



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 28, 2022

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Agriculture Commissioner
California Department of Fish and Wildlife
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
Milview Water District
Ukiah Valley Fire District
Ukiah City Planning Department

CASE#: R_2022-0001

DATE FILED: 2/17/2022

OWNER/APPLICANT: HAPPINESS IS MANUFACTURED HSNG COMM LLC TIKI LAGUN PARTNERSHIP

REQUEST: Change zoning designation from Agrucultural (AG 40) to General Commercial (C2).

LOCATION: Located approximately 2.86 miles from Ukiah city center on the south side of Lake Mendocino Drive (CR227B), 0.17± miles from its intersection with North State Street (CR104), located at 311 Lake Mendocino Drive; APN 169-130-77.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: August 11, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: R_2022-0001

OWNER: Happiness Is Manufactured Housing Community, Tiki Lagune Partners LLC

APPLICANT: Happiness Is Manufactured Housing Community, Tiki Lagune Partners LLC

AGENT: N/A

REQUEST: Change zoning designation from Agrucultural (AG 40) to General Commercial (C2).

LOCATION: Located approximately 2.86 miles from Ukiah city center on the south side of Lake Mendocino Drive (CR227B), 0.17± miles from its intersection with North State Street (CR104), located at 311 Lake Mendocino Drive; APN 169-130-77.

APN/S: 169-130-77

PARCEL SIZE: 4.0± acres

GENERAL PLAN: Mixed Use North State (MUNS)
ZONING: Agricultural (AG)

EXISTING USES: Manufactured Housing Community

DISTRICT: 1 (McGourty)

RELATED CASES:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Public Services (PS), Industrial Suburban Residential (I SR)	Public Facilities (PF), Industrial Suburban Residential (I2 SR)	3.61±, 8.4± acres	Public Facility, Industrial
EAST:	Mixed Use (MUNS)	Residential (R3), Agricultural (AG)	1.05±, 0.21±, 0.21±, 0.45±, 2.5± acres	Residential
SOUTH:	Mixed Use (MUNS)	Agricultural (AG)	17.90± acres	Commercial
WEST:	Railroad Easement	Railroad Easement	N/A	Railroad Easement

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)

- Ukiah City Planning Department
- Ukiah Valley Fire District
- Millview Water District

STATE

- California Dept. of Fish & Wildlife

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: Matt Goines

DATE: 7/26/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

0.2 Percent Annual Chance Flood Hazard

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

188 - Ornbaun-Zeni complex

176 - Iversen loam

Naturally Occurring Asbestos

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

No

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Yes - Ukiah Valley Area Plan (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Planning and Building Services

Case No:	R-2022-0001
CalFire No:	
Date Filed:	2-17-22
Fee:	5804.00
Receipt No:	PRJ-047889
Received By:	Anjie Lane
	Office use only

APPLICATION FORM

APPLICANT

Name: HAPPINESS IS MANUFACTURED HSNG CMNTY LLC Phone: 209 298 5751
TIKI GAGUN PARTNERS LLC
Mailing Address: 6653 EMBARCADERO DR STE C
City: STOCKTON State/Zip: CA. 95219 email: _____

PROPERTY OWNER

Name: HAPPINESS IS MANUFACTURED HSNG CMNTY, Phone: _____
TIKI LAGUNE PARTNERS LLC
Mailing Address: 6653 EMBARCADERO DR STE C
City: STOCKTON State/Zip: CA email: _____

AGENT

Name: _____ Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ email: _____

Parcel Size: _____ (Sq. feet/Acres) Address of Property: _____

Assessor Parcel Number(s): 000-169-130-12

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent _____

Date _____

[Signature]
Signature of Owner

2/17/2022
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

LAND IS BING USE AS A MHP, THE RECOREDS SHOW AG 40 WOULD LIKE TO CHANGE TO General Commercial (C2)

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	15 MH		4 AC	NO CAHNGE	
	1 COMMERCIAL BUILDING				
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: _____ N/A
Estimated shifts per day: _____
Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

N/A

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	N/A
Total	_____	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following: N/A

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ cubic yards
- F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? N/A

Diking :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Placement of structures in:
Filling:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> open coastal waters
Dredging:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> wetlands
			<input type="checkbox"/> estuaries
			<input type="checkbox"/> lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? N/A Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
Parking Light Lighting.

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 NONE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
off Mondocino Drive Look For Com. Building on Right
Near center LA

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 MOBILE HOMES AND 1 COMMERCIAL BUILDING

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 N/A

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 N/A

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

John O. Griffin
 Owner/Authorized Agent

2/17/2022
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

 Owner

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name <i>John Griffin</i>	Name	Name
Mailing Address <i>John @ Harmony.com.com</i>	Mailing Address <i>6653 Embarcadero Dr. Stockton CA 95217</i>	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: *John O. Griffin*

Date: 2/17/2022

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 2/17/2022 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:


(Description of development)

Located at:
311 Lake Mendocino Drive

(Address of development and Assessor's Parcel Number)

The public notice was posted at:
311 Lake Mendocino Drive

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)


Owner/Authorized Representative
2/17/2022
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

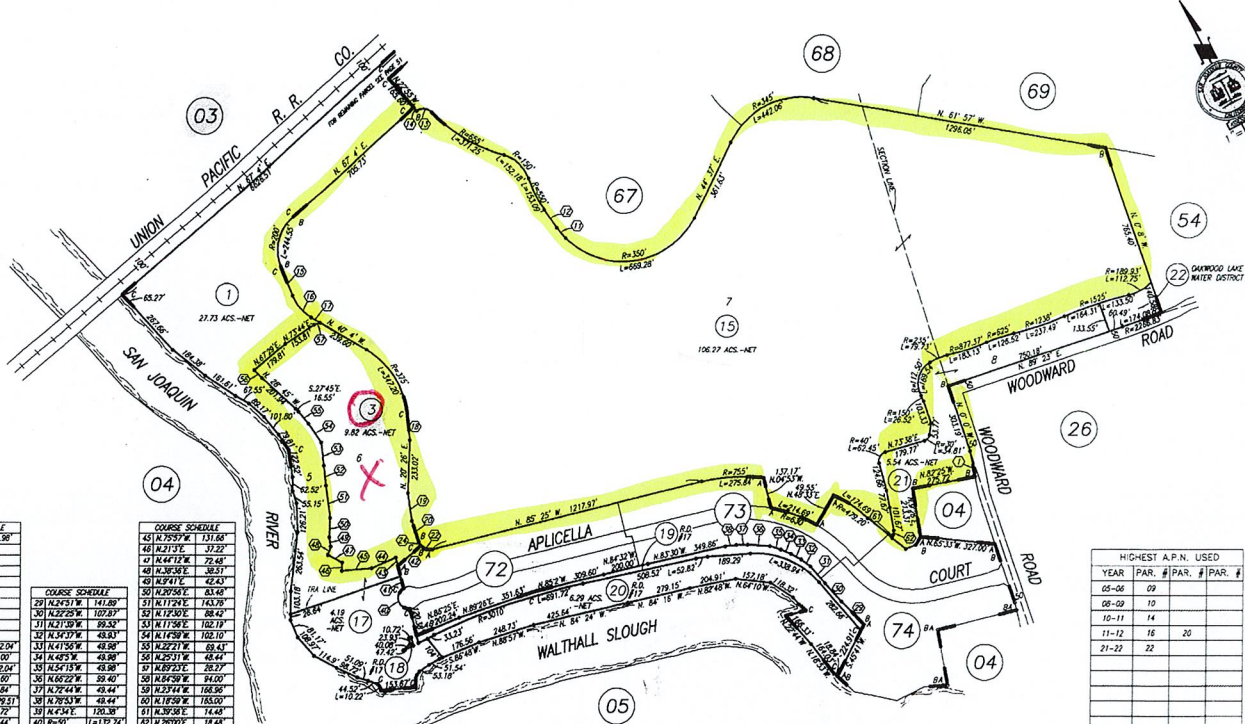
List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		

“POR. OAKWOOD LAKE, UNIT NO. 1

THIS MAP IS FOR ASSESSMENT USE ONLY

241-52



COURSE SCHEDULE	
1	N71°0' E 114.38'
2	N 12°30' W 106.00'
3	R 50°
4	L=12.24'
5	N 22°30' W 18.00'
6	N 2°30' W 146.50'
7	R 50°
8	L=119.51'
9	N 67°4' W 65.72'
10	N 17°30' W 780.44'
11	R 50°
12	L=119.27'
13	R 50°
14	L=65.41'

COURSE SCHEDULE	
29	N 62°31' W 141.69'
30	N 22°25' W 107.87'
31	N 27°30' E 76.52'
32	N 54°30' W 48.83'
33	N 41°50' W 48.50'
34	N 48°50' W 48.80'
35	N 54°15' W 48.80'
36	N 66°22' W 89.40'
37	N 72°44' W 48.44'
38	N 76°53' W 48.44'
39	N 43°34' E 120.38'
40	R 50°
41	L=132.71'
42	N 66°4' E 132.68'
43	N 47°24' E 38.60'
44	N 64°6' E 115.87'

COURSE SCHEDULE	
45	N 76°57' W 131.88'
46	N 21°18' E 37.22'
47	N 44°17' E 72.48'
48	N 36°48' E 58.57'
49	N 34°17' E 42.43'
50	R 25°
51	L=61.48'
52	N 77°24' E 143.78'
53	N 12°30' E 68.42'
54	N 17°50' E 102.77'
55	N 14°50' W 122.10'
56	N 22°27' W 69.43'
57	N 25°31' W 48.44'
58	N 25°51' W 48.44'
59	N 48°50' W 48.80'
60	N 23°44' W 188.96'
61	N 18°50' W 78.00'
62	N 39°58' E 14.48'
63	N 28°00' E 78.48'

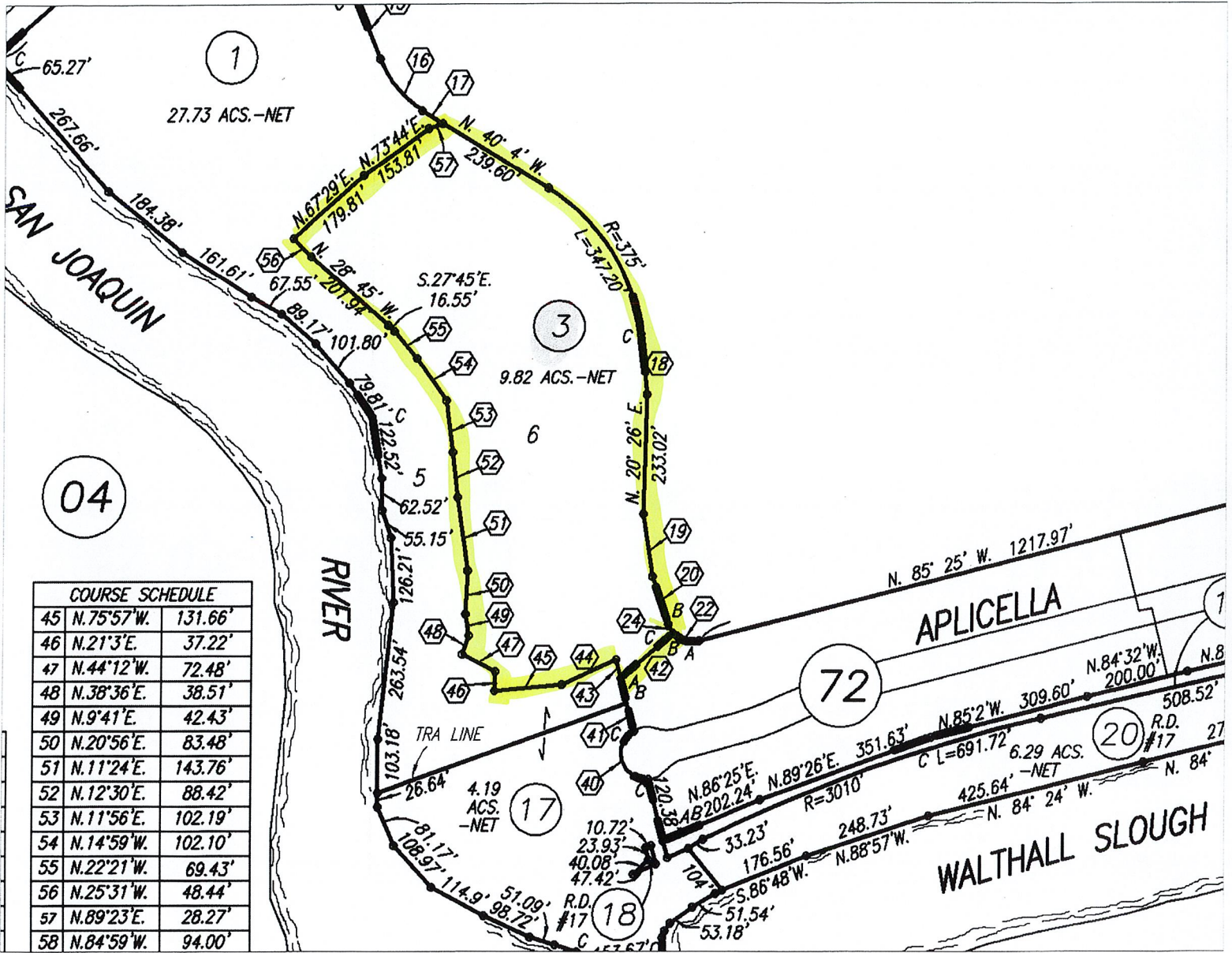
HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
05-06	09		
08-09	10		
10-11	14		
11-12	16	20	
21-22	22		

C - R. M. Bk. 39 Pg. 091
 A - R. M. Bk. 41 Pg. 042
 B - R. S. Bk. 36 Pg. 063

DISCLAIMER
 The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation or warranty, express or implied, about the completeness, accuracy, reliability or a conformity of the information set forth in this document. Therefore, this document should not be relied upon to determine the legal ownership of any specific parcel(s), nor to facilitate any real property transaction(s) between private parties. County is not liable for any loss or damage whatsoever arising from or in connection with the use of or reliance upon this document(s).

NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.241 Pg.52
 County of San Joaquin, Calif.



COURSE SCHEDULE		
45	N. 75° 57' W.	131.66'
46	N. 21° 3' E.	37.22'
47	N. 44° 12' W.	72.48'
48	N. 38° 36' E.	38.51'
49	N. 9° 41' E.	42.43'
50	N. 20° 56' E.	83.48'
51	N. 11° 24' E.	143.76'
52	N. 12° 30' E.	88.42'
53	N. 11° 56' E.	102.19'
54	N. 14° 59' W.	102.10'
55	N. 22° 21' W.	69.43'
56	N. 25° 31' W.	48.44'
57	N. 89° 23' E.	28.27'
58	N. 84° 59' W.	94.00'

Maintenance Issues

Meadow Point

Community Lights

1. Main entrance has 2 brick pillars with lights on top both lights are out, one missing lid
2. Main entrance lights out
3. Security light on back of building across from sp 41 out
4. Light at water tanks down from restaurant out
5. Spc 30/31 light out
6. Light between Spc. - 37/38 out, missing lid
7. Spc. - 80/81 light out missing lid
8. Spc. - 84 light out
9. Spc. - 85 light out
10. Spc. 35 water filter replacement

Water leaks

11. Spc. 25 Water leak
12. Spc 43 Water leak
13. Sprinkler at Spc. - 59 (Vacant Lot) site (non-potable water system)

Roof leaks

14. Antique Store
15. Noble Realty
16. Gazebo Square (School)

Building Repairs

17. Gazebo Square – Dry Rot, Mold, Water Damage

Sewer maintenance

18. 4 potholes on last street at corner Spc # 59 /lawn (previous potholes had been filled in, there may be more "fill-in" in the shop)

Landscaping

19. Sign for Meadow Pointe Park partially hidden by 2 big bushes one looks like it's partially dead

20. Grass needs mowing

21. Main lawn at Hwy 20

22. Main house lawn also at Hwy 20 & back yard and side area

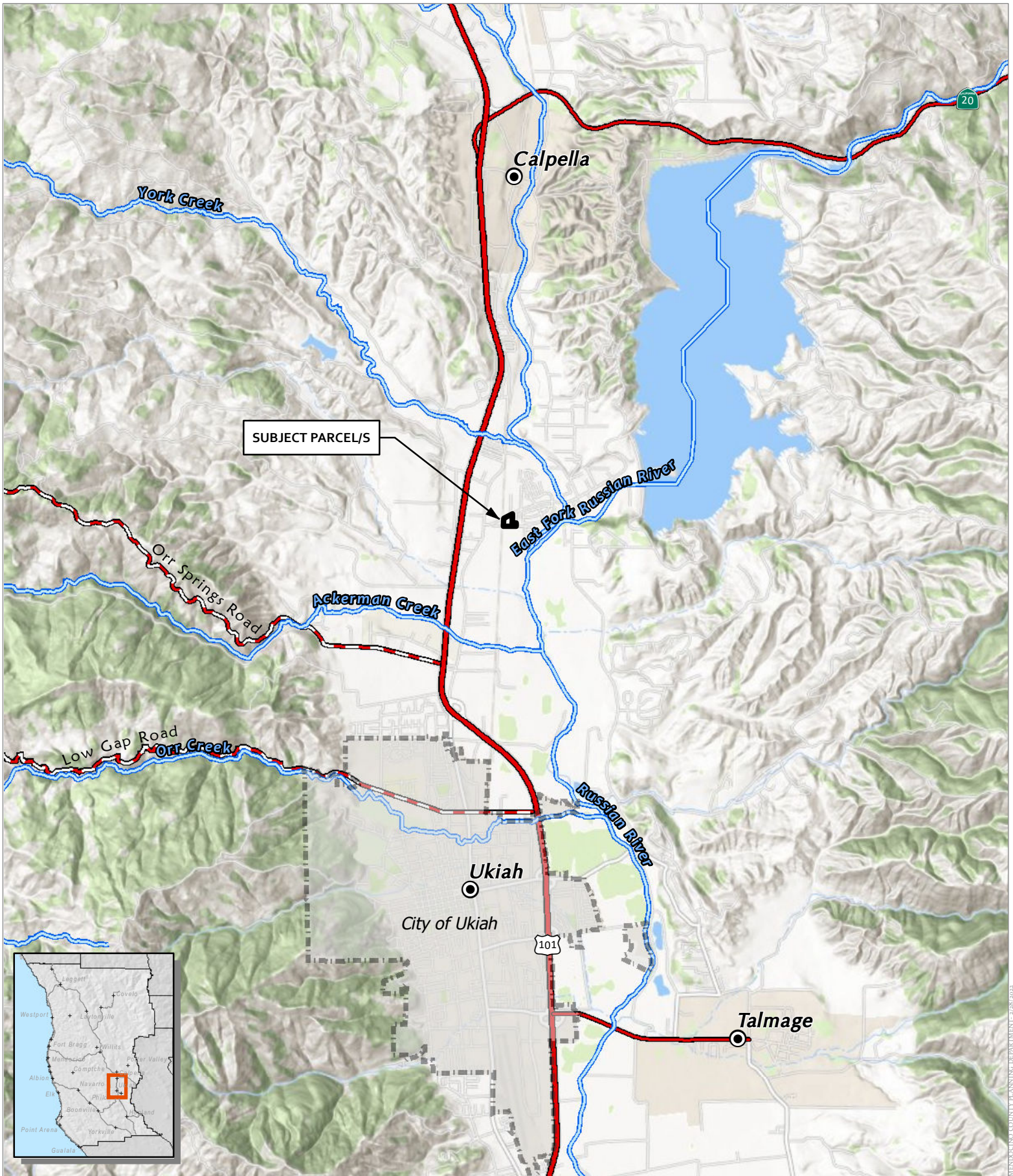
23. Lawn area from Spc. 59 area to extra parking area

24. Trimming Roses; main entrance to stop sign, main house in front, at corner of lawn/Spc. 59 area, by water tanks

Miscellaneous

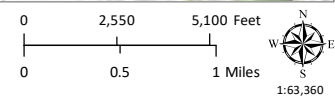
25. Measurements of Office Space at Noble Realty

26. New Sewer Pump needs to be removed from Realty office and stored elsewhere



CASE: R 2022-0001
 OWNER: Happiness Is MHC
 APN: 169-130-77
 APLCT: Happiness Is MHC
 AGENT:
 ADDRESS: 311 Lake Mendocino Drive, Ukiah

- Major Towns & Places
- Major Roads
- City Limits
- Highways



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023





Northwestern
Pacific
Railroad

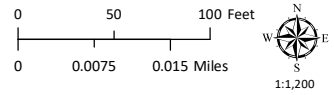
LAKE MENDOCINO DRIVE

PORTLOCK AVENUE

CARTER LANE

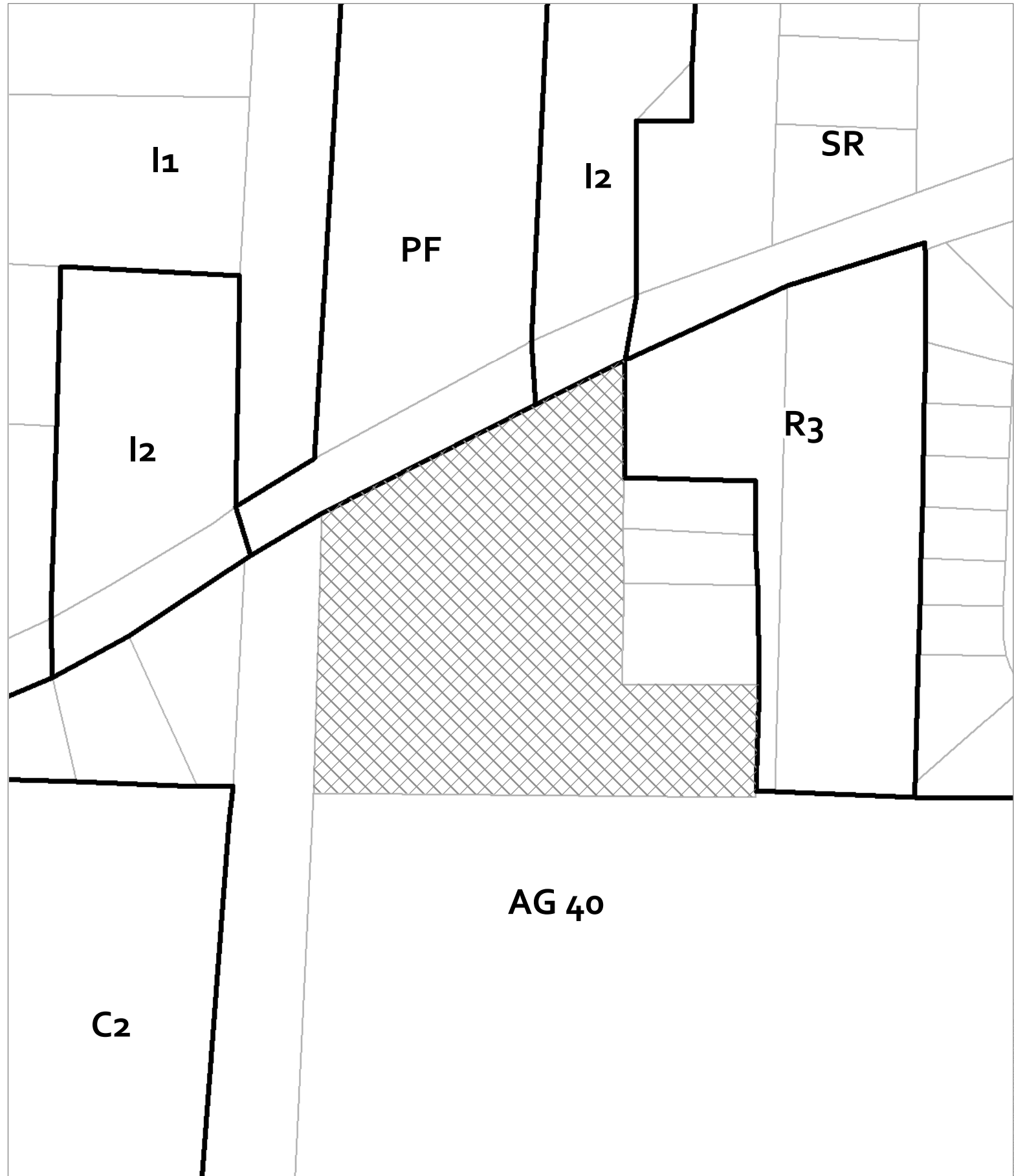
CASE: R 2022-0001
OWNER: Happiness Is MHC
APN: 169-130-77
APLCT: Happiness Is MHC
AGENT:
ADDRESS: 311 Lake Mendocino Drive, Ukiah

-  Public Roads
-  Private Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

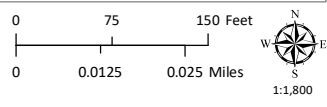
AERIAL IMAGERY



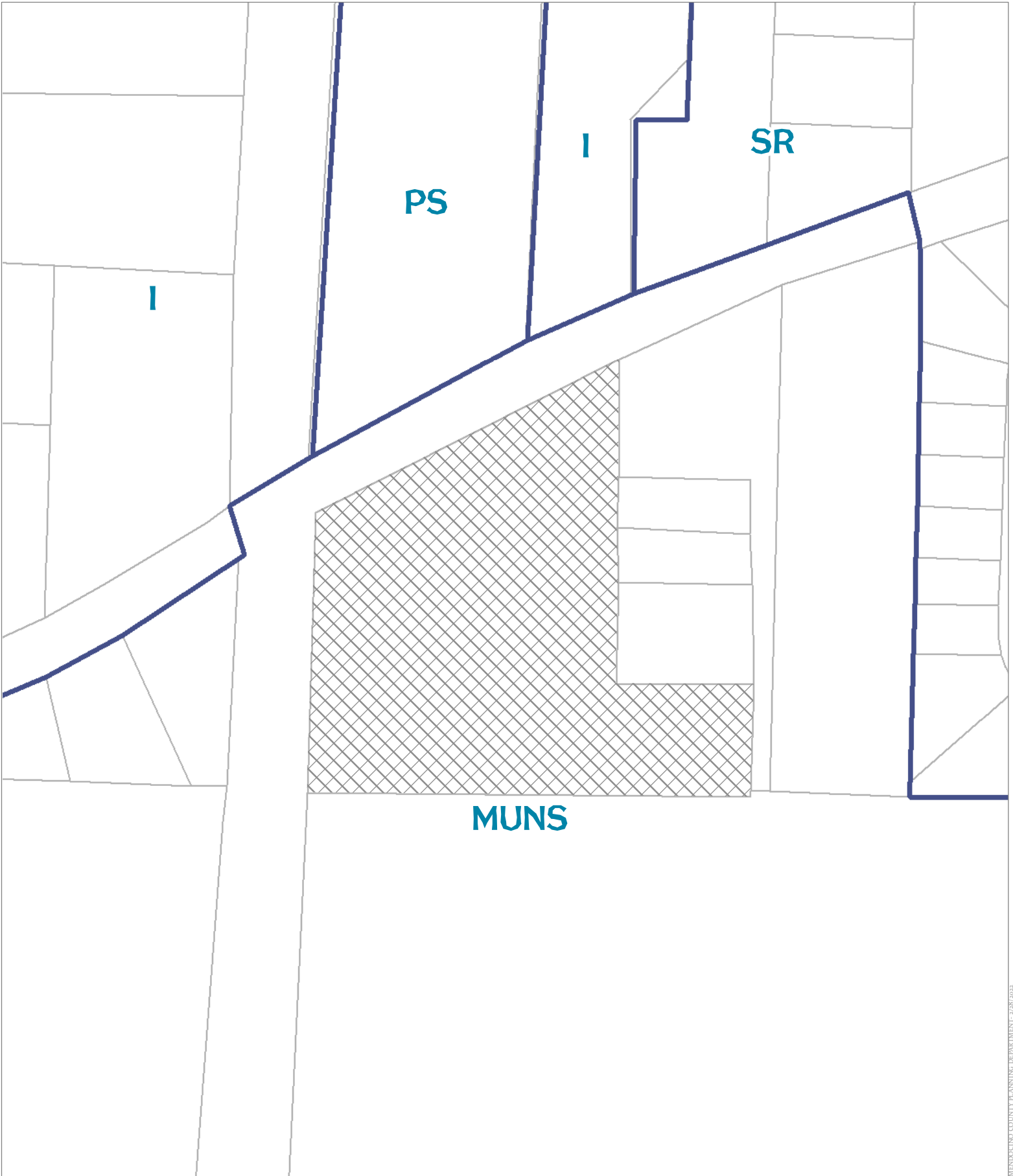
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

CASE: R 2022-0001
 OWNER: Happiness Is MHC
 APN: 169-130-77
 APLCT: Happiness Is MHC
 AGENT:
 ADDRESS: 311 Lake Mendocino Drive, Ukiah

 Zoning Districts




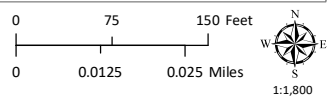
ZONING DISPLAY MAP



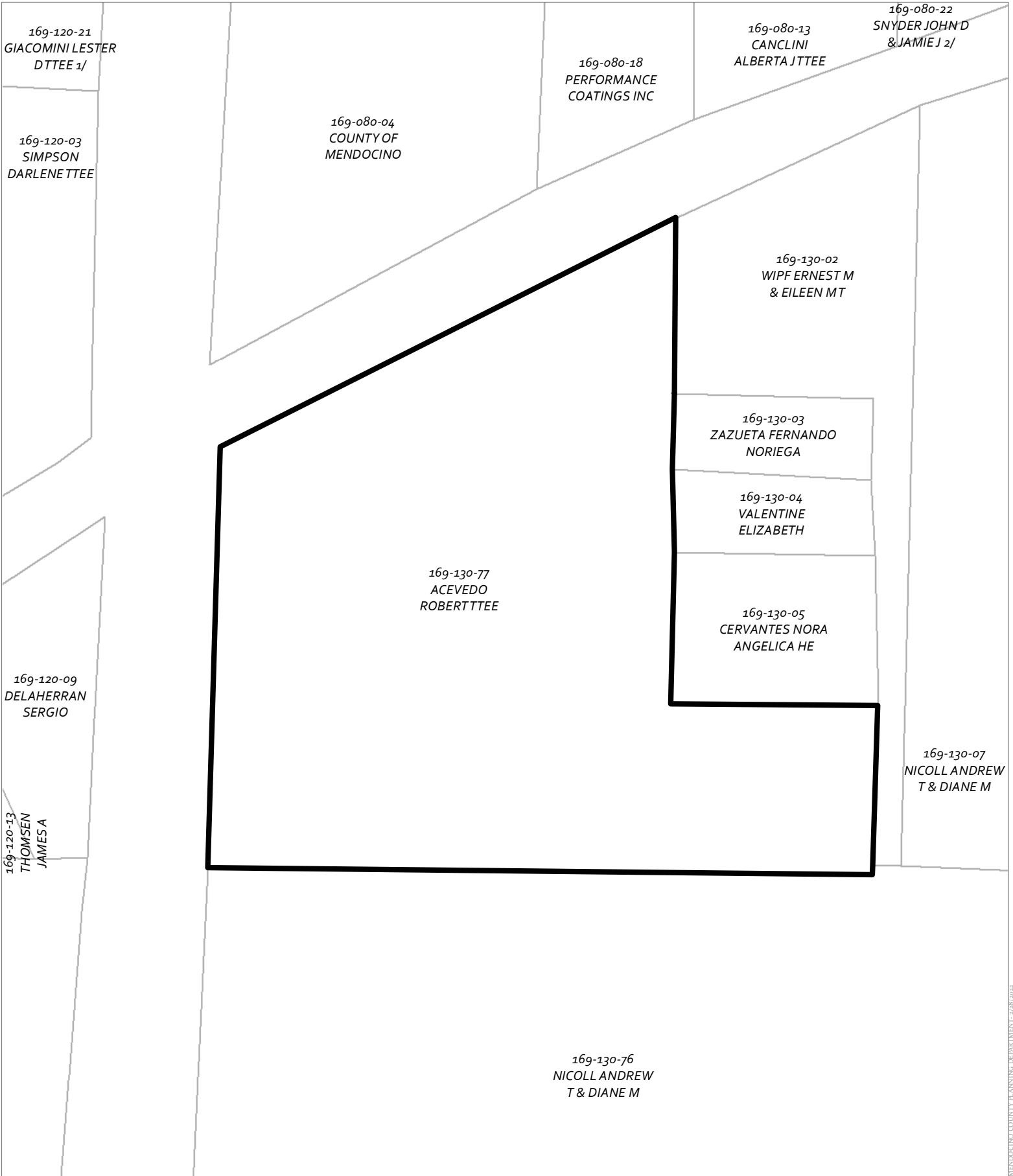
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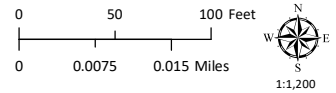
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



CASE: R 2022-0001
 OWNER: Happiness Is MHC
 APN: 169-130-77
 APLCT: Happiness Is MHC
 AGENT:
 ADDRESS: 311 Lake Mendocino Drive, Ukiah



ADJACENT PARCELS