



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

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
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pbs@mendocinocounty.org  
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July 7, 2020

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE  
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, August 6, 2020 at 9:00 a.m. will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** R\_2019-0015

**DATE FILED:** 12/18/2019

**OWNER/APPLICANT:** COOMBS TREE FARM INC

**REQUEST:** Rezone two parcels totaling 33.79± acres from Rural Community (RC 40K) to Limited Industrial (I-1) to facilitate a proposed use of the site for cannabis cultivation.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SH 271), located at 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** KEITH GRONENDYKE

The staff report, draft negative declaration, and notice will be available 21 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

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the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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July 15, 2020

Department of Transportation  
Caltrans  
CalFire - Prevention

Department of Fish and Wildlife  
Piercy Fire District  
Cloverdale Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

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**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** KEITH GRONENDYKE

**RESPONSE DUE DATE:** August 5, 2020. If no response is received by this date, we will assume no recommendation or comments are forthcoming and that you are in agreement with the contents of the Draft Negative Declaration. A copy of the Draft Negative Declaration is attached for your review, and available on line at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>. 21 days before the hearing.

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July 7, 2020

**TO: Mendocino County Observer**  
**FROM: James F. Feenan, Commission Services Supervisor**  
**SUBJECT: Publication of Legal Notice.**

**Please publish the following notice one time on July 9, 2020 in the Legal Notices Section of the Mendocino County Observer.**

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PROOF OF PUBLICATION  
AFFIDAVIT  
(2015.5 C.C.P.)

STATE OF CALIFORNIA  
COUNTY OF MENDOCINO

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years. I am the principal clerk of the

Mendocino County Observer a newspaper of General Circulation, printed and published every Thursday in the town of Laytonville, California, County of Mendocino and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, under the date of March 21, 1981, Case No. 18281 and amended on December 18, 1991, Case No. 18280; that the notice, of which the annexed is a printed copy, (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

July 9

all in the year 2020.  
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Laytonville, California,

this 9th day of July, 2020

  
SIGNATURE

File No. P&B# R\_2019-0015

cc:

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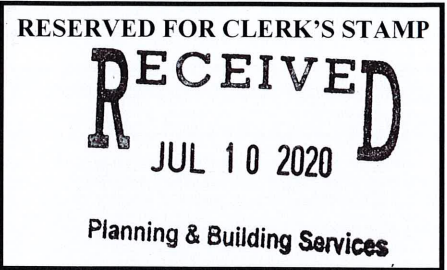
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Pub.: July 9, 2020



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**PLANNING COMMISSION  
STAFF REPORT- REZONE**

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**AUGUST 6, 2020  
R\_2019-0015**

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**SUMMARY**

**OWNER/APPLICANT:** COOMBS TREE FARM INC.  
BART COOMBS  
77 SOLANO SQUARE #312  
BENICIA CA 94510

**REQUEST:** Rezone two parcels totaling 33.79± acres from Rural Community (RC 40K) to Limited Industrial (I-1) to facilitate a proposed use of the site for cannabis cultivation.

**LOCATION:** In the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SH 271), located at 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01).

**TOTAL ACREAGE:** 33.79± Acres

**GENERAL PLAN:** Rural Community 40,000 square feet minimum (RC 40K)

**ZONING:** Rural Community 40,000 minimum (RC 40K)

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Recommend Approval to the Board of Supervisors

**STAFF PLANNER:** KEITH GRONENDYKE

**BACKGROUND**

**PROJECT DESCRIPTION:** Rezone two separate, but adjoining parcels totaling 33.79± from RC (Rural Community) to I-1 (Limited Industrial) to facilitate a proposed use of the site for cannabis cultivation. According to the project applicant: *“At this time, Coombs Tree Farm (CTF) is only requesting a change in zoning of the property from Rural Community to Industrial, which has been the traditional use of the property. From the 1940s to the 1970s, the property was a sawmill site. During the 1970s and 1980s, the site was used for a fabrication shop for welded aluminum boats and a fire wood processing plant. During the 1990s and 2000s, the site was used again as a sawmill site. In 2017 and 2018, the site was used by Caltrans for the disposal of approximately 50,000 cubic yards of slide material as part of their highway maintenance. Most recently, a redwood re-saw mill has been installed on the site for the manufacturing of lumber. The site is currently assessed and taxed as an industrial site. Better alignment needs to be made for the zoning and the assessed designation.”*

In 2018 the property owner applied for a cannabis cultivation permit (AG\_2018-0383) in order to allow the indoor cultivation of a maximum of 2,500 square feet of marijuana. As described below, a provision was placed in the Cannabis Ordinance (Section 10A.17.080(B)(2)(b)) that: If the parcels were to remain zoned RC 40K, the cultivation site would be subject to the ‘Sunset Provision’ for residential districts, per Mendocino County Code Section 10A.17.080(B)(2)(a). This provision ensures that an Agricultural Permit for cultivation may be renewed and valid for only three (3) years after May 4<sup>th</sup>, 2017 for cultivation sites located in the Single-Family Residential (R-1), Two-Family Residential (R-2), Multiple-Family Residential (R-3), Suburban Residential (S-R), **Rural Community (R-C)**, and Rural Residential (lot sizes one (1) acre, two (2) acres and five (5) acres [legal non-conforming parcels to minimum zoning size][R-R:L-1, R-R:L-2, and R-R:L-5



{legal non-conforming to minimum zoning size}}, as well as cultivation sites in any other zoning district where a dwelling unit is a principally permitted use and the legal parcel is less than two (2) acres in size. Any permits issued in the before-mentioned zoning districts or sizes shall be void no later than three (3) years following said effective date, which will be May 4, 2020.

Under Section 20.242.050 **New Cannabis Cultivation Sites Located in Industrial Zoning Districts:** *“Establishment of a new cannabis cultivation site in the I1 (Light Industrial), I2 (General Industrial), and Pinoleville (PI) zoning districts, for the following MCCO permit types, may be permitted on or after January 1, 2018, subject to the requirements of Section 20.242.060: Type C-A, 1A and 2A, and Type C-B, 1B and 2B Permits for mixed-light cultivation, which mixed-light cultivation must occur in a greenhouse equipped with filtered ventilation systems as described in paragraph (M) of Section 10A.17.110 and may not occur in a hoop house.”* As such, this explains the reason behind the applicant’s need to rezone his properties to I-1 (Limited Industrial).

**SITE CHARACTERISTICS:** The proposed project is located in the unincorporated community of Piercy, lying on the south side of road 442B (CR 442B), adjacent to its intersection with State Highway 271. The parcel closest to County road 442 B, APN: 053-110-10, is currently developed with a redwood re-saw mill for the manufacturing of lumber. It has been substantially graded and is virtually devoid of vegetation other than some wild grass cover. The other parcel behind the above noted one, APN 053-130-01, is primarily vacant with some grading appearing to have been done on the upper portion of the lot. It should be noted that the southerly portion of this lot is occupied by the South Fork of the Eel River, which is designated as being within a Flood Zone A. Development within this flood zone would be problematic. The parcels are not within a Water District with the applicant stating that potable water is currently being provided to the front parcel adjacent to road 442B by a spring and an on-site septic tank for sewage processing is also located on the same parcel as the spring. Access to the parcels is gained from County Road 442B and the parcels are served by the Piercy Fire Protection District and Calfire.

**RELATED APPLICATIONS:**

**U\_145-78:** Use Permit that allowed for a lumber planing mill on parcels that previously hosted the Coombs Lumber Company sawmill and planing mill.

**U\_61-84:** Use Permit that allowed for a boat repair and welding shop. Use had existed in vicinity to sawmill.

**U\_28-91:** Use Permit to allow for the establishment of major impact services and utilities for the operation of a remediation facility for petroleum contaminated soils. Application was subsequently **withdrawn** before any hearing.

**U\_19-98:** Use Permit that allowed for the re-establishment of sawmill that had previously existed.

**BU\_2017-0166:** Building Permit application for grading to place and compact 78,600 cubic yards of slide material on the two properties associated with this application (APNs 053-110-10 and 053-130-01). Permit was finalized.

**PP\_2018-0023:** Property Profile application to determine site parameters for a proposed cannabis grow site. Application was finalized.

**AG\_2018-0383:** Agricultural application for cannabis cultivation to establish a 2,500 square foot indoor cannabis growing site. Application is under review.

**PAC\_2018-0011:** Pre-Application Conference to determine the feasibility of this rezone application, as the property would need to be rezoned because of the sunset clause allowing cannabis grows in the existing zoning district. This application applied to both parcels. Application finalized.

**SURROUNDING LAND USE AND ZONING:**

	<b>ADJACENT GENERAL PLAN</b>	<b>ADJACENT ZONING</b>	<b>ADJACENT LOT SIZES</b>	<b>ADJACENT USES</b>
<b>NORTH:</b>	Rural Community (RC 40k)	Rural Community (RC:40K)	3± acres, 5± Acres, 18± Acres	Residential/Vacant
<b>EAST:</b>	Rural Community (RC 40k)	Rural Community (RC:40k)	15.5± Acres	Ag/Residential
<b>SOUTH:</b>	Rural Community (RC 40k)	Rural Community (RC:40k)	37.5 Acres	Vacant
<b>WEST:</b>	Forestland (FL 160) Rural Community (RC 40K)	Forestland (FL:160) Rural Community (RC:40K)	70± Acres	Vacant/Residential

**PUBLIC SERVICES:**

Access: Road 442B (CR 442B)  
 Fire District: Piercy Fire Protection District  
 Water District: None  
 Sewer District: None  
 School District: Southern Humboldt Unified School District

**AGENCY COMMENTS:** On April 24, 2018, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Department of Transportation	Comment
Assessor's Office	No Response
Air Quality	No Comment
Calfire	No response
Caltrans	No response
Environmental Health	No Comment
CDFW	No Response
Building Inspection	No Comment
City of Ukiah – Planning	No Response
Piercy Fire Protection District	Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

**KEY ISSUES**

**1. General Plan and Zoning Consistency:** The proposed project is the rezone of two parcels from RC 40K (Rural Community-40,000 square feet) into the I1 (Limited Industrial) zoning district. Under the current General Plan designation of RC 40K, I1 (Limited Industrial) is listed as a consistent zoning designation. As such, a General Plan Amendment is not necessary to be done concurrently with this application.

Additionally, Section 20.220.005-General Plan-Zoning Compatibility Chart lists I1 Limited Industrial as being compatible zoning under the RC-Rural Community General Plan designation.

As noted above, the purpose of the project is to rezone the subject properties to allow the property owner to establish an indoor cannabis growing operation of a maximum size of 2,500 square feet. Under the current zoning designation, this use is scheduled to “sunset” in the Rural Community zoning designation.

It can be anticipated that along with the cannabis cultivation on the property, the existing use of the site as a re-saw mill also will continue on the property that is developed, but with the rezone to limited industrial, the property owner has more latitude to change the existing sawmill business to another use that has historically been on the site and which all have been industrial in nature.

Below is a partial list of uses allowed in the Limited Industrial Zoning District along with the proposed use of cannabis cultivation on the project site. The uses below are allowed by right, but there are additional uses that require either a minor or a major use permit to be approved prior to the use being initiated.

- Community recreation
- Fire and police protection services
- Administrative and business offices
- Animal sales and services-auctioning
- Automotive and equipment-all types
- Building maintenance services
- Laundry services
- Recycling centers
- Swap meets
- Wholesaling, storage and distribution-mini warehouses

General Plan Policy DE-57; *“Locate and design industrial sites and uses in a manner that protects natural resources and minimizes environmental degradation and risk from natural or manmade hazards.”*

The subject parcel has been extensively graded and has been utilized as an industrial site for decades. As such, environmental degradation would not be an issue on the property closest to the frontage road. The rear parcel closest to the South fork of the Eel River would not be conducive to development as it is located in a floodplain.

General Plan Policy DE-59; *“Promote a diversified industrial sector.”*

With the variety of uses allowed under the industrial zoning designation, the property owner could diversify the uses of the property to a greater extent if rezoned to Limited Industrial than under the current zoning of Rural Community.

General Plan Policy DE-61; *“Allow the consolidation of agricultural operations in areas with existing processing facilities and supporting infrastructure, in addition to location on industrial lands.”*

With the combined proposed use of the property as an indoor cannabis growing facility along with the existing industrial use of a re-saw mill, Policy DE-61 of the Mendocino County General Plan will be supported by this rezone application.

General Plan Goal DE-3 (Land Use) states: *“Industrial sites and uses (including resource-based industries) located and designed to minimize conflicts with surrounding land uses, minimize environmental degradation and risk from natural and man-made hazards and protect natural resources.”*

This rezone application would be consistent with the above noted goal of the Mendocino County General Plan in that the industrial use of the property as a re-saw mill is already established, and the proposed cannabis cultivation would occur in an indoor facility, which would minimize conflicts with surrounding land uses as well as not lead to environmental degradation.

While this application to rezone the two properties would result in a spot zoning designation, as no other parcels in the vicinity are within an Industrial zoning district, The current use of the property as a re-saw mill would currently not be an allowed use under the Rural Community zoning designation. Also, previous uses, both proposed and instituted were also industrially oriented. As such, while this application could be considered a spot zoning, staff feels that the historic uses along with its present use have all been industrially oriented and, as such, this rezone application should be approved.

**2. Environmental Determination:** Staff has completed an Initial Study for the project. As a result, a Negative Declaration was prepared. Staff finds that the project, as proposed, has a less than significant impact on the environment and thus recommends adoption of a Negative Declaration.

**RECOMMENDATION**

By resolution, the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration and grant Rezone R\_2019-0015 for the Project, as proposed by the applicant, based on the facts and findings.

July 16, 2020  
DATE

Keith Gronendyke  
KEITH GRONENDYKE  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

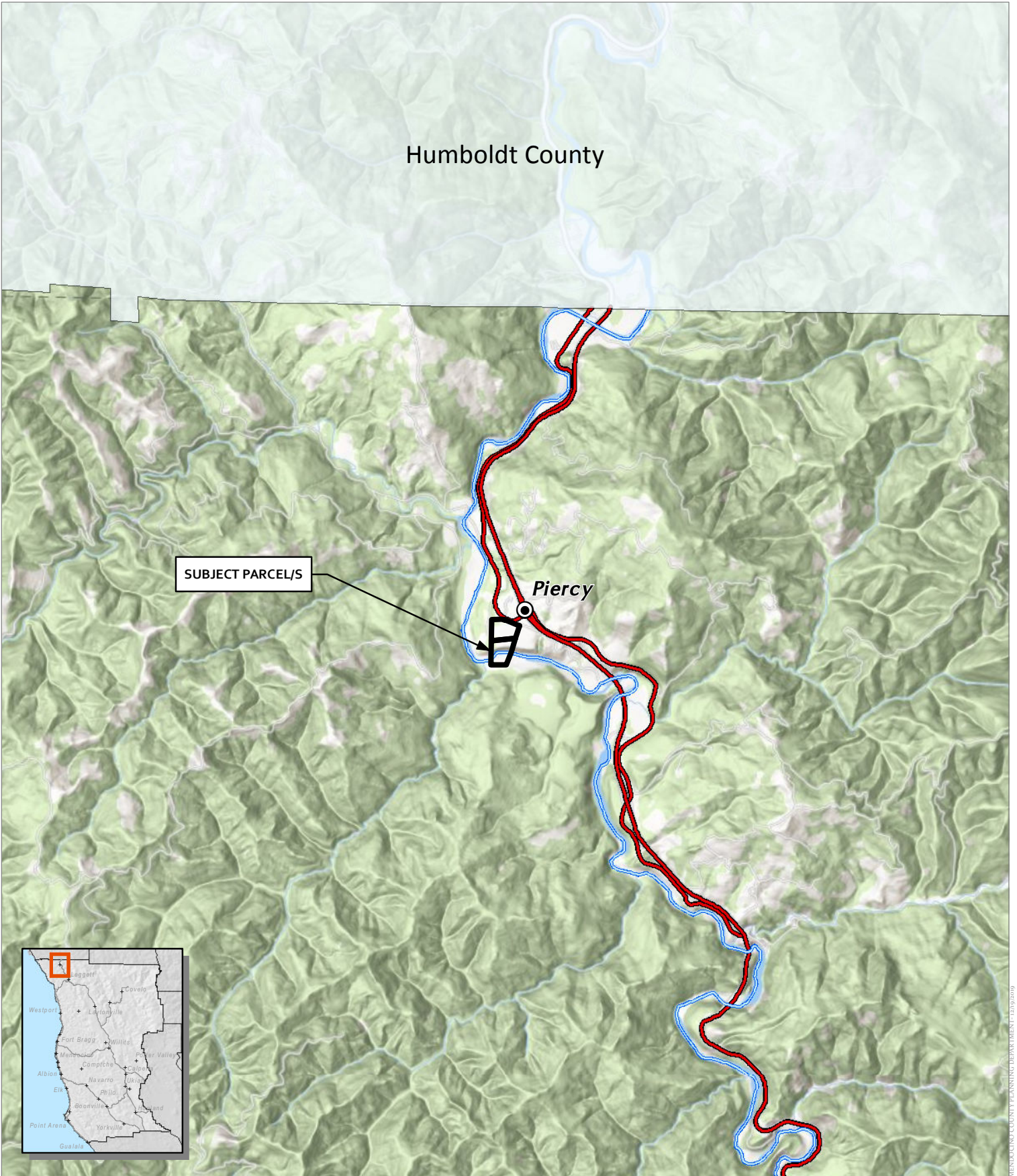
**ATTACHMENTS:**

- A. Location Map
- B. Topographic Map
- C. Aerial Imagery Map
- D. Zoning Display Map
- E. General Plan Classifications Map
- F. Adjacent Parcels Map
- G. Fire Hazard Zones & Responsibility Areas Map
- H. Special Flood Hazard Areas
- I. Western Soil Classifications
- J. Wetlands

**INITIAL STUDY AVAILABLE ONLINE AT:** <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

**RESOLUTION**

Humboldt County



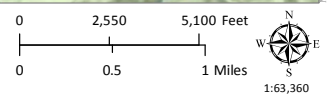
SUBJECT PARCEL/S

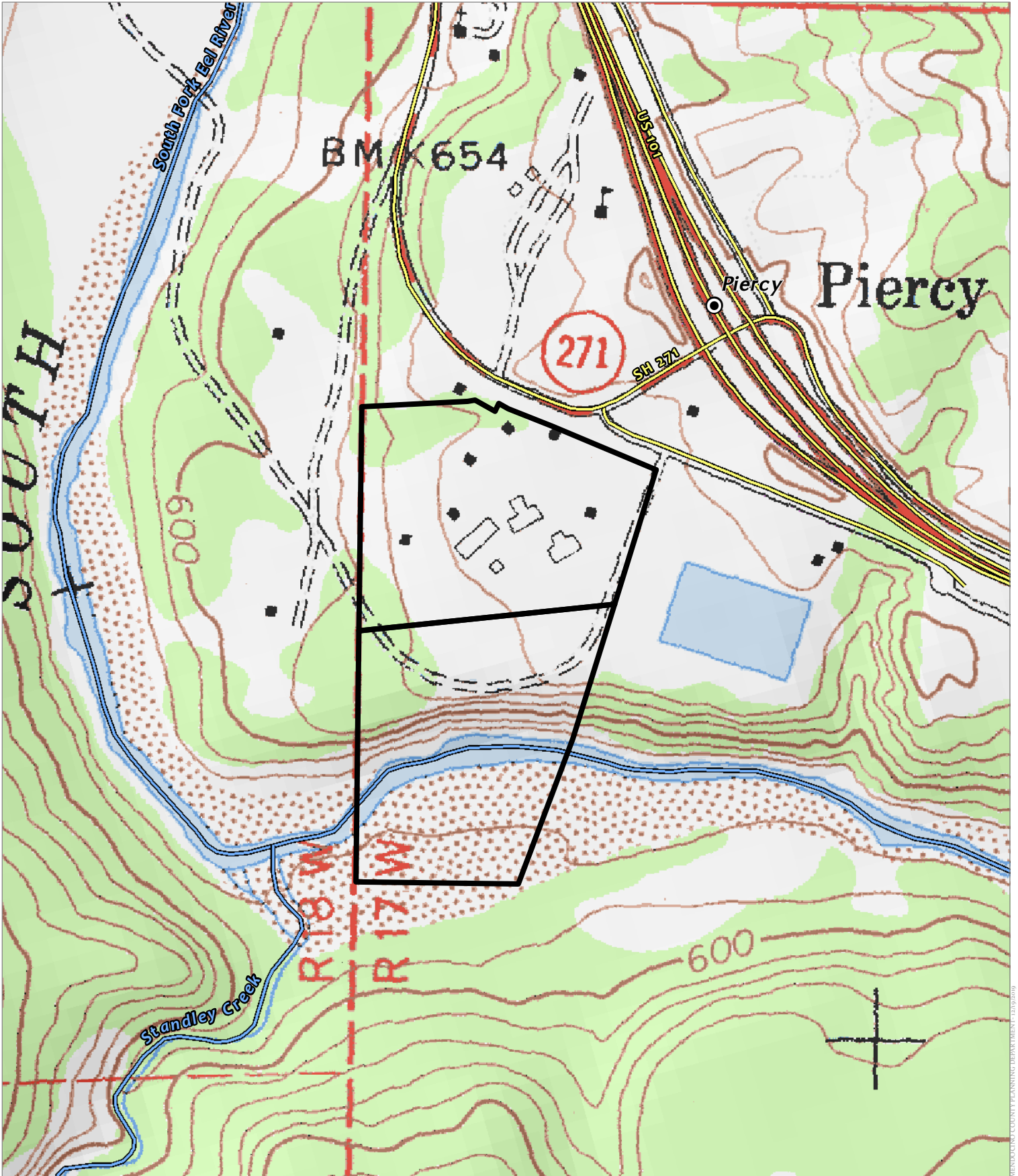
Piercy



CASE: R 2019-0015  
 OWNER: Coombs Tree Farms, Inc.  
 APN: 053-110-10, 053-130-01  
 APLCT: Coombs Tree Farms, Inc.  
 AGENT: Bart Coombs  
 ADDRESS: 80300 Road 442-B, Piercy

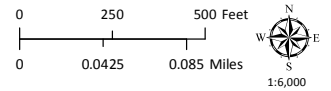
- Major Towns & Places
- Highways
- California Counties
- Major Rivers





CASE: R 2019-0015  
 OWNER: Coombs Tree Farms, Inc.  
 APN: 053-110-10, 053-130-01  
 APLCT: Coombs Tree Farms, Inc.  
 AGENT: Bart Coombs  
 ADDRESS: 80300 Road 442-B, Piercy

- Major Towns & Places
- Named Rivers
- Public Roads
- Driveways/Unnamed Roads



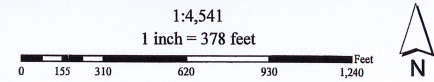
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

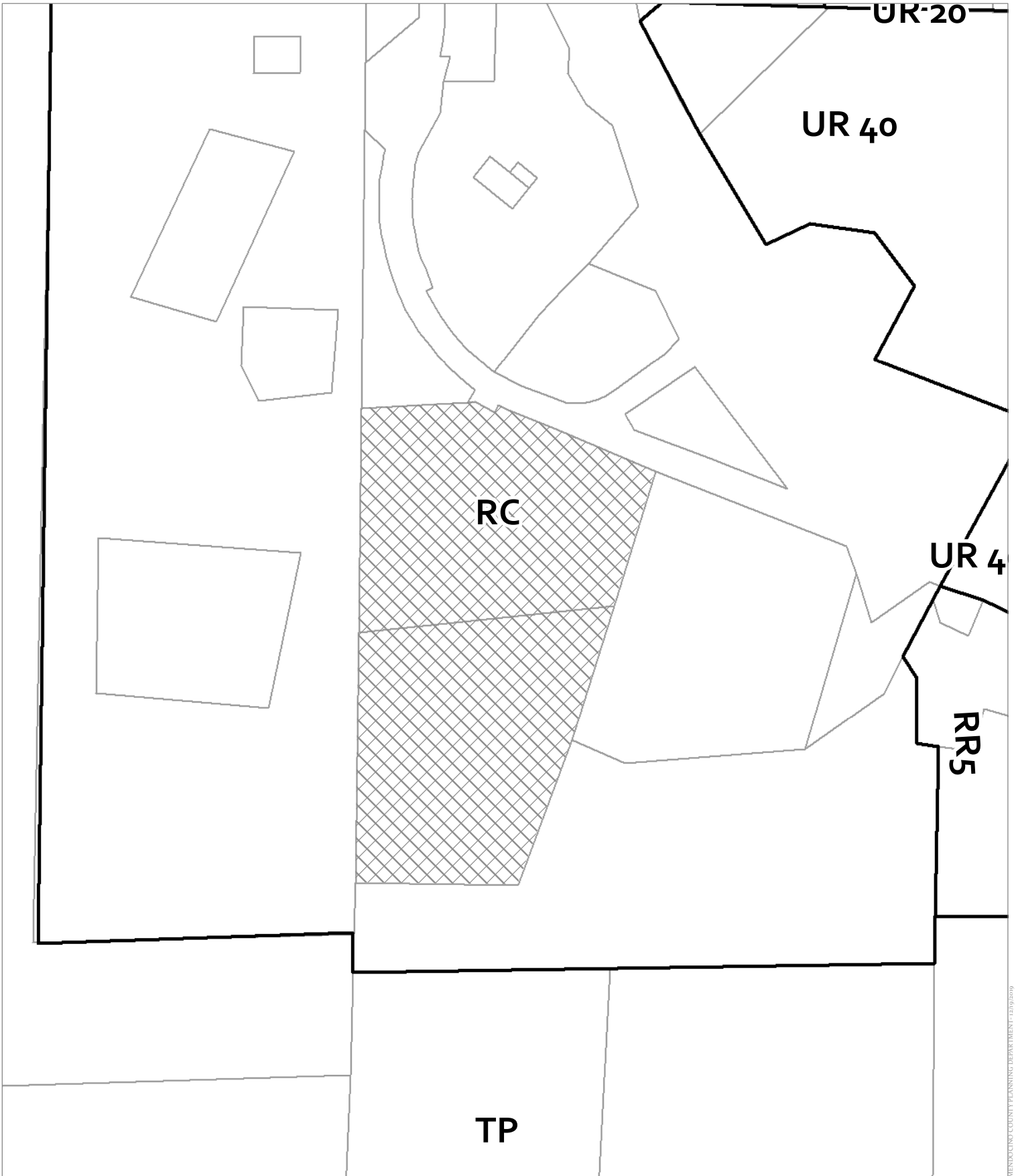
# ATTACHMENT C

DEC 19 2019  
 Planning & Building Services



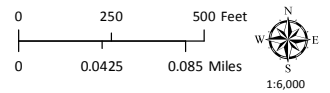
Map produced by Mendocino County Assessors Office Mapping Department December, 2016.  
 NAIP photo from 2005. Assessors parcel data updated October 2015. Road data updated July 2016.  
 THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. Spatial data is approximate. PARCEL POSITIONS ARE ESTIMATES ONLY.  
 Reasonable effort has been made to ensure the accuracy of the map and data provided, however errors and omissions may still exist.  
 The positional accuracy of the data is approximate and is not intended to represent surveyed information. Do not make a business decision based on this map and data.  
**DO NOT USE THIS MAP TO DETERMINE PROPERTY BOUNDARIES.**





CASE: R 2019-0015  
 OWNER: Coombs Tree Farms, Inc.  
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 AGENT: Bart Coombs  
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 Zoning Districts  
 Assessors Parcels



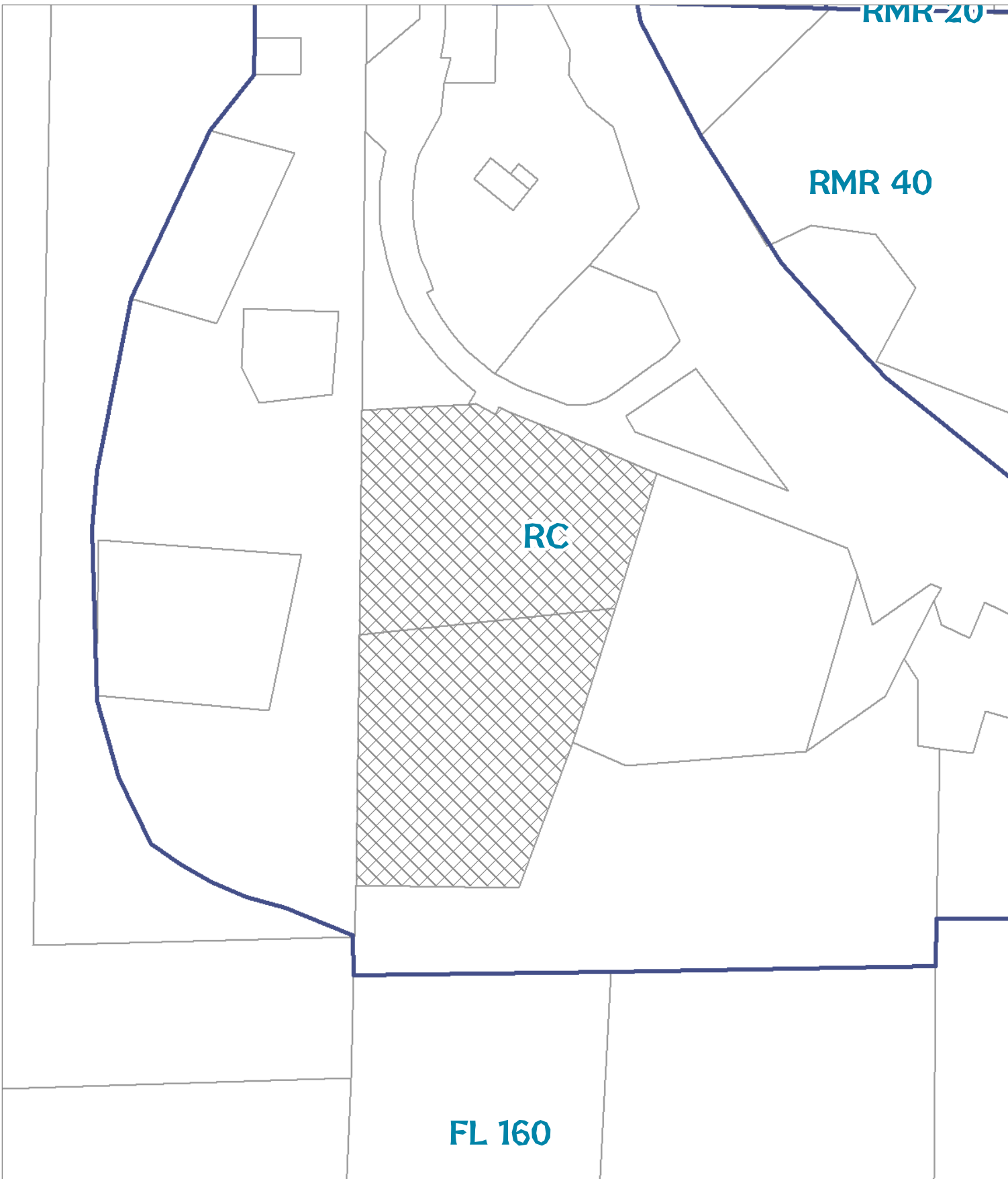


RMR-20



RMR 40

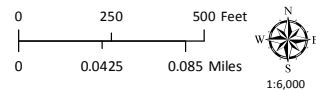
RC

FL 160

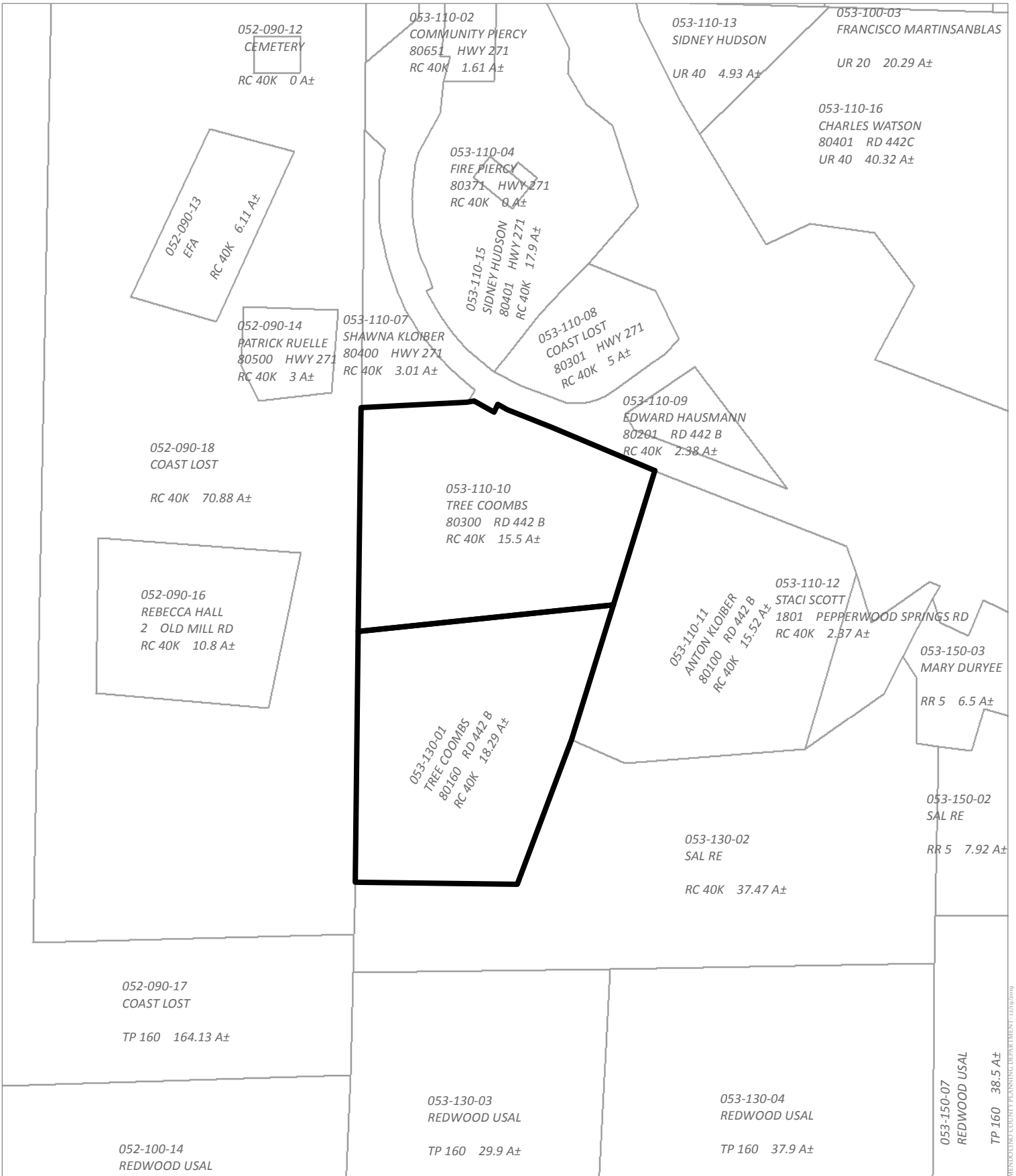


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-  General Plan Classes
-  Assessor's Parcels

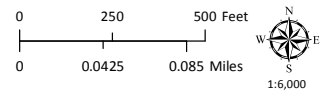


ATTACHMENT F

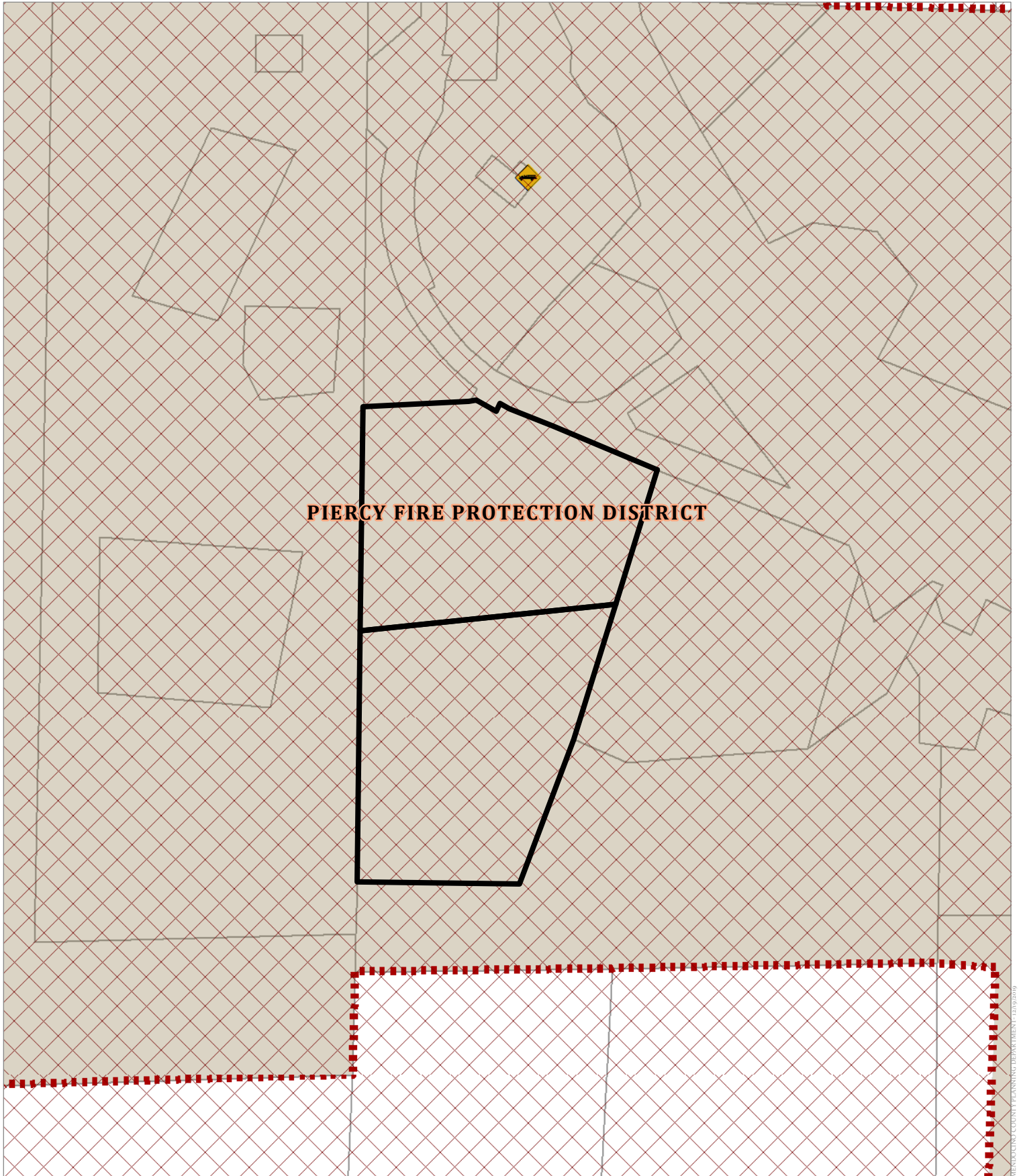


CASE: R 2019-0015  
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Assessors Parcels







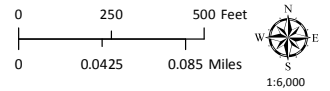
ADJACENT PARCELS



**PIERCY FIRE PROTECTION DISTRICT**

CASE: R 2019-0015  
OWNER: Coombs Tree Farms, Inc.  
APN: 053-110-10, 053-130-01  
APLCT: Coombs Tree Farms, Inc.  
AGENT: Bart Coombs  
ADDRESS: 80300 Road 442-B, Piercy

-  High Fire Hazard
-  Fire Stations
-  County Fire Districts
-  Assessors Parcels



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

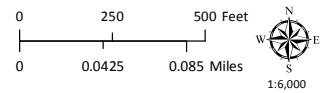
AREA OF MINIMAL FLOOD HAZARD *Zone X*

*Zone A*

**FLOOD HAZARD AREAS**

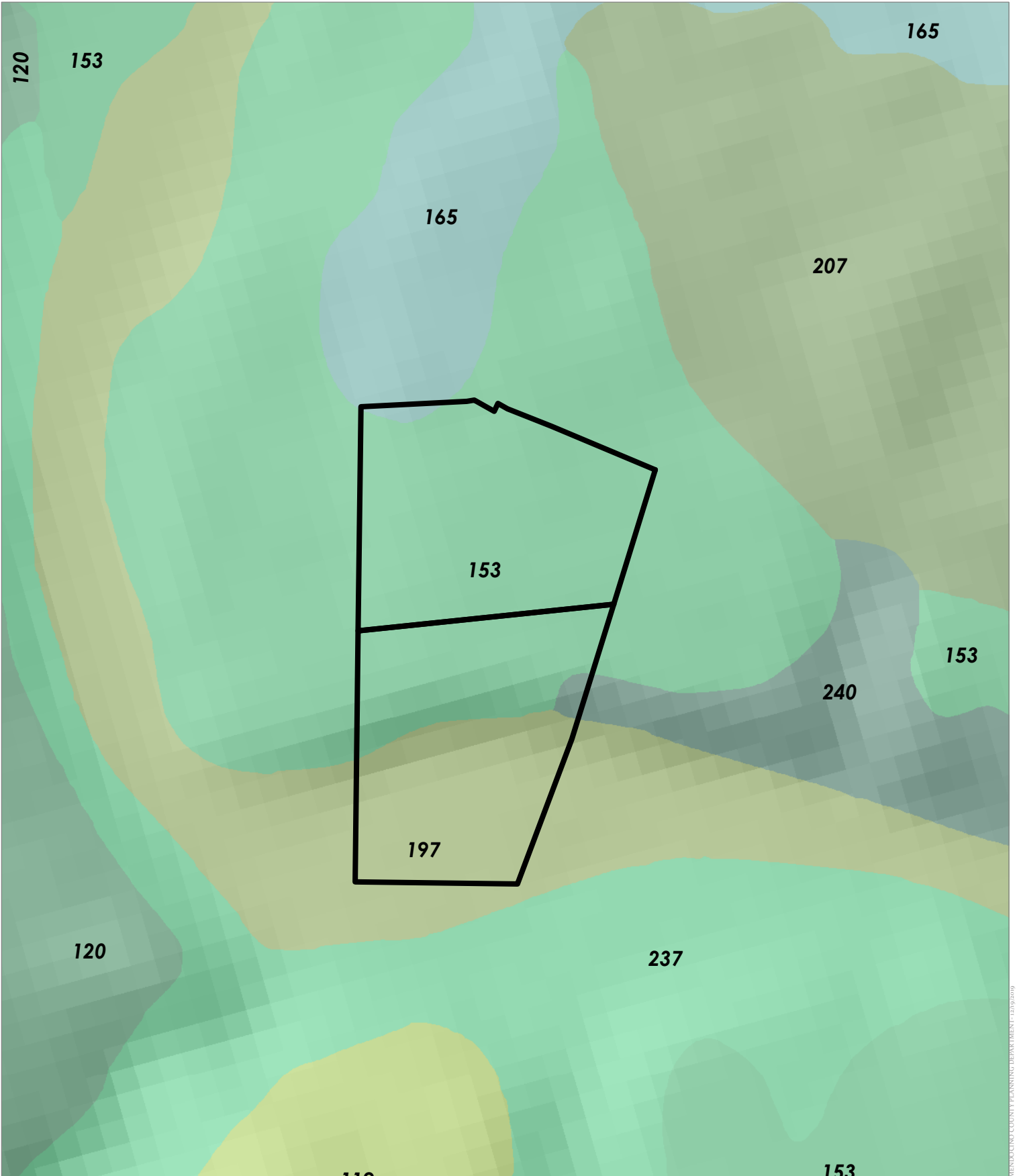
1% Annual Chance Flood Hazard

Assessors Parcels

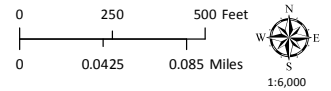


CASE: R 2019-0015  
 OWNER: Coombs Tree Farms, Inc.  
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ATTACHMENT I

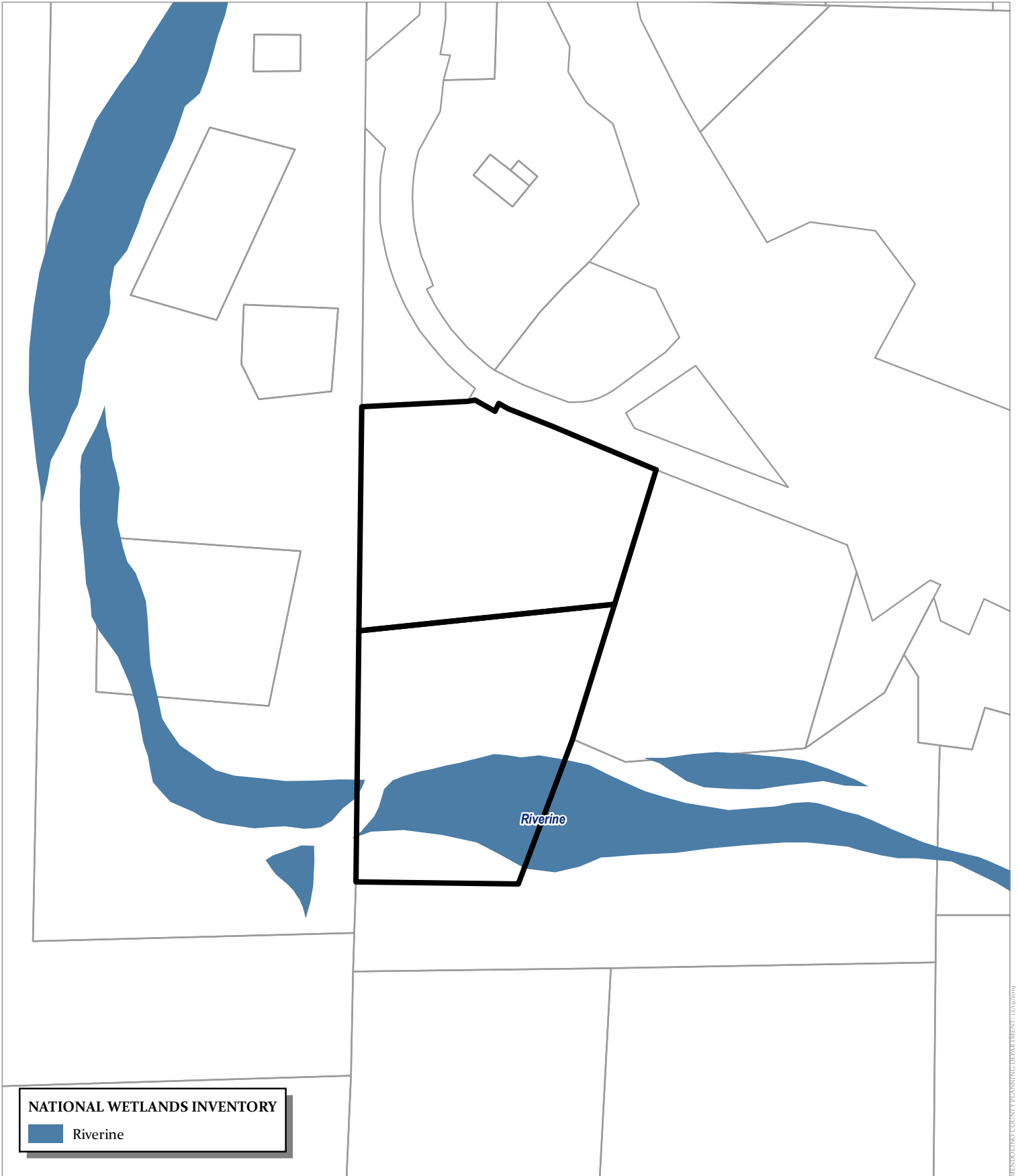


CASE: R 2019-0015  
OWNER: Coombs Tree Farms, Inc.  
APN: 053-110-10, 053-130-01  
APLCT: Coombs Tree Farms, Inc.  
AGENT: Bart Coombs  
ADDRESS: 80300 Road 442-B, Piercy



WESTERN SOIL CLASSIFICATIONS

ATTACHMENT J

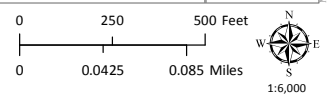


**NATIONAL WETLANDS INVENTORY**

■ Riverine

□ Assessors Parcels

CASE: R 2019-0015  
OWNER: Coombs Tree Farms, Inc.  
APN: 053-110-10, 053-130-01  
APLCT: Coombs Tree Farms, Inc.  
AGENT: Bart Coombs  
ADDRESS: 80300 Road 442-B, Piercy



MENDOCINO COUNTY PLANNING DEPARTMENT 12/19/2019

**WETLANDS**

<b>Section I Description Of Project.</b>
<p><b>DATE:</b> July 15, 2020  <b>CASE#:</b> R_2019-0015  <b>OWNER/APPLICANT:</b> COOMBS TREE FARM INC./BART COOMBS  <b>REQUEST:</b> Rezone two parcels totaling 33.79± acres from Rural Community (RC 40K) to Limited Industrial (I-1) to facilitate a proposed use of the site for cannabis cultivation.  <b>LOCATION:</b> In the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SH 271), located at 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01).  <b>ENVIRONMENTAL DETERMINATION:</b> Negative Declaration  <b>STAFF PLANNER:</b> KEITH GRONENDYKE</p>
<b>Section II Environmental Checklist.</b>
<p><i>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</i></p>

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

“No Impact” means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**INITIAL STUDY/ENVIRONMENTAL REVIEW:** This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<b><u>I. AESTHETICS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c, d) **No Impact:** There are currently no scenic highways anywhere in Mendocino County, just eligible ones. The closest one is the Hwy 101 interchange with State Highway 271; thus there will be no adverse impact on any scenic resources. The project site is visible from Hwy 101 and is adjacent to developed land; it is already developed with numerous accessory structures and a residence. The proposed zoning designation change itself does not degrade the quality of the site, but allows for development in the future that could change the existing visual character. Any future development would have a “less than significant impact” on the aesthetic quality of the site.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) **No Impact:** There is no farmland at the subject location. The proposed zoning change does not contain any land encumbered by a Williamson Act Preserve, thus it will not conflict with any existing land used for agriculture. Additionally, the proposed zoning change will not conflict with any existing forest land, timberland, or timberland production zoning as there are minimal forest resources found on the parcels. With the lack of forest and agricultural resources, there is little potential for the proposed zoning change to have any impact on forest land and Farmland with regards to their conversion to another use.

<b>III. AIR QUALITY.</b> <b>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) **No Impact:** The proposed zoning change, by itself, will not increase any pollutants, however, there is potential for some pollutants to increase with future development of either parcel, such as dust from driveways. However, this increase is not expected to exceed state or federal standards.

e.) With the inclusion of a 2,500 square foot indoor cannabis grow site, any air quality impacts would be contained within the building. With Indoor grows on industrially zoned properties, air filtration is a requirement, which will limit the odor impacts to a less than significant level.

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

a-f) **No Impact:** The proposed zoning change is not located near any sensitive habitats, thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. Although the south fork of the Eel River is located immediately south of the developed area, development could not occur in this area due to restrictions on building within the riparian corridor and within a floodplain. There is no potential for the proposed project to have a substantial adverse impact on any sensitive species or native residents.

This project was referred to the California Department of Fish and Wildlife (CDFW). No comments were received from the CDFW in response to the referral.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) **No Impact:** This zoning change application does not involve the disturbance of any ground on the affected parcels. As such, there will be no impact to cultural resources as a result of the zone change approval. Historically, the site has been used for various industrial type uses with the requisite ground disturbance occurring.

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

a - b) **Less than Significant Impact:** On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015), which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million of therms (MM) in 2015 up to 1,174 MM in 2029 (CEC, 2017).

Permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The 2019 Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality.

The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation, nor would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency. As noted above, permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The proposed project is not anticipated to use or waste significant amounts of energy or

conflict with or obstruct a state or local plan for renewable energy or energy efficiency. A less than significant impact would occur.

<b><u>VII. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) **No Impact:** The project site is flat, and is not in an earthquake fault zone. No new development is being proposed that would result in any impacts to geology and soils, or to any existing structures. Displacement of soil within the project area resulting from future earth movement is expected to be minimal. Furthermore, the existing soil type does not reflect any incapability to adequately support the use of a septic system or alternative system.

b) **Less Than Significant Impact:** The site is already developed with a residence and accessory structures. The only new development potentially occurring is the establishment of a cannabis cultivation facility that would be required to be indoors and no larger than 2,500 square feet. Significant erosion from the site and the related placement of additional structures is unlikely.

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

- a) **Less Than Significant Impact:** While the proposed zoning change itself will not generate any greenhouse gas emissions, any future development on the new parcels has the potential to generate such emissions. However, this is considered to be a less than significant impact because of the minimal scale at which any future development would occur.
- b) **No Impact:** Since the scale at which any potential generation of greenhouse gas emissions is minimal, there will be no conflicts with any plan, policy, or regulation regarding such emissions.

<b><u>IX. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b><u>IX. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-h) **No Impact:** No hazardous sites are located near the project site, nor is the site within an airport land use planning area. The project site is located in a wildland fire area, and is subject to wildland fire protection services by Calfire and the Piercy Fire Protection District. Impacts are not anticipated with this zoning change and no mitigation is required. Any new development on the site as a result of the zoning change will have to be approved by Calfire.

<b><u>X. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>X. HYDROLOGY AND WATER QUALITY.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
h) Place within a 100 year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, c, e – k) **Less Than Significant Impact:** The site does not have a stormwater drainage system. All development on the site is not within a 100 year flood hazard zone. The proposed zoning change itself will not violate any water quality standards or waste discharge requirements and will not result in any pollutant discharges which would degrade groundwater quality. There also is a septic system installed for waste water treatment purposes.

b-m) **No Impact:** The zoning change will not affect groundwater supplies. The site is supplied by a spring for potable and irrigation purposes. It also will not alter drainage patterns or place structures within a 100-year flood hazard area. There are no identified aquatic, wetland or riparian habitat on or near the project site; therefore no wildlife impacts are projected.

<b>XI. LAND USE AND PLANNING.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) **No Impact:** As the zoning change would only alter the existing zoning designation, it will not physically divide any established community, nor will it conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The subject parcels are to be rezoned from Rural Community (RC-40,000) with 40,000 sq. ft. minimum lot area, to Limited Industrial (I1) with a 40,000 sq. ft. minimum lot area. Both of the proposed parcels will meet the minimum parcel size requirement. Additionally, there are no identifiable conservation plans for special habitats or natural communities in the vicinity, therefore no impact is projected in those areas.

**General Plan and Zoning Consistency:** The proposed project is the rezone of two parcels from RC 40K (Rural Community-40,000 square feet) into the I1 (Limited Industrial) zoning district. Under the current General Plan designation of RC 40K, I1 (Limited Industrial) is listed as a consistent zoning designation. As such, a General Plan Amendment is not necessary to be done concurrently with this application.

Additionally, Section 20.220.005-General Plan-Zoning Compatibility Chart lists I1 Limited Industrial as being compatible zoning under the RC-Rural Community General Plan designation.

As noted above, the purpose of the project is to rezone the subject properties to allow the property owner to establish an indoor cannabis growing operation of a maximum size of 2,500 square feet. Under the current zoning designation, this use is scheduled to "sunset" in the Rural Community zoning designation.

It can be anticipated that along with the cannabis cultivation on the property, the existing use of the site as a re-saw mill also will continue on the property that is developed, but with the rezone to limited industrial, the property owner has more latitude to change the existing sawmill business to another use that has historically been on the site and which all have been industrial in nature.

Below is a partial list of uses allowed in the Limited Industrial Zoning District along with the proposed use of cannabis cultivation on the project site. The uses below are allowed by right, but there are additional uses that require either a minor or a major use permit to be approved prior to the use being initiated.

- Community recreation
- Fire and police protection services
- Administrative and business offices
- Animal sales and services-auctioning
- Automotive and equipment-all types
- Building maintenance services
- Laundry services
- Recycling centers
- Swap meets
- Wholesaling, storage and distribution-mini warehouses

General Plan Policy DE-57; *"Locate and design industrial sites and uses in a manner that protects natural resources and minimizes environmental degradation and risk from natural or manmade hazards."*

The subject parcel has been extensively graded and has been utilized as an industrial site for decades. As such, environmental degradation would not be an issue on the property closest to the frontage road. The rear parcel closest to the South fork of the Eel River would not be conducive to development as it is located in a floodplain.

General Plan Policy DE-59; *"Promote a diversified industrial sector."*

With the variety of uses allowed under the industrial zoning designation, the property owner could diversify the uses of the property to a greater extent if rezoned to Limited Industrial than under the current zoning of Rural Community.

General Plan Policy DE-61; *"Allow the consolidation of agricultural operations in areas with existing processing facilities and supporting infrastructure, in addition to location on industrial lands."*



With the combined proposed use of the property as an indoor cannabis growing facility along with the existing industrial use of a re-saw mill, Policy DE-61 of the Mendocino County General Plan will be supported by this rezone application.

General Plan Goal DE-3 (Land Use) states: *“Industrial sites and uses (including resource-based industries) located and designed to minimize conflicts with surrounding land uses, minimize environmental degradation and risk from natural and man-made hazards and protect natural resources.”*

This rezone application would be consistent with the above noted goal of the Mendocino County General Plan in that the industrial use of the property as a re-saw mill is already established, and the proposed cannabis cultivation would occur in an indoor facility, which would minimize conflicts with surrounding land uses as well as not lead to environmental degradation.

While this application to rezone the two properties would result in a spot zoning designation, as no other parcels in the vicinity are within an Industrial zoning district, The current use of the property as a re-saw mill would currently not be an allowed use under the Rural Community zoning designation. Also, previous uses, both proposed and instituted were also industrially oriented. As such, while this application could be considered a spot zoning, staff feels that the historic uses along with its present use have all been industrially oriented and, as such, this rezone application should be approved.

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

a–b) **No Impact:** The proposed project site has not been identified as a location with mineral resources, thus it will not result in any loss of mineral resources, nor will it result in the loss of any available locally important mineral resource recovery sites.

<b><u>XIII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b><u>XIII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, d) **Less Than Significant Impact:** Both of the new parcels have already been developed to some extent, and there are no proposed new structures at this time. However, with project approval, the applicant would be allowed to establish an indoor cannabis cultivation site with a maximum size of 2,500 square feet along with a possible use change of a more industrial nature. There is a potential for people to be exposed to increased noise levels and ground borne vibrations during new construction; although it will be less than significant because the distance from the nearest residence to the east of the project site is approximately 580 feet away . While the zoning change itself would not increase any ambient noise levels, future development of the parcels could increase ambient noise levels, either permanently or temporarily. No excessive noise will result from the project and no mitigation is required.

c, e, f) **No Impact:** The proposed project will not create a substantial permanent increase in ambient noises. The parcels are not located within an airport land use plan, the nearest airport zone is in Covelo; 30± miles east of the project. There are no private airstrips in the vicinity of the project site, therefore no people residing or working in an airport would be affected by this project.

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

a, b, c) **No Impact:** The site is developed with one single family residence and it is not slated for removal. No other residential development is on site that would displace a substantial number of people

<b><u>XV. PUBLIC SERVICES.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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<b><u>XV. PUBLIC SERVICES.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact:** The project location is within the Piercy Fire Protection District and Calfire, for wildland fire protection. No other public services will be impacted by the proposed zoning change.

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

a, b) **No Impact:** No impacts would occur to neighborhood or regional parks as a result of the zoning change request. The project will not result in any impact to recreation in the area. No mitigation is required.

<b><u>XVII. TRANSPORTATION/TRAFFIC.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially impact existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b><u>XVII. TRANSPORTATION/TRAFFIC.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Alter present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) **No Impact:** The proposed zoning change will not generate substantial vehicular movement, have an impact on existing transportation systems, or increase traffic hazards to motor vehicles, bicyclists, or pedestrians. The proposed zoning change will not affect existing parking facilities nor will it create demand for new parking as the project only entails the changing of the zoning designation. However, future development of the indoor 2,500 square foot cannabis cultivation could lead to a slight increase in the need for parking, but this would be alleviated through the creation of on-site parking. There will not be any issues regarding emergency access as the site is located less than 600± feet from the entrance to Hwy 101.

<b><u>XVIII. TRIBAL CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a – b) **No Impact:** This application is only to change the zoning designation. If in the future a new use is proposed on the properties that requires an entitlement of some sort to be reviewed an archaeological

study could be required at that time to be conducted. The project was referred to the Cloverdale Rancheria, the Redwood Valley Rancheria and the Sherwood Valley Band of Pomo Indians. None of these groups submitted comments regarding the project proposal.

<b><u>XIX. UTILITIES AND SERVICE SYSTEMS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-g) **No Impact:** The project would not result in any significant impacts to utility or services systems. There are no sewer or water districts in the project vicinity. Also, the property is not within a Sanitation District, thus the provision of such service is restricted to on-site septic systems. The existing and any proposed uses will comply with federal, state, and local regulations regarding solid waste.

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

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

a) **Less than Significant Impact:** The County of Mendocino County adopted a *Mendocino County Operational Area Emergency Operations Plan* (County EOP) on September 13, 2016, under Resolution Number 16-119. As noted on the County’s website, the County EOP, which complies with local ordinances, state law, and stated and federal emergency planning guidance, serves as the primary guide for coordinating and responding to all emergencies and disasters within the County. The purpose of the County EOP is to “*facilitate multi-agency and multi-jurisdictional coordination during emergency operations, particularly between Mendocino County, local and tribal governments, special districts as well as state and Federal agencies*” (County of Mendocino – Plans and Publications, 2019).

As discussed under Section IX, Hazards and Hazardous Materials, above, there are no components of the project that would impair an adopted emergency response plan or emergency evaluation plan, including the adopted County EOP. As a result, a less than significant impact would occur.

b) **Less than Significant Impact:** Under the proposed project, it is not anticipated that wildfire risks would be exacerbated due to slope, prevailing winds, and other factors. Any development on the site would require compliance with CalFire’s Fire Safe Regulations to ensure adequate fire protection measures and access. As a result, a less than significant impact would occur.

c) **Less than Significant Impact:** Future development at the site may require the installation and maintenance of associated infrastructure, including internal access roads and underground utility line (electricity, water, and on-site septic) installation and connections. However, during infrastructure installation and associated maintenance, appropriate Best Management Practices (BMPs) would be implemented. A less than significant impact would occur.

d) **Less than Significant Impact:** The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges. A less than significant impact would occur.

<u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a, b, c) **No Impact:** The proposed zoning change does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, nor eliminate important examples of the major periods of California history or prehistory. Additionally, the proposed zone change will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
- b) **Less Than Significant:** While the zone change itself will not have considerable impacts, cumulatively, the project has the potential for impacts should future development occur. These issues have been taken into consideration and it has been determined that the cumulative effects from the proposed subdivision will have a less than significant impact on local residents and the environment.

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

July 16, 2020  
DATE

  
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KEITH GRONENDYKE  
PLANNER III