



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

August 30, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, September 12, 2023, will conduct a public hearing on the following project at 9:00 a.m. or as soon thereafter as the item may be heard. This meeting will be held in the **Parish Hall of St. Anthony's of Mendocino Catholic Church, 10700 Lansing Street, Mendocino, California 95460.**

CASE#: R 2022-0001

DATE FILED: February 17, 2022

OWNER: HAPPINESS IS MANUFACTURED HOUSING COMMUNITY, LLC

APPLICANT/AGENT: MATT DAVIES

REQUEST: Rezone subject parcel from Agricultural (AG) to Limited Commercial (C1)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15183

LOCATION: 2.9± miles north of the City of Ukiah on the south side of Lake Mendocino Drive (CR 227-B), 0.17± miles east of its intersection with North State Street (CR 104) located at 311 Lake Mendocino Drive; APN 169-130-77.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSS FORD

PLANNING COMMISSION RECOMMENDATION: The Planning Commission reviewed the project at their July 20, 2023, meeting, and recommended approval to the Board of Supervisors.

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/public-notices>

Virtual Attendance: Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

Mendocino County provides for digital attendance through Zoom. Zoom webinar information will be provided on the published agenda for the meeting. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access. Therefore, the only ways to guarantee that your participation or comments are received and considered by Board are to attend the meeting in person or submit your comment in writing in advance of the meeting.

Comments can be submitted using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

For details and a complete list of the latest available options by which to engage with agenda items, please visit: <https://www.mendocinocounty.org/government/board-of-supervisors/public-engagement>.

The decision of the Board of Supervisors shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, or the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the decision of the Board of Supervisors you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact Clerk of the Board of Supervisors at 707-463-4441 at least five days prior to the meeting.

JULIA KROG,
Director of Planning and Building Services

To: Board of Supervisors

FROM: Planning and Building Services Choose an item.

MEETING DATE: September 12, 2023

DEPARTMENT CONTACT: Russ Ford

PHONE: 707-234-6650

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Noticed Public Hearing

TIME ALLOCATED FOR ITEM: 15 Minutes

AGENDA TITLE:

Noticed Public Hearing - Discussion and Possible Action Including Adoption of an Ordinance Rezoning Assessor's Parcel Number (APN) 169-130-77 from Agricultural (AG) to Limited Commercial (C-1) (R_2022-0001)
(Sponsor: Planning & Building Services)

RECOMMENDED ACTION/MOTION:

Adopt an ordinance rezoning APN 169-130-77 from Agricultural (AG) to Limited Commercial (C-1) and authorize Chair to sign same.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

None.

SUMMARY OF REQUEST:

The request is to change the zoning of a single parcel in the "forks" area north of Ukiah from Agricultural (AG) to Limited Commercial (C-1). The parcel is currently the site of the Happiness Is mobile home park, which has been in operation for more than 40 years and is an established legal, non-conforming use in the AG zone. The rezone will also make the parcel consistent with the General Plan classification of Mixed-Use North State (MUNS), which was adopted with the Ukiah Valley Area Plan (UVAP) in 2011.

A mobile home park is an allowed use in a C-1 zone with a use permit and changing the zoning will also allow the use of an existing commercial structure to resume without having to obtain a use permit. The structure, which was most recently used as a bar, closed during the COVID pandemic and subsequently lost its legal, non-conforming entitlement. Under the current AG zone, a new commercial use cannot be permitted on the site. No change to the mobile home park is proposed or expected as a result of this rezone.

The Planning Commission reviewed the project at their July 20, 2023, meeting. No public comment was received for the project during or prior to the meeting and staff recommended approval of the project, so the action of the Commission was to recommend approval of the project to the Board of Supervisors by a 3-0 vote. The Department recommends approval of the application to bring the parcel into consistency with both the existing land use and the existing general plan classification..

ALTERNATIVE ACTION/MOTION:

The Board denies the proposed rezone and leaves the existing AG zone in place.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

STRATEGIC PLAN PRIORITY DESIGNATION: An Effective County Government

SUPERVISORIAL DISTRICT: DISTRICT 1

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: <https://www.mendocinocounty.org/government/planning-building-services/public-notice>

FISCAL DETAILS:

SOURCE OF FUNDING: N/A
CURRENT F/Y COST: N/A
ANNUAL RECURRING COST: N/A
BUDGET CLARIFICATION: N/A

BUDGETED IN CURRENT F/Y: N/A
IF NO, PLEASE DESCRIBE:
REVENUE AGREEMENT: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: Yes

CEO LIAISON: Steve Dunicliff, Deputy CEO

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: Deputy Clerk
Date: Date Executed

Final Status:Item Status
Executed Item Type: item Number:



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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

MEMORANDUM

DATE: SEPTEMBER 12, 2023
TO: HONORABLE BOARD OF SUPERVISORS
FROM: RUSS FORD, SENIOR PLANNER
SUBJECT: Rezone Application R_2022-0001 (Happiness Is) to Rezone a Single Parcel from Agricultural (AG) to Limited Commercial (C-1).

SUMMARY OF REQUEST

The Happiness Is mobile home park on Lake Mendocino Drive has been in operation for more than 40 years, and currently hosts 37 mobile home units, 4 apartments, 1 commercial structure and a laundromat. Prior to the COVID pandemic, the commercial structure had been in operation as a bar, but closed due to the regulations on public spaces and social distancing requirements. The current owner acquired the property in 2021 and approached the County to reinstate the commercial use. The parcel is currently zoned Agricultural (AG), which prohibits both a mobile home park and most commercial uses, but these uses were determined to be legal, non-conforming having been established prior to the County's adopted zoning code. Staff subsequently determined that, due to the elapsed time since termination of the commercial use, the legal, non-conforming entitlement of the commercial structure had sunset, per MCC Section [20.204.035\(A\)](#), which grants only a one (1) year grace period to resume a legal, non-conforming use.

The zoning of the parcel was found to be inconsistent with its land use classification in violation of the General Plan. In 2011, the County adopted the Ukiah Valley Area Plan (UVAP), which established three new land use classifications. One of these, the Mixed-Use North State (MUNS) was applied to this parcel with the intent to follow-up with an administrative rezoning to establish consistency. That rezoning has yet to occur, and the parcel remains inconsistent.

Consequently, staff recommended the owner apply for a rezoning to change the zoning to a type compatible with both the General Plan and the existing mobile home park. The application was submitted in February of 2021 and requested a change to General Commercial (C2). That request was later amended to Limited Commercial (C1) to reflect the smaller size and limited commercial potential of the parcel. California Government Code Section 65860 states in part that County or City zoning ordinances shall be consistent with the General Plan. By applying the zoning designation of Limited Commercial (C1), the zoning will be consistent with the adopted General Plan land use designation of MUNS. Staff recommends approval of the project for this reason.

ENVIRONMENTAL DETERMINATION

Section 15183 of the California Environmental Quality Act (CEQA) provides an exception for "Projects Consistent with a Community Plan, General Plan, or Zoning". The approval of this project would bring the parcel into conformance with the land use classification adopted by the UVAP, a local area plan, staff believes the exemption applies here and no further environmental review is necessary.

PLANNING COMMISSION

On July 20, 2023, the Planning Commission heard R_2022-0001. Finding that the project was consistent with both the General Plan and Zoning Ordinances and that it was Categorical Exempt from CEQA per Section 15183, the Commission recommend approval of the project to the Board of Supervisors on a 3-0

vote. No public comment was received for the project, and the project is now before the Board of Supervisors for final action.

Russell Ford

Senior Planner

ATTACHMENTS:

- A. Draft Ordinance
- B. Planning Commission Hearing Packet
- C. Planning Commission Resolution PC_2023-0017
- D. Planning Commission July 20, 2023 Adopted Minutes

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF REAL PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 1. Findings. Based on the information provided in the memorandum accompanying this ordinance and evidence in the record, the Board of Supervisors makes the following findings:

- (a) The Project is Categorically Exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, which covers projects that are "...consistent with a Community Plan, General Plan, or Zoning."
- (b) Per Table 3-1 of the Mendocino County General Plan, the Mixed-Use land use classification is not compatible with the Agricultural (AG) zoning district. The Mixed Use North State (MUNS) classification established by the Ukiah Valley Area Plan (UVAP) does not have its own compatibility table, but uses similar to the Mixed Use classification can be logically inferred.
- (c) A change to Limited Commercial (C-1) would bring the parcel into consistency with both the MUNS classification as well as the existing and long-established use as a mobile home park with commercial structure.

Section 2. Rezone. Pursuant to Division I of Title 20, Chapter 20.212 of the Mendocino County Code, the zoning of the following real property within Mendocino County is hereby changed as follows:

The zoning of APN 169-130-77 is hereby changed from Agricultural (AG) to Limited Commercial (C-1), as shown on the map attached as Exhibit A.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this _____ day of _____, 2023, by the following vote:

- AYES:
- NOES:
- ABSENT:

WHEREUPON, the Chair declared said Ordinance adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
 Clerk of the Board

GLENN MCGOURTY, Chair
Mendocino County Board of Supervisors

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS, County Counsel

BY: DARCIE ANTLE
 Clerk of the Board

Deputy

Deputy




CASE#: Rezone R_2022-0001
OWNER: HAPPINESS IS MANUFACTURED HSNM CMNTY, LLC

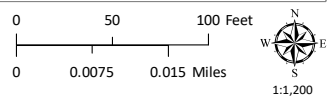
EXHIBIT "A"



APN 169-130-77 to be changed from Agricultural (AG) to Limited Commercial (C1)

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
 REZONE FROM: AG (Agricultural)
 TO: C-1 (Limited Commercial)





SUMMARY

OWNER/APPLICANT:	HAPPINESS IS MANUFACTURED HOUSING COMMUNITY LLC. 6653 EMBARCADERO DR. SUITE C STOCKTON, CA. 95219
REQUEST:	Rezone subject parcel from Agricultural (AG:40) to Limited Commercial (C1).
LOCATION:	2.9± miles north of Ukiah city center, on the south side of Lake Mendocino Drive (CR227B), 0.17± miles east from its intersection with North State Street (CR104); located at 311 Lake Mendocino Drive, Ukiah; APN 169-130-77.
TOTAL ACREAGE:	4.0± Acres
GENERAL PLAN:	Mixed Use: North State (MUNS)
CURRENT ZONING:	Agricultural – 40 Acre Minimum (AG:40)
PROPOSED ZONING:	Limited Commercial (C1)
SUPERVISORIAL DISTRICT:	1 (McGourty)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
RECOMMENDATION:	RECOMMEND THE BOARD OF SUPERVISORS APPROVE REZONE R_2022-0001 FROM AG:40 TO C1
STAFF PLANNER:	RUSS FORD

BACKGROUND

PROJECT DESCRIPTION: The project request is to rezone the subject parcel from the Agricultural (AG:40) zoning district to Limited Commercial (C1) zoning district in order to accommodate more potential commercial uses and activities serving the mobile home park and surrounding area. The request as submitted was to change the zoning to General Commercial (C2). However, staff has spoken with the applicant and recommended a rezone to Limited Commercial (C1); Staff recommended the C1 district as it more closely aligns with the General Plan policies and procedures, as well as the relationship between residential and commercial uses within the greater area. The applicant and property owner approved of the change to the application via e-mail, which is included in the attachments.

SITE CHARACTERISTICS: The subject parcel is located roughly 3 miles north of Ukiah city center, lying on the south side of Lake Mendocino Drive, 0.17± miles east of its intersection with North State Street. The parcel is currently developed as a mobile home park (MHP) hosting a total of 37 mobile homes, as well as 1 commercial structure located directly on Lake Mendocino Drive, 4 standalone apartment units, and 1 laundromat. The MHP has been in operation since 1971 and has expanded once since that initial date (see *RELATED APPLICATIONS* below). Prior to the MHP, a total of 7 structures were constructed between 1936 and 1970, including: 1 commercial structure (1970), 4 cabins/apartments (1936, 1948, 1953, and 1953), and 2 storage buildings (1953 and 1953). The commercial structure hosted a restaurant/bar as the most recent business, but has been out of operation for several years and subsequently lost its legal non-conforming entitlement.

The subject parcel is located within a Local Responsibility Area served by the Ukiah Valley Fire Protection District and therefore is not subject to state fire requirements or hazard assessments. The majority of the

site is covered with asphalt paving and structures; vegetation on the parcel is sparse and is mainly associated with landscaping around residential units. The farmland classification associated with this parcel is “Urban and Built-up Land” and there are currently no commercial agricultural activities. The subject parcel is designated as a “High Density Interface” under the Wildland-Urban Interface Zone (WUI). No botanical or biological reports were provided with the application as no development is proposed.

There are several potential natural hazards that could be associated with the subject parcel. The Maacama Fault Zone is located approximately 700 feet to the east of the parcel. A portion of the parcel, the southeast corner, is located within the 0.2% Annual Chance Flood Hazard area per FEMA Flood Hazard mapping. The parcel is also located on soils with naturally occurring asbestos; however limited exposed soils remain present due to the extensive development. Hazards such as landslides and erosion are less of a concern due to the flat topography of the parcel, with slopes being no greater than 3%.

RELATED APPLCIATIONS:

- Use Permit U_152-75 added 10 mobile home units to the existing 28-unit MHP. The Staff Report for the project acknowledged the legal non-conforming status of the MHP and commercial building.

SURROUNDING LAND USE AND ZONING: Table 1 summarizes surrounding parcel characteristics.

TABLE 1: SURROUNDING LAND USE AND ZONING				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Public Services (PS) Industrial (I)	Public Facilities (PF) General Industrial (I2)	3.61±, 8.4± Acres	Public Facility, Industrial
EAST	Mixed Use (MUNS)	Multi-family Residential (R3) Agricultural (AG:40)	0.21± to 2.5± Acres	Residential
SOUTH	Mixed Use (MUNS)	Agricultural (AG:40)	17.90± Acres	Commercial
WEST	Mixed Use (MUNS)	Agricultural (AG:40)	0.5± Acres	Residential

PUBLIC SERVICES:

ACCESS: Lake Mendocino Drive (CR 227B)
 FIRE DISTRICT: Ukiah Valley Fire Protection District
 WATER DISTRICT: Millview County Water District
 SEWER DISTRICT: Ukiah Valley Sanitation District
 SCHOOL DISTRICT: Ukiah Unified School District

AGENCY COMMENTS: Table 2 is a list of comments from responsible agencies. On July 28, 2022, the project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project:

TABLE 2: AGENCY REFERRAL COMMENTS	
REFERRAL AGENCIES	COMMENT
LOCAL	
Archaeological Commission	No Response
Assessor’s Office	No Response
Building Division	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (EH)	No Comment
Ukiah City Planning Department	Comments
Ukiah Valley Fire District	No Comment
Millview Water District	No Comment
STATE	
California Department of Fish and Wildlife	No Response
TRIBAL	
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

The City of Ukiah Department of Community Development (UDCD) had concerns regarding several items of the referral materials; all errors were minor and have been corrected in this report.

UDCD also questioned the lack of open space associated with the proposed project, making reference to the UVAP requirements. However, as noted in *PROJECT DESCRIPTION* and *SITE CHARACTERISTICS* above, no development is being proposed thus the open space requirements do not apply to this project.

No additional comments were received from any other referral agencies regarding this project.

KEY ISSUES

GENERAL PLAN & UKIAH VALLEY AREA PLAN: The subject parcel is within the Ukiah Valley Area Plan (UVAP) which was adopted by the Board of Supervisors in 2011 as an element of the County's General Plan. This site is classified as Mixed Use North State (MUNS), a new land use classification that was added as part of the UVAP. Section 12, Appendix I of the UVAP provides the intent of the MUNS land use classification as follows:

The Mixed-Use: North State classification is intended to encourage mixed-use development with commercial uses encouraged at street level, retail and service businesses, residential uses, processing, manufacturing and assembly. Mixed-use developments shall combine two or more of the permitted uses listed below [general commercial and multi-family residential] along with some form of public open space, and single-use development is discouraged and may be prohibited by implementing zoning.

While the MUNS classification requires that Public Open Space and Facilities be a component of new development, no development is being proposed with this rezone and the site was designated MUNS by the UVAP adoption in 2011. Any potential future development may need to adhere to the specific standards in the UVAP and associated County Code depending on the form of development and land use.

The subject property has previously utilized aspects of the MUNS designation by operating a variety of uses including residential and commercial. Rezoning the parcel from AG:40 to C1 would permit the existing commercial structure to be utilized again as a permitted use, conforming with the UVAP MUNS classification. The current property owner intends to reestablish some of the previous commercial uses, such as the aforementioned restaurant, which will support the surrounding residential and commercial communities and will improve consistency with the current MUNS designation.

The UVAP Land Use Classifications do not specifically identify compatible zoning districts associated with MUNS, however the Mixed Use classification within the General Plan does. Staff can infer analogous similarities between the classifications and make compatibility findings from such analysis. The Development Element of the General Plan lists Limited Commercial (C1) as an appropriate zoning designation for the Mixed-Use Land Use Classification (see *TABLE 3* below).

TABLE 3: MIXED-USE LAND USE CLASSIFICATION APPROPRIATE ZONING DESIGNATIONS	
General Plan Land Use Classification	Appropriate Zoning Designations
<u>Mixed-Use</u>	R-2: Two-Family Residential R-3: Multiple-Family Residential <u>C-1: Limited Commercial</u> C-2: General Commercial Public Facilities Plus, any specific Mixed-Use zoning categories created during the revision of the County's zoning ordinances.

The UVAP included an extensive General Plan Amendment to many parcels within the Ukiah Valley, some of which have resulted in zoning districts that are inconsistent with their new land use classifications. The intent was to address these inconsistencies during discretionary project reviews and require applicants/landowners to bring their parcel(s) into compliance. This site is one such location, and the proposed rezone to C1 would restore consistency.

ZONING: The subject parcel is currently located within the Agricultural (AG) zoning district, which is not compatible with the MUNS Land Use Classification. Although the proposed rezone would result in the loss of an AG zoned parcel, the proposed zoning district of Limited Commercial (C1) would be compatible with the MUNS Land Use Classification, as noted in *TABLE 3* in the previous section. The applicant requested a rezone to General Commercial (C2), but Staff found that a zoning designation of C1 would be more compatible with the current use of the parcel. The C1 zoning district would allow for the current uses to continue unimpeded and previous legal non-conforming uses to be reestablished.

Per Mendocino County Code (MCC) Section 20.088.005, the intent of the C1 Zoning District is.

“...to create and enhance areas where public facilities and services are available. It is also intended to facilitate a balance between jobs and housing, provide for the possibility of live/work spaces, and provide additional opportunities for affordable housing. A limited number of retail commercial goods and services are desired primarily to meet day to day needs of local residents and to facilitate livable/walkable communities and live/work opportunities. Typically this district would be applied in conjunction with residential uses and would permit only those uses which do not significantly increase traffic, noise or other impacts.”

As the C1 Zoning District is intended to facilitate the balance between jobs and housing, rezoning the existing mobile home park into C1 creates more possibilities for a live/work space and opportunities for commercial activities to take place that would help meet the needs of local residents. The impacts from rezoning to C1 would be minimal because the subject parcel has previously been utilized for such uses and has the infrastructure to support commercial activities is already in place such as parking, structures, and utilities to support commercial use types. This will help minimize any potential increases in traffic or noise as the commercial activities have only recently lost legal nonconforming status due to lack of continuous use for more than one year, pursuant to MCC Section 20.204.035.

Despite this loss of AG zoning, agricultural uses have not occurred on this property for at least 50 years; the mobile home park has been assessed by the Assessor's Office since 1971. The change of land use classification on this property from AG to MUNS was included as part of the UVAP, creating inconsistency between the land use classification and zoning designation. The proposed rezone to C1 more closely aligns with the vision of the County as part of the Ukiah Valley Area Plan, surrounding land uses, and will complement the existing, legal non-conforming mobile home park as well as other commercial and residential structures. Some agricultural use types are still permitted within the C1 zoning district, such as Forest Production and Processing (limited), Horticulture, Packing and Processing (limited), Row and Field Crops, and Tree Crops, though they are unlikely to occur without removal of the existing development and infrastructure.

There are adjacent parcels also within the AG zoning district to the west, south, and east of the property. However, only the property to the south is viable for agricultural activities due to its larger size (17.90± acres) and relative lack of development. The properties to the west and east are all developed with residential uses and their land use classifications were also amended with the adoption of the UVAP resulting in the same zoning inconsistencies as the subject parcel. These properties are relatively small, ranging from 0.25-0.45 acres, limiting the practical application for agricultural endeavors on a meaningful scale.

While the General Plan promotes the preservation of agricultural land in several sections, the State's Farmland Mapping and Monitoring Program (FMMP) designation for this property is Urban and Built-up Land which is defined as follows:

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

As such, the subject parcel is already being utilized in an appropriate manner for the MUNS Land Use

Classification and C1 zoning district. The existing AG classification has become impractical and out-of-step with the on-site and surrounding land uses.

ENVIRONMENTAL DETERMINATION

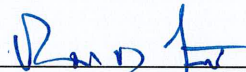
The proposed Rezone is exempt from the California Environmental Quality Act (CEQA) under Section 15183 of the CEQA Guidelines, which provides an exception for projects deemed to be consistent with an existing Community Plan, General Plan or Zoning for which an Environmental Impact Report (EIR) was prepared. The previously adopted Ukiah Valley Area Plan had a certified EIR prepared (SCH #2003072038) as a part of its approval process. CEQA mandates that projects which are consistent with the development density established by existing zoning or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This site hosts an existing Mobile Home Park and apartments which have been in operation for decades. No new development is proposed as a part of the project, aside from the reintroduction of a previously non-conforming use as a principally permitted use, therefore no additional impacts are foreseen as a result of this project. Additionally, a change to C1 zoning would create site consistency with the MUNS classification adopted by the UVAP, and bring it into conformity with that Plan.

RECOMMENDATION

By resolution, recommends the Board of Supervisors find the project exempt from the CEQA under Section 15183 of the CEQA Guidelines and grant by ordinance Rezone R_2022-0001 to rezone APN 169-130-77 from Agricultural (AG:40) to Limited Commercial (C1) as proposed by the applicant and based on the facts and findings.

6/29/23

DATE



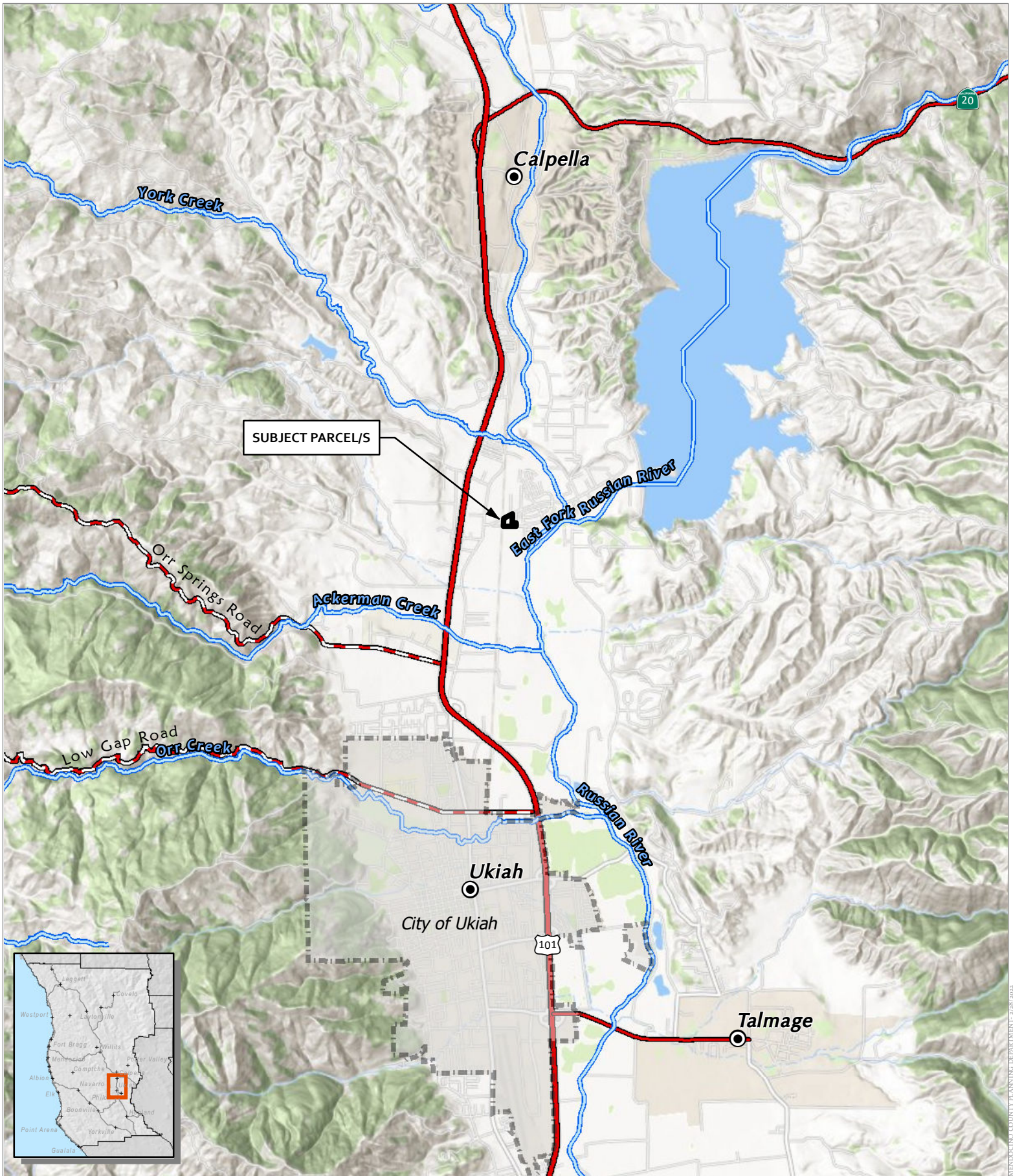
RUSS FORD
SENIOR PLANNER

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery Map
- C. Zoning Display Map
- D. General Plan Map
- E. Adjacent Owner Map
- F. February 3, 2023, Email Correspondence

EXHIBIT A – RESOLUTION

EXHIBIT B – CEQA ENVIRONMENTAL CHECKLIST

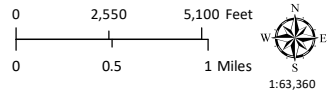


SUBJECT PARCEL/S



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

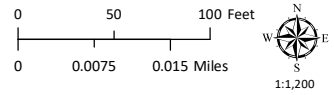
LAKE MENDOCINO DRIVE

PORTLOCK AVENUE

CARTER LANE

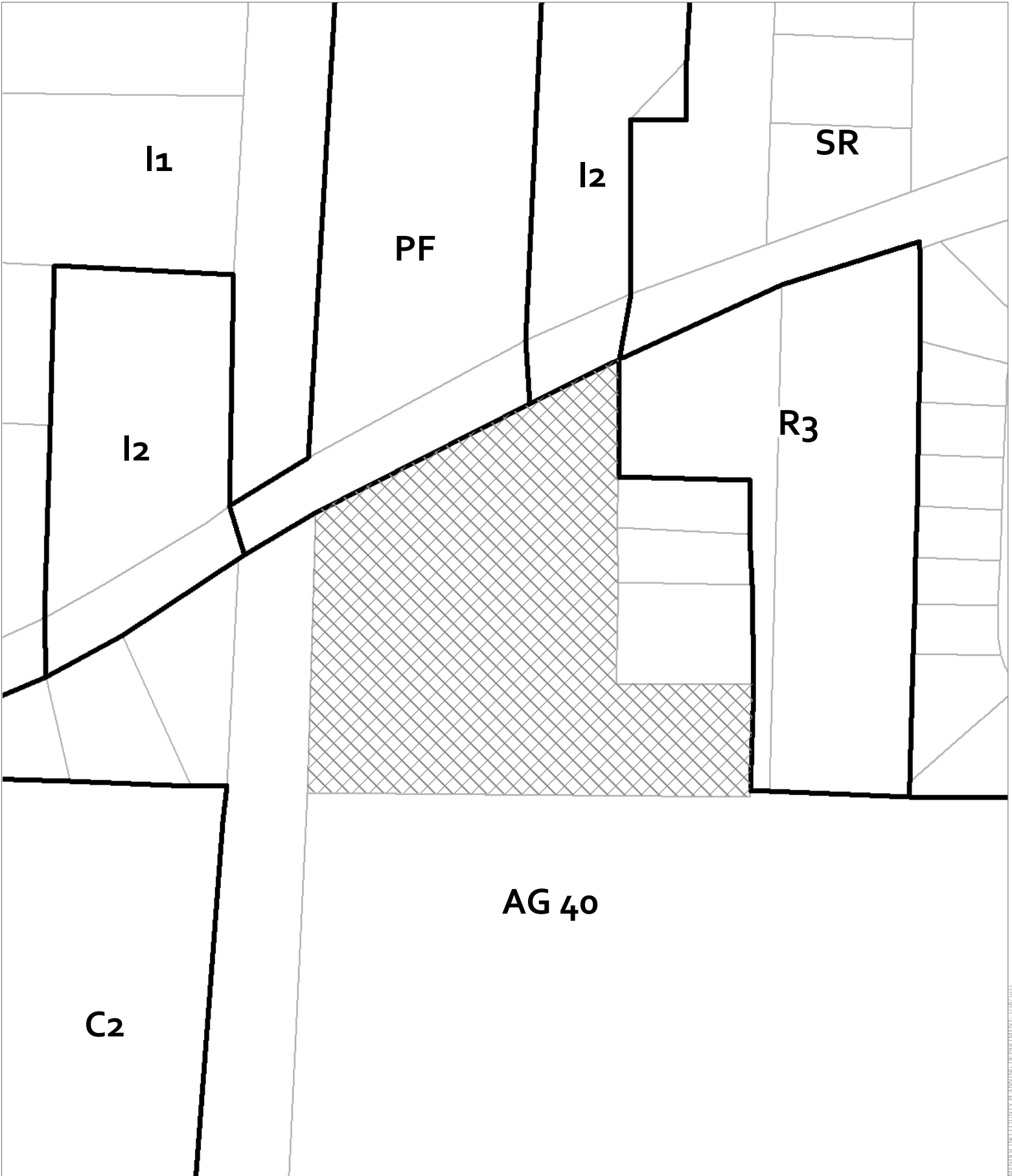
CASE: R 2022-0001
OWNER: Happiness Is MHC
APN: 169-130-77
APLCT: Happiness Is MHC
AGENT:
ADDRESS: 311 Lake Mendocino Drive, Ukiah

-  Public Roads
-  Private Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

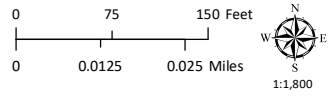
AERIAL IMAGERY



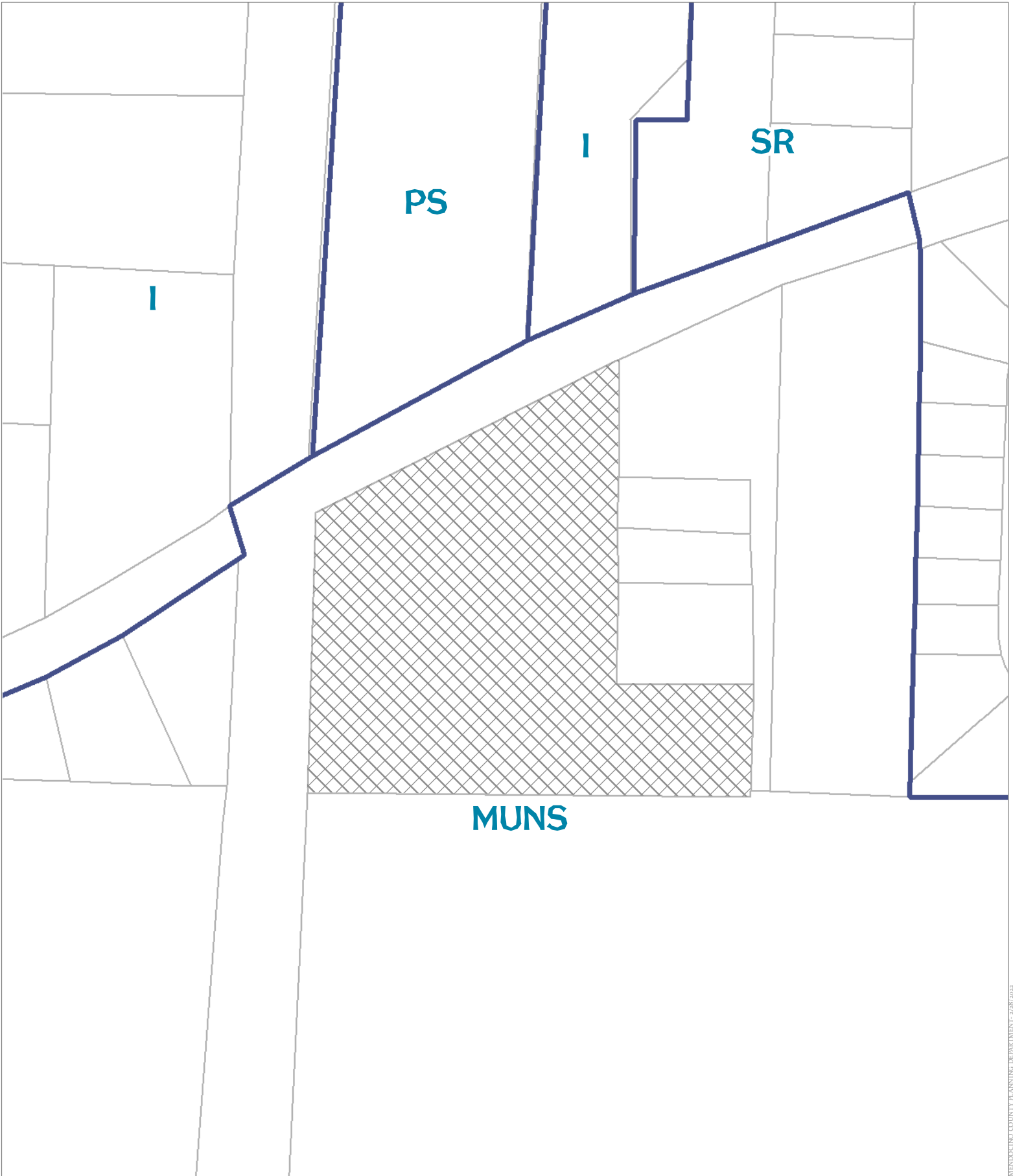
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

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




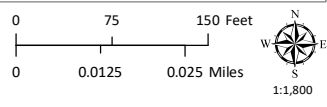
ZONING DISPLAY MAP



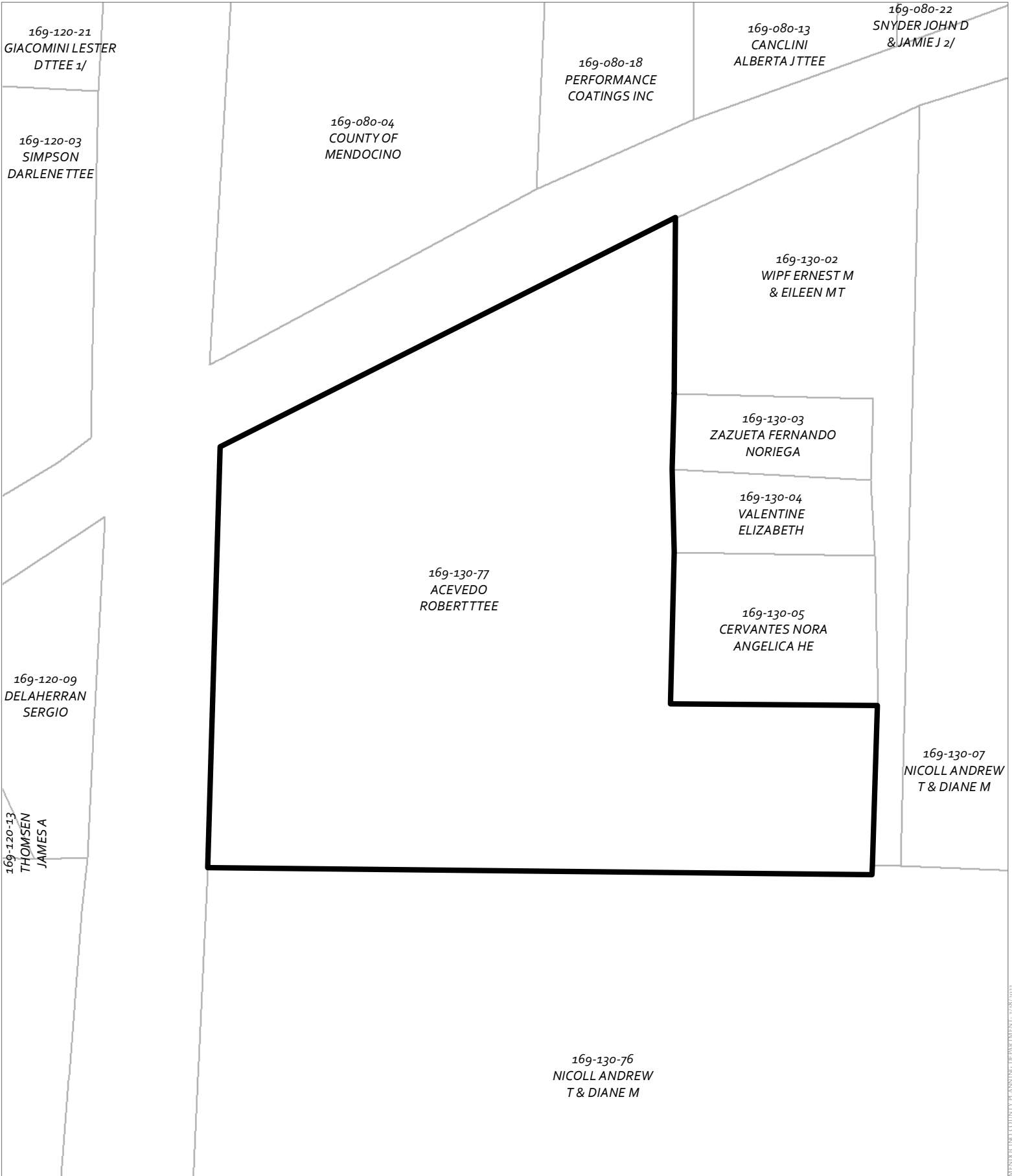
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

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

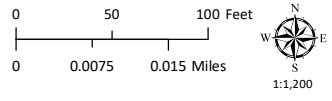
 General Plan Classes



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

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

Samuel Vandewater

From: Matt Davies <matt@harmonycom.com>
Sent: Friday, February 3, 2023 11:43 AM
To: Matt Goines <goinesm@mendocinocounty.org>
Subject: RE: Happiness Is MHC

Matt,
Per our chat today. Please change our application from C-2 to C-1. Thanks Matt!

Regards,
Matt Davies
The Dude/El Duderino/His Dudeness
Harmony Communities
6653 Embarcadero Dr. Ste. C
Stockton, CA 95219
Cell: (209) 601-4538
Main: (209) 932-8747
Matt@HarmonyCom.com



COUNTY OF MENDOCINO

Department of Planning and Building Services

860 North Bush Street – Ukiah, CA – 95482 – 707-234-6650

www.mendocinocounty.org/government/planning-building-services

CEQA Environmental Checklist for:
Rezone R_2022-0001 (Happiness Is)
November 22, 2022

Lead Agency:
Mendocino County

Lead Agency Contact:
Russ Ford, Senior Planner

Table of Contents

1.0 INTRODUCTION	2
1.1 Purpose of the Environmental Checklist	2
1.2 Environmental Checklist Document	2
1.3 Environmental Effects Not Found to be Potentially Significant	2
1.4 Potentially Significant Environmental Effects	2
2.0 PROJECT BACKGROUND	3
2.1 Project Location	3
2.2 Project Description	3
2.3 Existing Site Conditions/Environmental Setting	3
i. Table 1. Existing and Surrounding Land Uses	3
ii. Table 2. Existing General Plan Designations and Zoning Classifications	3
3.0 ENVIRONMENTAL CHECKLIST	6
3.1 AESTHETICS.....	8
3.2 AGRICULTURE AND FORESTRY RESOURCES	9
3.3 AIR QUALITY.....	11
3.4 BIOLOGICAL RESOURCES	12
3.5 CULTURAL RESOURCES.....	13
3.6 ENERGY.....	14
3.7 GEOLOGY AND SOILS	14
3.8 GREENHOUSE GAS EMISSIONS	16
3.9 HAZARDS AND HAZARDOUS MATERIALS	17
3.10 HYDROLOGY AND WATER QUALITY	18
3.11 LAND USE AND PLANNING	20
3.12 MINERAL RESOURCES	21
3.13 NOISE	21
3.14 POPULATION AND HOUSING.....	22
3.15 PUBLIC SERVICES.....	23
3.16 RECREATION	24
3.17 TRANSPORTATION.....	24
3.18 TRIBAL CULTURAL RESOURCES	25
3.19 UTILITIES AND SERVICE SYSTEMS.....	26
3.20 WILDFIRE.....	27
3.21 MANDATORY FINDINGS OF SIGNIFICANCE.....	28

List of Tables

i. Table 1. Existing and Surrounding Land Uses.....	4
ii. Table 2. Existing General Plan Designations and Zoning Classifications.....	4

List of Exhibits

EXHIBIT 1: Project Location Map.....	5
EXHIBIT 2: Aerial Photo	6

1.0 INTRODUCTION

1.1 Purpose of the Environmental Checklist

The purpose of this Environmental Checklist (EC) is to determine the environmental impacts associated with the proposed project and to determine if the project will have a significant adverse effect on the environment beyond what was considered for the Ukiah Valley Area Plan (UVAP) Environmental Impact Report (EIR) (SCH 2003072038). California Code of Regulations Section 15183 allows projects that are consistent with an adopted General Plan or Special Land Use Plan (such as the UVAP) to be exempt from a CEQA analysis if a preliminary environmental review is completed. As such, this EC serves as the environmental review. If the EC reveals that the project will have a significant adverse effect on the environment, a complete Initial Study will be conducted. This will necessitate the consideration of a range of reasonable alternatives that would achieve most of the basic objectives of the project but would also avoid or substantially lessen any of the significant effects of the project.

1.2 Environmental Checklist Document

This document in its entirety is an Environmental Checklist prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

The following list identifies the environmental issues that, pursuant to the findings of this Environmental Checklist, have been determined to pose no potentially significant environmental impacts.

1.3 Environmental Effects Not Found to be Potentially Significant

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services Recreation
- Wildfire
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emission
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The analysis presented in this Environmental Checklist indicates that the Project does not result in or cause potentially significant effects related to the above-mentioned sections.

1.4 Potentially Significant Environmental Effects

- None

Consistent with the conclusion and findings of this Environmental Checklist, an EIR will not be prepared for the Project pursuant with California Code of Regulations Section 15183. At a minimum, this Environmental Checklist will evaluate the Project’s potential environmental impacts under the topical areas identified above.

2.0 PROJECT BACKGROUND

2.1 Project Location

2.9± miles north of Ukiah city center, on the south side of Lake Mendocino Drive (CR227B), 0.17± miles east from its intersection with North State Street (CR104); located at 311 Lake Mendocino Drive, Ukiah. (Refer to Exhibit 1).

The Project site includes the following Assessor Parcel Numbers (APNs):

- 169-130-77

2.2 Project Description

Rezoned subject parcel from Agricultural (AG:40) to Limited Commercial (C1).

The Project’s application materials are on file with the Mendocino County Department of Planning and Building Services, located at 860 North Bush Street, Ukiah, CA 95482 and are hereby incorporated by reference.

2.3 Existing Site Conditions/Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]).

i. Table 1. Existing and Surrounding Land Uses

Location	Existing Use
Site	Mobile Home Park and (formally) Commercial
North	Industrial
East	Residential
South	Agricultural
West	Residential

Source: Field Inspection and Mapping

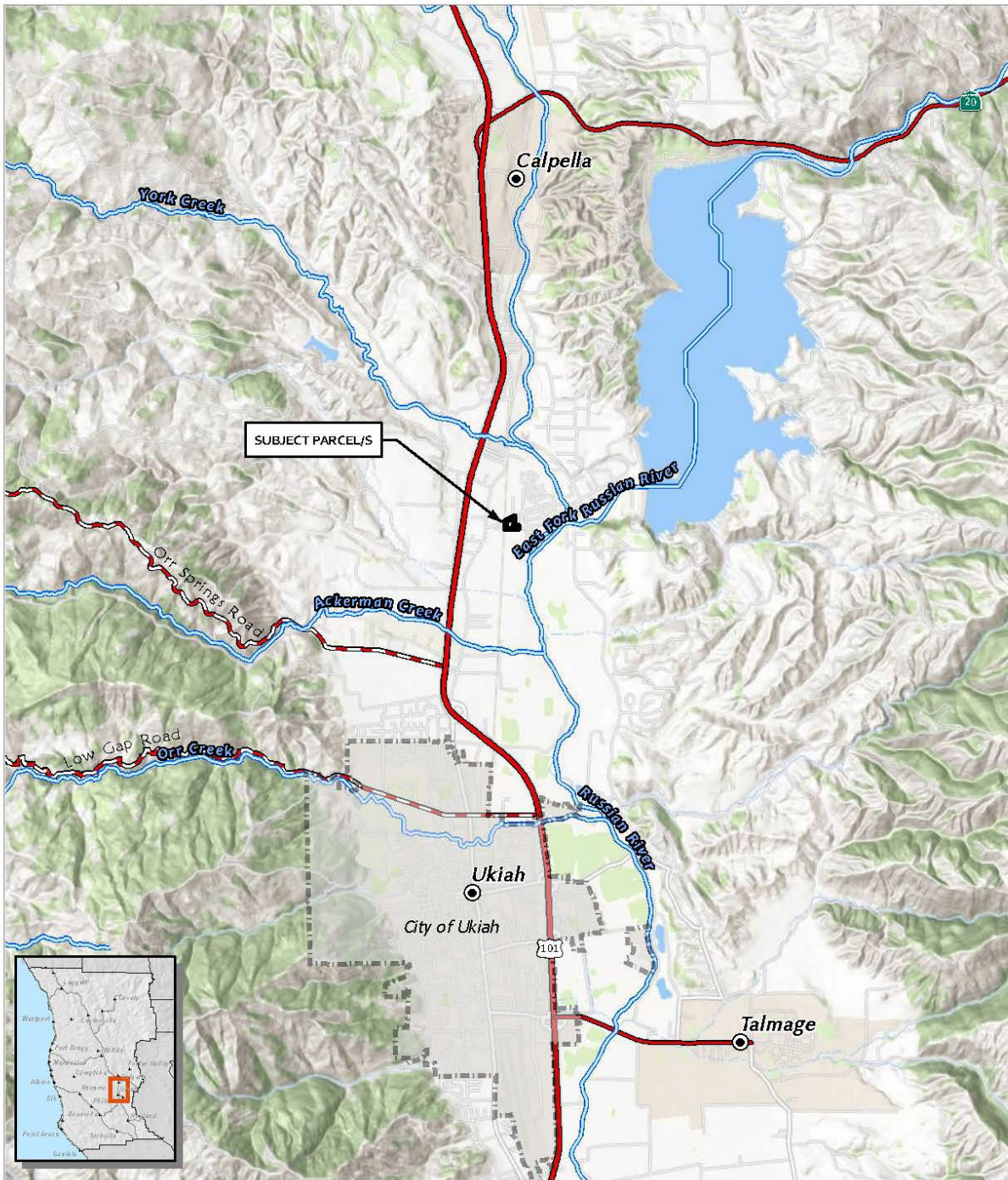
ii. Table 2. Existing General Plan Designations and Zoning Classifications

Location	General Plan Designation	Zoning Classification
Site	Mixed-Use North State Street (MUNS)	Agricultural (AG:40)
North	Public Services (PS) Industrial (I)	Public Facilities (PF) General Industrial (I2)
East	MUNS	AG:40
South	MUNS	AG:40
West	MUNS	AG:40

Sources: Mendocino County General Plan Land Use Plan and Zoning Maps

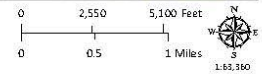
In lieu of using the above table, a zoning and general plan map could be provided instead

EXHIBIT 1: PROJECT LOCATION MAP



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
- City Limits
- Major Roads
- Highways



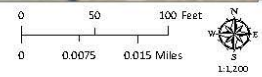
LOCATION MAP

EXHIBIT 2: AERIAL PHOTO



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



AERIAL IMAGERY

3.0 ENVIRONMENTAL CHECKLIST

This Environmental Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on 20 environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- | | |
|-------------------------------------|-----------------------------------|
| 1. Aesthetics | 11. Land Use & Planning |
| 2. Agriculture & Forestry Resources | 12. Mineral Resources |
| 3. Air Quality | 13. Noise |
| 4. Biological Resources | 14. Population & Housing |
| 5. Cultural Resources | 15. Public Services |
| 6. Energy | 16. Recreation |
| 7. Geology & Soils | 17. Transportation |
| 8. Greenhouse Gas Emissions | 18. Tribal Cultural Resources |
| 9. Hazards & Hazardous Materials | 19. Utilities and Service Systems |
| 10. Hydrology & Water Quality | 20. Wildfire |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on said factor in the form of a checklist. This Environmental Checklist provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA also requires Lead Agencies to evaluate potential environmental effects based, to the extent possible, on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project does not impact the factor with or without mitigation. If “Potentially Significant Impacts” that cannot be mitigated are found, then the Project does not qualify for a Mitigated Negative Declaration and an Environmental Impact Report must be prepared.

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

No Impact: No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

Less than Significant Impact: No significant impact(s) identified or anticipated. Therefore, no mitigation is necessary and no mitigation measures are required.

Less than Significant Impact with Mitigation Incorporated: Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.

Potentially Significant Impact: Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least

one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporate”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question, and;
 - The mitigation measure identified, if any, to reduce the impact to less than significant.

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, <i>would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Have a substantial adverse effect on a scenic vista?

No Impact: The project does not include development and the parcel is fully developed at present.

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact: The project is not located adjacent to a state scenic highway.

- c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

No Impact: The project does not include development and the parcel is fully developed at present.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to California Building Code such as downcast lights.

FINDINGS

The proposed project would have a **No Impact** on Aesthetics.

3.2 AGRICULTURE AND FORESTRY RESOURCES

<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California. Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

contract?				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact: Farmland mapping recognizes the parcel as “Urban and Built-up Land;” no prime, unique, or important farmland would be impacted.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact: The project is not located on, or adjacent to, lands under a Williamson Act contract.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact: The project is not located on, or adjacent to, lands designated as forest land or timberland.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact: The project is not located on, or adjacent to, lands designated as forest land or timberland.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?

No Impact: The project is not located on, or adjacent to, lands designated as farmland or forest land.

FINDINGS

The proposed project would have a **No Impact** on Agricultural and Forestry Resources.

3.3 AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to the local Air Quality Management District regulations.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to the local Air Quality Management District regulations.

c. Expose sensitive receptors to substantial pollutant concentrations?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to the local Air Quality Management District regulations.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to the local Air Quality Management District regulations.

FINDINGS

The proposed project would have a **No Impact** on Air Quality.

3.4 BIOLOGICAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact: The project does not include development and the parcel is fully developed at present. The parcel does not sustain any significant habitat for sensitive or special status species.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact: The project does not include development and the parcel is fully developed at present. There are no riparian or other special habitats on the parcel.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact: The project does not include development and the parcel is fully developed at present. The parcel does not sustain any wetland habitat.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact: The project does not include development and the parcel is fully developed at present. The parcel does not sustain any significant habitat for sensitive or special status species, or their migration.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact: There are no biological resource policies or ordinances applicable to this project.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact: There are no biological resource policies or ordinances applicable to this project. All such plans in Mendocino County are located on or near the coast.

FINDINGS

The proposed project would have a **No Impact** on Biological Resources.

3.5 CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b. Cause a substantial adverse change in the significance of a historical and/or archeological resource pursuant to §15064.5?

No Impact: The project does not include development and the parcel is fully developed at present. No ground disturbance is proposed as part of this project.

c. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact: The project does not include development and the parcel is fully developed at present. No ground disturbance is proposed as part of this project.

FINDINGS

The proposed project would have a **No Impact** on Cultural Resources.

3.6 ENERGY

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to California efficient energy construction standards.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to California efficient energy construction standards.

FINDINGS

The proposed project would have a **No Impact** on Energy.

3.7 GEOLOGY AND SOILS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
---------------------------	--------------------------------	---	------------------------------	-----------

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste-water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i-iv. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; strong seismic ground shaking; seismic-related ground failure, including liquefaction; and/or landslides?

No Impact: The project is not located on, or adjacent to, any slopes or fault zones.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact: The project does not include development and the parcel is fully developed at present.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact: The project is not located on lands that have unstable soils or geologic units.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact: The project is not located on lands that have expansive soils.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact: The project, nor any existing development, requires any on-site wastewater systems. The parcel is serviced by the Ukiah Valley Sanitation District for wastewater disposal.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact: The project does not include development and the parcel is fully developed at present. No ground disturbance is proposed as part of this project.

FINDINGS

The proposed project would have a **No Impact** on Geology and Soils.

3.8 GREENHOUSE GAS EMISSIONS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?

No Impact: The project does not include development and the parcel is fully developed at present. Any future development would be required to adhere to efficient energy standards.

b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact: The project does not include development which would conflict with any greenhouse gas plans.

FINDINGS

The proposed project would have a **No Impact** on Greenhouse Gas Emissions.

3.9 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact: The project does not include development and the parcel is fully developed at present. The current uses, nor any future unconditional allowable use, do not include hazardous materials.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

No Impact: The project does not include development or any activity that uses hazardous materials.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact: The parcel is not located within one-quarter mile of any existing or proposed school. Additionally, the project does not include development or any activities that uses hazardous materials.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact: The parcel is not listed as a hazardous materials site.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact: The project is not located within an airport land use plan or within two miles of an airport.

- f. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact: The project does not include development and the parcel is fully developed at present.

- g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

No Impact: The project does not include development and the parcel is fully developed at present. The project would not expose people to wildland fires any more than currently exists.

FINDINGS

The proposed project would have a Choose an item. on Hazards and Hazardous Materials.

3.10 HYDROLOGY AND WATER QUALITY

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact: The project does not include physical changes that would impact water quality.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact: The project does not include physical changes that would impact groundwater supply.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

No Impact: The project does not include physical changes that would alter existing drainage patterns.

i. Result in substantial erosion or siltation on- or off-site?

No Impact: The project does not include physical changes that would alter existing drainage patterns.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact: The project does not include physical changes that would alter existing drainage patterns.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact: The project does not include physical changes that would alter existing drainage patterns.

iv. Impede or redirect flood flows?

No Impact: The project does not include physical changes that would alter existing drainage patterns.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact: The project does not include pollutants that could be released due to a water-related disaster.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact: The project does not include development and the parcel is fully developed at present.

NO MITIGATION MEASURES REQUIRED

FINDINGS

The proposed project would have a **Choose an item.** on Hydrology and Water Quality.

3.11 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Physically divide an established community?

No Impact: The project does not include development and the parcel is already developed as a mobile home / manufactured home community.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact: The project does not include development and would bring the Zoning District into conformity with the Land Use Classification.

FINDINGS

The proposed project would have **No Impact** on Land Use and Planning.

3.12 MINERAL RESOURCES

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

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact: The parcel is not designated as a mineral resource site.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact: The parcel is not designated as a mineral resource site.

FINDINGS

The proposed project would have **No Impact** on Mineral Resources

3.13 NOISE

<i>Would the Project result in:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) For a project located within the vicinity of private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact: The project does not include development and the parcel is fully developed at present.

b. Generation of excessive groundborne vibration or groundborne noise levels?

No Impact: The project does not include development and the parcel is fully developed at present.

c. For a project located within the vicinity of private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact: The project is not located within two miles of any airstrip or within any airport land use plan.

FINDINGS

The proposed project would have a Choose an item. on Noise.

3.14 POPULATION AND HOUSING

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

a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

No Impact: The project does not include development and the parcel is fully developed at present.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact: The project does not include development and the parcel is fully developed at present.

FINDINGS

The proposed project would have **No Impact** on Population and Housing.

3.15 PUBLIC SERVICES

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

a-f. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection, Police Protection, Schools, Parks, and/or Other Public Facilities?*

No Impact: The project does not include development and the parcel is fully developed at present.

FINDINGS

The proposed project would have a **No Impact** on Public Services.

3.16 RECREATION

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

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact: The project does not include development and the parcel is fully developed at present.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact: The project does not include development and the parcel is fully developed at present.

FINDINGS

The proposed project would have a **No Impact** on Recreation.

3.17 TRANSPORTATION

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact: The project does not include development that would impact circulation systems.

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact: The project does not include development that would increase vehicle miles traveled.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact: The project does not include development and the parcel is fully developed at present.

d. Result in inadequate emergency access?

No Impact: The project does not include development that would impede emergency access.

FINDINGS

The proposed project would have **No Impact** on Transportation.

3.18 TRIBAL CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				
---	--	--	--	--

a-c. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact: The project does not include development and the parcel is fully developed at present.

FINDINGS

The proposed project would have a **No Impact** on Tribal Cultural Resources.

3.19 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. **Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

No Impact: The project does not include development and the parcel is fully developed at present.

b. **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

No Impact: The project does not include development and the parcel is fully developed at present.

c. **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact: The project does not include development and the parcel is fully developed at present.

d. **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

No Impact: The project does not include development and the parcel is fully developed at present.

e. **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact: The project does not include development and the parcel is fully developed at present.

FINDINGS

The proposed project would have a **No Impact** on Utilities and Service Systems.

3.20 WILDFIRE

<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Impair an adopted emergency response plan or emergency evacuation plan?

No Impact: The project does not include development and the parcel is fully developed at present.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact: The project does not include development and the parcel is fully developed at present. No pollutants are associated with the parcel and existing uses.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact: The project does not include development and the parcel is fully developed at present.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?

No Impact: The project is not located on, adjacent to, any slopes or drainage areas.

FINDINGS

The proposed project would have a **No Impact** on Wildfire.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact: The parcel does not have habitat that can sustain any significant populations of special status species, nor are any wetland or water features present on the parcel.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).**

No Impact: As demonstrated through this checklist, there are no impacts identified that would result from this project, thus there are no cumulative impacts. The proposed project is simply to rezone the subject parcel into a zoning district that is compatible with the current land use classification.

- c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact: The project does not include development and the parcel is fully developed at present, thus there is no possibility of environmental effects that could effect humans due to the project.

FINDINGS

The proposed project would have a **No Impact** when considering the Mandatory Findings of Significance.

Resolution Number _____

County of Mendocino
Ukiah, California

JULY 20, 2023

R_2022-0001 – HAPPINESS IS MANUFACTURED HOUSING COMMUNITY LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS GRANT A REZONE FOR APN 169-130-77 FROM AGRICULTURAL (AG:40) TO LIMITED COMMERCIAL (C1).

WHEREAS, the applicant, HAPPINESS IS MANUFACTURED HOUSING COMMUNITY LLC, filed an application with the Mendocino County Department of Planning and Building Services to rezone a 4.0± acre parcel from Agricultural (AG:40) to Limited Commercial (C1), located 2.86± miles from Ukiah town center on the south side of Lake Mendocino Drive (CR 227B), 0.17± miles from its intersection with North State Street (CR104), located at 311 Lake Mendocino Drive; APN 169-130-77; General Plan: Mixed Use North State (MUNS); Zoning: Agricultural (AG:40); the (“Project”); and

WHEREAS, the Project is Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Section 15183 governing Special Situations and Projects Consistent with the General Plan (in this instance the Ukiah Valley Area Plan); and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, July 20, 2023, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings based upon the evidence in the record;

- 1. General Plan Consistency:** The project site is located within the Mixed-Use North State (MUNS) Land Use Classification as established by the Ukiah Valley Area Plan (UVAP) but does not have conformity with the existing Agricultural (AG:40) Zoning District. The project would bring the parcel into conformity with the MUNS Classification. The existing use of the parcel as a mobile home park, and potential commercial uses allowed by the proposed Limited Commercial (C1) Zoning District, are consistent with the MUNS Land Use Classification of permitted land uses.
- 2. Zoning Consistency Findings:** The project site is located within the Agricultural (AG:40) Zoning District but is proposed to rezone to the Limited Commercial (C1) Zoning District. The current AG:40 designation is not consistent with the allowable zoning districts for the MUNS Land Use Classification; the proposed rezone to C1 would bring the parcel and zoning designation into conformity with the MUNS Land Use Classification as established by the UVAP and General Plan.
- 3. Environmental Protection Findings:** The proposed Rezone is exempt from the California Environmental Quality Act (CEQA) under Section 15183 of the CEQA Guidelines; a rezoning of the subject parcel from the AG:40 Zoning District to the C:1 Zoning District is consistent with the goals and policies of the General Plan, including the MUNS Land Use Classification established in the Ukiah Valley Area Plan. An Environmental Impact Report (EIR) was prepared for the UVAP and submitted to the State Clearinghouse (SCH #2003072038). The proposed project is consistent with the UVAP and associated EIR. A CEQA Environmental Checklist (Exhibit B to the staff report) was

prepared to ensure the project would not require additional analysis or mitigation than what was already considered under the UVAP and associated EIR; the project was found to have no impacts.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors grant the requested rezone as shown in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST:

BY: JAMES FEENAN
Commission Services Supervisor

By: _____

BY: JULIA KROG
Director

DIANA WIEDEMANN, Chair
Mendocino County Planning Commission

EXHIBIT A: REZONE EXHIBIT MAP

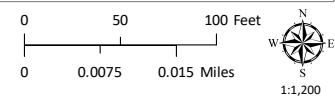
EXHIBIT "A"



APN 169-130-77 to be changed from Agricultural (AG) to Limited Commercial (C1)

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
- REZONE FROM: AG (Agricultural)
- TO: C-1 (Limited Commercial)



Resolution Number PC_2023-0017

County of Mendocino
Ukiah, California

JULY 20, 2023

R_2022-0001 – HAPPINESS IS MANUFACTURED HOUSING COMMUNITY LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS GRANT A REZONE FOR APN 169-130-77 FROM AGRICULTURAL (AG:40) TO LIMITED COMMERCIAL (C1).

WHEREAS, the applicant, HAPPINESS IS MANUFACTURED HOUSING COMMUNITY LLC, filed an application with the Mendocino County Department of Planning and Building Services to rezone a 4.0± acre parcel from Agricultural (AG:40) to Limited Commercial (C1), located 2.86± miles from Ukiah town center on the south side of Lake Mendocino Drive (CR 227B), 0.17± miles from its intersection with North State Street (CR104), located at 311 Lake Mendocino Drive; APN 169-130-77; General Plan: Mixed Use North State (MUNS); Zoning: Agricultural (AG:40); the ("Project"); and

WHEREAS, the Project is Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Section 15183 governing Special Situations and Projects Consistent with the General Plan (in this instance the Ukiah Valley Area Plan); and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, July 20, 2023, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings based upon the evidence in the record;

- 1. General Plan Consistency:** The project site is located within the Mixed-Use North State (MUNS) Land Use Classification as established by the Ukiah Valley Area Plan (UVAP) but does not have conformity with the existing Agricultural (AG:40) Zoning District. The project would bring the parcel into conformity with the MUNS Classification. The existing use of the parcel as a mobile home park, and potential commercial uses allowed by the proposed Limited Commercial (C1) Zoning District, are consistent with the MUNS Land Use Classification of permitted land uses.
- 2. Zoning Consistency Findings:** The project site is located within the Agricultural (AG:40) Zoning District but is proposed to rezone to the Limited Commercial (C1) Zoning District. The current AG:40 designation is not consistent with the allowable zoning districts for the MUNS Land Use Classification; the proposed rezone to C1 would bring the parcel and zoning designation into conformity with the MUNS Land Use Classification as established by the UVAP and General Plan.
- 3. Environmental Protection Findings:** The proposed Rezone is exempt from the California Environmental Quality Act (CEQA) under Section 15183 of the CEQA Guidelines; a rezoning of the subject parcel from the AG:40 Zoning District to the C:1 Zoning District is consistent with the goals and policies of the General Plan, including the MUNS Land Use Classification established in the Ukiah Valley Area Plan. An Environmental Impact Report (EIR) was prepared for the UVAP and submitted to the State Clearinghouse (SCH #2003072038). The proposed project is consistent with the UVAP and associated EIR. A CEQA Environmental Checklist (Exhibit B to the staff report) was

prepared to ensure the project would not require additional analysis or mitigation than what was already considered under the UVAP and associated EIR; the project was found to have no impacts.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors grant the requested rezone as shown in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

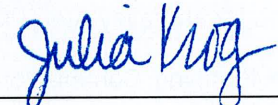
I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST:

BY: JAMES FEENAN
Commission Services Supervisor

By: 

BY JULIA KROG
Director



DIANA WIEDEMANN, Chair
Mendocino County Planning Commission

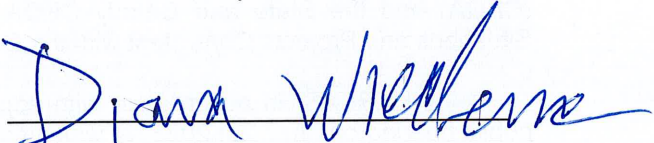





EXHIBIT A: REZONE EXHIBIT MAP

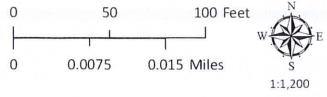
EXHIBIT "A"



APN 169-130-77 to be changed from Agricultural (AG) to Limited Commercial (C1)

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
 REZONE FROM: AG (Agricultural)
 TO: C-1 (Limited Commercial)



CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

CAMERON RAMOS
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER
501 Low Gap Road, Room 1070
Ukiah, CA 95482
(707) 234-6650 (t)
(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – July 20, 2023

BEFORE THE PLANNING COMMISSION
COUNTY OF MENDOCINO – STATE OF CALIFORNIA
FAIR STATEMENT OF PROCEEDINGS
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:32 A.M.

Present: Commissioner Clifford Paulin, Commissioner Marie Jones, Chair Diana Wiedemann presiding.

Absent: Commissioner Cameron Ramos; Commissioner Alison Pernell – by prearrangement

Staff Present: Julia Krog, Director; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, IT;

AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION.

2a. Determination of Legal Notice – The Clerk advised the Commission that all items on the agenda had been properly noticed.

AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

Director Krog advised the Commission that on July 25, 2023, the Board of Supervisors would hear the Colony Drive Rezone. Director Krog updated the Commission regarding the Zoning Code. She explained the first draft revision had been received and was under review by staff. She noted they would also be requesting an extension of the grant funding for up to one year for the Zoning Code update, to finalize the review and bring a quality product to the Commission and Board of Supervisor for review and finalization. Ms. Krog and the Commission discussed how the public would be notified regarding the public hearings for the Zoning Code update.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**Public Comment:** None**AGENDA ITEM NO. 5 – CONSENT CALENDAR****5a.** Approval of July 6, 2023, Planning Commission Minutes.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a roll call vote of (3-0), IT IS ORDERED that the Consent Calendar is approved without edits.

AYES: JONES, PAULIN, WIEDEMANN
 NOES: NONE
 ABSENT: RAMOS, PERNELL

AGENDA ITEM NO. 6 – REGULAR CALENDAR**6a. Noticed Public Hearing****CASE#:** R_2021-0003**DATE FILED:** 10/7/2021**OWNER:** VARIOUS**APPLICANT:** ROBERT CRONIN**AGENT:** BRUCE JACKSON**REQUEST:** Rezone to establish a Cannabis Prohibition (CP) Combining District to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119 that includes 25 Assessor's Parcel Numbers (APNs) comprising 18 legal parcels.**ENVIRONMENTAL DETERMINATION:** Exempt [CCR Section 15061(b)(3)]**LOCATION:** 3.5± miles northeast of Willits City center, at the intersection of Hearst Willits Road (CR 306) and String Creek Road (private), and 1± miles west of Hearst Willits Road (CR 306) intersection with Tomki Road (CR 237D), Assessor's Parcels: 03722158; 03731053; 03731054; 03731067; 03731073; 03722151; 03722152; 03722142; 03731062; 03722150; 03722147; 03731064; 03731068; 03722159; 03731074; 03722143; 03731061; 03722153; 03722154; 10809010; 10809024; 03722155; 03722157; 03722148; 03722149**SUPERVISORIAL DISTRICT:** 3 (Haschak)**STAFF PLANNER:** STEVEN SWITZER

The public hearing was declared open.

Staff Presentation: Steven Switzer, Planner II.**Applicant:** Bruce Jackson**Public Comment:** Henry Shavitz; Dale Briggs; Ellen Drell**Telecomments:** No telecomments requested

The public hearing was declared closed.

Commissioner Paulin made a motion to recommend the Board of Supervisors deny the rezone, which failed for lack of a second – NO VOTE TAKEN, NO SECOND ON THE MOTION.

Commissioner Jones made another motion, seconded by Commissioner Wiedemann, recommend that the Board of Supervisors find the project Exempt from CEQA and approve the requested Rezone, as proposed by the applicant, based on the facts and findings contained in the Resolution, which failed by a roll call vote of (2-1)

AYES: JONES, WIEDEMANN
 NOES: PAULIN
 ABSENT: RAMOS, PERNELL

TENTATIVE MOTION

Upon motion by Commissioner Jones seconded by Commissioner Wiedemann and carried by a roll call vote of (3-0), IT IS ORDERED By Resolution, the Planning Commission recommends modification of the boundaries of the proposed CP District to the Board of Supervisors, based on the facts and findings contained in the Resolution. with the proposed revisions as presented during the public meeting.

AYES: JONES, WIEDEMANN, PAULIN
NOES: NONE
ABSENT: RAMOS, PERNELL

[Break 10:53 a.m. – 11:08 a.m.]

FINAL MOTION

Upon motion by Commissioner Jones seconded by Commissioner Wiedemann and carried by a roll call vote of (3-0), IT IS ORDERED By Resolution, the Planning Commission recommends modification of the boundaries of the proposed CP District to the Board of Supervisors, based on the facts and findings contained in the Resolution. with the proposed revisions as presented during the public meeting.

AYES: JONES, WIEDEMANN, PAULIN
NOES: NONE
ABSENT: RAMOS, PERNELL

6b. Noticed Public Hearing

CASE#: R_2022-0001
DATE FILED: 2/17/2022
OWNER/ APPLICANT: HAPPINESS IS MANUFACTURED HSNG COMM LLC
REQUEST: Rezone subject parcel from Agricultural (AG:40) to Limited Commercial (C1).
ENVIRONMENTAL DETERMINATION: Exempt pursuant to CCR Section 15183
LOCATION: 2.9± miles north of Ukiah city center, on the south side of Lake Mendocino Drive (CR227B), 0.17± miles east from its intersection with North State Street (CR104); located at 311 Lake Mendocino Dr., ; APN 169-130-77.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSS FORD

The public hearing was declared open.

Staff Presentation: Russ Ford, Senior Planner; Julia Krog, Director;

Applicant/Owner/Agent: Matt Davies

Public Comment: None

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Wiedemann, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission recommends the Board of Supervisors find the project exempt from CEQA under Section 15183 of the CEQA Guidelines and grant by ordinance Rezone R_2022-0001 to rezone APN 169-130-77 from Agricultural (AG:40) to Limited Commercial (C1) as proposed by the applicant and based on the facts and findings.

AYES: WIEDEMANN, PAULIN, JONES
NOES: NONE
ABSENT: RAMOS, PERNELL

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. None

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:33 A.M.

Attest: James Feenan
Commission Services Supervisor

Diana Wiedemann
DIANA WIEDEMANN, CHAIR

James Feenan

NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS.

- Effective March 1, 2020, Planning Commission minutes will be produced in “action only” format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.
- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact Mendocino County Planning & Building Services at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.
- To request an official record of a meeting contact the Mendocino County Planning and Building Department at (707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Thank you for your interest in the proceedings of the Mendocino County Planning Commission.