

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: Sanhedrin Timber Company General Plan Amendment, Rezone, and Boundary Line Adjustment

Lead Agency: City of Willits

Contact Name: Dusty Duley

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Project Location: APNs: 108-040-11 and 108-040-18, Willits, Mendocino County

City

County

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

The Project proposes a General Plan Amendment and Rezone of two parcels totaling approximately 19.05 acres. The properties are currently designated Commercial-General under the General Plan with zoning classifications of Heavy Commercial (APN 108-040-11) and Community Commercial (APN 108-040-18) under the Zoning Ordinance. The project seeks to amend the General Plan Designation to Industrial-General and rezone the parcels to Heavy Industrial to facilitate the expansion of a log yard operation currently located on the adjacent parcel (APN 005-030-31). Further, the applicant, Sanhedrin Timber Company, is proposing a Boundary Line Adjustment to relocate the boundary line between APN 108-040-18 (10.64 acres) and 108-040-011 (10.61 acres). The adjustment would create a 2.2 acre parcel adjacent to N. Main Street and a 19.05 acre parcel for the expanded the log yard.

The project site is located at the northern end of the Willits city limits, on the east side of North Main Street, approximately 0.12 miles north of its intersection with Casteel Lane.

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

Potential environmental impacts from the project were analyzed and the following potential impacts were identified as requiring mitigation to reduce the potential impact to a less than significant level.

Biological Resources: Potential impacts to biological resources, including sensitive species, would be mitigated through flagging and installing fences around sensitive areas, pre-construction surveys for nesting birds, protocol in the event American badger dens are discovered, construction personnel education, mitigation for removed oak trees, replanting Blue Wildrye Prairie, and wetland mitigation, as described in Mitigation Measures BIO-1 through BIO-8.

Cultural Resources: The potential for the discovery of an archaeological resource or human remains during construction would be mitigated through implementation of standard protocol described in Mitigation Measures CUL-1 through CUL-3.

Geology and Soils: The potential for discovery of paleontological resources during construction would be mitigated through standard protocol described in Mitigation Measure GEO-1.

Hazards and Hazardous Materials: The potential for hazards would be mitigated through preparation of an Emergency Action Plan described in Mitigation Measure HAZ-1.

Noise: The potential for construction and operation noise would be mitigated through allowable construction hours, noise-reducing equipment, and noise assessments of future uses as described in Mitigation Measure NOI-1 and NOI-2.

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

No areas of known controversy.

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

California Department of Fish and Wildlife (Responsible, Trustee)

North Coast Regional Water Quality Control Board (Responsible)