

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: General Plan and Rezone GP_2024-0002/R_2024-0002

Lead Agency: County of Mendocino

Contact Name: Shelby Miller

Email: Millers@mendocinocounty.gov

Phone Number: 707-234-6650

Project Location: Hopland, Mendocino

City

County

Project Description (Proposed actions, location, and/or consequences).

General Plan Amendment and Rezone to change the land use classification and zoning district of three (3) legal parcels from Range Lands (RL160) to Agricultural (AG40) with the inclusion of a Contract Rezone combining District (AG40 [CR]).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Rezoning and amending the general plan amendment would permit commercial cannabis cultivation and processing subject to a Zoning Clearance or an Administrative Permit and commercial woodlots. To ensure biological and cultural resources are protected, the project materials included a biological assessment on 45± acres of land and a cultural resources study on a portion of the project. County staff determined that a Contract Rezone Combining District would be appropriate. The following conditions have been added to the Contract Rezone Combining District: (1) Future ground disturbance outside of the surveyed area shown in Exhibit C shall require an Archaeological Survey be submitted and accepted by the Archaeological Commission prior to issuance of any building permit; (2) All future development shall be sited a minimum of 50 feet from the edge of riparian vegetation; (3) If vegetation removal or development occur during breeding season (January 15 to September 15), a pre-construction bird survey is required within 14 days before vegetation removal or development to ensure that no nesting birds will be disturbed during development; and (4) Any new or replacement fencing shall be of wildlife-friendly design.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

California Department of Fish and Wildlife had concerns regarding wildlife corridors and biological resource protections. In efforts to address these concerns, County staff incorporated the following conditions: (2) All future development shall be sited a minimum of 50 feet from the edge of riparian vegetation; (3) If vegetation removal or development occur during breeding season (January 15 to September 15), a pre-construction bird survey is required within 14 days before vegetation removal or development to ensure that no nesting birds will be disturbed during development; and (4) Any new or replacement fencing shall be of wildlife-friendly design.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife