



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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 10, 2019

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

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator at its regular meeting on Thursday, November 14, 2019 at 10:00 a.m., to be held in the Planning and Building Services Conference Room at 860 North Bush Street, Ukiah, California, will conduct a public hearing on the following project and Draft Negative Declaration at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2018-0022

DATE FILED: 9/03/2018

OWNER/APPLICANT/AGENT: SAYRE AND AMY STATHAM

REQUEST: Use Permit to conduct 'Automotive and Equipment —Repairs, Heavy' as a 'Cottage Industry General' in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private). Located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

The staff report, notice and Negative Declaration will be available for public review 21 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>

Your comments regarding the above project(s) and/or Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than November 13, 2019. Oral comments may be presented to the Zoning Administrator during the public hearing.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator'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.

BRENT SCHULTZ, Director of Planning and Building Services



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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 10, 2019

Department of Transportation
Environmental Health - Fort Bragg
PBS- Fort Bragg
CalFire - Prevention

CalFire - Resource Management
Department of Fish and Wildlife
Native Plant Society
RWQCB

Department of Parks & Recreation
Mendocino Fire Protection District

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

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator at its regular meeting on Thursday, November 14, 2019 at 10:00 a.m., to be held in the Planning and Building Services Conference Room at 860 North Bush Street, Ukiah, California, will conduct a public hearing on the following project and Draft Negative Declaration at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2018-0022

DATE FILED: 9/03/2018

OWNER/APPLICANT/AGENT: SAYRE AND AMY STATHAM

REQUEST: Use Permit to conduct 'Automotive and Equipment —Repairs, Heavy' as a 'Cottage Industry General' in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private). Located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: October 9, 2019. 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.

The staff report, notice and Negative Declaration will be available for public review 21 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>

Your comments regarding the above project(s) and/or Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than November 13, 2019. Oral comments may be presented to the Zoning Administrator during the public hearing.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator'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.

BRENT SCHULTZ, Director of Planning and Building Services



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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 10, 2019

TO: Mendocino Coast Beacon
FROM: James F. Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on October 17, 2019 in the Legal Notices Section of the Mendocino Coast Beacon.

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator at its regular meeting on Thursday, November 14, 2019 at 10:00 a.m., to be held in the Planning and Building Services Conference Room at 860 North Bush Street, Ukiah, California, will conduct a public hearing on the following project and Draft Negative Declaration at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2018-0022

DATE FILED: 9/03/2018

OWNER/APPLICANT/AGENT: SAYRE AND AMY STATHAM

REQUEST: Use Permit to conduct 'Automotive and Equipment —Repairs, Heavy' as a 'Cottage Industry General' in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private). Located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

The staff report, notice and Negative Declaration will be available for public review 21 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>

Your comments regarding the above project(s) and/or Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than November 13, 2019. Oral comments may be presented to the Zoning Administrator during the public hearing.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator'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.

BRENT SCHULTZ, Director of Planning and Building Services



**ZONING ADMINISTRATOR
STAFF REPORT- MINOR USE PERMIT**

**NOVEMBER 14, 2019
U_2018-0022**

SUMMARY

OWNER/APPLICANT: SAYRE & AMY STATHAM
P O BOX 629
MENDOCINO CA 95460

REQUEST: Use Permit to conduct 'Automotive and Equipment — Repairs, Heavy' as a 'Cottage Industry General' in an existing structure.

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private). Located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

TOTAL ACREAGE: 2.3± Acres

GENERAL PLAN: Rural Residential, ten acres minimum parcel size, (RR10)

ZONING: Rural Residential, ten acres minimum parcel size, (RR:L-10)

SUPERVISORIAL DISTRICT: 5th Supervisorial District (Williams)

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: KEITH GRONENDYKE

BACKGROUND

PROJECT DESCRIPTION: A request for a Use Permit to conduct 'Automotive and Equipment — Repairs, Heavy' as a 'Cottage Industry General' within an existing structure that includes associated outdoor parking. Said Use Permit would allow the applicant to repair motor vehicles, heavy construction equipment, trucks, or major truck terminals etc., as well as facilitate installation and servicing of automotive equipment and parts. The auto repair business would be located in an existing 1,764 sq. ft. metal building. It should be noted that the structure was originally being constructed under the County of Mendocino's regulations for limited density rural dwellings (Mendocino County Code Chapter 18.23), and has not yet been permitted or approved for occupancy.

BACKGROUND: The following is a timeline for U_2018-0022:

- On November 3, 2016, a building permit (BU_2016-0970) was issued to allow for the demolition of a pole barn due to the building's advanced state of rot.
- On November 18, 2016, the 'Applicant' was 'Issued' a building permit (BU_2016-0971) to construct a workshop under the regulations for limited density rural dwellings. This building permit, while 'Issued', but has yet to receive a final inspection.
- On August 2, 2018, the Mendocino County Code Enforcement Department received a complaint that an auto repair business was operating without the benefit of permit, and that several vehicles were stored on-site.

- A Code Enforcement Officer visited the site and took photographs documenting use of the structure as an automotive repair facility.
- On September 19, 2018, a Use Permit application (U_2018-0022) was received by the County of Mendocino.
- On December 20, 2018, the applicant applied for a business license (BL_2018-0367) to operate an off-site automotive repair business. On March 1, 2019, this business license application was approved.

APPLICANT'S STATEMENT: "1,764 sq. ft. pole barn to be converted to automobile repair facility. Additional rock to be laid for road & parking to flatten and keep smooth"

RELATED APPLICATIONS:

- **BF_2016-0970:** Building Permit to demolish an existing pole barn; Permit expired on November 3, 2017.
- **BF_2016-0971:** Building Permit Fort Bragg office to construct a Class K workshop to replace the demolished pole barn
- **BL_2018-0367:** Business License to establish a mobile auto repair business in which repairs are done at the customer's location; Application approved on March 1, 2019.

SITE CHARACTERISTICS: The project site is located 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private), located at 24190 Prairie Flower Rd., Mendocino; APN: 118-560-02 (See attached Location Map).

Though predominately forested there are multiple clearings where residential and accessory structures are located (See attached Aerial Imagery & Site Plan). Presently, the parcel features an existing single-family residence (BU_2011-0541: 3,268 ft² SFR), as well as the detached accessory workshop that is proposed for use as an automotive repair structure (BU_2016-0971: 1,764 ft² workshop). Per the applicant, the parcel is currently served by an existing well for domestic water, as well as a septic system. Both systems are intended for use with the Single Family Residence. The applicant has stated that the subject structure does not have bathroom facilities. Electricity to the site is provided by an existing electrical utility company, Pacific Gas & Electric.

The area of proposed activity is designated as 'Grazing Land' as well as 'Rural Residential & Rural Commercial' (See attached Important Farmland Map). The project would be within a mapped "High Fire Hazard" area (See attached Fire Hazard Zones & Responsibility Areas Map). Fire protection services are provided by California Department of Forestry and Fire Prevention (CalFire), however, the Mendocino Fire Protection District is the closest response agency. On May 3, 2019, the project was referred to Mendocino Fire Protection District, but no response was received. The proposal was also referred to CalFire and on May 9, 2010, which responded with 'No Comment'.

A review of California Natural Diversity Database indicates occurrences of special status species on the subject property and adjacent parcels. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped. Additionally, the National Wetlands Inventory indicates a freshwater forested/shrub wetland adjacent to the subject parcel. Upon response, CDFW noted that while the property clearly featured Mendocino Cypress Woodlands, no new development was proposed. However, they also indicated that this Sensitive Natural Community (SCN) is particularly vulnerable to indirect impacts, such as runoff, leach-fields, etc. CDFW encouraged the project be conditioned to address water quality aspects, such as pollutants, and stormwater.

The lot and surrounding areas are mapped as Critical Water Resources Bedrock (See attached Ground Water Resources Map). The subject parcel currently utilizes an on-site well, but an increase in water use is not anticipated under the project.

Access to the site is provided via a driveway located off of a Prairie Flower Road (Private), which encroaches onto Powers Road (Private).

SURROUNDING LAND USE AND ZONING: As listed on the table below, the surrounding lands are classified as a mixture of Public Lands (PL) and Rural Residential (RR:L-10) zoned properties (See Adjacent Parcel Map). The adjacent residential parcels appear to feature only limited residential development or improvements. The closest residential structures to the proposed operation are approximately 318 feet to the east, as well as 150 feet to the south. Additionally, the property is adjacent the Jackson Demonstration State Forest, which is the largest demonstration forest operated by the State of California, and host to a variety of unique habitats.

Table 1: Surrounding Land Usage

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH	Public Lands (PL)	Rural Residential (RR 10)	67.64± Acres	Institutional
EAST	Rural Residential (RR10)	Rural Residential (RR 10)	2.37± Acres	Residential
SOUTH	Rural Residential (RR10)	Rural Residential (RR 10)	2.38± Acres	Residential
WEST	Public Lands (PL)	Timber Production Zone (TPZ)	2.37± Acres	Institutional

PUBLIC SERVICES:

Access: Prairie Flower Road (Private)
 Fire District: CALFIRE
 Water District: None
 Sewer District: None
 School District: Fort Bragg Unified School District

AGENCY COMMENTS: On May 3, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comment
Environmental Health	Comment
Building Inspection	No Response
Assessor	No Comment
CalFire	No Comment
Air Quality Management District	Comment
Forestry Advisor	No Comment
Mendocino Fire Protection District	No Response
California Department of Fish and Wildlife	Comment
California Native Plant Society	No Response
California Department of Parks and Recreation	No Response
Regional Water Quality Control Board	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

Transportation & Circulation: The project is not expected to contribute a significant amount of new traffic on local and regional roadways as it is conditioned to prohibit customers on-site, further stipulating that all pick-up and delivery of customer vehicles and monetary transaction shall be conducted off-premises. The project application was referred to the Mendocino County Department of Transportation (MCDOT) for input. A response was received from MCDOT, dated May 15, 2019, recommending that a commercial road approach be constructed onto Little Lake Road (CR 408) from Powers Road (Private), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by the applicant and approved by the Department of Transportation during field review.

With regard to parking, per Mendocino County Code Section 20.160.025, "The area occupied by all uses within the Cottage Industry, including storage, shall not exceed two thousand (2,000) sq. ft. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except as specifically provided by the use permit." Therefore, given that the auto repair business would be located in the 1,764 sq. ft. metal building, and the limitations associated with Cottage Industry uses (2,000 sq. ft.), the applicant is limited to 246 sq. ft. of outdoor parking for vehicles intended to be serviced. This would allow for 2-3 external parking spaces for commercial purposes, depending on the size of the spaces that are to be identified. Parking can be accommodated by any arrangement (e.g. parallel, angle, tandem). While the applicant had requested 15 parking spaces, the scale of that request would alter or disturb the residential or rural nature of the premises or its surroundings. Given that the Cottage Industry shall be clearly incidental and subordinate to the use of the premises for residential purposes, staff determined that the total area occupied by all uses within the cottage industry, including exterior parking, should align with the limitation of Mendocino County Code Section 20.160.025 and not exceed two thousand (2,000) sq. ft.

As a condition of this use permit, a parking plan shall be provided and approved by the Department of Planning and Building Services.

Environmental Health: Upon review of on-site photographs taken by the Code Enforcement Division it would appear that the current parking area is covered with a combination of gravel and bare dirt. This surfacing would not appear to capture any toxic or hazardous runoff of liquids from automobiles queued for servicing. These liquids include, but are not limited to motor oils, transmission fluids, antifreeze, brake fluid, power steering fluid, rear axle fluid, windshield washing fluid and gasoline, including diesel gasoline. The leaching of any or all of these toxic/hazardous liquids presents concern.

Additionally, the Mendocino County Division of Environmental Health provided comments regarding storage of hazardous liquids or solids exceeding regulated amounts and groundwater contamination. To address any potential contamination, conditions have been added which require all parking areas be surfaced with gravel, permeable pavers or other permeable surfaces, and that drip pans be placed beneath any vehicle that is being serviced or stored. The project is conditioned for the appropriate storage of hazardous materials as regulated by Environmental Health.

Another possible source of groundwater contamination is the automotive workshop. While the applicant has indicated that there are no restroom facilities within the structure, no plans have been provided which indicate sinks, parts washing booths or hose spigots within, or outside of, the structure. If any such facilities are not attached to an appropriate wastewater drainage system connected to the existing septic system, or if a hose is attached to any spigot and used to wash down spills or hazardous materials, contaminants could eventually leach into the underlying groundwater, contaminating local water supplies. As such, a condition has been added requiring the most appropriate disposal method for any water used for auto repairs.

Noise: The starting, idling and revving car engines and the use of shop equipment, including but not limited to: air compressors, air powered tools, car lifts, tire mounting machinery and testing equipment can be expected to increase ambient noise levels. The nearest residence to the subject structure is approximately 150 feet to the south. This would subject the occupants of this residence and the surrounding property to possible noises exceeding the standards as outlined in Appendix C of the Mendocino County Zoning Ordinance. As such, conditions have been added which establish noise limit

decibel thresholds, hours of operations, and limitations on the use of air driven power tools.

Air Quality: Air quality issues also are a concern when operating an automobile repair garage. This includes odors from toxic/hazardous chemicals as well as dust propagation from dirt, metal shavings, use of sandblasting agents, vehicles entering and exiting the repair facility, and idling and revving of engines. All these factors can release exhaust fumes that are both odiferous and noxious. To mitigate the impacts of air quality issues, the Mendocino County Air Quality Management District has provided conditions to address related concerns.

Occupancy Classification: The 1,764 sq. ft. accessory structure identified for auto repairs is not designated for commercial occupation as it was originally constructed under the limited density rural dwellings (Class-K) building regulations. The use of this accessory structure is thus restricted from any commercial activity unless the applicant obtains a building permit for a commercial structure. A Condition has been included to address concerns regarding commercial use of the existing 1,764 sq. ft. structure.

Environmental Determination: Staff has completed an Initial Study for the project. As a result, a Negative Declaration was prepared. While Staff recommends several avoidance and minimization conditions in this Staff report, none of the recommended conditions constitute mitigation necessary to reduce potentially significant impacts to less than significant levels as defined in CEQA. Staff finds that the project, as proposed, has a less than significant impact on the environment and thus recommends adoption of a Negative Declaration.

FINDINGS

MCC 20.196.020 (A): *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;*

The subject property is classified Rural Residential under the General Plan. The project is consistent with General Plan Policy DE-14 which allows cottage industries as a general use. Policy DE-51 states: "Encourage home occupations and cottage industries in conjunction with residential uses when limited in scope and compatible with residential or neighborhood character. Cottage industries and home occupations that grow beyond site or building limitations or become incompatible with the neighborhood should be relocated to appropriately zoned properties."

As conditioned, this project proposal is consistent with Policy DE-51 in that the cottage industry regulations limit the maximum size of the structure associated with the business.

MCC Section 20.196.020 (B): *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

The project site is located within unincorporated Mendocino County and is accessed via a driveway that encroaches from a private road (Prairie Flower Road). Utilities have been established to service the single family residence and the accessory building used as the automotive repair facility. If developed in conformance with the recommended Conditions, the project is found to provide adequate utilities, access roads, drainage and other necessary facilities.

MCC Section 20.196.020 (C): *That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

The operation of an automotive repair facility can impact neighboring property owners negatively. This can lead to nuisances for the adjacent properties. The parking, idling, revving of engines, use of air driven tools, and other activities associated with an auto repair business could create situations that constitute a nuisance to neighboring property owners, and impair the health, safety, peace, morals, comfort or the general welfare of neighboring property owners. To alleviate these potential impacts, conditions have been

included to help address any nuisance issues. If developed in conformance with the recommended Conditions of Approval, the project can found to be consistent with the above finding.

MCC Section 20.196.020 (D): *That such use preserves the integrity of the zoning district.*

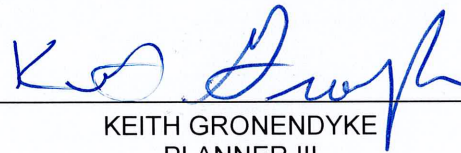
The subject parcel is approximately 2.3 acres and zoned Rural Residential (RR 10), with a minimum parcel size of 10 acres. As such, the parcel is considered 'legal non-conforming'. As provided in Section 20.160.010(A) of the Mendocino County Inland Zoning Code, cottage industries are permitted in the RR District as an accessory activity, although a minor use permit is required.

RECOMMENDATION

By resolution, adopt a Negative Declaration and grant Use Permit (U_2018-0022) for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

9-26-2019

DATE



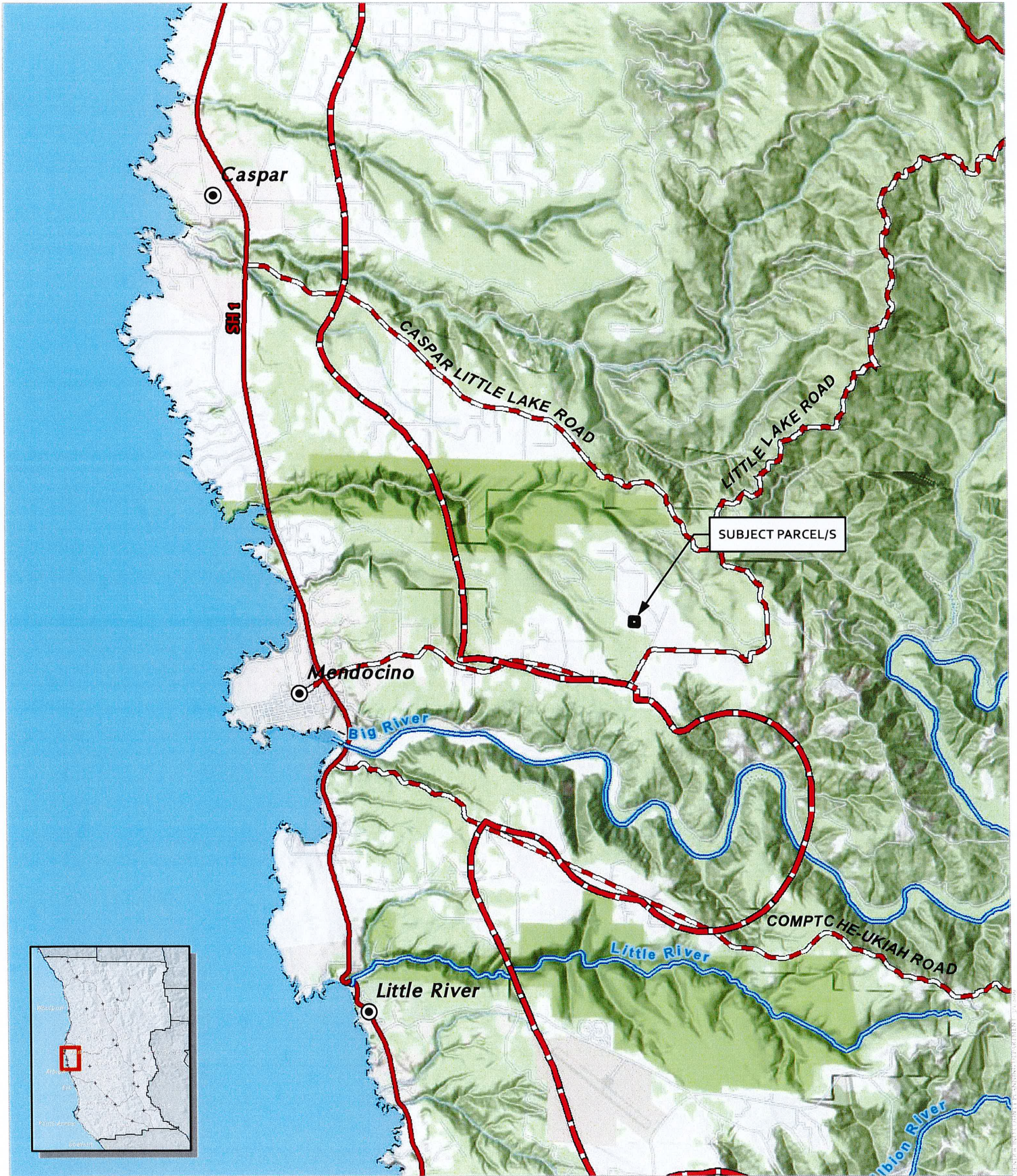
KEITH GRONENDYKE
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

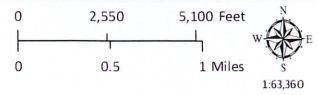
- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site/Tentative Map
- E. Adjacent Owner Map
- F. Zoning Map
- G. General Plan
- H. Fire Hazards Map
- I. Soils Map
- J. Wetland Map
- K. CGWRA Map
- L. Mendocino Cypress Map

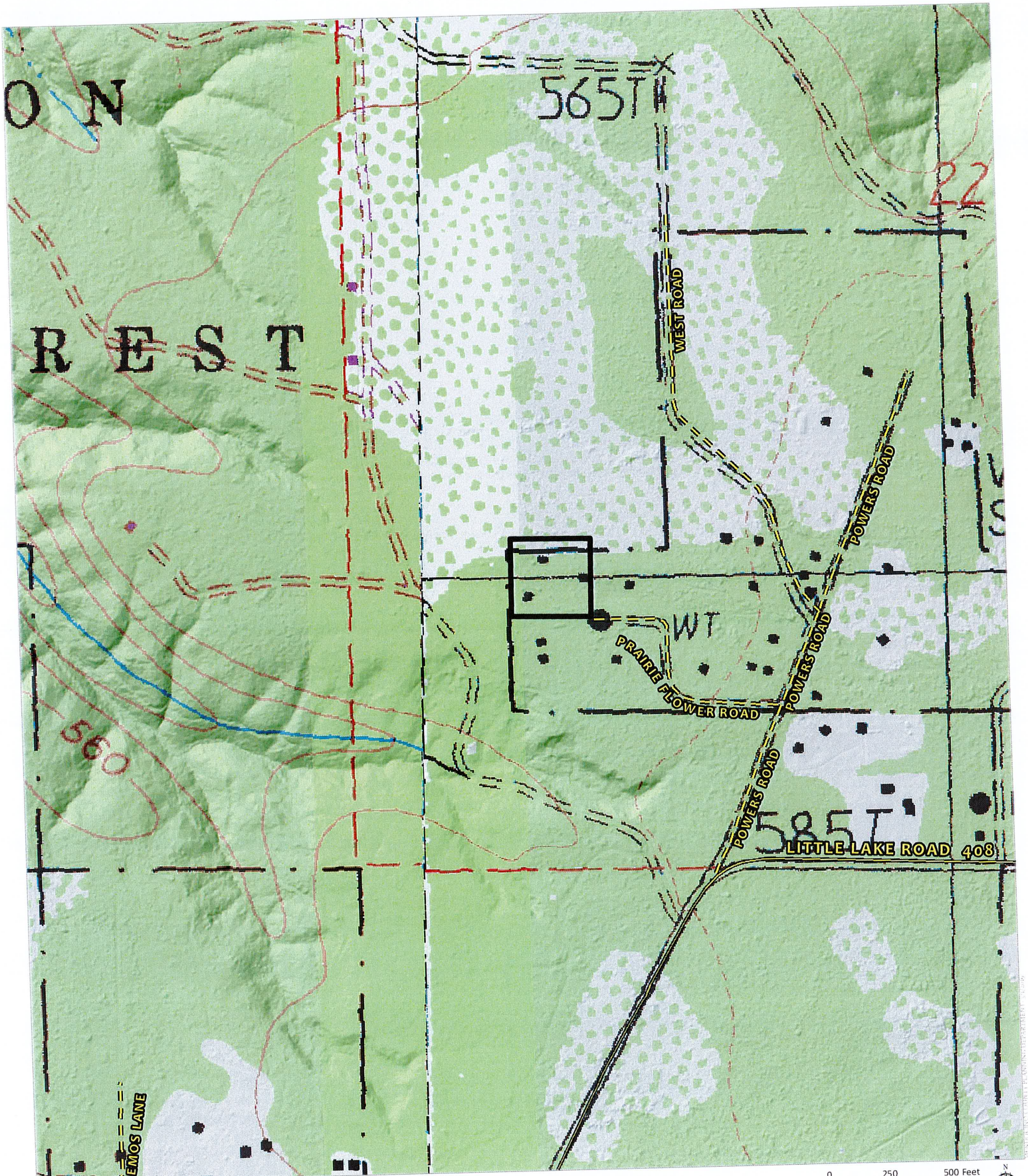
RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):



CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino

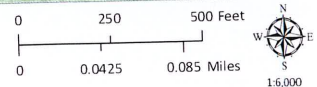
- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- Major Rivers





CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLCT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino

- Coastal Zone Boundary
- Public Roads
- = = = Private Roads

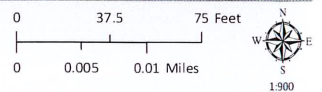


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT B



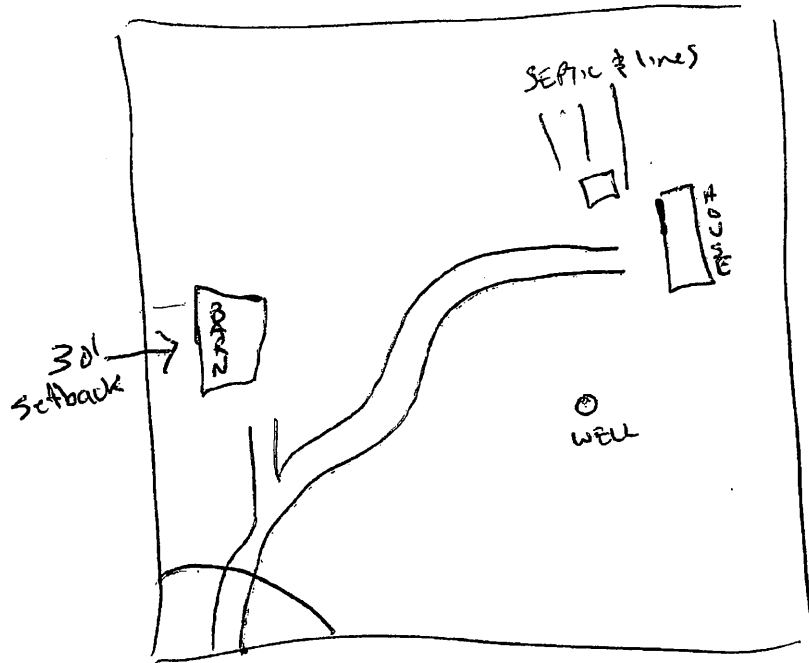
CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

== Private Roads



AERIAL IMAGERY
ATTACHMENT C

APN #
24190 prairie flower rd



118-560-01
STATE JACKSON
TPO 67.64 A±

118-560-21
ANTHONY FORD
RR10 0 A±

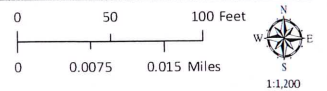
118-560-02
SAYRE STATHAM
RR10 2.38 A±

118-560-03
HOLLIS LESJUR
RR10 2.37 A±

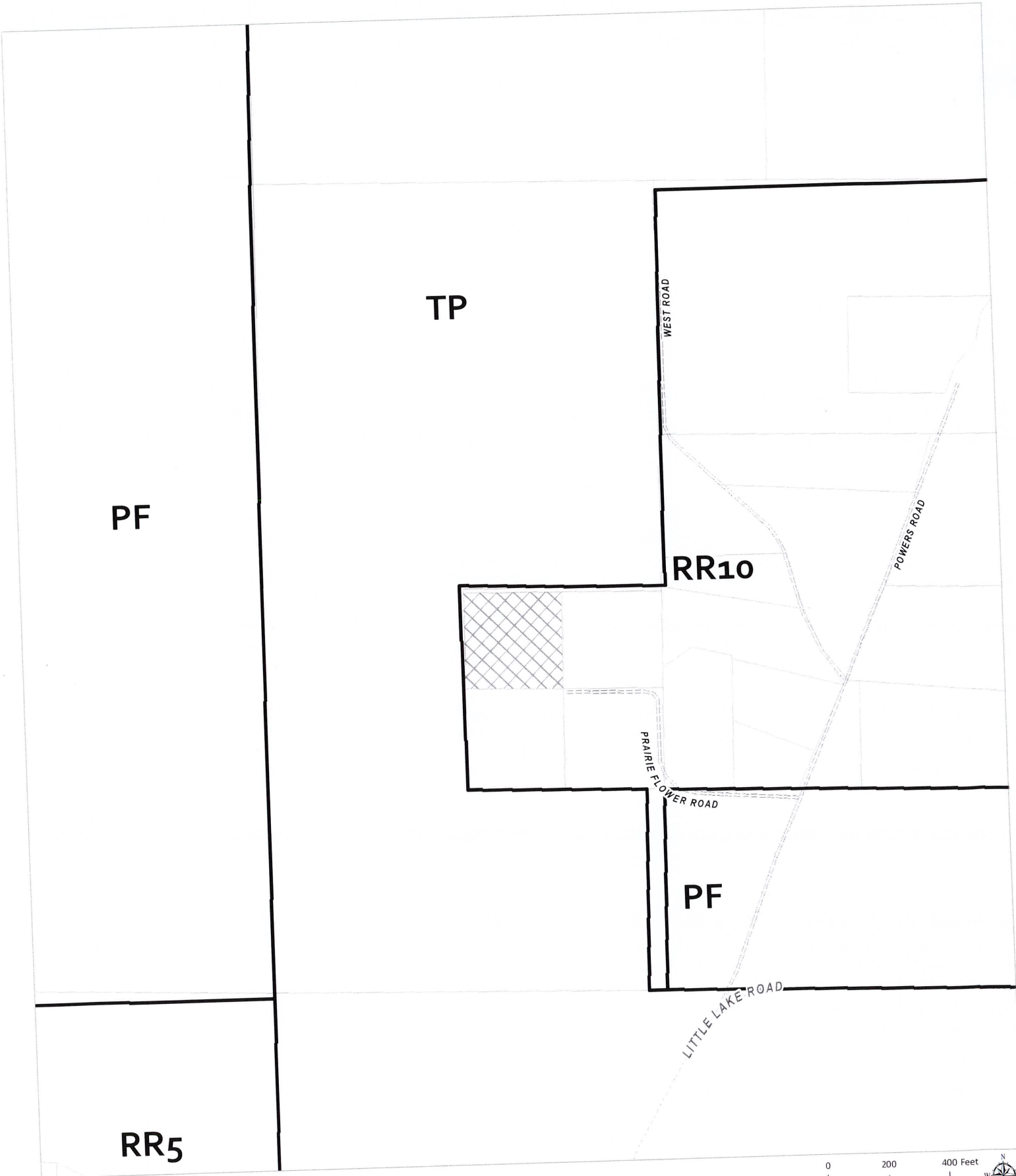
118-560-04
CHRISTINA VELASQUEZ
RR10 2.38 A±

118-560-05
DALE GAYNOR
RR10 2.37 A±



CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

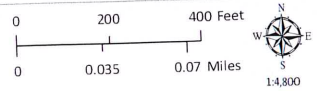


ADJACENT PARCELS
ATTACHMENT E



CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLCT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino

 Zoning Districts
 Public Roads



ZONING DISPLAY MAP
 ATTACHMENT F

CONSISTENT WITH THE PLANNING DEPARTMENT'S ZONING

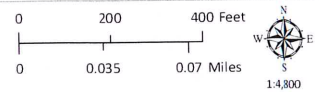
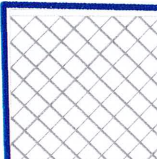
PL

RR 10


PL

RR 5

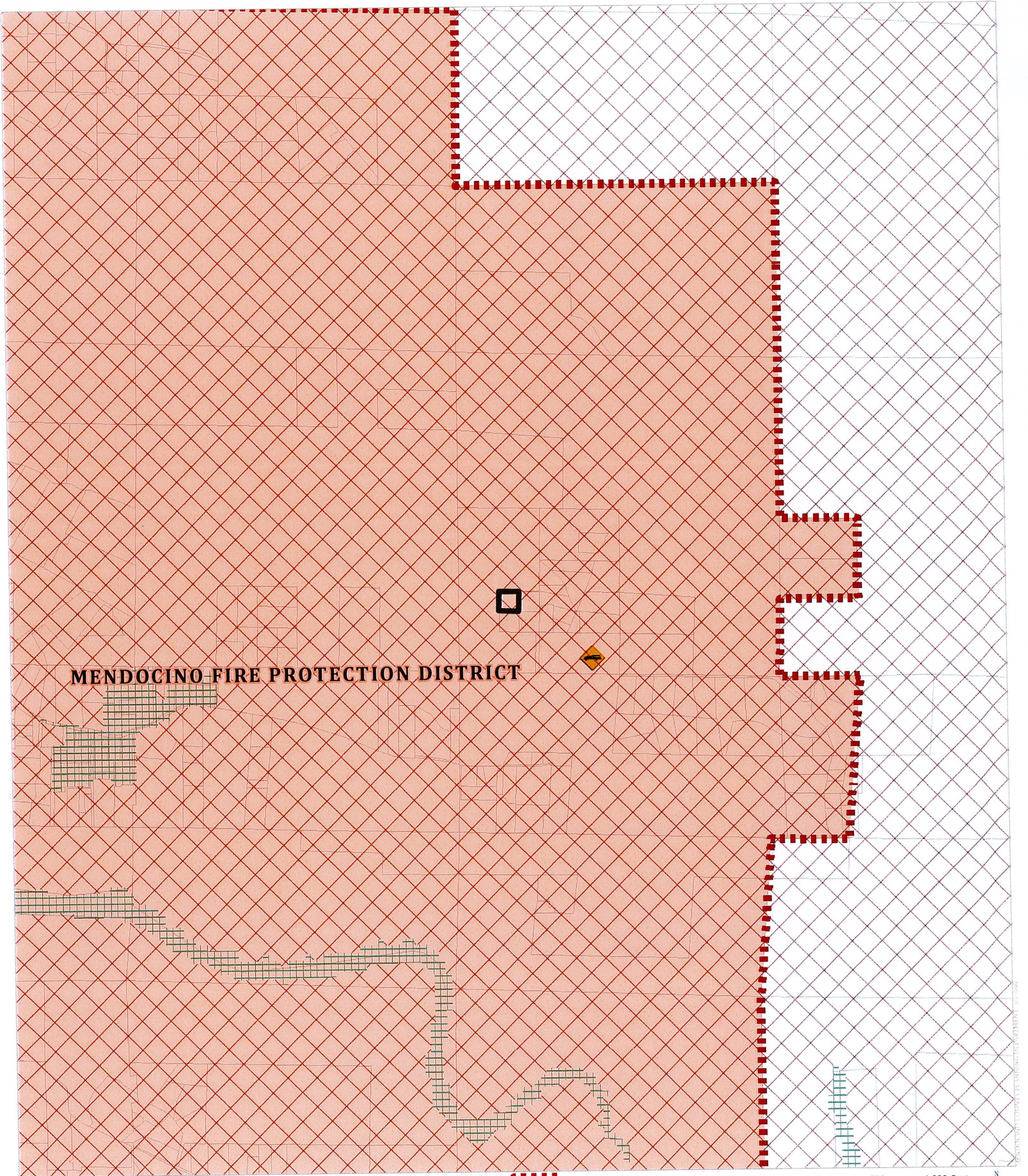
FL 160



CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino

 General Plan Classes

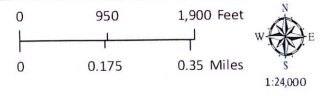
GENERAL PLAN CLASSIFICATIONS
ATTACHMENT G



MENDOCINO FIRE PROTECTION DISTRICT

CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLCT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Fire Stations
-  Fire Stations






FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

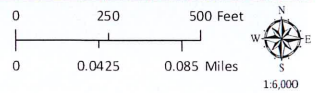
ATTACHMENT H

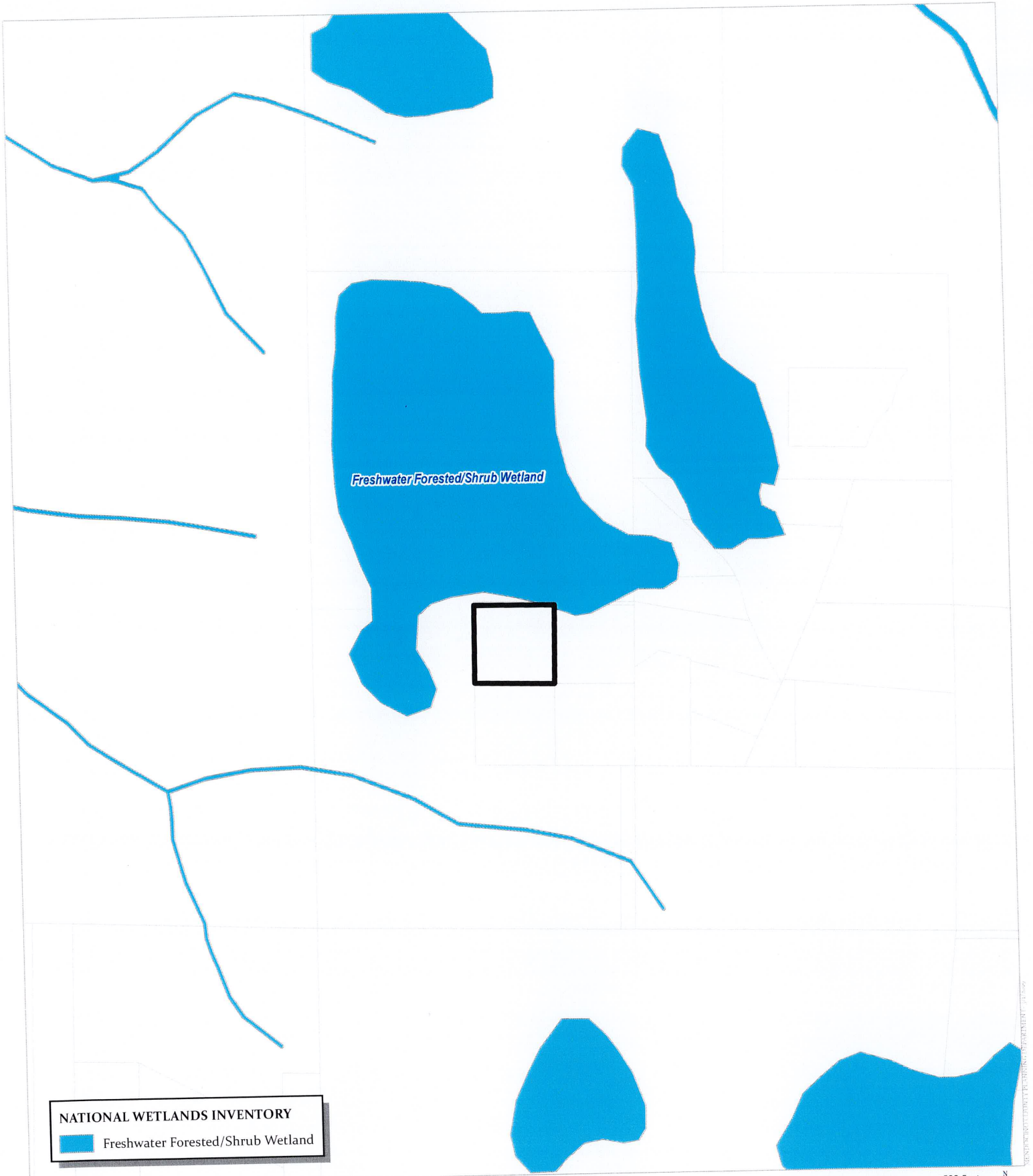


CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLCT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino


-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

 Western Study Soil Types





NATIONAL WETLANDS INVENTORY

 Freshwater Forested/Shrub Wetland

CASE: U 2018-0022

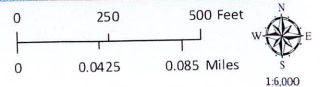
OWNER: STATHAM, Sayre & Amy

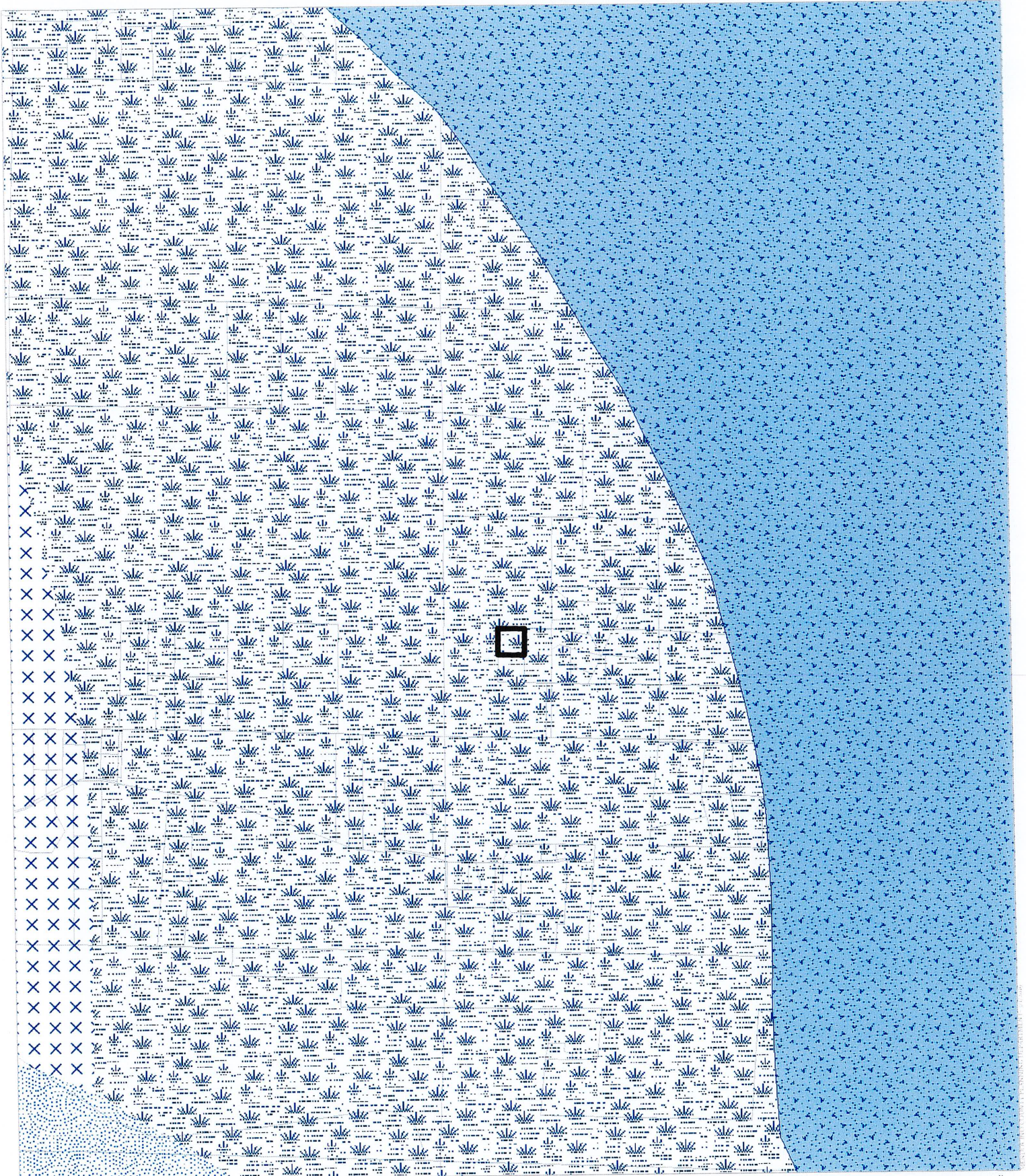
APN: 118-260-02

APLCT: Sayre Statham





AGENT:

ADDRESS: 24190 Prairie Flower Road, Mendocino

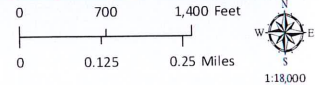


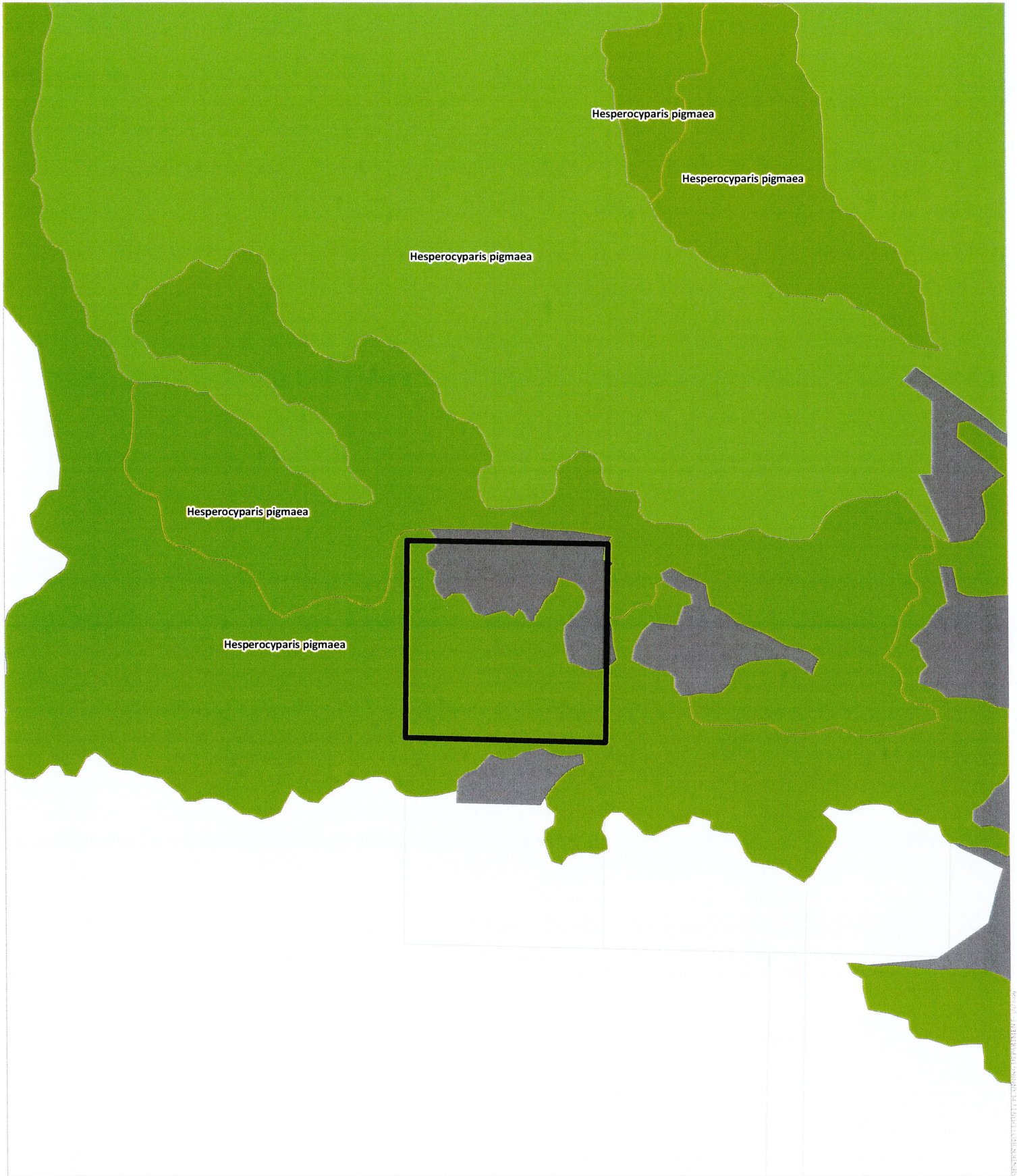


CASE: U 2018-0022
 OWNER: STATHAM, Sayre & Amy
 APN: 118-260-02
 APLCT: Sayre Statham
 AGENT:
 ADDRESS: 24190 Prairie Flower Road, Mendocino

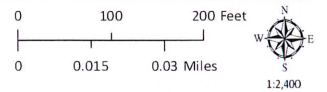
-   Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources

 Critical Water Resources Bedrock





CASE: U 2018-0022
OWNER: STATHAM, Sayre & Amy
APN: 118-260-02
APLCT: Sayre Statham
AGENT:
ADDRESS: 24190 Prairie Flower Road, Mendocino



Resolution Number _____

County of Mendocino
Ukiah, California

November 14, 2019

U_2018-0022 SAYRE & AMY STATHAM

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA GRANTING A MINOR USE
PERMIT FOR A COTTAGE INDUSTRY GENERAL

WHEREAS, the applicant, SAYRE STATHAM, filed an application for a Minor Use Permit with the Mendocino County Department of Planning and Building Services to facilitate a cottage industry consisting of an automobile repair facility located within an existing accessory structure. Located 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private) Addressed at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).; General Plan RR10; Zoning RR10; Supervisorial District 5; (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on October 10, 2019 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator public hearing on November 14, 2019, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. **General Plan Findings:** The subject property is classified Rural Residential (RR 10) under the General Plan. The project is consistent with the General Plan Policies DE-14 and DE-51.
2. **Zoning Findings:** The subject property is zoned Rural Residential (RR 10). The project is consistent with County Zoning per Section 20.048.015, which allows for the establishment of a cottage industry-general on RR 10 zoned properties with the approval of a Minor Use Permit
3. **Use Permit Findings:** The project, subject to the conditions of approval found in Exhibit A of the resolution, fulfill the following use permit findings:
 - a. That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;
 - b. That adequate utility, access roads, drainage and other necessary facilities have been or are being provided.
 - c. That the proposed use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.
 - d. That such use preserves the integrity of the zoning district.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES F. FEENAN
Commission Services Supervisor

BY: BRENT SCHULTZ
Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL

NOVEMBER 14, 2019

U_2018-0022 – SAYRE STATHAM

APPROVED PROJECT DESCRIPTION: Use Permit to facilitate a Cottage Industry - General, consisting of an automobile repair facility located within an existing accessory structure.

CONDITIONS OF APPROVAL:

General:

1. The permit shall become effective on the 11th day after Zoning Administrator approval and shall expire and become null and void at the expiration of two years after the effective date except where use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
3. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith is mandatory, unless a modification has been approved by the Zoning Administrator.
4. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any 1 or more of the following grounds:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
6. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.

Cottage Industry Conditions:

7. No more than three (3) employees may work on the premises at any given time, in addition to the members of the family residing on the premises.
8. Applicant shall obtain appropriate building classification and final inspection for the existing structure used for auto repairs.

9. Aspects of the cottage industry, including equipment storage and parking related thereto, shall not exceed 2,000 sq. ft. Given the existing structure, the applicant is limited to 246 sq. ft. of outdoor parking for customer vehicles. Customer vehicle parking can be accommodated by any arrangement (e.g. parallel, angle, tandem), but a parking plan shall be provided, reviewed and approved by the Department of Planning and Building Services. Customer parking shall be permitted only in designated parking areas accessed from the driveway, and each parking space shall be surfaced with gravel, permeable pavers or other surfacing materials to encourage onsite infiltration of stormwater runoff.
 - a. For any vehicle that is leaking any type of liquid associated with a motor vehicle including but not limited to: motor oils, transmission fluids, antifreeze, brake fluid, power steering fluid, rear axle fluid, windshield washing fluid and gasoline, including diesel gasoline, a suitable drip pan capable of storing the amount and the specific type of liquid the vehicle is leaking shall be placed under the vehicle until said leak is repaired.
10. One non-illuminated sign not to exceed four square feet shall be permitted. All signage shall require approval by the Planning Department prior to display. No permanent off-site signs advertising the site are authorized by this permit.
11. The sale of merchandise not produced on the premises (except mail order only businesses) shall be incidental to the merchandise or service produced by the cottage industry and shall not be advertised in any manner.
12. Applicant shall not have customers at the site; all pick-up and delivery of customer vehicles and monetary transactions shall be conducted off-premises.
13. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at 7:00 p.m. in the evenings and not be turned back on until the following day after 6:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however said exterior security lighting installed on the property shall utilize motion-sensor activation.) All lighting along the property boundaries shall be setback a minimum of 20 feet from all property lines.
14. Best management practices regarding the proper storage and handling of hazardous material and hazardous wastes should be employed. A Hazardous Materials Management Plan is required if any hazardous material/waste on-site exceeds 55 gallons (liquid), 500 lbs. (solids), or 200 cubic feet (gasses) in quantity.

Transportation:

15. A commercial road approach shall be constructed onto Little Lake Road (CR 408) from W Road (Private), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt, concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
16. The permit holder shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

Noise:

17. No long term idling or excessive revving of engines shall be allowed in the parking area.
18. Excessive noise, as identified in Appendix C - Exterior Noise Limits shall be limited to the hours of 8:00 a.m. through 8:00 p.m.
19. The use of air driven power tools shall be prohibited outdoors.
20. No equipment or process used shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by residential uses in the neighborhood.

Air Quality and Hazardous Materials Conditions:

21. Stored hazardous materials in excess of fifty-five gallons of liquids, 200 cubic feet of gases, or 500 pounds of solids shall require review by the Mendocino County Environmental Health Department. More information can be found at: <http://cers.calepa.ca.gov>.
22. This project is subject to District Regulation 1 regarding air quality permits. The permit holder shall obtain an 'Authority to Construct' permit from the Mendocino County Air Quality Management District (MCAQMD) prior to beginning construction and/or installation of any equipment within the shop. If equipment has already been installed, MCAQMD shall be contacted prior to continued use of said equipment.
23. Any stationary on-site diesel internal combustion engines fifty horsepower or greater (i.e. large power generators or pumps), or any propane or natural gas engines 250 horsepower or greater, shall require a permit from MCAQMD.
24. The applicant shall register any portable diesel powered equipment used on-site with the State Portable Equipment Registration Program (PERP), or obtain necessary permits from MCAQMD.
25. Per MCAQMD, heavy duty truck idling and off-road diesel equipment, or other diesel idling is limited to less than five (5) minutes.
26. The project is subject to the requirements of Regulation 1, Rule 492 (National Emission Standards for Hazardous Air Pollutants), of MCAQMD. The applicant shall (per Part 61, Chapter 1, Title 40, of the Code of Federal Register) submit proof of asbestos inspection to MCAQMD prior to being issued a Demolition/Renovation Permit. Additionally, the applicant shall notify MCAQMD prior to removal of asbestos-containing materials and submit payment of any fees, if applicable.
27. Any stationary on-site internal combustion engines over 50 horsepower (i.e. large power generator or pumps) may require a permit from MCAQMD, depending on fuel source and level of operation. Engines less than 50 horsepower are subject to registration by MCAQMD for emissions inventory purposes. The Applicant shall contact MCAQMD prior to use of any such engines. Additionally, a list of on-site internal combustion engines shall be provided to the Department of Planning & Building Services.

28. No painting shall be conducted on-site. Should the applicant wish to conduct on-site painting, approval from the MCAQMD shall be required. The applicant shall adhere to all applicable requirements established by MCAQMD regarding on-site painting.
29. Per comments provided by MCAWMD, the Applicant shall not have customers on-site. Pick-up and delivery of customer vehicles and monetary transactions shall be conducted off-premises. Furthermore, the Applicant is limited to no more than three (3) delivery vehicles accessing the premises per day.
30. Applicant shall obtain any and all appropriate certifications and licenses deemed necessary per the MCAQMD.

Cultural Resources:

31. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

Building Inspection:

32. Prior to the issuance of a business license for the cottage industry auto repair facility, a building permit shall be obtained from the Mendocino County Building Department to convert the existing accessory structure from a class K limited density rural dwelling construction type to a fully permitted commercial structure that fully complies with all required building code requirements associated with commercial structures. Proof of this requirement shall also be submitted to the Planning Department.
33. If any sinks, parts washing facilities, or bathroom facilities are added to the accessory structure, the Environmental Health Department of Mendocino County shall be contacted to determine the correct method to dispose of such waste.

Section I Description Of Project.

DATE: September 9, 2019
CASE#: U_2018-0022
OWNERS/APPLICANTS: SAYRE STATHAM
REQUEST: Use Permit to conduct 'Automotive and Equipment —Repairs, Heavy' as a 'Cottage Industry in an existing structure.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private). Located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).
STAFF PLANNER: KEITH GRONENDYKE

Section II Environmental Checklist.

"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).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.

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"/> 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"/> Utilities / Service Systems	<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 NEGATIVE DECLARATION

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.

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a & b) No Impact

There are no scenic vistas within the project vicinity, nor are there any scenic resources within the project vicinity which would be damaged by the project's presence. This project is approximately 2.6± miles east of State Highway 1, and is obscured by existing vegetation, which limits visibility of the subject structure.

c & d) Less than Significant Impact

Construction of a metal shop for commercial purposes, such as the one constructed for this project, is consistent with similar residential storage facilities found across unincorporated Mendocino County. Additionally, the structure is obscured by existing vegetation, limiting its visibility to surrounding parcels. The proposed project will only be in operation between the hours of 8:00 a.m. and 5:00 p.m. but will utilize security lighting, which may affect nighttime views. However, a condition will be included that requires all outdoor lighting to be downcast and shielded to limit light pollution.

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

INITIAL STUDY NEGATIVE DECLARATION

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

The subject property is not identified as Prime Farmland, Unique Farmland, or farmland of Statewide importance. Additionally, the project does not conflict with the existing zoning designation, which allows for limited commercial and industrial uses. Neither the project site nor the adjacent parcels are subject to a Williamson Act Contract. While adjacent to Timberland Production Zoning (TPZ), the project site itself is not zoned TPZ. Additionally, no loss of forest land, or conversion of forest land to non-forest use, will occur as a consequence of this project as no new development, other than permitting of existing structures, is being proposed.

III. AIR QUALITY. 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-e) Less Than Significant Impact

The project site is located within the Mendocino County Air Quality Management District (MCAQMD). A referral for project comments was sent to MCAQMD to determine any potential impacts to air quality, and comments received indicate the project is subject to several requirements as indicated in the MCAQMD air quality plan. Per MCAQMD, project conditions which address potential air quality violations, increases of criteria pollutant to sensitive receptors, exposure to pollutant concentrations, and objectionable odors have been set in order to maintain a less than significant impact. Additionally, the applicant will be required to obtain the appropriate certifications and licenses to ensure that air quality issues are minimized.

INITIAL STUDY NEGATIVE DECLARATION

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 & b) Less than significant

Per Mendocino County California Natural Diversity Database (CNDDDB) maps, the project site is not identified as a habitat for sensitive or special status species. However, the California Department of Fish and Wildlife (CDFW) has commented on the project and has stated it is located within a Mendocino Cypress Woodland. However, as construction has already been completed, and no expansion is proposed, it does not appear that there will be substantial adverse effects to the Sensitive Natural Community. Conditions will be set to address the concerns of CDFW regarding indirect hydrological impacts to the sensitive natural community.

c, d, e, f) No impact

The Project site is not located on federally protected wetlands, nor is it proposing any work that would result in direct removal, filling, or hydrological interruption. As such, the project would not impact areas subject to Section 404 of the Clean Water Act. The project does not appear to be located within a wildlife corridor, nor are any streams, creeks, rivers, or waters under the jurisdiction of the California Department of Fish and Wildlife situated on the subject property. The site does feature vegetation that could be used by native wildlife. This vegetation will not be removed as a result of further development. Additionally, the project would not conflict with any local policies or ordinances with respect to biological resource protection. The project does not lie within a Conservation Plan area at the local, regional or state level.

INITIAL STUDY NEGATIVE DECLARATION

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

The subject parcel does not have any historical resources on site as defined in § 15064.5. Construction of the existing single family residence began in 2011, while construction on the accessory structure began in 2016. Prior to this, there is no evidence that any buildings or structures of historical or cultural significance existed on the subject parcel. No further development which would cause a substantial adverse change in resources is proposed. A standard "Discovery Clause" condition will be included per County Code Section 22.12.090 and 22.12.100 in the event that resources are found at a later date.

b, c) Less Than Significant

The construction of the accessory structure in 2016 in order to accommodate the auto repair business was a ministerial permit, meaning it was exempt from the requirements of the California Environmental Quality Act (CEQA). The Use Permit requesting the continued use of the accessory structure as an automobile repair facility will not lead to further ground disturbance as all construction has been completed. As such, impacts to any possible archaeological or paleontological resources are less than significant. However, the standard "Discovery Clause" condition is included per County Code Section 22.12.090 and 22.12.100 in the event that resources are found at a later date.

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

INITIAL STUDY NEGATIVE DECLARATION

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

ai, ii) Less than Significant Impact

The project site is situated approximately 22 miles northeast of the San Andreas Fault Zone and approximately 35 miles southwest of the Maacama Fault Zone. As such, the project site is expected to experience moderate to severe ground shaking during its lifetime. Structures on the project site were permitted with current State Building Code regulations and therefore are not expected to pose a substantial risk to people in the event of seismic ground shaking.

aiii, aiv, b-e) No Impact

The topography of the site is level. The threat of landslide, lateral spreading, subsidence, liquefaction or collapse is not significant as the geology of the area demonstrates no such risk. The project is not located on a geologic unit or on unstable soil that would otherwise be further destabilized as a result of the project. No further grading is proposed that would result in substantial soil erosion or loss of topsoil. Soils incapable of adequately supporting the use of septic tanks are not present on-site. The existing sewage disposal system serving the single family residence has demonstrated compliance with waste water requirements set by the County. The project is not located on expansive soils as defined in the Table 18-1-B of the Uniform Building Code.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The project consists of a Cottage Industry automotive repair facility, which will significantly limit the daily number of projects on-site. As such, production of Greenhouse Gases (GHG) resulting from the idling and intermittent revving of car motors will be lower than production of GHG at a Commercial automotive repair facility. Any diesel engines in excess of 50 horsepower are required to meet current emission standards and will require a permit from Mendocino County Air Quality Management District (MCAQMD). Additional measures may be imposed by

INITIAL STUDY NEGATIVE DECLARATION

MCAQMD to control emissions. The proposed project's scale or scope will not result in the potential to contribute, either substantially or cumulatively, to the generation of GHG in a direct or indirect manner.

b) No Impact

At present, there are no Federal, State, or local plans which a proposed project can be evaluated against in order to determine if its impact on climate change is significant. The global nature of climate change warrants investigation of a statewide threshold for significance of GHG emissions. At this time, staff has determined that GHG emissions associated with the project will not result in a significant impact based on the nature of the proposed business.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
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 - b) Less Than Significant Impact

The project involves the repair and maintenance of automobiles. As such, hazardous materials that would be transported, stored, used, and disposed of include petroleum, oil, antifreeze, brake fluid, brake cleaner, waste oil, and waste anti-freeze. If such materials are stored in reportable quantities, their safe storage, use, and disposal

INITIAL STUDY NEGATIVE DECLARATION

will be subject to monitoring and approval of Mendocino County's Environmental Health Division. Given the limited number of vehicles serviced at any one time, the project would not create significant hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c - h) No Impact

The project is located approximately two miles from Mendocino K-8 school, which is greater than the one-quarter mile threshold required.

Upon review of the website map: <http://www.toxicsites.us/index.php>, the project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5.

The project site is located approximately 3.5 miles northeast of a public use airport (Little River Airport), which is outside the two mile limit indicated in subsection "e". Upon investigation of the project's aerial site map, there are no private airstrips in the vicinity.

Per Mendocino County General Plan, the project site is not within an area that has adopted an emergency response plan or an emergency evacuation plan.

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY NEGATIVE DECLARATION

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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Less Than Significant Impact

The provisions of the building permit for the existing structure have addressed erosion and siltation containment. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. No new development is proposed that would require further research.

b) No Impact

The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as no new development is proposed. There is a well on-site for residential use, and it is not expected, nor has the applicant indicated, that a substantial amount of water will be required for operations of the automotive repair facility.

c) No Impact

Drainage will be dispersed to either the unimproved areas or to the landscaped areas, which are adjacent to the improved areas. No new development is proposed that would further alter the existing drainage pattern. The project would not substantially alter the existing drainage pattern of the site.

d) Less Than Significant Impact

The project would not substantially alter the existing drainage pattern of the site area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding. No new development is proposed that would further alter the existing drainage pattern and no streams or rivers are present at the project site.

e) No Impact

As no new development is proposed, and existing impervious areas are all indoors, creation or contribution of additional runoff water exceeding the capacity of existing or planned stormwater drainage systems are minimal, as are additional sources of polluted runoff.

f) Less Than Significant Impact

The project, as proposed, poses no substantial degradation of water quality as noted in 4(a),(c), and (e).

g-i) No Impact

The project site is not located within a mapped flood hazard boundary.

INITIAL STUDY NEGATIVE DECLARATION

j) No Impact

The project site is not in a mapped tsunami inundation zone, nor is it located near hillsides. As such, it would not be subject to inundation by seiche, tsunami, or mudflow.

k) No Impact

As no new development is being proposed and no streams or rivers are located on the subject parcel, the project would not result in an increase in pollutant discharges to receiving waters and subsequent changes to water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants.

l – m) Less Than Significant Impact

As stated in issue (e) & (k), no new development is proposed, existing impervious areas are all indoors, and no streams or rivers are located on the project site. As such, the project would not create potentially significant impacts on groundwater quality, or impact aquatic, wetland or riparian habitat

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, b, c) No Impact

The project will not result in any physical improvements or barriers that would divide an established community. Additionally, the project is in conformance with the Mendocino County General Plan and Zoning Ordinance. Policy DE- 51 of the General Plan supports the establishment of Cottage Industries in conjunction with residential uses when said Cottage Industry is limited in scope and compatible with residential or neighborhood character. Section 20.160.010(A) of the Zoning Ordinance permits the establishment of a Cottage Industry with approval of a conditional minor use permit, which the Applicant has done. The project is not located within any habitat conservation or natural community conservation plan areas.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

INITIAL STUDY NEGATIVE DECLARATION

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

There are no known mineral resources that would become unavailable as a result of the project. The property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

XII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>
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, c, d) Less than Significant Impact

The starting, idling, and revving of car engines and the use of shop equipment (including but not limited to: air compressors, air powered tools, car lifts, tire mounting machinery and testing equipment) can be expected to increase ambient noise levels to some degree. However, given the Cottage Industry standards the proposed project will be required to adhere to, the day to day operations of shop equipment would not result in noise levels deemed to be excessive per Mendocino County Exterior Noise Limit Standards.¹ Additionally, as work will be conducted indoors between the hours of 8:00 a.m. and 5:00 p.m., noise levels will be further decreased. A typical air compressor used in automotive repair shops might generate 63 decibels. As noise is reduced six decibels for every doubling of distance, the air compressor would be reduced to 55 decibels at an 8-foot distance. With this in mind, the nearest residence, at 150 feet from the proposed project, would receive noise levels of approximately 21 decibels. Noise Level Standards for Residential parcels, as indicated by Mendocino County Exterior Noise Limit Standards, are 50 decibels between the hours of 7:00 a.m. to 10:00 p.m.

¹ Appendix C, Mendocino County Inland Zoning Code, Title 20 – Division I

INITIAL STUDY NEGATIVE DECLARATION

b, e, f) No Impact

There are no activities associated with the project that would generate excessive ground borne vibration or ground borne noise levels. The project will not result in any permanent increase in ambient noise levels in the project vicinity. The project is located approximately three miles northeast of the Little River Airport, and thus not subject to the Airport Land Use Compatibility Plan of Mendocino County. Additionally, there are no known private airstrips within the vicinity.

XIII. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 - c) No Impact

The project would not affect existing housing or create a demand for new housing by inducing substantial population growth in the area. No residences will be removed as a result of the project, nor will the project displace any people.

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Less than Significant Impact or No Impact

Demand for fire protection and police services are not expected to significantly increase as a result of the project. The project is within a California Department of Forestry and Fire Protection (CalFire) responsibility area. The

INITIAL STUDY NEGATIVE DECLARATION

nearest fire station is 0.25± miles from the project. Population or demand for schools, parks, or other public facilities will not increase as a result of the project.

<u>XV. RECREATION.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The project will not result in an increased demand or use of recreational facilities.

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

Access to the site is via existing private access roads. As the number of daily customers will be limited, the project will generate only a minor amount of additional traffic. The Mendocino County Department of Transportation recommended two conditions of approval which will address specific improvements to the intersection of Powers Road (Private) and Prairie Flower Road (Public).

c, d, e, f) No Impact

The existing transportation system provides adequate access to the property. Due to the limited number of customers allowed on a daily basis, the project will not result in a substantial increase of vehicles altering present traffic patterns. As a result of minimally increased traffic, there will be no impact on traffic hazards to motor vehicles, bicyclists or pedestrians.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant	Less Than Significant with	Less Than Significant	No Impact
---	--------------------------------	-----------------------------------	------------------------------	------------------

INITIAL STUDY NEGATIVE DECLARATION

	Impact	Mitigation Incorporated	Impact	
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 exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The existing on-site septic systems will be used by the residence and the business. No other wastewater treatment system would be needed or affected by the project. The project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities. Operations of the project would not require expansion of existing water entitlements or result in an increased demand on the wastewater treatment provider. Additionally, the project would not increase demands on solid waste disposal needs.

<u>XVIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY NEGATIVE DECLARATION

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

a, b, c) Less Than Significant Impact

Based on the discussion and findings included in this Initial Study, there is no evidence to support a finding that the project would 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. Nor is there evidence to suggest that the project would have significant impacts that are cumulatively considerable. Based on the discussion and findings included within this Initial Study, the evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, is less than significant.

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.

9-26-19
DATE


KEITH GRONENDYKE
PLANNER III