally located area of the community, as well as eliminate constraints to the maintenance, improvement, and development of housing within that area, much of the current Commercial (C-1) zoning district and a large portion of the General Commercial (C-2) district within the historic downtown core would be replaced by one of two new mixed-use zoning districts. The proposed mixed-use zoning districts are intended to: better reflect existing development in the areas they would be applied to; provide for future integration of compatible residential and non-residential uses; improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; promote economic investment, redevelopment, and revitalization in the community; encourage a compact urban form; and safeguard the character of existing neighborhoods. To that end, the proposed Town Center (T-C) mixed-use district is intended to be applied to commercial and mixed-use properties in and around the historic town center to encourage a broad array of compatible retail, professional, entertainment, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment, whereas the proposed Mixed-Use (M-U) zoning district is intended to be applied primarily to centrally located areas outside of the historic town center that are suitable for a compatible mixture residential and nonresidential uses that can be readily served by existing infrastructure and public transit. While the permitted uses in the new mixed-use districts would remain largely the same as the permitted uses in the current C-1 district, the emphasis in the T-C zoning district would be on preservation of the commercial core function of the district whereas the emphasis in the M-U district would be on ensuring compatibility of residential and nonresidential uses.

In addition to introducing mixed-use zoning districts, the Zoning Code update would introduce the Open Space, Public Facilities, and Planned Development districts, which are described below. Additionally, the Mobile Home combining district would be eliminated to instead rely on the more cost effective conditional use permit process to establish a mobile home park, and an Airport Overlay district consistent with the

Siskiyou County Airport Land Use Compatibility Plan and the State Airport Approaches Zoning Law (Government Code Sections 50485-50485.14) is proposed. In short, zoning districts are proposed to be introduced, renamed, separated, and eliminated as shown in the table below.

Table 1, Current and Proposed Zoning Districts

Current Districts	Proposed Districts		
Residential Agricultural, RAG-2.5	Rural Residential, R-R		
Expanded Single-Family Residential, R-1A	Residential Expanded, R-E		
Single-Family Residential, R-1	Low Density Residential, R-1		
Medium Density Residential, R-2	Medium Density Residential, R-2		
High Density Residential, R-3	High Density Residential, R-3		
Commercial, C-1	Mixed Use, M-U		
	Town Center, T-C		
General Commercial, C-2	Town Center, T-C		
	General Commercial, G-C		
Industrial, M	Manufacturing, M		
---	Open Space, O-S		
--	Public Facilities, P-F		
---	Planned Development, P-D		
Current Combining Districts	Proposed Combining Districts		
Mobile Home	--		
Airport - Approach Zone	Airport Overlay District	Surface Zones	Approach Zone
Airport - Transition Zone			Transition Zone
Airport - Horizontal Zone			Horizontal Zone
Airport - Conical Zone			Conical Zone
---		Compatibility Zones	Zone A
--	Zone B		
---	Zone C1		
---	Zone D		
--	Height Review Overlay		

Further, in response to *Reed v. Town of Gilbert* (2015), in which the United States Supreme Court determined that municipal governments may not "restrict expression because of its message, its ideas, its subject matter, or its content," cities and counties throughout the United States have been updating their sign regulations to ensure they do not infringe upon constitutionally protected free speech. To comply, a comprehensive overhaul of the City's sign regulations is proposed that would provide for enhanced public safety, controls, and sign standards.

Other proposed changes to the Zoning Code include: eliminating the use permit requirement for multifamily residential in the High Density Residential (R-3) zoning district; updating existing provisions for emergency shelters to ensure only objective standards consistent with AB 2339 are applied; allowing low barrier navigation centers by right in all mixed-use and nonresidential zoning districts that allow multifamily residential; and establishing objective design review standards for affordable multifamily residential and mixed-use developments that request streamlined processing and ministerial approval pursuant to state law (e.g., SB 167, SB 35, and SB 330). Several of the changes proposed are consistent with and would implement the City's adopted 6th Cycle Housing Element.

As proposed, the update of Title 17, Zoning, would include the following chapters:

17.04	General Provisions
17.08	Definitions
17.12	Districts Generally
17.16	Rural Residential, R-R
17.20	Residential Expanded, R-E
17.24	Low Density Residential, R-1
17.28	Medium Density Residential, R-2
17.32	High Density Residential, R-3
17.36	Mixed Use, M-U
17.40	Town Center, T-C
17.44	General Commercial, G-C
17.48	Manufacturing, M
17.52	Open Space, O-S
17.56	Public Facilities, P-F
17.60	Planned Development, P-D
17.64	Airport Overlay District, A-O
17.68	Similar Use Determinations
17.72	Off-Street Parking
17.76	Signs
17.80	Nonconforming Structures, Uses, and Parcels
17.84	Use Permits and Variances
17.88	Special Provisions
17.92	Live/Work Units and Home-Based Businesses
17.96	Short-Term Rentals
17.100	Bed and Breakfast Inns
17.104	Mobile Food Sales
17.108	Accessory Dwelling Units
17.112	Wireless Telecommunications Facilities
17.116	Surface Mining and Reclamation
17.120	Reasonable Accommodations
17.124	Residential Density Bonuses
17.128	Objective Design Standards
17.132	Amendments
17.136	Hearings and Appeals
17.140	Enforcement and Penalties

Each chapter is summarized below, and the proposed zoning regulations are included in their entirety in **Exhibit A to Attachment B**.

17.04. General Provisions

This chapter establishes the purpose of Title 17 and its application to land within the City of Montague, and it establishes the standard for interpretation of the zoning regulations.

17.08 Definitions

This chapter identifies and defines many of the terms used in Title 17. With definitions for 240+ terms, as opposed to the 71 terms currently defined in Chapter 17.08 (Definitions), clarity would be greatly enhanced and the need for future zoning code interpretations significantly reduced.

17.12 Districts Generally

This chapter identifies each of the zoning districts included in Title 17, provides a process for determining uncertain zoning district boundaries, prohibits split zoning, and establishes the R-1 zoning district as the default zoning for annexed lands.

17.16 Rural Residential, R-R

This chapter identifies permitted and conditionally permitted uses and development standards within the R-R district (current RAG-2.5 district). In accordance with state law, proposed changes include the ability to establish cottage food operations and family childcare homes by right, and manufactured home parks and residential care facilities with a conditional use permit. In addition, home occupations and short-term rentals would be permitted by right subject to issuance of a business license and in compliance with new standards for home-based businesses and short-term rentals. The update would also allow small farmstands that sell products grown/produced onsite by right, and it would allow commercial stables with a use permit.

17.20 Residential Expanded, R-E

This chapter identifies permitted and conditionally permitted uses and development standards within the R-E district. In accordance with state law, proposed changes include the ability to establish cottage food operations and family childcare homes by right, and group homes that provide licensable services to more than six residents, manufactured home parks, and residential care facilities with a conditional use permit. In addition, home occupations and short-term rentals would be permitted by right subject to issuance of a business license and in compliance with new standards for home-based businesses and short-term rentals. With a conditional use permit, community gardens would be allowed in compliance with new standards for community gardens.

17.24 Low Density Residential, R-1

This chapter identifies permitted and conditionally permitted uses and development standards within the R-1 district. Proposed changes are the same as those described for the R-E district above.

17.28 Medium Residential, R-2

This chapter identifies permitted and conditionally permitted uses and development standards within the R-2 district. Proposed changes are the same as those described above for the R-E district.

17.32 High Density Residential, R-3

This chapter identifies permitted and conditionally permitted uses and development standards within the R-3 district. Proposed changes include those changes described in the R-E district above, as well as the ability to establish community gardens subject to compliance with new standards for same. Also proposed is the ability to establish dwelling groups, group homes that provide licensable services to more than six residents, low barrier navigation centers, residential care facilities, and more than four multifamily units per lot. As proposed, adult day programs would be allowed with a conditional use permit.

As noted above, the current R-3 zoning allows up to four multifamily residential units "per lot" by right and five or more units per lot with a use permit (no established maximum). As proposed, this allowance would be replaced with a more restrictive limit of up to 17 dwelling units/acre consistent with the current Land Use Element, the current Housing Element, and the proposed Land Use Element. While removal of the use permit requirement for more than four units per lot may appear to be a density increase, it is a slight reduction. This is because the current R-3 zoning district limits multifamily residential to four units "per lot" - not per acre - and the R-3 district allows a minimum lot size of 7,500 square feet (0.17 acre) and 2,000 square feet per dwelling unit. As a result, current R-3 zoning permits up to 20 units per acre by right, albeit on five parcels. Because this exceeds the maximum density allowed by the existing and proposed General Plan Land Use Elements, the R-3 density allowance would be reduced.

17.36 Mixed Use, M-U

This chapter identifies permitted and conditionally permitted uses and development standards within the proposed M-U district. The M-U zoning district would replace the Commercial (C-1) district and is intended

to be applied to centrally located areas suitable for a compatible mixture of residential and nonresidential uses. Proposed changes include the ability to establish artist studios, community gardens, media production companies, mixed-use developments, dwelling groups, group homes that provide licensable services to more than six residents, residential care facilities, and adult day programs by right, and manufactured home parks, mobile food courts, and RV parks with a use permit.

17.40 Town Center, T-C

This chapter identifies permitted and conditionally permitted uses and development standards within the proposed T-C district. The proposed district encompasses the historic downtown area along S 11th Street between the former Ms. Lynn's Tea shop in the north and the Montague Depot Museum in the south. Uses allowed in the district would be much the same as in the M-U district, except that residential use would be limited to the second floor and above by right. Exceptions would be granted for live-work units and as needed to ensure individuals with disabilities have equal access to housing.

17.44 General Commercial, G-C

This chapter identifies permitted and conditionally permitted uses and development standards within the G-C district. Proposed changes include the ability to establish many of the uses described for the M-U district above and, in general, permitted and conditionally permitted uses would be better defined. Otherwise, the G-C regulations would remain largely the same as the present C-2 district regulations.

17.48 Manufacturing, M

This chapter identifies permitted and conditionally permitted uses and development standards within the M district. The permitted and conditionally permitted uses would be better defined, but otherwise the district would remain largely the same as it is at present.

17.52 Open Space, O-S

This chapter introduces the O-S district and identifies the permitted and conditionally permitted uses and development standards within it. The O-S district is intended to be applied to public lands that should be preserved in a natural state and/or that provide active or passive recreational opportunities; however, at this time it would not be broadly applied. Lands proposed to be zoned O-S include Railroad Park, Hoag Park, Diggle Field, and the Rodeo Grounds.

17.56 Public Facilities, P-F

This chapter introduces the P-F district and identifies the permitted and conditionally permitted uses and development standards within it. The P-F district is intended to be applied to public lands that house public and quasi-public facilities. Lands proposed to be zoned P-F include Montague-Yreka Rohrer Field, the water and wastewater treatment plants, elementary school, Fire Station, PP&L substation on Old Montague Road, City Hall (including the park and pool), and the Water Conservation District property on S 10th Street.

17.60 Planned Development, P-D

This chapter introduces the P-D district and identifies the permitted and conditionally permitted uses and development standards within it. The P-D district is intended to be applied to large parcels to provide flexible development options for these parcels, however, prior to subdivision and approval of a development plan, permitted uses in the P-D district are limited to uses allowed in the R-1 district. A 17.5-acre parcel located along N 9th Street that is presently zoned Manufacturing is proposed to be zoned P-D to allow the property to be developed with less intensive uses.

17.64 Airport Overlay District, A-O

This chapter introduces the A-O combining district and identifies use and height limit restrictions and other requirements for lands within the airport influence area of Montague-Yreka Rohrer Field. The proposed regulations are consistent with the State Airport Approaches Zoning Law (Government Code Sections 50485-50485.14), the Siskiyou County Airport Land Use Compatibility Plan (2001), and Montague Municipal Code Chapter 17.24 (Airport Zoning), which it would replace.

17.68 Similar Use Determinations

This chapter describes the process that would be used by the Planning Commission to determine whether a proposed use is similar to a permitted or conditionally permitted use when it is unclear whether the proposed use is allowed in a particular zoning district. It would provide for a record of decisions and regular Code amendments that reflect those determinations.

17.72 Off-Street Parking

This chapter consolidates the minimum off-street parking requirements for all uses provided for in Title 17 in one location rather than incorporating them into each zoning district as is currently the practice. It would provide for shared parking facilities, accommodations for compact vehicles, and reductions and exceptions to the amount of required parking. The chapter would also establish design, construction, and maintenance standards, landscaping requirements for larger parking lots, and the ability to implement in-lieu parking fees to address parking deficits.

17.76 Signs

This chapter consists of a comprehensive overhaul of the City's sign regulations while remaining largely consistent with current standards. In accordance with the First Amendment and established case law (*Reed v. Town of Gilbert* (2015)), provisions regulating sign message and content would be removed. To eliminate governmental constraints and ensure that all signs are reviewed for safety considerations, the update transfers responsibility for reviewing and approving signs from the Planning Commission to the building official.

17.80 Nonconforming Structures, Uses, and Parcels

This chapter establishes special regulations for nonconforming land uses, structures, and parcels that were lawful prior to the adoption of the proposed update, but which would be prohibited, regulated, or restricted differently under the current terms of the update or future amendments. It is the intent of the regulations to allow existing nonconformities to continue and even expand under limited conditions, and to allow for reconstruction of nonconforming structures in the event of a disaster.

17.84 Use Permits and Variances

This chapter describes the process for applying for, considering, and approving administrative permits, conditional use permits, and variances, as well as for modification or revocation of same.

17.88 Special Provisions

This chapter describes the standards and requirements for a variety of specific issues and uses, including: site plans; official plan lines; second dwelling units; manufactured homes; manufactured home parks; recreational vehicles; recreational vehicle parks; open space requirements for multifamily developments; single-room occupancy units; emergency shelters; fences, walls, hedges, and equivalent screening; outdoor lighting for public, quasi-public, multifamily, commercial, industrial, and institutional uses; temporary structures; commercial outdoor dining and seating; community gardens; garage sales; height limit exceptions; setback exceptions; dish-type or satellite antennas; cargo containers; and screening.

17.92 Live/Work Units and Home-Based Businesses

This chapter describes the conditions under which limited nonresidential activities may be conducted when incidental to residential activities. It would provide for live-work units, home occupations, and cottage food operations.

17.96 Short-Term Rentals

This chapter describes the proposed regulations for short-term rentals, including establishing an annual registration requirement, application process, inspection requirement, operational standards, prohibitions, and penalties for noncompliance. By creating a registry and requiring regular inspections, the City would be able to better monitor short-term rental conversions and long-term housing for its residents, prevent disturbances within residential areas, and safeguard the public.

17.100 Bed and Breakfast Inns

This chapter establishes standards for the bed and breakfast inns to assure compatibility with surrounding residential neighborhoods, as well as procedures for the processing of bed and breakfast inn applications. It would remain substantially the same as current Chapter 17.20 (Bed and Breakfast Inns).

17.104 Mobile Food Sales

This chapter would establish standards and exceptions for mobile food vendors, whether individuals operating on public or private property or multiple vendors operating from within a mobile food court. It would also establish standards for the establishment and operation of mobile food courts when permitted elsewhere by the Code.

17.108 Accessory Dwelling Units

This chapter provides for accessory dwelling units and junior accessory dwelling units (J/ADUs) consistent with Government Code Sections 66310 - 66342. The current J/ADU regulations were adopted by the City Council in July 2021, however, state J/ADU law has continued to evolve since then. Accordingly, the ADU regulations have been updated in accordance with state law. Proposed changes to Chapter 17.100 consist of:

- Updating reference to the sections of Government Code containing J/ADU law.
- Adding a definition for “livable space” to Section 17.100.020 (Definitions).
- Allowing up to eight detached ADUs on parcels developed with multifamily dwellings rather than the current limit of two, provided that the number of detached ADUs does not exceed the number of dwelling units on the lot.
- Limiting attached one-story accessory dwelling units and detached two-story accessory dwelling units to 26 feet.
- Allowing up to two additional feet of building height to accommodate a roof pitch that aligns with the primary dwelling when the lot is within one half-mile of a major transit stop or high-quality transit corridor.
- Removal of subjective requirements, such being “substantially compatible with the principal dwelling and neighborhood,” as well as the elimination of architectural standards when the ADU is located within the required setbacks of the principal dwelling.
- Requiring that ADUs comply with the front yard setback requirement of the zoning district, expanding the setback exemption for ADUs converted from existing space or to the same dimensions as an existing structure, and requiring building separations according to building or fire code.

- Providing an additional exception to the off-street parking requirement when the building permit application for the ADU is submitted at the same time as a building permit application for a new single-family or multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in Government Code Section 66322, subdivision (a)(1)-(5).
- Removing submittal of a photograph of the principal dwelling from the list of application requirements.
- Unless supported by the finding that “correcting the violation is necessary to protect the health and safety of the public or occupants of the structure,” prohibiting denial of a permit for an existing ADU constructed prior to 2018 without of a building permit.
- Clarifying that the limit on the number of ADUs and JADUs per parcel applies to parcels with an existing or proposed single-family dwelling.
- Requiring an interior entry to the principal dwelling when a JADU lacks its own separate bathroom.

17.112 Wireless Telecommunications Facilities

This chapter would establish regulations for the establishment and operation of wireless telecommunications facilities outside of public rights-of-way.

17.116 Surface Mining and Reclamation

This chapter describes the requirements for the approval and modification of reclamation plans, interim management plans, and financial assurances, for making vested mining rights determinations, and for the annual inspection and reporting of surface mining operations. The chapter is consistent with the State’s Surface Mining and Reclamation Act (SMARA) and current Montague Municipal Code Chapter 17.52 (Surface Mining Regulations).

17.120 Reasonable Accommodations

This chapter describes the procedure for making requests for reasonable accommodation in land use, zoning, and building regulations, policies, practices, and procedures to comply fully with the intent and purpose of fair housing laws. Specifically, this chapter describes the process for providing individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities in accordance with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. It is consistent with Montague Municipal Code Chapter 17.56 (Reasonable Accommodations) and current state law.

17.124 Residential Density Bonuses

This chapter describes the incentives that are available to developers for the creation of housing for very low-, low-, and moderate-income, special needs, and senior households in accordance with Government Code Sections 65915-65918. This chapter would replace current Chapter 17.58 (Residential Density Bonuses) in its entirety, which is similar but slightly more detailed. Because state law regarding density bonuses continues to evolve, Chapter 17.124 focuses on local procedures for processing density bonus applications to reduce the need for future Zoning Code amendments.

17.128 Objective Design Standards

This chapter establishes objective design standards for affordable multifamily residential and mixed-use developments that request streamlined processing and ministerial approval pursuant to state law provisions that reference objective design standards (e.g., SB 167, SB 35, and SB 330). The objective design standards would supplement the development standards elsewhere in the Zoning Code.

17.132 Amendments

This chapter describes the process for amending Title 17, Zoning.

17.136 Hearings and Appeals

This chapter details the public notice requirements for projects subject to a public hearing, and it establishes a process for appeals of staff and Planning Commission actions.

17.140 Enforcement and Penalties

This chapter requires staff compliance with implementation of the Zoning Code, establishes penalties for violations of the Zoning Code, and it provides for abatement of nuisances associated with the Zoning Code violations.

Again, the draft Zoning Code and draft Zoning Map are included in their entirety as **Exhibit A to Attachment B**.

PLANNING COMMISSION REVIEW

As part of the City's efforts to ensure the updates to the General Plan and Zoning Code reflect the voice of the community, community surveys were made available at the beginning of the project, and the Planning Commission hosted a series of public workshops and public hearings throughout the General Plan and Zoning Code update process.

Following a public hearing of the Planning Commission on October 18, 2023, the Planning Commission voted affirmatively to recommend to the City Council that it approve of the draft Zoning Code update subject to CEQA compliance. However, prior to presenting the draft Zoning Code update to the City Council, the draft was further amended to implement several programs adopted by the City in its 2024 Housing Element update. Those revisions were subsequently reviewed by the Planning Commission, along with the draft General Plan Introduction, draft Land Use Element, and recommended CEQA exemption, at a public hearing on April 16, 2025. At the conclusion of the April 16th public hearing, the four members of the Planning Commission present found the project to be exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) and adopted Resolution 25-01, A Resolution of the Planning Commission of the City of Montague Recommending the City Council Adopt the 2025 Updates to the General Plan Introduction, Land Use Element, and Zoning Code (see **Attachment D**).

However, prior to presenting the draft updates and Planning Commission recommendation to the City Council, planning staff identified a typo in the draft Zoning Code update as well as a few small changes that should be made to better align housing terminology with state definitions and/or usage. As such, the amended draft Zoning Code update was brought to the Planning Commission for a public hearing on June 18, 2025. At the conclusion of the June 18th public hearing, the four members of the Planning Commission present again found the project to be exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) and this time adopted Resolution 25-05, A Resolution of the Planning Commission of the City of Montague Recommending the City Council Adopt the Draft Zoning Code Update as Further Amended on June 18, 2025. (see **Attachment E**).

REPEAL OF REDUNDANT REGULATIONS

Following the City's update to the Zoning Code, there are certain provisions of the Montague Municipal Code outside of Title 17, Zoning, that would become redundant. Regulations that would no longer be necessary include Chapter 12.24 (Yard, Garage or Estate Sale), Chapter 15.20 (Mobile Homes), Chapter 15.28 (Recycling in Development Projects), and Title 14 (Signs). Proposed changes are discussed below.

Chapter 12.24, Yard, Garage or Estate Sale

As proposed, Chapter 12.24 would be deleted in its entirety and replaced by draft Section 17.88.180 (Garage sales). The existing and proposed regulations are very similar; however, the update would not permit garage sales to be extended beyond three per year.

Chapter 15.20, Mobile Homes

Portions of Chapter 15.20 are inconsistent with state law and/or include other issues that make them unfavourable. This includes an adopted \$7/foot in-lieu fee for curb and gutter, which currently cost the City approximately \$80/foot to install. Further, in accordance with Section 12.08.020 (Curb and gutter requirement), these improvements can be deferred for all other property types. It is therefore recommended that the City eliminate Chapter 15.20 in its entirety and replace it with Section 17.88.060 (Manufactured home parks) as proposed, and that if an in-lieu fee is desired, the City Council establish and maintain a citywide fee via resolution, which allows the fee to be more easily updated.

Chapter 15.28, Recycling in Development Projects

As proposed, Chapter 15.28 would be deleted in its entirety and replaced by draft Section 17.88.230 (Trash and recycling enclosures). The existing and proposed regulations are very similar because they are both based on a model ordinance for collection and loading of recyclable materials in development projects that was developed by the California Integrated Waste Management Board in accordance with the California Solid Waste Reuse and Recycling Access Act of 1991.

Title 14, Signs

To eliminate references to message content in Title 14 in accordance with *Reed v. Town of Gilbert* (2015), as previously discussed, Title 14 would be deleted in its entirety and replaced by Chapter 17.76 (Signs).

ENVIRONMENTAL RECOMMENDATION

The Planning Commission and planning staff are recommending that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). Section 15061(b)(3) is better known as the “common sense exemption” in that it states CEQA only applies to projects that have the potential for causing a significant effect on the environment. The Planning Commission and staff recommend a Section 15061(b)(3) exemption for the project because considerable attention has been given throughout the project to: ensuring efficient use of land and resources; safeguarding the community and the environment; improving land use compatibility; and providing flexibility to address unanticipated or unusual circumstances. Further, the issues and concerns addressed by CEQA have been integrated throughout the City’s General Plan update, and the draft Zoning Code is consistent with the General Plan. Importantly, the draft General Plan Introduction, Land Use Element, and Zoning Code updates also do not provide for increased densities or intensities of development beyond what is presently developed, currently provided for in the 1989 General Plan or 1983 Zoning Code, or required by the 2024 Housing Element, nor do they have the potential to cause a significant adverse effect on the environment.²

² While the use permit requirement for multifamily housing in the R-3 district would be eliminated, the change is consistent with the current and proposed Land Use Elements and is required by the 2024 Housing Element. Potential impacts associated with the densities and intensities of development and types of development established by the 1989 General Plan were evaluated by the City in an environmental impact report (SCH No. 19890226110) prior to the Plan’s adoption and were determined to be less than significant. More recently, the goals, policies, and programs of the 6th Cycle Housing Element being implemented through the City’s Zoning Code update were evaluated by the City and determined to be exempt from CEQA.

As an example, although the draft Land Use Element and Zoning Code updates propose mixed-use in areas presently zoned commercial,³ the proposed mixed-use areas have historically developed with a combination of residential and nonresidential uses; are centrally located adjacent to the City's primary transportation routes; are presently served by public utilities and public transit; have nearby (i.e., nonvehicular) access to parks, the school, public buildings, and goods and services; and have become increasingly occupied with residential uses over the past 20+ years as commercial activity in the City has declined. For these reasons, the mixed-use land use classification and zoning are proposed to: (1) better reflect existing conditions in the areas they are proposed to be applied to; (2) provide for continued integration of compatible residential and non-residential uses in the areas they are applied to; (3) improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; (4) promote economic investment, redevelopment, and revitalization in the community; (5) encourage a compact urban form; and (6) safeguard the character of existing neighborhoods.

Accordingly, the project would not directly or indirectly allow any activity, land use, or conversion to occur with the potential to substantially impact the public or environment, nor does the project have the potential to:

- Have significant cumulative impacts in the same place over time;
- Have a significant effect on the environment due to unusual circumstances;
- Result in damage to scenic resources within a highway officially designated as a state scenic highway;
- Occur on a hazardous waste site on any list compiled pursuant to Section 65962.5 of the Government Code; or
- Cause a substantial adverse change in the significance of a historical resource.

If the City Council concurs with the environmental recommendation made by the Planning Commission and staff, it should make the finding that the project is exempt from CEQA prior to approving the project. As such, a finding to this effect has been included in the first suggested motion on page one of this staff report, and it has been incorporated into⁴²⁸ the draft resolution and draft ordinance prepared for the City Council's consideration.

³ Residential uses would still be limited to the second floor and above in the Town Center, unless issued a conditional use permit or provided a reasonable accommodation in accordance with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act.

ATTACHMENT A

DRAFT RESOLUTION 25-04

RESOLUTION 25-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTAGUE ADOPTING THE GENERAL PLAN INTRODUCTION AND LAND USE ELEMENT UPDATES

WHEREAS, the City of Montague was awarded a SB 2 Planning Grant (19-PGP-13834) and a Local Action Planning Grant (20-LEAP-14930) from the California Department of Housing and Community Development to prepare and update various planning documents to facilitate housing opportunities; and

WHEREAS, included in the grant awards was funding to update the City of Montague General Plan to ensure that it meets current state requirements, continues to represent the community's vision for itself, and provides the guidance necessary to accomplish this vision; and

WHEREAS, due to the use of planning grants with differing completion deadlines, the General Plan has been updated in phases; and

WHEREAS, the present phase provides for updates to the General Plan Introduction and Land Use Element; and

WHEREAS, the City of Montague Planning Commission conducted a duly noticed public hearing to consider the project on April 17, 2025; and

WHEREAS, following the public hearing, the City of Montague Planning Commission adopted Resolution 25-01 recommending an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and City Council adoption of the General Plan Introduction and Land Use Element updates; and

WHEREAS, a notice of public hearing of the City Council for the updates to the General Plan Introduction and Land Use Element was provided in accordance with California Government Code Sec. 65090 et seq; and

WHEREAS, on August 7, 2025, planning staff presented oral and written staff reports on the updates to the General Plan Introduction and Land Use Element at a regular meeting of the City Council; and

WHEREAS, on August 7, 2025, the Mayor of the City Council opened the duly noticed public hearing to receive testimony both oral and written, following which the Mayor closed the public hearing and the City Council discussed the recommended CEQA exemption and updates to the General Plan Introduction and Land Use Element prior to taking action on the project; and

WHEREAS, the City Council found that the General Plan Introduction and Land Use Element updates would not have a significant adverse effect on the environment, and that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Montague adopts the amendments to the General Plan Introduction and Land Use Element updates contained in "Exhibit A" and "Exhibit B" and hereto and made a part hereof.

IT IS HEREBY CERTIFIED that the foregoing Resolution 25-04 was duly adopted on a motion by _____ and seconded by _____ at a regular meeting of the City of Montague City Council held on the 7th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF MONTAGUE CITY COUNCIL

Takeshi Murakami, Mayor

WITNESS, my hand and seal this 7th day of August 2025

Ruanna Smith, City Clerk

EXHIBIT A to ATTACHMENT A
DRAFT INTRODUCTION TO THE GENERAL PLAN
APRIL 2025

CITY OF MONTAGUE
INTRODUCTION TO THE GENERAL PLAN

April 3, 2025

DRAFT

CITY OF MONTAGUE
230 S. 13TH STREET
MONTAGUE, CA 96064



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1.1 THE PLANNING AREA

The City of Montague is located in north central Siskiyou County along State Route 3 in northern California, approximately six miles east of the county seat of Yreka and 19 miles south of the Oregon border. The City covers an area of approximately 1.74 square miles, or 1,111 acres, at the northern end of Shasta Valley, a broad valley known for its agriculture, agricultural heritage, distinctive topography, wildlife, and diversity of habitats. The elevation of the City of Montague is approximately 2,539 feet. Land within the City is relatively flat, sloping gently to the west/northwest toward the nearby Shasta River and Oregon Slu along the City's north end. A few small hills dot the largely treeless landscape, and one larger hill named Gregory Mountain rises 656 feet from the valley floor at the southeastern end of the City. Mount Shasta (elevation 14,162 feet) dominates the skyline 26 miles further to the south. The Central Oregon Pacific Railroad passes through Montague from north to south, effectively dividing the City into eastern and western halves. An aerial overview of the City and its location in the State are shown in **Figure 1-1** below. According to the U.S. Census, Montague had 1,226 residents in the year 2020, or roughly 2.8 percent of the population of Siskiyou County at the time. More recently, the California Department of Finance estimated the City's 2024 population to be 1,199 residents.¹

A general plan must include all of the territory within the boundaries of the jurisdiction for which the plan is adopted. It should also include any area outside the jurisdiction which, in that jurisdiction's judgment, bears a relation to its planning concerns. Since many planning and development issues cross over political boundaries, California planning law provides for extraterritorial planning. This is a process by which a city can indicate to neighboring jurisdictions its concern for the future use of land and resources adjacent to the city. In the case of Montague, the Siskiyou Local Agency Formation Commission (LAFCo) has adopted a "sphere of influence" for the City, which represents the City's probable ultimate physical boundary and service area. The City's sphere of influence includes approximately 681 acres or 1.06 square miles and is shown on **Figure 2-15** in the Land Use Element. The planning area for Montague includes all area within the incorporated city boundaries as well as the City's sphere of influence.

**TABLE 1-1
CITY OF MONTAGUE PLANNING AREA**

Area	Square Miles	Acres
City Limits	1.74	1,111
Sphere of Influence	1.06	681
Total Planning Area	2.80	1,792

1.2 PURPOSE OF THE GENERAL PLAN

California state law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Section 65300). General plans must also cover a wide range of topics of community importance, such as housing, safety, transportation, etc., with which to direct development of the city or county relative to those issues.

¹ Each of the General Plan elements includes additional background information pertinent to the topic being discussed. For a detailed description of the City's demographics, please refer to the Housing Element.

In doing so, the policies in general plans serve as the foundation upon which all city and county land use decisions are based. However, general plans are more than policy documents. They also reflect the vision, values, and priorities of a community. They define what is unique and special about the community that should be preserved, and they identify strategic ways to improve the quality of life for the community's residents and businesses.

1.3 STATE MANDATES FOR THE GENERAL PLAN

In addition to requiring that every city and county adopt a general plan, state law requires that each jurisdiction's general plan be long-range, comprehensive, internally consistent, and that specific topics relevant to the physical development of community be addressed. As specified in Government Code Section 65302, the specific topics that must be addressed are: land use, housing, circulation, noise, open space, conservation, and safety.² Each topic has traditionally been treated to its own chapter, or element, of the general plan, however, general plans may be "adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements" (Government Code Section 65301). Some elements like the land use element encompass a number of planning issues while others, such as the noise element, address a more specific topic. Because conditions are likely to vary from community to community, the relevance and importance of each issue are likely to differ as well.

1.4 SCOPE OF THE GENERAL PLAN

Since general plans affect current and future generations, state law requires general plans to take a "long-term" perspective, typically 10 to 20 years into the future. This General Plan addresses planning for Montague through the year 2045. Some issues, however, are of such importance to the community and the State that certain elements must be reviewed and updated regularly. In particular, the Housing Element must be updated every eight years, the Safety Element is required to be updated following updates to the Local Hazard Mitigation Plan (i.e., typically every five years), and the Land Use Element is to be revisited annually and updated, as needed, in response to changes to flood hazard maps. In addition, the City may determine in the future that, due to changing circumstances and opportunities, various amendments or a comprehensive revision of the General Plan may be warranted prior to 2045.

1.5 USE OF THE GENERAL PLAN

The City of Montague General Plan is intended to serve as a tool to assist the Planning Commission, City Council, staff, and other city commissions and committees in their decision-making and when formulating and implementing community guidelines and policies. It is further intended to:

- Provide guidance on long-range development issues;
- Provide consistent city policy and direction over the life of the General Plan;
- Allow public agencies and private parties to design their projects consistent with city objectives;
- Provide a basis for judging whether development proposals and public works projects are in harmony with the City's long-range goals; and

² Cities and counties that have "disadvantaged communities," as defined in Government Code Section 65302(h)(4)(a), are also required to address environmental justice concerns in their general plans. There are no "disadvantaged communities" within the City of Montague's planning area.

- Facilitate agreement among different agencies as projects are proposed in the unincorporated portions of the City's planning area.

While the State-mandated general plan requirements emphasize planning for the physical development of the City, the General Plan also endeavors to support the social and economic well-being of city residents and businesses. As such, in developing the General Plan's goals, policies, and programs, attention has been given to the effect they may have on Montague's households, its businesses, to future employment opportunities in the community, and to the City's costs and revenues. When utilizing the General Plan, it is important that such interests continue to be evaluated and weighed as part of the City's decision-making process.

1.6 RELATION TO THE ZONING CODE

The City's General Plan is the foundation upon which all city land use decisions are based, and the Zoning Code is required by state law to be consistent with it. The General Plan's land use classifications, as outlined in the Land Use Element, are related to the City's zoning districts, but they serve separate purposes. For instance, more than one zoning district can occur within a single land use classification provided the densities and unit types allowed in each zoning district are consistent with the larger land use classification. Boundaries of land use classifications depicted on the Land Use Map may also be more generalized, while zoning boundaries are intended to be precise and parcel specific.³

Because general plans are long-range planning documents, they are also broader in scope than zoning regulations, which are more detailed and include development standards not included in the general plan (e.g., minimum setbacks, building height limits, off-street parking requirements, sign restrictions, etc.). Those standards, however, must still be consistent with and support implementation of the General Plan. Where there are inconsistencies between a city's general plan and its zoning ordinance, state law allows a "reasonable time" for reconciling these differences following a general plan update. The City anticipates that any inconsistencies between the General Plan and Zoning Code will be addressed within the first two years following adoption of the General Plan update.

1.7 RELATION TO THE SUBDIVISION ORDINANCE

The California Government Code specifies that cities must not approve a proposed subdivision or parcel map unless the project, including its design and proposed improvements, is consistent with the General Plan. The City is required to deny approval of any tentative or final subdivision maps not consistent with the goals, policies, and programs of the General Plan.

1.8 CONTENT OF THE GENERAL PLAN ELEMENTS

Each element of the General Plan contains: 1) a statement concerning the legal basis for the element; 2) a brief narrative of background issues to provide context for the topics being addressed; and 3) goals, policies, and/or programs to address the issues identified.

³ In developing both the City's Land Use Map and Zoning Map, the City utilized information developed by the County of Siskiyou. The County notes that its maps are "prepared for informational purposes only. Lines, roads, topography, culture, and other planimetric features shown on this mapping are compiled from many different sources and may not be, necessarily, current or reliable." Neither the County of Siskiyou nor the City of Montague assumes liability for the accuracy of the data shown.

State planning law stipulates that specific background information be adopted for certain elements (e.g., Housing Elements and Safety Elements) as part of each general plan. Background information supporting the other elements may be adopted by reference or summarized, but it should be readily available to the decision-makers and citizens alike. Local hazard mitigation plans, for instance, are normally adopted by reference as part of a general plan's safety element and made available on a jurisdiction's website.

The following terms apply within this General Plan:

Goal: A declaration of the ideal future state of the community with regard to the issue being addressed (e.g., "An economically vibrant downtown").

Policy: A specific statement that guides decision-making. It is based on and helps to achieve a goal (e.g., "The City offers a variety of incentives to retain and attract businesses to the downtown, including low interest loans and fee waivers."). For a policy to be useful, it should be clear and unambiguous.

Program: A measure or action that the City intends to take to support and/or carry out a policy of the General Plan (e.g., Apply for CDBG economic development funds to support business retention and development along Main Street"). It has been observed that a few well-conceived measures will usually accomplish more than a long list of possibilities.

1.9 MONTAGUE GENERAL PLAN HISTORY

The City of Montague's first general plan was adopted in 1978. Because of changing conditions and a desire to maintain a long-range plan for the community, the City updated the general plan in 1989. In addition, regularly scheduled updates to the Housing Element were made by the City as required by state law.

Due to the City's use of multiple planning grants with differing timelines to prepare this General Plan, the most recent update occurred in phases between 2024 and 2025. The update consisted of a comprehensive overhaul and technical update of each element of the General Plan to ensure the document meets current state requirements, represents the community's vision for itself, and provides the guidance necessary to accomplish this vision. Importantly, the General Plan was enhanced with additional background information, graphics, and diagrams to ensure the Plan remains useful well into the future.

1.10 FUTURE GENERAL PLAN AMENDMENTS

It should be noted that the programs in the General Plan are not intended to be exclusive. That is, the City may undertake any activities that are consistent with and further implementation of the General Plan without needing to amend the Plan. At the same time, the General Plan is a living document, and it should be updated periodically (1) as circumstances change, (2) in response to changes to state or federal law, or (3) to modify policies that may become obsolete or unrealistic over time. For example, each year the City prepares a general plan annual progress report in accordance with Government Code Section 65400 that is presented to the City Council for review and acceptance prior to submittal to the State. The general plan annual progress report serves as a useful opportunity for the City to reflect upon the goals, policies, and programs contained in the General Plan to better assess where the City has been successful in meeting its objectives, where it could possibly do better, and if applicable, where changes to the General Plan or direction of the City should occur. At times like these, the City may identify the need for new programs or

changes to existing programs that were not anticipated at the time the General Plan was adopted. The fact that these measures were not identified prior to the Plan's adoption does not make them inconsistent with it. The critical test for the inclusion of new or amended goals, policies, and programs is whether the changes are consistent with the remainder of the General Plan.

While the City anticipates little need for regular amendments to the General Plan, amendments to the General Plan may be made up to four times a year, and each amendment may include more than one change to the Plan. Minor changes or updates to background information that do not affect land use classifications or adopted goals, policies, or programs are not considered General Plan amendments.

1.11 KEY PLANNING STRATEGIES

The key planning strategies used in the development of the General Plan are:

Compact Growth. The General Plan seeks to achieve the City's growth needs for the current planning period entirely within the existing city limits. Thus, the Plan emphasizes mixed-use development in centrally located areas of the City, infill development, and redevelopment of distressed and underutilized properties.

Downtown Revitalization. The General Plan seeks to encourage a broad array of retail, professional, entertainment, residential, social, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment in centrally located areas of the City through the introduction of a mixed use land use classification that provides for a compatible mixture of residential and nonresidential uses.

Accessible and Walkable City. The General Plan emphasizes a balanced, multimodal transportation system that includes expansion of the existing walking and bicycling network, and improved access to public transit and paratransit.

Diversity of Housing Choices. The General Plan provides for a wider range of housing types than previously permitted by right in the City, as well as areas of mixed-use development to facilitate production of a range of housing types to meet the needs of people of all incomes, abilities, and stages of life, with a focus on affordable housing and improved access to economic opportunities.

Preservation of Natural Resources. The General Plan introduces a Natural Resources Constraints map to help guide and assure a sensitive form of development that protects identified natural resources, preserves biodiversity and important natural habitats, and reduces hazards due to flooding.

Preparation, Adaptation, and Resiliency. The General Plan seeks to prepare for and protect the City and its residents from potential hazards, in part through the Plan's strategies to reduce greenhouse gas emissions and through programs that better prepare the community for natural hazards and the effects of climate change.

1.12 REFERENCES

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Source: ENPLAN 2024, USDA 2024

Figure 1-1, Aerial Overview

EXHIBIT B to ATTACHMENT A
DRAFT LAND USE ELEMENT
APRIL 2025

CITY OF MONTAGUE
LAND USE ELEMENT UPDATE

April 3, 2025

DRAFT

CITY OF MONTAGUE
230 S. 13TH STREET
MONTAGUE, CA 96064



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2.1 INTRODUCTION

The Land Use Element of the General Plan has the broadest scope of all seven required elements. The Land Use Element incorporates the issues, opportunities, and constraints identified throughout the General Plan in an effort to balance them with the community's goals for its future development. Together the Land Use Element and the Land Use Map designate the planned location, distribution, and extent of land uses to shape the future physical development of the community. The Land Use Element sets forth specific goals, policies, and programs to guide land use for the City of Montague through 2045.

2.2 STATUTORY REQUIREMENTS

The Land Use Element is one of seven state-mandated elements of the General Plan. Specifically, California Government Code Section 65302(a) requires that a city's general plan include:

A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, . . . and other categories of public and private uses of land. . . The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Also, while certain land uses may be expressed generally, property owners must be able to identify their property's land use classification on a general plan's land use diagram.

2.3 POPULATION TRENDS

Population projections play an important role in the formulation of land use plans. The distribution and extent of land use classifications, including the need for supporting public facilities and services, is largely based on the expected demands of the projected population. And while population projections are based on assumptions about future demographic trends, they are informed through changes in population from past to present.

2.3.1 Population Past to Present

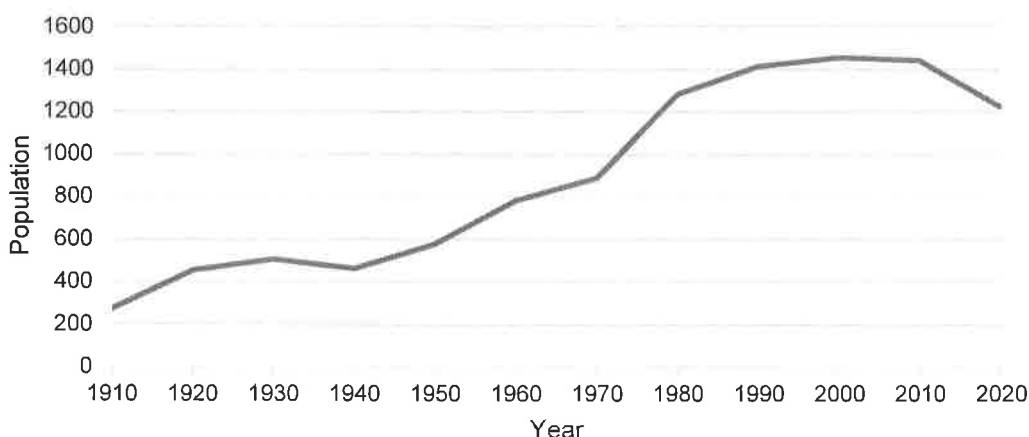
In 1887, three local ranchers deeded half sections of land to a subsidiary of the Central Pacific Railroad to establish a new townsite adjacent to the railroad that was being developed at the time through Siskiyou County to link San Francisco with Portland. The new town was named in honor of Samuel S. Montague, the man who engineered the railroad through Siskiyou County (among other notable accomplishments). Once the railroad



Figure 2-1, Montague Train Depot (1912)

was completed, parcels in Montague were soon being auctioned off, cattle corrals were constructed, and the town developed into an important shipping center for the region, with ranchers driving their livestock to Montague from as far away as the Butte Valley to ship them to market. Montague became officially incorporated as a city on January 25, 1907. By the time of the City's first census in 1910, the population had grown to 274. Montague's population at the time of each decennial census since then is shown in **Figure 2-2** below.

Figure 2-2, City of Montague Historic Population: 1910-2020



Source: Department of Finance, Historical Census Populations: 1850-2020

As shown in **Figure 2-2**, population growth in Montague was steady from the City's beginning until the 1930s when most of the commercial rail activity was diverted northeast through the Butte Valley. The population declined briefly in response before rebounding with three decades of moderate growth and a period of rapid growth in the 1970s. Shortly after that, however, Montague's growth abruptly slowed and there was little change in the City's population over the next two decades. By 2010, the growth had turned into a decline. It is an unfortunate trend that has continued into 2024 and is likely to continue into the foreseeable future. Other cities in Siskiyou County and throughout the region have experienced similar losses, all largely due to the mass closure of lumber mills in the 1980s and 1990s and the slow evolution of the region's resource-based economy. With the resultant impacts to the economy, many younger persons and families relocated. The average age of Montague's population is now older and there are typically fewer persons per household as a result. Changes in population, age, and household size since 1990 are reflected in greater detail in **Table 2-1** below.

**Table 2-1
City of Montague Population: 1990 - 2020**

Year	Population	Percent Change	Median Age	Persons per Household
1990	1,415	+ 10.1	32.0	2.79
2000	1,456	+ 2.9	35.9	2.57
2010	1,443	- 0.9	37.9	2.47
2020	1,226	- 15.0	41.6	2.43

Source: U.S. Census Bureau Decennial Census of Population and Housing (1990-2020)

As shown in **Table 2-1**, the U.S. Census Bureau estimates that there were 230 fewer people living in Montague in 2020 than there were 20 years prior. This is equivalent to a population loss of approximately 15.8 percent over the 20-year period and an annual loss of approximately 0.85 percent. Most recently in 2024, the California Department of Finance estimated the City's population to be 1,199.

2.3.2 Population Projections

Making population projections over the next 20 years is difficult when dealing with a population base as small as that of Montague, and the State does not publish projections. Nevertheless, the California Department of Finance projects that the population of Siskiyou County as a whole will decrease by approximately 9.2 percent between 2020 and 2045. This is equivalent to an annual population loss of 0.267 percent. Should the projected population loss be experienced equally throughout the County, it would result in 69 fewer residents in Montague by the end of the planning period.

It is evident that the population growth that occurred in the past is unlikely to return without economic recovery. Nevertheless, Montague remains an attractive place for families and retired persons seeking a rural, small-town lifestyle. The City's proximity to the railroad, airports, and the interstate also make it an attractive community for new businesses. Should the region's economy recover from recent losses, Montague could easily experience renewed growth and the City has ample vacant land to accommodate it. The addition of a small apartment complex or new subdivision could also attract new residents, potentially adding 30 to 50 people to the community within a few years. Such changes are possible given the strong demand for housing, despite the shortage of better-paying jobs in the region.

For the reasons noted above, **Table 2-2** below projects two growth rates. The "positive" projection assumes a 0.95 percent annual growth rate over the planning period, while the "negative" projection assumes a 0.75 percent annual decrease. Based on the City's historical growth rates and recognizing current economic conditions in the region, a 0.95 percent annual growth rate may not be reflective of actual future growth potential. However, planning for a slightly higher growth rate ensures that the City can accommodate the development should economic conditions in the region improve, and it helps to ensure the availability of land to accommodate future growth.

Table 2-2
City of Montague Population Projections: 2020-2045

Year	0.95% Annual Growth	0.75% Annual Decrease
2020	1,226	1,226
2025	1,285	1,181
2030	1,348	1,137
2035	1,413	1,095
2040	1,481	1,055
2045	1,553	1,016

Over the planning period, the "positive" projection results in a population increase of 23.8 percent, or 292 persons, and the "negative" projection results in a decrease of 17.1 percent, or 210 persons. While it is reasonable to expect the population to increase or decrease within this range,

for the reasons previously noted, making projections over the next 20 years is difficult at best. Nevertheless, under the “positive” growth projection above, the population of Montague would rebound to previous levels such that the City’s existing infrastructure should be able to accommodate much of the community’s foreseeable development needs. However, should positive population growth occur at a significantly faster rate than noted above, the City will want to review the General Plan to determine if amendments to the Plan may be needed to accommodate the greater population and the effects of accelerated growth. Should the population continue its decline, additional sources of funding will eventually be required to maintain the level of service provided by the City and expected by its residents.

2.4 LAND USE CLASSIFICATIONS

The City of Montague provides a range of land use classifications to meet the needs of the community, including various types of residential, mixed-use, commercial, industrial, public, and open space. For each land use classification, this section includes representative images, typical uses, residential density ranges, and building intensities.

2.4.1 Residential Land Uses

It is estimated there are 243.4 acres in Montague developed with residential uses, 73.5 net acres of vacant residential land with access to city utilities that can readily accommodate development, and another 119.2 acres of vacant residential land that presently lack city utilities. Residential uses in the City of Montague consist predominantly of single-family dwellings. The California Department of Finance estimates that these units comprise approximately 65.6 percent of the City’s total housing stock in 2024. Single-family dwellings are followed by multifamily dwellings, which comprise approximately 18.9 percent of the housing stock, and mobile homes, which comprise approximately 15.4 percent of the housing stock. Single-family dwellings are distributed throughout Montague east of the airport, and roughly half of the multifamily dwellings are in four small apartment complexes with the other half scattered throughout the community in duplexes and triplexes. Although permitted in all zoning districts that allow single-family dwellings, most of the mobile homes are located in two manufactured home parks south of W. Scobie Street. Residential uses in the City of Montague are predominantly located in the following residential land use classifications:

Rural Residential

The Rural Residential (RR) land use classification is suitable for those areas of the City that lack city water and/or wastewater service. These areas support very low density residential development (i.e., single-family dwellings) and limited, compatible agricultural uses on larger parcels accessed via publicly maintained roadways. Roadways are not typically fully developed to city standards. Compatible agricultural uses include, but are not limited to, pasturing of livestock and the raising of crops provided there is no use of municipal water supplies for feed or irrigation.



Figure 2-3, Rural Residential

Low Density Residential

The Low Density Residential (LDR) land use classification is suitable for those areas of Montague developed with and/or capable of supporting low density residential development and limited compatible nonresidential uses. Typical uses in the LDR land use classification include, but are not limited to, single-family dwellings, accessory dwelling units, home occupations, childcares, and places of worship and spiritual assembly.



Figure 2-4, Low Density Residential

Medium Density Residential

The Medium Density Residential (MDR) land use classification is suitable for those areas of the City developed with and/or capable of supporting either low density or medium density residential development and limited, compatible nonresidential uses. Typical uses in the MDR land use classification include those uses described above in the LDR land use classification as well as small multifamily dwellings, such as duplexes and triplexes.



Figure 2-5, Medium Density Residential

High Density Residential

The High Density Residential (HDR) land use classification is suitable for those areas of the City developed with and/or capable of supporting low, medium, and high density residential development and compatible nonresidential uses. Typical uses within the HDR land use classification include those uses described above in the LDR and MDR land use classifications, as well as apartment complexes, manufactured home parks, and community gardens.



Figure 2-6, High Density Residential

More details on the housing stock are provided in the Housing Element of this General Plan.

2.4.2 Mixed-Use Land Uses

The City historically has had two primary “commercial” areas. The first stretches through the center of town along S. 11th Street and N. 11th Street and the other runs a short distance along E. Webb Street. Both areas include a combination of residential and nonresidential uses in close proximity to one another. Several properties in each area are vacant or underutilized and the City desires to promote infill development and redevelopment of the properties with a combination of residential and nonresidential uses, in part through the introduction of a mixed-use land use classification that has been applied to these areas. Due to the number of residential uses established in the historically “commercial” areas, the mixed-use land use classification more appropriately reflects development and land use patterns in the areas it is applied to, and it provides for continued integration of compatible residential and nonresidential uses in these areas. Furthermore, by providing for mixed-use neighborhoods and revitalization of the town center through infill development policies, the Land Use Element works in concert with the Circulation Element to reduce the transportation needs and Vehicle Miles Traveled (VMT) of residents and businesses alike.

Mixed Use

The Mixed Use (MU) land use classification provides for a compatible mixture of residential and nonresidential uses in centrally located areas of the City to encourage a broad array of retail, professional, entertainment, residential, social, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment. The intent of the Mixed Use land use classification is to promote economic investment, redevelopment, and revitalization; improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; encourage a compact urban form; and safeguard the character of existing neighborhoods. To implement the Mixed Use land use classification, the City has established two mixed-use zoning districts that provide for different types of mixed use.

In areas developed predominantly with nonresidential uses and classified Mixed Use, such as in the historic town center, the zoning typically limits residential uses to live-work units and/or units on the upper floors (i.e., vertical mixed use) to preserve the commercial core function of these areas. Elsewhere in the MU, where residential and nonresidential uses have traditionally comeingled on adjacent lots and/or on the same parcel (i.e., horizontal mixed use), the zoning permits both horizontal mixed use and vertical mixed use development.



Figure 2-7, Vertical Mixed Use – Residential Above Commercial

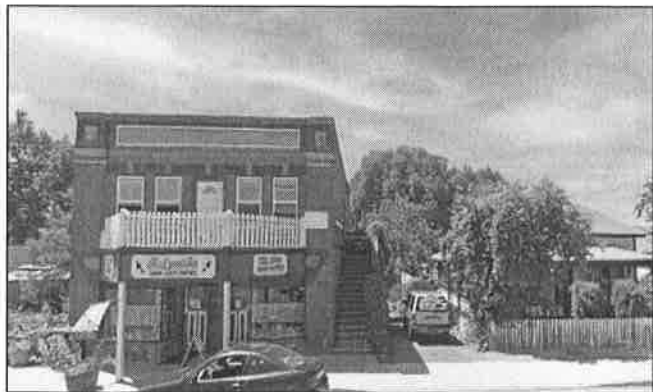


Figure 2-8, Horizontal Mixed Use – Adjacent Commercial and Residential

Typical land uses in the Mixed Use land use classification include single-family and multifamily residential, restaurants, retail sales, offices, banks, personal services, hotels and motels, entertainment facilities, grocery stores, public and quasi-public uses, community gardens, parks, places of worship and religious assembly, and similar non-residential uses.

2.4.3 Nonresidential and Other Land Uses

Nonresidential lands (i.e., properties designated for commercial, industrial, open space, and public facilities) and previously unclassified lands suitable for redevelopment upon approval of a development plan or specific plan comprise roughly 492 acres, or approximately 44.3 percent of the City's total land area. Nonresidential uses in the City are predominantly located in the following land use classifications:

Commercial

The Commercial (C) land use classification provides for nonresidential uses, including "heavier" commercial uses than typically considered compatible with residential use. For this reason, proposed residential uses in the Commercial land use classification are subject to Planning Commission approval. Although the "heavier" uses provided for in the Commercial land use classification are generally automobile oriented, the Commercial land use classification provides for a variety of commercial uses, including uses capable of generating and sustaining local, non-vehicular traffic. As such, development of these areas should include sidewalks, bicycle facilities, and interconnected parking lots and pedestrian walkways, where appropriate. Typical land uses in the Commercial land use classification include automobile service stations, banks, business and personal services, entertainment facilities, business and professional offices, restaurants, retail sales, wholesale businesses, and similar nonresidential uses.



Figure 2-9, Commercial

Manufacturing

Due to the rural nature of Montague, it is unlikely there will be significant demand for conventional industrial development. Nevertheless, the City's abundant supply of developable industrial land and nearby railroad, airport, and highway access will continue to be attractive to businesses that support the region's agriculture and timber industries as well as to retail and wholesale businesses in general. Typical uses in the Manufacturing (M) land use classification include service stations, metal products fabrication, equipment sales and rental, and storage facilities. Because some manufacturing uses



Figure 2-10, Manufacturing

require a large amount of area for outdoor operations and storage and/or generate impacts to surrounding parcels and uses in terms of noise, vibrations, glare, dust, and emissions, Planning Commission approval of the more intensive land uses is required.

Public Agency

The Public Agency (PA) land use classification is intended for larger properties developed with publicly owned and operated facilities, such as Montague-Yreka Rohrer Airfield, Montague Elementary School, the City's water treatment and wastewater treatment plants, the public works yard, and the City Hall, Park, Pool, and Library parcels. In addition, the PA land use classification provides for quasi-public facilities, such as the Pacific Power electrical substation on Old Montague Road. Other city parks and recreation areas and public facilities developed on smaller parcels are provided for separately in other land use classifications.¹ Periodic and intermittent uses, such as farmers' markets, special events, concessions, and similar uses occur within the Public Agency land use classification with City approval.



Figure 2-11, Public Agency

Open Space

The Open Space (OS) land use classification is comprised of public lands that provide active and passive recreational opportunities and/or that should be preserved in a natural state for purposes of resource or flood protection. These areas buffer land uses, provide relief from urbanization, and are an important recreational, cultural, and visual resource for the community. Typical uses in the Open Space land use classification include parks and recreation areas, public facilities, utilities, natural resources, and recreation-related facilities. Periodic and intermittent uses, such as farmers' markets, special events, concessions, and similar uses may also occur within the Open Space land use classification with City approval. Properties included in the Open Space land use classification include Railroad Park, Hoag Park, Diggle Field, and the Montague Rodeo Grounds. As noted above, City Park and the Community Pool are provided for in the Public Agency land use classification.



Figure 2-12, Open Space

Properties included in the Open Space land use classification include Railroad Park, Hoag Park, Diggle Field, and the Montague Rodeo Grounds. As noted above, City Park and the Community Pool are provided for in the Public Agency land use classification.

¹ Because of their importance to the community, **Figure 2-13** illustrates the location of all public and quasi-public facilities in Montague separate from the underlying land use classifications. Known flood hazards are also shown to assist in planning for the expansion or relocation of these essential public facilities.

Planned Development

The Planned Development (PD) land use classification is intended to enable and encourage flexibility of design and development of land in such a manner as to promote its most appropriate use. Prior to development of properties classified as PD, projects are subject to approval of a Development Plan or Specific Plan that, when approved, is incorporated into a planned development ordinance for the site. Approved development plans and related planned development ordinances for particular sites specify the appropriate development standards, code regulations, and performance standards to be applied to development of the sites.

2.4.4 Density and Intensity Standards

The term density in a land use context generally refers to the residential development capacity of the land. Residential density is expressed in terms of dwelling units per acre (du/ac). A dwelling unit is a building or part of a building used for human habitation. This can vary greatly in size from a live work unit to a multifamily apartment to a larger single-family dwelling. For example, the density of a residential development with 24 duplexes on three gross acres of land is 8.0 du/ac. Population densities, however, are not absolute limits.

Land use intensity is used to refer to the amount of development allowed on a given parcel of land. Land use intensity can be expressed in different metrics. For the purposes of the Land Use Element, land use intensity is defined by lot coverage, which is the percentage of a lot covered by development, excluding areas designated for parking, landscaping, etc. Lot coverage does not regulate building placement or form, only the spatial relationship between building size and lot size; it represents an expectation of the overall intensity of future development.

The maximums assigned to the land use classifications below do not constitute entitlements, nor are property owners or developers guaranteed that an individual project, when evaluated against General Plan policies, will achieve these maximums. The density and intensity metrics establish a maximum development envelope or density range under appropriate conditions. Many factors, such as applicable zoning standards, state regulations, physical site conditions, and owner or developer choices may impact the final project design and overall density and intensity of development in addition to this Plan. In particular, it should be noted that state regulations allow specified land uses to exceed maximums established by the City or to provide for density averaging.

**Table 2-3
Density and Intensity Standards**

Land Use Designation	Dwelling Units/Acre Persons/Acre*	Max. Lot Coverage
Rural Residential (RR)	1 du/2.5 ac 1 person/acre	40%
Low Density Residential (LDR)	1-5 du/acre 1-13 persons/acre	40%
Medium Density Residential (MDR)	1-10 du/ac 1-25 persons/acre	60%
High Density Residential (HDR)	1-17 du/ac 1-42 persons/acre	75%

Land Use Designation	Dwelling Units/Acre Persons/Acre*	Max. Lot Coverage
Mixed Use (MU)	1-17 du/ac 1-42 persons/acre	Variable
Commercial (C)	NA	100%
Manufacturing (M)	NA	75%
Open Space (OS)	NA	25%
Public Agency (PA)	NA	80%
Planned Development (PD)	Variable	Variable

* For the purpose of specifying population density in this table, an average of 2.43 people per household is assumed (U.S. Census Bureau, 2020). Calculations resulting in fractions of a person have been rounded up accordingly.

2.4.5 Land Use Map

The land use classifications described above are largely consistent with the general distribution, location, and extent of the various land uses they provide for, as shown on the Land Use Map (Figure 2-14) below.

2.4.6 Land Use and Zoning Consistency

The land use classifications described above provide a broad description of development expectations within the City of Montague. To implement these designations and provide more guidance for property owners, **Table 2-4** identifies those zoning districts that correspond with the land use classifications. While land use and zoning are related, they serve separate functions. Whereas land use classifications describe the general types of land use that can occur subject to density and intensity limitations, zoning regulates the specific types of uses that can occur subject to density and intensity limitations, additional development standards (e.g., height limits, setbacks, parking requirements, etc.), and for some types of projects, conditions of approval.

Table 2-4
Land Use Classification & Zone District Consistency

Land Use Designation		Possible Zone Districts	
RR	Rural Residential	R-R	Rural Residential
LDR	Low Density Residential	R-E	Rural Estate
		R-1	Low Density Residential
MDR	Medium Density Residential	R-1	Low Density Residential
		R-2	Medium Density Residential
HDR	High Density Residential	R-1	Low Density Residential
		R-2	Medium Density Residential
		R-3	High Density Residential
MU	Mixed Use	T-C	Town Center
		M-U	Mixed Use
		G-C	General Commercial

Land Use Designation		Possible Zone Districts	
C	Commercial	G-C	General Commercial
M	Manufacturing	M	Manufacturing
PA	Public Agency	P-F	Public Facilities
OS	Open Space	O-S	Open Space
PD	Planned Development	All zones after adoption of a Planned Development or Specific Plan.	

The zoning districts in **Table 2-4** are not exclusive, and zoning districts of similar nature may also be adopted and used in conformance with the General Plan. Zoning is a legislative act and can be amended within the parameters established by the land use classification. For example, when the City Council adopts a Planned Development ordinance for a specific project area or changes the mixed-use zoning of property consistent with density and intensity limits for the larger land use classification.

2.5 SPHERE OF INFLUENCE

In accordance with state law, the Siskiyou Local Agency Formation Commission (LAFCo) has established a Sphere of Influence for the City of Montague (see **Figure 2-15**). The Sphere of Influence includes approximately 681 acres of land outside city limits and is intended to provide room for future expansion of the City when needed. Because lands within the Sphere of Influence are potentially critical to the City's ability to expand, the County of Siskiyou Planning Department refers development requests within the Sphere of Influence to the City for review and comment prior to the County taking action on those requests.

Most of Montague's Sphere of Influence consists of non-prime agricultural land and pockets of prime agricultural land lying south, east, and northeast of the City. Montague is now and has always been a city that values, supports, and complements the agricultural community that surrounds it. Due to the City's location in an area of prime and non-prime agricultural soils, any outward expansion of the City will almost certainly transition the use of land from agriculture to urban development. As a result, the City wishes to pay particular attention to issues of land use compatibility and to ensure that new development minimizes the impacts of growth on the agricultural community that has supported Montague since its beginnings. Through the use of land use buffers and transitions, sensible design, and a planned and methodical pattern of expansion, the impacts to surrounding agriculture can be minimized.

Should the area outside of the City be annexed and connected to city water and sewer, it could accommodate more than 2,383 single-family dwellings at an average of 3½ dwelling units per acre. Were there demand for this quantity of housing, it would increase the population of Montague by roughly 5,790 persons at build out. Multifamily housing would clearly accommodate significantly more. Relatively few topographic constraints exist, and access could readily be developed by extending existing roadways and developing new streets to interconnect them.

The County of Siskiyou currently regulates land use in the City's Sphere of Influence. As discussed above, most of the land in this area is zoned to accommodate agricultural activity. In accordance with Government Code Section 65859, the City may pre-zone the unincorporated area in the Sphere of Influence or zone the land upon annexation consistent with the General

Plan. The City General Plan Land Use Map does not propose land uses within the Sphere of Influence. Rather, the City of Montague Zoning Code states that "Territory annexed to the city and not shown as part of the city by the zoning map... shall upon the effective date of such annexation be classified and zoned as Low Density Residential (R-1), unless the city council has prior to such effective date zoned said territory to another classification, subject to annexation."

Annexation requests within the Sphere of Influence are initiated by the City at the request of those land owners who wish to obtain city services so that they can develop their land with urban uses. Annexation proposals must be evaluated carefully, taking care to ensure that the annexation and future service needs will not become a burden to the City. For this reason, the annexation process requires that the cost of providing services to the annexed territory be fully disclosed. The City's most recent annexation was a 25.9-acre addition annexed in 1976 for the City's water treatment plant. Due to the abundant supply of vacant land in Montague and limited development pressure within and adjacent to the City over the past 30-plus years, there have been no annexation proposals since then.

2.6 DISADVANTAGED UNINCORPORATED COMMUNITIES

In accordance with Senate Bill 244 (2011), the Land Use Element must address any disadvantaged unincorporated communities located within the City or its sphere of influence. For the purposes of SB 244, a "community" is defined as an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another, and a "disadvantaged unincorporated community," or DUC, is defined as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. The three types of DUCs are further defined as follows: "fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence; "island community" means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean; and a "legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years. SB 244 defines "inhabited territory" as an area where 12 or more registered voters reside (Government Code Section 56046); however, LAFCOs may also redefine "inhabited area" as determined by local commission policy.

When DUCs are present, cities must address fringe communities and island communities in their land use elements, and counties must address legacy communities in theirs. In particular, the city or county's land use element must address the sewer, water, storm drain, and structural fire protection service needs or deficiencies of the DUC and provide an analysis of potential funding mechanisms that could make the extension of services to the identified communities financially feasible.

The presence of DUCs within the City's planning area would be of importance at the time LAFCo amends Montague's sphere of influence and when annexing territory into the City. SB 244 requires that any city annexation proposal greater than 10 acres, or as determined by LAFCo policy, that is contiguous to a DUC cannot be approved without a companion annexation of the DUC unless a prior application for annexation of the same DUC area was received in the prior five years or LAFCo finds, based upon written evidence, that a majority of the residents within the DUC are opposed to annexation. It also requires that, for an update of a sphere of influence for a city or special district that provides public facilities and/or services for sewers, municipal and industrial water, or structural fire on or after July 1, 2012, a written statement of the present and probable need for those services within the DUC must be reviewed and considered by LAFCo.

2.6.1 Disadvantaged Unincorporated Community Analysis

DUCs may lack basic infrastructure, such as sewer, water, or stormwater drainage, because they may have been developed prior to infrastructure being installed in proximity to them. Therefore, to promote equality and environmental justice in accordance with SB 244, the proximity of any potential “community” to the City was analyzed to determine if any such community exists and whether an analysis of the water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies of the community should be prepared. The City’s analysis was based on American Community Survey 2023 median household data developed by the U.S. Census Bureau, a review of Census Designated Places and Census Block Groups,² an understanding of the community and surrounding area, the general distribution, location, and extent of existing and proposed infrastructure, and aerial photographs.

As shown on **Figure 2-16**, the median household income for the entire planning area was less than 80 percent of the statewide median household income in 2023.³ Within the sphere of influence, the City identified 36 parcels and 36 residences in five clusters surrounding the City (see areas A, B, C, D, and E on **Figure 2-16**). Each cluster was assessed relative to the number of dwellings, registered voters, and residentially developed parcels within it. The neighborhood density of the residentially developed parcels in each cluster was then calculated using PolicyLink methodology to evaluate proximity of dwellings to one another.⁴ The City’s findings are summarized in **Table 2-5** below.

Table 2-5
Analysis of Potential DUCs

Area	Acres	Less Than 80 Percent State MHI	10 or More Dwellings	Dwellings in Close Proximity	12 or More Registered Voters	Disadvantaged Unincorporated Community
A	17.6	Yes	No	Yes	No	No
B	105.1	Yes	No	No	No	No
C	44.5	Yes	No	No	No	No
D	51.0	Yes	Yes	No	Yes	No
E	78.8	Yes	No	No	No	No

As shown on **Figure 2-16** and **Table 2-5** above, it was determined through the City’s analysis that there are no inhabited, unincorporated territories surrounded by or substantially surrounded by the City (i.e., no island communities), nor are there any inhabited and unincorporated territories within Montague’s sphere of influence (i.e. no fringe communities).

Because none of the residential clusters surrounding the City met all of the criteria for a DUC, the City is not required to prepare an assessment of the service needs of the residents within these areas. However, conditions may change in the future such that an update of the Land Use

² There are no Census Designated Places in the sphere of influence. The three Census Block Groups that comprise the City and its sphere of influence, while larger in area larger than the potential “communities” being assessed, provided the necessary Median Household Income data.

³ In 2023, the Statewide Median Household Income was \$95,521 (80% = \$76,147).

⁴ Consistent with the methodology used by the Siskiyou Local Agency Formation Commission (LAFCo), the City utilized the methodology in PolicyLink’s 2013 “California Unincorporated: Mapping Disadvantaged Communities in the San Joaquin Valley Technical Guide” to evaluate neighborhood density.

Element could become necessary to address and plan for the extension of services outside city limits. Furthermore, even though no assessment is required at this time, it should be noted that there are no known service deficiencies within the sphere of influence. Developed parcels in the sphere of influence are served by individual well and septic systems, and as discussed in the Safety Element, the Montague Fire Protection District currently provides structural fire protection services to the area. While the unincorporated parcels lack complete storm drainage improvements (they are served by a series of ditches and culverts), the City similarly lacks curb and gutter throughout most of the City, and the unincorporated properties are typically larger than city lots and more capable of accommodating stormwater.

2.6.2 Potential Infrastructure Funding Sources

Although the City is not required to provide an analysis of potential funding mechanisms that could make the extension of services outside city limits financially feasible, many of the funding sources available for extending infrastructure outside the City are the same sources that are available for developing infrastructure inside the City. For that reason, **Table 2-6** summarizes the funding programs that may be available to the City for infrastructure development and is included as a resource.

Table 2-6
Potential Infrastructure Funding Sources

Program	Agency	Description
Community Development Block Grants (CDBG)	California Department of Housing and Community (HCD)	These grants can fund the construction of sewer and water facilities, street maintenance, and other public work projects.
Community Facilities Direct Loan and Grant Program	United States Department of Agriculture and Rural Development (USDA RD)	This program provides funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.
Impact Fees	Local Governments	Development impact fees can be imposed at the time of building permit application to provide the funding for new capital facilities.
Taxation	Local Governments and Public Agencies	In 1982, the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. The Act authorized local jurisdictions to establish community facility districts that serve as a funding mechanism for financing public work projects and services.

Program	Agency	Description
Clean Water State Revolving Fund (CWSRF)	The State Water Resources Control Board	The CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.
Emergency Community Water Assistance Grants	United States Department of Agriculture Rural Development	This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.
Drinking Water State Revolving Fund (DWSRF)	California Department of Public Health	The DWSRF program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act requirements.
Bonds	Local Governments	Bonding is a funding mechanism that can be used to fund large infrastructure projects. There are two primary bond types: revenue bonds and general obligations bonds. Revenue bonds are typically ensured by the project being constructed. Once the bond is paid, ownership is turned over to the jurisdiction. General obligation bonds are issued for the improvement and enhancement of real property. Local governments can raise property taxes to cover the costs of the bond and infrastructure project. Unlike revenue bonds, general obligation bonds require voter approval.
Household and Small Water System Drought Assistance Program	State Water Resources Control Board	The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.
Integrated Regional Water Management (IRWM)	California Department of Water Resources	The IRWM grant programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.
Proposition 84	State Water Resources Control Board	The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater and treatment of water to reduce contamination.

2.7 CORRELATION WITH OTHER GENERAL PLAN ELEMENTS

The Land Use Element is often the most visible and frequently used element in the General Plan because it incorporates the issues, opportunities, and constraints identified throughout the General Plan and renders them into a comprehensive set of land use policies and a concise land use diagram. However, it is important to review all relevant goals, policies, and programs of the General Plan when evaluating discretionary projects, actions, and activities to ensure City decisions are consistent with and further the General Plan. For instance, a project proposed near the railroad may be affected by transportation noise and be subject to the noise mitigation standards in the Noise Element, or if proposed adjacent to agricultural lands, the project may be subject to policies in the Open Space & Conservation Element.

The correlation between the Circulation Element and Land Use Element is especially important to the development of the City. This is because the City of Montague endeavors to maintain its small-town character through sound planning, orderly growth, and good design that recognizes the City's compact, grid-based urban form. The City's compact form enhances non-vehicular circulation opportunities and supports the circulation system. Should Montague grow from a small city of under 1,200 people to become a city significantly larger than its current size, the movement of people in and around the City will become increasingly important. Streets will need to be designed to facilitate additional modes of travel, and transit options expanded to better serve the needs of the population. Land use and transportation planning will need to go hand in hand to ensure transportation decisions and infrastructure are an integral component of the City's growth.

Additionally, although the information contained in the maps and diagrams throughout the General Plan has been incorporated into the policies and land use map contained herein, the maps and diagrams in the other elements should be referenced directly, the information they contain periodically reviewed, and the maps and diagrams updated as needed. When this occurs, the Land Use Element and Land Use Map should be evaluated and updated as necessary. This is particularly the case with changes to maps in the Open Space & Conservation Element and Safety Element showing the extent of Oregon Slu's 100-year and 500-year floodplains and fire hazard severity zones within and adjacent to the City.

2.8 CORRELATION WITH AIRPORT LAND USE COMPATIBILITY PLAN

The Siskiyou County Airport Land Use Commission adopted the *Siskiyou County Airport Land Use Compatibility Plan* (ALUCP) in July 2001. The basic function of the ALUCP is to promote compatibility between the airports in Siskiyou County and the land uses that surround them. One of the seven airports addressed in the plan is the "Montague-Yreka Rohrer Airfield."

The ALUCP was adopted by the Siskiyou County Airport Land Use Commission as a tool in fulfilling its duties to review land use proposals at public airports and on land adjacent to those airports. The plan also sets compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances, and to landowners in their design of development proposals.

In brief, California statutes (Public Utility Code Sections 21670 et seq.) give county airport land use commissions (ALUCs) two principal powers. First, ALUCs must prepare and adopt an airport land use plan for public airports in their jurisdiction, and secondly, they are responsible for reviewing plans, regulations, and other actions of local agencies and airport operators for consistency with that plan. Current law emphasizes local general plans as the primary mechanism

for implementing the compatibility policies set forth in an airport land use plan. The county and each affected city is required to make its general plan consistent with the ALUC's plan or, if in disagreement, systematically override the commission's plan. Further, a local agency must take this action within 180 days of when the ALUC adopts or amends its plan.

The Siskiyou County Airport Land Use Compatibility Plan, as it applies to the Montague-Yreka Rohrer Airfield, addresses land use issues outside and around the airport for the purpose of minimizing the public's exposure to excessive noise and safety hazards while also ensuring the continued ability of the airport to operate and expand in the future.

As described in ALUCP Section 2.4, Review Criteria for Land Use Actions, the primary criteria for assessing whether a land use plan, ordinance, or development proposal is compatible with a nearby airport are set forth in the ALUCP's Primary Compatibility Criteria matrix, Table 2A. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in ALUCP Chapter 3. The ALUCP includes a Compatibility Map for the Montague-Yreka Rohrer Airfield. This figure is reproduced below as **Figure 2-17**.

Appendix G of the ALUCP includes an initial review of the land use policies of each jurisdiction affected by that plan; namely, the County of Siskiyou and the cities of Montague and Dunsmuir. As described in the ALUCP, the emphasis in such a review would typically be on comparing adopted general plan land use designations with the compatibility zone criteria set forth in the ALUCP. However, according to the plan, since these jurisdictions rely more on zoning than their general plans as the basis for determining which types of land uses are allowed in a given location, Appendix G provides a review of the consistency between zoning designations and the ALUCP criteria. In the discussion of "Individual Airport Environs" (pg. G-4), the ALUCP includes the following assessment concerning the Montague-Yreka Rohrer Airfield (refer to **Figure 2-17** for the location of the zones):

The only direct conflicts identified between the city's plans and the Airport Land Use Compatibility Plan criteria involve two locations zoned for low-density residential uses:

- Several existing residential parcels along Old Montague Road southeast of the airport are situated within Zone Band Zone C1. The Compatibility Plan permits development of these parcels, but lot splits would be precluded by the plan's 5- and 2½-acre minimum lot size requirement in these zones.
- All or part of several parcels east of the airport along the approach corridor for the unpaved runway lie within Zone Band Zone C1. Any future subdividing of this property is limited by the respective 5- and 2½-acre minimum parcel size requirement of these compatibility zones.

Other compatibility concerns are similar to those general issues described above for Siskiyou County zoning. Specifically, development on lands zoned for industrial use must comply with the intensity limitations set forth in Table 2A of the Compatibility Plan. These limitations are unlikely to be a significant development factor except in critical locations closest to the runways.

It is not practical to quote all of the provisions of the ALUCP that may be relevant to the Montague General Plan and subsequent consideration of proposed projects by the City of Montague. The Siskiyou County Airport Land Use Compatibility Plan should be consulted for a more comprehensive understanding of provisions that may be relevant.

**Table 2-7
Primary Airport Compatibility Criteria**

Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/ac) ²	Prohibited Uses ³	Other Development Conditions ⁴
A	Runway Protection Zone or within Bldg. Restriction Line	0	10	▶ All structures except ones with location set by aeronautical function ▶ Assemblages of people ▶ Objects exceeding FAR Part 77 height limits ▶ Aboveground bulk storage of hazardous materials ▶ Hazards to flight ⁵	▶ Avigation easement dedication
B	Approach/Departure Zone and Adjacent to Runway	0.2 (5-acre parcel)	25	▶ Children's schools, ⁶ day care centers, ⁷ libraries ▶ Hospitals, nursing homes ▶ Highly noise sensitive uses (e.g. outdoor theaters) ▶ Aboveground bulk storage of hazardous materials ⁸ ▶ Hazards to flight ⁵	▶ Locate structures maximum distance from extended runway centerline ▶ Airspace review required for all objects ⁹ ▶ Avigation easement dedication
C1	Common Traffic Pattern (rural areas)	0.4 (2.5-acre parcel)	75	▶ Children's schools, ⁶ day care centers, ⁷ libraries ▶ Hospitals, nursing homes ▶ Hazards to flight ⁵	▶ Deed notice required ▶ Airspace review required for objects >50 feet tall
C2	Common Traffic Pattern (existing urbanized areas near low-activity airports)	5	75	▶ Hazards to flight ⁵	▶ Avoid children's schools. Day care centers, libraries, hospitals, nursing homes in areas closest to extended runway centerline ▶ Airspace review required for objects >50 feet tall
D	Other Airport Environs	No Limit	No Limit	▶ Hazards to flight ⁵	▶ Airspace review required for objects >150 feet tall
*	Height Review Overlay	Same as Underlying Compatibility Zone		Same as Underlying Compatibility Zone	▶ Airspace review required for objects >35 feet tall ⁹ ▶ Avigation easement dedication

Source: Table 2A, *Siskiyou County Airport Land Use Compatibility Plan*, 2001

Notes from Table 2-7:

1. Residential development should not contain more than the indicated number of dwelling units (both primary and secondary) per gross acre. With clustering, some parcels may be much smaller than others as long as the maximum overall density criterion is not exceeded. Clustering of units is encouraged.
2. The land use should not attract more than the indicated number of people per gross acre at any time, except for rare special events. This figure should include all people who may be on the property (e.g. employees, customers/visitors, etc.) both indoors and outside. Rare special events are ones (such as an air show at an airport) for which a facility is not designed and normally not used and for which extra temporary safety precautions can be taken as appropriate. These criteria are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.
3. The uses listed here are ones which are explicitly prohibited regardless of whether they meet the intensity criteria, unless such prohibition is precluded by applicable state statutes. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
4. Airport proximity and the existence of aircraft overflights should be disclosed as part of real estate transactions involving property within any of the airport influence area zones. Easement dedication and deed notice requirements apply only to new development.
5. Hazards to flight include physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development which may cause the attraction of birds to increase is also prohibited. See the supporting compatibility policies on airspace protection in the ALUCP for details.
6. For the purpose of these criteria, children's schools include Kindergarten through grade 12.
7. Family day care homes (as defined by state law) are permitted in all Compatibility Zones except Zone A. Noncommercial day care centers ancillary to a place of business are permitted in Zone B and C1 provided that the overall use of the property meets the indicated intensity criteria.
8. Storage of aviation fuel, other aviation-related flammable materials, and up to 2,000 gallons of nonaviation flammable materials are exempted from this criterion in Zone B.
9. Objects 35 feet in height are permitted; however, the Federal Aviation Administration may require marking and lighting of certain objects.

Source: Table 2A, *Siskiyou County Airport Land Use Compatibility Plan*, 2001

2.9 LAND USE ELEMENT GOALS, POLICIES & PROGRAMS

GOAL LU-1: A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

GOAL LU-2: Montague's rural small-town character conserved and enhanced.

GOAL LU-3: A strong economic base that provides more job opportunities for residents of the City.

GOAL LU-4: Sustainable planned growth in the planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City.

GOAL LU-5: A high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property.

GOAL LU-1: A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

Policy LU-1.1: The City strives to ensure a compatible mix and quantity of land designated and zoned to serve the needs of the community.

Policy LU-1.2: The City maintains flexibility within the Zoning Ordinance by allowing development opportunities through the use permit process as well as through approval of similar uses not otherwise listed in the Zoning Ordinance.

Policy LU-1.3: The City supports the development of residential, mixed-use, commercial, and industrial areas where suitable land exists with good access, adequate infrastructure, and where such uses will have a minimum of conflict with current and future adjacent land uses.

Policy LU-1.4: The City encourages an integrated mix of housing types and sizes within residential areas to promote housing opportunities for people of all ages and abilities.

Program LU-1A: Adopt the General Plan Land Use Map (Figure 2.14), as the official land use diagram for the City of Montague.

Program LU-1B: Adopt zoning regulations that are consistent with and support implementation of the General Plan Land Use Element.

Program LU-1C: Review the general plan's residential and commercial capacities every eight years and modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values.

Program LU-1D: Implement the programs of the Housing Element related to residential development.

GOAL LU- 2: Montague's rural small-town character conserved and enhanced.

Policy LU-2.1: The City strives to maintain Montague's small town character while allowing for population and business growth, as well as increased employment, shopping, cultural, and recreational opportunities, and other tax revenue generating uses.

Policy LU-2.2: The City applies land use classifications and zoning in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Policy LU-2.3: The City protects existing neighborhoods from added noise, traffic, light, and other characteristics that may negatively affect them.

Policy LU-2.4: The City ensures that proposed uses will be compatible with existing land uses when approving discretionary development proposals.

Policy LU-2.5: The City avoids the overconcentration of land uses in any area of the City where the resultant increase in traffic, noise, and other impacts would adversely impact the public health, safety, peace, and general welfare of residents.

Policy LU-2.6: The City desires to keep commercial and industrial developments in scale with the small-town atmosphere, in part through controls on the size and height of structures and the scale and quantity of signs.

Program LU-2A: Include development standards in the Zoning Ordinance that provide adequate separation, buffering, landscaping, screening, and other provisions as needed to ensure compatibility between potentially incompatible land uses.

Program LU-2B: During review of discretionary proposals, require buffers when warranted between dissimilar land uses; urban uses and open space; environmentally sensitive areas and habitats; biological, historical, and cultural resources; and agricultural lands. Buffers may include additional setbacks, solid barriers, redesign, or other means to protect the resource.

Program LU-2C: Upon review of discretionary permits, add conditions to the project approval, when warranted, to support the public peace, health, safety, and general welfare.

Program LU-2D: Preserve and strengthen the character of existing residential neighborhoods by developing and maintaining sidewalks and encouraging property owners to maintain their properties.

Program LU-2E: Support neighborhood watch initiatives and partner with community and neighborhood organizations to combat crime and promote public safety.

Program LU-2F: Encourage the design of projects that enhance public safety and discourage crime by orienting homes and buildings toward the street, providing adequate lighting and sight lines, and selectively installing fencing and landscaping.

Program LU-2G: Encourage high standards of property maintenance and provide for rapid abatement of conditions contributing to blight.

GOAL LU-3: A strong economic base that provides more job opportunities for residents of the City.

Policy LU-3.1: The City supports the expansion and retention of existing businesses and facilitates business development in the City.

Policy LU-3.2: The City encourages infill development, adaptive reuse of existing buildings, and the restoration of historic structures to revitalize the downtown as a center of community activity.

Policy LU-3.3: The City promotes a mix of daytime and evening uses in the downtown, including restaurants, professional offices, entertainment, and housing to encourage activity throughout the day.

Policy LU-3.4: The City fosters redevelopment and revitalization of older and deteriorating portions of the City.

Program LU-3A: Reinforce the historic town center as the physical and cultural center of the City, recognizing its importance to the community's sense of place.

Program LU-3B: As resources permit, seek funding via grant and loan programs to aid business development through improvement and expansion of city services and facilities (e.g., roadway improvements, water and sewer infrastructure, streetscaping and other beautification efforts, etc.).

Program LU-3C: Develop and maintain an inventory of vacant and underdeveloped mixed-use, commercial, and industrial properties that are or can be served with city utilities to aid businesses in the site selection process.

Program LU-3D: Identify and actively promote development of key vacant or underutilized sites for commercial and mixed-use development in and adjacent to the downtown area.

Program LU-3E: Evaluate in consultation with residents, and the business community in particular, whether to develop and adopt an objective design review process for the downtown that could be applied to new development and to existing development at the time of façade improvements. Encourage a variety of building styles and types consistent with the community's historic architecture and small-town feel.

Program LU-3F: Allow home-based businesses in residential neighborhoods when there is no indication of a home-based business from outside the home, the nonresidential use is compatible with adjacent uses, and the home-based business is at a scale that is accessory to the residential use.

Program LU-3G: Provide for and encourage the development of a broad range of uses in the downtown area to reduce the need for travel to adjoining communities and to capture a greater share of local spending.

Program LU-3H: Support the formation of a merchants' association to provide a forum for promoting healthy local businesses.

GOAL LU-4: Sustainable planned growth in the City's planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City.

Policy LU-4.1: The City encourages, promotes, and facilitates infill development and phased extension of city services in an effort to discourage sprawl and maintain a compact urban form.

Policy LU-4.2: The City protects agricultural land uses surrounding the City through maintenance of firm urban boundaries, incorporation of agricultural buffers, and support for the agricultural industry.

Program LU-4A: As vacant land in the city becomes limited, encourage the annexation of suitable land within the Sphere of Influence that can be readily served with city utilities, where the relationship between existing and planned land uses moderates Vehicle Miles Traveled (VMT), and where impacts to agricultural lands would be minimized.

Program LU-4B: In response to annexation proposals, pre-zone lands within the Sphere of Influence as a means to maintain a variety of land uses that meet the needs of the community.

Program LU-4C: To minimize conflicts between urban uses within the City and agricultural uses outside of the City, require a minimum 100-foot-wide physical separation between agricultural uses (not including agricultural support industries) and new residential dwellings. The buffer may include roadways, pedestrian/bicycle routes, stormwater basins, open space, etc.

Program LU-4D: Establish, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation and support appropriate grant applications when they are proposed to aid this effort.

GOAL LU-5: A high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property.

Policy LU-5.1: The City promotes the continued compatibility of the Montague-Yreka Rohrer Airfield and the land uses that surround it.

Policy LU-5.2: It is the City's priority to protect the safe, continued operation of the airport in considering proposed land uses in the vicinity of the airport.

Program LU-5A: Ensure that all development in the vicinity of Montague-Yreka Rohrer Airfield is consistent with the Siskiyou County Airport Land Use Compatibility Plan.

Program LU-5B: Update the General Plan Land Use Element, as needed, in response to amendments and updates to the Siskiyou County Airport Land Use Compatibility Plan.

Program LU-5C: Prior to the approval of project proposals or the sale or development of property near the airport, ensure that assurances made to the FAA can continue to be met.

Program LU-5D: Zone lands surrounding the airport consistent with the General Plan Land Use Element.

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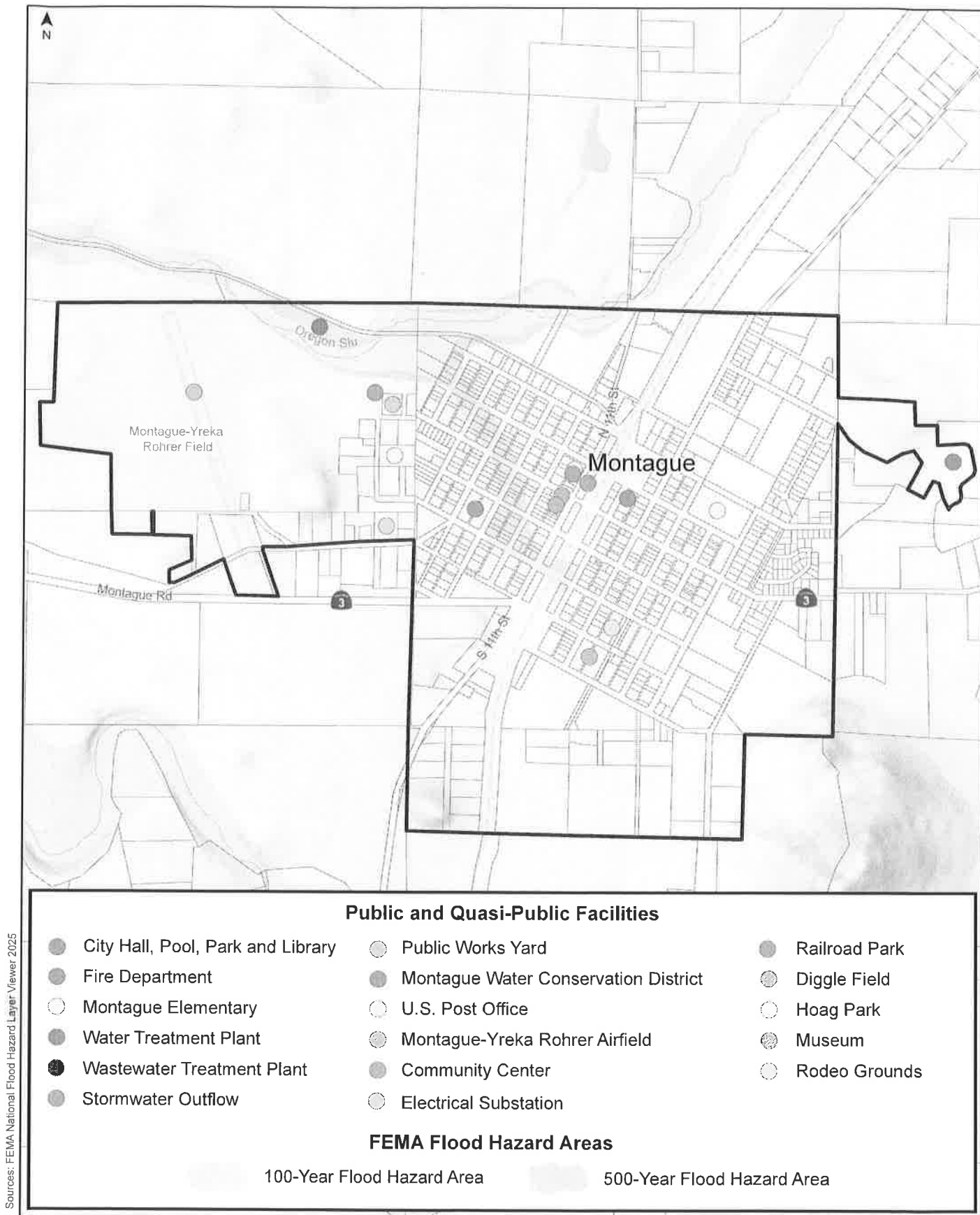


Figure 2-13, Public Facilities and Flood Hazards

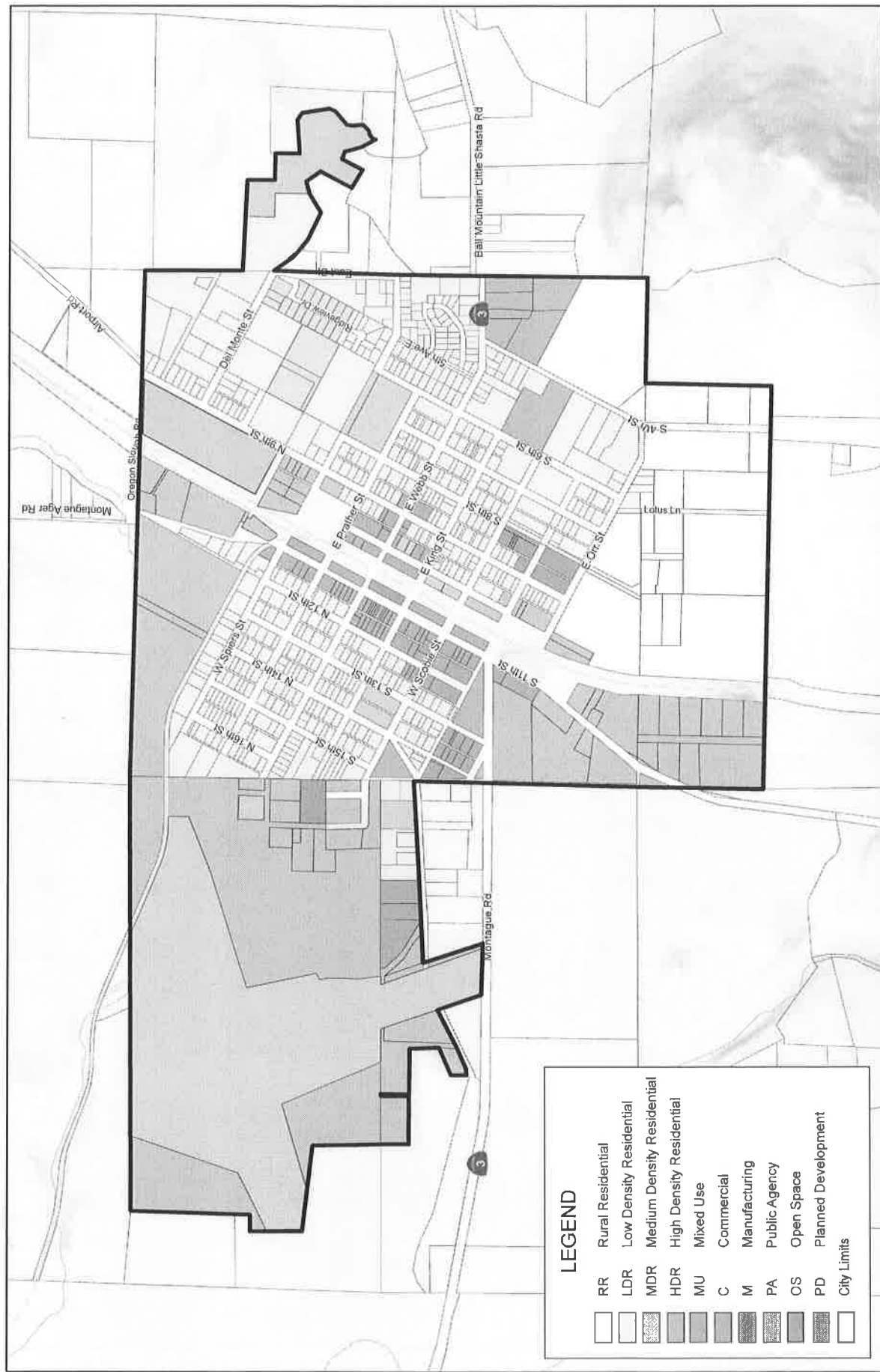


Figure 2-14, Land Use Map

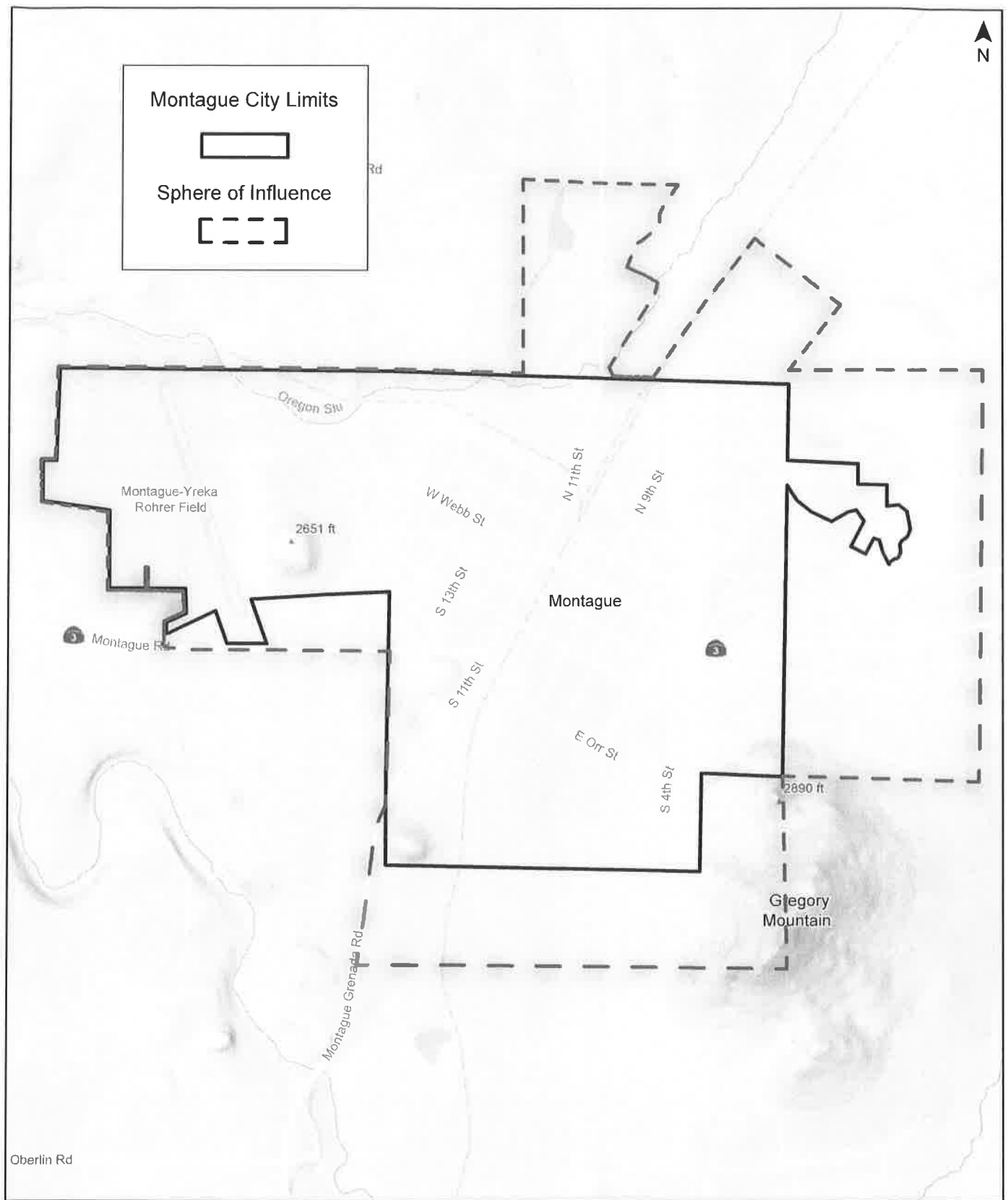


Figure 2-15, Sphere of Influence

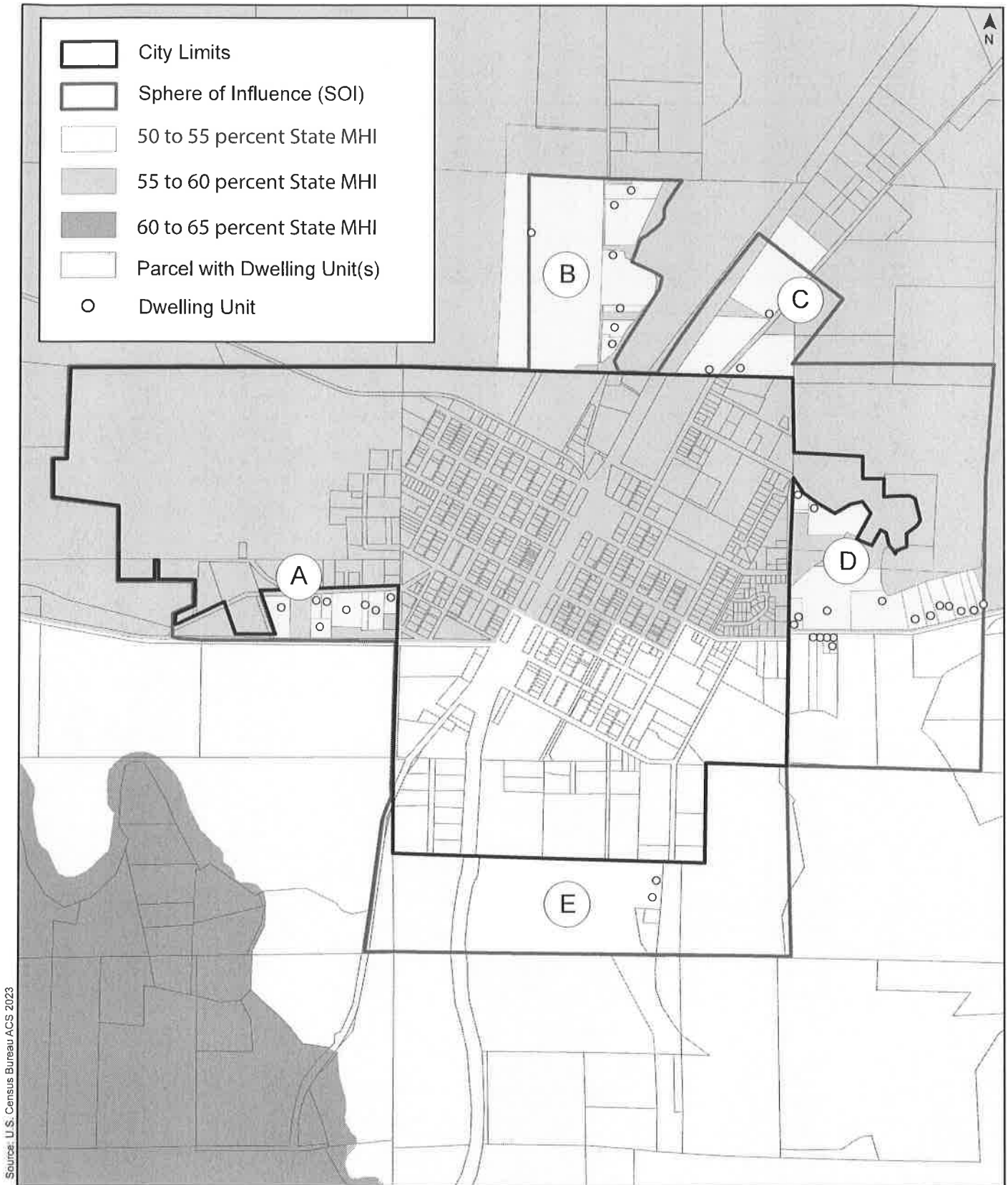


Figure 2-16, SB 244 DUC Analysis



ATTACHMENT B
DRAFT ORDINANCE 25-01

ORDINANCE 25-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTAGUE AMENDING TITLES 12, 14, 15, AND 17 OF THE MONTAGUE MUNICIPAL CODE

WHEREAS, the City of Montague General Plan and Zoning Ordinance are key elements in the City's suite of regulations to promote coordinated and efficient development; and

WHEREAS, pursuant to Government Code Section 65860, a city's zoning ordinance must be consistent with its general plan; and

WHEREAS, on April 15, 2024, the City Council adopted Resolution 24-03, thereby updating the City of Montague General Plan Housing Element for the 6th Cycle planning period; and

WHEREAS, on November 7, 2024, the City Council adopted Resolution 24-08, thereby updating the City of Montague General Plan Noise, Circulation, and Open Space and Conservation Elements; and

WHEREAS, on August 7, 2025, the City Council adopted Resolution 25-04, thereby updating the City of Montague General Plan Introduction and Land Use Element; and

WHEREAS, the City Council of the City of Montague desires to update Title 17, Zoning, of the Montague Municipal Code consistent with the City of Montague General Plan; and

WHEREAS, Montague Municipal Code Chapter 12.24 (Yard, Garage or Estate Sale), Chapter 15.20 (Mobile Homes), Chapter 15.28 (Recycling in Development Projects), and Title 14 (Signs) would be superseded by regulations in the Zoning Code update.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Montague does ordain as follows:

SECTION I: The amendments to Title 17, Zoning, of the City of Montague Municipal Code contained in "Exhibit A" hereto and made a part hereof are adopted.

SECTION II: Chapter 12.24 (Yard, Garage or Estate Sale), Chapter 15.20 (Mobile Homes), Chapter 15.28 (Recycling in Development Projects), and Title 14 (Signs) of the Montague Municipal Code are repealed.

SECTION III: FINDINGS: Because it could be seen with certainty that the amendments to the Montague Municipal Code, as provided for herein, do not have the potential to result in a significant impact on the environment, the City Council adopted an exemption for the project pursuant to CEQA Guidelines Section 15061(b)(3) at the Council's regularly scheduled meeting on August 7, 2025.

SECTION IV: CONSTITUTIONALITY: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase of this

ordinance irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION V: This ordinance shall become effective thirty (30) days after its passage.

PASSED AND ADOPTED this ____ day of _____ 2025, at a regular meeting of the City of Montague City Council by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Takeshi Murakami, Mayor

ATTEST:

Ruanna Smith, City Clerk

EXHIBIT A to ATTACHMENT B
DRAFT ZONING CODE & ZONING MAP UPDATE
JUNE 2025

CITY OF MONTAGUE DRAFT ZONING CODE UPDATE

JUNE 18, 2025



**CITY OF MONTAGUE
230 S. 13TH STREET
MONTAGUE, CA 96064**

TITLE 17

ZONING

Chapters:

- 17.04 General Provisions
- 17.08 Definitions
- 17.12 Districts Generally
- 17.16 Rural Residential, R-R
- 17.20 Residential Expanded, R-E
- 17.24 Low Density Residential, R-1
- 17.28 Medium Density Residential, R-2
- 17.32 High Density Residential, R-3
- 17.36 Mixed Use, M-U
- 17.40 Town Center, T-C
- 17.44 General Commercial, G-C
- 17.48 Manufacturing, M
- 17.52 Open Space, O-S
- 17.56 Public Facilities, P-F
- 17.60 Planned Development, P-D
- 17.64 Airport Overlay District, A-O
- 17.68 Similar Use Determinations
- 17.72 Off-Street Parking
- 17.76 Signs
- 17.80 Nonconforming Structures, Uses, and Parcels
- 17.84 Use Permits and Variances
- 17.88 Special Provisions
- 17.92 Live/Work Units and Home-Based Businesses
- 17.96 Short-Term Rentals
- 17.100 Bed and Breakfast Inns
- 17.104 Mobile Food Sales
- 17.108 Accessory Dwelling Units
- 17.112 Wireless Telecommunications Facilities
- 17.116 Surface Mining and Reclamation
- 17.120 Reasonable Accommodations
- 17.124 Residential Density Bonuses
- 17.128 Objective Design Standards
- 17.132 Amendments
- 17.136 Hearings and Appeals
- 17.140 Enforcement and Penalties

CHAPTER 17.04 GENERAL PROVISIONS

Sections:

- 17.04.010 Adoption.
- 17.04.020 Short title.
- 17.04.030 Purpose.
- 17.04.040 Establishment of districts.
- 17.04.050 Application.
- 17.04.060 Interpretation.

17.04.010 Adoption.

There is hereby adopted a precise zoning plan for the City of Montague.

17.04.020 Short title.

This title shall be known as "The City of Montague Zoning Code."

17.04.030 Purpose.

The purpose of this title is to: promote and protect the public health, safety, peace, comfort, and general welfare; promote the orderly growth of the city; protect the character and stability of residential, commercial, mixed-use, industrial, and open space areas; prevent overcrowding and undue congestion of population; provide adequate privacy and convenience of access to property; and to secure for the city and its residents safety from fire and other hazards.

17.04.040 Establishment of districts.

The zoning or districting plan effectuated by this title consists of the establishment of various districts, including all territory within which the use of land, buildings, the space for buildings, and the height and bulk of buildings are regulated.

17.04.050 Application.

- A. No building or structure shall be erected, reconstructed, or structurally space altered in any manner, nor shall any building or land, the space above or beneath, be used for any purpose other than as permitted by, and in conformance with this title and all other ordinances, laws, and maps referred to in this title.
- B. This title shall apply to all property whether owned by private persons, firms, corporations, or organizations, and to the extent permitted by law, property of the United States of America or any of its agencies, by the State of California or any of its agencies or political subdivisions, by any authority or district organized under the law of the State of California, all subject to the following exceptions:
 - 1. Public streets and alleys,
 - 2. Underground utility lines and facilities,
 - 3. Underground communication lines,
 - 4. Overhead communication lines,
 - 5. Overhead electric distribution and transmission facilities, and
 - 6. Railroad rights-of-way.

17.04.060 Interpretation.

When interpreting and applying the provisions of this title, they shall be held to the minimum requirements adopted for the promotion of the public health, safety, peace, comfort, convenience, and general welfare. Except as specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations, or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, maintenance, establishment, moving, alteration, or enlargement of any building or improvement. Nor is it intended by this title to interfere with or abrogate or annul any easement, covenant, or other agreement between parties, provided, however, that in cases in which this title imposes a greater restriction upon the erection, construction, maintenance, establishment, moving, alteration, or enlargement of buildings, or the use of any such buildings or premises in said several districts or any of them, than is imposed or required by such existing provisions of law or ordinance or by such rules, regulations, or permits or by such easements, covenants, or agreements then in such case the provisions of this title shall control.

CHAPTER 17.08

DEFINITIONS

Sections:

- 17.08.010 Generally.
- 17.08.020 Abut, abutting, adjoining.
- 17.08.030 Accessory dwelling unit.
- 17.08.040 Accessory structure.
- 17.08.050 Accessory use.
- 17.08.060 Acre.
- 17.08.070 Administrative permit.
- 17.08.080 Adult day programs.
- 17.08.090 Adult-oriented business.
- 17.08.100 Aggrieved applicant, person, or party.
- 17.08.110 Agricultural product processing plant.
- 17.08.120 Airport.
- 17.08.130 Alcoholic beverage sales.
- 17.08.140 Alley.
- 17.08.150 Ambulance service.
- 17.08.160 Animal boarding.
- 17.08.170 Animal grooming.
- 17.08.180 Animal hospital.
- 17.08.190 Applicant.
- 17.08.200 Area.
- 17.08.210 Artisan crafts manufacturing and sales.
- 17.08.220 Artist studio.
- 17.08.230 Automated teller machines (ATMs).
- 17.08.240 Automobile and vehicle sales and rental.
- 17.08.250 Automobile parts and supplies sales.
- 17.08.260 Automobile service stations.
- 17.08.270 Awning.
- 17.08.280 Banks and financial services.
- 17.08.290 Bed and breakfast inn.
- 17.08.300 Billiard parlor.
- 17.08.310 Block.
- 17.08.320 Brewpub.
- 17.08.330 Building.
- 17.08.340 Building footprint.
- 17.08.350 Building frontage.
- 17.08.360 Building height.
- 17.08.370 Building intensity.
- 17.08.380 Building materials stores and yards.
- 17.08.390 Building official, building inspector.
- 17.08.400 Building site.
- 17.08.410 Bus shelter.
- 17.08.420 Business.
- 17.08.430 Business day.
- 17.08.440 Business office.
- 17.08.450 Business support services.
- 17.08.460 Car washing and detailing.

17.08.470 Caretaker housing.
17.08.480 Cargo container.
17.08.490 Carport.
17.08.500 Cemetery.
17.08.510 Centerline.
17.08.520 Certified farmers' market.
17.08.530 Chemical product manufacturing.
17.08.540 City property.
17.08.550 Clear vision triangle.
17.08.560 Clothing and fabric product manufacturing.
17.08.570 Clubs, lodges, and private meeting halls.
17.08.580 Collectibles.
17.08.590 Commercial vehicle.
17.08.600 Common area.
17.08.610 Community center.
17.08.620 Community garden.
17.08.630 Community resource center.
17.08.640 Concession facilities.
17.08.650 Concrete batching or ready-mix concrete manufacturing.
17.08.660 Conditional use permit.
17.08.670 Condominium.
17.08.680 Construction.
17.08.690 Consumer electronics.
17.08.700 Convenience stores.
17.08.710 Corner lot.
17.08.720 Cottage food operation.
17.08.730 Craft food and beverage production.
17.08.740 Crop and tree farming.
17.08.750 Customer area.
17.08.760 Date of decision.
17.08.770 Density.
17.08.780 Density bonus.
17.08.790 Density transfer.
17.08.800 Development agreement.
17.08.810 Dormitory.
17.08.820 Drive-in and drive-through sales and services.
17.08.830 Duplex residential.
17.08.840 Dwelling group.
17.08.850 Dwelling unit.
17.08.860 Easement.
17.08.870 Efficiency unit.
17.08.880 Emergency shelter.
17.08.890 Employee housing.
17.08.900 Encroachment permit.
17.08.910 Equipment and material storage yards.
17.08.920 Equipment sales and rental.
17.08.930 Event center.
17.08.940 Explosives.
17.08.950 Family.
17.08.960 Family childcare home.
17.08.970 Farmworker housing.

17.08.980 Fence.
17.08.990 Firearms sales.
17.08.1000 Floor area ratio.
17.08.1010 Food and beverage manufacturing.
17.08.1020 Front yard.
17.08.1030 Fuel storage and distribution.
17.08.1040 Furniture and fixtures manufacturing.
17.08.1050 Garage.
17.08.1060 Garage sale, yard sale.
17.08.1070 Garden center, plant nursery.
17.08.1080 General Plan.
17.08.1090 General vicinity, proximity.
17.08.1100 Glass product manufacturing.
17.08.1110 Grocery store, supermarket.
17.08.1120 Gross density.
17.08.1130 Gross floor area.
17.08.1140 Group home.
17.08.1150 Handcraft industries.
17.08.1160 Health clinics, medical offices, and laboratories.
17.08.1170 Hedges and equivalent screening.
17.08.1180 Heliport.
17.08.1190 Highway.
17.08.1200 Home occupation.
17.08.1210 Hospice care.
17.08.1220 Hospitals.
17.08.1230 Hostel.
17.08.1240 Hotels and motels.
17.08.1250 Household.
17.08.1260 Indemnification.
17.08.1270 Indoor entertainment facility.
17.08.1280 Indoor sports and fitness facility.
17.08.1290 Junior accessory dwelling unit.
17.08.1300 Junk.
17.08.1310 Kitchen.
17.08.1320 Landscaping.
17.08.1330 Legal description.
17.08.1340 Library.
17.08.1350 Live-work unit.
17.08.1360 Living area.
17.08.1370 Lot, parcel
17.08.1380 Lot coverage.
17.08.1390 Lot depth.
17.08.1400 Lot frontage, street frontage.
17.08.1410 Lot line.
17.08.1420 Lot width.
17.08.1430 Low barrier navigation center.
17.08.1440 Lumber and wood product processing facility.
17.08.1450 Major transit stop.
17.08.1460 Main building.
17.08.1470 Manufactured home.
17.08.1480 Manufactured home park.

17.08.1490 Media production.
17.08.1500 Metal products fabrication, machine/welding shops.
17.08.1510 Microbrewery.
17.08.1520 Microdistillery.
17.08.1530 Mixed-use building.
17.08.1540 Mixed-use development.
17.08.1550 Mobile food commissary.
17.08.1560 Mobile food court.
17.08.1570 Mobile food vendor.
17.08.1580 Mobile home.
17.08.1590 Mortuaries and funeral homes.
17.08.1600 Multifamily residential.
17.08.1610 Nanobrewery.
17.08.1620 Net density.
17.08.1630 Net land area.
17.08.1640 Nonconforming building or use.
17.08.1650 Occupancy.
17.08.1660 Official plan line.
17.08.1670 Off-site.
17.08.1680 On-site.
17.08.1690 Open space.
17.08.1700 Outdoor commercial recreation facility.
17.08.1710 Paper product manufacturing.
17.08.1720 Park and ride facility.
17.08.1730 Parking space or facility.
17.08.1740 Parks, picnic areas, and playgrounds.
17.08.1750 Pending application.
17.08.1760 Permit.
17.08.1770 Personal services.
17.08.1780 Pharmacy.
17.08.1790 Places of worship and spiritual assembly.
17.08.1800 Planning Commission.
17.08.1810 Principally permitted use.
17.08.1820 Printing and publishing.
17.08.1830 Private schools.
17.08.1840 Professional office.
17.08.1850 Project.
17.08.1860 Property line.
17.08.1870 Public agency.
17.08.1880 Public and quasi-public facilities.
17.08.1890 Public nuisance.
17.08.1900 Public right-of-way.
17.08.1910 Public safety facility.
17.08.1920 Public schools.
17.08.1930 Public services.
17.08.1940 Public utility.
17.08.1950 Rear yard.
17.08.1960 Recreational vehicle.
17.08.1970 Recreational vehicle park.
17.08.1980 Recycling facility.
17.08.1990 Residential care facility.

17.08.2000 Residential care home.
17.08.2010 Resource protection and restoration.
17.08.2020 Resource-related recreation.
17.08.2030 Restricted personal services.
17.08.2040 Restricted retail sales.
17.08.2050 Retail food establishment.
17.08.2060 Retail sales.
17.08.2070 Salvage yard.
17.08.2080 Second dwelling unit.
17.08.2090 Secondhand sales.
17.08.2100 Setback.
17.08.2110 Shopping center.
17.08.2120 Short-term rental.
17.08.2130 Side yard.
17.08.2140 Sign.
17.08.2150 Single-family residential.
17.08.2160 Small acreage farming and ranching.
17.08.2170 Small equipment maintenance and repair.
17.08.2180 Special event.
17.08.2190 Split zoning.
17.08.2200 Sporting goods.
17.08.2210 Stone product manufacturing.
17.08.2220 Storage facility.
17.08.2230 Structure.
17.08.2240 Supportive housing.
17.08.2250 Taproom brewery.
17.08.2260 Temporary structure.
17.08.2270 Temporary use.
17.08.2280 Theaters and playhouses.
17.08.2290 Townhouse.
17.08.2300 Transient occupancy.
17.08.2310 Transitional housing.
17.08.2320 Uplighting.
17.08.2330 Utility infrastructure.
17.08.2340 Variance.
17.08.2350 Vehicle storage.
17.08.2360 Vehicles for hire.
17.08.2370 Vehicular access.
17.08.2380 Vertical mixed-use development.
17.08.2390 Veterinary office.
17.08.2400 Wholesale business.
17.08.2410 Wireless communications facilities.
17.08.2420 Yard.
17.08.2430 Zero lot line.
17.08.2440 Zoning district.

17.08.010 Generally.

For the purposes of this title certain terms are defined in this chapter. If any of the definitions in this chapter conflict with definitions in other chapters of the Montague Municipal Code, these

definitions shall prevail for the purposes of this title. If a word used in this title is not defined in this chapter, or other titles of the Montague Municipal Code, the most common dictionary definition is assumed to be correct.

- A. The present tense shall include the future, the singular number shall include the plural, and the plural the singular.
- B. The words "shall," "will," "must," and "is" denote a mandatory action. The word "may" or "should" indicate a permissive action.

17.08.020 Abut, abutting, adjoining.

"Abut," "abutting," or "adjoining" all mean contiguous to or touching.

17.08.030 Accessory dwelling unit.

As defined in Chapter 17.108 (Accessory Dwelling Units).

17.08.040 Accessory structure.

A structure that is physically detached from, secondary, and incidental to, and commonly associated with the existing primary structure. Does not include any tent, trailer, recreational vehicle, or other vehicle, or any building designed or used for human habitation.

17.08.050 Accessory use.

A use that is conducted on the same parcel as the principal use or structure to which it is related, and which is clearly subordinate and incidental to the principal use.

17.08.060 Acre.

An area of land measuring forty-three thousand five hundred sixty (43,560) square feet.

17.08.070 Administrative permit.

Any permit issued as a ministerial act by the city.

17.08.080 Adult day programs.

Facilities licensed by the California Department of Social Services as an Adult Day Program that provide non-medical care and supervision to persons eighteen (18) years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals, in a day care setting, on less than a sixteen (16)-hour basis.

- A. Small adult day programs provide supervision and non-medical care to six (6) or fewer adults.
- B. Large adult day programs provide supervision and non-medical care to more than six (6) adults.

17.08.090 Adult-oriented business.

A business whose primary purpose is the sale or display of matter that, because of its sexually explicit nature, may, pursuant to state law or local regulatory authority, be offered only to persons over the age of eighteen (18) years.

17.08.100 Aggrieved applicant, person, or party.

A person, organization, corporation, concerned citizen, or any individual or group that demonstrates to the city council that they have an interest, either financial or otherwise, in property affected by the decision of the original decision maker. This definition is not intended to and does not confer standing to maintain an action in a court of law where standing would not otherwise exist.

17.08.110 Agricultural product processing plant.

A building, facility, area, or location for the refinement, treatment, or conversion of agricultural products where physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include, but are not limited to, fruit dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form including all uses customarily incidental thereto.

17.08.120 Airport.

A place on land or water, where aircraft may land and take off, receive and disembark passengers or cargo, take on fuel, purchase accessories, or obtain service or repair. Includes appurtenant areas, buildings, facilities, and rights-of-way necessary to facilitate such use or intended use.

17.08.130 Alcoholic beverage sales.

- A. "On-sale alcoholic beverage sales" means the retail sale of beer, wine, liquor, and/or other alcoholic beverages for on-site consumption as the principal use, typically with a Type 42 or 48 ABC license. This definition shall not include uses wherein the sale, offer, or dispensing of alcohol is incidental to the conduct of a permitted or conditionally permitted use, such as hotels, restaurants, theaters, and playhouses.
- B. "Off-sale alcoholic beverage sales" means the retail sale of beer, wine, liquor, and/or other alcoholic beverages for off-site consumption as the principal use. This definition shall not include uses wherein the sale of alcohol is incidental to the conduct of a permitted or conditionally permitted use, such as grocery stores and supermarkets.

17.08.140 Alley.

A public way permanently reserved as a secondary means of access to abutting property at the rear or sides thereof.

17.08.150 Ambulance service.

Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

17.08.160 Animal boarding.

A facility where more than two (2) domestic animals are housed, fed, and cared for, excluding an animal hospital or veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes.

17.08.170 Animal grooming.

A fixed or mobile facility where domestic animals are trimmed, bathed, or groomed other than by the owner on a regular basis for compensation (no boarding).

17.08.180 Animal hospital.

An enclosed building or buildings where animals are brought for medical and surgical treatment and are held during the time of such treatment, including overnight. Grooming of animals and pet food sales are permitted as accessory to the medical use.

17.08.190 Applicant.

A person who is required to file an application for a permit or license under this title.

17.08.200 Area.

A piece of land that can be definitively described and located with specific boundaries.

17.08.210 Artisan crafts manufacturing and sales.

Manufacture of crafts, art, sculpture, jewelry, apparel, candles, and similar items using hand tools and small mechanical devices (e.g., drills and saws, hammers and chisels, paint brushes and sprayers, pottery wheels and kilns, sewing machines, spinning wheels, etc.) and the incidental direct sale to consumers of only those goods produced on-site. Where there are no incidental direct sales to customers, the use may be considered an "artist studio" or "handcraft industries."

17.08.220 Artist studio.

An establishment engaged in the creation of art or crafts that requires artistic skill. Such an establishment may participate in periodic open studios (a maximum of six (6) days per year) but is otherwise subject to the applicable zoning district's limitations on retail sales. Artist studios may include rehearsal spaces not designed for public performances. Examples of persons typically engaged in this work include woodworkers, potters/ceramicists, costume makers, set designers, stained-glass makers, glassblowers, textile artists and weavers, jewelry makers, painters, fine art printmakers, photographers/filmmakers, leather workers (no tanning), metal workers, musical instrument makers, model makers, papermakers, installation artists, sculptors, video artists, and other makers of art and crafts consistent with this definition. The use of computers in an activity does not by itself prevent its classification as an artist studio. This use excludes architectural and landscape services, industrial or graphic design services, computer systems design services, and other commercial activities normally conducted in an office environment. See "artisan crafts manufacturing" for artist studios that include the incidental sale of goods made on-site.

17.08.230 Automated teller machines (ATMs).

Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with allowed use provisions.

17.08.240 Automobile and vehicle sales and rental.

Retail establishments selling and/or renting automobiles, trucks, vans, motorbikes, recreation vehicles, and motorized boats. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships.

17.08.250 Automobile parts and supplies sales.

Stores that sell new and reconditioned automobile parts and accessories. Does not include installation of parts or vehicle repair.

17.08.260 Automobile service stations.

A retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, such as: dispensing of automotive fuel and motor oil; tire sales and service, not including recapping; battery service, charging, and replacement, not including repair and rebuilding; lubrication of motor vehicles; brake servicing; wheel balancing; and minor automotive repair. May include drive-through car washes as an accessory use to fuel sales. Does not include the storage or repair of abandoned, wrecked, or dismantled vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

17.08.270 Awning.

Any structure made of a flexible fabric or similar material covering a metal frame attached to a building, whether or not the same is so erected as to permit its being raised to a position flat against the building when not in use.

17.08.280 Banks and financial services.

Financial institutions including: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity), and leasing agencies.

17.08.290 Bed and breakfast inn.

A single residential property with up to five (5) bedrooms rented for overnight lodging, where at least one (1) meal is provided to overnight guests only subject to applicable Health Department regulations. A bed and breakfast inn with more than five (5) guest rooms is considered a hotel or motel.

17.08.300 Billiard parlor.

A building, structure, or portion thereof in which are located three (3) or more tables designed or used for pool, billiards, bagatelle, snooker, bumper pool, or similar games.

17.08.310 Block.

All property fronting upon one side of a street, between intersecting and intercepting street, or between a street and a railroad right-of-way, waterway, dead-end street or unsubdivided land. An intercepting street shall determine only the boundary of the block on the side of a street that it intercepts.

17.08.320 Brewpub.

A restaurant with an on-site brewery that sells a minimum of twenty-five (25) percent of the beer brewed on-site for on-premises consumption.

17.08.330 Building.

Any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal, or property.

17.08.340 Building footprint.

The land area covered by a building as measured at its perimeter foundation walls including any roofed area that may not have perimeter foundation walls.

17.08.350 Building frontage.

The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway, or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

17.08.360 Building height.

The vertical distance from the average base elevation to the highest point on the structure, excluding chimneys, antennae, and similar nonstructural elements. Average base elevation is determined by taking the elevation of the lowest point at the ground and the elevation of the highest point at the ground and finding the average. This definition is not intended to preclude applicable usage of the definition in the building code(s) adopted by the city.

17.08.370 Building intensity.

The percentage of land area covered over by the building footprint or land use.

17.08.380 Building materials stores and yards.

Retail establishments selling lumber and other large building materials, where most display and sales occur indoors but outdoor storage is typically required. Includes paint, wallpaper, glass, and fixtures. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Hardware stores are considered "retail sales."

17.08.390 Building official, building inspector

The individual in charge of the City of Montague Building Department or responsible for performing the city's building inspections.

17.08.400 Building site.

The portion of a parcel of land, in a single or joint ownership, occupied or to be occupied by a building, together with such setbacks as are required by the terms of this zoning ordinance and having its principal frontage on a public street, road, or highway.

17.08.410 Bus shelter.

A small structure designed for the protection and convenience of waiting transit passengers that has a roof and usually two (2) or three (3) sides.

17.08.420 Business.

A land use or activity established for the purposes of commerce and as a means of generating revenue or income.

17.08.430 Business day.

Any day the city's offices located at 230 S. 13th Street, Montague, California, are open to the public.

17.08.440 Business office.

An office where common business services are provided to the general public, such as consumer services, insurance, real estate, tax preparation, travel, utility company offices, etc. These uses

typically have a higher rate of walk-in traffic than a professional office and visits are often made without an appointment.

17.08.450 Business support services.

Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes: blueprinting business; equipment repair services; commercial art and design (including production); computer-related services (rental, repair); copying, quick printing, and blueprinting services; equipment rental businesses located entirely within buildings; heavy equipment repair services where repair occurs on the client site; janitorial services; mail advertising services (reproduction and shipping); mail box services; notary services; advertising services; photocopying and photofinishing; soils and materials testing laboratories; and window cleaning.

17.08.460 Car washing and detailing.

Permanent, drive-through, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Does not include temporary car washes which are fundraising activities typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day.

17.08.470 Caretaker housing.

A residence that is accessory to a non-residential primary use of the site, where needed for security, twenty-four (24)-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

17.08.480 Cargo container.

A metal or similar rectangular container designed for the temporary storage and transportation of goods on rail cars, truck beds, and ships.

17.08.490 Carport.

A structure that is attached or detached from another building, and that is open on at least two (2) sides with a covering for vehicle storage.

17.08.500 Cemetery.

Land used for the storage of the deceased, and dedicated for cemetery purposes, including crematories, columbaria, and mausoleums.

17.08.510 Centerline.

The line located equidistant from the edges of an easement or right-of-way. Centerline of a road right-of-way or easement does not necessarily mean the center of the physical location of the road.

17.08.520 Certified farmers' market.

A temporary outdoor gathering of individual retailers primarily focused on the sale of fresh produce, but also including other foods, beverages, handicrafts, art objects, and similar items.

17.08.530 Chemical product manufacturing.

Manufacturing facilities that produce or use basic chemicals, and other establishments creating products predominantly by chemical processes. Facilities included in this definition manufacture three general classes of products: basic chemicals, including acids, alkalis, salts, and organic chemicals; chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and finished chemical products to be used for ultimate consumption, including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries including paints, fertilizers, and explosives.

17.08.540 City property.

Real property over which the City of Montague: (1) has fee title, an easement (including a public right-of-way), a leasehold interest, or other legal interest; and (2) has the present right of possession and control.

17.08.550 Clear vision triangle, clear vision distance.

The clear vision area (sometimes called the "sight triangle") formed by measuring twenty (20) feet along two intersecting streets from the point of intersection, and diagonally connecting the ends of the two lines (see Figure 17.08-1). Visual obstructions within this area are strictly managed so that drivers stopped at or approaching an intersection can see pedestrians and oncoming traffic.

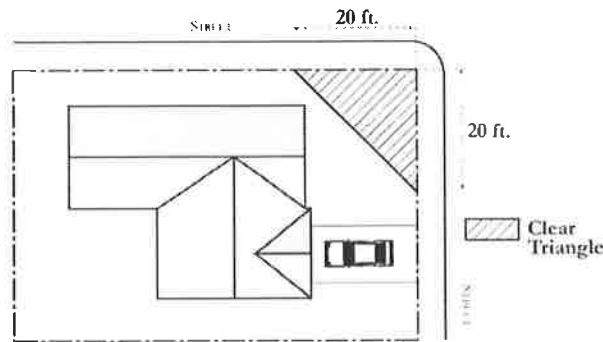


Fig. 17.08-1, Clear Vision Triangle

17.08.560 Clothing and fabric product manufacturing.

An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics and related materials, including fur, leather, plastics, and rubberized fabrics, and which does not include the on-site sale of products to the end consumer. Does not include custom tailors and dressmakers not operating as a factory.

17.08.570 Clubs, lodges, and private meeting halls.

Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

17.08.580 Collectibles.

Any tangible personal property which has an enhanced value because of its rarity and which is commonly bought, sold, or exchanged among collectors and shall include such things as rare coins, stamps, and jewelry.

17.08.590 Commercial vehicle.

A motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one (1) ton capacity. Examples of commercial use vehicles include but are not limited to; tow trucks, flat-bed trucks, mobile food preparation vehicles including large trucks converted as food vehicles, street sweepers, buses, utility trucks with hydraulic arms or lifts, and tractors and semi-trailers, etc.

17.08.600 Common area.

A parcel or parcels that are part of a subdivision, which are retained in the common ownership of the property owners of the subdivisions for common use or development.

17.08.610 Community center.

Multipurpose meeting and recreational facilities owned and maintained by a public agency and typically consisting of one (1) or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

17.08.620 Community garden.

A site where flowers, fruits, herbs, nuts, seeds, and/or vegetables are cultivated by individuals of a neighborhood.

17.08.630 Community resource center.

Any building maintained by a governmental authority or not-for-profit agency used for supplementary educational services, employment assistance, food services, and/or constructive recreational activities.

17.08.640 Concession facilities.

Food service establishments operated from permanent structures, and generally associated with athletic and recreational facilities.

17.08.650 Concrete batching or ready-mix concrete manufacturing.

A facility used for the delivery of limestone aggregate, sand or screenings, cement and water into mixer trucks as part of the concrete manufacturing process. This facility may contain a system of conveyor belts, chutes, storage silos, stockpile areas, water and air systems, and weight scales and meters for the accurate dispensing of the raw materials to produce the desired strength and type of concrete. A concrete batching plant or ready-mix concrete plant facility includes queuing and parking spaces for trucks, materials handling equipment, and administrative, control and office buildings.

17.08.660 Conditional use permit.

A land use permit issued in a zone for uses that have the potential to be incompatible with neighboring land uses and zoning, and are to be permitted, but may be denied, following a public hearing in which interested parties have the opportunity to comment.

17.08.670 Condominium.

An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a building on such real property.

17.08.680 Construction.

The physical development of a parcel, including site excavation and grading, framing, and finishing, up to the point of final inspection, use, or occupancy, whichever occurs first.

17.08.690 Consumer electronics.

Analog or digital electronic equipment intended for everyday entertainment, communications, and recreation use. Consumer electronics include but are not limited to home or portable audio and video equipment, audio and video equipment for boats and automobiles, camcorders, cameras, drones, electronic musical instruments, karaoke machines, game consoles, GPS instruments and software, personal computers, mobile phones, smart appliances, smart watches, virtual reality goggles, and other wearable technology.

17.08.700 Convenience stores.

Easy access retail stores of five thousand (5,000) square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs.

17.08.710 Corner lot.

A lot that has two (2) or more parcel lines contiguous to a public street.

17.08.720 Cottage food operation.

As defined in Chapter 17.92 (Live Work Units and Home-Based Businesses).

17.08.730 Craft food and beverage production.

A business, not exceeding ten thousand (10,000) square feet in gross floor area, engaged in on-site commercial production of beverage and/or food products to a final form employing batch-processing or handcrafting using traditional methods, and that distributes to customers on-site via product tasting and direct sales and/or offsite to retailers and wholesalers. Typical uses include but are not limited to artisan cheesemakers, bakeries, chocolatiers, coffee roasters, condiment makers, confectioneries, ice cream shops, microdistilleries, nanobreweries, and any other craft beverage manufacturing. Does not include water bottling.

17.08.740 Crop and tree farming.

Raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes commercial

cannabis and uses for which other garden, nursery, or landscape merchandise are stored and sold on the site.

17.08.750 Customer area.

That portion of a structure that is used for the purposes of transacting business, purchasing, or selling products or services, and does not include any portion of the structure used for warehousing or storage that is inaccessible to public use.

17.08.760 Date of decision.

Granting or denying a permit under this title means the date on which the decision is announced or a final vote is taken.

17.08.770 Density.

- A. For residential use, "density" means the number of dwelling units per acre.
- B. For non-residential development, "density" means the percentage of lot coverage.

17.08.780 Density bonus.

A density increase over the otherwise maximum allowable residential density under the applicable land use designation and zoning district.

17.08.790 Density transfer.

The exchange of permitted density within a proposed development so that the number of parcels or lots created are equal to the number permitted by the General Plan, but individual lots or parcels are potentially smaller than the minimum parcel size requirement.

17.08.800 Development agreement.

Refers to agreements entered between developers and the city pursuant to Government Code Section 65864 et seq. as those sections exist or are hereafter amended or renumbered.

17.08.810 Dormitory.

A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms. Dormitory does not include "employee housing."

17.08.820 Drive-in and drive-through sales and services.

Facilities where food, products, or services may be purchased by motorists without leaving their vehicles, including but not limited to drive-thru restaurants and coffee shops, banks, pharmacies, and other businesses with drive-up windows, and automated car washes.

17.08.830 Duplex residential.

A single building containing two (2) independent dwelling units separated from each other by a wall, floor, or ceiling; provided, however, that a building containing a single-family dwelling and a lawful accessory dwelling unit or junior accessory dwelling unit shall not be deemed a duplex.

17.08.840 Dwelling group.

Three (3) or more detached single-family dwellings occupying a parcel of land, in one (1) ownership and having a yard court in common, but not including manufactured home parks, hotels, motels, and transient occupancy uses.

17.08.850 Dwelling unit.

A building or portion of a building designed for, or occupied exclusively by, persons living as one (1) household.

17.08.860 Easement.

Any legal right defined as an easement in the California Code of Civil Procedure Section 800 et al. Generally, an easement is a right to the use of another's land.

17.08.870 Efficiency unit.

A dwelling unit which contains a minimum of one hundred and fifty (150) square feet in living space, a separate closet, kitchen sink, cooking appliance, refrigerator, and a separate bathroom containing a water closet, lavatory, bathtub, or shower.

17.08.880 Emergency shelter.

Housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay. "Emergency shelter" also includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

17.08.890 Employee housing.

- A. "Small employee housing" means housing for employees consisting of six (6) or fewer persons in a single-family dwelling.
- B. "Large employee housing" means housing of permanent construction for employees consisting of no more than thirty-six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household.

17.08.900 Encroachment permit.

A permit issued by a government agency to allow private work within publicly owned property (e.g., to connect with a city street).

17.08.910 Equipment and material storage yards.

All uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. Excludes storage associated with vehicle service and equipment.

17.08.920 Equipment sales and rental.

Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment.

17.08.930 Event center.

Any room, place, or space that the primary business is to routinely rent or make available to members of the public for general social purposes such as weddings and wedding receptions, birthday parties, celebrations, gatherings, and similar events.

17.08.940 Explosives.

Includes any chemical compound or mechanical mixture, that is commonly used or intended for the purpose of producing an explosion, and that contains any oxidizing and combustible units, packing, that an ignition by fire, by friction, by concussion, by percussion, or by detonator of any part of the compound or mixture may cause such a sudden generation of highly heated gases that the resultant gaseous pressures are capable of producing effects on contiguous objects or of destroying life or limb.

17.08.950 Family.

See definition of "Household."

17.08.960 Family childcare home.

A state licensed facility that provides non-medical care and supervision of minor children for periods of less than twenty-four (24) hours within a single-family residence.

- A. In small family daycare homes, the occupant of the residence provides care and supervision generally to six (6) or fewer children. As described in the California Health and Safety Code, small family daycare homes may provide services for up to eight (8) children when specific conditions are met.
- B. In a large family daycare home, the occupant of the residence provides care and supervision generally for seven (7) to fourteen (14) children. As described in the California Health and Safety Code, large family daycare homes may provide services for up to sixteen (16) children when specific conditions are met.

17.08.970 Farmworker housing.

A single-family dwelling occupied by six (6) or fewer persons, at least one (1) of which is an agricultural employee.

17.08.980 Fence.

A structurally sound barrier constructed of posts, supports, and cross members that serves as an obstruction to mark property lines or delineate or restrict access to a portion of property.

17.08.990 Firearms sales.

Any establishment which sells or offers for sale firearms. Does not include the sale of ammunition, firearms parts and accessories, hunting supplies, reloading equipment and supplies, targets and other shooting supplies, or FFL transfers.

17.08.1000 Floor area ratio.

The net floor area of a building or buildings on a lot divided by the lot area or site area.

17.08.1010 Food and beverage manufacturing.

Manufacturing establishments that produce or process foods and beverages for human consumption, and certain related products. Includes coffee roasters; dairy products, fats, and oil manufacturing; curing, preserving, and related processing; fruit and vegetable canning; microbreweries; juice and soft drink production; grain mill products and by-products; wholesale bakeries; water bottling plants; and miscellaneous food item preparation from raw products. Uses are predominantly wholesale although may include tasting rooms and accessory retail sales of food or beverages produced on site, such as a taproom. Does not include retail bakeries or the brewing of beer or the distilling of spirits as part of a nanobrewery, brew pub, microdistillery, or restaurant.

17.08.1020 Front yard.

A yard extending across the front of the lot between the side lot lines and measured from the front lot line to the building or structure wall.

17.08.1030 Fuel storage and distribution.

A large-scale facility where fuel, such as propane and gasoline, is stored and distributed without retail sales.

17.08.1040 Furniture and fixtures manufacturing.

Manufacturers producing cabinetry and shelving; draperies, blinds, and shades; household, office, and store furniture; mattresses and foundations; and rugs and carpets. Includes furniture reupholstering businesses, but not sawmills or planing mills.

17.08.1050 Garage.

A covered space that can be accessed from a public or private roadway for the storage of automobiles. Each parking space shall have a minimum area of ten (10) feet by twenty (20) feet. If attached to the main building, such garage shall meet the requirements of this title applicable to the main building. If detached from the main building, the garage shall meet the requirements for an accessory structure. This definition does not replace the definition of a garage in the California Building Code.

17.08.1060 Garage sale, yard sale.

A temporary garage, yard, lawn, patio, or similar-type sale held anywhere on the premises in a residential zone or when incidental to residential use in a mixed-use zone for the purpose of disposing of personal property.

17.08.1070 Garden center, plant nursery.

Establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials), yard tools, and equipment.

17.08.1080 General Plan.

The City of Montague General Plan as currently adopted, including all amendments.

17.08.1090 General vicinity, proximity.

The parcels of land surrounding or near a subject property that have the potential to be affected by the proposed land use or land usage of the subject property. General vicinity or proximity cannot be defined by a specific distance or direction in that one type of land use may impact a greater area than another type of land use.

17.08.1100 Glass product manufacturing.

Manufacturing establishments larger than ten thousand (10,000) square feet that produce flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment.

17.08.1110 Grocery store, supermarket.

A retail business where a majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

17.08.1120 Group home.

Housing shared by unrelated persons with disabilities that provide peer and other support for their residents' disability related needs and in which residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities. This classification includes residential care homes, residential care facilities, rest homes, adult residential facilities, shared living residences, licensed group homes, unlicensed group homes, recovery residences, sober living homes, alcohol or other drug facilities, and other similar facilities licensed by the State of California. Licensed group homes provide services that require licenses under state law, and unlicensed group homes may provide some supportive services for their residents but not services that require licenses under state law. Uses that otherwise meet this definition, but which do not provide licensable services, are allowed as a single-family residential use of property subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residential uses.

17.08.1130 Gross density.

The total number of dwelling units per acre, based on the minimum lot size, using the total acreage of the undeveloped site before public rights-of-way or other dedications are factored in.

17.08.1140 Gross floor area.

The total square footage of a structure as measured around the exterior perimeter including any non-walled areas under roof and any outside storage or sales areas.

17.08.1150 Handcraft industries.

Small-scale manufacturing establishments that manufacture and/or assemble small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, art and craft products, musical instruments, brooms and brushes, pens, pencils, and stationary, costume novelties, toys, sporting goods, and taxidermy.

17.08.1160 Health clinics, medical offices, and laboratories.

Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including: medical and dental laboratories, medical, dental, psychologists, and psychiatrists, out-patient care facilities, other

allied health service. Includes complementary and alternative medical services such as acupuncture, chiropractic medicine, energy therapies, herbal medicine, and ayurvedic medicine.

17.08.1170 Hedges and equivalent screening.

Vegetation other than trees that block at least fifty (50) percent of light passage, is four (4) feet or more in diameter or width within two (2) feet of ground level, and has the purpose or effect of obscuring or blocking casual viewing through it.

17.08.1180 Heliport.

A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

17.08.1190 Highway

A state or federal route as defined by the State of California Department of Transportation (Caltrans) or the Federal Highway Administration.

17.08.1200 Home occupation.

As defined in Chapter 17.92 (Live Work Units and Home-Based Businesses).

17.08.1210 Hospice care.

A facility or program designed to provide a caring environment for supplying the physical and emotional needs of the terminally ill.

17.08.1220 Hospitals.

Medical centers and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other health services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses, and emergency heliports. Does not include "ambulance service", which is defined separately.

17.08.1230 Hostel.

Any building, portion thereof, or group of buildings licensed or otherwise recognized by a national or international hostel organization that contains five (5) or more guest rooms or suites, or that provides dormitory sleeping accommodations for five (5) or more overnight guests for the purpose of providing low-cost accommodations for recreational travelers. The hostel shall contain a kitchen, communal eating facilities, and sanitary facilities for use by the guests.

17.08.1240 Hotels and motels.

Commercial facility that contains five (5) or more guest rooms, suites, cabins, and/or chalets provided with or without kitchen facilities, rented to the general public for transient lodging (less than thirty (30) days). Often includes a variety of guest services in addition to lodging (e.g., restaurant, swimming pool, meeting facilities, personal services, etc.). Hotels typically provide access to guest rooms from an interior walkway, and motels typically provide access to guest rooms from an exterior walkway.

17.08.1250 Household.

One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit.

17.08.1260 Indemnification.

Compliance with a request to relieve the city of liability, or to accept the costs for defending the city, from any action brought as a result of the project.

17.08.1270 Indoor entertainment facility.

Establishments providing indoor entertainment services for a fee or charge, including but not limited to billiard parlors, bingo parlors, bowling alleys, and electronic game arcades as a primary use. An establishment or premises with more than ten (10) electronic games or coin-operated amusements and/or where fifty (50) percent or more of the floor area is occupied by amusement devices is considered an electronic game arcade as described above. Ten (10) or fewer machines are not considered a land use separate from the primary use of the site.

17.08.1280 Indoor sports and fitness facility.

A center where exercises and related activities are performed entirely within an enclosed building for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Typical uses include athletic clubs, gyms, indoor ball courts, fitness centers, indoor climbing facilities, and yoga studios.

17.08.1290 Junior accessory dwelling unit.

As defined in Chapter 17.108 (Accessory Dwelling Units).

17.08.1300 Junk.

Includes but is not limited to, trash; refuse; paper; glass; cans; bottles; rags; ashes; trimming from lawns, yards, trees, and shrubbery, including plants and leaves; and other solid waste or salvageable materials other than garbage; inoperable appliances, parts, tools; inoperable and unregistered vehicles; vehicle parts; vehicle hulks; discarded furniture; dirt; rocks; and materials from the demolition, alteration or construction of buildings or structures, unless such dirt, rocks, or other materials from demolition, alteration or construction are being used for purposes of fill.

17.08.1310 Kitchen.

Any room or portion thereof containing facilities designed or used for the preparation of food, including but not limited to stoves, ranges, or hotplates.

17.08.1320 Landscaping.

The replacement of developed or excavated areas of a parcel with introduced new living vegetation, shrubbery, trees, ground cover and combinations thereof.

17.08.1330 Legal description.

The terminology, words, mapping, or language contained in a deed or other legal document describing the location of a parcel of land or location of an easement.

17.08.1340 Library.

A public, nonprofit facility, room, or building containing printed information, electronic information, and pictorial material, such as books, manuscripts, computers, recordings, or films, which are kept for use by or loaning to patrons of the facility but are not normally offered for sale.

17.08.1350 Live/work unit.

As defined in Chapter 17.92 (Live/Work Units and Home-Based Businesses).

17.08.1360 Living area.

The interior habitable area for a dwelling unit, including basements and attics.

17.08.1370 Lot, parcel.

A legally established parcel of land mapped or otherwise described. May also mean a parcel established for tax purposes, sometimes called an assessor's parcel.

17.08.1380 Lot coverage.

The percent of lot area covered by all building footprints.

17.08.1390 Lot depth.

The average distance from the property line fronting a road or road easement to the rear or opposite property line.

17.08.1400 Lot frontage, street frontage.

The length of a lot or parcel of land along or fronting on a street or other principal thoroughfare but not including such length along an alley, watercourse, railroad right-of-way or limited access roadway or interstate.

17.08.1410 Lot line.

A. Any legally described parcel line, as follows:

1. "Front lot line" is the shortest property line along the road or road easement.
2. "Side lot line" is the property line intersecting with the front lot line and dividing the parcel from other adjacent parcels or another public street.
3. "Exterior lot line" is the property line intersecting with the front lot line and contiguous with a public street on a corner lot.
4. "Interior lot line" is any property line dividing the parcel from other adjacent parcels.
5. "Rear lot line" is the property line opposite the front lot line.

B. In the case of an irregularly shaped lot, the city planner shall determine the front and side lot lines in such a manner as to best promote the orderly development of the immediate area.

17.08.1420 Lot width.

The distance from one side property line to the other side property line measured along the building setback line.

17.08.1430 Low barrier navigation center.

As defined in Section 17.88.260 (Low barrier navigation centers).

17.08.1440 Lumber and wood product processing facility.

Manufacturing, processing, and sales involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes.

17.08.1450 Major transit stop.

A site containing any of the following: an existing rail or bus rapid transit station; a ferry terminal served by either a bus or rail transit service; or the intersection of two (2) or more major bus routes with a frequency of service interval of twenty (20) minutes or less during the morning and afternoon peak commute periods.

17.08.1460 Main building.

A building that is designed for or in which is conducted the principal use of the lot and/or building site on which it is situated.

17.08.1470 Manufactured home.

As defined in the California Health and Safety Code Section 18007, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred and twenty (320) or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured home includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974.

17.08.1480 Manufactured home park.

Any area of land or property that has at least two (2) mobile homes, manufactured homes, recreational vehicles, and/or lots that are held out for rent or lease.

17.08.1490 Media production.

Commercial arts and art-related business services including audio and film recording and editing studios and services, film and video production, photographers and photography studios, radio and television broadcast, special effects production, titling, video and film libraries, and similar uses.

17.08.1500 Metal products fabrication, machine/welding shops.

Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets, and enclosures, metal doors, and gates, and similar products, blacksmith, and welding shops, sheet metal shops, machine shops, and boiler shops.

17.08.1510 Microbrewery.

A brewery that produces less than fifteen thousand (15,000) barrels of beer per year and sells seventy-five (75) percent or more of its beer off-site.

17.08.1520 Microdistillery.

A business where less than fifty thousand (50,000) proof gallons of distilled spirits are manufactured (distilled, rectified, or bottled, blended), packaged, and distributed for wholesale and/or retail distribution annually and which includes the incidental direct sale to consumers of only those goods produced on-site.

17.08.1530 Mixed-use building.

A type of mixed-use development that has at least two (2) uses, each occupying a minimum of thirty (30) percent of the gross floor area of the building.

17.08.1540 Mixed-use development.

More than one type of land use within a building, set of buildings, or area. See also "vertical mixed-use development."

17.08.1550 Mobile food commissary.

As defined in Chapter 17.104 (Mobile Food Sales).

17.08.1560 Mobile food court.

As defined in Chapter 17.104 (Mobile Food Sales).

17.08.1570 Mobile food vendor.

As defined in Chapter 17.104 (Mobile Food Sales).

17.08.1580 Mobile home.

As defined in the California Health and Safety Code Section 18008, a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on-site, is three hundred and twenty (320) or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile home includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobile homes in effect at the time of construction. Mobile home does not include a commercial modular, as defined in Health and Safety Code (HSC) Section 18001.8, factory-built housing, as defined in HSC Section 19971, a manufactured home, as defined in HSC Section 18007, a multifamily manufactured home, as defined in HSC Section 18008.7, or a recreational vehicle, as defined in HSC Section 18010.

17.08.1590 Mortuaries and funeral homes.

Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

17.08.1600 Multifamily residential.

A building or a portion of a building designed and intended for occupancy by two (2) or more households living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, duplex, townhouse, condominium).

17.08.1610 Nanobrewery.

A brewery that produces no more than three (3) barrels of beer in one batch and no more than two thousand (2,000) barrels annually.

17.08.1620 Net density.

The total number of dwelling units per acre, based on the minimum lot size and acreage of the site, but excluding land area devoted to public rights-of-way and other dedications.

17.08.1630 Net land area.

The area or land remaining after any required public dedication.

17.08.1640 Nonconforming building or use.

- A. "Non-conforming building" means a structure that does not conform to present regulations.
- B. "Nonconforming use" means a land use which does not conform to present regulations.
- C. "Legally existing" means a use that predates present regulations but was legally constructed or established at the time the use or construction first commenced.
- D. "Grandfathered" is a colloquial term means the same as "legally existing" non-conforming building or use as described in subsection C above.

17.08.1650 Occupancy.

The establishment of a use within a structure or upon a parcel of land, including and not limited to installing display fixtures in a completed structure, stocking of inventory, or commencing temporary or permanent residency, whether or not a structure has been subject to an approved final inspection or a certificate of occupancy. Each separate use of property carried on at all or a portion of a building parcel is a separate occupancy.

17.08.1660 Official plan line.

The boundaries and limits of a planned right-of-way, including the future right-of-way of an existing street as it is proposed to be widened and including all lands necessary for the building, widening or maintenance of any road, street, highway or any other type of public way which planned right-of-way is based on the general plan of the city.

17.08.1670 Off-site.

An improvement, feature, or action located or occurring on property separate from the property under discussion.

17.08.1680 On-site.

An improvement, feature, or action located or occurring on the property under discussion.

17.08.1690 Open space.

The portion of the lot or parcel from the ground upward that is unoccupied by buildings, structures, parking lots and driveways, except as otherwise permitted by city code. Clubhouses, recreation buildings, pools, saunas, interior walkways, paths, and similar amenities may be included in open space.

17.08.1700 Outdoor commercial recreation facility.

Facility for various outdoor sports and recreation activities where a fee is charged for use, including amusement and theme parks, golf driving ranges, miniature golf courses, skateboard parks, swim and tennis clubs, waterparks, and similar uses.

17.08.1710 Paper product manufacturing.

An establishment that converts pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-manufactured paper. Does not include the manufacturing of pulp, paper, or paperboard.

17.08.1720 Park and ride facility.

A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

17.08.1730 Parking space or facility.

An area or structure used for the temporary storage of vehicles.

- A. "Parking space" means an unobstructed space or area other than a street or alley that is permanently reserved, maintained, and accessible for the parking of one (1) motor vehicle.
- B. "Public parking" means a parking lot or parking space located on public or private property, which generally is advertised, designated, or otherwise available for public use.
- C. "Private parking" means a parking lot or parking space located on private property, which, generally, is not available for public use, except with the specific permission of the property owner.

17.08.1740 Parks, picnic areas, and playgrounds.

Public parks, play lots, playgrounds, and athletic fields for neighborhood or community use, including swimming pools, ball fields, bocce courts, basketball, tennis, pickleball, and handball courts.

17.08.1750 Pending application.

Means any formal application submitted to the city for land use or development permit or action that has been deemed complete but has not yet been acted upon/finally decided by the designated authority, including any appeal determination.

17.08.1760 Permit.

An authorization to proceed issued by the city for a specific activity.

17.08.1770 Personal services.

Establishments providing non-medical services as a primary use, including barber shops and beauty salons, catering (excluding onsite mobile food sales and commissaries), cleaning services, costume and clothing rental, day spas, guide services, shoe and small item repair, locksmiths, licensed massage therapy, self-service laundromats, small equipment maintenance and repair, and tailors. These uses may also include limited accessory retail sales of products related to the services provided.

17.08.1780 Pharmacy.

A retail store engaged in the sale of prescription drugs and medicine, carrying related items such as vitamins, cosmetics, personal care, and toiletries and such unrelated items as tobacco, alcohol, and novelty merchandise.

17.08.1790 Places of worship and spiritual assembly.

Facility operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations are classified according to their respective activities.

17.08.1800 Planning Commission.

The City of Montague Planning Commission, appointed by the City of Montague City Council in compliance with Government Code Section 65101.

17.08.1810 Principally permitted use.

A use which does not require the issuance of a conditional use permit, but which may be subject to a building permit, business license, and other required permits. Where more than one use is located on the parcel, the principal use is that activity to which the greatest amount of floor and/or ground space is devoted.

17.08.1820 Printing and publishing.

Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals; establishments manufacturing business forms and binding devices.

17.08.1830 Private schools.

Private educational institutions, including but not limited to: preschools, elementary, middle, junior high, and high schools, homeschooling cooperatives, business, secretarial, and vocational schools, folk schools, colleges and universities, establishments providing courses by mail or online, professional schools (law, medicine, etc.), and seminaries/religious ministry training facilities. Includes schools offering specialized programs in art, communication, dance, design, drama, driver education, emergency response and preparedness, environmental education, health and fitness, finances, flight training, food preparation, gardening, language, management, massage, music, self-defense, outdoor recreation, technology, and wilderness survival. Does not include boarding.

17.08.1840 Professional office.

An office-type facility occupied by a business that provides direct professional services and/or is engaged in the production of intellectual property. Examples of these uses include, but are not limited to accounting, auditing, and bookkeeping services, advertising agencies, architects, attorneys, commercial artists and graphic designers, construction contractors (office only), consultants, counselors, designers, engineers, financial counseling, management and public relations services, private investigators, social workers, surveyors, therapists, and title and escrow companies.

17.08.1850 Project.

Proposed development or a new land use.

17.08.1860 Property line.

A legal boundary of parcel land.

17.08.1870 Public agency.

A political subdivision of the federal, state, or local government or its departments, or governmental jurisdictions or districts.

17.08.1880 Public and quasi-public facilities.

A land use maintained by a public agency or private non-profit organization that provides a service to and benefits the public, including but not limited to animal shelters, bus shelters, chamber of commerce, city hall, community center, community resource center, corporation yards, historical society, library, museums, municipal offices, park and ride facilities, public parking, public safety facilities, public restrooms, public schools, and visitor centers. Does not include wastewater treatment plants or airports.

17.08.1890 Public nuisance.

A nuisance that unreasonably interferes with a right that is common to the general public.

17.08.1900 Public right-of-way.

A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer, and/or other public uses.

17.08.1910 Public safety facility.

A facility operated by a public agency, including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. Does not include airports or firearms qualification and training facilities.

17.08.1920 Public schools.

Public educational institutions including, but not limited to elementary, middle, junior high, and high schools, community colleges, colleges and universities, and military academies.

17.08.1930 Public services.

Services needed for development of a parcel of land. This may include, but is not limited to water, wastewater, phone, electricity, gas, and internet.

17.08.1940 Public utility.

A public agency or private business that provides a general service to the public, such as telecommunications, electricity, water, or other services.

17.08.1950 Rear yard.

A yard extending across the full width of the rear portion of the lot and measured between the rear line of the lot to the building or structure wall.

17.08.1960 Recreational vehicle.

A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than three hundred and twenty (320) square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. It contains four hundred (400) square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

17.08.1970 Recreational vehicle park.

A site where two (2) or more spaces are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each RV space. May include accessory retail uses when such retail is clearly incidental and intended to serve recreational vehicle park patrons only.

17.08.1980 Recycling facility.

A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that may occupy more than five hundred (500) square feet and include permanent structures. Facility does not use power-driven processing equipment except for compacting, baling, plastic shredding, and other activities necessary for efficient temporary storage and material shipment. Does not include automobile dismantling or processing of hazardous materials.

17.08.1990 Residential care facility.

A facility licensed by the State of California that provides twenty-four (24)-hour non-medical care for more than six (6) persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual.

17.08.2000 Residential care home.

A home licensed by the State of California that provides twenty-four (24)-hour non-medical care for six (6) or fewer persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance,

guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual.

17.08.2010 Resource protection and restoration.

Activities and management of an area to preserve, recreate, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, erosion control, and floodwater conveyance.

17.08.2020 Resource-related recreation.

Facility related to active or passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

17.08.2030 Restricted personal services.

Personal service establishments that are dispersed to minimize their potentially blighting impact on surrounding land uses, including: check cashing services; fortune tellers, palm readers, psychics, and similar services; and tattooing, piercing, and similar services. These uses may also include accessory retail sales of products related to the services provided.

17.08.2040 Restricted retail sales.

Stores and shops that are dispersed to minimize their potentially blighting impact on surrounding land uses, including firearm sales, alcoholic beverage sales, secondhand sales, thrift stores, and tobacco and vape shops.

17.08.2050 Retail food establishment.

A restaurant, brewpub, delicatessen, bakery, coffee shop, or other retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. Outdoor dining is permitted pursuant to Section 17.88.160 (Commercial outdoor dining and seating) as an incidental activity to a retail food establishment.

17.08.2060 Retail sales.

Stores and shops selling multiple lines of merchandise (indoor sales only, except as otherwise permitted). These stores and lines of merchandise include: apparel, art galleries, art supplies, automobile parts and supplies, bakeries (including production), bicycles, books, cameras, clothing and accessories, craft and hobby supplies, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings, household supplies, general stores, gift and souvenir shops, hardware stores, jewelry, leather goods, luggage, musical instruments, orthopedic supplies, personal electronics, pet food and supplies (no pets), pharmacies, small wares, specialty shops, sporting goods and equipment, stationery, toys and games, and variety stores.

17.08.2070 Salvage yard.

A place in which junk, salvaged materials, or products, scrap, or other waste materials are stored, broken up, dismantled, sorted, distributed, or sold privately or commercially.

17.08.2080 Second dwelling unit.

An attached or detached dwelling unit constructed prior to January 1, 2017, which provides complete independent living facilities for one or more persons, with permanent provisions for

living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. Includes granny flats.

17.08.2090 Secondhand sales.

Indoor retail establishments that require a secondhand dealer license from the state, as provided in the California Business and Professions Code Sections 21625 - 21647, or where at least ten (10) percent of the products offered for sale are used.

17.08.2100 Setback.

The distance by which a structure, parking area, or other development feature must be separated from a lot line, other structure, or development feature, or street centerline.

17.08.2110 Shopping center.

A retail commercial business consisting of three (3) or more retail tenants having shared parking facilities.

17.08.2120 Short-term rental.

As defined in Chapter 17.96 (Short-Term Rentals).

17.08.2130 Side yard.

A yard between the sideline of the lot and the building or structure wall and extending from the required front setback to the required rear setback.

- A. "Exterior side yard" means the side yard that is adjacent to a public street on a corner lot.
- B. "Interior side yard" means the side yard that is adjacent to another lot on an interior or corner lot.

17.08.2140 Sign.

As defined in Chapter 17.76 (Signs).

17.08.2150 Single-family residential.

A building designed exclusively for occupancy by one household on a single lot. This classification includes manufactured homes, small employee housing, group homes that operate as single-family residences and do not provide licensable services, and group homes that operate as single-family residences and provide licensable services to six or fewer residents.

17.08.2160 Small acreage agriculture.

Agricultural uses, including crop and tree farming and the raising of livestock, that are not detrimental to the public health, safety, and general welfare by reason of odor, smoke, gas, dust, traffic, vibration, or noise; are not deemed to be exceptional fire or explosion hazards; and do not involve commercial cannabis, chicken, poultry, egg, hog farms, dairies, or animal processing operations (e.g., animal slaughter and/or meat cutting and packing). Also excludes rodeos, commercial stables, horse rentals, and retail plant nurseries.

17.08.2170 Small equipment maintenance and repair.

Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment,

conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

17.08.2180 Special event.

An event, or series of related events, of cultural, civic, economic, social, recreational, or educational nature sponsored by an individual or individuals, a non-profit organization or community group, charitable organization, or for-profit organization or group, that is: (1) held wholly or partially on property owned or maintained by the city; or (2) held on any other property, and that requires for its successful execution, the partial or complete closure of streets or sidewalks or the provision and coordination of municipal services to a degree over and above the level that the city normally provides. Special event also includes any other organized activity that involves the use of, or has a direct or indirect impact on, public property or facilities or that can reasonably be foreseen to have such an impact on, or to require a higher level of, public safety services or other municipal services, including advance planning services, than that normally provided by the city.

17.08.2190 Split zoning.

A split-zoned parcel is a parcel to which two or more zoning districts apply. This does not include overlay zones.

17.08.2200 Sporting goods.

Equipment commonly used by a participant in a sporting or recreational event or activity, not including motorized vehicles or firearms.

17.08.2210 Stone product manufacturing.

An establishment that cuts, shapes, and/or finishes marble, granite, slate, and/or other stone for construction and miscellaneous uses. Does not include establishments engaged primarily in buying or selling partly finished monuments and tombstones.

17.08.2220 Storage facility.

- A. Indoor storage. The storage of various materials entirely within a structure as the primary use of the structure. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.
- B. Outdoor storage. The storage of various equipment and materials outside of a structure as a principal use, such as vehicle storage. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

17.08.2230 Structure.

Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For purposes of this title, the term "structure" includes "buildings".

17.08.2240 Supportive housing.

Housing with no limit on length of stay that is occupied by the target population, as defined in subdivision (p) Section 65582 of the California Government Code, that is linked to on-site or off-site services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

17.08.2250 Taproom brewery.

A brewery that sells twenty-five (25) percent or more of its beer for on-premises consumption and does not operate full food service. The beer is brewed primarily for sale in the taproom and is often dispensed directly from the brewery's storage tanks.

17.08.2260 Temporary structure.

A building or structure to be utilized for a permitted use applicable to a parcel of land, which is crafted of impermanent materials, such as poles and awning or similar materials.

17.08.2270 Temporary Use.

A land use defined as accessory to a permitted or conditionally permitted land use that: does not permanently change the character or physical facilities of the premises or property; is in keeping with the purposes of the zoning district where it is located; and which may occur on the property for a period not to exceed twelve (12) calendar months. Some provisions of this title may provide more precise land use standards for longer or shorter temporary uses in accordance with the provisions of the applicable chapter of this code. In no case shall a temporary use be permitted for any period to exceed a total of twenty-four (24) calendar months unless overall public health and safety are clearly demonstrated to the city at the time of initial issuance.

17.08.2280 Theaters and playhouses.

Indoor facilities for public assembly and group entertainment, where seats are arranged so that spectators have an unobstructed view of performers on a stage or movie screen(s). Includes concert halls, auditoriums, movie theaters, playhouses, and similar facilities devoted to the live performances of music, dance, plays, orations, and other stage performances and/or the showing of projected motion pictures and videotapes. Does not include adult-oriented businesses.

17.08.2290 Townhouse.

A single-family dwelling of two (2) or sometimes three (3) stories that is typically connected to a similar dwelling or dwellings by a common sidewall.

17.08.2300 Transient occupancy.

A dwelling unit, room, or space occupied by paying guests for periods of less than thirty (30) days.

17.08.2310 Transitional housing.

Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted units to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

17.08.2320 Uplighting.

The placement of individual light sources at the base of architectural details or points of interest, typically around the perimeter of a space, to draw attention to those details.

17.08.2330 Utility infrastructure.

Pipelines for water, gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes

telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits. Does not include offices, service centers, or distribution substations.

17.08.2340 Variance.

A discretionary entitlement that permits the departure from the strict application of the development standards contained in this title.

17.08.2350 Vehicle storage.

Storage of operative and inoperative vehicles for limited periods of time. Includes storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, vans, boats, and recreational vehicles. Does not include vehicle dismantling or retail sales.

17.08.2360 Vehicles for hire.

A business specializing in the provision of two (2) or more vehicles and drivers to the general public for the purpose of transportation (e.g., taxi service). May also include a business office and the maintenance, minor repair, and on-site storage of vehicles for hire. Does not include automobile rental services.

17.08.2370 Vehicular access.

The physical means by which an individual in a vehicle is able to enter upon or exit public or private property from a street. "Ingress" (to enter) and "egress" (to exit) are words describing the type of access.

17.08.2380 Vertical mixed-use development.

A multistory mixed-use building that contains one (1) or more nonresidential use at street level and residential use on the upper floor(s).

17.08.2390 Veterinary office.

An enclosed building or buildings where medical care is provided for animals. Does not include overnight accommodations or outside runs or kennels. Grooming of animals and pet food sales are permitted as accessory to the medical use.

17.08.2400 Wholesale business.

The selling of commodities in large quantities to retailers rather than directly to consumers, but not including the storing and/or sale of any material or commodity, and not including the processing or manufacture of any product or substance.

17.08.2410 Wireless telecommunications facility.

As defined in Section 17.112.020 (Definitions).

17.08.2420 Yard.

The area between a property line and structures on residential lots.

17.08.2430 Zero lot line.

The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

17.08.2440 Zoning district.

A portion of the territory in the city within which territory certain uniform regulations and requirements, or various combinations thereof, apply pursuant to this title.

CHAPTER 17.12 DISTRICTS GENERALLY

Sections:

- 17.12.010 Districts designated.
- 17.12.020 Zoning map.
- 17.12.030 Determination of uncertain boundaries.
- 17.12.040 Prezoning.
- 17.12.050 Split zoning.

17.12.010 Districts designated.

A. Zoning Districts. The districts established by this title are as follows:

R-R	Rural Residential
R-E	Residential Expanded
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
M-U	Mixed Use
T-C	Town Center
G-C	General Commercial
M	Manufacturing
O-S	Open Space
P-F	Public Facilities
P-D	Planned Development

B. Overlay Districts. In addition to the foregoing base zoning districts, the following overlay districts are established:

A-O	Airport Overlay
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C. The permitted uses and development standards for each zoning district and overlay district are set forth in this title.

17.12.020 Zoning map.

The designations, locations, and boundaries of the districts established are delineated upon the map entitled "City of Montague Zoning Map", which map and all notations and information thereon are made a part of this title by reference. The zoning map is on file in the office of the city clerk. Any land within the incorporated limits of the city, now or in the future, and not designated or indicated on the zoning map shall be placed in the proper zoning district by initiation of amendment procedure as set forth in Chapter 17.132 (Amendments).

17.12.030 Determination of uncertain boundaries.

Where any uncertainty exists as to the correct location of any zoning district boundary shown on the zoning map referred to under Section 17.12.020 (Zoning map), the following rules apply:

1. Zoning district boundaries shown as approximately following the property line of a parcel shall be construed to follow the property line.

2. Zoning district boundaries shown as following roads or other rights-of-way, or natural features such as creeks shall be construed to follow the centerline of the roads, rights-of-way, or creeks.
3. When zoning district boundaries do not follow property lines, roads, rights-of-way, or natural features, the planning commission shall establish and clarify the correct location of uncertain zoning district boundaries according to the purpose of this title.

17.12.040 Prezoning.

Territory annexed to the city and not shown as part of the city by the zoning map herein, shall upon the effective date of such annexation be classified and zoned as Low Density Residential (R-1), unless the city council has prior to such effective date zoned said territory to another classification, subject to annexation.

17.12.050 Split zoning.

No parcel, other than those maintained for public purposes, shall be created, reconfigured, or zoned to have split zoning.

CHAPTER 17.16

RURAL RESIDENTIAL, R-R

Sections

- 17.16.010 Purpose and applicability.
- 17.16.020 Permitted uses.
- 17.16.030 Accessory uses.
- 17.16.040 Conditional uses.
- 17.16.050 Lot requirements.
- 17.16.060 Development standards.

17.16.010 Purpose and applicability.

The Rural Residential (R-R) zoning district is intended to be applied to areas which, due to limited availability of utilities, are suitable for low density residential development and the raising of crops and farm animals. The R-R district is consistent with the Rural Residential land use designation.

17.16.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as a principally permitted use in the R-R zoning district:

- A. Farmworker housing.
- B. Single-family residential.
- C. Small acreage agriculture.
- D. Supportive housing.
- E. Transitional housing.

17.16.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-R zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Roadside stands two hundred (200) square feet or less limited to agricultural products produced onsite.
- E. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- F. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- G. Signs pursuant to Chapter 17.76 (Signs).
- H. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.16.040 Conditional uses.

The following uses are permitted in the R-R zoning district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

- A. Commercial stables.
- B. Group homes that provide licensable services to more than six (6) residents.
- C. Large employee housing.
- D. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
- E. Public and quasi-public facilities.
- F. Roadside stands exceeding two hundred (200) square feet and/or which include sale of agricultural products produced offsite.
- G. Other uses similar to those listed in this section.

17.16.050 Lot requirements.

- A. Minimum parcel size.
 - 1. With sewer and water: One (1) acre.
 - 2. With well and/or septic: Two and one half (2.5) acres.
- B. Minimum width: One hundred fifty (150) feet.
- C. Minimum depth: One hundred fifty (150) feet.

17.16.060 Development standards.

- A. Dwelling units per acre.
 - 1. With sewer and water: One (1) unit.
 - 2. With well and/or septic: Four-tenths of one (0.4) unit.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Thirty-five (35) feet.
 - 2. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.180 (Height limits).
- C. Maximum lot coverage: Forty (40) percent.
- D. Minimum front yard setback.
 - 1. All uses, except as specified herein: Twenty (20) feet.
 - 2. Barns, stables, and other structures that house livestock: Fifty (50) feet.
 - 3. All other accessory structures: Fifty (50) feet or rear half of lot, whichever is less.
- E. Minimum rear yard setback.
 - 1. All uses, except as specified herein: Ten (10) feet.
 - 2. Barns, stables, and other structures that house livestock: Fifty (50) feet.
 - 3. All other accessory structures: Five (5) feet.
- F. Minimum side yard setback.
 - 1. All uses, except as specified herein: Five (5) feet.

2. Barns, stables, and other structures that house livestock: Fifty (50) feet.
 3. Nonresidential uses: Ten (10) feet.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.20

RESIDENTIAL EXPANDED, R-E

Sections

- 17.20.010 Purpose and applicability.
- 17.20.020 Permitted uses.
- 17.20.030 Accessory uses.
- 17.20.040 Conditional uses.
- 17.20.050 Lot requirements.
- 17.20.060 Development standards.

17.20.010 Purpose and applicability.

The Residential Expanded (R-E) zoning district is intended to be applied to areas suitable for low density residential development consistent with the Low Density Residential land use designation.

17.20.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as a principally permitted use in the R-E zoning district:

- A. Single-family residential.
- B. Supportive housing.
- C. Transitional housing.

17.20.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-E zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- E. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- F. Signs pursuant to Chapter 17.76 (Signs).
- G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.20.040 Conditional uses.

The following uses are permitted in the R-E zoning district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

- A. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
- B. Community gardens pursuant to Section 17.88.170 (Community gardens).

- C. Crop and tree farming.
- D. Group homes that provide licensable services to more than six (6) residents.
- E. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
- F. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- G. Places of worship and spiritual assembly.
- H. Private schools.
- I. Public and quasi-public facilities.
- J. Other uses similar to those listed in this section.

17.20.050 Lot requirements.

- A. Minimum parcel size: Fifteen thousand (15,000) square feet.
- B. Minimum width: Fifty (50) feet.
- C. Minimum depth: One hundred (100) feet.

17.20.060 Development standards.

- A. Dwelling units per acre: One (1) to two and one half (2.5) units.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Thirty (35) feet.
 - 2. Nonresidential uses: Forty-five (45) feet.
 - 3. Accessory structures: Eighteen (18) feet.
 - 4. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- C. Maximum lot coverage: Forty (40) percent.
- D. Minimum front yard setback.
 - 1. All uses, except as specified herein: Twenty (20) feet.
 - 2. Accessory structures other than garage or carport: Fifty (50) feet or rear half of lot, whichever is less.
- E. Minimum rear yard setback.
 - 1. All uses, except as specified herein: Ten (10) feet.
 - 2. Nonresidential uses: Twenty (20) feet.
 - 3. Accessory structures: Five (5) feet.
- F. Minimum side yard setback.
 - 1. Interior side yard.
 - a. All uses, except as specified herein: Five (5) feet.
 - b. Nonresidential uses: Ten (10) feet.
 - 2. Exterior side yard: Ten (10) feet.
- G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.24

LOW DENSITY RESIDENTIAL, R-1

Sections

- 17.24.010 Purpose and applicability.
- 17.24.020 Permitted uses.
- 17.24.030 Accessory uses.
- 17.24.040 Conditional uses.
- 17.24.050 Lot requirements.
- 17.24.060 Development standards.

17.24.010 Purpose and applicability.

The Low Density Residential (R-1) zoning district is intended to be applied to areas suitable for low density residential development consistent with the Low Density Residential land use designation.

17.24.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as a principally permitted use in the R-1 zoning district:

- A. Single-family residential.
- B. Supportive housing.
- C. Transitional housing.

17.24.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-1 zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- E. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- F. Signs pursuant to Chapter 17.76 (Signs).
- G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.24.040 Conditional uses.

The following uses are permitted in the R-1 zoning district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

- A. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
- B. Community gardens pursuant to Section 17.88.170 (Community gardens).

- C. Crop and tree farming.
- D. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- E. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- F. Places of worship and spiritual assembly.
- G. Private schools.
- H. Public and quasi-public facilities.
- I. Residential uses:
 - 1. Group homes that provide licensable services to more than six (6) residents.
 - 2. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
 - 3. Multifamily residential, four (4) or fewer dwelling units.
- J. Other uses similar to those listed in this section.

17.24.050 Lot requirements.

- A. Minimum parcel size: Seven thousand five hundred (7,500) square feet.
- B. Minimum width.
 - 1. Interior and corner lots: Fifty (50) feet.
 - 2. Cul-de-sac lot: Fifty (50) feet at front yard setback.
- C. Minimum depth: One hundred (100) feet.

17.24.060 Development standards.

- A. Dwelling units per acre: One (1) to five (5) units.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Thirty-five (35) feet.
 - 2. Nonresidential uses: Forty-five (45) feet.
 - 3. Accessory structures: Eighteen (18) feet.
 - 4. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- C. Maximum lot coverage: Forty (40) percent.
- D. Minimum front yard setback.
 - 1. All uses, except as specified herein: Twenty (20) feet.
 - 2. Accessory structures other than garage or carport: Fifty (50) feet or rear half of lot, whichever is less.
- E. Minimum rear yard setback.
 - 1. All uses, except as specified herein: Ten (10) feet.
 - 2. Nonresidential uses: Twenty (20) feet.
 - 3. Accessory structures: Five (5) feet.
- F. Minimum side yard setback.

1. Interior side yard.
 - a. All uses, except as specified herein: Five (5) feet.
 - b. Nonresidential uses: Ten (10) feet.
 2. Exterior side yard: Ten (10) feet.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.28
MEDIUM DENSITY RESIDENTIAL, R-2

Sections

- 17.28.010 Purpose and applicability.
- 17.28.020 Permitted uses.
- 17.28.030 Accessory uses.
- 17.28.040 Conditional uses.
- 17.28.050 Lot requirements.
- 17.28.060 Development standards.

17.28.010 Purpose and applicability.

The Medium Density Residential (R-2) zoning district is intended to be applied to areas suitable for a combination of low-density and medium-density residential development consistent with the Medium Density Residential land use designation.

17.28.020 Permitted uses.

Subject to issuance of a building permit, business license, and other required permits, none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as a principally permitted use in the R-2 zoning district:

- A. Multifamily residential, three (3) dwelling units or fewer.
- B. Single-family residential.
- C. Supportive housing.
- D. Transitional housing.

17.28.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-2 zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- E. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- F. Signs pursuant to Chapter 17.76 (Signs).
- G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.28.040 Conditional uses.

The following uses are permitted in the R-2 zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
- B. Community gardens pursuant to Section 17.88.170 (Community gardens).
- C. Crop and tree farming.
- D. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- E. Places of worship and spiritual assembly.
- F. Private schools.
- G. Public and quasi-public facilities.
- H. Residential uses.
 - 1. Group homes that provide licensable services to more than six (6) residents.
 - 2. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
 - 3. Multifamily residential, four (4) dwelling units.
- I. Other uses similar to those listed in this section.

17.28.050 Lot requirements.

- A. Minimum parcel size: Seven thousand five hundred (7,500) square feet.
- B. Minimum width.
 - 1. Interior and corner lots: Fifty (50) feet.
 - 2. Cul-de-sac lot: Fifty (50) feet at front yard setback.
- C. Minimum depth: One hundred (100) feet.

17.28.060 Development standards.

- A. Dwelling units per acre: One (1) to ten (10) units.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Thirty-five (35) feet.
 - 2. Nonresidential uses: Forty-five (45) feet.
 - 3. Accessory structures: Eighteen (18) feet.
 - 4. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- C. Maximum lot coverage: Sixty (60) percent.
- D. Minimum front yard setback.
 - 1. All uses, except as specified herein: Twenty (20) feet.
 - 2. Accessory structures other than garage or carport: Fifty (50) feet or rear half of lot, whichever is less.
- E. Minimum rear yard setback.
 - 1. All uses, except as specified herein: Twenty (20) feet.
 - 2. Accessory structures: Five (5) feet.
- F. Minimum side yard setback.

1. Interior side yard.
 - a. All uses, except as specified herein: Five (5) feet.
 - b. Nonresidential uses: Ten (10) feet.
 2. Exterior side yard: Ten (10) feet.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.32
HIGH DENSITY RESIDENTIAL, R-3

Sections

- 17.32.010 Purpose and applicability.
- 17.32.020 Permitted uses.
- 17.32.030 Accessory uses.
- 17.32.040 Conditional uses.
- 17.32.050 Lot requirements.
- 17.32.060 Development standards.

17.32.010 Purpose and applicability.

The High Density Residential (R-3) zoning district is intended to be applied to areas suitable for a variety of low-, medium-, and high-density residential development consistent with the High Density Residential land use designation.

17.32.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as a principally permitted use in the R-3 zoning district:

- A. Community gardens pursuant to Section 17.88.170 (Community gardens).
- B. Dwelling groups.
- C. Emergency shelters pursuant to Section 17.88.110 (Emergency shelters).
- D. Group homes that provide licensable services to more than six (6) residents.
- E. Low barrier navigation centers pursuant to Section 17.88.260 (Low barrier navigation centers).
- F. Multifamily residential.
- G. Single-family residential.
- H. Supportive housing.
- I. Transitional housing.

17.32.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-3 zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).

- E. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- F. Signs pursuant to Chapter 17.76 (Signs).
- G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.32.040 Conditional uses.

The following uses are permitted in the R-3 zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Adult day programs.
- B. Business and professional offices.
- C. Clubs, lodges, and private meeting halls.
- D. Crop and tree farming.
- E. Health clinics, medical offices, and laboratories.
- F. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- G. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- H. Places of worship and spiritual assembly.
- I. Private schools.
- J. Public and quasi-public facilities.
- K. Residential uses:
 - 1. Dormitories.
 - 2. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
 - 3. Single-room occupancy pursuant to Section 17.88.100 (Single-room occupancy).
- L. Transient uses:
 - 1. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
 - 2. Hotels and motels.
- M. Other uses similar to those listed in this section.

17.32.050 Lot requirements.

- A. Minimum parcel size: Seven thousand five hundred (7,500) square feet.
- B. Minimum width.
 - 1. Interior lot: Fifty (50) feet.
 - 2. Corner lot: Seventy-five (75) feet.
 - 3. Cul-de-sac lot: Fifty (50) feet at front yard setback.
- C. Minimum depth: One hundred (100) feet.

17.32.060 Development standards.

- A. Dwelling units per acre: One (1) to seventeen (17) units.

- B. Maximum lot coverage: Sixty (60) percent.
- C. Maximum building height.
 - 1. All uses, except as specified herein: Forty-five (45) feet.
 - 2. Accessory structures: Eighteen (18) feet.
 - 3. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- D. Minimum front yard setback.
 - 1. All uses, except as specified herein: Fifteen (15) feet.
 - 2. Accessory structures other than garage or carport: Fifty (50) feet or rear half of lot, whichever is less.
- E. Minimum rear yard setback.
 - 1. All uses, except as specified herein: Fifteen (15) feet.
 - 2. Accessory structures: Five (5) feet.
- F. Minimum side yard setback.
 - 1. Interior side yard.
 - a. All uses, except as specified herein: Five (5) feet.
 - b. Nonresidential uses: Ten (10) feet.
 - 2. Exterior side yard: Ten (10) feet.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.36

MIXED USE, M-U

Sections

- 17.36.010 Purpose and applicability.
- 17.36.020 Permitted uses.
- 17.36.030 Accessory uses.
- 17.36.040 Conditional uses.
- 17.36.050 Lot requirements.
- 17.36.060 Development standards.

17.36.010 Purpose and applicability.

The Mixed Use (M-U) zoning district is intended to be applied primarily to centrally located areas outside of the Town Center that are suitable for a compatible mixture of residential and nonresidential uses. The M-U zoning district is consistent with the Mixed Use land use designation.

17.36.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the planning commission are similar, will be allowed as principally permitted uses in the M-U zoning district:

- A. Adult day programs.
- B. Artisan crafts manufacturing.
- C. Artist studios.
- D. Banks and financial services.
- E. Business and professional offices.
- F. Business support services.
- G. Clubs, lodges, and private meeting halls.
- H. Community gardens pursuant to Section 17.88.170 (Community gardens).
- I. Convenience stores and pharmacies.
- J. Craft food and beverage production.
- K. Grocery stores and supermarkets.
- L. Health clinics, medical offices, and laboratories.
- M. Indoor sports and fitness facilities.
- N. Media production.
- O. Mixed-use developments of two or more uses permitted pursuant to this section.
- P. Personal services.
- Q. Printing and publishing.
- R. Public and quasi-public facilities.

S. Residential uses:

1. Dwelling groups, four (4) dwelling units or fewer.
2. Group homes that provide licensable services to more than six (6) residents.
3. Low barrier navigation centers pursuant to Section 17.88.260 (Low barrier navigation centers).
4. Multifamily residential, four (4) dwelling units or fewer.
5. Single-family residential.
6. Supportive housing.
7. Transitional housing.

T. Retail food establishments.

U. Retail sales.

V. Theaters and playhouses.

17.36.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the M-U zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Certified farmers' markets.
- C. Cottage food operations, live/work units, and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- D. Family childcare homes.
- E. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- F. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- G. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- H. Signs pursuant to Chapter 17.76 (Signs).
- I. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.
- J. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.36.040 Conditional uses.

The following uses are permitted in the M-U zoning district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use.

- A. Animal grooming, animal hospitals, and veterinary offices.
- B. Automobile and vehicle sales and rental.
- C. Automobile service stations.

- D. Building material stores and yards.
- E. Car washing and detailing.
- F. Drive-in and drive-through sales and services.
- G. Equipment sales and rental.
- H. Event centers.
- I. Funeral homes.
- J. Garden centers and plant nurseries.
- K. Hospitals and hospice care.
- L. Hotels and motels.
- M. Indoor entertainment facilities.
- N. Mobile food courts pursuant to Chapter 17.104 (Mobile Food Sales).
- O. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- P. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- Q. Places of worship and spiritual assembly.
- R. Private schools.
- S. Residential uses:
 - 1. Dormitories.
 - 2. Emergency shelters pursuant to Section 17.88.110 (Emergency shelters).
 - 3. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
 - 4. Multifamily residential, more than four (4) dwelling units.
 - 5. Single-room occupancy pursuant to Section 17.88.100 (Single-room occupancy).
- S. Restricted personal services.
- T. Restricted retail sales.
- U. Theaters and playhouses.
- V. Transient uses:
 - 1. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
 - 2. Hotels and motels.
 - 3. Recreational vehicle parks.
- W. Vehicles for hire.
- X. Other uses similar to those listed in this section.

17.36.050 Lot requirements.

- A. Minimum parcel size: Two thousand five hundred (2,500) square feet.
- B. Minimum width: Twenty-five (25) feet.
- C. Minimum depth: One hundred (100) feet.

17.36.060 Development standards.

- A. Dwelling units per acre: One (1) to seventeen (17) units.
- B. Maximum lot coverage: Seventy-five (75) percent.
- C. Maximum building height.
 - 1. All uses, except as specified herein: Forty-five (45) feet.
 - 2. Accessory structures: Eighteen (18) feet.
 - 3. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- D. Minimum front yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- E. Minimum rear yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- F. Minimum side yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.40 TOWN CENTER, T-C

Sections

- 17.40.010 Purpose and applicability.
- 17.40.020 Permitted uses.
- 17.40.030 Accessory uses.
- 17.40.040 Conditional uses.
- 17.40.050 Lot requirements.
- 17.40.060 Development standards.

17.40.010 Purpose and applicability.

The Town Center (T-C) zoning district is intended to be applied to commercial and mixed-use properties in the historic town center. Its purpose is to encourage a broad array of compatible retail, professional, entertainment, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment. The T-C zoning district is consistent with the Mixed Use land use designation.

17.40.020 Permitted uses.

The following uses are permitted in the T-C zone district subject to issuance of a building permit, business license or other required permit(s):

- A. Adult day programs.
- B. Alcoholic beverage sales.
- C. Artisan crafts manufacturing.
- D. Artist studios.
- E. Banks and financial services.
- F. Business and professional offices.
- G. Business support services.
- H. Clubs, lodges, and private meeting halls.
- I. Community gardens pursuant to Section 17.88.170 (Community gardens).
- J. Convenience stores and pharmacies.
- K. Craft food and beverage production.
- L. Grocery stores and supermarkets.
- M. Health clinics, medical offices, and laboratories.
- N. Hotels.
- O. Indoor entertainment facilities.
- P. Indoor sports and fitness facilities.
- Q. Low barrier navigation centers pursuant to Section 17.88.260 (Low barrier navigation centers).
- R. Media production.

- S. Mixed-use developments of two or more nonresidential uses permitted pursuant to this section.
- T. Personal services.
- U. Printing and publishing.
- V. Private schools, onsite attendance of twenty-five (25) or fewer students.
- W. Public and quasi-public facilities.
- X. Retail food establishments.
- Y. Retail sales.
- Z. Theaters and playhouses.
- AA. Vertical mixed-use developments of one or more permitted nonresidential use and one or more of the following residential uses:
 - 1. Group homes that provide licensable services to more than six (6) residents.
 - 2. Multifamily residential.
 - 3. Single-family residential.
 - 4. Supportive housing.
 - 5. Transitional housing.

17.40.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the T-C zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Certified farmers' markets.
- C. Cottage food operations, live/work units, and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- D. Family childcare homes.
- E. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- F. Second dwelling units pursuant to Section 17.88.040 (Second dwelling units).
- G. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- H. Signs pursuant to Chapter 17.76 (Signs).
- I. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.
- J. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.40.040 Conditional uses.

The following uses are permitted in the T-C zone district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Automobile and vehicle sales and rental.
- B. Event center.
- C. Manufactured home parks pursuant to Section 17.88.060 (Manufactured home parks).
- D. Mobile food courts pursuant to Chapter 17.104 (Mobile Food Sales).
- E. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- F. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by planning commission).
- G. Places of worship and spiritual assembly.
- H. Private schools, onsite attendance of more than twenty-five (25) students.
- I. Residential uses pursuant to subsection AA of Section 17.40.020 (Permitted uses) when residential use is located at street level.
- J. Restricted personal services.
- K. Restricted retail sales (alcoholic beverage sales by right).
- L. Veterinary offices.
- M. Other uses similar to those listed in this section.

17.40.050 Lot requirements.

- A. Minimum parcel size: Two thousand five hundred (2,500) square feet.
- B. Minimum width: Twenty-five (25) feet.
- C. Minimum depth: One hundred (100) feet.

17.40.060 Development standards.

- A. Dwelling units per acre: One (1) to seventeen (17) units.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Forty-five (45) feet.
 - 2. Accessory structures: Eighteen (18) feet.
- C. Maximum lot coverage: Eighty-five (85) percent.
- D. Minimum front yard setback: None.
- E. Minimum rear yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- F. Minimum side yard setback: None.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.44
GENERAL COMMERCIAL, G-C

Sections

- 17.44.010 Purpose and applicability.
- 17.44.030 Permitted uses.
- 17.44.040 Accessory uses.
- 17.44.050 Conditional uses.
- 17.44.060 Lot requirements.
- 17.44.070 Development standards.

17.44.010 Purpose and applicability.

The General Commercial (G-C) zoning district is intended to be applied to areas suitable for heavier commercial uses than those typically allowed in the M-U and T-C zoning districts consistent with the Commercial land use designation.

17.44.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the planning commission are similar, will be allowed as principally permitted uses in the G-C zoning district:

- A. Adult day programs.
- B. Animal grooming, animal hospitals, and veterinary offices.
- C. Artisan crafts manufacturing and sales.
- D. Automobile and vehicle sales and rental.
- E. Automobile service stations, no fuel sales.
- F. Banks and financial services.
- G. Building material stores and yards.
- H. Business and professional offices.
- I. Business support services.
- J. Car washing and detailing.
- K. Clothing and fabric product manufacturing.
- L. Convenience stores and pharmacies.
- M. Craft food and beverage production.
- N. Equipment sales and rental.
- O. Garden centers and plant nurseries.
- P. Grocery stores and supermarkets.
- Q. Handcraft industries.
- R. Health clinics, medical offices, and laboratories.
- S. Indoor sports and fitness facilities.

- T. Indoor storage facilities.
- U. Media production.
- V. Mixed-use developments of two (2) or more uses permitted pursuant to this chapter.
- W. Mortuaries and funeral homes.
- X. Outdoor commercial recreation facilities.
- Y. Personal services.
- Z. Printing and publishing.
- AA. Public and quasi-public facilities.
- BB. Residential uses:
 - 1. Low barrier navigation centers pursuant to Section 17.88.260 (Low barrier navigation centers).
 - 2. Supportive housing.
 - 3. Transitional housing.
- CC. Retail food establishments.
- DD. Retail sales.
- EE. Small equipment maintenance and repair.
- FF. Theaters and playhouses.
- GG. Wholesale businesses.

17.44.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the G-C zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Certified farmers' markets.
- C. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- D. Family childcare homes.
- E. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- F. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- G. Signs pursuant to Chapter 17.76 (Signs).
- H. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.
- I. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.44.040 Conditional uses.

The following uses are permitted in the G-C zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Ambulance service.
- B. Animal boarding,
- C. Autobody repair and painting.
- D. Automobile service stations that include fuel sales.
- E. Drive-in and drive-through sales and services.
- F. Equipment and material storage yards.
- G. Event centers.
- H. Food and beverage manufacturing.
- I. Fuel storage and distribution.
- J. Furniture and fixtures manufacturing.
- K. Glass product manufacturing.
- L. Lumber and wood product processing facilities.
- M. Metal products fabrication, machine/welding shops.
- N. Mobile food courts and commissaries pursuant to Chapter 17.104 (Mobile Food Sales).
- O. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- P. Outdoor commercial recreation facilities.
- Q. Outdoor storage facilities.
- R. Paper product manufacturing.
- S. Public utilities located outside of public rights-of-way.
- T. Recycling facilities.
- U. Residential uses:
 - 1. Multifamily residential.
 - 2. Single-family residential.
 - 3. Single-room occupancy pursuant to Section 17.88.100 (Single-room occupancy).
- V. Restricted personal services.
- W. Restricted retail sales.
- X. Transient uses:
 - 1. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
 - 2. Hotels and motels.
 - 3. Recreational vehicle parks pursuant to Section 17.88.080 (Recreational vehicle parks).
- Y. Wireless telecommunication facilities located outside of public rights-of-way pursuant to Chapter 17.112 (Wireless Telecommunication Facilities).

Z. Other uses similar to those listed in this section.

17.44.050 Lot requirements.

- A. Minimum parcel size: Two thousand five hundred (2,500) square feet.
- B. Minimum width: Twenty-five (25) feet.
- C. Minimum depth: One hundred (100) feet.

17.44.060 Development standards.

- A. Dwelling units per acre: One (1) to seventeen (17) units.
- B. Maximum lot coverage: Seventy-five (75) percent.
- C. Maximum building height.
 - 1. All uses, except as specified herein: Forty-five (45) feet.
 - 2. Accessory structures: Eighteen (18) feet.
 - 3. Building and structures taller than established height limits may be permitted pursuant to Section 17.88.190 (Height limits).
- D. Minimum front yard setback: None.
- E. Minimum rear yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- F. Minimum side yard setback.
 - 1. Adjacent to residential district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.48 MANUFACTURING, M

Sections

- 17.48.010 Purpose and applicability.
- 17.48.030 Permitted uses.
- 17.48.040 Accessory uses.
- 17.48.050 Conditional uses.
- 17.48.060 Lot requirements.
- 17.48.070 Development standards.

17.48.010 Purpose and applicability.

The Manufacturing (M) zoning district is intended to be applied to areas suitable for heavier commercial and light manufacturing uses than permitted in the commercial and mixed-use zoning districts, provided such uses are not detrimental to the public health, safety, and general welfare by reason of odor, smoke, gas, dust, vibration, or noise, or are not deemed to be exceptional fire of explosion hazards. The M district is consistent with the Industrial land use designation.

17.48.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed as principally permitted uses in the M zoning district:

- A. Agricultural product processing plants.
- B. Animal grooming and veterinary offices.
- C. Artisan crafts manufacturing and sales.
- D. Automobile and vehicle sales and rental.
- E. Automobile service stations, no fuel sales.
- F. Building material stores and yards.
- G. Business and professional offices.
- H. Car washing and detailing.
- I. Clothing and fabric product manufacturing.
- J. Craft food and beverage production.
- K. Equipment sales and rental.
- L. Furniture and fixtures manufacturing.
- M. Garden centers and plant nurseries.
- N. Handcraft industries.
- O. Indoor sports and fitness facilities.
- P. Metal products fabrication, machine/welding shops.
- Q. Mixed-use developments of two (2) or more uses permitted pursuant to this chapter.
- R. Paper product manufacturing.

- S. Printing and publishing.
- T. Public and quasi-public facilities.
- U. Retail food establishments.
- V. Retail sales.
- W. Small equipment maintenance and repair.
- X. Storage facilities.
- Y. Wholesale businesses.

17.48.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the M zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- B. Signs pursuant to Chapter 17.76 (Signs).
- C. Uncovered storage for allowable uses on the rear half of the lot if screened by solid fencing a minimum of six (6) feet in height.
- D. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.48.040 Conditional uses.

The following uses are permitted in the M zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use.

- A. Ambulance service.
- B. Animal boarding and animal hospitals.
- C. Autobody repair and painting.
- D. Automobile service stations that include fuel sales.
- E. Chemical product manufacturing.
- F. Concrete batching or ready-mix concrete manufacturing.
- G. Drive-in and drive-through sales and services.
- H. Equipment and material storage yards.
- I. Food and beverage manufacturing.
- J. Fuel storage and distribution.
- K. Glass product manufacturing.
- L. Lumber and wood product processing facilities.
- M. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- N. Public utilities located outside of public rights-of-way.
- O. Recycling facilities.
- P. Restricted retail sales.

- Q. Salvage yards.
- R. Stone product manufacturing.
- S. Surface mining operations pursuant to Chapter 17.116 (Surface Mining and Reclamation).
- T. Other uses similar to those listed in this section.

17.48.050 Lot requirements.

- A. Minimum parcel size: Two thousand five hundred (2,500) square feet.
- B. Minimum width: Twenty-five (25) feet.
- C. Minimum depth: One hundred (100) feet.

17.48.060 Development standards.

- A. Dwelling units per acre: None.
- B. Maximum building height: Sixty (60) feet.
- C. Maximum lot coverage: One hundred (100) percent.
- D. Minimum front yard setback:
 - 1. Adjacent residential or mixed-use district: Ten (10) feet.
 - 2. Adjacent to all other districts: None.
- E. Minimum rear yard setback:
 - 1. Adjacent residential or mixed-use district: Ten (10) feet and screened with six (6) foot solid fencing.
 - 2. Adjacent to all other districts: None.
- F. Minimum side yard setback:
 - 1. Adjacent residential or mixed-use district: Ten (10) feet and screened with six (6) foot solid fencing.
 - 2. Adjacent to all other districts: None.
- G. Minimum distance between buildings: As required by California Building Code.
- H. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.52 OPEN SPACE, O-S

Sections

- 17.52.010 Purpose and applicability.
- 17.52.020 Permitted uses.
- 17.52.030 Accessory uses.
- 17.52.040 Conditional uses.
- 17.52.050 Lot requirements.
- 17.52.060 Development standards.

17.52.010 Purpose and applicability.

The Open Space (O-S) zoning district is intended to be applied to public lands that should be preserved in a natural state and/or that provide active or passive recreational opportunities consistent with the Open Space land use designation.

17.52.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the planning commission are similar, will be allowed as principally permitted uses in the O-S zoning district:

- A. Parks, picnic areas, playgrounds.
- B. Public and quasi-public facilities.
- C. Resource protection and restoration.
- D. Resource-related recreation.

17.52.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the O-S zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Certified farmers' markets.
- B. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- C. Signs pursuant to Chapter 17.76 (Signs).
- D. Special events.
- E. Usual and customary structures associated with a principally permitted use.

17.52.040 Conditional uses.

The following uses are permitted in the O-S zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use.

- A. Cemeteries.
- B. Public utilities located outside of public rights-of-way.
- C. Wastewater treatment plants.
- D. Other uses similar to those listed in this section.

17.52.050 Lot requirements.

- A. Minimum parcel size: None.
- B. Minimum width: None.
- C. Minimum depth: None.

17.52.060 Development standards.

- A. Dwelling units per acre: None.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Thirty-five (35) feet.
 - 2. Accessory structures: Eighteen (18) feet.
- C. Maximum lot coverage: Twenty-five (25) percent.
- D. Minimum setbacks.
 - 1. Front yard: Ten (10) feet.
 - 2. Side yard: Five (5) feet.
 - 3. Rear yard: Five (5) feet.
- E. Minimum distance between buildings: As required by California Building Code
- F. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.56

PUBLIC FACILITIES, P-F

Sections

- 17.56.010 Purpose and applicability.
- 17.56.020 Permitted uses.
- 17.56.030 Accessory uses.
- 17.56.040 Conditional uses.
- 17.56.050 Lot requirements.
- 17.56.060 Development standards.

17.56.010 Purpose and applicability.

The Public Facilities (P-F) zoning district is intended to be applied to public lands that house schools, the airport, public and non-public utilities, government offices, and other public and quasi-public facilities consistent with the Public Agency land use designation.

17.56.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the planning commission are similar, will be allowed as principally permitted uses in the P-F zoning district:

- A. Parks, picnic areas, playgrounds.
- B. Public and quasi-public facilities.
- C. Public utilities, except wireless telecommunication facilities.
- D. Public schools.

17.56.030 Accessory uses.

The following uses are permitted in the P-F zoning district as an accessory to the primary permitted or conditionally permitted use:

- A. Certified farmers' markets.
- B. Mobile food sales pursuant to Chapter 17.104 (Mobile Food Sales).
- C. Signs pursuant to Chapter 17.76 (Signs).
- D. Special events.
- E. Usual and customary structures associated with a principally permitted use.

17.56.040 Conditional uses.

The following uses are permitted in the P-F zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Airports.
- B. Cemeteries.

- C. Wireless telecommunication facilities located outside of public rights-of-way pursuant to Chapter 17.112 (Wireless Telecommunication Facilities).
- D. Wastewater treatment facilities.

17.56.050 Lot requirements.

- A. Minimum parcel size: None.
- B. Minimum lot width: None.
- C. Minimum lot depth: None

17.56.060 Development standards.

- A. Dwelling units per acre: None.
- B. Maximum building height.
 - 1. All uses, except as specified herein: Fifty (50) feet.
 - 2. Accessory structures: Fifteen (15) feet.
- C. Maximum lot coverage: Eighty (80) percent.
- D. Minimum setbacks.
 - 1. Front yard: Ten (10) feet.
 - 2. Side yard: Ten (10) feet.
 - 3. Rear yard: Ten (10) feet.
- E. Minimum distance between buildings: As required by California Building Code.
- F. Minimum parking: As specified in Chapter 17.72 (Off-Street Parking).

CHAPTER 17.60

PLANNED DEVELOPMENT, P-D

Sections

- 17.60.010 Purpose and applicability.
- 17.60.020 Permitted uses.
- 17.60.030 Accessory uses.
- 17.60.040 Conditional uses.
- 17.60.050 Development standards.
- 17.60.060 Prohibited uses.
- 17.60.070 Processing of an application for a planned development permit.

17.60.010 Purpose and applicability.

The Planned Development (P-D) zoning district is intended to enable and encourage flexibility of design and development of land in such manner as to promote its most appropriate use. The P-D zoning district also allows diversification in the relationship of various uses, structures, and spaces.

Planned developments, involving the careful application of design, are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict adherence to the regulations of specific zoning districts. The P-D zoning district is designed to accommodate various types of developments, such as shopping centers, single-family housing developments, multifamily housing developments, professional and administrative areas, commercial service centers and industrial parks, or any other use or combination of uses that can be made appropriately a part of a planned development.

The proposed development shall be designed to produce an environment with a stable and desirable character and shall provide standards of open space and permanently reserved areas for off-street parking adequate for the occupancy proposed, and at least equivalent to those required elsewhere by the provisions of this title for such use. In case of residential development, it should include provisions for recreation areas to meet the needs of the anticipated population. The P-D zoning district is consistent with the Planned Development land use designation.

17.60.020 Permitted uses.

Provided there is no division of property, and subject to issuance of a building permit, business license or other required permit(s), the following uses, and uses which in the opinion of the Planning Commission are similar, are allowed as principally permitted uses in the P-D zoning district without the need for a planned development permit:

- A. Single-family residential.
- B. Supportive housing.
- C. Transitional housing.

17.60.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the P-D zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.108 (Accessory Dwelling Units).
- B. Cottage food operations and home occupations pursuant to Chapter 17.92 (Live/Work Units and Home-Based Businesses).
- C. Family childcare homes.
- D. Short-term rentals pursuant to Chapter 17.96 (Short-Term Rentals).
- E. Signs pursuant to Chapter 17.76 (Signs).
- F. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.88.120 (Fences, walls, hedges, and equivalent screening).

17.60.040 Conditional uses.

Upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use, the following uses are permitted in the P-D zoning district without need for a planned development permit, provided there is no division of property:

- A. Bed and breakfast inns pursuant to Chapter 17.100 (Bed and Breakfast Inns).
- B. Community gardens pursuant to Section 17.88.170 (Community gardens).
- C. Crop and tree farming.
- D. Off-site parking and shared parking facilities pursuant to Chapter 17.72 (Off-street parking).
- E. Parks, picnic areas, and playgrounds.
- F. Places of worship and spiritual assembly.
- G. Private schools.
- H. Public and quasi-public facilities.
- I. Residential uses:
 - 1. Group homes that provide licensable services to more than six (6) residents.
 - 2. Multifamily residential, four (4) dwelling units or fewer.
- J. Other uses similar to those listed in this section.

17.60.050 Development standards.

The standards of site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking and off-street loading facilities, and landscaped areas need not be equivalent to the standards prescribed for the regulations for other districts, which involve similar uses if the applicant has demonstrated, by their design proposal, that the objectives of this title will be achieved.

The average population density per net acre may not exceed the maximum population density prescribed in the general plan. Since planned developments also typically involve the subdivision process, the applicant must be prepared to show what changes in conventional street and lot design will be necessary to achieve the desired goals.

17.60.060 Prohibited uses.

No use shall be permitted, and no process, equipment, or material shall be employed, which is found by the planning commission to be objectionable to persons residing or working in the vicinity

or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illuminations, glare, unsightliness or heavy truck traffic or to involve any hazard of fire or explosion.

17.60.070 Processing of an application for a planned development permit.

- A. Prior to development of properties within the P-D zoning district that includes subdivision of property, the owner/applicant shall submit an application to the city:
 - 1. The application shall be accompanied by a development plan of the entire site, drawn to scale and showing the contours of the site in intervals of not more than five (5) feet and provisions for: stormwater detention; public utility rights-of-way; streets; public and private access; driveways and sidewalks; off-street parking and loading facilities; reservations and dedications for public uses; residential uses, including dwelling types; nonresidential uses, including types; lot layout, including setbacks; heights and elevations of structures; and landscaped areas.
 - 2. In addition to the data prescribed in subsection (A)(1) of this section, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use.
 - 3. The application shall also be accompanied by text that establishes development standards for the planned development including lot sizes, setbacks, building heights, parking requirements, etc.
 - 4. A written statement setting forth the source of water supply, method of sewage disposal, and provisions for maintenance of landscaped areas.
 - 5. Proposed parcel or subdivision map consistent with the development plan.
- B. The planning commission shall review and act upon the parcel map or tentative subdivision map application in accordance with the procedures prescribed by the Subdivision Map Act and Title 16 (Subdivisions). Any approval shall be conditioned on the map becoming effective concurrently with the effective date of the rezone establishing the planned development district.
- C. The planning commission may recommend approval of the planned development permit application and establishment of the planned development district only if it first makes the following findings:
 - 1. That the proposed location of the planned development is in accordance with the objectives of this title.
 - 2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
 - 3. That the proposed planned development will comply with each of the applicable provisions of this chapter.
 - 4. That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off-street loading facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the city.

5. That the standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
 6. That the combination of different dwelling types and variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.
 7. The proposed planned development or the first use or group of uses can be substantially completed within the time schedule submitted by the applicant.
- D. The planning commission shall forward its recommendation regarding approval of the planned development permit and establishment of the planned development district to the city council for final action.
- E. The city council shall consider the application and development plan, together with the recommendation of the planning commission. The council may approve the planned development permit and establish the planned development district if it finds that:
1. The proposed district and development plan, as recommended by the planning commission, are consistent with the general plan and with the purposes of this title.
 2. The proposed district and all uses provided for therein will be compatible with existing and anticipated development in the general vicinity.
- F. If the city council determines that the project as proposed should not be approved, the council may refer the project back to the planning commission for further consideration.
- G. An ordinance establishing a planned development district, if enacted by the city council, shall reference the development plan for the district approved by the city council.

CHAPTER 17.64

AIRPORT OVERLAY DISTRICT

Sections

- 17.64.010 Purpose.
- 17.64.020 Definitions.
- 17.64.030 Airport Overlay district established.
- 17.64.040 Use restrictions.
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- 17.64.060 Height limits.
- 17.64.070 Other requirements.
- 17.64.080 Nonconforming uses.
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- 17.64.110 Airport zoning commission—Duties.
- 17.64.120 Appeals to commission.
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17.64.010 Purpose.

- A. This chapter is adopted pursuant to the authority conferred by the State Airport Approaches Zoning Law (Government Code Sections 50485-50485.14).
- B. The Montague-Yreka Rohrer Field is acknowledged as an essential public facility to the local community. It is found that an airport hazard endangers the lives and property of users of Montague-Yreka Rohrer Field and of occupants of land in its vicinity, and also, if of the obstruction type, in effect reduces the size of the area available for the landing, taking off, and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein. Accordingly, the following is declared:
 - 1. That the creation or establishment of an airport hazard is a public nuisance and an injury to the region served by Montague-Yreka Rohrer Field.
 - 2. That it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards be prevented.
 - 3. That the prevention of these hazards should be accomplished to the extent legally possible by the exercise of the police power without compensation.
- C. It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which the city may raise and expand public funds and acquire land or interests in land.

17.64.020 Definitions.

As used in this chapter, unless the context otherwise requires:

“Airport elevation” means the elevation of the airport reference point, which for Montague-Yreka Rohrer Field is two thousand five hundred twenty-seven (2,527) feet above mean sea level.

"Airport hazard" means any structure or tree or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off of aircraft.

"Airport Reference Point" means that point at the geographical center of Montague-Yreka Rohrer Field as shown on the Airport Layout Plan for Montague-Yreka Rohrer Field, which is also the point established for determining the height limits specified in Section 17.64.060 (Height limits), being the official elevation reference.

"Person" means any individual, firm, copartnership, corporation, company, association, joint stock association, city or county, or district, and includes any trustee, receiver, or assignee.

"Structure" means any object constructed or installed, including, but without limitation, buildings, towers, smokestacks, and overhead lines.

"Tree" means any object of natural growth.

17.64.030 Airport Overlay district established.

In order to carry out the provisions of this chapter, there is hereby created an Airport Overlay (AO) zoning district that is composed of the following surface zones, compatibility, and height review overlay zones. The zones cover a geographic area that is affected by airport activities and are defined on the basis of factors including, but not limited to, aircraft noise, aircraft flight patterns, airport safety zones, local circulation patterns and area development patterns. The boundaries of the airport surface zones are shown on the Airspace Plan for Montague-Yreka Rohrer Field (April 1999), and the compatibility and height review overlay zones are shown on the Compatibility Map: Montague-Yreka Rohrer Field (July 2001), which are attached to the ordinance codified in this chapter and incorporated by reference, and which shall also be on file and open for inspection in the office of the city clerk. The surface, compatibility, and height review zones are overlaid on top of the existing underlying zoning, which remains in full force and effect. Where the requirements imposed by the surface, compatibility, and height review overlay zones conflict with the requirements of the underlying zoning, the more restrictive requirement shall be enforced.

- A. Surface Zones. In order to carry out the provisions of this chapter, there are created and established certain surface zones which include all the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the airport. Such zones are shown on the Airspace Plan for Montague-Yreka Rohrer Field (April 1999), as such currently exists or is hereafter amended. Within each of the surface zones there are hereby established certain height restrictions for structures and trees. The surface zones are established and defined as follows:
1. Approach Zone. An approach zone is established at each end of all non-instrument runways for non-instrument landings and takeoffs. The approach zone shall have a width of two hundred fifty (250) feet at a distance of two hundred (200) feet beyond each end of each runway with a specially prepared hard surface, and a width of two hundred fifty (250) feet at each end of each runway that has no specially prepared hard surface, widening thereafter uniformly to a width of one thousand two hundred fifty (1,250) feet at a distance of five thousand hundred (5,000) feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.
 2. Transition Zones. Transition zones are established adjacent to each non-instrument runway and approach zone. Transition zones symmetrically located on either side of the runways have variable widths. Transition zones extend outward and upward, at right angles to the runway centerline and runway centerline extended, from the sides of the primary surface and approach surfaces. The transition zones slope upward and

outward one (1) foot vertically for each seven (7) feet horizontally to the point where they intersect the surface of the horizontal zone. Further, transition zones are established adjacent to approach zones for the entire length of the approach zones. These transition zones have variable widths. The transition zones flare symmetrically with either side of the runway approach zones from the base of the zones and slope upward and outward at the rate of one (1) foot vertically for each seven (7) feet horizontally to the points where they intersect the surface of the horizontal zone.

3. Horizontal Zone. A horizontal zone is established as the area within a circle with its center at the airport reference point and having a radius of five thousand (5,000) feet. The horizontal zone does not include the approach zones and the transition zones.
 4. Conical Zone. A conical zone is established commencing at the periphery of the horizontal zone and extending a horizontal distance of four thousand (4,000) feet. The conical zone does not include the approach zones and transition zones.
- B. Compatibility and Height Review Overlay Zones. In order to carry out the provisions of this chapter and to promote land use compatibility on lands within and adjacent to and in the vicinity of the airport, there are created and established certain compatibility and height review overlay zones. Such compatibility and height review overlay zones are shown on the Compatibility Map Montague-Yreka Rohrer Field (July 2001), as such now exists or is hereafter amended. Within each of the compatibility zones, certain land use limitations are established and certain development standards are imposed in addition to the land uses and development standards of the underlying zoning. Where the requirements imposed by these compatibility zones conflict with the requirements of the underlying zoning, the more restrictive requirements shall be enforced. The compatibility and height review overlay zones are established and defined as follows:
1. Compatibility Zone A. Zone A includes airport runways and immediately adjacent areas wherein uses are restricted to aeronautical functions in accordance with Federal Aviation Administration (FAA) standards. The lateral limits of Zone A are defined by the airfield building restriction lines as depicted on the Airport Layout Plan, dated April 1999 and prepared under the direction of the Siskiyou County Airport Land Use Commission, which is incorporated herein and made a part of this chapter. The length of Zone A is set in most cases to encompass the runway protection zone located at each end of the runway, even if this area is not on airport property. Runway protection zone dimensions are defined by FAA airport design standards and take into account the runway approach type and the type of aircraft the runway is intended to accommodate. In addition to being an area of high risk, Zone A also is subject to high noise levels from individual aircraft operations.
 2. Compatibility Zone B. Zone B generally surrounds Zone A, including areas both immediately beyond the runway protection zones and adjacent to the runways. These are locations where noise levels and risks are both moderate to high. Zone B generally encompasses areas impacted by noise levels of 55 dB CNEL or greater. Noise levels produced by individual aircraft operations also are high enough to disrupt many land use activities. Risk levels are moderate to high because the areas are overflowed by aircraft at low altitudes - typically only two hundred (200) to one hundred (100) feet above the runway elevation. Additionally, restrictions on heights of objects are essential for airspace protection purposes.
 3. Compatibility Zone C1. The outer boundary of Zone C1 is defined as the area commonly overflowed by aircraft at an altitude of one thousand (1,000) feet or less above ground level. Included are locations beneath the traffic pattern and pattern entry

points. A typical traffic pattern altitude is one thousand (1,000) feet above the airport elevation, although it can be lower or higher. Zone C1 boundaries take into account areas where high or low terrain affects the altitude of aircraft overflights above ground level. Annoyance associated with aircraft overflights is the major concern within Zone C1. Although the traffic pattern zone lies mostly outside the 55-dB CNEL contour, land uses are nevertheless subjected to frequent aircraft noise events.

4. Compatibility Zone D. Zone D includes other areas within the airport vicinity which are overflowed less frequently or at a higher altitude by aircraft arriving and departing the airport.
5. Height Review Overlay Zone. The Height Review Overlay Zone encompasses locations where the terrain exceeds or comes within fifty (50) feet of an airspace surface defined by FAR Part 77. The fifty (50)-foot height is intended to represent the tallest likely height of an antenna on top of a building. Lands within Compatibility Zones A and B also are considered to be within the Height Review Overlay Zone because protection of the airspace above these areas is critical to the safety of aircraft approaching and departing a runway. All proposed development within this zone must be reviewed for potential conflicts with FAR Part 77 standards. Unless the structure would be shadowed by tall trees or high terrain situated nearby, information regarding the proposal must also be submitted to the FAA for an aeronautical study.

17.64.040 Use restrictions.

- A. General Restrictions. Notwithstanding any other provisions of this chapter, no use may be made of land within any zone established by this chapter in such a manner as to create electrical interference with radio communications between the airport and aircraft; make it difficult for flyers to distinguish between airport lights and others; result in glare in the eyes of flyers using the airport, impairing visibility in the vicinity of the airport; or otherwise endanger the landing, taking off, or maneuvering of aircraft.
- B. Residential Development—Density Limitations.
 1. Criteria. Any subdivision of property for the purposes of residential development within the airport influence area shall comply with the following density criteria:
 - a. Compatibility Zone A: No new dwellings permitted.
 - b. Compatibility Zone B: No more than one (1) dwelling unit per five (5) acres.
 - c. Compatibility Zone C1: No more than one (1) dwelling unit per two and one half (2.5) acres.
 - d. Compatibility Zone D: No airport-related limitations apply.
 2. Parcels lying within two (2) or more compatibility zones. If a parcel proposed for development is split by a compatibility zone, the number of dwelling units permitted shall be determined by each zone located within the parcel. However, the development density allowed within the more restricted zone should be transferred to the less restricted zone. This type of transfer is encouraged, even if the resulting development in the less restrictive zone would exceed its allowable density. This transfer of development is also allowed with respect to multiple parcels proposed to be developed as a single project.
 3. Development of existing lots. Except within Compatibility Zone A, a single-family dwelling may be built on any legal lot of record as of the effective date of the ordinance codified in this chapter even if the preceding density criteria would not be met.

4. Secondary units. Construction of a secondary dwelling unit shall not be permitted on any parcel if the resulting density would exceed the preceding criteria.

C. Nonresidential Development—Usage Intensity Limitations.

1. Criteria. Any proposed nonresidential construction or use of land for which a zoning approval, use permit, building permit, or other county approval is required shall be subject to the following usage intensity limitations:
 - a. Compatibility Zone A: No more than ten (10) people per acre.
 - b. Compatibility Zone B: No more than twenty-five (25) people per acre.
 - c. Compatibility Zones C1: No more than seventy-five (75) people per acre.
 - d. Compatibility Zone D: No airport-related usage intensity limits apply.
2. Calculation. The maximum number of people permitted on a site shall be calculated based on the following factors:
 - a. Include all people who may be on the property (e.g., employees, customers, visitors, etc.).
 - b. Reflect the total number of people on the site at any time, except rare special events. Rare special events are ones (such as balloon fairs or an air show at an airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
 - c. If a parcel proposed for nonresidential use is split by compatibility zone boundaries, the usage intensity shall be calculated as if the parcel was divided at the compatibility zone boundary line. The intensity of development allowed within the more restricted portion of the parcel is encouraged to be transferred to the less restricted portion. This transfer of development is also allowed with respect to multiple parcels proposed to be developed as a single project.
3. Specific land uses. For the purpose of providing a guideline, the number of people per acre associated with specific land uses can be estimated as follows, and the following land uses can generally be assumed to have average usage intensities as indicated. The following list is a typical cross section of land uses and is not intended to be exhaustive.
 - a. No more than ten (10) people per acre:
 - i. Rangeland and pastures.
 - ii. Forests.
 - iii. Field crops and orchards.
 - iv. Two-lane roads.
 - b. Over ten (10), but no more than twenty-five (25) people per acre:
 - i. Automobile parking lots (no structures).
 - ii. Cemeteries.
 - iii. Indoor storage facilities.
 - iv. Lumber storage yards.
 - v. Equipment sales and service.

- c. Over twenty-five (25), but no more than seventy-five (75) people per acre:
 - i. Parks, picnic areas, and playgrounds.
 - ii. Outdoor sports facilities, not spectator oriented.
 - iii. Retail sales.
 - iv. Small shopping centers, one (1) story only.
 - v. Business and professional offices, two (2) stories or fewer.
 - vi. Motels, two (2) stories or fewer.
 - vii. Light industrial or manufacturing uses.
- d. Over seventy-five (75) people per acre:
 - i. Buildings, three (3) or more stories.
 - ii. Major shopping centers.
 - iii. Movie theaters.
 - iv. Convention halls.
 - v. Sports stadiums.
- 4. All other land uses. The usage intensity of all other uses highly depends upon the specifics of the proposed land use and its design. For uses not listed above, the anticipated number of people per acre can be calculated based on any of the following methods:
 - a. Parking spaces. Unless a substantial number of people would arrive at the site by means other than automobile (or would park off site), the anticipated number of people on the site can be estimated to be at least equal to the number of automobile parking spaces required for the use. A higher number shall be assumed for uses which typically attract more than one (1) person per vehicle.
 - b. Building Code. The anticipated maximum number of people occupying indoor facilities on a site can be assumed to be no higher than the total floor area of the proposed use divided by the minimum square feet per occupant requirements listed in the Building Code. Because the Building Code criteria represent highly intensive levels of usage, the number obtained through this calculation can normally be divided in half for the purposes of the usage intensity criteria in this section.
 - c. Survey or analysis results. A project applicant may provide evidence, such as surveys of existing uses similar to the type proposed, documenting that specific features of a proposal would result in a usage intensity lower than that assumed using the methods indicated above. Acceptance of such evidence shall be at the discretion of the permitting authority.

17.64.050 Prohibited uses.

Regardless of whether the use would meet the intensity criteria listed in Section 17.64.050 (Use restrictions), the following land uses shall be prohibited within the zones indicated:

- A. Compatibility Zone A.

1. All new structures except ones having an aeronautical function and a location set by FAA standards.
 2. Any assemblage of people, except during a rare special event as defined in subsection (C)(2)(b) of Section 17.64.050 (Use restrictions)
 3. Aboveground bulk storage of hazardous materials.
- B. Compatibility Zone B.
1. Public and private schools – kindergarten through grade twelve (12).
 2. Day cares.
 3. Libraries.
 4. Hospitals.
 5. Senior care facilities.
 6. Highly noise-sensitive uses (e.g., outdoor theaters).
 7. Aboveground bulk storage of hazardous materials with the following exceptions: aviation fuel or other aviation-related flammable materials and/or up to two thousand (2,000) gallons of nonaviation flammable materials.
- C. Compatibility Zone C1.
1. Public and private schools – kindergarten through grade twelve (12).
 2. Daycares.
 3. Libraries.
 4. Hospitals.
 5. Senior care facilities.
- D. All Compatibility Zones. Objects having a height exceeding the limits indicated in Section 17.64.060 (Height limits) and hazards to flight as described in subsection E of this section.
- E. Hazards to flight. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within the influence area of any airport. Specific characteristics to be avoided include:
1. Glare or distracting lights which could be mistaken for airport lights.
 2. Sources of dust, steam, or smoke which may impair pilot visibility.
 3. Sources of electrical interference with aircraft communications or navigation.
 4. Any use, especially landfills and certain agricultural uses, which may attract an increased number of birds.

17.64.060 Height limits.

- A. Except as otherwise provided in this chapter, no structure or tree shall be erected, altered, allowed to grow, or maintained in any zone created by the provision of this chapter to a height in excess of the height limit established for such zone. The height limitations are computed from the established airport elevation and are established for each of zone as follows:
1. Surface Zones.

- a. Approach Zone. One (1) foot in height for each twenty (20) feet in horizontal distance beginning at a point two hundred (200) feet from the end of the non-instrument runway and extending to a point five thousand (5,000) feet from the end of the runway.
 - b. Transition Zones. One (1) foot in height for each seven (7) feet in horizontal distance beginning at a point one hundred twenty-five (125) feet from the centerline of non-instrument runway, measured at right angles to the longitudinal centerline of the runway, extending upward to a maximum height of one hundred fifty (150) feet above the established airport elevation, which is two thousand five hundred twenty-seven (2,527) feet above mean sea level. In addition to the foregoing, there are established height limits of one (1) foot vertical height for each seven (7) horizontal distance measured from the edges of all approach zones for the entire length of the approach zone and extending upward and outward to the points where they intersect the horizontal surfaces.
 - c. Horizontal Zone. One hundred fifty (150) feet above the established airport elevation or a maximum height of two thousand six hundred seventy-seven (2,677) feet above mean sea level elevation, with a radius of five thousand (5,000) feet measured from the airport reference point.
 - d. Conical Zone. One (1) foot in height for each twenty (20) feet of horizontal distance beginning at the periphery of the horizontal zone and measured in an inclined plane passing through the airport reference point, extending out from the horizontal surface four thousand (4,000) feet measured on a horizontal plane.
2. Compatibility Zones.
- a. Compatibility Zones A and B: The height of the airspace protection surface indicated on the Airspace Plan for Montague-Yreka Rohrer Field.
 - b. Compatibility Zone C (except Terrain Penetration Area): Fifty (50') feet.
 - c. Compatibility Zones C1: No more than seventy-five (75) people per acre.
 - d. Compatibility Zone D. No airport-related usage intensity limits apply.
- B. Roadways and rail lines. In the design or reconstruction of roadways and rail lines within an airport influence area, allowance shall be made for vehicles having an assumed height as follows:
1. Vehicles on interstate highways: Seventeen (17) feet.
 2. Vehicles on other public roads: Fifteen (15) feet.
 3. Vehicles on private roads or in parking lots: Ten (10) feet.
 4. Railroad trains: Twenty-three (23) feet.
- C. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.
- D. Nothing in this chapter shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to forty-five (45) feet above the surface of the land.

17.64.070 Other requirements.

- A. Site Design. In addition to the specific development restrictions set forth in the preceding sections, all structures within Compatibility Zone B shall be located as far as practical from the extended runway centerline unless suggested otherwise by the city administrator.
- B. Hazard Marking and Lighting. If such action is deemed advisable to effectuate the purpose of this chapter and be reasonable in the circumstances, any permit or variance granted may be so conditioned as to require the owner of the structure or tree in question to permit the city, at its own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.
- C. Avigation Easement Dedication. As a condition for approval of new development requiring a discretionary approval within Compatibility Zones A or B, or within a Terrain Penetration Area, the owner of the property on which the development is to be located shall dedicate and record an avigation easement to the City of Montague. The purpose of this requirement is twofold: to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may overfly the location at low altitudes while approaching, departing, or maneuvering near the associated airport. An avigation easement shall contain the following provisions:
 - 1. Provide the right of flight in the airspace above the property;
 - 2. Allow the generation of noise and other impacts associated with aircraft overflight;
 - 3. Restrict the height of structures, trees and other objects;
 - 4. Permit access to the property for the removal or aeronautical marking and/or lighting of objects exceeding the established height limit; and
 - 5. Prohibit electrical interference, glare, and other potential hazards to flight from being created on the property.
- E. Deed Notification. As a condition for approval of new development requiring a discretionary approval, such as a tentative parcel map, subdivision map, planned development, use permit, zone change, or other discretionary permit, within Compatibility Zone C1, a notice regarding aircraft overflight activity shall be recorded with the deed to the property. Said notice shall indicate that the property is routinely subject to overflight activity by aircraft using the airport; that residents may experience inconvenience, annoyance, or discomfort from the noise of such operations and should be prepared to accept such occurrences; and that the current volume of aircraft activity at the airport could increase in the future. Any subsequent deed conveying the parcel or subdivisions thereof to a new owner shall also contain a statement to this effect.
- F. Zoning and Building Regulations. The development criteria applicable within the Airport Overlay (AO) district are in addition to the requirements and standards of the underlying zoning district with which the AO district is combined. In the event of a conflict between the provisions of this chapter and any other land use or building regulation applicable to the same land area or parcel, including regulations adopted by other public agencies, the more restrictive criteria shall prevail.

17.64.080 Nonconforming uses.

- A. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use, structure, or tree to be made or become higher or

become a greater hazard to air navigation than it was on the effective date of this chapter or any amendments thereto or than it is when the application for a permit is made.

- B. Whenever the building inspector determines that a nonconforming structure or tree has been abandoned or more than eighty (80) percent physically damaged, deteriorated, or decayed, no permit shall be granted that would allow the structure or tree to exceed the applicable height limit or otherwise deviate from the regulations contained herein unless a variance has been granted in accordance with Section 17.64.090 (Variances).
- C. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other changes or alterations of any structure or tree not conforming to the regulations as of the effective date of this chapter or otherwise interfere with the continuance of any nonconforming use. Nothing contained in this chapter shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this chapter and is diligently prosecuted.
- D. Notwithstanding the provisions of the previous subsection, the owner of any nonconforming structure or tree is required to permit the installation, operation, and maintenance thereon of such markers and lights as are deemed necessary by the city administrator to indicate to the operators of aircraft in the vicinity of the airport the presence of the airport hazards. The markers and lights shall be installed, operated, and maintained at the expense of the city.

17.64.090 Variances.

- A. Variances. Any person desiring to erect or increase the height of any structure or permit the growth of any tree or use their property not in accordance with the regulations prescribed in this chapter may apply to the airport zoning commission for a variance from such regulations.
- B. Variances from the height limit criteria set forth in Section 17.64.060 (Height limits) shall be permitted only if all of the following conditions are met:
 - 1. At least one of the following circumstances exists: terrain, trees, or other objects of equal or greater height are situated within a one hundred (100)-foot radius of the object; or the FAA has conducted an aeronautical study of the proposed object and determined that the object would not create a hazard to the navigable airspace of the airport.
 - 2. The owner of the property has dedicated an aviation easement to the City of Montague.
 - 3. The owner of the property has agreed in writing to the installation, operation, and maintenance of any hazard marking and/or lighting required pursuant to subsection B of Section 17.64.070 (Other requirements).
- C. Prior to granting a variance, the airport zoning commission shall make specific findings as to why the variance is being granted and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Such findings shall be consistent with the spirit of this chapter and with guidelines established in the Airport Land Use Planning Handbook published by the California Department of Transportation. Findings also shall be made as to the characteristics of the terrain, surrounding land uses, or other extraordinary circumstances which would cause adherence to the criteria of this chapter to result in practical difficulty or unnecessary hardship upon use of the property and thus should warrant the policy variance.
- D. Such variances shall be allowed when it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief

granted would not be contrary to the public interest but would do substantial justice and be in accordance with the spirit of this chapter.

17.64.100 Administration of provisions.

It shall be the duty of the city administrator and building inspector to administer and enforce the regulations prescribed in this chapter. Applications for permits and variances shall be made to the city administrator and/or building inspector upon a form furnished by the city clerk. Applications required by this chapter to be submitted to the city administrator and/or building inspector shall be promptly considered and granted or denied. Applications for action by the airport zoning commission shall be forthwith transmitted by the city administrator and/or building inspector.

17.64.110 Airport zoning commission—Duties.

- A. The airport zoning commission shall hear and decide appeals from any order, requirement, decision, or determination made by the city administrator or building inspector in the enforcement of this chapter; hear and decide special exceptions to the terms of this chapter upon which the commission under such regulations may be required to pass; and hear and decide specific variances.
- B. The chairperson of the planning commission shall be the chairperson of the airport zoning commission with meetings of the commission being held at the call of the chairperson and at such other times as the commission may determine, but usually concurrently with planning commission meetings. All hearings of the commission shall be public with the city clerk keeping minutes of commission proceedings, records of commission examinations, and other official actions, all of which shall immediately be filed in the office of the city clerk and shall be matters of public record.
- C. The commission shall make written findings of fact and conclusions of law, giving the facts upon which it acted and its legal conclusion from such facts in revising, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of this chapter.
- D. The concurring vote of a majority of the members of the commission shall be sufficient to reverse any order, requirement, decision, or determination of the city administrator or building inspector or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to effect any variation in this chapter.

17.64.120 Appeals to commission.

- A. Any person aggrieved or any taxpayer affected by any decision of the city administrator or building inspector, if of the opinion that any such decision is an improper application of these regulations, may appeal to the commission.
- B. All appeals must be taken within a reasonable time as provided by the rules of the commission by filing with the city administrator a notice of appeal specifying the grounds thereof. The city administrator shall forthwith transmit to the commission all the papers constituting the record upon which the action appealed from was taken.
- C. An appeal shall stay all proceedings in furtherance of the action appealed from unless the city administrator or building inspector, as the case may be, certifies to the commission after the notice of appeal has been filed with it that by reason of the facts stated in the certificate a stay would cause imminent peril to life and property. In such case, proceedings shall not be stayed except by order of the commission on due cause shown.

- D. The commission shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide appeals within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.
- E. In conformity with the provisions of this chapter, the commission may reverse or affirm in whole or in part or modify the order, requirement, decision, or determination appealed from and may make the order, requirement, decision, or determination as may be appropriate under the circumstances.

17.64.130 Violation—Penalty.

Each violation of this chapter or of any regulation, order, or ruling promulgated hereunder shall constitute a misdemeanor and be punishable by a fine of not more than five hundred dollars (\$500) or imprisonment for not more than ninety (90) days or both such fine and imprisonment; and each day a violation continues to exist shall constitute a separate offense.

CHAPTER 17.68

SIMILAR USE DETERMINATIONS

Sections:

- 17.68.010 Purpose.
- 17.68.020 Applicability.
- 17.68.030 Application required.
- 17.68.040 Review procedure.
- 17.68.050 Findings.
- 17.68.060 Planning commission modifications.
- 17.68.070 Amendments.
- 17.68.080 Appeals.
- 17.68.090 Record of determinations.

17.68.010 Purpose.

All possible land uses may not be listed within the provisions of this title. When a particular use is not specifically listed in this title and it is unclear whether the use is permitted, the similar use determination allows the planning commission to determine whether or not a proposed use is similar to a permitted or conditionally permitted use and whether it may be permitted in a particular zoning district.

17.68.020 Applicability.

A similar use determination is required when a use is not specifically listed in this zoning code but may be permitted if it is determined to be similar in nature to a permitted or conditionally permitted use.

17.68.030 Application required.

An application for a similar use determination shall be filed with the planning commission on a form prescribed by the city clerk, accompanied by an application fee as established by the city council.

17.68.040 Review procedure.

No public hearing is required for review and processing of a similar use determination.

17.68.050 Findings.

The planning commission shall approve a similar use determination only if it first makes the following findings. If the planning commission is unable to make any of the findings, the similar use determination shall be denied.

- A. The characteristics of and activities associated with the proposed use are equivalent to one or more of the permitted uses and will not involve a higher level of activity, environmental impact, or population density than the uses provided for in the zoning district.
- B. The proposed use will be consistent with the purposes of the applicable zoning district.
- C. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the proposed use will be allowed.

D. The proposed use will be consistent with the general plan and this code.

17.68.060 Planning commission modifications.

The planning commission may require modifications to the proposed use, in whole or in part, to ensure consistency with the findings in Section 17.68.050 (Findings).

17.68.070 Amendments.

To amend a similar use determination following approval by the planning commission, a new similar use determination application shall be required.

17.68.080 Appeals.

In case the applicant or other affected party is not satisfied with the decision of the planning commission, they may appeal said decision to the city council in accordance with Section 17.136.030 (Appeals of planning commission action).

17.68.090 Record of determinations.

The city clerk shall maintain a record of approved similar use determinations in a format convenient for public use and shall cause the approved similar use determinations to be added to the zoning ordinance at least once each year.

CHAPTER 17.72 OFF-STREET PARKING

Sections

- 17.72.010 Purpose.
- 17.72.020 General regulations.
- 17.72.030 Amount of off-street parking.
- 17.72.040 Parking for compact cars.
- 17.72.050 Off-site parking.
- 17.72.060 Shared parking facilities.
- 17.72.070 Accessible parking facilities.
- 17.72.080 Off-street loading.
- 17.72.090 Design, construction, and maintenance standards.
- 17.72.100 In-lieu parking fees.
- 17.72.110 Carports.
- 17.72.120 Conversion of residential garages.
- 17.72.130 Exceptions.
- 17.72.140 Minimum off-street parking requirements.

17.72.010 Purpose.

Off-street parking and loading facilities are necessary to ensure functional, aesthetic, and secure parking and to reduce parking congestion and hazards during snow removal. The regulations and design standards of this chapter are intended to ensure usefulness of facilities, to protect public safety, and where appropriate, to mitigate potential adverse impacts on adjacent land uses.

17.72.020 General regulations.

- A. Unless stipulated by other provisions of this title, off-street parking facilities shall be provided for any new building or land use established. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, or any change of occupancy or manner of operation that would result in additional parking spaces being required; provided, that the additional parking shall be required only for the addition, enlargement, or change and not for the entire building or use.
- B. Facilities being used for off-street parking on the effective date of this ordinance codified in this title shall not be reduced in capacity to less than the number of parking spaces required or altered in design or function to less than the minimum standards prescribed by this title, except as provided by Section 17.72.120 (Exceptions) and Chapter 17.108 (Accessory Dwelling Units).
- C. For sites with more than one land use, or for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as provided by Section 17.72.060 (Shared parking facilities).
- D. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in this title shall conform to the design standards set forth in Sections 17.72.090 (Design, construction, and maintenance standards) and 17.72.140 (Minimum off-street parking requirements).
- E. Required parking facilities shall be maintained for the duration of the land use for which it is required and shall not be used for the sale, display, or storage of merchandise.

- F. Required parking facilities shall be on the same site as the land use for which required, except as authorized pursuant to Section 17.72.050 (Off-site parking).
- G. A land use that is subject to approval of a use permit may be required to provide more or fewer parking spaces than prescribed by this chapter as determined by the city engineer.

17.72.030 Amount of off-street parking.

Parking facilities for each land use shall be provided according to the minimum requirements set forth in Section 17.72.140 (Minimum off-street parking requirements), applied as follows:

- A. When application of Section 17.72.140 (Minimum off-street parking requirements) results in a fractional parking requirement, a fraction of one half (0.5) or greater shall be resolved to the higher whole number.
- B. For purposes of this chapter, requirements shall be based on gross floor area, but excluding enclosed or covered areas used for off-street parking or loading.
- C. When requirements are based on seats or capacity, Building Code provisions applicable at the time of determination shall be used to define capacity.

17.72.040 Parking for compact cars.

In a parking facility of ten (10) or more spaces, a maximum of twenty-five (25) percent of the spaces may be designed for compact cars. Spaces for compact vehicles shall be located in a manner affording desirability and usability equivalent to standard spaces.

17.72.050 Off-site parking.

- A. Where permitted by use permit, the planning commission may authorize a portion or all the parking spaces required for a land use to be located on another site. An application for off-site parking shall require submission of a use permit application; payment of the applicable application fee deposit; a detailed and scaled site plan of the proposed parking facility; and a written statement addressing the relevant factors listed in subsection B of this section.
- B. In determining whether to approve an application for a use permit for off-site parking, the planning commission shall consider all relevant factors, including:
 - 1. The locations of the land use and the proposed off-site parking facility, and the parking demand created by other land uses in the vicinity.
 - 2. The characteristics of the land use, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of off-site parking.
 - 3. Convenience and safety of pedestrian access between the land use and off-site parking facility.
 - 4. Difficulty or impracticality of providing all required parking on the same site as the land use the parking facility serves.
 - 5. The recommendations of the city engineer and city planner.
- C. The planning commission may require such guarantees as deemed necessary to assure continued availability and usability of any off-site parking.

17.72.060 Shared parking facilities.

- A. When two (2) or more uses are located on the same lot or parcel of land, the number of off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with this chapter.
- B. Where permitted by use permit, the planning commission may authorize an adjustment in the total parking requirement for separate land uses located on the same site, or for separate uses located on adjacent sites and served by a common parking facility. A request for adjustment shall require submission of a use permit application; payment of the applicable application fee deposit; a detailed and scaled site plan of the proposed parking facility; and a written statement addressing the relevant factors listed in subsection E of this section.
- C. Subject to the granting of a use permit in accordance with Chapter 17.84 (Use Permits and Variances), the total parking requirement for all land uses served by a shared parking facility may be reduced by an amount not to exceed the following:

Total Requirement for All Uses	Maximum Allowable Reduction
10 or fewer spaces	30 percent
11-30 spaces	40 percent
More than 30 spaces	50 percent

- D. A parking facility subject to adjustment under this section shall be designed as a common, unified parking facility providing reasonably equivalent accessibility and convenience to all land uses which the parking facility is intended to serve.
- E. In determining whether to approve an adjustment for mixed-use developments and shared parking facilities, the planning commission shall consider all relevant factors, including:
1. The characteristics of each land use and the differences in projected peak parking demand, including days or hours of operation.
 2. Potential reduction in vehicle movements afforded by multipurpose use of the parking facility by employees, customers, or residents of the uses served.
 3. Potential improvements in parking facility design, circulation, and access afforded by a joint parking facility.
 4. The recommendations of the city engineer and city planner.
- F. A use permit authorizing a reduction in the amount of off-street parking shall be granted only when all of the following findings can be made, based on substantial evidence:
1. The specific characteristics of the land use for which the reduction is requested do not necessitate the number of parking spaces that would otherwise be required by this chapter.
 2. Information provided by the applicant for a reduction in required parking documents and supports the need for fewer parking spaces.
 3. The reduced parking standards will be adequate to accommodate all parking demands generated by the proposed land use and will not be detrimental to the public health, safety, and general welfare.
- G. The planning commission may require such guarantees as deemed necessary to assure the continued availability of parking and adequacy of maintenance and operating agreements to retain the usability of the parking facility.

EXPERIENCE

Please provide copies and attach to application. If a copy machine is needed contact the Fire Chief.

Do you have any prior certifications?

- ☐ Firefighter I
- ☐ Volunteer Firefighter
- ☐ EMT-II or Paramedic
- ☒ EMT-I
- ☐ First Responder
- ☐ Title-22 First Aid
- ☒ CPR/AED for the Professional Rescuer
- ☐ Basic CPR
- ☒ IS 100/200/700
- ☐ S-130/S-190
- ☐ HAZ-MAT FRO

Please list any additional Certifications or experience:

Can you respond to an emergency incident during the Day? Yes Night? Yes

If accepted as a member of the Montague Fire Department, will you promise to abide by the rules of the fire department and obey the orders of your superior officers to the best of your ability?

Yes

Please explain why you would like to become a member of the Montague Fire Department?

I believe that the best way to gain experience in preparation
for schooling and an eventual career in the Fire Service is to
work as a volunteer and learn from more experienced firefighters.
Montague Fire Department offers a flexible schedule around
College of the Siskiyous Paramedic Program and is in close
proximity to the school, lowering commute times and allowing
me to focus more on academics.

Office Phone (530) 459-5343
Fax (530) 459-3809

121 South 10th Street
Montague, Ca 96064

Requirements for Membership:

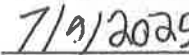
1. Respond to Fire, Rescue, and EMS calls.
2. Keep good attendance record for trainings and regular business meetings.
3. Abide by the By-Laws set by the membership.
4. Be responsible for the PPE assigned to you.
5. Keep a valid CA driver's license.
6. Maintain a current automobile insurance policy.
7. Maintain, at minimum, a current Title-22 certification with CPR/AED certification.
8. Take a annual physical and Spiro test with a Licensed physician
9. Pass a yearly physical agility test
10. Must pass your 6 Month Probation Period. At the end of that time you will meet with your officer and Chief to go over your Probation Period to make sure you have completed your assigned task. If your assigned tasks have not been completed your probation period may be extended.

I certify that all statements given on this form are true. I consent to the release of any information required to verify this information as true. I understand that any false statement or substantial omission of fact may be cause for not considering me for hire or may be cause for discharge. I agree that I will obey all laws, rules and regulations, and follow the operational guidelines as prescribed by the Montague Fire Department.

I, the applicant, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or promise of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter. By signing, you have agreed to the terms and conditions of this application.



Signature



Date

Return this application for membership in person to the Montague Fire Department Station located at:

121 S. 10th Street,
Montague, Ca 96064

Upon receipt of this application, the applicant for membership is entitled to an oral interview with a board composed of at least three (3) officer of the Montague Volunteer Fire Department

RECEIVED BY:



FF#



Office Phone (530) 459-5343
Fax (530) 459-3809

121 South 10th Street
Montague, Ca 96064

MONTAGUE FIRE DEPARTMENT

PRE-EMPLOYMENT INQUIRY AUTHORIZATION RELEASE

In connection with my employment, I understand that background inquiries may be requested by you or on your behalf that will seek information as to my character, work habits, including oral assessments of my job performance, experiences and abilities, along with reasons for termination of past employment. Further, I understand and agree that you may request information from various federal, state, and other agencies, including public and private sources which maintain records concerning my past activities relating to my driving record, criminal record, civil matters, previous employment, educational background, professional licensing and other experiences.

I acknowledge that a fax or copy of this release shall be as valid as the original. This authorization is valid for any consumer report requested at any time during the tenure of my employment. This release is valid for all federal, state, county and local agencies and authorities. I understand that I have the right to make a written request within a reasonable period of time for complete and accurate disclosure of information concerning the nature and scope of the investigation.

Yes: COMPTON 7/9/2025 No: _____
Signature & Date Signature & Date

Office Phone (530) 459-5343
Fax (530) 459-3809

121 South 10th Street
Montague, Ca 96064

California USA

DRIVER LICENSE



DL Y7136407
EXP 01/17/2030
DOB 01/17/2005
AGE 21 IN 2025

CLASS C
END NONE
RSTR NONE

01/17/2005

LN TUFFANELLI
FN CONNOR JOSEPH
2150 PRAIRIE TOWN WAY APT 2101
ROSEVILLE, CA 95747

SEX: M EYES BRN
HAIR BRN HGT 5'-10" WGT 150 lb

ISS
01/16/2025

DD 01/16/2025 543M2/BBFD30

Montague Volunteer Fire Department
~SINCE 1935~

Application for Membership

Thank you for your interest in volunteering with the City of Montague Fire Department. This is a noble profession with a long tradition of service; one that offers camaraderie and the satisfaction of helping others. We hold volunteers to a high standard--as a matter of public trust. Your success depends on completion of our application, background checks, and acceptance. We offer free training and valuable job experience working alongside career and volunteer personnel--in exchange for a time commitment.

Montague Fire Department is a fully volunteer department. We are equipped to serve the City of Montague and the Montague Fire Protection District with fire, rescue and medical operations. We provide mutual aid and automatic aid to our surrounding departments in the county such as Grenada, Yreka City, South Yreka, Mayten, Hornbrook, and Cal Fire Siskiyou Unit.

Make sure to read thoroughly through the application and fill it out completely, if you fail to fill out the application it will delay your application process. If at any time you have any questions about the application please feel free to contact the Chief. This is the first step in becoming a volunteer fire fighter with the Montague Fire Department. Once you fill out the application you will need to return it to the fire department at 121 S 10th St. Once we have received the application, we will look it over and call you to schedule an interview. You are required to have an interview with at least 3 officers of the department. After the interview your application will be processed to the membership at the next business meeting. The membership will then look over your application and be given a report about your interview. The membership will then vote on your application. If approved you will be contacted and will be required to be at the next regular city council meeting where the city has to approve your application as well.

Once approved by the City Council you are now a probationary firefighter. You will be assigned a pager and a locker along with all your personnel protective equipment. Your probation period is 6 months and during that time you will be assigned an officer and required to complete certain things during that 6 months. You will need to take and pass a medical physical along with a physical agility test, complete your ICS 100,200,700 online, also complete a CPR for the professional rescuer. You will need to sign up for a Title 22 class, First Responder class, or an EMT class within that 6-month time frame as well. Need to complete S130 and S190 class. If you have any questions please feel free to contact the Chief or any other officers on the department and we will assist you with any needs or questions you have.

We appreciate the opportunity to offer you a chance of a lifetime to be a member of our dedicated volunteers. We take great pride and dedication in what we do. We are one of the busiest departments in Siskiyou County and run over 400 calls a year. It takes a special person and some time away from home to do this job and we just want to make sure people understand what they are getting into when joining a volunteer fire department. The State of California requires us to have over 165hrs of Structure Fire Training and 65hrs of Wildland Training along with other hours of training we have to perform each year. We look forward to making you part of our team.

BACKGROUND QUESTIONARE

1. Have you ever resigned from employment, in lieu of termination or as a result of any allegations of conduct whether found or not? NO
2. Have you ever had any problems with your supervisors? NO
3. Have you ever had any conflicts or problems with the public? NO
4. Have you ever taken anything from your employer without authorization? NO
5. Have you ever been convicted of a felony? NO

If yes on any question, explain here:

EMPLOYMENT EXPERIENCE:

Present or most recent position	Dates Employed	Reason for leaving
Cashier		looking for a better job
Describe your primary duties		
work register, make sandwiches, clean		
Prior position	Dates Employed	Reason for leaving
Describe your primary duties		

Prior position	Dates Employed	Reason for leaving
Describe your primary duties		
Prior position	Dates Employed	Reason for leaving
Describe your primary duties		

Further employment experience may be attached and/or added to back.

Application for Membership

First Name: Tyrell Last Name: Bryant M.I. R

Home Address: 607 Butte St

Mailing Address: _____

Email Address: Jose.bryant971@gmail.com

Date of Birth: 04/11/06 Home Phone # () _____ Cell Phone # () 530-643-6901

CA DL# W1271119 DL Class: A ☐ B ☐ C ☒

Any Imposed Restrictions on your DL? ☐ YES ☒ NO

If checked yes, explain here: _____

Do you have automobile insurance? ☐ YES ☒ NO

Policy # _____

Insurance Carrier: _____

EDUCATION:

Check the number of years completed

High School

Undergrad College

Graduate College

1	2	3	4	1	2	3	4	1	2	3	4
---	---	---	---	---	---	---	---	---	---	---	---

Describe courses of major concentration:

List any professional, technical or other training relative to the type of employment sought:

All individuals considered for employment are evaluated without the regard to race, color, religion, gender, national origin, age, marital or veteran status, the presence of a non-job related disability or any other legally protected status.

MONTAGUE FIRE DEPARTMENT

PRE-EMPLOYMENT INQUIRY AUTHORIZATION RELEASE

In connection with my employment, I understand that background inquiries may be requested by you or on your behalf that will seek information as to my character, work habits, including oral assessments of my job performance, experiences and abilities, along with reasons for termination of past employment. Further, I understand and agree that you may request information from various federal, state, and other agencies, including public and private sources which maintain records concerning my past activities relating to my driving record, criminal record, civil matters, previous employment, educational background, professional licensing and other experiences.

I acknowledge that a fax or copy of this release shall be as valid as the original. This authorization is valid for any consumer report requested at any time during the tenure of my employment. This release is valid for all federal, state, county and local agencies and authorities. I understand that I have the right to make a written request within a reasonable period of time for complete and accurate disclosure of information concerning the nature and scope of the investigation.

Yes: _____



Signature & Date

No: _____

Signature & Date

EXPERIENCE

Please provide copies and attach to application. If a copy machine is needed contact the Fire Chief.

Do you have any prior certifications?

- ☐ Firefighter 1
- ☐ Volunteer Firefighter
- ☐ EMT-II or Paramedic
- ☐ EMT-I
- ☐ First Responder
- ☐ Title-22 First Aid
- ☐ CPR/AED for the Professional Rescuer
- ☐ Basic CPR
- ☐ IS 100/200/700
- ☐ S-130/S-190
- ☐ HAZ-MAT FRO

Please list any additional Certifications or experience:

Can you respond to an emergency incident during the Day? yes Night? yes

If accepted as a member of the Montague Fire Department, will you promise to abide by the rules of the fire department and obey the orders of your superior officers to the best of your ability?

yes

Please explain why you would like to become a member of the Montague Fire Department?

I would like to volunteer & be active. I'm interested
in fire fighting and would like to further my education
in it.

Character References: Please list at least two (2).

Name: Bonnie
Phone # 530 340 0644
Occupation: _____
Years Known: 5

Name: Mike Jones
Phone # 530 340 2424
Occupation: _____
Years Known: 3

Name: _____
Phone # _____
Occupation: _____
Years Known: _____

Answer YES or NO

To your knowledge, do you have any physical or mental defects that would prevent you from performing normal firefighting duties? NO

List any allergies? Seasonal

Have you been convicted of an offense, served time in jail, or received a court summons due to a traffic violation over \$100? NO

If yes on either question, explain here:

Emergency Contact info: Please list at least two (2).

Name: Minnie Bryant
Phone # 530 643 2517
Alt Phone # _____
Relation: Mom

Name: Roy Spaulding
Phone # 530 643 3436
Alt Phone # _____
Relations: Grandfather

Requirements for Membership:

1. Respond to Fire, Rescue, and EMS calls.
2. Keep good attendance record for trainings and regular business meetings.
3. Abide by the By-Laws set by the membership.
4. Be responsible for the PPE assigned to you.
5. Keep a valid CA driver's license.
6. Maintain a current automobile insurance policy.
7. Maintain, at minimum, a current Title-22 certification with CPR/AED certification.
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I, the applicant, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or promise of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter. By signing, you have agreed to the terms and conditions of this application.



Signature

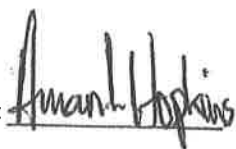
Date

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**121 S. 10TH Street,
Montague, Ca 96064**

Upon receipt of this application, the applicant for membership is entitled to an oral interview with a board composed of at least three (3) officer of the Montague Volunteer Fire Department

RECEIVED BY:



FF#

570

California

USA



DRIVER LICENSE



DL W1271119

EXP 04/11/2027

DOB 04/11/2006

AGE 21 IN 2027

PROVISIONAL UNTIL

AGE 18 IN 2024

CLASS C

END NONE

RSTR 47 59

04/11/2006

LN BRYANT
FN TYRELL REESE
507 BUTTE ST
YREKA CA 96097



SEX M
HAIR BRN EYES HZL
HGT 5-11" WGT 150 lb

DD 02/08/2023 55233/15091423

ISS
09/14/2023

Montague Volunteer Fire Department
~SINCE 1935~

Application for Membership

Office Phone (530) 459-5343
Fax (530) 459-3809

121 South 10th Street
Montague, Ca 96064

Thank you for your interest in volunteering with the City of Montague Fire Department. This is a noble profession with a long tradition of service; one that offers camaraderie and the satisfaction of helping others. We hold volunteers to a high standard—as a matter of public trust. Your success depends on completion of our application, background checks, and acceptance. We offer free training and valuable job experience working alongside career and volunteer personnel—in exchange for a time commitment.

Montague Fire Department is a fully volunteer department. We are equipped to serve the City of Montague and the Montague Fire Protection District with fire, rescue and medical operations. We provide mutual aid and automatic aid to our surrounding departments in the county such as Grenada, Yreka City, South Yreka, Mayten, Hornbrook, and Cal Fire Siskiyou Unit.

Make sure to read thoroughly through the application and fill it out completely, if you fail to fill out the application it will delay your application process. If at any time you have any questions about the application please feel free to contact the Chief. This is the first step in becoming a volunteer fire fighter with the Montague Fire Department. Once you fill out the application you will need to return it to the fire department at 121 S 10th St. Once we have received the application, we will look it over and call you to schedule an interview. You are required to have an interview with at least 3 officers of the department. After the interview your application will be processed to the membership at the next business meeting. The membership will then look over your application and be given a report about your interview. The membership will then vote on your application. If approved you will be contacted and will be required to be at the next regular city council meeting where the city has to approve your application as well.

Once approved by the City Council you are now a probationary firefighter. You will be assigned a pager and a locker along with all your personnel protective equipment. Your probation period is 6 months and during that time you will be assigned an officer and required to complete certain things during that 6 months. You will need to take and pass a medical physical along with a physical agility test, complete your ICS 100,200,700 online, also complete a CPR for the professional rescuer. You will need to sign up for a Title 22 class, First Responder class, or an EMT class within that 6-month time frame as well. Need to complete S130 and S190 class. If you have any questions please feel free to contact the Chief or any other officers on the department and we will assist you with any needs or questions you have.

We appreciate the opportunity to offer you a chance of a lifetime to be a member of our dedicated volunteers. We take great pride and dedication in what we do. We are one of the busiest departments in Siskiyou County and run over 400 calls a year. It takes a special person and some time away from home to do this job and we just want to make sure people understand what they are getting into when joining a volunteer fire department. The State of California requires us to have over 165hrs of Structure Fire Training and 65hrs of Wildland Training along with other hours of training we have to perform each year. We look forward to making you part of our team.

Application for Membership

First Name: Mason Last Name: Mercier M.I. O

Home Address: 424 S Gold St Yreka, CA 96097

Mailing Address: 424 S Gold St. Yreka, CA 96097

Email Address: masonmercier@outlook.com

Date of Birth: 06/04/2004 Home Phone # (530) Cell Phone # (530) 643-1416

CA DL# 6Y11224 DL Class: A ☐ B ☐ C ☒

Any Imposed Restrictions on your DL? ☐ YES ☒ NO

If checked yes, explain here: _____

Do you have automobile insurance? ☒ YES ☐ NO

Policy # CAAP0601003726

Insurance Carrier: Mercury Insurance

EDUCATION:

Check the number of years completed												Describe courses of major concentration:											
High School				Undergrad College				Graduate College				Business											
1	2	3	4	1	2	3	4	1	2	3	4												
List any professional, technical or other training relative to the type of employment sought:																							

All individuals considered for employment are evaluated without the regard to race, color, religion, gender, national origin, age, marital or veteran status, the presence of a non-job related disability or any other legally protected status.

EXPERIENCE

Please provide copies and attach to application. If a copy machine is needed contact the Fire Chief.

Do you have any prior certifications?

- ☒ Firefighter I
- ☐ Volunteer Firefighter
- ☐ EMT-II or Paramedic
- ☒ EMT-I
- ☐ First Responder
- ☐ Title-22 First Aid
- ☐ CPR/AED for the Professional Rescuer
- ☐ Basic CPR
- ☒ IS 100/200/700
- ☒ S-130/S-190
- ☒ HAZ-MAT FRO

Please list any additional Certifications or experience:

Can you respond to an emergency incident during the Day? Yes Night? Yes

If accepted as a member of the Montague Fire Department, will you promise to abide by the rules of the fire department and obey the orders of your superior officers to the best of your ability?

Yes

Please explain why you would like to become a member of the Montague Fire Department?

I would like to join to better my skills as a fire fighter.

Requirements for Membership:

1. Respond to Fire, Rescue, and EMS calls.
2. Keep good attendance record for trainings and regular business meetings.
3. Abide by the By-Laws set by the membership.
4. Be responsible for the PPE assigned to you.
5. Keep a valid CA driver's license.
6. Maintain a current automobile insurance policy.
7. Maintain, at minimum, a current Title-22 certification with CPR/AED certification.
8. Take a annual physical and Spiro test with a Licensed physician
9. Pass a yearly physical agility test
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I certify that all statements given on this form are true. I consent to the release of any information required to verify this information as true. I understand that any false statement or substantial omission of fact may be cause for not considering me for hire or may be cause for discharge. I agree that I will obey all laws, rules and regulations, and follow the operational guidelines as prescribed by the Montague Fire Department.

I, the applicant, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or promise of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter. By signing, you have agreed to the terms and conditions of this application.



Signature

7/10/25

Date

Return this application for membership in person to the Montague Fire Department Station located at:

**121 S. 10TH Street,
Montague, Ca 96064**

Upon receipt of this application, the applicant for membership is entitled to an oral interview with a board composed of at least three (3) officer of the Montague Volunteer Fire Department

RECEIVED BY:



FF#

570

Character References: Please list at least two (2).

Name: Arian Morris
Phone # (530) 643-3441
Occupation: Barista
Years Known: 5+

Name: ~~Michael~~ Kaedon Robustellini
Phone # (530) 598-7715
Occupation: _____
Years Known: 15+

Name: _____
Phone # _____
Occupation: _____
Years Known: _____

Answer YES or NO

To your knowledge, do you have any physical or mental defects that would prevent you from performing normal firefighting duties? NO

List any allergies? N/A

Have you been convicted of an offense, served time in jail, or received a court summons due to a traffic violation over \$100? NO

If yes on either question, explain here:

Emergency Contact info: Please list at least two (2).

Name: Arian Morris
Phone # (530) 643-3441
Alt Phone # _____
Relation: Wife

Name: Natalie Merier
Phone # (530) 340-1750
Alt Phone # _____
Relations: Mom

BACKGROUND QUESTIONARE

1. Have you ever resigned from employment in lieu of termination or as a result of any allegations of conduct whether found or not? NO
2. Have you ever had any problems with your supervisors? NO
3. Have you ever had any conflicts or problems with the public? NO
4. Have you ever taken anything from your employer without authorization? NO
5. Have you ever been convicted of a felony? NO

If yes on any question, explain here:

EMPLOYMENT EXPERIENCE:

Present or most recent position Electrician	Dates Employed Aug. 2024 - Current	Reason for leaving
Describe your primary duties General Construction related to wiring.		
Prior position Janitor	Dates Employed Apr 2024 - Aug 2025	Reason for leaving Move
Describe your primary duties General Cleaning.		
Prior position	Dates Employed	Reason for leaving
Describe your primary duties		
Prior position	Dates Employed	Reason for leaving
Describe your primary duties		

Further employment experience may be attached and/or added to back.

MONTAGUE FIRE DEPARTMENT

PRE-EMPLOYMENT INQUIRY AUTHORIZATION RELEASE

In connection with my employment, I understand that background inquiries may be requested by you or on your behalf that will seek information as to my character, work habits, including oral assessments of my job performance, experiences and abilities, along with reasons for termination of past employment. Further, I understand and agree that you may request information from various federal, state, and other agencies, including public and private sources which maintain records concerning my past activities relating to my driving record, criminal record, civil matters, previous employment, educational background, professional licensing and other experiences.

I acknowledge that a fax or copy of this release shall be as valid as the original. This authorization is valid for any consumer report requested at any time during the tenure of my employment. This release is valid for all federal, state, county and local agencies and authorities. I understand that I have the right to make a written request within a reasonable period of time for complete and accurate disclosure of information concerning the nature and scope of the investigation.

Yes:



7-10-25

No:

Signature & Date

Signature & Date

City Administrator/Public Works

8/7/2025

July was busy with the Freedom Festival.

JF Shea did the two streets, they look good. We were able to get an extra block paved.

In public works its been tough we are down a person they are out on medical leave. We hired a temporary person to help. He is doing a good job. He has been weed eating all over town. We have been mowing alleys and city lots.

The employees are going to have there pool party on August 8th. The Lifeguards are going to have there end of the year party on August 9th.

July 2025

Animal Control

Dogs @ Large	
Calls	03
Seen	03
Caught	05
Return To Owner	06
Impounded	02
Tickets	0
Lost Dog	04
Kenneled	02
Rescue	01
Notices Given	
New Residents	03
Licensing	30
Dog @ large	07
Abandonment	01
Welfare Check	
Goats	0
Dogs	01
Cats	19
Every day at 200 4 th feed and water till they are S/N or rehomed	
Rehomed cats	16
Deer/ Wild Animals	
Dead pick up	04
Vulture	01
Office	06
Home	10
Street	06
Tickets	01
Siskiyou Humane Society	02
2025-2026 licensing	273

Budget _____ \$0.00

Firefighting

Fire	03
Medical	05
Tickets	0

Code Enforcement

Contacts	
Home	08
Office	15
Street	11
Complaints	06
Notices Given	
Nuisance/fence	0
Fire Hazard	01
Water Violations	01
Red Tags	
Vehicles	01
Parking	01
Trailers	01
Lawn Reminders	05
Illegal Camping	03
Camping Permits	02
Salvage Slips Written	11
Inquiries	0
Abatements Ongoing	0
Public Hearing	0
Permits	0
Fence	0
Building(s)	0
Roof/ Reroof	07
Citations	
Notice	06
Citation	02
Tickets	02

Send reminders with the water bill that all lawns must be mowed by July 11th and no mowing after 10am., and that burn permits have been suspended.

Trapped, Spayed/ Neutered cats at the Barker residents. I have been working with Jamie & Scott Essex's to get these cats S/N and rehomed.

Rachelle Antils 231 N 13th Case # "2507240034"
(no one is to be at this residence)

July 31st, 2025

Greetings Council Members,

I hope this finds everyone well & enjoying their summer. It's been quite a busy one for me, but that hasn't kept me from coming in to sign checks 😊

I've made it into the office to sign checks on;

Tuesday, 7/1/25

Monday, 7/7/25

Thursday, 7/10/25

Tuesday, 7/15/25

Wednesday, 7/16/25

Monday, 7/28/25

I hope everyone is able to enjoy the final stretch of summer, before switching gears & getting ready for the school year. Now is a great time to get your flues cleaned before needing to use the woodstoves & fireplaces this winter 😊

Christina Evans

CCMA, CNA, CPT

Telehealth Assistant/MA

cevans@karuk.us

530-842-9200 ext.6127

July City Clerk Report

COMPLETED

- AP's
- Payroll
- New Accounts
- EFT'S
- CR's/UB's
- Filed numerous reports
- Completed New Hire Paperwork
- Minutes
- 2nd Quarter reporting
- Preliminary Budget for FY25/26
- Updated all forms for the Freedom Festival festivities

WORKING ON

- Getting FY25/26 Budget to the CPA for review and finalization
- Public Requests
- Various reports
- CDBG reporting. Waiting on a PI report from our CPA to complete
- Getting caught up on Minutes that need to be signed and posted on website
- Working with Tyler Tech on ERP Pro software switch coming in early 2026. There will be 6 stages. We have started Stage 1.

THINGS TO REMEMBER IN AUGUST

- Council Meeting- August 7th
- Last Day for Pool- August 7th
- Planning Meeting- August 20th

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
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	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 303 - SEWER					
Revenues					
Dept: 100 GENERAL					
Acct Class: CHGS CHARGES FOR SERVICES					
646.000 SEWER REVENUE OMA	20,264.76	169,744.00	20,264.76	20,264.76	
647.000 SEWER PENALTIES	1,093.78	4,774.00	1,093.78	1,093.78	
649.000 SEWER REVENUE CAP RECOVERY	10,916.57	95,481.00	10,916.57	10,916.57	
CHARGES FOR SERVICES	32,275.11	269,999.00	32,275.11	32,275.11	
GENERAL	32,275.11	269,999.00	32,275.11	32,275.11	
Revenues	32,275.11	269,999.00	32,275.11	32,275.11	
Expenditures					
Dept: 305 SEWER PLANT					
Acct Class: OPER OPERATING EXPENSE					
755.000 FUEL	0.00	530.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	318.00	0.00	0.00	
771.000 CHEMICALS - TREATMENT	0.00	8,487.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	63.05	15,701.00	63.05	63.05	
780.000 MAINT VEHICLES	0.00	2,000.00	0.00	0.00	
814.000 POSTAGE	0.00	2,122.00	0.00	0.00	
820.000 UTILITIES	0.00	24,401.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	30.02	637.00	30.02	30.02	
849.000 LAB SAMPLES	150.60	2,060.00	150.60	150.60	
863.000 DUES & SUBSCRIPTIONS	0.00	106.00	0.00	0.00	
864.000 LICENSE & PERMITS	0.00	23,340.00	0.00	0.00	
OPERATING EXPENSE	243.67	79,702.00	243.67	243.67	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	5,726.90	30,900.00	5,726.90	5,726.90	
714.000 PERS-Retirement	281.54	5,100.00	281.54	281.54	
716.000 HEALTH INSURANCE	572.35	8,487.00	572.35	572.35	
718.000 INSURANCE WC	0.00	5,305.00	0.00	0.00	
722.000 TRAVEL	0.00	212.00	0.00	0.00	
724.000 CLOTHING ALLOWANCE	0.00	212.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	212.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	6,580.79	50,428.00	6,580.79	6,580.79	
SEWER PLANT	6,824.46	130,130.00	6,824.46	6,824.46	
Dept: 310 SEWER MAINTENANCE					
Acct Class: OPER OPERATING EXPENSE					
755.000 FUEL	0.00	2,122.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	515.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	2,334.00	0.00	0.00	
780.000 MAINT VEHICLES	0.00	2,000.00	0.00	0.00	
800.000 ADVERTISING & PRINTING	0.00	106.00	0.00	0.00	
812.000 EQUIP SAFETY	0.00	318.00	0.00	0.00	
820.000 UTILITIES	0.00	3,090.00	0.00	0.00	
820.100 HEATING FUEL	0.00	3,090.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	39.76	2,652.00	39.76	39.76	
827.000 MEDICAL - SAFETY EXAMS	0.00	309.00	0.00	0.00	
847.000 SECURITY CAMERAS	177.16	1,571.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	146.25	3,090.00	146.25	146.25	
858.000 SHOP SUPPLIES	29.67	1,591.00	29.67	29.67	
863.000 DUES & SUBSCRIPTIONS	0.00	206.00	0.00	0.00	
864.000 LICENSE & PERMITS	0.00	309.00	0.00	0.00	

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

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City of Montague

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	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 303 - SEWER					
Expenditures					
Dept: 310 SEWER MAINTENANCE					
OPERATING EXPENSE	392.84	23,303.00	215.68	215.68	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	7,390.07	74,160.00	7,390.07	7,390.07	
714.000 PERS-Retirement	528.78	10,609.00	528.78	528.78	
716.000 HEALTH INSURANCE	1,505.82	25,750.00	1,505.82	1,505.82	
718.000 INSURANCE WC	0.00	7,426.00	0.00	0.00	
724.000 CLOTHING ALLOWANCE	0.00	309.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	515.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	9,424.67	118,769.00	9,424.67	9,424.67	
SEWER MAINTENANCE	9,817.51	142,072.00	9,640.35	9,640.35	
Expenditures	16,641.97	272,202.00	16,464.81	16,464.81	
Net Effect for SEWER	15,633.14	-2,203.00	15,810.30	15,810.30	
Change in Fund Balance:	15,633.14		15,810.30	15,810.30	

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	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 404 - WATER					
Revenues					
Dept: 100 GENERAL					
Acct Class: CHGS CHARGES FOR SERVICES					
526.000 MCWD FEES	1,464.02	18,566.00	1,464.02	1,464.02	
527.000 MCWD - PENALTIES	38.98	212.00	38.98	38.98	
542.000 WATER CONNECTION FEES	345.83	849.00	345.83	345.83	
544.000 WATER PENALTIES	1,390.82	5,835.00	1,390.82	1,390.82	
618.000 WATER REVENUE OMA	27,980.17	196,267.00	27,980.17	27,980.17	
619.000 WATER REVENUE CAPITAL RECOVERY	28,352.54	183,536.00	28,352.54	28,352.54	
648.001 WATER MAINTENANCE PENALTIES	280.14	424.00	280.14	280.14	
CHARGES FOR SERVICES					
	59,852.50	405,689.00	59,852.50	59,852.50	
Acct Class: MOPR REV FROM USE OF \$ & PROPERTY					
436.000 INTEREST INVESTMENT EARNINGS	0.00	278,100.00	0.00	0.00	
REV FROM USE OF \$ & PROPERTY					
	0.00	278,100.00	0.00	0.00	
Acct Class: OTH OTHER REVENUE					
528.000 RETURN CHECK CHARGES	40.13	0.00	40.13	40.13	
564.000 WATER MAINTENANCE	2,603.43	29,870.00	2,603.43	2,603.43	
617.000 BACKFLOW INSPECTION	115.00	0.00	115.00	115.00	
OTHER REVENUE					
	2,758.56	29,870.00	2,758.56	2,758.56	
GENERAL					
	62,611.06	713,659.00	62,611.06	62,611.06	
Revenues					
	62,611.06	713,659.00	62,611.06	62,611.06	
Expenditures					
Dept: 405 WATER PLANT					
Acct Class: DEBT DEBT SERVICE & CAP EXPENDITURE					
880.000 LOAN PAYMENT	0.00	30,766.00	0.00	0.00	
DEBT SERVICE & CAP EXPENDITURE					
	0.00	30,766.00	0.00	0.00	
Acct Class: OPER OPERATING EXPENSE					
770.000 REPAIR AND MAINT BLDGS	0.00	1,061.00	0.00	0.00	
771.000 CHEMICALS - TREATMENT	0.00	21,748.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	4.34	11,882.00	4.34	4.34	
780.000 MAINT VEHICLES	0.00	2,000.00	0.00	0.00	
812.000 EQUIP SAFETY	0.00	318.00	0.00	0.00	
814.000 POSTAGE	0.00	2,122.00	0.00	0.00	
820.000 UTILITIES	0.00	37,132.00	0.00	0.00	
824.000 WATER MWCD	0.00	28,644.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	60.08	2,652.00	60.08	60.08	
827.000 MEDICAL - SAFETY EXAMS	0.00	318.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	0.00	3,713.00	0.00	0.00	
849.000 LAB SAMPLES	273.00	6,896.00	273.00	273.00	
863.000 DUES & SUBSCRIPTIONS	0.00	2,122.00	0.00	0.00	
864.000 LICENSE & PERMITS	0.00	3,713.00	0.00	0.00	
OPERATING EXPENSE					
	337.42	124,321.00	337.42	337.42	
Acct Class: PW PUBLIC WORKS					
892.023 WATER/SEWER RATE STUDY	0.00	5,000.00	0.00	0.00	
892.024 ACH POLYMER	0.00	27,810.00	0.00	0.00	
892.025 CAPITAL-OUTLAY PAUL	0.00	44,000.00	0.00	0.00	
PUBLIC WORKS					
	0.00	76,810.00	0.00	0.00	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	10,362.85	68,341.00	10,362.85	10,362.85	
714.000 PERS-Retirement	569.56	11,618.00	569.56	569.56	

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	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 404 - WATER					
Expenditures					
Dept: 405 WATER PLANT					
Acct Class: SAL SALARY EXPENDITURE & BENIES					
716.000 HEALTH INSURANCE	1,235.23	15,000.00	1,235.23	1,235.23	
722.000 TRAVEL	0.00	1,591.00	0.00	0.00	
724.000 CLOTHING ALLOWANCE	0.00	212.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	318.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	12,167.64	97,080.00	12,167.64	12,167.64	
WATER PLANT	12,505.06	328,977.00	12,505.06	12,505.06	
Dept: 410 WATER MAINTENANCE					
Acct Class: OPER OPERATING EXPENSE					
617.001 BACKFLOW INSPECTION	0.00	1,061.00	0.00	0.00	
755.000 FUEL	0.00	2,122.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	1,061.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	1,061.00	0.00	0.00	
780.000 MAINT VEHICLES	0.00	3,000.00	0.00	0.00	
812.000 EQUIP SAFETY	0.00	319.00	0.00	0.00	
820.000 UTILITIES	0.00	4,244.00	0.00	0.00	
820.100 HEATING FUEL	0.00	2,122.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	39.76	1,687.00	39.76	39.76	
827.000 MEDICAL - SAFETY EXAMS	0.00	318.00	0.00	0.00	
847.000 SECURITY CAMERAS	177.17	1,061.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	146.25	3,090.00	146.25	146.25	
858.000 SHOP SUPPLIES	0.00	1,061.00	0.00	0.00	
863.000 DUES & SUBSCRIPTIONS	0.00	530.00	0.00	0.00	
864.000 LICENSE & PERMITS	0.00	318.00	0.00	0.00	
OPERATING EXPENSE	363.18	23,055.00	186.01	186.01	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	13,252.97	150,000.00	13,252.97	13,252.97	
714.000 PERS-Retirement	865.04	33,221.00	865.04	865.04	
716.000 HEALTH INSURANCE	2,742.92	45,320.00	2,742.92	2,742.92	
718.000 INSURANCE WC	0.00	13,084.00	0.00	0.00	
724.000 CLOTHING ALLOWANCE	0.00	212.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	530.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	16,860.93	242,367.00	16,860.93	16,860.93	
WATER MAINTENANCE	17,224.11	265,422.00	17,046.94	17,046.94	
Expenditures	29,729.17	594,399.00	29,552.00	29,552.00	
Net Effect for WATER	32,881.89	119,260.00	33,059.06	33,059.06	
Change in Fund Balance:	32,881.89		33,059.06	33,059.06	

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	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 505 - AIRPORT					
Revenues					
Dept: 200 CITY PORTION					
Acct Class: CHGS CHARGES FOR SERVICES					
522.000 FUEL FLOWAGE FEE	9.28	0.00	9.28	9.28	
CHARGES FOR SERVICES	9.28	0.00	9.28	9.28	
Acct Class: MOPR REV FROM USE OF \$ & PROPERTY					
432.000 RENT & LEASES	395.96	5,305.00	395.96	395.96	
434.000 TIE DOWN FEES & HANGAR	250.00	3,183.00	250.00	250.00	
REV FROM USE OF \$ & PROPERTY	645.96	8,488.00	645.96	645.96	
CITY PORTION	655.24	8,488.00	655.24	655.24	
Dept: 505 AIRPORT PROJ					
Acct Class: IGST INTERGOVERNMENTAL STATE					
450.000 STATE ASST	0.00	10,300.00	0.00	0.00	
INTERGOVERNMENTAL STATE	0.00	10,300.00	0.00	0.00	
Acct Class: MOPR REV FROM USE OF \$ & PROPERTY					
436.000 INTEREST INVESTMENT EARNINGS	0.00	1,030.00	0.00	0.00	
REV FROM USE OF \$ & PROPERTY	0.00	1,030.00	0.00	0.00	
Acct Class: OTH OTHER REVENUE					
638.000 YREKA ASSISTANCE	0.00	5,150.00	0.00	0.00	
OTHER REVENUE	0.00	5,150.00	0.00	0.00	
AIRPORT PROJ	0.00	16,480.00	0.00	0.00	
Revenues	655.24	24,968.00	655.24	655.24	
Expenditures					
Dept: 200 CITY PORTION					
Acct Class: OPER OPERATING EXPENSE					
766.000 ABATEMENT WEEDS	0.00	1,591.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	10.85	424.00	10.85	10.85	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	2,122.00	0.00	0.00	
774.000 MAINT GROUNDS	0.00	318.00	0.00	0.00	
OPERATING EXPENSE	10.85	4,455.00	10.85	10.85	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	607.02	7,323.00	607.02	607.02	
714.000 PERS-Retirement	43.02	318.00	43.02	43.02	
716.000 HEALTH INSURANCE	246.08	5,305.00	246.08	246.08	
SALARY EXPENDITURE & BENIES	896.12	12,946.00	896.12	896.12	
CITY PORTION	906.97	17,401.00	906.97	906.97	
Dept: 505 AIRPORT PROJ					
Acct Class: OPER OPERATING EXPENSE					
734.000 INSURANCE LIABILITY	0.00	2,472.00	0.00	0.00	
771.001 CHEMICALS - ABATEMENT	0.00	319.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	530.00	0.00	0.00	
820.000 UTILITIES	0.00	4,244.00	0.00	0.00	
OPERATING EXPENSE	0.00	7,565.00	0.00	0.00	
AIRPORT PROJ	0.00	7,565.00	0.00	0.00	

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: ENT ENTERPRISE FUNDS					
Fund: 505 - AIRPORT					
Expenditures	906.97	24,966.00	906.97	906.97	
Net Effect for AIRPORT	-251.73	2.00	-251.73	-251.73	
Change in Fund Balance:	-251.73		-251.73	-251.73	

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Net Effect for ENTERPRISE FUNDS	48,263.30	117,059.00	48,617.63	48,617.63	
Fund Type: GVT GENERAL FUND TYPE					
Fund: 101 - GENERAL FUND					
Revenues					
Dept: 100 GENERAL					
Acct Class: FINE FINES & FORFIETS & PENALTIES					
417.001 BUSINESS LICENSE FEES	8.00	319.00	8.00	8.00	
FINES & FORFIETS & PENALTIES	8.00	319.00	8.00	8.00	
Acct Class: FRAN FRANCHISES					
394.000 FRANCHISE PPL	0.00	12,875.00	0.00	0.00	
395.000 FRANCHISE YREKA TRANSFER	71.13	4,841.00	71.13	71.13	
396.000 FRANCHISE CABLE	0.00	2,575.00	0.00	0.00	
FRANCHISES	71.13	20,291.00	71.13	71.13	
Acct Class: GI GRANT INCOME					
643.100 CAL RECYCLE GRANT - Restricted	286.70	5,150.00	286.70	286.70	
GRANT INCOME	286.70	5,150.00	286.70	286.70	
Acct Class: IGCO Intergovernmental County					
360.010 PROPERTY TAX	8,100.42	178,705.00	8,100.42	8,100.42	
360.011 PROPERTY TAXES PRIOR	2,752.66	6,695.00	2,752.66	2,752.66	
360.012 INT, PENALTIES, DELQ TAX	826.51	6,695.00	826.51	826.51	
360.100 HOMEOWNERS	0.00	2,266.00	0.00	0.00	
360.150 DOC TRANSFER TAX	207.34	5,665.00	207.34	207.34	
360.200 VEHICLE CODE FEES & FINES	10.60	309.00	10.60	10.60	
360.300 BOOKING FEES	6.78	206.00	6.78	6.78	
Intergovernmental County	11,904.31	200,541.00	11,904.31	11,904.31	
Acct Class: IGST INTERGOVERNMENTAL STATE					
364.010 SALES AND USE TAX--BOE	0.00	105,575.00	0.00	0.00	
441.000 CONGESTION RELIEF	0.00	3,193.00	0.00	0.00	
INTERGOVERNMENTAL STATE	0.00	108,768.00	0.00	0.00	
Acct Class: LIC PERMITS					
416.000 PERMITS	332.00	3,605.00	332.00	332.00	
417.000 BUSINESS LICENSE	137.00	2,884.00	137.00	137.00	
PERMITS	469.00	6,489.00	469.00	469.00	
Acct Class: MISC MISCELLANEOUS REVENUE					
644.000 MISCELLANEOUS REVENUE	0.00	46,968.00	0.00	0.00	
MISCELLANEOUS REVENUE	0.00	46,968.00	0.00	0.00	
Acct Class: MOPR REV FROM USE OF \$ & PROPERTY					
432.000 RENT & LEASES	0.00	319.00	0.00	0.00	
436.000 INTEREST INVESTMENT EARNINGS	0.00	319.00	0.00	0.00	
REV FROM USE OF \$ & PROPERTY	0.00	638.00	0.00	0.00	
Acct Class: OTH OTHER REVENUE					
502.000 PARKS & REC INCOME	100.00	31,554.00	100.00	100.00	
635.000 EVENT INSURANCE	0.00	3,760.00	0.00	0.00	
640.400 COMMUNTIY HALL - RENT	935.00	3,760.00	935.00	935.00	
643.000 RECYCLE - Yreka Transfer	0.00	1,339.00	0.00	0.00	
OTHER REVENUE	1,035.00	40,413.00	1,035.00	1,035.00	
GENERAL	13,774.14	429,577.00	13,774.14	13,774.14	
Revenues	13,774.14	429,577.00	13,774.14	13,774.14	

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: GVT GENERAL FUND TYPE					
Fund: 101 - GENERAL FUND					
Expenditures					
Dept: 700 CITY COUNCIL/TREASURER					
Acct Class: OPER OPERATING EXPENSE					
800.000 ADVERTISING & PRINTING	0.00	206.00	0.00	0.00	
OPERATING EXPENSE	0.00	206.00	0.00	0.00	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	905.23	12,875.00	905.23	905.23	
722.000 TRAVEL	200.00	309.00	200.00	200.00	
SALARY EXPENDITURE & BENIES	1,105.23	13,184.00	1,105.23	1,105.23	
CITY COUNCIL/TREASURER	1,105.23	13,390.00	1,105.23	1,105.23	
Dept: 701 CITY CLERK/ADMINISTRATOR					
Acct Class: OPER OPERATING EXPENSE					
754.000 PROFESSIONAL	500.00	4,635.00	500.00	500.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	258.00	0.00	0.00	
800.000 ADVERTISING & PRINTING	0.00	206.00	0.00	0.00	
806.000 EQUIPMENT- OFFICE	0.00	7,426.00	0.00	0.00	
814.000 POSTAGE	0.00	5,000.00	0.00	0.00	
820.100 HEATING FUEL	0.00	6,695.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	0.00	7,004.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	497.32	15,450.00	341.56	341.56	
852.000 OFFICE SUPPLIES	0.00	8,500.00	0.00	0.00	
863.000 DUES & SUBSCRIPTIONS	0.00	2,575.00	0.00	0.00	
867.000 BANK CHARGES	0.00	300.00	0.00	0.00	
OPERATING EXPENSE	997.32	58,049.00	841.56	841.56	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	4,266.01	77,250.00	4,266.01	4,266.01	
714.000 PERS-Retirement	160.40	1,545.00	160.40	160.40	
716.000 HEALTH INSURANCE	304.66	4,120.00	304.66	304.66	
718.000 INSURANCE WC	0.00	2,678.00	0.00	0.00	
722.000 TRAVEL	0.00	258.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	1,030.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	4,731.07	86,881.00	4,731.07	4,731.07	
CITY CLERK/ADMINISTRATOR	5,728.39	144,930.00	5,572.63	5,572.63	
Dept: 702 AUDIT DEPT					
Acct Class: OPER OPERATING EXPENSE					
746.003 CONTRACT LABOR / AUDITOR	0.00	41,200.00	0.00	0.00	
OPERATING EXPENSE	0.00	41,200.00	0.00	0.00	
AUDIT DEPT	0.00	41,200.00	0.00	0.00	
Dept: 703 CITY ATTORNEY					
Acct Class: OPER OPERATING EXPENSE					
746.001 CONTRACT LABOR ATTORNEY	0.00	54,000.00	0.00	0.00	
OPERATING EXPENSE	0.00	54,000.00	0.00	0.00	
CITY ATTORNEY	0.00	54,000.00	0.00	0.00	
Dept: 705 INSURANCE					
Acct Class: INS INSURANCE					
733.000 INSURANCE CRIME	0.00	1,288.00	0.00	0.00	
INSURANCE	0.00	1,288.00	0.00	0.00	
Acct Class: OPER OPERATING EXPENSE					

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: GVT GENERAL FUND TYPE					
Fund: 101 - GENERAL FUND					
Expenditures					
Dept: 705 INSURANCE					
Acct Class: OPER OPERATING EXPENSE					
734.000 INSURANCE LIABILITY	0.00	50,000.00	0.00	0.00	
743.000 PROPERTY INSURANCE	0.00	39,140.00	0.00	0.00	
OPERATING EXPENSE	0.00	89,140.00	0.00	0.00	
INSURANCE	0.00	90,428.00	0.00	0.00	
Dept: 710 BUILDINGS & GROUNDS					
Acct Class: OPER OPERATING EXPENSE					
755.000 FUEL	0.00	2,060.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	1,030.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	35.41	2,060.00	35.41	35.41	
774.000 MAINT GROUNDS	4,248.36	5,150.00	4,248.36	4,248.36	
780.000 MAINT VEHICLES	0.00	3,000.00	0.00	0.00	
820.000 UTILITIES	0.00	5,305.00	0.00	0.00	
847.000 SECURITY CAMERAS	0.00	1,236.00	0.00	0.00	
855.000 FIRE EXTINGUISHERS	693.25	0.00	693.25	693.25	
857.000 JANITORIAL	92.30	2,060.00	92.30	92.30	
858.000 SHOP SUPPLIES	43.49	309.00	43.49	43.49	
OPERATING EXPENSE	5,112.81	22,210.00	5,112.81	5,112.81	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	4,230.33	41,200.00	4,230.33	4,230.33	
714.000 PERS-Retirement	289.38	6,695.00	289.38	289.38	
716.000 HEALTH INSURANCE	1,095.89	11,000.00	1,095.89	1,095.89	
718.000 INSURANCE WC	0.00	4,635.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	5,615.60	63,530.00	5,615.60	5,615.60	
BUILDINGS & GROUNDS	10,728.41	85,740.00	10,728.41	10,728.41	
Dept: 711 PARKS & RECREATION					
Acct Class: OPER OPERATING EXPENSE					
803.000 FOOD PURCHASES	0.00	1,000.00	0.00	0.00	
807.000 CITY SPONSORED EVENTS	0.00	1,288.00	0.00	0.00	
820.000 UTILITIES	0.00	7,725.00	0.00	0.00	
822.000 RENTALS & LEASES	0.00	1,030.00	0.00	0.00	
OPERATING EXPENSE	0.00	11,043.00	0.00	0.00	
PARKS & RECREATION	0.00	11,043.00	0.00	0.00	
Dept: 720 PLANNING COMMISSION					
Acct Class: OPER OPERATING EXPENSE					
746.002 CONTRACT LABOR PLANNER	0.00	2,575.00	0.00	0.00	
746.004 CONTRACT LABOR / ENGINEER	0.00	6,695.00	0.00	0.00	
OPERATING EXPENSE	0.00	9,270.00	0.00	0.00	
PLANNING COMMISSION	0.00	9,270.00	0.00	0.00	
Dept: 775 COMMUNITY HALL					
Acct Class: OPER OPERATING EXPENSE					
745.000 EVENT INSURANCE - ALLIANT	0.00	1,545.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	1,545.00	0.00	0.00	
820.000 UTILITIES	0.00	7,725.00	0.00	0.00	
847.000 SECURITY CAMERAS	264.87	1,030.00	0.00	0.00	
OPERATING EXPENSE	264.87	11,845.00	0.00	0.00	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: GVT GENERAL FUND TYPE					
Fund: 101 - GENERAL FUND					
Expenditures					
COMMUNITY HALL	264.87	11,845.00	0.00	0.00	
Dept: 780 LIBRARY					
Acct Class: OPER OPERATING EXPENSE					
820.100 HEATING FUEL	0.00	1,648.00	0.00	0.00	
832.400 FINGERPRINTING	0.00	515.00	0.00	0.00	
OPERATING EXPENSE	0.00	2,163.00	0.00	0.00	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	791.35	8,240.00	791.35	791.35	
SALARY EXPENDITURE & BENIES	791.35	8,240.00	791.35	791.35	
LIBRARY	791.35	10,403.00	791.35	791.35	
Expenditures	18,618.25	472,249.00	18,197.62	18,197.62	
Net Effect for GENERAL FUND	-4,844.11	-42,672.00	-4,423.48	-4,423.48	
Change in Fund Balance:	-4,844.11		-4,423.48	-4,423.48	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: GVT GENERAL FUND TYPE					
Fund: 250 - POOL					
Revenues					
Dept: 030 FREEDOM FESTIVAL					
Acct Class: OTH OTHER REVENUE					
545.000 DONATIONS	13,530.00	0.00	13,530.00	13,530.00	
OTHER REVENUE	13,530.00	0.00	13,530.00	13,530.00	
FREEDOM FESTIVAL	13,530.00	0.00	13,530.00	13,530.00	
Dept: 100 GENERAL					
Acct Class: MISC MISCELLANEOUS REVENUE					
644.000 MISCELLANEOUS REVENUE	0.00	7,725.00	0.00	0.00	
MISCELLANEOUS REVENUE	0.00	7,725.00	0.00	0.00	
Acct Class: OTH OTHER REVENUE					
545.000 DONATIONS	600.00	3,090.00	600.00	600.00	
552.000 POOL LESSONS	150.00	4,120.00	150.00	150.00	
553.000 POOL DINNER	0.00	13,390.00	0.00	0.00	
556.000 FOOD SALES	0.00	6,180.00	0.00	0.00	
558.000 POOL PARTIES	250.00	1,545.00	250.00	250.00	
560.000 POOL ADMISSIONS	3,403.65	6,695.00	3,403.65	3,403.65	
560.100 FITNESS PROGRAM	0.00	2,060.00	0.00	0.00	
OTHER REVENUE	4,403.65	37,080.00	4,403.65	4,403.65	
Acct Class: TRNI TRANSFERS IN					
650.000 TRANSFER IN	0.00	13,699.00	0.00	0.00	
TRANSFERS IN	0.00	13,699.00	0.00	0.00	
GENERAL	4,403.65	58,504.00	4,403.65	4,403.65	
Revenues	17,933.65	58,504.00	17,933.65	17,933.65	
Expenditures					
Dept: 025 PARKS & RECREATION					
Acct Class: OPER OPERATING EXPENSE					
560.200 FITNESS EQUIPMENT	0.00	412.00	0.00	0.00	
754.000 PROFESSIONAL	0.00	103.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	258.00	0.00	0.00	
771.000 CHEMICALS - TREATMENT	0.00	6,180.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	258.00	0.00	0.00	
800.000 ADVERTISING & PRINTING	0.00	103.00	0.00	0.00	
802.000 POOL DINNER	0.00	927.00	0.00	0.00	
803.000 FOOD PURCHASES	130.65	2,266.00	130.65	130.65	
812.000 EQUIP SAFETY	0.00	103.00	0.00	0.00	
814.000 POSTAGE	0.00	103.00	0.00	0.00	
820.000 UTILITIES	0.00	6,180.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	0.00	258.00	0.00	0.00	
847.000 SECURITY CAMERAS	0.00	1,030.00	0.00	0.00	
851.000 SPECIAL DEPT SUPPLIES	0.00	103.00	0.00	0.00	
864.000 LICENSE & PERMITS	0.00	618.00	0.00	0.00	
OPERATING EXPENSE	130.65	18,902.00	130.65	130.65	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	18,828.81	37,080.00	18,828.81	18,828.81	
718.000 INSURANCE WC	0.00	2,266.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	258.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	18,828.81	39,604.00	18,828.81	18,828.81	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: GVT GENERAL FUND TYPE					
Fund: 250 - POOL					
Expenditures					
PARKS & RECREATION	18,959.46	58,506.00	18,959.46	18,959.46	
Dept: 030 FREEDOM FESTIVAL					
Acct Class: OPER OPERATING EXPENSE					
851.000 SPECIAL DEPT SUPPLIES	33,481.90	0.00	33,481.90	33,481.90	
OPERATING EXPENSE	33,481.90	0.00	33,481.90	33,481.90	
FREEDOM FESTIVAL	33,481.90	0.00	33,481.90	33,481.90	
Expenditures	52,441.36	58,506.00	52,441.36	52,441.36	
Net Effect for POOL	-34,507.71	-2.00	-34,507.71	-34,507.71	
Change in Fund Balance:	-34,507.71		-34,507.71	-34,507.71	

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Net Effect for GENERAL FUND TYPE	-39,351.82	-42,674.00	-38,931.19	-38,931.19	
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 105 - CE/AC OFFICER					
Revenues					
Dept: 100 GENERAL					
Acct Class: ANRG ANIMAL REGULATION					
408.000 IMPOUND & PICK UP FEES ANIMAL	0.00	309.00	0.00	0.00	
409.000 CITATIONS/PENALTIES	200.00	103.00	200.00	200.00	
410.000 ANIMAL LICENSES	685.00	5,150.00	685.00	685.00	
ANIMAL REGULATION	885.00	5,562.00	885.00	885.00	
Acct Class: REV REVENUE CONTROL					
412.000 KENNEL BOARDING FEES	0.00	108.00	0.00	0.00	
REVENUE CONTROL	0.00	108.00	0.00	0.00	
GENERAL	885.00	5,670.00	885.00	885.00	
Revenues	885.00	5,670.00	885.00	885.00	
Expenditures					
Dept: 105 CE/AC OFFICER					
Acct Class: OPER OPERATING EXPENSE					
746.000 CONTRACT LABOR	0.00	103.00	0.00	0.00	
746.100 KENNEL SUPPLIES	0.00	515.00	0.00	0.00	
755.000 FUEL	0.00	900.00	0.00	0.00	
765.000 ABATEMENT	0.00	2,060.00	0.00	0.00	
766.000 ABATEMENT WEEDS	0.00	515.00	0.00	0.00	
780.000 MAINT VEHICLES	0.00	1,545.00	0.00	0.00	
800.000 ADVERTISING & PRINTING	0.00	258.00	0.00	0.00	
814.000 POSTAGE	0.00	258.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	0.00	1,700.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	146.25	3,090.00	146.25	146.25	
851.000 SPECIAL DEPT SUPPLIES	0.00	515.00	0.00	0.00	
863.000 DUES & SUBSCRIPTIONS	0.00	309.00	0.00	0.00	
OPERATING EXPENSE	146.25	11,768.00	146.25	146.25	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	5,044.27	38,000.00	5,044.27	5,044.27	
714.000 PERS-Retirement	0.00	3,090.00	0.00	0.00	
716.000 HEALTH INSURANCE	5.65	12,360.00	5.65	5.65	
718.000 INSURANCE WC	0.00	6,180.00	0.00	0.00	
722.000 TRAVEL	0.00	247.00	0.00	0.00	
724.000 CLOTHING ALLOWANCE	0.00	103.00	0.00	0.00	
728.000 EDUCATION & TRAINING	0.00	773.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	5,049.92	60,753.00	5,049.92	5,049.92	
CE/AC OFFICER	5,196.17	72,521.00	5,196.17	5,196.17	
Expenditures	5,196.17	72,521.00	5,196.17	5,196.17	
Net Effect for CE/AC OFFICER	-4,311.17	-66,851.00	-4,311.17	-4,311.17	
Change in Fund Balance:	-4,311.17		-4,311.17	-4,311.17	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 109 - SHERIFF CONTRACT					
Revenues					
Dept: 100 GENERAL					
Acct Class: IGO Intergovernmental County					
360.350 PUBLIC SAFETY - MOE PROP 172	605.55	7,828.00	605.55	605.55	
360.400 COPS	0.00	200,438.00	0.00	0.00	
Intergovernmental County	605.55	208,266.00	605.55	605.55	
Acct Class: TRNI TRANSFERS IN					
650.000 TRANSFER IN	0.00	44,908.00	0.00	0.00	
TRANSFERS IN	0.00	44,908.00	0.00	0.00	
GENERAL	605.55	253,174.00	605.55	605.55	
Revenues	605.55	253,174.00	605.55	605.55	
Expenditures					
Dept: 740 LAW ENFORCEMENT					
Acct Class: OPER OPERATING EXPENSE					
747.000 POLICE PROTECTION	53,242.40	222,480.00	53,242.40	53,242.40	
OPERATING EXPENSE	53,242.40	222,480.00	53,242.40	53,242.40	
LAW ENFORCEMENT	53,242.40	222,480.00	53,242.40	53,242.40	
Expenditures	53,242.40	222,480.00	53,242.40	53,242.40	
Net Effect for SHERIFF CONTRACT	-52,636.85	30,694.00	-52,636.85	-52,636.85	
Change in Fund Balance:	-52,636.85		-52,636.85	-52,636.85	

* Using Averaged MTD, QTD and YTD Amended & Original Budgets

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 201 - SPEC. GAS TAX ST. IMPROVEMENT					
Revenues					
Dept: 100 GENERAL					
Acct Class: GI GRANT INCOME					
463.000 SB1 LOCAL ST & RD IMPROV PROJ	0.00	29,705.00	0.00	0.00	
GRANT INCOME	0.00	29,705.00	0.00	0.00	
Acct Class: IGST INTERGOVERNMENTAL STATE					
443.000 2103 OPERATIONS GAS TAX	943.29	11,246.00	943.29	943.29	
446.000 2106 CONSTRUCTION GAS TAX	928.36	11,670.00	928.36	928.36	
448.000 2107.5 ENG GAS TAX	0.00	1,591.00	0.00	0.00	
460.000 2105 GAS TAX FUNDS	665.29	8,487.00	665.29	665.29	
462.000 2107 MAINTENANCE GAS TAX	919.36	10,609.00	919.36	919.36	
INTERGOVERNMENTAL STATE	3,456.30	43,603.00	3,456.30	3,456.30	
GENERAL	3,456.30	73,308.00	3,456.30	3,456.30	
Revenues	3,456.30	73,308.00	3,456.30	3,456.30	
Expenditures					
Dept: 205 GENERAL GT2105					
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	738.43	6,365.00	738.43	738.43	
714.000 PERS-Retirement	44.83	2,652.00	44.83	44.83	
716.000 HEALTH INSURANCE	195.71	2,652.00	195.71	195.71	
718.000 INSURANCE WC	0.00	2,652.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	978.97	14,321.00	978.97	978.97	
GENERAL GT2105	978.97	14,321.00	978.97	978.97	
Dept: 206 GENERAL GAS TAX 2106					
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	738.43	6,365.00	738.43	738.43	
714.000 PERS-Retirement	44.83	2,652.00	44.83	44.83	
716.000 HEALTH INSURANCE	195.71	2,652.00	195.71	195.71	
718.000 INSURANCE WC	0.00	2,652.00	0.00	0.00	
SALARY EXPENDITURE & BENIES	978.97	14,321.00	978.97	978.97	
GENERAL GAS TAX 2106	978.97	14,321.00	978.97	978.97	
Dept: 207 GENERAL GAS TAX 2107					
Acct Class: OPER OPERATING EXPENSE					
755.000 FUEL	0.00	2,122.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	0.00	8,522.00	0.00	0.00	
776.000 MAINTENANCE SIGNS	0.00	9,053.00	0.00	0.00	
786.000 CONSTRUCTION C&E	0.00	12,235.00	0.00	0.00	
820.000 UTILITIES	1,452.05	12,731.00	1,452.05	1,452.05	
OPERATING EXPENSE	1,452.05	44,663.00	1,452.05	1,452.05	
GENERAL GAS TAX 2107	1,452.05	44,663.00	1,452.05	1,452.05	
Expenditures	3,409.99	73,305.00	3,409.99	3,409.99	
Net Effect for SPEC. GAS TAX ST. IMPROVEMENT	46.31	3.00	46.31	46.31	
Change in Fund Balance:	46.31		46.31	46.31	

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets

REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 260 - CDBG					
Revenues					
Dept: 100 GENERAL					
Acct Class: OTH OTHER REVENUE					
437.000 INTEREST INCOME - CDBG	0.00	3,090.00	0.00	0.00	
OTHER REVENUE	0.00	3,090.00	0.00	0.00	
GENERAL	0.00	3,090.00	0.00	0.00	
Revenues	0.00	3,090.00	0.00	0.00	
Expenditures					
Dept: 060 GENERAL CDBG					
Acct Class: OPER OPERATING EXPENSE					
860.000 GEN ADMIN	0.00	3,090.00	0.00	0.00	
OPERATING EXPENSE	0.00	3,090.00	0.00	0.00	
GENERAL CDBG	0.00	3,090.00	0.00	0.00	
Expenditures	0.00	3,090.00	0.00	0.00	
Net Effect for CDBG	0.00	0.00	0.00	0.00	
Change in Fund Balance:	46.31		46.31	46.31	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 270 - LTC					
Revenues					
Dept: 100 GENERAL					
Acct Class: IGFD INTERGOVERNMENTAL FEDERAL					
478.000 LOCAL TRANSPORTATION REV	3,712.23	15,914.00	3,712.23	3,712.23	
INTERGOVERNMENTAL FEDERAL	3,712.23	15,914.00	3,712.23	3,712.23	
Acct Class: MOPR REV FROM USE OF \$ & PROPERTY					
436.000 INTEREST INVESTMENT EARNINGS	0.00	1,804.00	0.00	0.00	
REV FROM USE OF \$ & PROPERTY	0.00	1,804.00	0.00	0.00	
GENERAL	3,712.23	17,718.00	3,712.23	3,712.23	
Revenues	3,712.23	17,718.00	3,712.23	3,712.23	
Expenditures					
Dept: 075 LOCAL TRANSPORTATION DEPT					
Acct Class: OPER OPERATING EXPENSE					
892.400 STREET REPAIRS	0.00	17,717.00	0.00	0.00	
OPERATING EXPENSE	0.00	17,717.00	0.00	0.00	
LOCAL TRANSPORTATION DEPT	0.00	17,717.00	0.00	0.00	
Expenditures	0.00	17,717.00	0.00	0.00	
Net Effect for LTC	3,712.23	1.00	3,712.23	3,712.23	
Change in Fund Balance:	3,712.23		3,712.23	3,712.23	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 280 - FIRE DEPARTMENT					
Revenues					
Dept: 100 GENERAL					
Acct Class: CHGS CHARGES FOR SERVICES					
506.000 BURN PERMITS	0.00	309.00	0.00	0.00	
534.000 FIRE SUPPRESSION FEE	10,257.54	56,650.00	10,257.54	10,257.54	
CHARGES FOR SERVICES					
	10,257.54	56,959.00	10,257.54	10,257.54	
Acct Class: IGCO Intergovernmental County					
360.350 PUBLIC SAFETY - MOE PROP 172	139.28	1,751.00	139.28	139.28	
439.000 FIRE DISTRICT REVENUE	0.00	36,071.00	0.00	0.00	
Intergovernmental County					
	139.28	37,822.00	139.28	139.28	
Acct Class: MISC MISCELLANEOUS REVENUE					
644.000 MISCELLANEOUS REVENUE	0.00	30,204.00	0.00	0.00	
MISCELLANEOUS REVENUE					
	0.00	30,204.00	0.00	0.00	
Acct Class: OTH OTHER REVENUE					
514.001 PAID STATE FIRES	0.00	360,500.00	0.00	0.00	
545.000 DONATIONS	0.00	2,678.00	0.00	0.00	
OTHER REVENUE					
	0.00	363,178.00	0.00	0.00	
GENERAL					
	10,396.82	488,163.00	10,396.82	10,396.82	
Revenues					
	10,396.82	488,163.00	10,396.82	10,396.82	
Expenditures					
Dept: 085 FIRE DEPT					
Acct Class: DEBT DEBT SERVICE & CAP EXPENDITURE					
880.000 LOAN PAYMENT	0.00	31,000.00	0.00	0.00	
DEBT SERVICE & CAP EXPENDITURE					
	0.00	31,000.00	0.00	0.00	
Acct Class: OPER OPERATING EXPENSE					
728.100 TRAINING	0.00	1,061.00	0.00	0.00	
734.000 INSURANCE LIABILITY	0.00	6,365.00	0.00	0.00	
743.000 PROPERTY INSURANCE	0.00	44,000.00	0.00	0.00	
755.000 FUEL	0.00	12,731.00	0.00	0.00	
770.000 REPAIR AND MAINT BLDGS	0.00	4,120.00	0.00	0.00	
772.000 REPAIR & MAINT. EQUIPMENT	1,425.00	37,595.00	1,425.00	1,425.00	
772.100 MEDICAL SUPPLIES	0.00	3,605.00	0.00	0.00	
812.000 EQUIP SAFETY	972.28	73,130.00	972.28	972.28	
820.000 UTILITIES	0.00	6,695.00	0.00	0.00	
820.100 HEATING FUEL	0.00	5,305.00	0.00	0.00	
826.000 TELEPHONE / INTERNET / WIRELES	70.14	3,090.00	70.14	70.14	
827.000 MEDICAL - SAFETY EXAMS	0.00	1,061.00	0.00	0.00	
847.000 SECURITY CAMERAS	203.79	1,030.00	0.00	0.00	
848.000 COMPUTER / SOFTWARE / SUPPORT	0.00	5,665.00	0.00	0.00	
863.000 DUES & SUBSCRIPTIONS	0.00	302.00	0.00	0.00	
900.000 MISCELLANEOUS EXPENSE	0.00	1,273.00	0.00	0.00	
OPERATING EXPENSE					
	2,671.21	207,028.00	2,467.42	2,467.42	
Acct Class: SAL SALARY EXPENDITURE & BENIES					
702.000 SALARIES	0.00	9,888.00	0.00	0.00	
702.003 PAID STATE FIRE SALARIES	14,754.01	229,206.00	14,754.01	14,754.01	
718.000 INSURANCE WC	0.00	34,373.00	0.00	0.00	
SALARY EXPENDITURE & BENIES					
	14,754.01	273,467.00	14,754.01	14,754.01	
FIRE DEPT					
	17,425.22	511,495.00	17,221.43	17,221.43	

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REVENUE/EXPENDITURE REPORT

City of Montague

CY MTD: 7/1/2025 to 7/31/2025 CY QTD: 7/1/2025 to 9/30/2025
 CY YTD: 7/1/2025 to 7/31/2025 CY ATD: 7/1/2025 to 6/30/2026

	CY QTD Actual	CY Amended Annual Budget	CY YTD Actual	CY MTD Actual	CY Encumb YTD
Fund Type: SRF SPECIAL REVENUE FUNDS					
Fund: 280 - FIRE DEPARTMENT					
Expenditures					
Dept: 202 FIRE DISTRICT					
Acct Class: OPER OPERATING EXPENSE					
881.100 MFPD LOAN PAYMENT	0.00	31,086.00	0.00	0.00	
OPERATING EXPENSE	0.00	31,086.00	0.00	0.00	
FIRE DISTRICT	0.00	31,086.00	0.00	0.00	
Expenditures	17,425.22	542,581.00	17,221.43	17,221.43	
Net Effect for FIRE DEPARTMENT	-7,028.40	-54,418.00	-6,824.61	-6,824.61	
Change in Fund Balance:	-7,028.40		-6,824.61	-6,824.61	
Net Effect for SPECIAL REVENUE FUNDS	-60,217.88	-90,571.00	-60,014.09	-60,014.09	
Grand Total Net Effect:	-51,306.40	-16,186.00	-50,327.65	-50,327.65	

* Using Averaged MTD, QTD and YTD Ammended & Original Budgets