pursuant to Rhines v. Weber, taking Mena's recent holding into consideration. In Rhines v. Weber, 544 U.S. 269, 125 S.Ct. 1528 (2005) the United States Supreme Court found that a stay and abeyance of a mixed federal petition should be available only in the limited circumstance that good cause is shown for a failure to have first exhausted the claims in state court, that the claim or claims at issue potentially have merit, and that there has been no indication that petitioner has been intentionally dilatory in pursuing the litigation. Rhines, supra, at 277-78, 125 S.Ct at 1535. Petitioner is advised that his renewed motion shall address the Rhines factors. Petitioner is advised that he must show good cause for the belated exhaustion of presently unexhausted claims he now desires to pursue. Accordingly, IT IS HEREBY ORDERED that: 1. Pursuant to the order of remand issued by the Court of Appeals for the Ninth Circuit, judgment is vacated and this action is reopened. 2. Petitioner shall file a renewed motion for stay and abeyance within **thirty** days of this order. Failure to file the motion will result in a recommendation that this action be dismissed. Dated: December 23, 2016 /s/ Gregory G. Hollows UNITED STATES MAGISTRATE JUDGE GGH:076: moli1926.rem-Mena