



MEMORANDUM

DATE: August 29, 2024
TO: Honorable Board of Supervisors
FROM: Julia Krog, Planning and Building Services Director
SUBJECT: **OA_2023-0001 – Amendments to the Mendocino County Zoning Code—Division I (Inland Zoning Code)**

ATTACHMENTS

The Attachments to this memorandum are organized and summarized as follows:

- 1. Planning Commission Resolution No. PC_2024-0009.** This attachment contains the adopted resolution from the Planning Commission providing its report and recommendation to the Board of Supervisors on the proposed amendments to Division I of Title 20 of Mendocino County Code. Exhibit A to PC_2024-0009 contains the final recommended zoning code amendments. Exhibit B to PC_2024-0009 contains the final recommended Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports.
- 2. July 25, 2024 Planning Commission Hearing Packet.** This attachment contains the staff memorandum, draft resolution for the Planning Commission, originally proposed amendments to Division I of Title 20 of Mendocino County Code from staff, and the originally proposed Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports. A supplemental memorandum prepared by staff is also included in this packet documenting consistency with both the Airport Comprehensive Land Use Plan and Ukiah Municipal Airport Land Use Compatibility Plan.
- 3. August 1, 2024 Planning Commission Hearing Packet.** This attachment contains the staff memorandum prepared in response to Planning Commission comments on the draft amendments to Division I of Title 20 of Mendocino County Code and redlines of the chapters where changes were requested by the Planning Commission on July 25, 2024.
- 4. August 15, 2024 Planning Commission Hearing Packet.** This attachment contains the staff memorandum prepared in response to Planning Commission comments on the draft amendments to Division I of Title 20 of Mendocino County Code and redlines of the chapters where changes were requested by the Planning Commission on August 1, 2024 that were able to be supported by the current evidence in the record including associated California Environmental Quality Act compliance.
- 5. Planning Commission Public Comments (July 25 through August 15 hearings).** This attachment includes all public comments submitted for the Planning Commission hearings including several submitted after the Commission had taken action on August 15, 2024.
- 6. July 25, 2024 Adopted Minutes.** This attachment includes the adopted minutes from the July 25, 2024 Planning Commission meeting.
- 7. August 1, 2024 Adopted Minutes.** This attachment includes the adopted minutes from the August 1, 2024 Planning Commission meeting.
- 8. August 15, 2024 Draft Minutes.** This attachment includes the draft minutes from the August 15,

2024 Planning Commission meeting which will be considered at the next Planning Commission meeting on September 5, 2024.

9. **Redline Showing Planning Commission Changes to Department Proposed Initial Draft.** This attachment shows all changes made by the Planning Commission to the Department proposed initial draft of proposed amendments to Division I of Title 20 of Mendocino County Code. Planning Commission changes are shown as **yellow highlighted redline text**.
10. **Draft Resolution Adopting Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports.** This attachment includes the proposed resolution for consideration of the Board of Supervisors as it relates to the California Environmental Quality Act compliance for the proposed amendments to Division I of Title 20 of Mendocino County Code. Exhibit A to the Resolution is the Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports.
11. **Draft Ordinance.** This attachment includes the proposed ordinance for consideration of the Board of Supervisors which includes the proposed amendments to Division I of Title 20 of Mendocino County Code. Exhibit A to the Ordinance is the text of proposed amendments to Division I of Title 20 of Mendocino County Code.

OVERVIEW

In 1987, the Mendocino County Board of Supervisors adopted Ordinance No. 3639, which established the Mendocino County Zoning Code—Division I (Inland Zoning Code). Division I of the Zoning Code regulates development within the Inland areas of the County (exclusive of the Coastal Zone). With the exception of minor updates made over time for specific topic areas and state law mandates, Division I is largely unchanged since its adoption.

In 2020, the County applied for a Local Early Action Planning (LEAP) Grant with the California Department of Housing and Community Development (HCD) for the purpose of updating Division I and to secondarily complete rezonings within the Ukiah Valley to establish consistent zoning with the Ukiah Valley Area Plan. On October 6, 2020, the County was awarded \$150,000 from HCD.

The County then issued a Request for Proposals and ultimately awarded a contract for the work. The project scope under the LEAP grant was revised in 2021 when it was determined that the update to Division I would need to utilize the entirety of the grant funds. The rezoning within the Ukiah Valley will be coming forward as a separate rezoning action to the Planning Commission and Board of Supervisors prior to the end of the calendar year and is no longer tied to the LEAP grant funding nor deadlines. The LEAP grant requires adoption by the County of the updated Division I by September 30, 2024.

The Mendocino County Planning Commission reviewed the recommended amendments to the Inland Zoning Code at their meetings on July 25, 2024, August 1, 2024 and August 15, 2024.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission, at their August 15, 2024 meeting, adopted Planning Commission Resolution No. PC_2024-0009 making its report and recommendation to the Board of Supervisors regarding the proposed amendments Inland Zoning Code Update, including specific additional changes as specified in Exhibit A to Resolution No. PC_2024-0009.

As part of its consideration of the Inland Zoning Code Update, the Commission received significant public comment regarding a proposed change to multiple chapters of the Zoning Code adding a new commercial use type of Transient Habitation – Low Intensity Camping (“Low Intensity Camping”). Following significant discussion regarding Low Intensity Camping among the Commission, the Commission recommended that the Board of Supervisors not adopt any changes to the Zoning Code providing for Low Intensity Camping as part of the Inland Zoning Code Update. The Commission’s reasons for recommending against adopting Low Intensity Camping provisions at this time were as follows:

- a. Additional time is needed to hear comments from emergency service providers, especially fire districts, and resource agencies such as Department of Transportation and Environmental Health Department.
- b. Concern that separate regulations may be necessary for the western portion of the County that, while governed by the Inland Zoning Code, is generally seen as being part of the Mendocino coast, which generally has greater demand for transient habitation and impacts to traffic and services in

the Mendocino Coast area that already includes several permitted campgrounds.

- c. There was disagreement over what parcel sizes and zoning districts are an appropriate fit for Low Intensity Camping and what kind of property setbacks would minimize disruption of neighbors. Additional planning time is necessary to assure public input and participation by providing public meetings in every district, hear public comments and address the impacts that may occur.
- d. Camp sites create numerous impacts that affect adjacent parcels that are not fully addressed by the proposed ordinance provisions. These impacts include noise and light and glare that affect neighbors, and the potential for degradation of private and public roads by increased traffic related to Low Intensity Camping or other transportation impacts. Additional operational requirements to mitigate these impacts and concerns by both property owners and residents are necessary. Additional time is required to develop solutions, inform, and hear public comment.
- e. Camp sites require adequate water supply, sewage disposal and solid waste disposal and oversight for the health and safety of those camping. Additional operational requirements to speak to these issues were requested, and therefore additional time is necessary to develop solutions and hear public comment.

Given the number of outstanding concerns, the Commission recommended that Board of Supervisors adopt the Inland Zoning Code Update without provisions related to Low Intensity Camping.

Exhibit A to PC_2024-0009 includes numerous changes to the amendments to the Inland Zoning Code as originally proposed by Department staff, as follows:

- a. Chapter 20.008 – Definitions: to (1) add a definition of Battery Energy Storage Systems to account for batteries used in storing and distributing energy, (2) update the definitions of Accessory Dwelling Unit, Efficiency Kitchen and Junior Accessory Dwelling Unit and add definitions of Nonconforming Zoning Condition and Passageway to better match current State law, (3) add clarifying definitions for Dead Storage, Proposed Dwelling, Tandem Parking, Transient Habitation and Water Extraction for Bulk Sale to clarify these phrases as used in the Inland Zoning Code, and (4) eliminate references to minor use permits, which have otherwise been proposed to be changed to use permits or administrative permits.
- b. Chapter 20.020 – Civic Use Types: to (1) include Battery Energy Storage Systems as a major impact service and utility use, as this use has already been considered such a use as part of reviewing power generating facilities, and (2) reverse the deletion of Day Care Facility from the Day Care Facility/Small Schools use type, as this deletion would inadvertently have the effect of meaning no Day Care Facility could be established if not in a residence – this change also has the effect of making corresponding changes to the lists of allowed use types in the following chapters: Chapter 20.044 – “S-R” Suburban Residential Districts, Chapter 20.048 – “R-R” Rural Residential District, Chapter 20.052 – “A-G” Agricultural District, Chapter 20.056 – U-R Upland Residential District, Chapter 20.060 – R-L Rangeland District; Chapter 20.064 – F-L Forestland District, Chapter 20.072 – R-1 Single-Family Residential District, Chapter 20.076 – R-2 Two-Family Residential District, Chapter 20.080 – R-3 Multiple-Family Residential District, Chapter 20.084 – R-C Rural Community District, Chapter 20.085 – MU-2 General Mixed Use District, Chapter 20.086 – MUNS Mixed Use North State District, Chapter 20.087 – Mixed Use Brush Street Triangle District, Chapter 20.088 – C-1 Limited Commercial District, Chapter 20.092 – C-2 General Commercial District, Chapter 20.108 – P-F Public Facilities District.
- c. Chapter 20.040 – Establishment of Districts: to eliminate a provision regarding the Planning Commission’s ability to make a determination on zoning district boundaries, in favor of such determination being made first by the Director of the Department, which may be appealed to the Planning Commission.
- d. Chapter 20.086 – MUNS Mixed Use North State District: to (1) make grammatical clarifying changes to the intent section of the Chapter, to make the paragraph more readable, and (2) the revision related to Day Care Facility/Small Schools stated above.
- e. Chapter 20.088 – C-1 District: to (1) include Animal Raising – personal as a use type allowed in the C-1 District, as other agricultural uses of similar or greater intensity are already allowed and to allow the opportunity for Animal Raising – personal to residences located on C-1 parcels, (2) making automotive and equipment – gasoline sales a use subject to a Use Permit instead of an Administrative Permit, so that such facilities would always be subject to review by the Planning Commission as opposed to the Zoning Administrator, and (3) the revision related to Day Care Facility/Small Schools stated above.

- f. Chapter 20.092 – C-2 District: to (1) include Animal Raising – personal as a use type allowed in the C-2 District, as other agricultural uses of similar or greater intensity are already allowed and to allow the opportunity for Animal Raising – personal to residences located on C-2 parcels, (2) making automotive and equipment – gasoline sales a use subject to a Use Permit instead of an Administrative Permit, so that such facilities would always be subject to review by the Planning Commission as opposed to the Zoning Administrator, and (3) the revision related to Day Care Facility/Small Schools stated above.
- g. Chapter 20.096 – I-1 District: to (1) remove Assisted Living Residential Care Facility from the list of permitted uses, as no family residential use types are permitted in the I-1 District and so State regulations do not require this use type in the I-1 District, and (2) specify that Day Care Facilities are an allowed use only if associated with Employee Housing, in order to harmonize the County's allowance for Employee Housing on I-1 zoned parcels with the Health and Safety Code section 1597.45 requirement that family day care homes be considered a residential use of property and a use by right.
- h. Chapter 20.100 – I-2 District: to (1) remove Assisted Living Residential Care Facility from the list of permitted uses, as no family residential use types are permitted in the I-2 District and so State regulations do not require this use type in the I-2 District, and (2) specify that Day Care Facilities are an allowed use only if associated with Employee Housing, in order to harmonize the County's allowance for Employee Housing on I-2 zoned parcels with the Health and Safety Code section 1597.45 requirement that family day care homes be considered a residential use of property and a use by right.
- i. Chapter 20.136 – PD Combining District: to add a new provision that planned developments be designed in a manner to include low impact development techniques and enhanced pedestrian facilities, in order to improve the design of such developments.
- j. Chapter 20.152 – General Provisions and Exceptions Districts: to (1) modify required setbacks to property lines for detached garages, accessory structures, uncovered decks and porches, barns containing animals on parcels less than 40,000 square feet in size from 5 feet to 4 feet, to provide for additional consistency with setback requirements for accessory dwelling units; (2) eliminate a provision that barbed wire is prohibited unless an Administrative Permit is obtained, as compared to razor or concertina wire, as barbed wire is commonly used on agricultural parcels in the County; and (3) update the section regarding Height Exceptions to clarify that wind generators include windmills used for agricultural uses and to eliminate an exception provision related to public utility structures, as these exceptions should be granted through a variance.
- k. Chapter 20.164 – Accessory Uses: to update a reference to a Use Permit for room and board, as opposed to a Major Use Permit.
- l. Chapter 20.166 – Accessory Dwelling Units and Junior Accessory Dwelling Units: to incorporate additional revisions necessary for consistency with State law regarding Accessory Dwelling Units and Junior Accessory Dwelling Units.
- m. Chapter 20.168 – Temporary Use Regulations: to clarify that a gathering of over 1,000 persons shall be required to obtain a use permit, and not a minor use permit, so that such permits would always be subject to review by the Planning Commission as opposed to the Zoning Administrator.
- n. Chapter 20.170 – Movable Tiny Homes: to make modifications to the design standards for movable tiny homes to simply state that exterior wall materials shall be the same materials that would be allowed for under the California Building Code, to provide clarity as to what materials are allowed.
- o. Chapter 20.180 – Off-Street Parking: to (1) add a reference to the California Government Code requiring a provision that no off-street parking be required for certain projects located within one-half mile of public transit; (2) lower the required percentage of parking areas that shall be permeable from 100% to 50%, as a more reasonable requirement; (3) require that all parking area lighting be downcast and shielded, consistent with the County's Dark Sky Policies (General Plan Policy RM-137); (4) provide that one electric vehicle charging station parking space be allowed instead of two regular parking spaces in existing parking lots, in conformance with General Plan Policy DE-275; and (5) provide that the Director may reduce required parking spaces for a project to accommodate electric vehicle charging stations and associated equipment, which is required pursuant to Government Code section 65850.71, subdivision (d).
- p. Chapter 20.190 – Administration: to correct a provision related to initial completeness review to refer to the date an application is filed, not deemed complete.

- q. Chapter 20.204 – Nonconforming Uses and Structures: to (1) allow for additional time for the restoration of damaged structures, providing for a more reasonable timeline for the restoration; and (2) require that expansion of nonconforming uses and structures obtain a use permit as opposed to an administrative permit, so that such applications are reviewed by the Planning Commission as opposed to the Zoning Administrator.

All of the Planning Commission changes noted above have been incorporated by Staff into the proposed Ordinance that is before the Board of Supervisors.

SUMMARY OF PROPOSED ORDINANCE AMENDMENT

The following sections are a summary of the proposed amendments to the Inland Zoning Code as originally proposed by staff, with notations as to how the Planning Commission recommendation discussed above has modified the proposed amendments.

1. CHAPTERS PROPOSED TO REMAIN UNCHANGED:

The following list of Chapters are recommended to remain unchanged and therefore are not included in the Exhibits to the proposed Ordinance:

- 20.028 Industrial Use Types
- 20.032 Agricultural Use Types
- 20.118 “CA” Cannabis Accommodation Combining District
- 20.119 “CP” Commercial Cannabis Prohibition Combining District
- 20.132 “L” Special Minimum Lot Size Combining District
- 20.138 “P” Plan Combining District
- 20.144 “SS” Seismic Study Combining District
- 20.147 Community Character Combining District
- 20.156 Home Occupations
- 20.188 Development Review
- 20.232 Development Review Process for Brooktrails Township
- 20.239 Requests for Reasonable Accommodations under the Fair Housing Acts
- 20.240 Development Review within the Brush Street Triangle
- Appendix A Industrial Uses which Normally will not Require Development Review
- Appendix B Industrial Uses which Require Environmental Review
- Appendix C Exterior Noise Limit Standards

2. CHAPTERS PROPOSED TO BE REPEALED:

The following list contains Chapters proposed to be repealed and the reasons for the proposed repeal. Copies of these Chapters are included as attachments to this Memorandum for review. The proposed Ordinance will simply state that each of these Chapters are being repealed. The Planning Commission did not express any concerns with the Chapters proposed for repeal.

20.112 “A-H” Airport Height Combining Districts

This combining district is intended to be applied on properties near airports where the height of structures may need to be limited for safety reasons. This combining district was applied to properties prior to the adoption of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) in 1993. Since the adoption of the ACLUP, all development in an airport influence area is regulated under the ACLUP regardless of a combining district being applied to the parcel. Development within the airport influence area of Ukiah Airport is subject to the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) adopted in 2021 which replaced the Ukiah Airport provisions of the 1993 ACLUP. The A-H combining district is proposed to be repealed and instead the single “AZ” Airport Zone combining district would be applied over all properties within an airport influence area, which requires compliance with the applicable standards of either the ACLUP or the UKIALUCP including height restrictions. If this repeal is approved, the Department will rezone several properties to reflect the change from A-H to AZ.

20.128 “AV” Airport Districts

This combining district is intended to be applied on properties used or planned to be used as airports. This combining district was applied to properties prior to the adoption of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) in 1993. Since the adoption of the ACLUP, all development in an airport influence area is regulated under the ACLUP regardless of a combining district being applied to the parcel. Development within the airport influence area of Ukiah Airport is subject to the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP)

adopted in 2021 which replaced the Ukiah Airport provisions of the 1993 ACLUP. The A-H combining district is proposed to be repealed and instead the single “AZ” Airport Zone combining district would be applied over all properties within an airport influence area, which requires compliance with the applicable standards of either the ACLUP or the UKIALUCP including airport property use restrictions. There are no properties currently zoned “AV” within the County.

20.140 “SH” Special Hazards Combining District

This combining district is intended to be applied to properties on which uses may need to be restricted because of the presence of potential hazards such as steep or unstable slopes, potential cliff erosion or other potential ground failure. Staff recommends repeal of this Chapter as no properties within the County are zoned with this combining district, areas with geologic risks as a result of known faults are zoned under the “SS” Seismic Study Combining District, and any other hazard concerns are addressed through the building permit process by the Building Division.

20.148 Supplemental Limitations on Uses

The limitations listed in this Chapter were intended to be designated with a number on the applicable use types in the preceding sections; however, it does not appear that they were applied to those use types when Division I was adopted in 1987. All limitations included under this Chapter have been merged into either use type descriptions or deleted due to being either inconsistent with State Law or having never been applied previously. Limitations applicable to Farm Employee or Farm Labor Housing were determined to be inconsistent with state law which requires the treatment of these types of uses as the same as other residential or agricultural uses and therefore these were deleted. Limitations applicable to veterinary hospitals were moved into Chapter 20.152. Limitations on enclosed storage, enclosed building, enclosed building or walls, retail establishments, and gasoline sales were since these were never applied to use types in the original zoning code staff was unable to determine what use types these were originally intended to be applied to.

20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants

This Chapter is noted in section 20.206.015 as being repealed as of August 1, 1991. Repeal of the Chapter is consistent with Ordinance 3737 adopted in 1990 that established the repeal date of August 1, 1991. There is no need to keep this Chapter as part of County Code.

20.220 General Plan—Zoning Ordinance Compatibility

The provisions of this Chapter are proposed to be merged into Chapter 20.040 - Establishment of Zoning Districts.

20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancheria

This interim urgency ordinance expired on May 23, 1990. As it is no longer effective, Staff recommends repeal.

20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area

This interim urgency ordinance expired on February 12, 1991. As it is no longer effective, Staff recommends repeal.

20.238 Inclusionary Housing

The inclusionary housing ordinance is intended to increase the amount of affordable housing supply in the County. This ordinance applies to any residential development applied at subdivision or two or more units, with exceptions such as efficiency units of 650 square feet or less. Developers can comply with the ordinance by reserving a certain percentage of their housing units for affordable housing or by paying in-lieu fees. Chapter 20.238 describes the different percentages of affordable housing or fee amounts based on the amount of housing developed.

This Chapter in its current form is proposed to be repealed and a separate Chapter 20.234 is proposed for adoption. The proposed Chapter 20.234 will move the County to a voluntary program where the County will encourage developers to utilize State Density Bonus Law (Government Code Section 65915 *et seq.*) should they wish to receive concessions and/or incentives for a project. Replacement Chapter 20.234 retains a section regarding the Affordable Housing Trust Fund to ensure that monies received under that fund are utilized for their intended purpose and can also serve as a fund for any equity share funds received pursuant to the density bonus provisions.

Chapter 20.238 Inclusionary Housing was identified as an impediment to housing production in the County's most recent Housing Element. As noted in the Housing Element, local housing developers have expressed concern, including at Board of Supervisors meetings, that the Chapter makes new development unprofitable to complete and is one of the factors that deters developers from bringing any large-scale housing projects to the County. Housing Element Action Item 3.5a(7) states that the County will amend the Inclusionary Housing requirements to allow more flexibility, encouraging greater use of the program. In reviewing the effectiveness of the existing Chapter, staff believes it is harming overall housing production more than it is providing any assistance to affordable housing production, and recommends repeal instead of amendment.

The only major subdivisions processed in the last fifteen years were actually a subdivision and resubdivision of the same property, both of which utilized the exemption of Section 20.238.010 that provides that projects utilizing State Density Bonus Law (Government Code Section 65915 *et seq.*) are exempt from the Chapter.

As currently adopted, the inclusionary housing requirements of Section 20.238.015 are higher than most neighboring jurisdictions. Neighboring jurisdictions, such as the City of Fort Bragg, have inclusionary housing requirements at 15%. City of Ukiah does not have any locally adopted inclusionary housing ordinance but has other housing programs. The City of Ukiah noted in their 2019-2027 Housing Element as it related to review of their 2014-2019 Housing Element Programs that "studies have shown that when a lack of developer demand exists for housing development, adopting ordinances such as an inclusionary housing ordinance can have the unintended consequence of further restricting housing development." The City ultimately concluded that they had sufficient other incentive-based programs that it was not warranted to adopt an inclusionary housing ordinance.

Chapter 20.238 has an inclusionary requirement that increases as the size of the subdivision increases. For projects of 2-4 units, there is no inclusionary housing unit requirement, but an in-lieu fee is required to be paid. For projects of 5 to 25 units, the inclusionary unit requirement is that 10% of the units must be affordable. For projects of 26 to 50 units, 15% would need to be affordable. For projects of 51-75 units, 20% would have to be affordable. Lastly, any project of 76 or more units is required to make 25% of the units affordable. This is a 66% increase over neighboring jurisdictions. Note that a developer could simply comply with State Density Bonus Law to avoid these requirements, even if the developer elects to make only 10% of the units affordable.

Some of the benefits that one would expect to see from an Inclusionary Housing Ordinance have not been realized in the nearly 15 years since the ordinance was adopted. Most of our compliance with low- and very low-income housing numbers has been the result of specific targeted multi-family projects such as those built by Rural Communities Housing Development Corporation (RCHDC) in recent years in the Ukiah Valley. In addition, in-lieu fees for minor subdivisions collected over the last 15 years have resulted in approximately \$150,000 in the Affordable Housing Trust Fund. This amount would provide minimal assistance to any affordable housing project. Even if the funds were used for a first-time homebuyer program, this amount would fund no more than three secondary loans, assuming that \$50,000 would actually be sufficient to lower the price of a home on the open market to an affordable housing cost. As a result of these factors, the County has identified the Inclusionary Housing Ordinance as an impediment to development of housing within the County.

3. PROPOSED AMENDMENTS:

The County began the update process planning to completely reorganize the entirety of the Inland Zoning Code; however, staff has determined that the current format is more user-friendly than alternatives that had been reviewed with the consultant. Keeping existing chapter numbering and organization means that only minor adjustments are necessary to ensure that staff and the public are easily able to find applicable regulations. Proposed amendments include clean ups to numerous Chapters within the Inland Zoning Code to (1) implement the changes noted in this memorandum; (2) reorganize portions to make the code more user friendly; and (3) to remove unnecessary or redundant sections. Several new chapters and sections are proposed including two new zoning districts to implement the Ukiah Valley Area Plan (UVAP), a new affordable housing and density bonus chapter, regulations for moveable tiny homes, and an administration chapter. Each of the new chapters are discussed individually in this memorandum.

The originally proposed amendments from the Department also included adoption of new regulations for a

new Commercial Use Type which would allow Transient Habitation—Low Intensity Camping in certain zoning districts provided there is a primary residential or agricultural use of the property. As described in the Planning Commission Recommendation section of this memorandum, the Planning Commission has recommended against including regulations for this use at this time. The Department is supportive of delaying action on any proposed regulations for Transient Habitation—Low Intensity Camping to ensure that adequate public input and participation occur prior to further consideration of potential regulations and agrees with the Planning Commission’s recommendation to the Board.

Proposed amendments include amendments to allowable uses in all zoning districts to (1) eliminate Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit or Use Permit; and (2) achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing.

Minor amendments are made to Chapter 20.004 General Provisions for consistency purposes. The Department has also corrected what appears to be a minor oversight regarding Animal Raising—Personal in the Agricultural (AG), Rangeland (R-L), Forestland (F-L), and Timber Production Zone (TPZ) zoning districts where the higher intensity use of Animal Raising is permissible but not the lower intensity use of personal.

NEW CHAPTERS: Proposed amendments include the addition of several new Chapters, as follows: 20.086 “MUNS” Mixed Use North State District; 20.087 “MUBST” Mixed Use Brush Street Triangle District; 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units; 20.170 Moveable Tiny Homes; 20.190 Administration; and 20.234 Affordable Housing and Density Bonuses.

**CHAPTER 20.086 “MUNS” Mixed Use North State District and
CHAPTER 20.087 “MUBST” Mixed Use Brush Street Triangle District**

These Chapters are proposed to be added to implement the UVAP. When the UVAP was adopted three new land use designations were created but implementing zoning districts were not established. Land use designations added as part of the UVAP were the Mixed Use General, Mixed Use North State and Mixed Use Brush Street Triangle. In 2014, the County adopted Ordinance No. 4329 adding the Mixed Use General “MU-2” zoning district, which implemented the Mixed Use General land use designation. The Department now proposes to add the two remaining zoning districts to implement the UVAP consisting of the MUNS and MUBST districts. The two new zoning districts are structured like all other zoning districts with permitted uses, density standards, and floor area ratio based upon the UVAP land use designation. Additionally, it should be noted that once the zoning districts are established, future development will be evaluated on a project basis for consistency with the zoning regulations and if necessary environmental review will be conducted at the time of project implementation.

Minor amendments were made to these Chapters as part of the Planning Commission hearings as it relates to the intent section of Chapter 20.086 for the Mixed Use North State zoning district and to the name of the Day Care Facilities/Small Schools Civic Use Type.

CHAPTER 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units

This Chapter is added to move the standards for Accessory Dwelling Units and Junior Accessory Dwelling Units out of Chapter 20.164 Accessory Uses and into a separate Chapter. Accessory Dwelling Units and Junior Accessory Dwelling Units are still listed as allowable accessory uses in Chapter 20.164, only the standards have been relocated to the new Chapter 20.166. Several updates were made to the standards that previously existing in Chapter 20.164 including several updates that have occurred to State Law such as reduced setbacks, parking standards, and conversion of existing accessory structures to accessory dwelling units.

After reviewing the draft Chapter with the Planning Commission, and at the Commission’s direction, staff re-reviewed State ADU law (now at Government Code section 66310 *et seq.*), and several modifications were made to this proposed Chapter to ensure consistency with State Law. In summary, the following changes were made:

- (1) that such units do not count towards allowable density,
- (2) inclusion of deemed approved remedies,
- (3) language regarding the lack of need to correct nonconforming zoning conditions or

- building code violations as part of constructing such units,
- (4) allowance for conversion of attached accessory structures,
 - (5) allowance for conversions of detached accessory structures subject to certain conditions,
 - (6) updated size limitations for attached accessory dwelling units ensuring that it does not exceed 50 percent of the existing or proposed primary dwelling,
 - (7) language to allow for the elimination or modification of front yard setbacks by the Director to ensure that an accessory dwelling unit of at least 800 square feet in size is able to be constructed,
 - (8) updated size limitations for detached accessory dwelling units ensuring that they do not exceed twelve hundred (1,200) square feet,
 - (9) clarification on setback requirements for conversion of existing structures to detached accessory dwelling units,
 - (10) language clarification that owner-occupancy for JADU's is not required if the owner is another governmental agency, land trust, or housing organization.
 - (11) Updated required parking language to reflect the exceptions to parking contained in Government Code section 66322.
 - (12) Addition of a new section 20.166.045 regarding conversion of a single-family dwelling or accessory structure to an ADU or JADU consistent with Government Code section 66323 including the provisions that such units are to only be rented for a term longer than 30 days,
 - (13) Addition of section 20.166.050 referencing the allowance for sale of Accessory Dwelling units or Junior Accessory Dwelling Units consistent with Government Code section 66341.

In addition, a minor language change was recommended by the Planning Commission to the Purpose and Intent of the Chapter to remove reference to low income and elderly households.

CHAPTER 20.170 Moveable Tiny Homes

In recent years, the use of "Tiny Homes" has been an alternative to creating affordable housing in California, with many jurisdictions now utilizing this as one of the tools for affordable housing in their communities. Conventional construction tiny homes are already permissible within Mendocino County and the County adopted Appendix AQ to the 2022 California Building Code to provide for relaxed standards for tiny homes under 400 square feet in size. The proposed adoption of regulations for moveable tiny homes will further affordable housing within the County, consistent with goals in the County's Housing Element regarding diversity in housing options for varying income levels. This Chapter is proposed to be added based upon Board of Supervisors direction and includes standards for Moveable Tiny Homes. Moveable Tiny Homes are structures that are regulated by the California Department of Motor Vehicles that have an appearance of a stick-built residential structure. A Moveable Tiny Home does not include recreational vehicles or travel trailers. The Board of Supervisors directed to allow Moveable Tiny Homes as either the primary residence on a property or as an Accessory Dwelling Unit subject to the standards recommended in proposed Chapter 20.170. This is not a new use type as a Moveable Tiny Home would be classified as either Family-Residential: Single-family or as an Accessory Dwelling Unit and be subject to the zoning district standards for the district it is located within.

Several modifications were made to this proposed Chapter as part of the Planning Commission hearing to remove several of the proposed design standards including minor language changes to section 20.170.015(B)(4) regarding materials allowed on the exterior of moveable tiny homes to align the allowances with materials allowed under the California Building Code. Design standard changes were also recommended to the foundation or pad for moveable tiny homes as well as the striking of the requirement for mechanical equipment to be incorporated into the structure. In addition, the Planning Commission recommended revising the description of the requirements for utility connections to provide greater flexibility, if allowed by Environmental Health.

CHAPTER 20.190 Administration

This proposed Chapter lays out the basic roles, responsibilities and functions of all planning

authorities, including the Board of Supervisors, Planning Commission, Zoning Administrator and Planning and Building Services Director. The Chapter also provides a single location for public hearing procedures and noticing, procedures for modification or revocation of approved permits or approvals, administrative withdrawal of abandoned applications, application forms and fees, and the review of applications.

A minor correction to language in section 20.190.030(A) was made during the Planning Commission hearings to clarify the timeline for initial completeness review of applications.

CHAPTER 20.234 Affordable Housing and Density Bonuses

The proposed Chapter includes a density bonus and incentive program consistent with Government Code sections 65915-65918 and procedures associated with such applications. The proposed Chapter also includes a bridge for the Affordable Housing Trust Fund such that the funds previously collected under Chapter 20.238 (Inclusionary Housing) can still be utilized for furthering affordable housing within the County, and also serve as the depository for any equity share funds realized from density bonus projects.

The Planning Commission did not express any concerns or provide any suggested modifications to this Chapter.

AMENDMENTS:

CHAPTER 20.008 Definitions

This Chapter has been amended to reflect the changes made throughout the code and remove erroneous or duplicative definitions.

The Planning Commission recommended amendments to or addition of several definitions, as follows:

- (1) add a definition of Battery Energy Storage Systems to account for batteries used in storing and distributing energy,
- (2) update the definitions of Accessory Dwelling Unit, Efficiency Kitchen and Junior Accessory Dwelling Unit and add definitions of Nonconforming Zoning Condition and Passageway to better match current State law,
- (3) add clarifying definitions for Dead Storage, Proposed Dwelling, Tandem Parking, Transient Habitation and Water Extraction for Bulk Sale to clarify these phrases as used in the Inland Zoning Code, and
- (4) eliminate references to minor use permits, which have otherwise been proposed to be changed to use permits or administrative permits.

CHAPTER 20.016 Residential Use Types

Section 20.016.010 Assisted Living Residential Care Facility:

This proposed section appears like a new use type within Chapter 20.016; however, this use was previously listed as an allowable accessory use in Section 20.164.015(T) and was termed as "Family Care Home". This shift from accessory use to a listed use type has no impact on the overall allowance for these types of facilities and clarifies that this use can be a standalone use on a property. As an accessory use this use was allowed as accessory to all residential and agricultural use types and could be developed prior to a primary use being established on the property and therefore the transition to a principally permitted use in all districts that allow residential and agricultural use types will have no change to potential impacts as accessory uses are principally permitted already in all zoning districts.

The Planning Commission requested staff review the allowances for Assisted Living Residential Care Facilities in Chapter 20.096 Limited Industrial (I-1) and Chapter 20.100 General Industrial (I-2) zoning districts. Staff reviewed state regulations surrounding this use type and agreed that this change could be made as Health and Safety Code is specific to not requiring a conditional use permit, zoning variance, or other zoning clearance for these types of facilities that is not required of a family dwelling of the same type in the same zone. Since no Family Residential use types are permitted within the Limited Industrial or General Industrial zoning districts, there is no conflict with state law in making this change.

Section 20.016.020 Day Care Facility:

This proposed section appears like a new use type within Chapter 20.016; however, this use was previously listed as an allowable accessory use in Sections 20.164.015(V) and (W) were termed as “Day Care Home-Small Family” and “Day Care Home-Large Family”. Pursuant to California Health and Safety Code section 1597.45 Day Care Facilities are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. California Health and Safety Code section 1597.40 provides that the applicable state law provisions shall preempt local laws. As such, this use was relocated to the Residential Use Types and is subject to the same standards as only residential use types in all zoning districts. As an accessory use this use was allowed as accessory to all residential and agricultural use types and therefore it is considered principally permitted in all districts that allow residential and agricultural use types.

The Planning Commission requested staff review the allowances for Day Care Facilities in Chapter 20.096 Limited Industrial (I-1) and Chapter 20.100 General Industrial (I-2) zoning districts. Staff recommended that a parenthetical be added to the use type to clarify that it is only allowed in conjunction with Employee Housing within both zoning districts. Pursuant to California Health and Safety Code section 1597.45(a) *the use of a home as a small or large family daycare home shall be considered a residential use of property and a use by right for the purposes of all local ordinances, including, but not limited to, zoning ordinances.* In both I-1 and I-2 zonings Industrial Caretaker Housing is a principally permitted use (now termed as Employee Housing). Industrial Caretaker Housing is a residential use of the land. These types of Day Care Facilities were previously allowed as an accessory use type to all residential and agricultural uses and if removed would be a potential loss of allowance uses for those districts. As such, staff believes it would be in conflict with state law to not allow a Day Care Facility as a principally permitted use on Industrial zoned properties, but only in conjunction with Employee Housing.

Section 20.016.025 Employee Housing:

This proposed use type replaces the previous use types of Farm Employee Housing, Farm Labor Housing, Industrial Caretaker Housing, and Industrial Employee Housing. The Employee Housing Act provides for housing for a variety of employee types including agricultural employees and non-agricultural employees. As proposed, this use type references directly to the Employee Housing Act as specified in California Health and Safety Code sections 17000 through 17062.5. Sections 17021.5 and 17021.6 of the Employee Housing Act require that qualifying employee housing be treated the same as residential and agricultural use types in the zoning district, as applicable. Nearly all zoning classifications within the County allow both residential and agricultural use types by right and therefore Employee Housing is principally permitted in all zoning districts.

Section 20.016.030 Low Barrier Navigation Center:

Low Barrier Navigation Center in Government Code sections 65660-65668 was added in 2019 by AB 101. Low Barrier Navigation Center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Pursuant to Government Code section 65662 a Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Low Barrier Navigation Centers are listed as principally permitted in all zoning districts that allow multifamily uses or mixed use zones and listed as a use subject to an administrative permit in all other zoning districts. As currently written, the provisions of Government Code sections 65660-65668 are repealed as of January 1, 2027, unless extended.

Section 20.016.040 Supportive Housing and 20.016.045 Transitional Housing:

These use types were previously listed in Section 20.152.040. Pursuant to Government Code sections 65650-65656, supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. Supportive and Transitional housing units are listed as principally permitted in all zoning districts that allow multifamily uses and listed as uses subject to an administrative permit in all other zoning districts.

CHAPTER 20.020 Civic Use Types

Section 20.020.023 Child Day Care Facility.

This use type is proposed to be deleted as it does not appear as a permitted use type in any zoning district. The new residential use type of Day Care Facility addresses all necessary Child Day Care Facility uses.

Section 20.020.040 Day Care Facilities/Small Schools.

This use type was recommended to be amended to remove “Day Care Facilities” from the use type as the new residential use type of Day Care Facility addresses this. Section 20.020.040 would then solely be applicable to Small Schools and edits are recommended as shown in the redline changes to reflect this change.

During hearings with the Planning Commission, Staff realized as part of updating the Day Care Facility residential use type that the initial deletion of the Day Care Facilities language from section 20.020.040 Day Care Facilities/Small Schools created a circumstance where no Day Care Facility could be established in absence of being operated within a home. Therefore, throughout the applicable zoning districts, staff has reversed the deletion of Day Care Facility from the Day Care Facility/Small Schools use type and the Planning Commission had no objections to this reversal.

CHAPTER 20.024 Commercial Use Types

Section 20.024.065 Eating and Drinking Establishments:

Language is proposed to be added at the end of the existing use type to reflect that tasting rooms are classified within this use type if they are not associated with a Packaging and Processing—winery use type.

Section 20.024.135(D) Transient Habitation—Low Intensity Camping:

Proposed section 20.024.135(D) was a new Commercial Use Type under Transient Habitation. The proposed new use type would be called Transient Habitation—Low Intensity Camping. This use type was proposed to be defined as “camping for transient guests involving recreational vehicles or tents which is incidental to the primary residential or agricultural use of the site. Low Intensity Camping is subject to the requirements of section 20.176.020.” As described in the Planning Commission Recommendation section of this memorandum, the Planning Commission has recommended against including regulations for this use at this time. The Department is supportive of delaying action on any proposed regulations for Transient Habitation—Low Intensity Camping to ensure that adequate public input and participation occur prior to further consideration of potential regulations and agrees with the Planning Commission’s recommendation to the Board.

Section 20.024.140(C) Wholesaling, Storage and Distribution—Heavy:

This use type is amended to clarify that propane providers are included as part of this use type. Propane providers have been classified as being under this use type in the past by a Directors use classification pursuant to Chapter 20.012 of County Code, so there is effectively no change, solely codifying the past determination. The existing use type covers open-air storage, distribution and handling of materials and equipment. Since the storage of propane and associated tanks as well as the distribution to customers fit closely with this existing use type it is now listed as a “typical use” in this section.

CHAPTER 20.036 Extractive Use Types

The Extractive Use Type of Mining and Processing, found in Section 20.036.010, is proposed to be amended to remove reference to a major use permit and instead only reference a use permit and additionally to clarify that water extraction for bulk sale from either a well, spring, watercourse or any other source that is not a water district is included in this use. The Director of Planning and Building Services has previously classified water extraction within this use type, so this change is codifying that previous determination. The Director of Planning and Building Services has the authority to classify common uses pursuant to Chapter 20.012 considering “common functional, product, or compatibility characteristics with other uses already classified within the use type”. Since as early as 1985, the Department has considered water extraction to be an extractive use type, “Mining and Processing”. This interpretation was affirmed by the Planning Commission and ultimately the Board of Supervisors in 2001 via Administrative Appeal #AA 1-2001, which related to the extraction of water from a private well for bulk sale. The extraction of water for bulk sale is most similar to extractive uses such as soil, rock, mineral or geothermal extraction and sale. This is due to the fact that it essentially involves the extraction of a natural resource from the property and selling it for off-site use, similar to mineral extraction and sale. Since this use type has been

classified in this manner since as early as 1985, there is effectively no change with the proposed language addition to the Mining and Processing use type, solely codifying the past determination.

CHAPTERS 20.044 through 20.108 All Zoning Districts

All zoning districts were amended as described in the preceding sections regarding certain specific use types as well as clarifying the density standards for consistency with the General Plan. As a result of the Planning Commission hearings on the proposed amendments to the Inland Zoning Code, several additional changes were made to the various zoning districts, as is summarized in this section. Amendments were made to all applicable zoning districts to reflect the Day Care Facility/Small School use type change noted above.

Amendments were made to the following Chapters to remove the Transient Habitation-Low intensity camping use type:

- Chapter 20.044 Suburban Residential
- Chapter 20.048 Rural Residential
- Chapter 20.052 Agricultural
- Chapter 20.056 Upland Residential
- Chapter 20.060 Rangeland
- Chapter 20.064 Forestland
- Chapter 20.068 Timber Production Zone
- Chapter 20.072 Single-Family Residential
- Chapter 20.076 Two-Family Residential
- Chapter 20.080 Multi-Family Residential
- Chapter 20.084 Rural Community
- Chapter 20.088 Limited Commercial
- Chapter 20.092 General Commercial
- Chapter 20.104 Open Space
- Chapter 20.108 Public Facilities

A minor wording amendment was made to the intent section of Chapter 20.086 for the Mixed Use North State zoning district as requested by the Commission.

The required permit level was modified in Chapters 20.088 and 20.092 for the Commercial zoning districts to require that the Automotive and Equipment – gasoline sales use type requires a use permit instead of an administrative permit. This change solely modifies the hearing body where a permit for this use type would be heard. At the direction of the Planning Commission, Staff added the allowance for Animal Raising—personal to both of the Commercial zoning districts as agricultural uses of similar or greater intensity are already allowed within these districts and this would allow for any residential uses within the district to have similar allowable uses to other residentially developed parcels.

The Planning Commission requested staff review the allowances for Assisted Living Residential Care Facilities in Chapter 20.096 Limited Industrial (I-1) and Chapter 20.100 General Industrial (I-2) zoning districts. Staff reviewed state regulations surrounding this use type and agreed that this change could be made as Health and Safety Code is specific to not requiring a conditional use permit, zoning variance, or other zoning clearance for these types of facilities that is not required of a family dwelling of the same type in the same zone. Since no Family Residential use types are permitted within the Limited Industrial or General Industrial zoning districts, there is no conflict with state law in making this change. As such the Planning Commission recommendations to the Board do not include this use type in either Industrial zoning district.

CHAPTER 20.134 Mineral Processing Combining District

After conclusion of the Planning Commission hearings on the draft regulations for this Chapter, staff noted an incorrect reference within section 20.134.010(D)(4) where it incorrectly references height exceptions in section 20.152.025(B)(4) instead of (B)(3). Staff has made the correction within Exhibit A to the proposed Ordinance.

CHAPTER 20.152 General Provisions and Exceptions to Districts

Amendments to this Chapter include the addition of guidance and graphics to ease the measurement of height, setbacks, etc. for both the public and staff. Yard and Setback Exceptions previously contained in separate chapters have been consolidated into the single Section 20.152.015. This includes the relocation of setback exceptions that were listed in Chapter 20.164

Accessory Use Regulations and Chapter 20.148 Supplemental Limitations on Uses. This Chapter also includes clearer guidance on Fences, Walls and Screening including tables and graphics.

The Corridor Preservation Setback is recommended to be removed and development would solely be subject to yard setbacks and outside of any road right-of-way. This change has been supported by the Board of Supervisors and is consistent with how both the California Department of Transportation and the County Department of Transportation protect the right-of-way. This issue comes up most commonly when it relates to fence construction. Often applicants will be upset as they have contacted the applicable transportation department and are told to stay only a few feet off of the right-of-way and when they contact Planning and Building Services are told a much more significant setback distance. These entities have purview over and processes regarding how any roadway expansion would be handled in the future, including acquisition and removal of any structures within expansion areas. Density Bonus provisions have been relocated to proposed Chapter 20.234. Density Transfer language is proposed for deletion as it has never been utilized and it is unclear as to its applicability. Supportive and Transitional Housing have become Residential Use Types and were discussed earlier in this memorandum, and are being deleted from this Chapter.

The Planning Commission recommended several changes to this Chapter including:

- (1) amending Section 20.152.015 to establish consistent four (4) foot setbacks for minor accessory improvements consistent with setback standards for Accessory Dwelling Units,
- (2) removing reference to barbed wire within section 20.152.020(E), thereby continuing the allowance for barbed wire as an acceptable type of fencing within the County without the need for discretionary review,
- (3) amending the Height Exceptions in section 20.152.025 to clarify that wind generators include windmills associated with agricultural uses, and
- (4) removing reference to allowances for additional heights for public utility structures without the processing of a variance. Variances are defined by Government Code section 65906 and staff supports removal of the unspecified height increases for public utility structures without the processing of a variance. A variance is the most appropriate process to address unspecified deviations from zoning code standards.

CHAPTER 20.164 Accessory Use Regulations

Amendments to this Chapter include clean-ups for items previously discussed in this memorandum. The largest change to this Chapter is the addition of Second Residential Units. Prior to adoption of the current Accessory Dwelling Unit regulations, the County allowed Second Residential Units. When the Accessory Dwelling Unit regulations were adopted there were many complaints from the public about the square-footage limitation. As a result, Staff recommends creating allowance for a Second Residential Unit in lieu of an Accessory Dwelling Unit. This would allow for individuals who desire to have the benefits of reduced setbacks or parking exceptions to be able to construct an Accessory Dwelling Unit while also allowing for individuals who desire a larger Second Residential Unit to be able to permit a Second Residential Unit in lieu of the Accessory Dwelling Unit. This will further the implementation of the County's Housing Element by providing more choices of affordable housing within the unincorporated area of the County. Such units are considered approved ministerially without discretionary review, but would be subject to the development standards contained within the Zoning Ordinance.

The Planning Commission recommended correction of a erroneous reference to a Major Use Permit section 20.152.015(K) and revised it to reflect the requirement for a Use Permit for any Room and Board facility if the parcel does not have frontage on a publicly maintained road.

CHAPTER 20.168 Temporary Use Regulations

Amendments are proposed to the Temporary Use Regulations Chapter to include regulations for Food Trucks and clarify permitting requirements for temporary events and temporary camping. Food trucks have been operated in Mendocino County for decades informally, with previous interpretations made citing that food trucks were to be operated only in commercial zoning districts. The proposed regulations will now define food trucks as a temporary use subject to an Administrative Permit. Food Trucks will still require the appropriate permits through the Division of Environmental Health, with no changes to the required permitting.

The Planning Commission recommended striking an erroneous reference to a minor use permit in section 20.168.020(C)(2) and instead referring to use permit.

After conclusion of the Planning Commission hearings on the draft regulations for this Chapter, staff noted an incorrect reference within section 20.168.035(C) where it incorrectly references subsection(D) instead of subsection (E). Staff has made the correction within Exhibit A to the proposed Ordinance.

CHAPTER 20.172 Mobile Homes and Mobile Home Parks

Amendments are proposed to this Chapter to remove what appears to be an erroneous reference to exceptions for mobile home parks who have spaces that exceed 6,000 square feet. In addition, the Development standards have been revised to reflect current Department practices as it relates to application filings. In addition, the Development Standards for individual mobile homes in Section 20.172.015(A)(5) regarding minimum square footage has been struck. This limitation is in conflict with state law provisions which provide that mobile homes can not be subjected to different standards than a conventional single-family residence.

CHAPTER 20.176 Recreational Vehicle Parks and Campgrounds

Proposed section 20.176.020 would be added to existing Chapter 20.176 Recreational Vehicle Parks and Campgrounds. This section provides regulations for Transient Habitation—Low intensity camping. The regulations contained within proposed section 20.176.020 are based upon direction from the Board of Supervisors. Low intensity camping is commercial camping that is incidental to agricultural or residential uses. These sites generally have fewer facilities and generate less traffic than traditional campgrounds. One camp site will be permitted on lots with a business license and additional campsites can be approved with an Administrative Permit or Use Permit. With an Administrative Permit or Use Permit an environmental review would be performed as part of the review process to determine the potential adverse environmental impacts under the California Environmental Quality Act (CEQA). The proposed regulations include site requirements and limitations on the number of campsites permitted with various permit types (business license, administrative permit or use permit). In addition, regulations are included to reduce potential nuisances such as required separation distances between a campsite and an off-site residence, sanitation requirements, duration limits, and requirement for a local contact person or host that is available to respond to complaints within one hour. Low intensity camping is permissible in all zoning districts except for MU-2, MUNS and MUBST. Amendments are made to the remainder of the Chapter to reflect the distinction between Recreational Vehicle Parks, Campgrounds, and Low Intensity Camping.

As described earlier in this memorandum, the Planning Commission has recommended against adopting regulations for Transient Habitation—low intensity camping at this time. As such, references were removed throughout the Chapter regarding the Transient Habitation—low intensity camping use. The Department is supportive of delaying action on any proposed regulations for Transient Habitation—Low Intensity Camping to ensure that adequate public input and participation occur prior to further consideration of potential regulations and agrees with the Planning Commission’s recommendation to the Board.

CHAPTER 20.180 Off-street Parking

Amendments are proposed to this Chapter to reorganize portions of the regulations to improve user-friendliness. In addition, staff has added provisions for shared parking facilities, which will reduce potential impacts from development where shared parking can be accommodated by reducing overall lot coverage. Additional standards have also been added for drive-through facilities to ensure pedestrian safety and adequate circulation. Graphics are included to provide guidance to both staff and the public on parking requirements. Additionally, the proposed standards will further aid in the implementation of the UVAP Policies, including:

UVAP Policy CD.1d: Parking Requirements, which states *“Include parking standards in the land development code to guide commercial and industrial parking quantity and design. Requirements shall focus on minimizing the number of stalls required and improving site aesthetics, providing shade, reducing solar heat gain, and clean drainage.”*

Implementation of the parking standards will be consistent with the adopted General Plan and UVAP.

The Planning Commission recommended numerous changes to this Chapter. Specifically, an addition to section 20.180.010 is recommended to comply with California Government Code section 65863.2(a) which states that “*a public agency shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of public transit.*” Modified language in section 20.180.020 is recommended to address the surfacing of parking areas with a minimum fifty percent of permeable materials and added that lighting be downcast and shielded. In addition, amendments are recommended to subsection (F) as it relates to electric vehicle charging stations to comply with General Plan Policy DE-275 and California Government Code section 65858.71(d). General Plan Policy DE-275 required that the County revise parking standards to allow one electric vehicle charging station parking space to count as two standard parking spaces. California Government Code section 65858.71(d) requires that if an electric vehicle charging station and associated equipment interfere with, reduce, or eliminate or in any way impact the required parking spaces for existing uses that the local government must reduce the number of required spaces by the amount necessary to accommodate the charging station and associated equipment.

CHAPTER 20.184 Sign Regulations

Amendments are proposed to this Chapter to improve the user experience and provide graphics for additional guidance on calculating standards such as sign area and measuring sign height. There are no exemptions for signs that would result in unregulated signage that would conflict with the previously adopted EIR for the General Plan.

CHAPTER 20.192 Administrative Permits

Amendments have been made to this Chapter to align the application process to be consistent with other chapters in the code for processing of Use Permits and Variances. In addition, Findings are now included that are required to be made for Administrative Permits. The largest change is that all Administrative Permits will be subject to a public hearing with the Zoning Administrator. The proposed amendments will also allow the Zoning Administrator to elevate an Administrative Permit to the jurisdiction of the Planning Commission in the case where the public interest warrants.

CHAPTER 20.196 Use Permits

Amendments have been made to this Chapter to align the application process to be consistent with other chapters in the code for processing of Administrative Permits and Variances. Amendments also reflect the proposed addition of the Administration Chapter in proposed Chapter 20.190 where all public noticing requirements and modification procedures are now located.

CHAPTER 20.200 Variances

Amendments have been made to this Chapter to align the application process to be consistent with other chapters in the code for processing of Administrative Permits and Use Permits. Amendments also reflect the proposed addition of the Administration Chapter in proposed Chapter 20.190 where all public noticing requirements and modification procedures are now located. The most significant change in this Chapter is that Variances are proposed to be handled by the Planning Commission as opposed to the Zoning Administrator. Staff recommends that deviation from zone standards should be handled by a higher planning body than the Zoning Administrator. Given the limited number of variances received in any given year, staff does not anticipate that this will be a significant workload increase for the Planning Commission.

CHAPTER 20.204 Nonconforming Uses and Structures

Amendments are proposed to this Chapter to provide greater clarity in the regulations and also to align the Chapter with language contained in other Divisions of Title 20 and the language in Policy DE-32 of the General Plan. As an example, the Coastal Zoning Code allows for reconstruction of non-conforming structures provided reconstruction is started within 1 year and previously the Inland Zoning Code did not have such an allowance.

The Planning Commission recommended several amendments to this Chapter. Amendments were made to section 20.204.015 as it relates to restoration of damaged structures to reflect the reasonable timelines for the restoration of such uses. Modification of the timelines for restoration remains consistent with General Plan Policy DE-32 which speaks to, in part, the re-establishment of discontinued or destroyed legal nonconforming uses and structures provided they are reestablished within a reasonable time, as established in the zoning code. In addition, expansion of nonconforming uses and structures now require obtainment of a use permit as opposed to an

administrative permit.

CHAPTER 20.208 Appeals

Minor amendments are proposed to this Chapter to provide clarity in the regulations and clarify that notice of certain appeals is to be provided.

CHAPTER 20.212 Amendments, Alterations, and Changes in Districts

Minor amendments are proposed to this Chapter to provide clarity in the regulations and procedures surrounding applications for general plan amendments and rezonings, specific plans, zoning code provisions, and zoning map. The Chapter is also proposed to be renamed to Amendments to General Plan, Specific Plan, Zoning Code, and Zoning Map.

CHAPTER 20.216 Enforcement

Minor amendments are proposed to this Chapter to align the Chapter with enforcement procedures contained in other titles of County Code.

CHAPTER 20.236 Towers and Antennas

Minor amendments to references to Federal regulations have been updated within this Chapter.

CHAPTER 20.242 Cannabis Cultivation

Proposed amendments include elimination of Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit. With public hearings and individual environmental review being required for all Administrative Permits and the hearing body remaining the Zoning Administrator with option to elevate permits to the Planning Commission there is no potential impact to the environment or the ability for the public to participate in decisions on such permits. No required findings for discretionary permits for cultivation are changed as a result of these amendments.

CHAPTER 20.243 Cannabis Facilities

Proposed amendments include elimination of Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit. With public hearings and individual environmental review being required for all Administrative Permits and the hearing body remaining the Zoning Administrator with option to elevate permits to the Planning Commission there is no potential impact to the environment or the ability for the public to participate in decisions on such permits. No required findings for discretionary permits for cannabis facilities are changed as a result of these amendments.

GENERAL PLAN CONSISTENCY:

The proposed amendments to the zoning regulations are consistent with the General Plan and establish greater consistency between the zoning regulations and the General Plan than currently exists, as described further below.

Many of the proposed amendments are administrative in nature including reorganizations, clarifications, or graphics and do not change overall allowable uses and therefore can be seen to have no impact on consistency with the General Plan. Chapter 20.190 is added to Division I to provide for Administration guidance and is the addition of only administrative provisions. Other amendments that are administrative in nature include amendments to Chapter 20.004 General, Chapter 20.008 Definitions, Chapter 20.012 Use Classifications, Chapter 20.040 Establishment of Districts, Chapter 20.152 General Provisions and Exceptions Districts, Chapter 20.160 Cottage Industries, Chapters 20.180 Off Street Parking, Chapters 20.184 Sign Regulations, 20.192 Administrative Permits, 20.196 Use Permits, 20.200 Variances, 20.208 Appeals, 20.212 Amendments, Alterations, and Changes in Districts (to be renamed), 20.216 Enforcement, 20.236 Towers and Antennas, 20.242 Cannabis Cultivation and 20.243 Cannabis Facilities.

Proposed amendments include amendments to allowable uses in all zoning districts and Chapters 20.242 (Cannabis Cultivation) and 20.243 (Cannabis Facilities) to eliminate Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit or Use Permit. As Administrative Permits are still discretionary permits, no change to General Plan policy consistency review standards for individual projects will occur. Other amendments made to all zoning districts are the alignment of the dwelling densities with limitations specified in the General Plan. The current zoning regulations for various districts do not accurately reflect the dwelling density allowed by the General Plan in that the zoning regulations did not differentiate density based upon availability of water and sewer facilities. The proposed

amended regulations now are consistent with the density standards under the Land Use Classifications in General Plan (Policies DE-9 through DE-22).

Amendments are proposed to every zoning district (Chapters 20.044 through 20.108) to achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing. Corresponding use types were also added to Chapter 20.016 (Residential Use Types) for these uses. State law requires that these use types be treated the same as residential or agricultural uses in any zoning district or a use by right in certain districts. All zoning districts within the County allow either residential or agricultural uses by right and as a result the use types of Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive and Transitional Housing contained in proposed Chapter 20.016 have the same level of intensity and potential impact as existing residential and agricultural uses in each zoning district that are allowed for by the General Plan. As described earlier in this memorandum, all of these use types with the exception of Low Barrier Navigation Centers were either existing accessory use types to residential and agricultural uses or civic use types. Housing Element Action Item 3.5a(8) requires the County review its zoning ordinance and make revisions to allow low barrier navigation centers consistent with Government Code. The proposed amendments will create this consistency. Further, Housing Element Action 3.5a(10) requires the County amend the zoning regulations as needed to be compliant with AB 2162 as it relates to Transitional and Supportive Housing. The proposed ordinance amendments will create consistency with State Law and satisfy this action item.

Proposed amendments include the repeal of the following Chapters: 20.112 "A-H" Airport Height Combining Districts; 20.128 "AV" Airport Districts; 20.140 "SH" Special Hazards Combining District; 20.148 Supplemental Limitations on Uses; 20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants; 20.220 General Plan—Zoning Compatibility; 20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancheria; 20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area; and 20.238 Inclusionary Housing. As discussed earlier in this memorandum the Chapters proposed for repeal are Chapters that are either outdated, no longer applicable or their standards have been merged with other Chapters. Repeal of these Chapters does not raise any concerns of consistency with the General Plan.

Chapter 20.238 Inclusionary Housing was identified as an impediment to housing production in the County's most recent Housing Element. As noted in the Housing Element, local housing developers have expressed concern, including at Board of Supervisors meetings, that the Chapter makes new development unprofitable to complete. Housing Element Action Item 3.5a(7) states that the County will amend the Inclusionary Housing requirements to allow more flexibility, encouraging greater use of the program. In reviewing the effectiveness of the existing Chapter, staff believes it is harming overall housing production more than it is providing any assistance to affordable housing production, and recommends repeal instead of amendment. Existing provisions have resulted in the payment of only approximately \$150,000 in in-lieu fees from minor subdivisions, in the fifteen (15) years since the chapter was adopted, and no inclusionary units have actually been created. This amount would provide minimal assistance to any affordable housing project. Even if the funds were used for a first-time homebuyer program, this amount would fund no more than three secondary loans, assuming that \$50,000 would actually be sufficient to lower the price of a home on the open market to an affordable housing cost. The only major subdivisions processed in the last fifteen years were actually a subdivision and resubdivision of the same property, both of which utilized the exemption of Section 20.238.010 that provides that projects utilizing State Density Bonus Law (Government Code Section 65915 *et seq.*) are exempt from the Chapter. While other development constraints and economic factors have played a role in the lack of major subdivisions within the County over the last 15 years, the provisions of Chapter 20.238 have not assisted in creating any meaningful affordable housing or funding resources. The County's Housing Element also did not rely on Chapter 20.238 to create affordable housing units to assist in meeting its share of the sixth cycle Regional Housing Needs Assessment.

Proposed Chapter 20.234 Affordable Housing and Density Bonuses would move the county to a voluntary program where a density bonus can be obtained by utilizing State Density Bonus Law and as a result of requesting a density bonus, affordable units would be established consistent with applicable provisions of State Density Bonus Law. Housing Element Action Item 3.1d commits the County to updating the Density Bonus Ordinance for consistency with current state law. The proposed Chapter 20.234 would result in consistency with current state law and satisfy Action Item 3.1d. Given the lack of any reasonable housing development over the last 15 years, the County believes that eliminating the current mandatory inclusionary housing program will result in additional overall housing production within the County for all income levels. With additional possible housing developments may come greater use of State Density Bonus Law. In

removing an impediment to housing development, staff believes that the elimination of Chapter 20.238 and replacement with Chapter 20.234 is consistent with the General Plan and Housing Element.

Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations have been moved to a standalone Chapter but the use types are still listed within Chapter 20.164 Accessory Use Regulations. Several updates were made to the standards that previously existing in Chapter 20.164 and inclusion of several updates that have occurred to State Law. Related to this, amendments to Chapter 20.164 Accessory Use Regulations include the addition of Second Residential Units. Prior to adoption of the current Accessory Dwelling Unit regulations in 2018, the County allowed Second Residential Units. When the Accessory Dwelling Unit regulations were adopted there were many complaints from the public about the square-footage limitation. As a result, Staff recommends creating allowance for a Second Residential Unit in lieu of an Accessory Dwelling Unit. This would allow for individuals who desire to have the benefits of reduced setbacks or parking exceptions to be able to construct an Accessory Dwelling Unit while also allowing for individuals who desire a larger Second Residential Unit to be able to permit a Second Residential Unit in lieu of the Accessory Dwelling Unit. Second Residential Units did not have any square footage limitation associated with them as written in the code prior to the 2018 amendments to replace them with Accessory Dwelling Units. In addition, there is no change in density as the regulations allow for either an Accessory Dwelling Unit or a Second Residential Unit, but not both. As a result, there is no change in the consistency of Accessory Dwelling Units or Second Residential Units with the General Plan as the regulations for Second Residential Units have existed since 1987.

New regulations are proposed for Moveable Tiny Homes, which are structures that are regulated by the California Department of Motor Vehicles that have an appearance of a stick-built residential structure. A Moveable Tiny Home does not include recreational vehicles or travel trailers. The Board of Supervisors directed to allow Moveable Tiny Homes as either the primary residence on a property or as an Accessory Dwelling Unit subject to the standards recommended in proposed Chapter 20.170. This is not a new use type as a Moveable Tiny Home would be classified as either Family-Residential: Single-family or as an Accessory Dwelling Unit and be subject to the zoning district standards for the district it is located within. Given that these new regulations are tied to analogous existing uses of both single family homes and/or accessory dwelling units/second residential units these use types. As a result, Moveable Tiny Home regulations are consistent with the General Plan. Standards have been added to ensure that moveable tiny homes have the appearance of conventional construction residences, no impact will result.

As part of the Department's proposed ordinance amendments, Staff prepared the following discussion of consistency of the Transient Habitation-Low Intensity camping use type. As discussed previously, the Planning Commission and Staff is recommending that regulations surrounding this use type not be adopted at this time. The previously proposed section 20.024.135(D) would have been a new Commercial Use Type under Transient Habitation. The proposed new use type would have been called Transient Habitation—Low Intensity Camping. This use type was proposed to be defined as “camping for transient guests involving recreational vehicles or tents which is incidental to the primary residential or agricultural use of the site. Low Intensity Camping is subject to the requirements of section 20.176.020. Low intensity camping is commercial camping that is incidental to agricultural or residential uses. The proposed regulations included site requirements and limitations on the number of campsites permitted with various permit types (business license, administrative permit or use permit). In addition, regulations were included to reduce potential nuisances such as required separation distances between a campsite and an off-site residence, sanitation requirements, duration limits, and requirement for a local contact person or host that is available to respond to complaints within one hour. One camp site was proposed to be permitted on lots with a business license and additional campsites approved with an Administrative Permit or Use Permit. With an Administrative Permit or Use Permit an environmental review would be performed as part of the review process to determine the potential adverse environmental impacts under the California Environmental Quality Act (CEQA). Presently, County Code allows for the temporary camping on a property without compensation or profit and up to 30 individuals or 10 tents/recreational vehicles without any permit. Division I already allows for camping regardless of profit at higher levels than is allowed under the proposed regulations for low intensity camping. The proposed new use implements General Plan policies supporting economic development contained in Policies DE-48 and DE-49. As a result, the proposed new use type would have been consistent with the General Plan.

Amendments are proposed to the Temporary Use Regulations in Chapter 20.168 to include regulations for Food Trucks and clarify permitting requirements for temporary events and temporary camping. Food trucks have been operated in Mendocino County for decades informally, with previous interpretations made citing that food trucks were to be operated only in commercial zoning districts. The proposed regulations will now define food trucks as a temporary use subject to an Administrative Permit if they are to be at a fixed location

for more than four hours. The requirement for an Administrative Permit will allow for site specific CEQA review for any new food truck operations. Food Trucks will still require the appropriate permits through the Division of Environmental Health. The addition of Food Trucks as a temporary use implements General Plan policies supporting economic development contained in Policies DE-48 and DE-49.

Amendments proposed to Chapter 20.204 Non-conforming Uses and Structures aligns the implementing regulations with the General Plan policies surrounding legal non-conforming lots, structures and uses, specifically Policies DE-32 and DE-33.

UKIAH VALLEY AREA PLAN (UVAP) CONSISTENCY:

Two new zoning districts are proposed to be adopted to implement the UVAP. Chapter 20.086 “MUNS” Mixed Use North State District and Chapter 20.087 “MUBST” Mixed Use Brush Street Triangle District implement two land use designations that were established under the UVAP in 2011, Mixed Use North State and Mixed Use Brush Street Triangle. The two new zoning districts are structured like all other zoning districts with permitted uses, density standards, and floor area ratio based upon the UVAP land use designation.

AIRPORT PLAN COMPATIBILITY:

The Department reviewed the compatibility of the proposed Inland Zoning Code Update with both the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) or the Mendocino County Airport Comprehensive Land Use Plan (ACLUP). The Department determined that the Inland Zoning Code Update does not require review by the County Airport Land Use Commission, as further detailed in this section. Policy 1.3.2(b) of the ACLUP requires review by the ALUC of zoning ordinances only if they both affect property within the airport planning area and involve the type of airport impact concerns listed in Paragraph 1.2 of the ACLUP. Paragraph 1.2 that’s the ALUC is concerned only with the potential impacts related to aircraft noise, land use safety, airspace protection, and aircraft overflights.

Similarly, UKIALUCP Policy 1.4.1 requires review by the ALUC of zoning ordinances only if they both affect land within the Airport Influence Area and involve the types of airport impact concerns listed in Policy 1.3.1(b). Policy 1.3.1(b) includes four compatibility factors, as follows (1) noise, (2) safety, (3) airspace protection, and (4) overflight.

The proposed Inland Zoning Code Update does not affect these four factors described in both the ACLUP and UKIALUCP. The proposed update to the Inland Zoning Code primarily focuses on establishing consistency with State Law for certain residential uses, administrative updates, and enhanced user friendliness. The only new land use category is Low Barrier Navigation Centers (prior to the Planning Commission hearings, the other new land use category proposed was Transient Habitation-Low Intensity Camping). Amendments are proposed to every zoning district (Chapters 20.044 through 20.108) to achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing. Corresponding use types were also added to Chapter 20.016 (Residential Use Types) for these uses. State law requires that these use types be treated the same as residential or agricultural uses in any zoning district or a use by right in certain districts. All zoning districts within the County allow either residential or agricultural uses by right and as a result the use types of Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive and Transitional Housing contained in proposed Chapter 20.016 have the same level of intensity and potential impact as existing residential and agricultural uses in each zoning district that are allowed for by the General Plan. All of these use types with the exception of Low Barrier Navigation Centers were either existing accessory use types to residential and agricultural uses or civic use types. Pursuant to Government Code section 65662 a Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Low Barrier Navigation Centers are listed as principally permitted in all zoning districts that allow multifamily uses or mixed use zones and listed as a use subject to an administrative permit in all other zoning districts. Prior to the Planning Commission hearings, the other new land use category proposed was Transient Habitation-Low Intensity Camping which is similar to existing allowable activities under the zoning code and would occur at a lower intensity than existing allowances for temporary camping that is not for profit. Each of the four compatibility factors is discussed below.

1. Noise: The proposed update does not include changes to land use regulations that would expose individuals to potentially disruptive levels of aircraft noise as there is no change to land uses or zoning that would increase potential exposure to aircraft noise beyond that which exists today.
2. Safety: The proposed update does not change uses or land use regulations such that they would create

areas where risk of an aircraft accident to people or property on the ground beyond that which exists today.

3. **Airspace Protection:** The proposed update does not include any new or modified regulations that would affect heights of structures or other land use characteristics as it pertains to any Airport Influence Area and in turn airspace protection. No additional restrictions are necessary beyond those provided for in existing regulations and the applicable ACLUP or UKIALUCP to prevent creation of physical, visual, or electronic hazards to flight within airspace required for operation of aircraft to and from any airport.
4. **Overflight:** The proposed update does not change any existing regulations that would alter locations beneath where aircraft in flight are distinctly visible and audible.

For the above reasons, no review by ALUC is required.

ENVIRONMENTAL DETERMINATION:

The Mendocino County Department of Planning and Building Services prepared an Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports related to the proposed Project (“Addendum”). This addendum demonstrates that the analysis contained in each certified EIR adequately addresses the potential physical impacts associated with implementation of the proposed amendments to Division I of Title 20 of Mendocino County Code and that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

The Addendum as recommended by the Planning Commission is Exhibit A to Attachment 10, the Draft Resolution of the Board of Supervisors. The Addendum included in Attachment 10 does not include the originally proposed language from the Department regarding CEQA compliance for the Transient Habitation-low intensity camping use type. The originally proposed Addendum language from the Department may be found in Attachment 2 of this Memorandum, as Exhibit B to the Draft Planning Commission Resolution.

RECOMMENDED MOTION FOR THE BOARD:

(1) Adopt a Resolution Adopting an Addendum to the Environmental Impact Reports for the Mendocino County General Plan and the Ukiah Valley Area Plan for the Inland Zoning Code Update; and (2) Adopt an Ordinance Adopting the Inland Zoning Code Update, Making Amendments to Division I of Title 20 of the Mendocino County Code; and authorize Chair to sign same.

ATTACHMENTS:

1. Planning Commission Resolution No. PC_2024-0009.
2. July 25, 2024 Planning Commission Hearing Packet.
3. August 1, 2024 Planning Commission Hearing Packet.
4. August 15, 2024 Planning Commission Hearing Packet.
5. Planning Commission Public Comments (July 25 through August 15 hearings).
6. July 25, 2024 Adopted Minutes.
7. August 1, 2024 Adopted Minutes.
8. August 15, 2024 Draft Minutes.
9. Redline Showing Planning Commission Changes to Department Proposed Initial Draft
10. Draft Resolution Adopting Addendum to the General Plan and Ukiah Valley Area Plan Environmental Impact Reports.
Exhibit A – Addendum
11. Draft Ordinance.
Exhibit A – Ordinance Amendments (Clean)