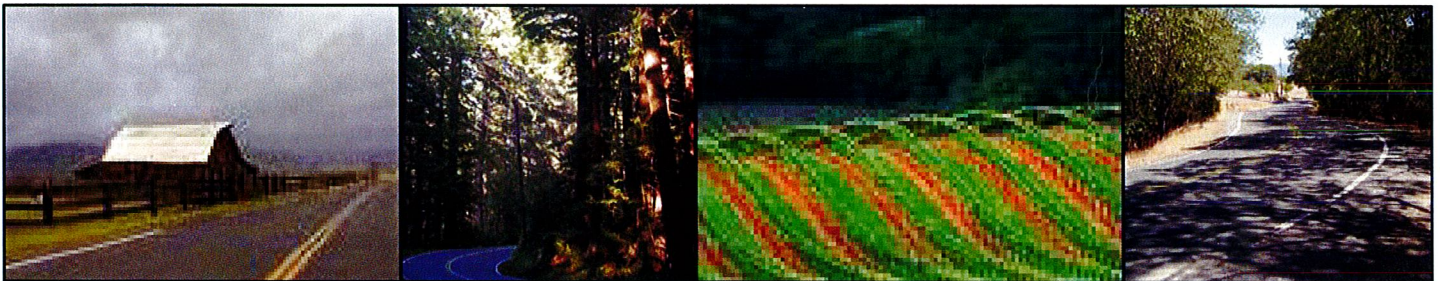


County of Mendocino

General Plan Update
Draft
Environmental Impact Report
SCH: 2008062074

Prepared For:

COUNTY OF MENDOCINO
PLANNING TEAM
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SEPTEMBER 2008





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SEPTEMBER 18, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT PROGRAM
ENVIRONMENTAL IMPACT REPORT (DEIR) AND
PUBLIC HEARING FOR THE DRAFT GENERAL PLAN UPDATE AND
DRAFT GENERAL PLAN UPDATE DEIR
SCH No. 2008062074**

The County of Mendocino has prepared a Draft Program Environmental Impact Report (DEIR) for the County of Mendocino General Plan Update project. The proposed project addresses unincorporated areas of Mendocino County, California, excluding areas in the Coastal Zone, incorporated cities, the Ukiah Valley Area Plan and the Brooktrails Specific Plan, comprising 2,103,851 acres of land within County of Mendocino boundaries.

NOTICE IS HEREBY FURTHER GIVEN that this Notice of Completion of the DEIR commences the public review period. Interested persons are invited to review and comment on the DEIR. Written comments on the DEIR must be submitted to the County of Mendocino Planning Team no later than **5:00 P.M., November 3, 2008**. Comments may also be submitted by Fax or E-mail provided they are received before the end of the comment period deadline of November 3, 2008. Copies of the DEIR are available at the County of Mendocino Planning Team office, 501 Low Gap Road, Room 1204, Ukiah, CA 95482, 8:00 AM to 5:00 PM, Monday through Friday and the Department of Planning and Building Services, 501 Low Gap Road, Room 1440, Ukiah, CA 95482, 8:00 A.M. to 5:00 P.M., Monday through Friday.

The DEIR identifies the following environmental issue areas that may be impacted by the project:

- Aesthetics
- Agriculture
- Biological Resources
- Cultural Resources
- Hazards/Hazardous Materials
- Geology and Soils
- Hydrology and Water Quality
- Land Use
- Noise
- Air Quality
- Climate Change
- Population/Housing
- Public Services
- Utilities
- Transportation
- Growth Inducement
- Cumulative Impacts
- Significant Irreversible Environmental Changes

Listed hazardous waste sites, hazardous materials users and other associated hazardous material sites (including sites identified under Section 65962.5 of the Government Code) are known to be present in the unincorporated area of the County and are identified in Section 4.7 (Hazards/Hazardous Materials) of the DEIR.

Copies of the DEIR may also be reviewed at the Mendocino County Library Main Branch in Ukiah, 105 N. Main Street, Ukiah, CA and will become available at the following County Library Branches on or before September 26, 2008:

Willits, 390 E. Commercial Street, Willits, CA
Fort Bragg, 499 E. Laurel Street, Fort Bragg, CA
Round Valley, 76301 Main Street, Covelo, CA
Point Arena, 225 Main Street, Point Arena, CA

An additional copy of the DEIR will be made available at the Anderson Valley Fire Department, 14281 Hwy 128, Boonville, CA, on or before September 26, 2008.

The DEIR can also be accessed online at: <http://www.co.mendocino.ca.us/planningteam> on September 18th, 2008 at 10:00 A.M. Please send your comments to the County of Mendocino Planning Team at the address listed above or e-mail to planningteam@co.mendocino.ca.us

NOTICE IS HEREBY FURTHER GIVEN that a public hearing will be conducted by the Mendocino County Planning Commission. Oral and written comments on the Draft General Plan Update and the DEIR may be presented to the Planning Commission at the hearing. The hearing is scheduled for **October 2, 2008**, in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, at which time any and all persons interested may appear and be heard. The Mendocino County Board of Supervisors will subsequently conduct a public hearing on the General Plan Update and DEIR on **October 27, 2008**, in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, at which time any and all interested persons may also appear and be heard.

NOTICE IS HEREBY FURTHER GIVEN that if you challenge the project EIR in court, you may be limited to raising only those issues you or someone else raised in written correspondence submitted during the EIR public review period or at the public hearing described in this notice.

Project Title: Draft General Plan Update and Draft Program General Plan Update Environmental Impact Report.

Project Location: Unincorporated areas of Mendocino County, California, excluding areas in the Coastal Zone, incorporated cities, the Ukiah Valley Area Plan and the Brooktrails Specific Plan.

Project Applicant: County of Mendocino

Project Description: The General Plan Update and DEIR propose the following changes in Land Use Designation Acreages:

Land Use Designation	Existing	Proposed	Change
	General Plan Acres	General Plan Acres	
Agriculture 40 ac	46,367	48,030	+1,663
Commercial	279	280	+1
Forest Land	855,666	855,481	-185
Industrial	1,083	1,079	-4
Open Space	3,404	3,404	0
Public Lands	368,172	367,884	-288
Public Service	1,711	1,711	0
Range Land	701,721	699,975	-1,746
Remote Residential 20 ac	40,765	40,993	+228
Remote Residential 40 ac	53,084	53,216	+132
Rural Community	2,865	2,876	+11
Rural Residential 10 ac	10,721	10,814	+93
Rural Residential 1 ac	4,510	4,508	-2
Rural Residential 2 ac	2,793	2,823	+30
Rural Residential 5 ac	8,371	8,350	-21
Suburban Residential	2,305	2,393	+88
Suburban Residential PD	34	34	0
Total	2,103,851	2,103,851	

Note: Acreages are rounded to the nearest whole number

Two additional land use designations have been added through the proposed General Plan Update process.

1. The Tribal Lands (T) designation is intended to be applied to lands owned by a Federally Recognized Tribe (FRT) or Tribally Sponsored Organization (TSO) only when a tribe requests the designation. This designation provides for flexibility in the range of land uses permitted, while requiring detailed planning and environmental analysis prior to development. The detailed planning process would be accomplished through a specific plan or other type of comprehensive plan that addresses land use, infrastructure, and other topics negotiated between the tribe and the County for the proper planning of the land in question. The following land use categories may be applied to the Tribal Lands designation through the detailed planning process: I – Industrial; C – Commercial; RC – Rural Community; SR – Suburban Residential; RR – Rural Residential; RMR – Remote Residential; AG – Agricultural Lands; FL – Forest Lands; RMR – Remote Resource Lands; PL – Public Lands; OS – Open Space; and PS – Public Services.
2. The Mixed Use (MU) designation would allow two- to three-story mixed-use developments with commercial uses encouraged at street level. Uses would be encouraged to be mixed vertically (stacked or linearly) on the site. This designation is intended for the core of the Community Planning Areas (i.e., Anderson Valley, Covelo, the unincorporated area around the city of Fort Bragg, Hopland, Laytonville, Potter Valley, Redwood Valley, and the unincorporated area around the city of Willits) to focus growth in the urban areas to protect existing agricultural resources in the outlying areas and along important transportation corridors near city boundaries, provided those areas have water and sewer service (or the equivalent). In addition, this designation is also intended to provide for pedestrian and transit-capable urban development. Preference shall be given to those projects providing affordable housing consistent with policies of the County's Housing Element, as well as infill development.

The General Plan Update also reorganizes the General Plan to consolidate most goals and policies into two new elements:

- Development Element
- Resource Management Element.

Two new sections, "Planning Principles" and "Community-Specific Policies," have also been added.

The General Plan Update does not change the following components of the General Plan:

- Housing Element
- Coastal Element
- Ukiah Valley Area Plan
- Brooktrails Specific Plan

Additional information regarding the above noted item may be obtained by calling the County of Mendocino Planning Team at (707) 467-2569, Monday through Friday, 8:00 a.m. through 5:00 p.m.

1. The first part of the report deals with the general situation of the country and the position of the various groups.

2. The second part of the report deals with the economic situation and the position of the various groups.

3. The third part of the report deals with the social situation and the position of the various groups.

4. The fourth part of the report deals with the political situation and the position of the various groups.

5. The fifth part of the report deals with the cultural situation and the position of the various groups.

6. The sixth part of the report deals with the future of the country and the position of the various groups.

MENDOCINO COUNTY
GENERAL PLAN UPDATE
DRAFT ENVIRONMENTAL IMPACT REPORT

SCH No. 2008062074

Prepared for:

COUNTY OF MENDOCINO
PLANNING TEAM
501 LOW GAP ROAD, ROOM 1204
UKIAH, CALIFORNIA 95482

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SEPTEMBER 2008

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