



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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July 10, 2023

PUBLIC HEARING NOTICE OF PENDING ACTION AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR STANDARD COASTAL DEVELOPMENT PERMIT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Planning – FB
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Forestry Advisor

Archaeological Commission
Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use

Coastal Commission
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Elk Community Services

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, August 10, 2023, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project, and the Draft Mitigated Negative Declaration that is located in the Coastal Zone. This meeting will take place at the Planning and Building Services Conference Room, located at 860 North Bush Street, Ukiah and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meeting by sending comments to: pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

CASE#: CDP_2021-0044

DATE FILED: 8/25/2021

OWNER/APPLICANT: EMMETT DACEY & BARB SKOOG

REQUEST: Standard Coastal Development Permit for the remodel of an existing 1228 square-foot single-family residence with a proposed 1215 square-foot bedroom and 708 square-foot deck addition, 309 square-foot entry patio, 76-square-foot second floor deck, 128 square-foot entry deck, 1596 square-foot office and garage, 120 square-foot patio, and water tanks for emergency fire abatement.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 4.68± miles northwest of Elk town center, lying on the east side of State Route 1 (SR 1). 0.34± miles north of its intersection with Cameron Road (CR 516); located at 1311 Cameron Road, Elk; APN: 126-070-14.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: STEVEN SWITZER

The Draft Mitigated Negative Declaration, Staff Report, and Notice, will be available 30 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than August 9, 2023. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its

respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item 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.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- STANDARD CDP**

**AUGUST 10, 2023
CDP_2021-0044**

SUMMARY

OWNER/APPLICANT: EMMETT DACEY & BARB SKOOG
1311 CAMERON RD
ELK, CA 95432

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95460

REQUEST: Standard Coastal Development Permit for the remodel of an existing 1228 square-foot single-family residence with a proposed 1215 square-foot bedroom and 708 square-foot deck addition, 309 square-foot entry patio, 76 square-foot second floor deck, 128 square-foot entry deck, 1596 square-foot office and garage, 120 square-foot patio, and water tanks for emergency fire abatement.

LOCATION: In the Coastal Zone, 4.68± miles northwest of Elk town center, lying on the east side of State Route 1 (SR 1). 0.34± miles north of its intersection with Cameron Road (CR 516); located at 1311 Cameron Road, Elk; APN: 126-070-14.

TOTAL ACREAGE: 1.79± Acres

GENERAL PLAN: Rural Residential, Development Limitation (RR5:DL)

ZONING: Rural Residential, Development Limitation (RR5:DL)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

APPEALABLE: APPEALABLE

RECOMMENDATION: **APPROVE WITH CONDITIONS**

STAFF PLANNER: STEVEN SWITZER

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit for the remodel of an existing 1228 square-foot single-family residence with a proposed 1215 square-foot bedroom and 708 square-foot deck addition, 309 square-foot entry patio, 76 square-foot second floor deck, 128 square-foot entry deck, 1596 square-foot office and garage, 120 square-foot patio, and water tanks for emergency fire abatement.

The single-family residence would increase to a total of 2,443 square-feet. The proposed 1596 square-foot detached garage with office space above would be sited where an existing woodshed is located on the parcel. For more information on the associated decks and patios see the *Plot Plan* attachment.

A list of avoidance measures and minimizations are detailed in the Mitigated Negative Declaration Initial Study and outlined in the Habitats and Resources section of this report, see Conditions 15-17.

RELATED APPLICATIONS ON-SITE:

- PA 8172 –Preliminary Approval for single-family residence, well, and septic system (1981)
- F 7685 –Building Permit for single-family Residence (1985)
- F 7733 –Building Permit for revisions to single-family Residence
- FB 9190729 – Building Permit for Pellet Stove
- BP_2020-0010 –Reroof of single-family residence

SITE CHARACTERISTICS: The parcel is 4.68± miles northwest of Elk Town center, lying on the east side of State Route 1 (SR 1) 0.34± miles north of its intersection with Cameron Road (CR 516). The site is predominately forested with cleared areas located around existing development. The 1.79± acre parcel is classified as Urban and Built-Up Land and currently developed with a single-family residence, deck, woodshed, garden shed, water tank storage, propane tank, septic tank, well and pump house. An easement connecting to Cameron Road (CR 516) provides access to the site. Coastal Ground Water Resources map the parcel as a Critical Water Area.¹ LCP Land Capabilities and Natural Hazards map the area as Non-Prime Agricultural Land and high productivity timberland in Zone 1 underlying bedrock.² The subject parcel as well as adjacent parcels contain Western Soil Classifications 139 and 196.³ The parcel is mapped in a state fire responsibility area and in a high fire hazard severity zone. In addition, Elk Community Services District provides fire protection, rescue, ambulance & emergency medical services for the property.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential, Development Limitation (RR5:DL)	Rural Residential, Development Limitation (RR5:DL)	1.61± Acres	Residential
EAST	Rural Residential (RR10)	Rural Residential (RR10)	10.00± Acres	Residential
SOUTH	Rural Residential (RR5)	Rural Residential (RR5)	1.26± Acres	Residential
WEST	Rural Residential, Development Limitation (RR5:DL)	Rural Residential, Development Limitation (RR5:DL)	6.29± Acres	Residential

PUBLIC SERVICES:

Access: Easement connecting to Cameron Road (CR 516)
 Fire District: Elk Community Services District
 Water District: NONE
 Sewer District: NONE
 School District: Mendocino Unified School District

AGENCY COMMENTS: On December 17, 2021, 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
Archaeological Commission	Comment
Building Division Fort Bragg	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (EH)	Comment
Forestry Advisor	No Comment
Elk Community Services District	Comment

¹ Critical Water Areas Map

² LCP Land Capabilities & Natural Hazards Map

³ Western Soil Classifications Map

REFERRAL AGENCIES	COMMENT
Planning Division Fort Bragg	No Comment
Sonoma State University	Comment
CALFIRE (Land Use)	Comment
California Coastal Commission	Comment
California Native Plant Society	No Response
CALTRANS	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

LAND USE: The proposed development is located on a parcel within the boundaries of the Local Coastal Program (LCP).⁴ The parcel is designated under Mendocino County General Plan Chapter 7: Coastal Element, Chapter 2: The Land Use Plan, Section 2.2 –Rural Residential (RR5[DL])⁵. The RR5 classification intends:

...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.

Principal Permitted Use: Residential and associated utilities, light agriculture, home occupation. (MCGP, Ch. 7 Coastal Element, Ch. 2.2 –Rural Residential)

In addition, the parcel is within the Development Limitations (DL) Combining District that is intended to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slopes over 30 percent, erosion, or landslide. The proposed development would occur within the relatively flat portions of the parcel. Considering both proposed structures, the 1215 square-foot bedroom remodel and the 1596 square-foot office and garage, would occur within the relatively flat portions of the parcel and in areas of previous ground disturbance, a sufficient building site would be provided that would not severely limit the proposed scope of work.

Further, the proposed development is consistent with the principally permitted uses and associated utilities under the Rural Residential General Plan Land Use Classification.

ZONING: The parcel is located within the Rural Residential (RR5) Zoning District⁶. The intent of the RR5 district is as follows:

... to encourage and preserve local small-scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. (MCC, Title 20, Division II, Ch. 20.376)

⁴ LCP Land Use Map 19: Navarro
⁵ General Plan Map
⁶ Zoning Display Map

In addition, Section 20.416.015 provides the following additional requirements for DL Combining Districts:

All development proposed in an area designated DL also shall comply with the applicable provisions of Chapter 20.420 (Floodplain Combining District) and Chapter 20.488 through Chapter 20.500 of this Division. (MCC, Title 20, Division II, Sec. 20.416.015)

As proposed, the project would remodel an existing 1228 square-foot single-family residence with a proposed 1215 square-foot bedroom and 708-square-foot deck addition, 309 square-foot entry patio, 76 square-foot second floor deck, 128 square-foot entry deck, 1596 square-foot office and garage, 120 square-foot patio, and 2500 gallon water tank for emergency fire abatement in a manner consistent with the principally permitted uses under the RR Zoning District.

The project's compliance with the applicable provisions of Chapter 20.488 through Chapter 20.500 is discussed in the following sections of this report and included as conditions of approval for the project.

HABITATS AND NATURAL RESOURCES: Environmentally Sensitive Habitat Areas (ESHA) are addressed in both the Mendocino County General Plan's Coastal Element and Division II –Mendocino County Coastal Zoning Code. Chapter 20.496 of Mendocino County Coastal Zoning Code prescribes that any project having a potential impact to an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of the sensitive resource, to document potential negative impacts, and to recommend appropriate mitigation measures. The Local Coastal Program (LCP) Habitats and Resources Mapping designates the parcel as barren.⁷

In compliance with the habitat and natural resource policies contained in the Coastal Element of the Mendocino County General Plan and Chapter 20.496 of the County Coastal Zoning Code, the applicant supplied a biological survey, prepared by qualified biologist Asa Spade, to determine the extent of sensitive resources, document potential negative impacts, and, as appropriate, recommend mitigation measures. This survey, dated on February 24, 2023, was conducted within a range of 100 feet of the proposed project site. The focus of the study area was to determine if, and to what extent, special status plant communities, plants, wetlands, and/or special status wildlife habitat that could be considered ESHA occur within 100 feet of the proposed development or other portions of the subject parcel. The survey was limited to areas that were safely and legally accessible. The report concludes the following:

No streams or wetlands are present within 100ft of proposed development. The forest surrounding the clearing is grand fir- Bishop pine forest, a presumed sensitive natural community ESHA. The subject parcel is already developed with a small single-family residence and outdoor parking and a storage structure are present where the detached garage is proposed. The development has not resulted in the degradation or removal of the grand fir - Bishop pine forest that surrounds it. The modest expansion of use of the property is unlikely to result in a significant impact to the grand fir forest. Neighboring parcels are developed to a similar extent to the development proposed. It is WCPB's professional opinion that if avoidance and minimization measures are followed, that the proposed development will have a less than significant impact on the grand fir - Bishop pine forest and animals that may use the property during some portions of the year.

While the project was designed to avoid tree removal, structures and the driveway pullout are proposed beneath the dripline of the grand fir forest, and therefore within presumed EHSA. Mendocino County Coastal Element Policy 3.1-7 provides in part that:

A buffer area shall be established adjacent to all environmentally sensitive habitat areas. ... Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent environmentally sensitive habitat area and must comply at a minimum with each of the following standards:

⁷ LCP Habitats & Resources Map

1. *It shall be sited and designed to prevent impacts which would significantly degrade such areas; and*
2. *It shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity; and*
3. *Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution. (MCGP, Ch. 7 Coastal Element, Sec. 3.1 Habitats and Natural Resources, Policy 3.1-7)*

Further, Mendocino County Code Section 20.496.020(A)(4) lists standards for permitted development within the buffer area, including that structures will be allowed within the buffer area only if there is no other feasible site available on the property. The proposed development is partially under the dripline of the grand fir-Bishop pine forest and therefore within the ESHA. The remainder of the development is proposed within a buffer area directly adjacent to the grand fir-Bishop pine forest. The locations proposed for the residential expansion and detached garage are already developed with outbuildings, graveled driveway, and/or non-native grassland lawn that is a part of the residential curtilage. The parcel is extremely constrained as the entirety of the parcel is located in or within 50± feet of grand fir-Bishop pine forest and is limited by other types of setbacks, such as property line setbacks and limited appropriate topography. Some expansion of the curtilage may occur but should be limited because the use of the property will remain the same. The garage would be in an area where outdoor parking and a storage structure are already present. Locations of project components have been sited to avoid or minimize cutting of adult trees. Some removal of young trees and/or limbing of trees to maintain fire safety should be expected.

Pursuant to Mendocino County Code Section 20.532.060, a report of compliance is required to demonstrate that the development meets all of the criteria specified for development in, and proximate to, an environmentally sensitive habitat area including a description and analysis of the following:

1. *Present extent of the habitat, and if available, maps, photographs or drawings showing historical extent of the habitat area.*
2. *Previous and existing ecological conditions.*
 - a. *The life history, ecology and habitat requirements of the relevant resources, such as plants, fish and wildlife, in sufficient detail to permit a biologist familiar with similar systems to infer functional relationships (the maps described in above may supply part of this information).*
 - b. *Restoration potentials.*
3. *Present and potential adverse physical and biological impacts on the ecosystem.*
4. *Alternatives to the proposed development, including different projects and alternative locations.*
5. *Mitigation measures, including restoration measures and proposed buffer areas. (MCC, Title 20, Division II, Sec. 20.532.060(e))*

In accordance with the provisions of Section 20.532.060(e), a report of compliance was submitted on February 24, 2023. Staff concurs with the findings contained in this report of compliance prepared by Wynn Coastal Planning and Biology. Considering that the proposed project location cannot satisfy Mendocino County Code Section 20.496.020(A)(1) buffer width criteria, the project would be limited to the least damaging alternative location. Any alternative locations for the proposed development would be within ESHA habitat to an even greater extent than the proposed locations. The topography of the site

limits alternatives. The proposed locations for development are within the most level portions of the parcel. Development on the hill slopes would require more engineering, would be more impactful to the grand fir-Bishop pine forest, and would have more potential for erosion and threats from fire and falling trees. The locations proposed are beneath the forest canopy, and therefore within the ESHA, which extends to the dripline of the canopy, but these areas are already cleared of understory vegetation and/or developed with driveway, lawn, or accessory structures. The locations proposed are the least impacting alternative that would allow for the use proposed. Mitigation measures are recommended to compensate for development within the ESHA, including measures that will also serve to prevent impacts to protected habitat. To support the protective values of ESHA buffers, staff recommends **Conditions 13 and 14**. In addition, the mitigation measures detailed in the report of compliance would reduce the effect of development on identified ESHA and would be required to replace the protective values that are lost as a result of development. These recommended avoidance and minimization measures have been incorporated as conditions of approval for the project, see **Conditions 15-17**. As conditioned, the proposed project would be consistent with the policies of Coastal Element Chapter 3.1 and the requirements of MCC Chapters 20.496 and 20.532.

GROUNDWATER RESOURCES: The project site is mapped with Critical Water Resources, where groundwater is heavily developed or scarce.⁸ Mendocino County Division of Environmental Health (DEH) received the proposed project to review impacts to water usage. DEH provided comment on the proposed project and noted an approved septic system and water well permit currently on file for the parcel. The applicant has been made aware that proposed expansion of the existing residence shall be subject to securing any additional permits from DEH.

Conditions 4 and 5 are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any groundwater and DEH regulations will be addressed.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

TRANSPORTATION, UTILITIES AND PUBLIC SERVICES: The proposed project was referred to Mendocino County Department of Transportation (DOT) where no comment was received. Staff finds the project will not significantly contribute to new sources of traffic on local and regional roadways. The project would not significantly impact transportation or circulation and subsequently will be provided adequate access by means of an easement connecting to Cameron Road (CR 516). The proposed project is consistent with regulations outlined in Chapter 20.516.

An existing on-site well and septic system currently sustains the water and wastewater resources for the property. The proposed project would not significantly impact the Critical Water resources of the surrounding area and is consistent with Coastal Element Policy 3.8-10 and transportation, utilities and public services regulations as outlined in Chapter 20.516.

HAZARDS MANAGEMENT: The project site is located within the State Fire Responsibility Area and mapped as a High Fire Hazard.⁹ The local fire agency for the project site is the Elk Community Services District. California Department of Forestry and Fire Protection (CALFIRE) did provide the following comment on the project referral:

After reviewing the site plan provided, an exception to the 30-foot setback as defined in §1276.01 of the "SRA Fire Safe Regulations" shall be granted for this project on the following conditions:

- 1. This will be a one-time exception applied only for this project.*
- 2. All flammable material will be removed up to 10 feet on the side of the proposed building that does not conform to the 30-foot setback.*

⁸ Ground Water Resources Map

⁹ Fire Hazard Zones & Responsibility Areas Map

3. *Building materials shall conform with those specified in Title 24 California Code of Regulations, Part 2, Chapter 7 A "Materials and Construction Methods for Exterior Wildfire Exposure."*
4. *A dedicated 2,500-gallon water tank with hydrant, as specified in Article 4 of the "SRA Fire Safe Regulations" for fire protection shall be installed on the property.*

In response to the CALFIRE recommended conditions, Elk Community Services District performed a site visit where cooperative discussions with the property owners, architect, and neighbors led to the following two (2) recommendations: (1) Two (2) 5,000 gallon water tanks shall be installed, with each having 3 inch water tank connections with 3-inch full flow ball valves and 2.5 NHT firehouse connectors, and (2) A driveway turn-out shall be installed and maintained to support 75,000 pounds and provide an aggregate base for fire engines. **Conditions 10 and 11** capture these recommendations and ensure that the project is consistent with Mendocino County policies for fire protection.

Though the project site is located 3± miles to the east of the San Andreas Fault, it is not located immediately on any known "active" earthquake fault or within an Earthquake Fault Zone that would require further review pursuant with the Alquist-Priolo Earthquake Fault Zoning Act.

Staff finds the potential for ground rupture due to an on-site active faulting that could potentially impact the proposed project to be low. As proposed, the project is consistent with the policies of Coastal Element Chapter 3.4 and the requirements of Coastal Zoning Code Chapter 20.500 pertaining to hazard management.

GRADING, EROSION, AND RUNOFF: Much of the grading and site preparation with the associated project will occur in areas of existing development or previously disturbed areas. The project site topography is relatively flat and gently slopes away from the areas of existing and proposed development.¹⁰ Best Management Practices (BMPs), such as straw bales, fiber rolls, and/or silt fencing structures will be incorporated into the project design to ensure the minimization of erosion resulting from construction and to avoid runoff into potentially sensitive habitat areas during and after construction activities. All work will be completed in compliance with permitting requirements. **Condition 12** has been included to ensure compliance with BMPs.

As conditioned, staff finds the proposed project would not result in significant erosion or run-off impacts and is consistent with the policies of Coastal Element Chapter 3.4 and the requirements of Coastal Zoning Code Chapter 20.492.

ARCHAEOLOGICAL/CULTURAL RESOURCES: The proposed development was referred to Mendocino County Archaeological Commission (ARCH) and Northwest Information Center at Sonoma State University (SSU). SSU noted that their office had no record of any previous cultural resource studies within the proposed project area and that the proposed project could adversely affect cultural resources including both archaeological sites and historical buildings and/or structures.

On March 9, 2022, ARCH considered the letter from SSU and determined that no survey is required for the proposed development considering the remodel would minimally expand existing previously disturbed areas. ARCH did recommend that the applicant be advised of the Discovery Clause, evoking Section 22.12.090 and its procedures upon the discovery of any cultural resources during construction activities associated with the project.

The project was also referred to three local tribes for review and comment, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. No response was received from the tribes. With the added condition, the proposed development is consistent with Mendocino County policies for protection of paleontological and archaeological resources.

TAKINGS ANALYSIS: "Taking" is derived from the Just Compensation Clause of the Fifth Amendment of the U.S. Constitution that in short reads, "...nor shall private property be taken for public use, without just

¹⁰ Slopes Map

compensation.”¹¹ Some of the most apparent examples of taking occurs when a public agency occupies and/or encroaches private land to create parks or to build roads. These actions are called eminent domain or condemnation actions upon the premise of just compensation for the property in question. However, a regulatory taking occurs when a regulation is so restrictive that a landowner is limited to a degree that deprives them of reasonable economic uses of their private property.

Though the project’s residential development was designed to avoid tree removal, the proposed residential development would be located beneath the dripline of the Grand fir -Bishop pine forest. Therefore, the project would be within presumed ESHA and could not sustain the recommended ESHA buffers. The project would not be consistent with MCC Section 20.496.020(A) –ESHA Development Criteria. Considering that the project site has little to no available building envelope for residential development without impacting sensitive habitats, a denial of the project could result in a regulatory taking. Coastal Act Section 30010 –Compensation for taking of private property provides the following:

The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States.

Reasonable investment-backed expectations, the degree to which a regulation may interfere with those reasonable investment-backed expectations, and whether or not a regulation deprives an owner of all economic use of the property are a few factors utilized to determine if a regulatory taking has occurred. The Judicial System may evaluate these factors in addition to other considerations to determine whether property has been deprived of all of its economically beneficial or productive use. In this case, prohibiting development within the ESHA and ESHA buffers would deprive the owner of their reasonable investment-backed expectation for expanding the existing residential land use on their property. Beyond the scope of this project, other permitted land uses and future development on the property would also be subject to the same restrictive environmental protection standards further depriving other economic uses within ESHA and ESHA buffers on their property.

As detailed in the *Habitats and Natural Resources* section of this report, the property is predominately comprised of Grand fir -Bishop pine forest ESHA in addition to their respective buffers. The identified ESHA and their buffers provide little to no available building envelope for prospective structures on the property. In addition, the applicant has demonstrated that there is a reasonable investment backed expectation with their proposed use of the property in relation to similar properties in the surrounding area. Though the property is already developed with a residential land use, the scale of the proposed residential remodel is consistent with similar properties in the vicinity. The General Plan classification on the subject parcel as well as adjacent parcels identifies single-family residential land uses as principally permitted use. Residences are observed on the following surrounding lots as identified in Table 1. It is reasonable that a person would believe the subject property could be improved with the proposed development contained within the project request.

In December of 2019, the applicant purchased the property for \$425,000. Since that time, the owner has maintained the property and filed for a Coastal Development Permit to remodel the existing single-family residence and construct a garage/office structure. This application submittal included several field surveys for floristic, biological, suitable soils, architectural plans, encroachment permits, site evaluation report, and others that in total incurred costs of roughly \$50,000 at the burden of the applicant. As of January 2023, the total expenditures to maintain the property, including but not limited to project fees, property taxes, insurance, and miscellaneous housing expenses roughly equate to \$230,500. Comparative analysis identified the following surrounding lots within a half-a-mile radius from the project site that were previously approved for similar residential development.

¹¹ Akin to Article 1, Section 19 of the California Constitution: “Private property may be taken or damaged for public use only when just compensation, ascertained by a jury unless waived, has first been paid to, or into court for, the owner.”

TABLE 1: SURROUNDING RESIDENTIAL DEVELOPMENTS			
ASSESSOR PARCEL NUMBER	LAND USE	TOTAL DWELLING UNIT AREA	PARCEL SIZE
126-070-10	Residential	1,422 SF	5.9± Acres
126-070-11	Residential	2,560 SF	6.2± Acres
126-070-12	Residential	675 SF	2± Acres
126-070-13	Residential	1,608 SF	1.6± Acres
126-070-14	<i>Proposed Residential Remodel</i>	<i>2,443 SF Proposed</i>	1.7± Acres
126-070-20	Residential	864 SF	13.2± Acres
126-080-08	Residential	1,636 SF	10.2± Acres
126-090-05	Residential	1,403 SF	1.5± Acres
126-090-06	Residential	1,540 SF	0.9± Acres
126-090-14	Residential	1,104 SF	5.53± Acres
126-090-15	Residential	1,232 SF	4.8± Acres
126-090-16	Residential	2,684 SF	5.1± Acres
126-090-17	Residential	3,769 SF	5.6± Acres
126-100-04	Residential	3,372 SF	8.6± Acres
126-100-15	Residential	2,890 SF	4.1± Acres
126-110-08	Residential	5,894 SF	14.7± Acres

ENVIRONMENTAL PROTECTION

Pursuant to Title 14, Division 6, Chapter 3, Article 19, Section 15063 of California Environmental Quality Act (CEQA) Guidelines, the lead agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment. Based on the available project information present at the time of this evaluation, the potential environmental impacts identified in the Mitigated Negative Declaration, see Exhibit A, the project can be adequately mitigated through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project. Therefore, adopting a Mitigated Negative Declaration is recommended.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2021-0044 and adopt a mitigated negative declaration subject to the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed expansion of the single-family residence together with the detached garage and office space, a residential use type, is a principally permitted use under the Rural Residential land use classification and is consistent with the intent of the RR5 classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years and would continue to be served by access from easement connecting to Cameron Road (CR 516), an on-site well and septic system for water and wastewater resources, electricity

provided by a utility company, and fire abatement as well as emergency medical services from Elk Community Services District. The proposed project would expand the existing residence on-site and compliance with the conditions of approval would ensure that adequate utilities, access roads, drainage, and other necessary facilities would continue to be provided for the subject parcel; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential Zoning District. The residential expansion and proposed accessory structure align with the principally permitted uses for the Rural Residential District as well as the accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such principal permitted uses. The proposed development preserves the integrity of the Rural Residential Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project could potentially result in impacts associated with biological resources as well as land use and planning that could be significant if left unmitigated. However, there will not be a significant impact in this case because revisions in the project have been made by or agreed to by the project proponent. Accordingly, a Mitigated Negative Declaration Initial Study was prepared within the meaning of the California Environmental Quality Act. With the incorporation of the Mitigation Measures 15.1-17.2 (Conditions of Approval 15-17) any potential impacts from the proposed project would be mitigated to levels that are less than significant; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site. The project was reviewed and approved by the Archaeological Commission and Standard Condition 8 is in place when archaeological sites or artifacts are discovered. As proposed, the project would be compliant with Sections 20.532.095 and 22.12 of the Mendocino County Code; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The site is currently developed with an existing single-family residence and associated ancillary structures. The proposed development to expand the existing residence and addition of a detached garage and office space are not anticipated to substantially affect demands on public services or contribute new sources of traffic on local and regional roadways. The proposed development would not increase the dwelling density on the subject parcel and would not adversely affect demands on public services; and
7. Pursuant with MCC Section 20.532.100(A), the proposed development is consistent with ESHA policies that require the following findings: (a) The resources as identified will not be significantly degraded by the proposed development; (b) There is no feasible less environmentally damaging alternative; (c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. The proposed development cannot meet buffers from identified ESHA and there is no other feasible less environmentally damaging alternative. The Applicant has provided documentation to demonstrate the resources identified will not be significantly degraded and all feasible conditions of approval have been included to reduce or eliminate project related impacts.

CONDITIONS OF APPROVAL:

*A double asterisk ** indicates the incorporated Mitigation Measures. Deletion and/or modification of these conditions may affect the issuance of a Mitigated Negative Declaration.*

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant(s) shall secure all required building permits for the proposed project as required by the Division of Building Services.
6. Any Building Permit request shall include all conditions of approval of this Coastal Development Permit (CDP_2021-0044). Conditions shall be attached to or printed on the plans submitted.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
8. 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.
9. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner 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.
10. Two (2) 5,000 gallon water tanks shall be installed, with each having 3 inch water tank connections with 3 inch full flow ball valves and 2.5 NHT firehouse connectors.
11. A driveway turn-out shall be installed and maintained to support 75,000 pounds and provide an aggregate base for fire engines.
12. In accordance with Mendocino County Code Chapter 20.492, all grading specifications and techniques shall follow the recommendations cited in the California Building Code.
13. The applicant shall adhere to all required conditions set forth in Mendocino County Code Section 20.496.020(A)(4) regulating development within an environmentally sensitive habitat area, particularly subsection (e) regarding the replacement of vegetation that is impacted by the project.
14. The removal of any sensitive or rare vegetation shall be replanted at a ratio of 1:1 pursuant to

Mendocino County Code Section 20.496.020(A)(4)(g). A vegetation restoration plan covering a period of no less than two (2) years shall include the species that had been removed and shall be submitted to the Department of Planning and Building Services and the California Department of Fish and Wildlife.

15. ****Potential Impact to Nesting Birds:** Removal of vegetation and construction activity near trees and vegetated areas has the potential to disturb birds' nesting process if it occurs during the nesting season.

a. **Mitigation Measure 15.1: Seasonal avoidance**

No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January), see Table B. If vegetation removal or development is to occur during the breeding season (February to August) a pre-construction survey is recommended within 14 days of the onset of vegetation removal or construction to ensure that no nesting birds will be disturbed during development.

b. **Mitigation Measure 15.2: Nest Avoidance**

If active native bird nests are observed, no vegetation removal or construction activities with the potential to disrupt nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

c. **Mitigation Measure 15.3: Construction activities only during daylight hours**

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

Months During Which Pre-Construction Surveys Are or Are Not Required For Birds & Bats															
	January	February	March	April	May	June	July	August	September	October	November	December			
Birds															
Bats															
	<table border="1"> <tr> <td style="background-color: #cccccc;"></td> <td>Pre-Construction Surveys Are NOT Needed</td> </tr> <tr> <td style="background-color: #666666;"></td> <td>Pre-Construction Surveys Are Needed</td> </tr> </table>												Pre-Construction Surveys Are NOT Needed		Pre-Construction Surveys Are Needed
	Pre-Construction Surveys Are NOT Needed														
	Pre-Construction Surveys Are Needed														

16. ****Potential Impact to Bats:** Tree removal and construction in the study area has the potential to impact special status bat species. Bats are vulnerable when roosting for reproduction when young are not yet able to fly, and during hibernation because they can die of cold or malnutrition if hibernation is disturbed. If adult trees are proposed for removal, then a survey may be warranted.

a. **Mitigation Measure 16.1: Pre-construction surveys for bats**

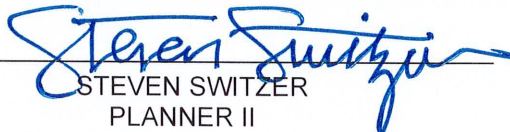
If adult trees are proposed for removal, and it is determined that a bat survey is warranted, and the tree removal is to occur between November 1 and August 31, then pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities. Tree removal and construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period.

Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied.

- b. **Mitigation Measure 16.2: Roost buffer**
If active bat roosts are observed, no tree removal or construction activities with potential to disturb roosting shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.
- c. **Mitigation Measure 16.3: Construction activities only during daylight hours**
Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.
17. ****Potential Impacts to Sonoma Tree Voles:** Appropriate food tree species for Sonoma tree voles (STV) are present at the site. If trees must be removed for the project STV nests may be removed. The microclimate within the tree canopy is likely to change adjacent to trees that are removed because they will no longer block wind, shade areas, collect fog, etc. Changes in microclimates in the tree canopy may reduce the habitat suitable for Sonoma tree voles.
- a. **Mitigation Measure 17.1: Remove the least number of trees necessary**
Native coniferous trees should only be removed if strictly necessary.
- b. **Mitigation Measure 17.2: Pre-construction Sonoma tree vole surveys**
If adult trees must be removed to accommodate the development, then a qualified biologist should conduct a protocol level STV survey within the 14 days prior to the removal. All trees proposed for removal and those adjacent to them will be surveyed for the presence/absence of STV. If evidence of STV is observed the biologist and CDP applicant will coordinate with CDFW before the tree removal can occur. Sonoma tree voles are a species of special concern and do not have the same level of protection as a Threatened or Endangered species. Impact to STV should be avoided whenever possible.
18. ****This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,814.00 OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within five (5) days of the end of any action taken on the project. Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to ensure timely compliance with this condition.****

7.7.2023

DATE


STEVEN SWITZER
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,674.00

ATTACHMENTS:

- | | |
|--|---|
| A. Application | J. LCP Habitats & Resources |
| B. Location Map | K. Post LCP Certification & Appeal Jurisdiction |
| C. Aerial Map | L. Adjacent Owner Map |
| D. Topographical Map | M. Fire Hazards Map |
| E. Site/Tentative Map | N. Wildland-Urban Interface Map |
| F. Zoning Map | O. Coastal Groundwater Resources Map |
| G. General Plan | P. Slopes Map |
| H. LCP Land Use Map 19: Navarro | Q. Soils Map |
| I. LCP Land Capabilities & Natural Hazards | R. Farmland Classifications Map |

EXHIBIT A: MITIGATED NEGATIVE DECLARATION Initial Study available online at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2021-0044
CDF No(s)	
Date Filed	8-25-2021
Fee	paid
Receipt No.	P.R.J. 044652
Received by	Juliana
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Emmett Dacey & Barb Skoog
Mailing Address 1311 Cameron Rd
City Elk State CA Zip Code 95432 Phone 805-794-0027

PROPERTY OWNER

Name same
Mailing Address
City State Zip Code Phone

AGENT

Name Debra Lennox
Mailing Address PO Box 798
City Mendocino State CA Zip Code 95460 Phone 707-813-7886

PARCEL SIZE

1.79

Square feet
 Acres

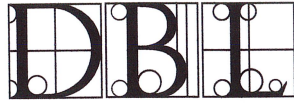
STREET ADDRESS OF PROJECT

ASSESSOR'S PARCEL NUMBER(S)

126-070-14B

I certify that the information submitted with this application is true and accurate.

 8-25-21
Signature of Applicant/Agent Date Signature of Owner Date



Debra B. Lennox, AIA
Art & Architecture

PO Box 798
Mendocino, CA 95460
dblennox@mcn.org

707-813-7886 cell
www.dblennox.com

TRANSMITTAL

Mendocino County Planning & Bldg. Services
120 W Fir St
Fort Bragg, CA

Attn: Steven Switzer
Re: CDP 2021-0044(Skoog-Dacey)

Dear Steven-

Please find enclosed the complete Biological Scoping Survey and Report of Compliance as well as a revised plot plan & garage floor plan for the Skoog-Dacey project. We made corrections to the property lines as part of the evaluation of the site with WCP.

Please let me know if you have any further comments or questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Debra Lennox', written in a cursive style.

Debra Lennox

Cc: Barb Skoog; Emmett Dacey; Asa Spade

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Remodel of (E) 1228 sf residence w/ (P) 1215 sf bedroom; 708 sf deck addition; 309 sf entry patio; 76 sf 2nd floor deck; 128 entry deck & (P) 1596 sf office & garage w/ storage; 120 sf patio; 36 sf office deck; 2500 gal water storage tank w/ hydrant for fire protection

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	2443
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

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5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Existing 1228 sf Residence w/ 622 sf decks

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

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7. Project Height. Maximum height of structure 22'-3" feet.

8. Lot area (within property lines): 1.79 square feet acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>1228</u> square feet		<u>1824</u> square feet		<u>3052</u> square feet
Paved area	<u>0</u> square feet		<u>3185</u> square feet		<u>3185</u> square feet
Landscaped area	<u>0</u> square feet		<u>1000</u> square feet		<u>1000</u> square feet
Unimproved area	<u>76744</u> square feet		<u>70735</u> square feet		<u>70735</u> square feet

GRAND TOTAL: 77972 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 4093 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ²	Proposed ²	Total ²
Number of covered spaces	<u>2</u>		Size <u>2 x 10'x20'</u>
Number of uncovered spaces			Size _____
Number of standard spaces			Size _____
Number of handicapped spaces			Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

7 low wattage, shielded downcast light fixtures

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

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17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No

B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

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23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No

B. Filling Yes No

C. Dredging Yes No

D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

If you need additional room to answer any question, attach additional sheets.

Aspen Outdoor Wall Sconce

By Tech Lighting

LUMENS

Call Us 877.445.4486

Aspen Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Bronze, Charcoal

Size: 8 Inch, 15 Inch, 26 Inch, 36 Inch

Details

- Stainless steel hardware
- Marine-grade powder coat finishes
- Designed by Sean Lavin in 2018
- Material: Metal
- Shade Material: Acrylic
- Title 24 compliant
- ETL Listed Wet
- Warranty: 5 years
- Made In China

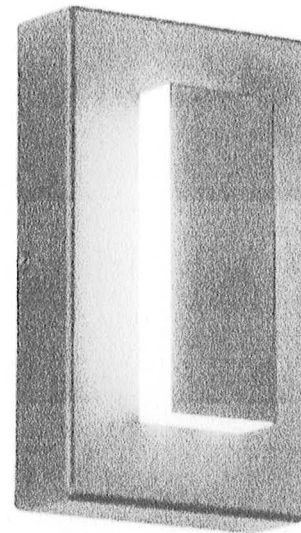
Dimensions

8 Inch Option Fixture: Width 5", Height 8", Depth 2.8"

15 Inch Option Fixture: Width 5", Height 15", Depth 3.5"

26 Inch Option Fixture: Width 5", Height 26", Depth 3.5"

36 Inch Option Fixture: Width 5", Height 36", Depth 3.5"



Notes:

Lighting

- 8 Inch Option: 12.5 Watt (700 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 15 Inch Option: 18 Watt (1120 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 26 Inch Option: 39 Watt (2328 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 36 Inch Option: 43.2 Watt (2556 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours

Additional Details

Product URL:

<https://www.lumens.com/aspden-outdoor-wall-sconce-by-tech-lighting-TECP179098.html>

Rating: ETL Listed Wet

Product ID: TECP179098

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Created August 25th, 2021

SPECIFICATIONS

Certifications/Qualifications

Class 2 Yes
www.kichler.com/warranty

Dimensions

Weight 0.53 LBS
 Height 2.75"
 Length 4.50"
 Width 1.50"

Electrical

Input Voltage Single(120)V

Light Source

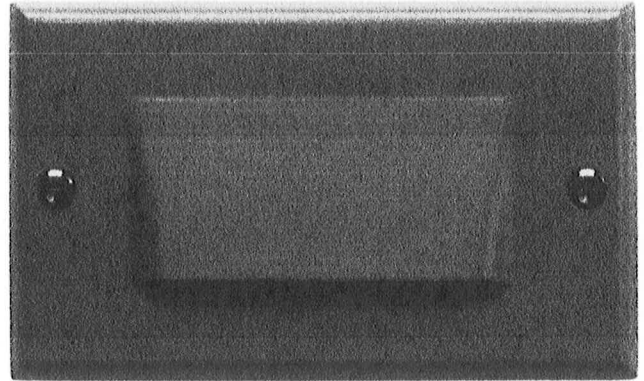
Delivered Lumens 30
 Expected Life Span (Hours) 40000
 Lamp Included Integrated
 Light Source LED

Mounting/Installation

Interior/Exterior Interior
 Location Rating Damp
 Mounting Style 1-Gang Recepticle Outlet Box

Photometrics

Color Rendering Index 82
 Color Temperature Range 3000
 Kelvin Temperature 3000K



FIXTURE ATTRIBUTES



Housing

Primary Material STEEL / ALUMINUM

Product/Ordering Information

SKU 12602AZ
 Finish Architectural Bronze
 Style Other
 UPC 783927352734

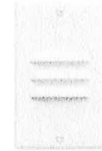
Finish Options

-  Architectural Bronze
-  White

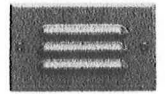
ALSO IN THIS FAMILY



12600WH



12606WH



12600AZ



12604WH



12602WH



12674WH



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CAL FIRE FILE # 482-20	Project Type: New Build	Battalion # 5	Date: PLANNING & BUILDING SERV December 17, 2020
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CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 1311 Cameron Rd.	APN: 126-070-14
City: Elk	Zip Code: 95432
Property Owner	
Name: Emmett Dacey & Barb Skoog	
Mailing Address: 1311 Cameron Rd.	
City: Elk	State: CA
Zip Code: 95432	Phone: (805) 794-0027
Email: cheers@barbskoog.com	
Agent Representing Property Owner	
Name: Debra Lennox	
Mailing Address: PO Box 798	
City: Mendocino	State: CA
Zip Code: 95460	Phone: (707) 813-7886
Email: dblennox@mcn.org	
Mail Correspondence to:	
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent
<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, 1/2" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.



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X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

X EMERGENCY WATER STANDARD

5,000 gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

X ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

X SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



RECEIVED

AUG 25 2021

PLANNING & BUILDING SERV
 FORT BRAGG CA

BRIDGE STANDARD

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

EXCPTION REQUEST GRANTED

- See attached letter

EXCEPTION REQUEST DENIED

- See attached letter

Project review and approval by: *Anthony Massucco*
 Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov



December 16, 2020

Debra Lennox
PO Box 798
Mendocino, CA 95460

Re: 1311 Cameron Road
APN: 126-070-14 (Parcel B)
Request for Exception

CAL FIRE No. 482-20


Ms. Lennox,

After reviewing the site plan provided, an exception to the 30-foot setback as defined in §1276.01 of the "SRA Fire Safe Regulations" shall be granted for this project on the following conditions:

1. This will be a one-time exception applied only for this project.
2. All flammable material will be removed up to 10 feet on the side of the proposed building that does not conform to the 30-foot setback.
3. Building materials shall conform with those specified in Title 24 California Code of Regulations, Part 2, Chapter 7A "Materials and Construction Methods for Exterior Wildfire Exposure."
4. A dedicated 2,500 gallon water tank with hydrant, as specified in Article 4 of the "SRA Fire Safe Regulations" for fire protection shall be installed on the property.

If there are any questions regarding this exception, please feel contact me at (707) 391-6723; or chris.vallerga@fire.ca.gov.

Regards,



Chris A. Vallerga
Pre-Fire Planning
Mendocino Unit

Cc: MEU 4290 File



RECEIVED
 DEC 11 2020

MENDOCINO UNIT

CAL FIRE File # 482-2.0
* FOR OFFICE USE ONLY *

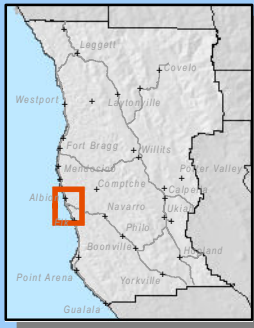
STATE FIRE SAFE REGULATIONS APPLICATION

RECEIVED
 AUG 25 2021
 PLANNING & BUILDING SERV
 FORT BRAGG, CA





Building / Project Site Information		
Address: 1311 Cameron Rd	APN: 126-070-14 Parcel B	
City: Elk	Zip Code: 95432	
Property Owner		
Name: Emmett Dacey & Barb Skoog		
Mailing Address: 1311 Cameron Rd		
City: Elk	State: CA	
Zip Code: 95432	Phone: (805) 794-0027	
Email: cheers@barbskoog.com		
Agent Representing Property Owner		
Name: Debra Lennox		
Mailing Address: PO Box 798		
City: Mendocino	State: CA	
Zip Code: 95460	Phone: (707) 813-7886	
Email: dblelnox@mcn.org		
Mail Correspondence to (choose one)		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest
Project Information		
<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Class K	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Remodel/ Addition	<input type="checkbox"/> Replacement	<input type="checkbox"/> Other
Dwelling Sq. Ft: 3278	Attached Garage Sq. Ft:	
Accessory Building(s) Sq. Ft: 20	Detached Garage/ Shop Sq. Ft: 1920	
Agricultural Building(s) Sq. Ft:	Other Structure Sq. Ft:	
TOTAL SQUARE FEET: 5198		
Briefly describe the structure(s) to be built: Proposed 835 sf master bedroom addition & 1920 sf detached garage w/ storage & office		

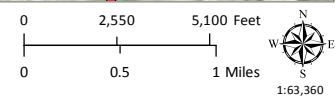


SUBJECT PARCEL/S



CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

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



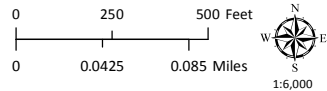
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



CASE: CDP 2021-0044
OWNER: DACEY/SKOOG
APN: 126-070-14
APLCT: Emmett Dacey & Barb Skoog
AGENT: Debra Lennox
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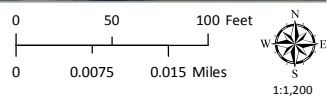
- Public Roads
- Private Roads



AERIAL IMAGERY



CASE: CDP 2021-0044
OWNER: DACEY/SKOOG
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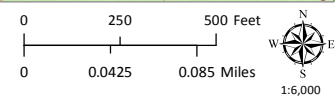
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



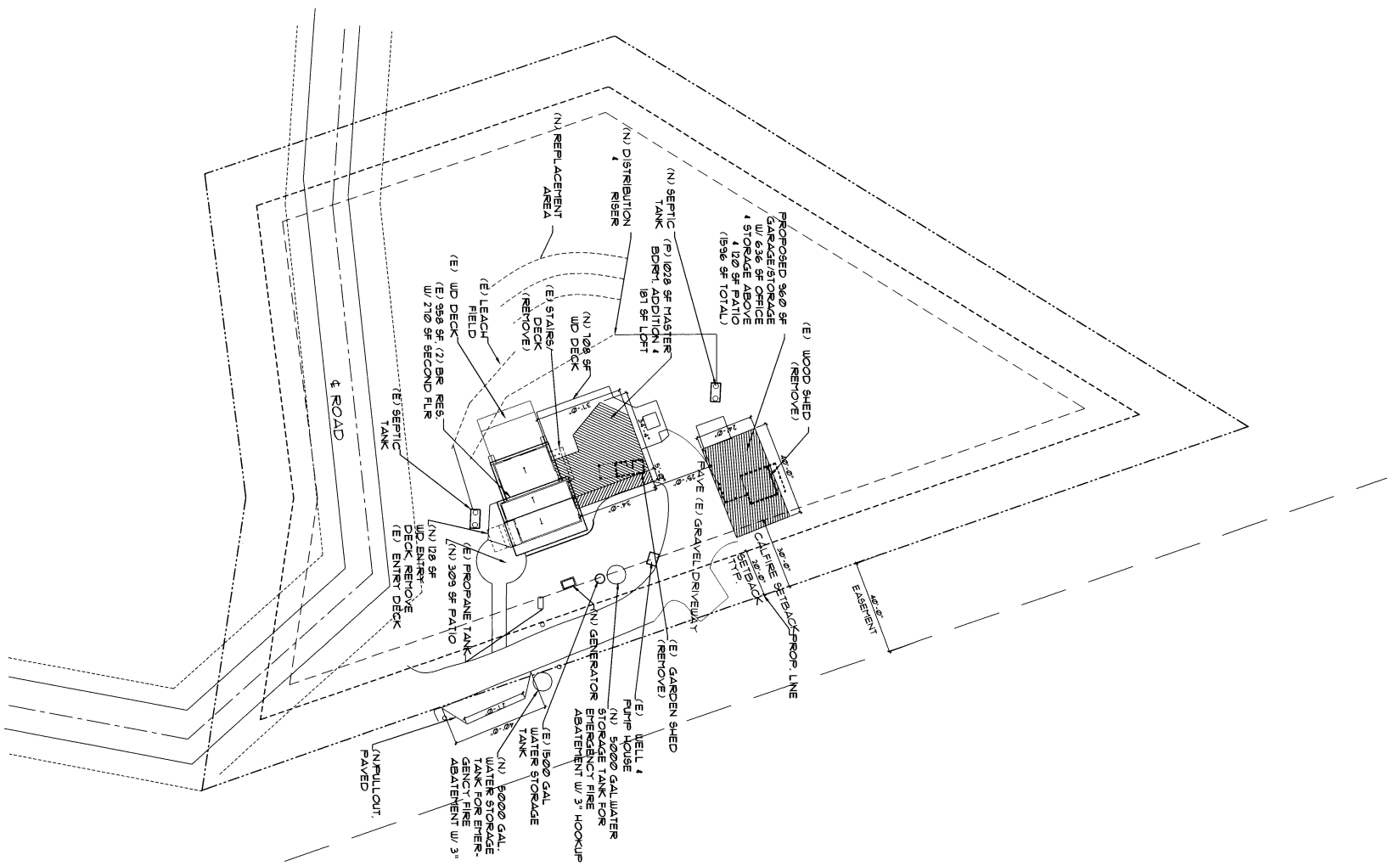
CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

-  Public Roads
-  Private Roads



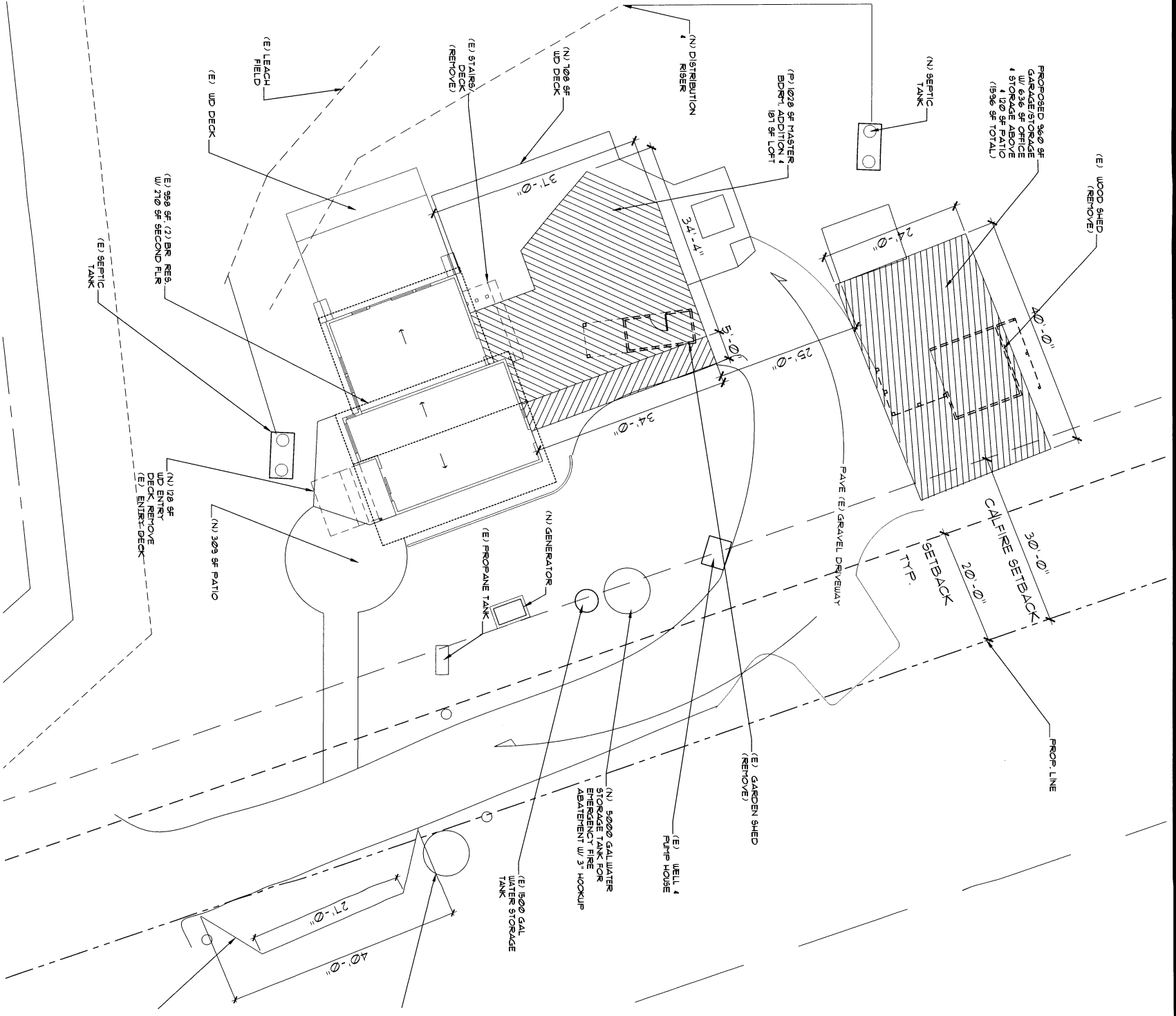
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

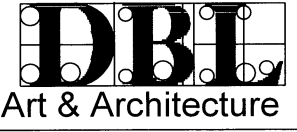
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

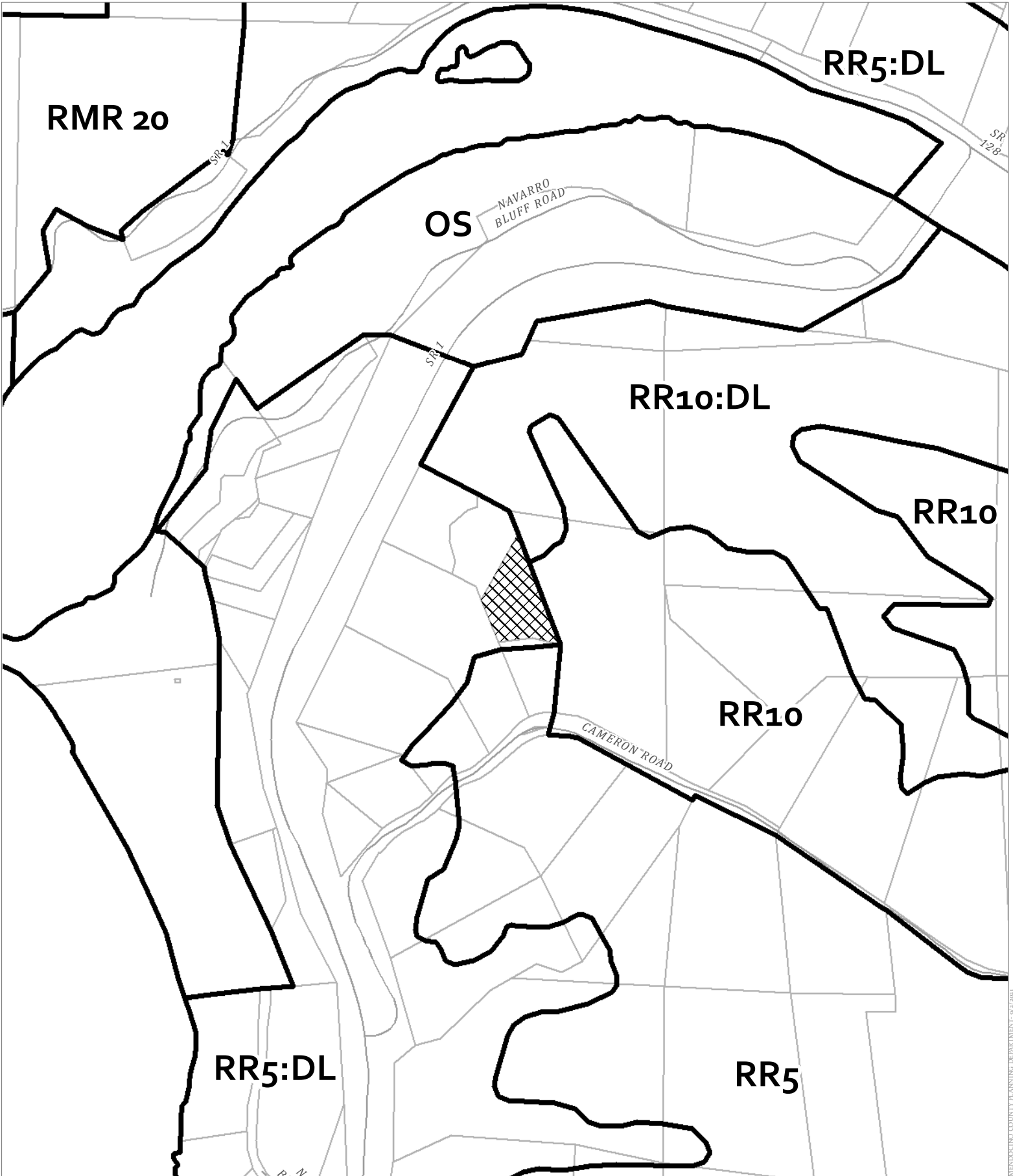


PROPOSED PLOT PLAN
 SCALE: 1" = 30'-0"



PROPOSED PLOT PLAN DETAIL
 SCALE: 1" = 10'-0"

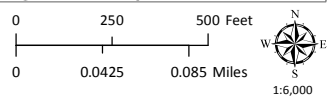


SHEET A1.0 OF SHEETS	<p style="text-align: center;">PLOT PLAN</p> <p style="text-align: center;">MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REVISION</th> <th style="text-align: left;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	BY							<p>Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleenox@mcn.org/www.dbleenox.com</p>	
REVISION	BY											

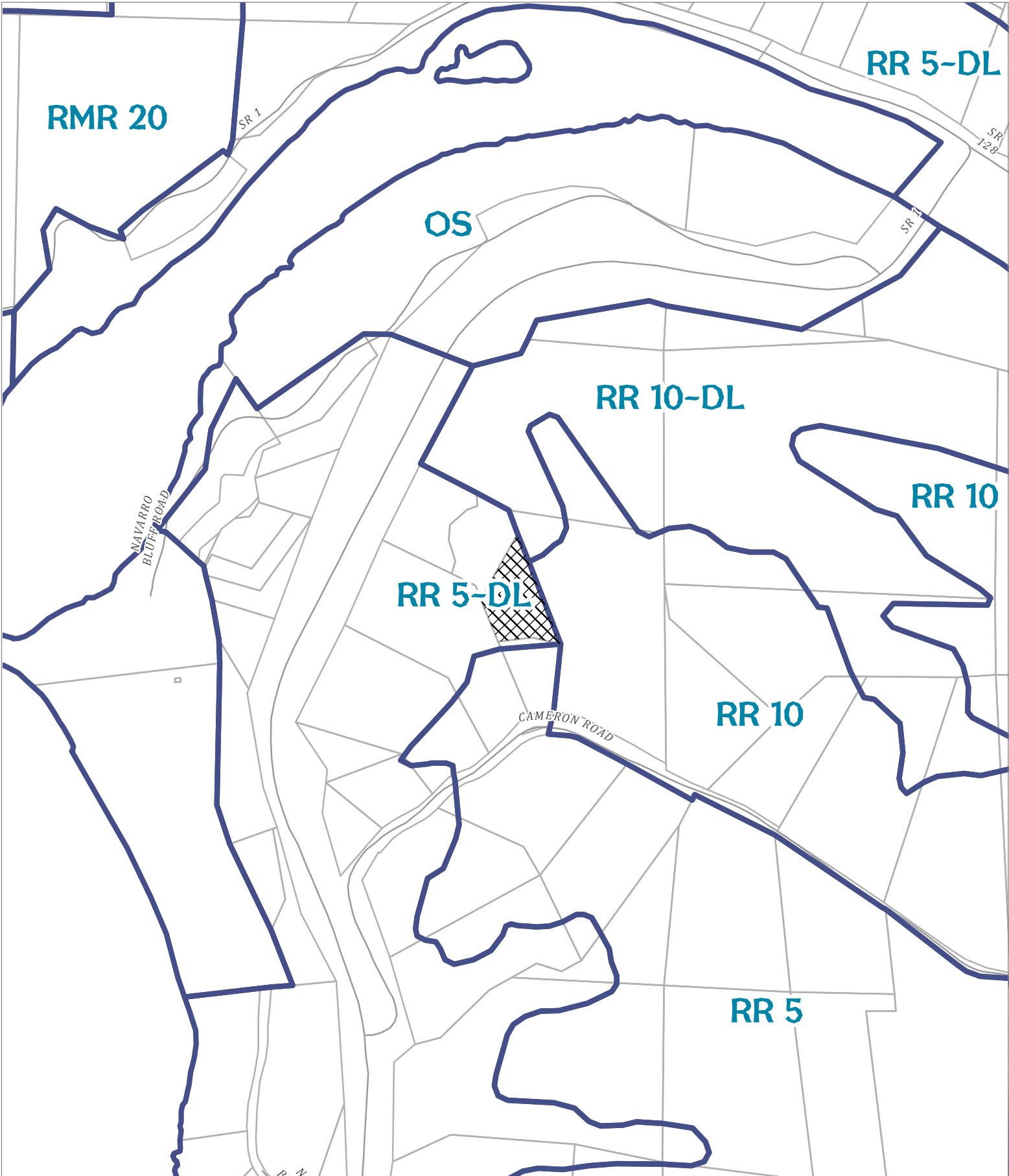


CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk



 Zoning Districts
 Public Roads

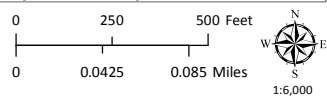


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

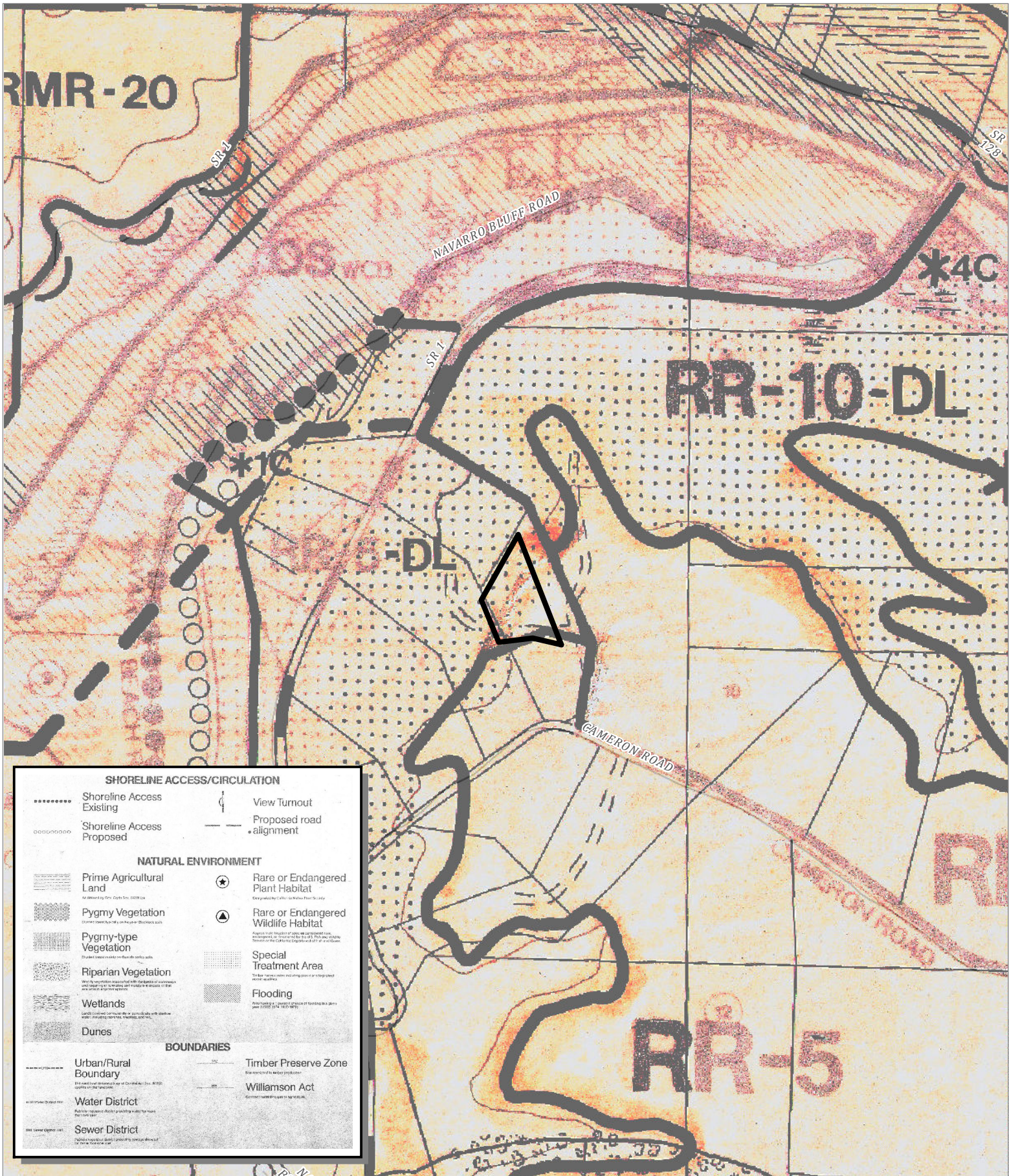


CASE: CDP 2021-0044
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 General Plan Classes
 Public Roads

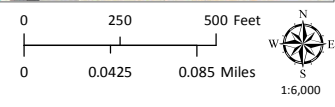


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

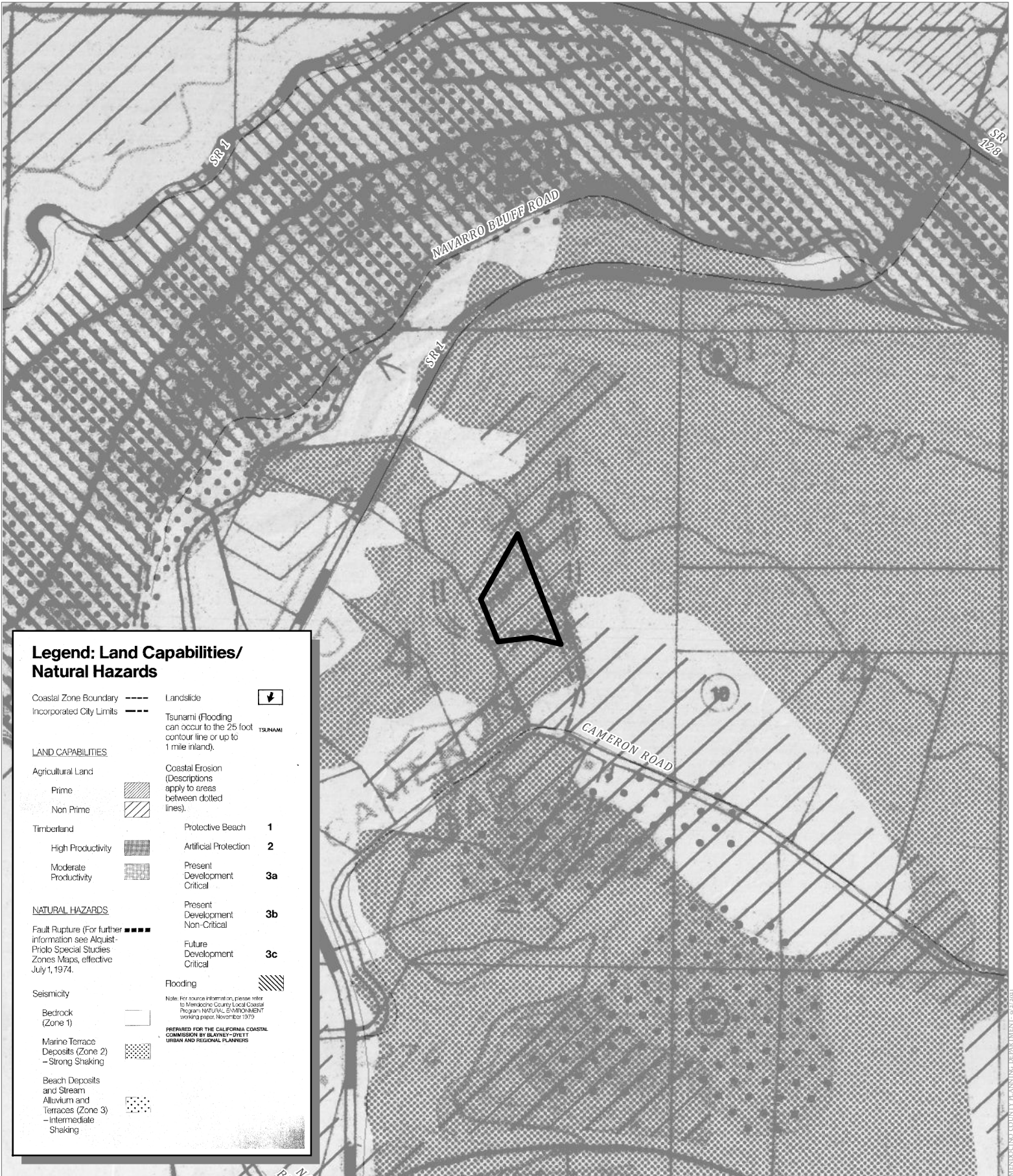


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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 09-27-2021

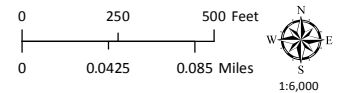


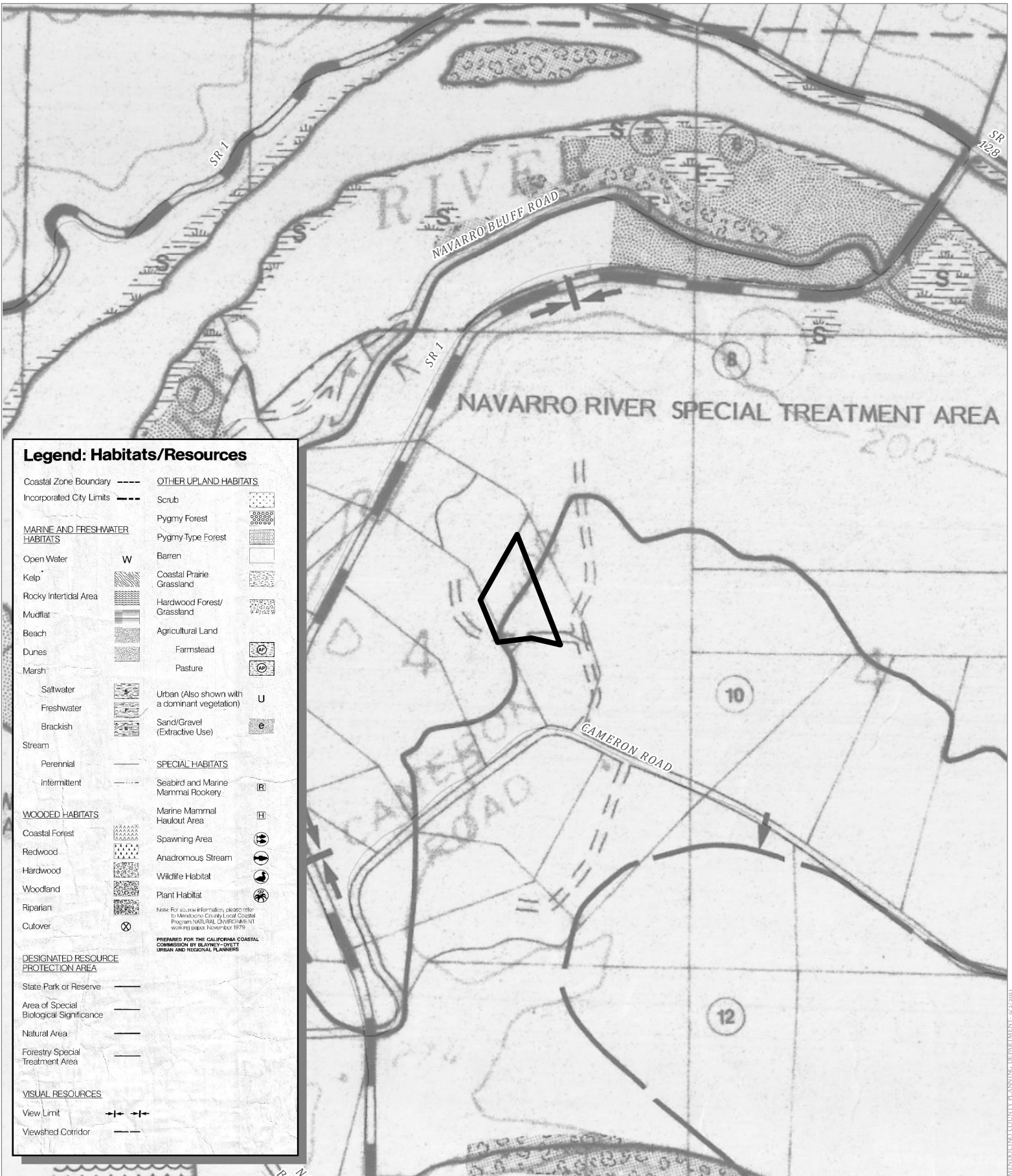
**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|-----|--|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | TSUNAMI |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | --- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BELKNOW-COYETT URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

CASE: **CDP 2021-0044**
 OWNER: **DACEY/SKOOG**
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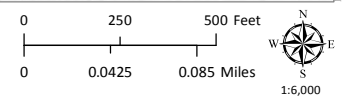
Public Roads





CASE: CDP 2021-0044
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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

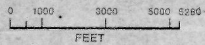
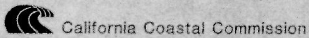
This area includes only lands between the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

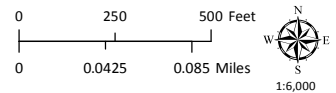
This area includes lands between the sea and the designated first public land paralleling the sea or 200' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30317(b), and §30606(a)(1) and (b)(2). In addition, developments may also be appealable pursuant to P.R.C. §30606(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.

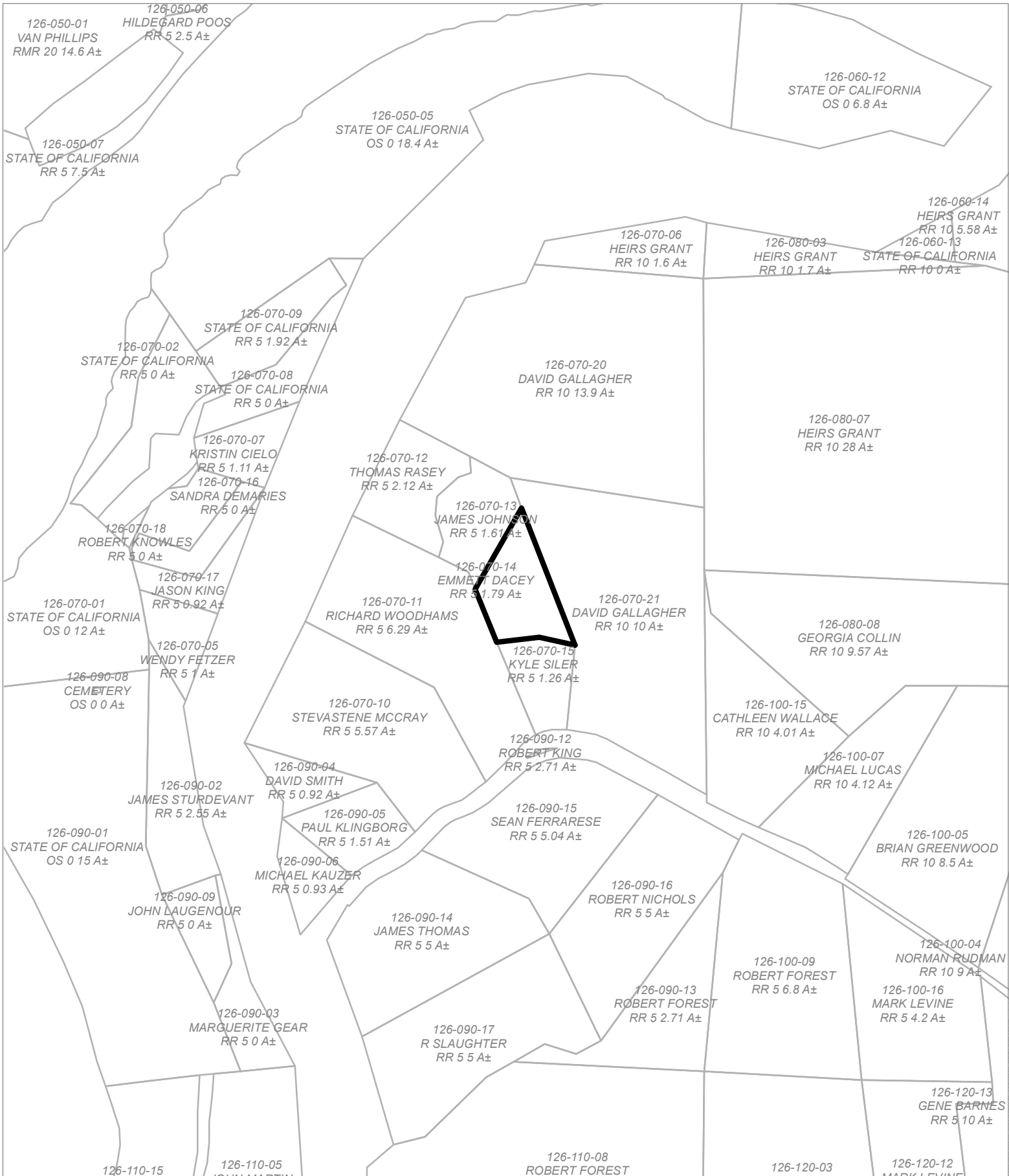


CASE: **CDP 2021-0044**
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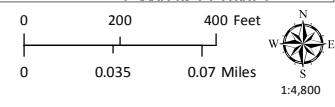
Public Roads



POST LCP CERTIFICATION & APPEAL JURISDICTION



CASE: **CDP 2021-0044**
 OWNER: **DACEY/SKOOG**
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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

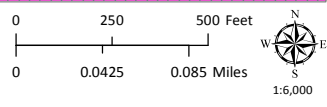
**ALBION LITTLE
RIVER FIRE
PROTECTION DISTRICT**



**ELK COMMUNITY
SERVICES
DISTRICT**

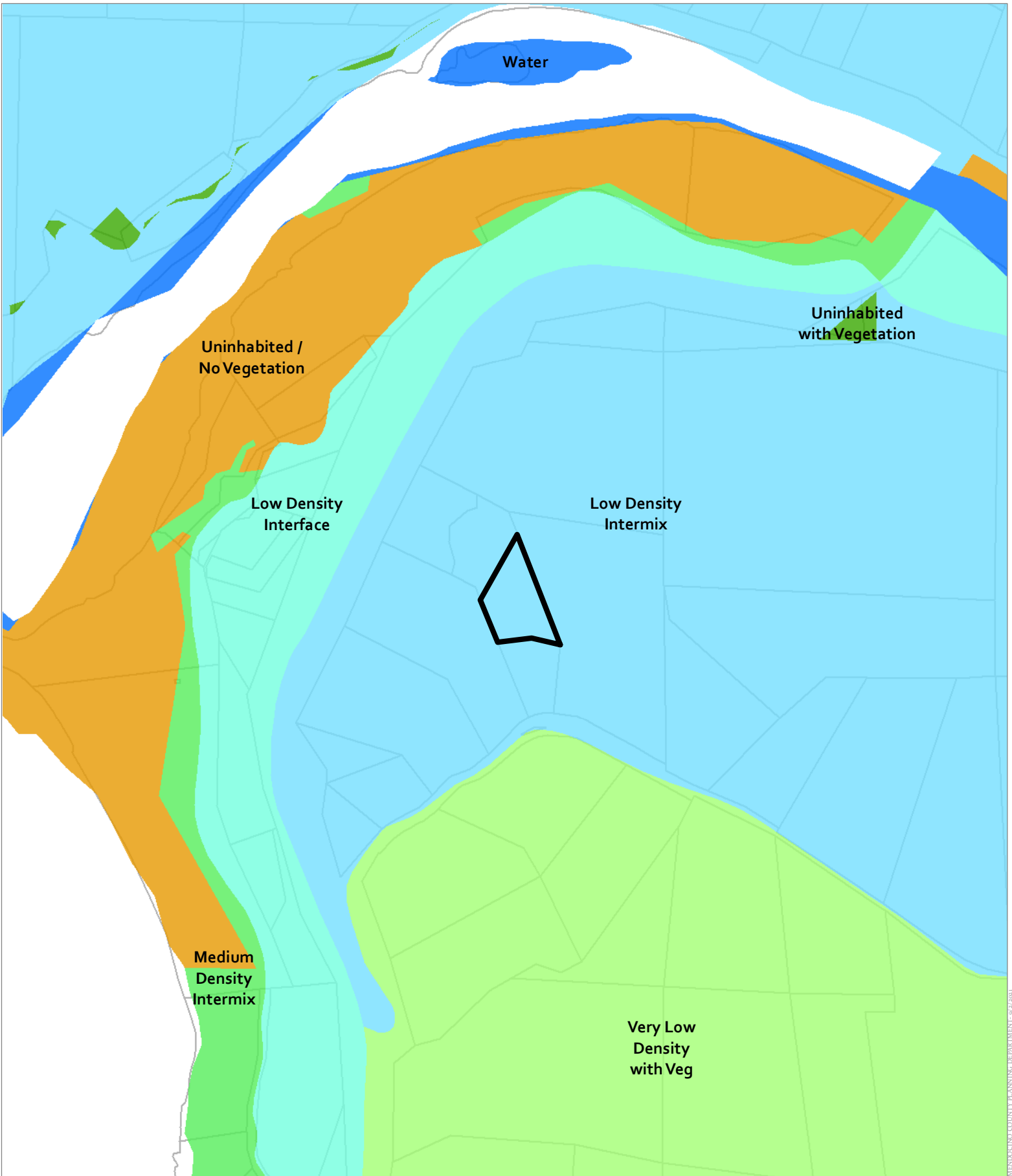
CASE: CDP 2021-0044
OWNER: DACEY/SKOOG
APN: 126-070-14
APLCT: Emmett Dacey & Barb Skoog
AGENT: Debra Lennox
ADDRESS: 1311 Cameron Road, Elk

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

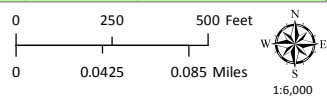


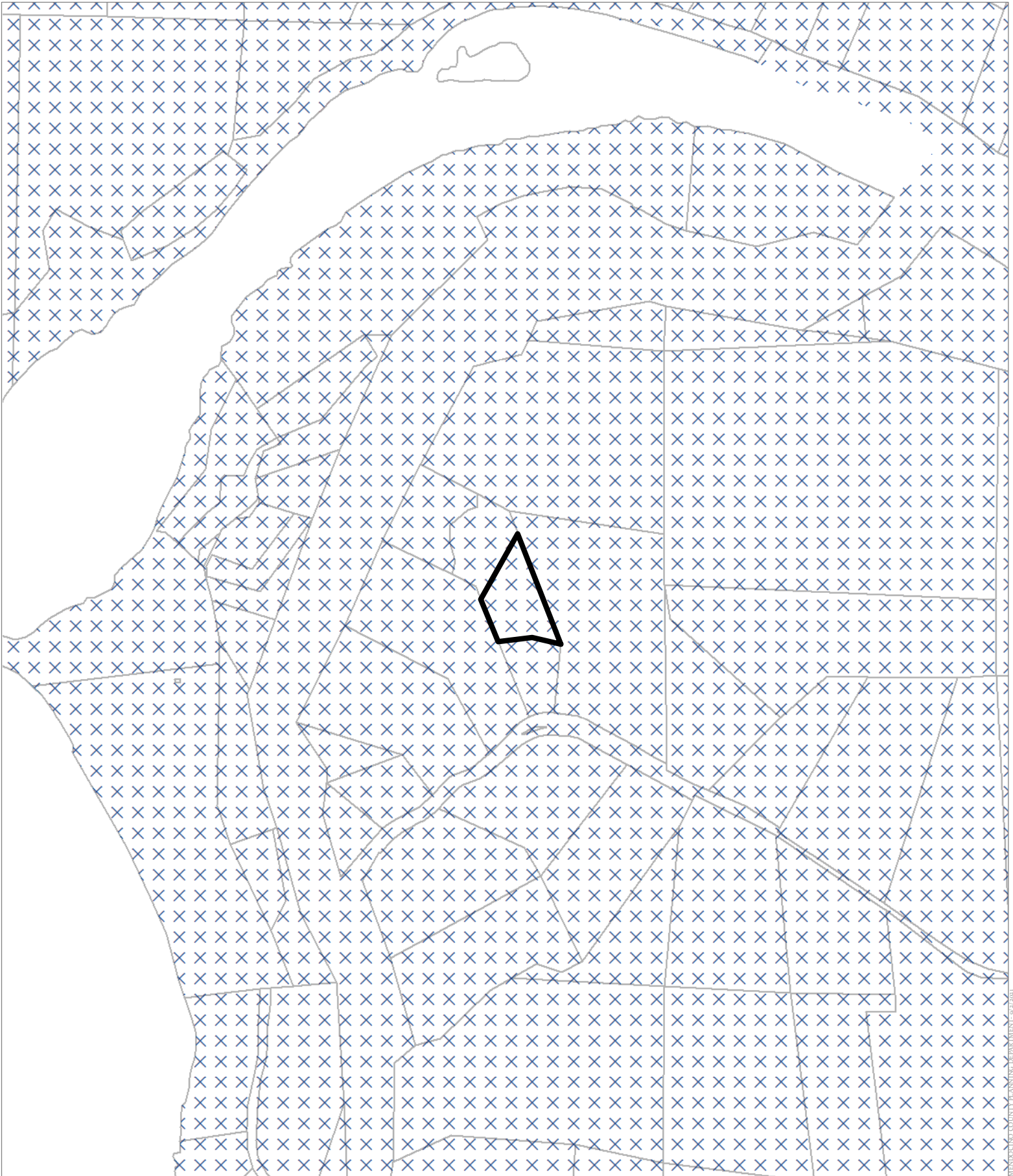
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021




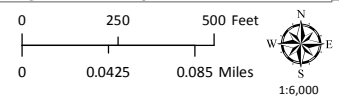
CASE: CDP 2021-0044
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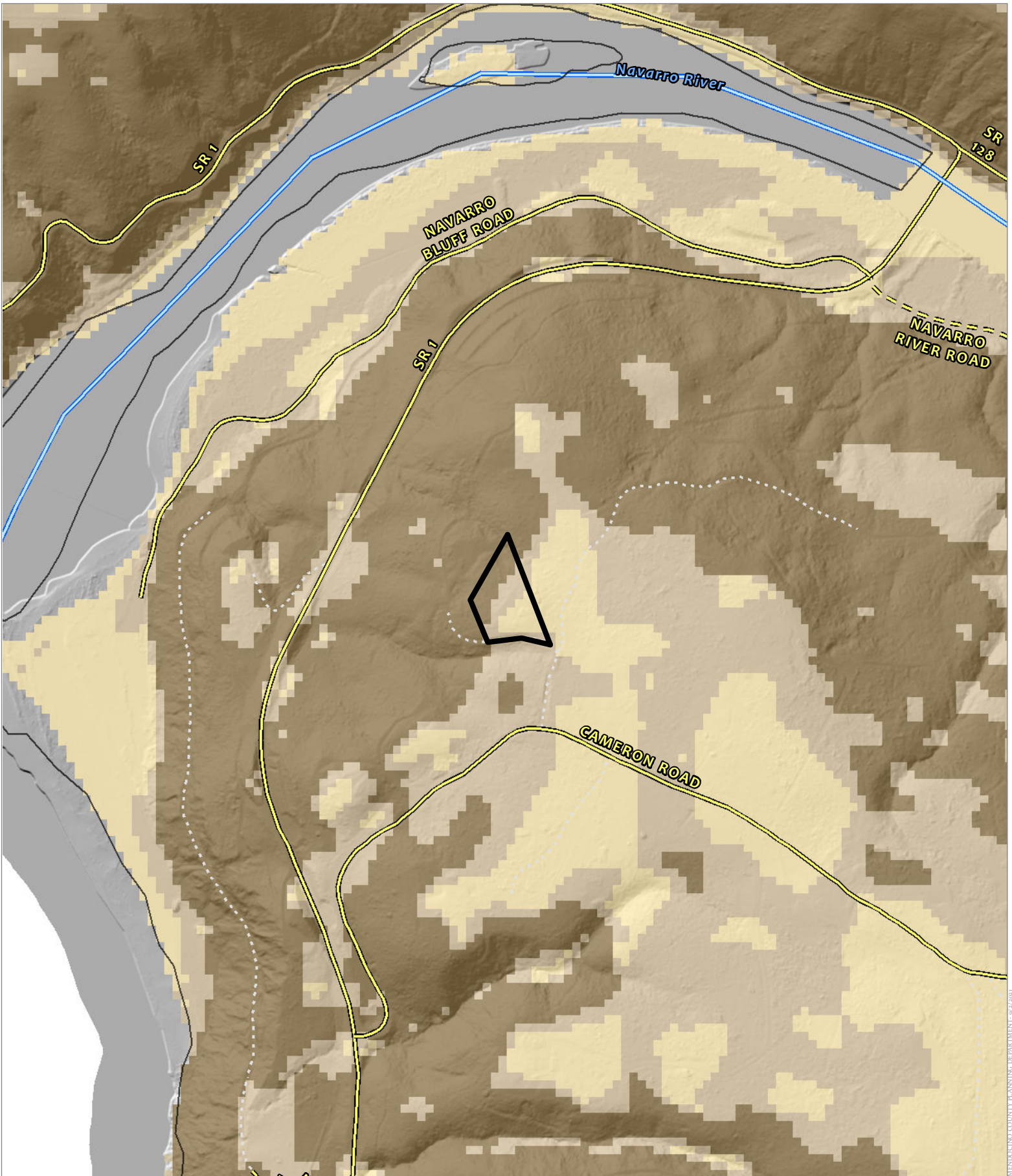


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 Critical Water Areas

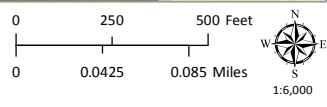


GROUND WATER RESOURCES



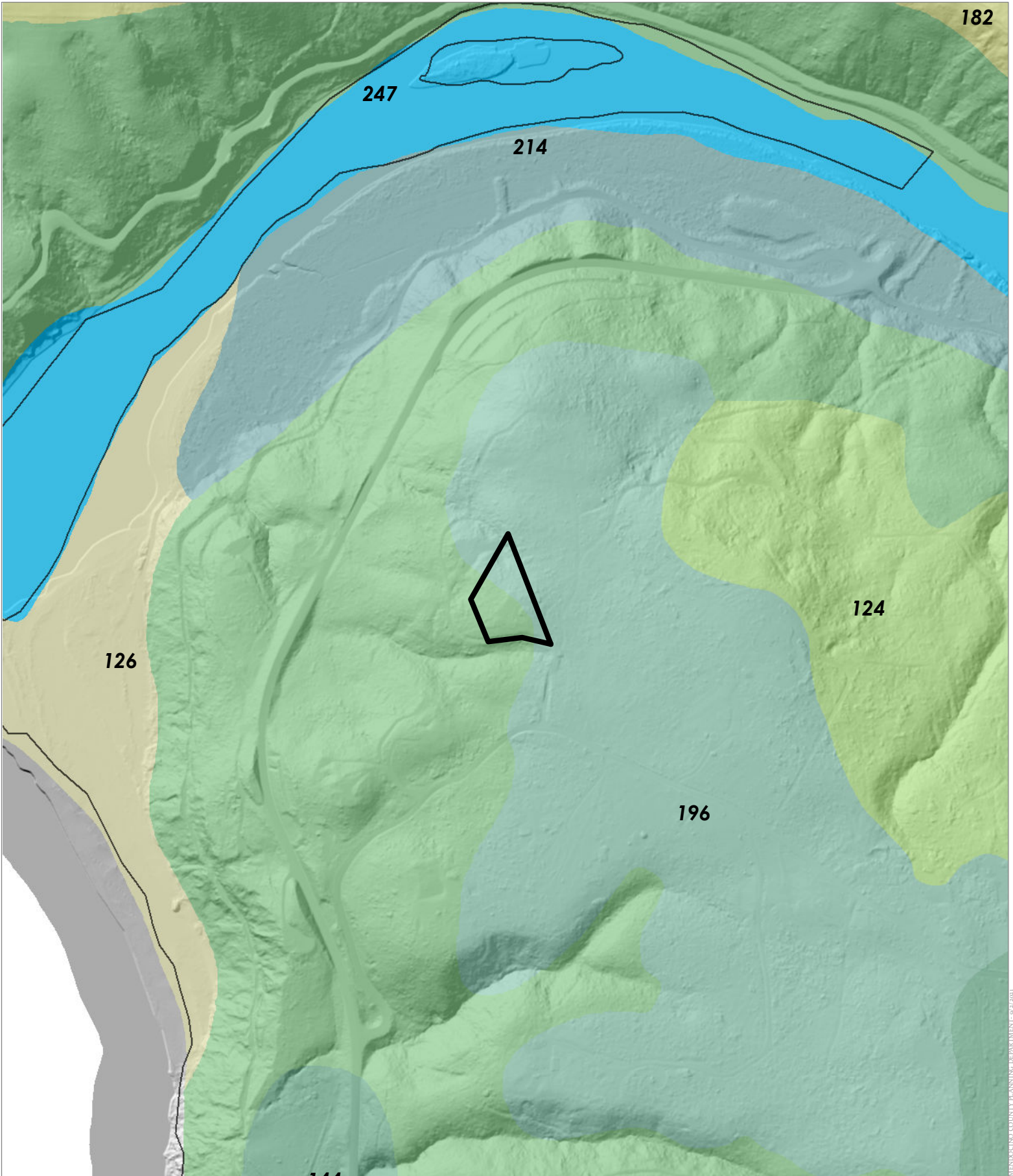
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	Public Roads		15° - 32°
	Private Roads		33° - 72°
			0° - 14°



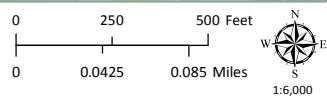
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 09-27-2021

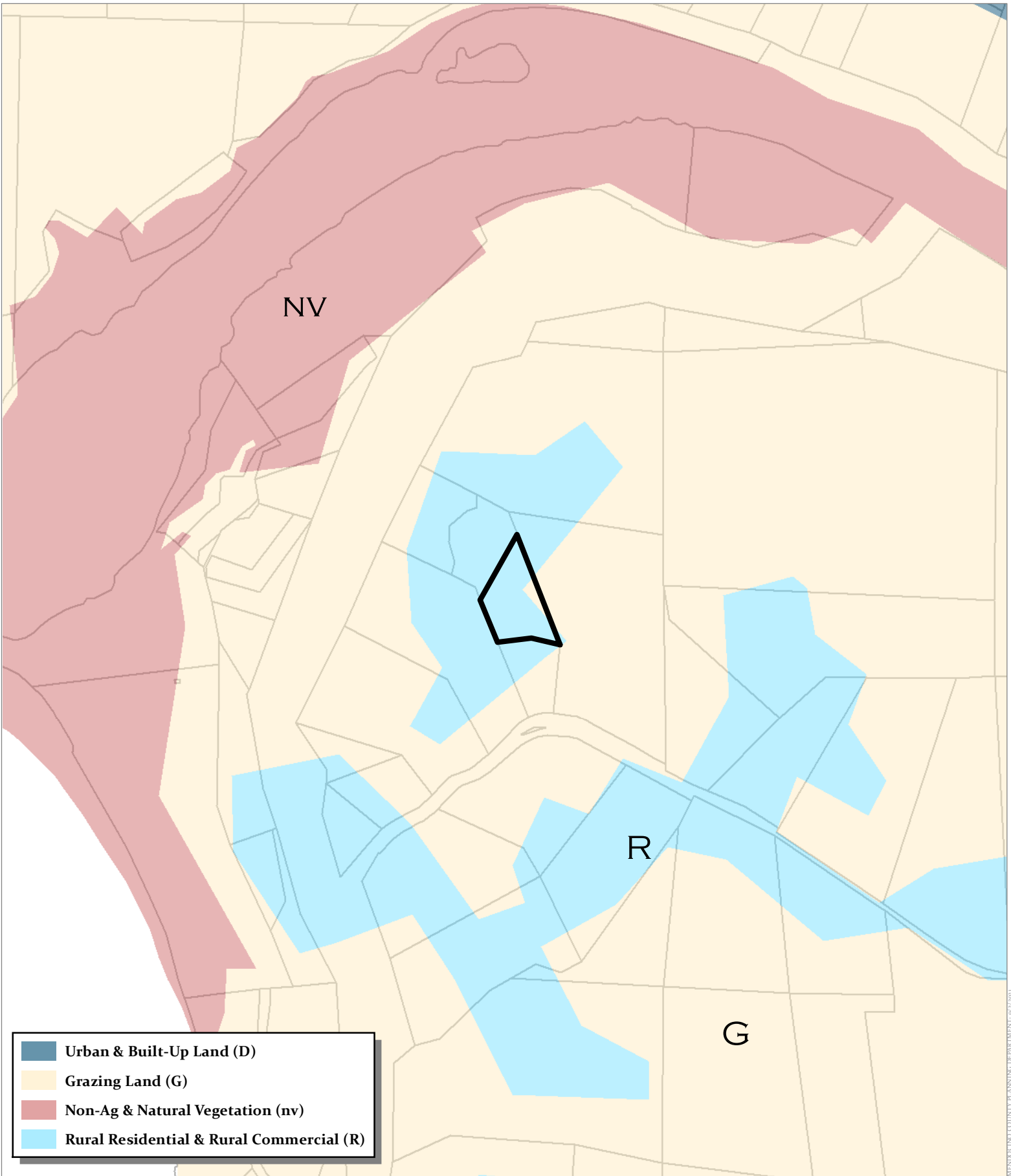


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

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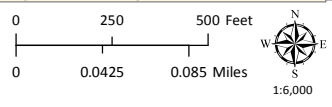


WESTERN SOIL CLASSES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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PUBLIC DRAFT
**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**
SCH: 2023XXXXX

FOR
EMMETT DACEY & BARB SKOOG
STANDARD COASTAL DEVELOPMENT PERMIT
AT 1311 CAMERON ROAD, ELK; APN: 126-070-14
FILE #: CDP_2021-0044

LEAD AGENCY:
County of Mendocino
Department of Planning & Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

PREPARED BY:
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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration (MND) for the proposed remodel of a single-family residence, garage with office, and CALFIRE turnout at 1311 Cameron Road, Elk; APN: 126-070-14 (Project). This Draft IS/MND includes a description of the Project; the location of the Project site; an evaluation of the potential environmental impacts of Project implementation; and written statement that an Environment Impact Report (EIR) is not required because the project will not have a significant adverse impact on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the County of Mendocino is the Lead Agency for the Project. As the Lead Agency, The County of Mendocino has the principal responsibility for carrying out the project and has the authority to approve the Project and its accompanying environmental documentation. In addition to addressing the potential environmental impacts that would result from the Project, this Draft IS/MND serves as the primary environmental document for future activities associated with the Project, including discretionary approvals requested or required for Project implementation.

Questions in the Initial Study Checklist are provided with their respective answers based on analysis undertaken. An explanation for all checklist responses is included, and all answers take account of 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.

2.0 PROJECT INFORMATION

FILE NUMBER:	CDP_2021-0044
OWNER/APPLICANT:	EMMETT DACEY & BARB SKOOG 1311 CAMERON RD ELK, CA 95432
AGENT:	DEBRA LENNOX PO BOX 798 MENDOCINO, CA 95460
PROJECT LOCATION:	In the Coastal Zone, 4.68± miles northwest of Elk town center, lying on the east side of State Route 1 (SR 1). 0.34± miles north of its intersection with Cameron Road (CR 516); located at 1311 Cameron Road, Elk; APN: 126 070-14.
TOTAL ACREAGE:	1.79± Acres

GENERAL PLAN: Rural Residential, Development Limitation (RR5:DL)

ZONING: Rural Residential, Development Limitation (RR5:DL)

PROJECT DESCRIPTION: Pursuant to CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline physical conditions. For this project, the baseline conditions include all existing development and the current parcel configuration. The applicant requests a Standard Coastal Development Permit for the remodel of an existing 1228-square-foot single-family residence with a proposed 1215-square-foot bedroom and 708-square-foot deck addition, 309-square-foot entry patio, 76 square foot second floor deck, 128-square-foot entry deck, 1596-square-foot office and garage, 120-square-foot patio, 2500-gallon water tank, and fire engine turnout for emergency fire abatement.

The subject parcel is predominately forested with cleared areas located around existing development. The 1.79± acre parcel is classified as Urban and Built-Up Land and currently developed with a single-family residence, deck, woodshed, garden shed, water tank storage, propane tank, septic tank, well and pump house. An easement connecting to Cameron Road (CR 516) provides access to the site. Coastal Ground Water Resources map the parcel as a Critical Water Area where groundwater is heavily developed or scarce. The Local Coastal Program Land Capabilities and Natural Hazards map the area as Non-Prime Agricultural Land and high productivity timberland in Zone 1 with underlying bedrock. The subject parcel as well as adjacent parcels contain Western Soil Classifications 139 and 196. The parcel is mapped in a state fire responsibility area and within a high fire hazard severity zone. In addition, Elk Community Services District provides fire protection, rescue, ambulance & emergency medical services for the property. The surrounding Land Uses and Zoning are detailed in the following table.

TABLE A: ADJACENT LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential, Development Limitation (RR5:DL)	Rural Residential, Development Limitation (RR5:DL)	1.61± Acres	Residential
EAST	Rural Residential (RR10)	Rural Residential (RR10)	10.00± Acres	Residential
SOUTH	Rural Residential (RR5)	Rural Residential (RR5)	1.26± Acres	Residential
WEST	Rural Residential, Development Limitation (RR5:DL)	Rural Residential, Development Limitation (RR5:DL)	6.29± Acres	Residential

Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements): N/A

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

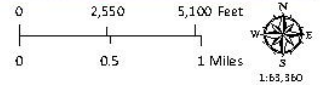
Pursuant to the consultation requirements of Assembly Bill (AB) 52, in July 2022, the County of Mendocino (County) provided formal notification to the California Native American tribes that requested notification of all new potential Negative Declarations within the County. The following tribes were notified Cloverdale Rancheria, Redwood Valley Rancheria, Round Valley Tribe, and Sherwood Valley Rancheria. To date, the County has yet to receive any requests for consultation from tribal representatives.

PROJECT PLOT PLAN: See Page 6 of this document.



CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

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

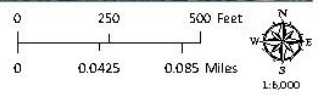


LOCATION MAP



CASE: CDP 2021-0044
 OWNER: DACEYSKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

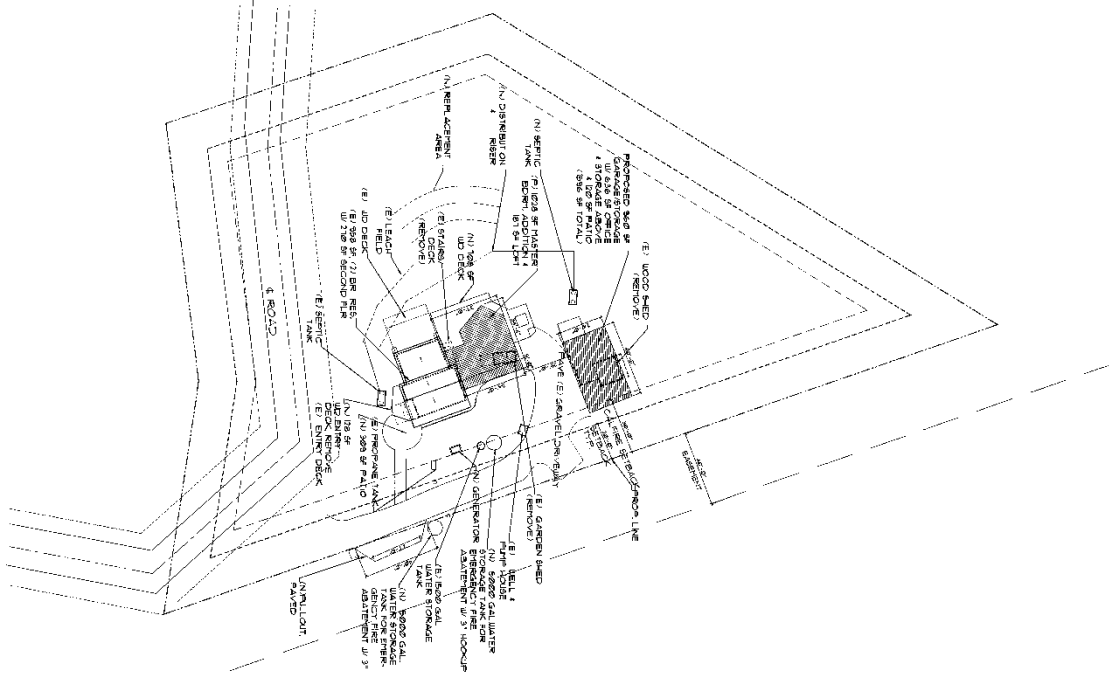
Public Roads
 Private Roads



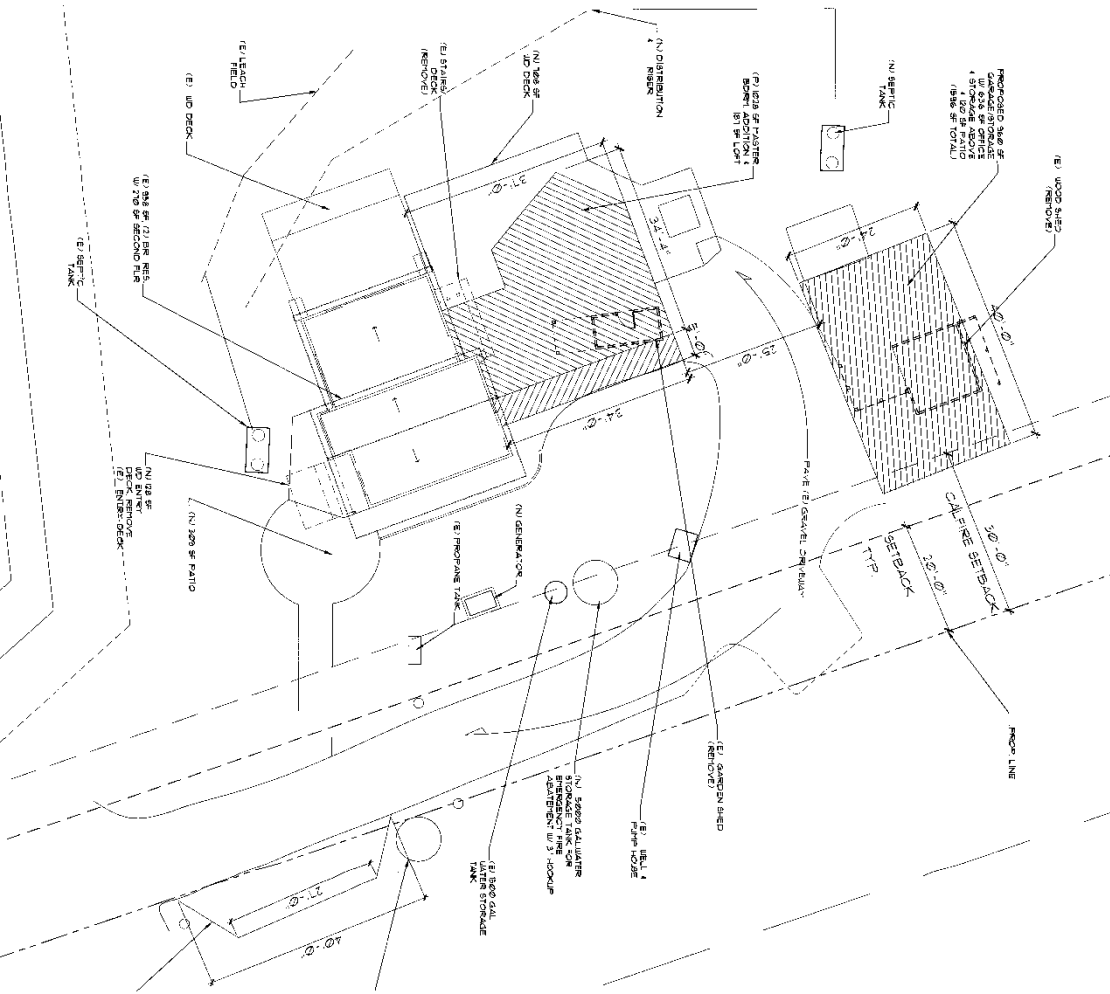
AERIAL IMAGERY



PROPOSED PLOT PLAN
SCALE: 1" = 32'-0"



PROPOSED PLOT PLAN DETAIL
SCALE: 1" = 10'-0"



A1.0 SHEET OF SHEETS	PLOT PLAN MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140		Debra Lennox, AIA LEED AP ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 dblennox@mx.n.org/www.debralennox.com	
	SCALE: AS NOTED DATE: 10/23 DRAWN: DEL/LH	FILE: 2020-01	REVISION BY:	

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

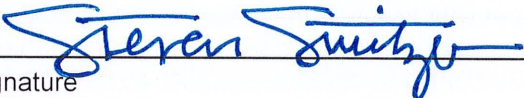
This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

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

4.0 DETERMINATION

Based on 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.



Signature

STEVEN SWITZER

Printed Name

7.7.2023

Date

PLANNER II

Title

5.0 ENVIRONMENTAL CHECKLIST

5.1 AESTHETICS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: A scenic vista is defined as a location that offers a high quality, harmonious, and visually interesting view. One roadway in Mendocino County, State Route (SR) 128, was officially added to the eligibility list of State Scenic Highways by California State Assembly Bill 998 on July 12, 2019. According to California Department of Transportation, SR 1 and SR 20 are “eligible” for designation as scenic highways but have not been officially designated as such.

State Route 1 is part of the California Freeway and Expressway System, and through the Los Angeles metro area, Monterey, Santa Cruz, San Francisco metro area, and Leggett, is part of the National Highway System, a network of highways that are considered essential to the country's economy, defense, and mobility by the Federal Highway Administration. State Route 1 is eligible to be included in the State Scenic Highway System; however, only a few stretches between Los Angeles and San Francisco have officially been designated as a “scenic highway”, meaning that there are substantial sections of highway passing through a “memorable landscape” with no “visual intrusions.”

Additionally, the County has two roadway segments designated as “heritage corridors” by California Public Resources Code Section 5077.5. The North Coast Heritage Corridor includes the entire segment of SR 1 in the county, as well as the segment of U.S. Highway 101 from the junction with SR 1 in Leggett, north to the Humboldt County line. The Tahoe-Pacific Heritage Corridor extends from Lake Tahoe to the Mendocino County coast. It includes the entire segment of SR 20 within the county and the segment of US 101 from the SR 20 junction north of Calpella to the SR 20 highway exit south of Willits. Mendocino County’s General Plan Resource Management Goal RM-14’s (Visual Character) objective is: *Protection of the visual quality of the county’s natural and rural landscapes, scenic resources, and areas of significant natural beauty.*

The main source of daytime glare in the unincorporated portions of the Mendocino County is from sunlight reflecting off of structures with reflective surfaces, such as windows. A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by “light pollution.” Two elements of light pollution may affect county residents: sky glow (a result of light fixtures that emit a portion of their light directly upward in the sky), and light trespass (poorly shielded or poorly aimed fixtures which cast light into unwanted areas, such as neighboring properties and homes). Different lighting standards are set by classifying areas by lighting zones (LZ). The 2000 Census classified the majority of Mendocino County as LZ2 (rural), which requires stricter lighting standards in order to protect these areas from new sources of light pollution and light trespass. Mendocino County’s General Plan Resource Management Goal RM-15’s (Dark Sky) objective is, “*Protection of the qualities of the county’s nighttime sky and reduced energy use.*”

- a-c) **No Impact:** The project would expand the existing single-family residence on-site and is located over 500± feet from the nearest mapped highly scenic area as defined in section 30251 of the California Coastal Act. As proposed, the project would have no impact on a scenic vista. The project would continue the existing residential use of the property and be in line with existing residential development located on adjacent parcels. The project does not include tree removal or disturbance to existing rock outcroppings or historic buildings within a state scenic highway. With access to the said parcel coming from an easement connecting to Cameron Road (CR 516), public views of the property experienced from a publicly accessible vantage point are limited. Considering these factors, the project would not impact or substantially degrade the existing visual character or quality of public views of the site and its surroundings.
- d) **Less Than Significant Impact:** As conveyed in the application materials, the applicant intends to install external downcast and shielded lights on the proposed remodel of the existing single-family residence as well as the garage with office structure. This proposal is consistent with the dark sky provisions as contained in the Mendocino County General Plan Resource Management Goal RM-14 and RM-15. Though new lighting is proposed and would be installed, the project's consistency with county dark sky provisions would pose a less than significant impact on day and nighttime views in the area.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Aesthetics.

5.2 AGRICULTURE AND FORESTRY RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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 (FMMP) 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 PRC 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"/>
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 forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The State of California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP mapping survey covers roughly 98% of privately owned land in the state and updates each map approximately every two years to provide an archive of land use change over time. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called "Prime Farmland," with other critical designations including "Unique Farmland," or "Farmland of Statewide Importance."

The Williamson Act (officially the California Land Conservation Act of 1965) provides preferential tax assessments to owners of farmland and open-space land in exchange for a ten-year agreement that the

land will not be developed or otherwise converted to another use. Since the early 1980's participation in the program has hovered around 16 million acres enrolled under contract, constituting about one third of all privately held land in the state and about one half of the state's agricultural land. The intent of the Williamson Act is to preserve a maximum amount of a limited supply of prime agricultural land to discourage premature and unnecessary conversion of prime agricultural land to urban uses.

The Timberland Production Zone (TPZ) was established in 1976 in the California Government Code as a designation for lands for which the Assessor's records as of 1976 demonstrated that the "highest and best use" would be timber production and its accessory uses. Public improvements and urban services are prohibited on TPZ lands except where necessary and compatible with ongoing timber production. The original purpose of TPZ Zoning District was to preserve and protect timberland from conversion to other more profitable uses and ensure that timber producing areas not be subject to use conflicts with neighboring lands.

- a) **No Impact:** The subject parcel has two designations by the FMMP: Rural Residential Land and Grazing Land.¹ The project site is currently developed with a residential land use, that the proposed project would continue. It is not anticipated that the proposed residential development would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Given the project's location and proximity to residential parcels, and history of non-grazing uses, it is anticipated that no impact would occur.
- b) **No Impact:** The proposed project would not conflict with existing zoning for an agricultural use, nor is the subject parcel under a Williamson Act Contract. The project would continue the existing residential land use on the subject parcel that aligns with the principally permitted residential land uses within the subject parcel's zoning district –Rural Residential. No impact is anticipated with the continuance of the residential land use of the subject parcel.
- c - d) **No Impact:** The project and its subject parcel are not adjacent to any parcel nor designated as Timber Production Zoning (TPZ) or Forest Lands (FL). No impact is anticipated with the existing zoning that would cause a rezoning of forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Considering this, the project would not result in the loss of forest land or conversion of forest land to non-forest use.
- e) **No Impact:** The project would not 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 forestland to non-forest use. The subject parcel is currently zoned as Rural Residential and is currently developed with a residential land use. No impact is anticipated with the project as there would be no conversion of existing farmland or conversion of forestland to non-forest uses. Further, the subject parcel is not located adjacent to or near any lands designated as forestland or farmland.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **No Impact** on Agricultural and Forestry Resources.

5.3 AIR QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ Farmland Mapping and Monitoring Program, California Important Farmland 2018

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Mendocino County is located within the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. Additionally, the Mendocino County Air Quality Management District (MCAQMD) is responsible for enforcing state and federal clean air acts, as well as local air quality protection regulations. Any new emission point source is subject to an air quality permit, consistent with the District's air quality plan, prior to project construction. The MCAQMD also enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions.

MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County has been determined to be in attainment for all Federal criteria air pollutants and in attainment for all State standards except Particulate Matter less than 10 microns in size (PM10). In January of 2005, MCAQMD adopted a Particulate Matter Attainment Plan establishing a policy framework for the reduction of PM10 emissions, and has adopted Rule 1-430 which requires specific dust control measures during all construction operations, the grading of roads, or the clearing of land as follows:

- 1) All visibly dry, disturbed soil road surfaces shall be watered to minimize fugitive dust emissions;
- 2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour;
- 3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed;
- 4) Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts;
- 5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour;
- 6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours; and
- 7) The operator shall keep a daily log of activities to control fugitive dust. In December, 2006, MCAQMD adopted Regulation 4, Particulate Emissions Reduction Measures, which establishes emissions standards and use of wood burning appliances to reduce particulate emissions. These regulations applied to wood heating appliances, installed both indoors and outdoors for residential and commercial structures, including public facilities. Where applicable, MCAQMD also recommends mitigation measures to encourage alternatives to woodstoves/fireplaces, to control dust on construction sites and unpaved access roads (generally excepting roads used for agricultural purposes), and to promote trip reduction measures where feasible. In 2007, the Air Resources Board (ARB) adopted a regulation to reduce diesel particulate matter (PM) and oxides of nitrogen (NOx) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation imposes limits on idling, requires a written idling policy, and requires disclosure when selling vehicles. Off-road diesel powered equipment used for grading or road development must be registered in the Air Resources

Board DOORS program and be labeled accordingly. The regulation restricts the adding of older vehicles into fleets and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies. In 1998, the California Air Resources Board established diesel exhaust as an Air Toxic, leading to regulations for categories of diesel engines. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material which contributes to PM2.5. All stationary and portable diesel engines over 50 horse power need a permit through the MCAQMD.

Receptors include sensitive receptors and worker receptors. Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (these sensitive land uses may also be referred to as sensitive receptors). Worker receptors refer to employees and locations where people work.

- a) **No Impact:** The project is located within the North Coast Air Basin and the Mendocino County Air Quality Management District (MCAQMD). MCAQMD enforces state and federal clean air acts, as well as local air quality protection regulations that require projects with new emission point sources to secure an air quality permit prior to project construction. Considering the project would be subject to the MCAQMD requirements, it is anticipated that the proposed development would not conflict with or obstruct implementation of the applicable air quality plan.
- b) **Less Than Significant Impact:** As detailed in the discussion section above, the MCAQMD is in attainment for all Federal criteria air pollutants as well as all State standards except Particulate Matter less than 10 microns in size (PM10). Compliance with the MCAQMD Particulate Matter Attainment Plan, including Rule 1-430 ensures that PM10 generated by the project would be less than significant. Though the project would not include a new point source for emissions, it may contribute to area source emissions by generating wood smoke from residential stoves and/or fireplaces. The County's building permit plan check process ensures, in a manner consistent with the current air quality plan, that combustion source requirements are fulfilled before construction activities can commence. The County's standard grading and erosion control requirements, as contained in MCC Chapter 20.492, limit the amount of dust generated during grading activities by limiting ground disturbance and requiring immediate revegetation after said disturbance. These existing County requirements ensure PM10 generated by the project would not be significant, and that the project will not conflict with nor obstruct attainment of the Air Quality Plan PM10 reduction goals.
- c) **Less Than Significant Impact:** Though there are no adjacent land uses such as schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, and/or hospitals adjacent to the project site, the project is within a residential community that could have residents with pre-existing serious health problems affected by air quality. Since the project entails residential development within an existing residential area, and the number of sensitive receptors located within the vicinity of the project site are limited, it is anticipated that the project would not expose sensitive receptors to substantial pollutant concentrations.
- d) **No Impact:** There are no short-term or long-term activities, or processes associated with the project that would create objectionable odors. Currently, there are no uses in the surrounding area commonly associated with a substantial number of people that could be affected by any odor generated by the proposed project. Therefore, the project would have no impact in terms of creating objectionable odors that would adversely affect a substantial number of people.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Air Quality.

5.4 BIOLOGICAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

DISCUSSION: Mendocino County’s Biology and Ecology Resources Policy RM-28 states: *all discretionary public and private projects that identify special-status species in a biological resources evaluation (where natural conditions of the site suggest the potential presence of special-status species) shall avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction.*

The California Natural Diversity Database (CNDDB) provides location and natural history information on special status plants, animals, and natural communities to the public, other agencies, and conservation organizations. The data helps drive conservation decisions, aid in the environmental review of projects and land use changes and provide baseline data helpful in recovering endangered species and for research projects. Currently, the CNDDB has 32 species listed for Mendocino County that range in listing status from Candidate Threatened, Threatened, or Endangered.

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered “rare” and are vulnerable to extirpation as the state’s human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as “Candidates” for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as “Species of Special Concern”. The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened, or endangered. Collectively, these plants and animals are referred to as “special status species.”

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bog and similar areas.”

Mendocino County currently has one active Habitat Conservation Plan (HCP) with the California Department of Fish and Wildlife which provides protections for the Point Arena Mountain Beaver. The Fisher Family HCP (Permit #TE170629-0) covers 24 acres of coastal scrub and was adopted December 3, 2007 for a period of 50 years. The Fisher Family HCP applies to parcel APN 027-211-02 located at 43400 Hathaway Crossing, Point Arena. Additionally, since 2003, the Mendocino Redwood Company (MRC) has managed the County’s only Natural Community Conservation Plan which covers all lands owned by the MRC to preserve regionally important habitat.

With regards to the proposed development, Wynn Coastal Planning & Biology staff biologists compiled a list of sensitive and natural species of plants, animals, and communities occurring with the 9 quads centered on the project site. The list was utilized for identifying species and communities with the greatest potential for occurring at the project site. It is important to note that survey efforts were not strictly limited to this list. Maps were also created using the California Natural Diversity Database (CNDDB) for records within one mile of the study area. In addition, US Fish and Wildlife Service (USFWS) National Wetlands Inventory Map and a US Department of Agriculture Natural Resources Conservation Service soil map were generated to inform the study.

On August 2, 2022 Wynn Coastal Planning & Biology surveyed the project site and areas within 100 feet of the subject parcel. Survey efforts revealed that the majority of the parcel is vegetated with Grand fir–Bishop pine forest. Trees species within the overstory primarily include Grand fir (*Abies grandis*) with Bishop pine (*Pinus muricata*) codominant in some areas. A planted Monterey cypress (*Hesperocyparis macrocarpa*) was present south of the residence. The forest understory was dominated by sword fern (*Polystichum munitum*), and also included tanoak (*Notholithocarpus densiflorus*) saplings, red flowering current (*Ribes sanguineum*), California blackberry (*Rubus ursinus*), foxglove (*Digitalis purpurea*), Montbretia (*Crococsmia Xcrococsmiiflora*), rigid hedgenettle (*Stachys rigida*), Oregon manroot (*Marah oregana*), coast rhododendron (*Rhododendron macrophyllum*), poison oak (*Toxicodendron diversilobum*), yarrow (*Achillea millefoliata*), bedstraw (*Galium aparine*), salmonberry (*Rubus spectabilis*), hairy honeysuckle (*Lonicera hispidula*), Siberian candy flower (*Claytonia sibirica*), canyon gooseberry (*Ribes menziesii*), cascara sagrada (*Frangula purshiana*), slender-footed sedge (*Carex leptopoda*), Chinook brome (*Bromus laevipes*), California brome (*B. carinatus*), Douglas iris (*Iris douglasiana*), stary false-lily of the valley (*Maianthemum stellatum*), callalily (*Zantedeschia aethiopica*), red elderberry (*Sambucus racemosa*), Pacific reedgrass (*Calamagrostis nutkaensis*), bracken fern (*Pteridium aquilinum*), salal (*Gaultheria shallon*), Pacific starflower (*Lysimachia latifolia*), sugar scoops (*Tiarella trifoliata*), stream violet (*Viola glabella*), purple western morning glory (*Calystegia purpurata ssp. purpurata*), and coastal burnweed (*Senecio minimus*). In Wynn Coastal Planning & Biology’s professional opinion, these areas on the subject parcel should be classified as a grand fir - Bishop pine forest (*Abies grandis* - *Pinus muricata* Forest Association). Though this forest association is not included in the California Natural Communities List, it would be an association nested within the special status Grand fir forest alliance. Therefore, *Abies grandis* - *Pinus muricata* Forest Association is presumed to be ESHA.

a-b) **Less Than Significant with Mitigation:** In August of 2022, botanical and biological surveys were conducted for the project site. The focus of the study area was to determine if, and to what extent, special status plant communities, plants, wetlands, and/or special status wildlife habitat that could be considered Environmentally Sensitive Habitat Area (ESHA) occur within 100 feet of the proposed development or other portions of the subject parcel. Findings from the survey indicate that the most abundant tree species on the site were grand Fir and Bishop pine. The California Natural Community List includes the Abie grandis Forest Alliance which has a state rank of S2. Areas around the existing structures and driveway were mostly beneath the canopy of the surrounding grand fir–Bishop pine forest.

In addition, the surrounding forest may provide habitat for resident and migratory birds within the study area. Some birds nest in burrows, others on the ground, in vegetation, brush, trees, rocky outcrops, or on man-made structures. Considering these factors, nesting requirements are highly variable. The bird nesting season typically extends from February to August. The Migratory Bird

Treaty Act protects special status and common birds and their nests while they are in the process of nesting. If construction is to occur during the breeding season (February to August), a pre-construction survey is recommended to ensure that no nesting birds will be disturbed during development. No nesting surveys are recommended if activity occurs in the non-breeding season. Wynn Coastal Planning & Biology provided set of appropriate mitigation measures for the project proposing an expansion to the modestly sized existing single-family residence, the construction of a detached garage in the place of an existing outdoor parking area and a storage structure, and the construction of a CALFIRE turnout along the existing driveway that with project implementation could product a less than significant impact to the grand fir - Bishop pine forest and potential sensitive species that may be present, see **Mitigation Measures 1.1.1-1.3.2 below, which have been incorporated as Conditions of Approval #15-#17**. The resulting development would be consistent with development enjoyed by neighboring landowner.

- c-d) **No impact:** US Fish and Wildlife Service (USFWS) National Wetlands Inventory Map and a US Department of Agriculture Natural Resources Conservation Service soil map were generated to inform the study. These resources indicated that no mapped wetlands occur within the study area. Ground surveys confirmed that no wetland features were present in the study area. However, the Navarro River is present to the north of the study area and a smaller unnamed creek to the south. Considering the project site is 1,500± feet from these wetlands, the proposed development would not potentially affect said resources. No impact is anticipated.
- e) **Less Than Significant with Mitigation:** The applicant proposes mitigation measures to compensate for development within the ESHA, including measures that will serve to prevent impacts to protected habitat. To support the protective values of ESHA buffers, staff recommends Condition 13 and 14 (See Staff Report). In the absence of this recommended condition, MCC Section 20.532.020 could potentially allow specified development to be exempt from General Coastal Development Permit Regulations and could potentially exempt development within the buffer area without first obtaining an amended, or new, coastal development permit.

The proposed project location cannot satisfy MCC Section 20.496.020(A)(1) buffer width criteria, but the project would be limited to the least damaging alternative location. Mitigation measures would reduce the effect of development on identified ESHA. Pursuant with MCC Section 20.496.020(A)(4)(e), mitigation measures would be required to replace the protective values that are lost as a result of development (See Staff Report and Conditions of Approval 15-17). Currently, no vegetation removal is proposed. With **Mitigation Measures 1.1.1-1.3.2 incorporated as Conditions of Approval #15-#17**, a less than significant impact is anticipated.

- f) **No Impact:** There are no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the site. No impact would occur.

MITIGATION MEASURES:

The following mitigation measures were recommended in the surveys by Wynn Coastal Planning & Biology and have been incorporated into the project as Conditions #15-#17:

1.1: Potential Impact to Nesting Birds

Removal of vegetation and construction activity near trees and vegetated areas has the potential to disturb birds' nesting process if it occurs during the nesting season.

Mitigation Measure 1.1.1: Seasonal avoidance

No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January), see Table B. If vegetation removal or development is to occur during the breeding season (February to August) a pre-construction survey is recommended within 14 days of the onset of vegetation removal or construction to ensure that no nesting birds will be disturbed during development.

Mitigation Measure 1.1.2: Nest Avoidance

If active native bird nests are observed, no vegetation removal or construction activities with the potential to disrupt nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

Mitigation Measure 1.1.3: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

TABLE B: SURVEY MONTHS FOR BIRDS AND BATS

Months During Which Pre-Construction Surveys Are or Are Not Required For Birds & Bats												
	January	February	March	April	May	June	July	August	September	October	November	December
Birds												
Bats												

	Pre-Construction Surveys Are NOT Needed
	Pre-Construction Surveys Are Needed

1.2. Potential Impact to Bats

Tree removal and construction in the study area has the potential to impact special status bat species. Bats are vulnerable when roosting for reproduction when young are not yet able to fly, and during hibernation because they can die of cold or malnutrition if hibernation is disturbed. Temperatures on the Mendocino Coast usually do not drop low enough to necessitate bat hibernation. No special features such as hollow trees, abandoned buildings, or other cave analogs, which could serve as roosting or hibernation refugium, were observed; therefore, the potential for negative impacts to bats is minimal. If adult trees are proposed for removal, then a survey may be warranted.

Mitigation Measure 1.2.1: Pre-construction surveys for bats

If adult trees are proposed for removal, and it is determined that a bat survey is warranted, and the tree removal is to occur between November 1 and August 31, then pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities. Tree removal and construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period.

Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied.

Mitigation Measure 1.2.2: Roost buffer

If active bat roosts are observed, no tree removal or construction activities with potential to disturb roosting shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.

Mitigation Measure 1.2.3: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

1.3 Potential Impacts to Sonoma Tree Voles

Appropriate food tree species for Sonoma tree voles are present at the site. If trees must be removed for the project STV nests may be removed. The microclimate within the tree canopy is likely to change adjacent to trees that are removed because they will no longer block wind, shade areas, collect fog, etc. Changes in microclimates in the tree canopy may reduce the habitat suitable for Sonoma tree voles.

Mitigation Measure 1.3.1: Remove the least number of trees necessary

Native coniferous trees should only be removed if strictly necessary.

Mitigation Measure 1.3.2: Pre-construction Sonoma tree vole surveys

If adult trees must be removed to accommodate the development, then a qualified biologist should conduct a protocol level STV survey within the 14 days prior to the removal. All trees proposed for removal and those adjacent to them will be surveyed for the presence/absence of STV. If evidence of STV is observed the biologist and CDP applicant will coordinate with CDFW before the tree removal can occur. Sonoma tree voles are a species of special concern and do not have the same level of protection as a Threatened or Endangered species. Impact to STV should be avoided whenever possible.

FINDINGS: The proposed project would have **Less Than Significant Impact with Mitigation** on Biological Resources.

5.5 CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Archeological resources are governed by MCC Sec. 22.12.090, which echoes state law regarding discovery of artifacts and states, in part, *“It shall be unlawful, prohibited, and a misdemeanor for any person knowingly to disturb, or cause to be disturbed, in any fashion whatsoever, or to excavate, or cause to be excavated, to any extent whatsoever, an archeological site without complying with the provisions of this section”*. MCC Section 22.12.090 governs discovery and treatment of archeological resources, while Section 22.12.100 speaks directly to the discovery of human remains and codifies the procedures by which said discovery shall be handled. Pursuant to California Code of Regulations, Title 14, Chapter 3, Sub Section 15064.5(c)(4), *“If an archeological resource is neither a unique archeological nor an historic resource, the effects of the project on those resources shall not be considered a significant effect on the environment.”*

a - c) **Less Than Significant Impact:** On December 17, 2021 the project was referred to the Mendocino County Archeological Commission (ARCH) and the Northwest Information Center (NWIC) at Sonoma State University. ARCH responded with a request to schedule for a hearing with the Commission, depending on the response from the NWIC. NWIC provided comment on January 5, 2022 that no water sources appear to be nearby, and that while the project’s location on the ridgeline above the nearby Navarro River may have been utilized in the past, the parcel location above the steeply sloped bluff was not a likely travel corridor. Based on these factors NWIC concluded that no further study for archeological resources would be recommended given the low possibility of containing unrecorded archeological site(s). At the March 9, 2022 ARCH hearing, ARCH voted 3-0 that no survey would be required. However, the discovery clause from Mendocino County Code Section 22.12.090 should apply. Considering that both the project site has a low possibility of archeological resources and the inclusion of the added discovery clause, the project would have a less than significant impact on cultural resources as proposed.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Cultural Resources.

5.6 ENERGY

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

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

Permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The 2019 Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. It is estimated that single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards (CEC, 2016).

a – b) **No Impact:** The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction, or operation, nor would the project conflict with, or obstruct a California or local plan for renewable energy, or energy efficiency. As noted above, permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The project is not anticipated to use or waste significant amounts of energy, or conflict with or obstruct a California or local plan for renewable energy or energy efficiency. No impact is expected, and no mitigation is required.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** on Energy.

5.7 GEOLOGY AND SOILS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 direct or indirect 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 wastewater 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"/>
f) 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"/>

DISCUSSION: The Mendocino County General Plan Chapter 3 Development Element discusses the area's seismic hazards. Mendocino County is located just south of the Cascadia Subduction Zone and will likely be subjected to a strong earthquake in the foreseeable future. A number of faults are located throughout the county, including the San Andreas Fault in the southwest corner of the county, the Maacama Fault in the inland valley from Sonoma County to Laytonville, the Round Valley Fault in the northeastern part of the county, and the Etsel Ridge Fault in the eastern portion of the County. Any structure built in Mendocino County will likely be subjected to seismic activity during its expected lifespan. The property neither lies within, nor does it adjoin a mapped Alquist Priolo Earthquake Fault Zone. The San Andreas Fault is located approximately 3 miles west of the project site and is the nearest active fault.

a-e) **No Impact:** The proposed project will not expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides. The nearest active fault is the San Andreas Fault which is located 3± miles offshore and west of the project site. However, as with all parcels within Mendocino County, the project site could potentially experience some seismic ground shaking as a result of an earthquake due to nearby earthquake faults. The Local Coastal Plan Map for Land Capabilities and Natural Hazards designates the site as Bedrock (Zone 1). The subject parcel is not mapped as an area with potential liquefaction. The soil unit upon which the parcel is located, Western soil classification 139, Dystropepts, is not known to have a potential of liquefaction. Further, the soil types on the proposed project site are not identified as expansive or incapable of supporting a septic system. The project does not propose any activity that would lead to significant soil erosion or the loss of topsoil. As with any development within Mendocino County,

the proposed project would be required to employ Standard Best Management Practices (BMPs), such as straw bales, fiber rolls, and/or silt fencing structures. This is to assure the minimization of erosion resulting from construction and to avoid runoff into potentially sensitive habitat areas. Mapping does not show any landslides within close proximity to the project site. Additionally, the project site is relatively level therefore concerns regarding landslide potential are minimal. Due to the fact that the project site could experience some risk involving earthquake hazards, but not significant risks. No impact would occur.

- f) **Less Than Significant Impact:** As discussed in the Cultural Resources and Tribal Cultural Resources section of this initial study, the project was reviewed by the Mendocino County Archaeological Commission on March 9, 2022. The Commission voted 3-0 that no survey would be required, but the discovery clause from Mendocino County Code Section 22.12.090 should apply. Considering that both the project site has a low possibility of archeological resources and the inclusion of the added discovery clause, the project would have a less than significant impact on tribal cultural resources as proposed.

In addition, the project was referred to following local tribal agencies that request consultation on planning project under Assembly Bill (AB) 52: Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No response has been received. A less than significant impact would occur with the standard zoning code requirements being applicable to the site.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Geology and Soils.

5.8 GREENHOUSE GAS EMISSIONS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

DISCUSSION: Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emission, which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (AQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project's individual emissions would be cumulatively considerable. According to the AQMD, these CEQA thresholds of significance are the same as those, which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 metric tons CO₂e (CO₂ equivalent) of operation emission on an annual basis. Additionally, Mendocino County's building code requires new construction to include energy efficient materials and fixtures.

- a) **No Impact:** The project as proposed, remodeling an existing single-family residence and replacement of a wood shed with an office above a garage, would be below the 1,100 metric tons CO₂e (CO₂ equivalent) threshold for project emission significance. Therefore, the project would

not generate greenhouse gas emissions either directly or indirectly that would have a significant impact on the environment.

- b) **No Impact:** Although Action Item RM-50.2 in Chapter 4 of the Mendocino County General Plan (2009) requires the County to “create a greenhouse gas reduction plan for the unincorporated areas of the county that sets specific reduction strategies and targets to meet”, such a plan has not yet been drafted or adopted by the County. Since there are no adopted local plans for reducing GHG emissions, no conflict with an applicable plan could occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** on Greenhouse Gas Emissions.

5.9 HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: California Health and Safety Code states: "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (California Health and Safety Code Section 25501 (m)).

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in this General Plan emphasize source reduction and recycling of hazardous wastes and express a preference for onsite hazardous waste treatment over offsite treatment. The Hazardous Waste Management Plan proposed a number of hazardous waste programs and set forth criteria to guide the siting of new offsite hazardous

waste facilities. However, to date, no facilities have been cited in the county. In 1997, the County Division of Environmental Health assumed responsibility for administering hazardous waste generation and treatment regulations. Solid Waste and Hazardous Waste and Materials Management Policy DE-203 states: *All development projects shall include plans and facilities to store and manage solid waste and hazardous materials and wastes in a safe and environmentally sound manner.*

The California Air Resources Board classifies asbestos as a known human carcinogen. Asbestos of any type is considered hazardous and may cause asbestosis and lung cancer if inhaled, becoming permanently lodged in body tissues. Exposure to asbestos has also been shown to cause stomach and other cancers. Asbestos is the general name for a group of rock-forming minerals that consist of extremely strong and durable fibers. When asbestos fibers are disturbed, such as by grading and construction activities, they are released into the air where they remain for a long period of time. Naturally occurring asbestos is an issue of concern in Mendocino County, which contains areas where asbestos-containing rocks are found. The presence of ultramafic rocks indicates the possible existence of asbestos mineral groups. Ultramafic rocks contain 90 percent or more of dark-colored, iron-magnesium-silicate minerals. Ultramafic rocks may be partially or completely altered to a rock known as serpentinite, more commonly called serpentine.

The Mendocino County Air Quality Management District enforces state regulations to reduce the effects of development projects involving construction sites and unpaved roads in areas tested and determined by a state-registered geologist to contain naturally occurring asbestos. Serpentine and ultramafic rocks are common in the eastern belt of the Franciscan Formation in Mendocino County. Small, localized areas of serpentine do occur in the coastal belt of the Franciscan Formation, but they are significantly less abundant.

Mendocino County's aviation system is composed of airports, privately owned aircraft of various types, privately operated aircraft service facilities, and publicly and privately operated airport service facilities. Most aircraft are privately owned, small single or twin-engine planes flown primarily for personal business. Six public use airports in Mendocino County provide for regional and interregional needs of commercial and general aviation. Actions involving areas around airports will continue to be evaluated for consistency with the County's Airport Comprehensive Land Use Plan and applicable federal regulations. Mendocino County's Airport Policy DE-167 states: *"Land use decisions and development should be carried out in a manner that will reduce aviation-related hazards (including hazards to aircraft, and hazards posed by aircraft)"*.

The California Department of Forestry and Fire Protection divides the County into fire severity zones. These maps are used to develop recommendations for local land use agencies and for general planning purposes.

- a - f) **No Impact:** The proposed project would not involve the use of any hazardous materials or substances. The subject parcel has not been identified as a site for hazardous waste, nor is the site associated with the emission of hazardous pollutants. The project was referred to the Division of Environmental Health, which includes the Hazardous Materials unit, and no comments were received back expressing concern for the proposed project in relation to hazardous material storage or use. The project is also located 5± miles south of the nearest airport and would not result in a safety hazard or excessive noise for people residing or working in the project area.

- g) **Less Than Significant Impact:** The subject parcel is currently mapped within CALFIRE's high fire hazard severity zone. It is important to note that the CALFIRE Fire Hazard Severity Zone maps evaluate "hazard," not "risk". "Hazard" is based on the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. "Risk" is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction. The project was granted an exception to the 30-foot setback as defined in section 1276.01 of the SRA Fire Safe Regulations. This exception would be applied only for this proposed project on the subject parcel. All flammable material would be removed up to 10-feet on the side of the proposed building that does not conform to the 30-foot setback. All building materials shall conform to the requirements specified within Title 24 of California Code of Regulations, Part 2, Chapter 7a –Materials and Construction Methods for Exterior Wildfire Exposure. CALFIRE and Elk Community Services District provided the following conditions of approval to ensure fire safety standards for the proposed project: (1) Two (2) 5,000-gallon water tanks shall be installed, with each having 3-inch

water tank connections with 3-inch full flow ball valves and 2.5 NHT firehouse connectors; and (2) A driveway turn-out shall be installed and maintained to support 75,000-pounds and provide an aggregate base for fire engines. Adherence to these conditions will ensure that the project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Hazards or Hazardous Materials.

5.10 HYDROLOGY AND WATER QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Regulatory agencies include the state and regional water quality control boards; State Water Resources Control Board (SWRCB) and the North Coast Regional Quality Control Board (NCRWQCB). The State Water Resources Control Board is responsible for implementing water quality standards in California. Water Code Section 13050(d) states: *Waste includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.* Typical activities and uses that affect water quality include, but are not limited to, discharge of process wastewater from factories, confined animal facilities, construction sites, sewage treatment facilities, and material handling areas which drain into storm drains.

Water Code Section 1005.1 defines groundwater as *water beneath the surface of the ground, whether or not flowing through known and definite channels.* Both surface water and groundwater define a watershed, as they move from higher to lower elevations. In Mendocino County, groundwater is the main source for

municipal and individual domestic water systems, outside of the Ukiah Valley, and contributes significantly to irrigation. Wells throughout Mendocino County support a variety of uses, including domestic, commercial, industrial, agricultural needs, and fire protection. The County's groundwater is found in two distinct geologic settings: the inland valleys and the mountainous areas. Mountainous areas are underlain by consolidated rocks of the Franciscan Complex, which are commonly dry and generally supply less than 5 gallons per minute of water to wells. Interior valleys are underlain by relatively thick deposits of valley fill, in which yields vary from less than 50 gallons per minute to 1,000 gallons per minute. There are six identified major groundwater basins in Mendocino County. Groundwater recharge is the replacement of water in the groundwater aquifer. Recharge occurs in the form of precipitation, surface runoff that later enters the ground, irrigation, and in some parts of California (but not in Mendocino County) by imported water. Specific information regarding recharge areas for Mendocino County's groundwater basins is not generally available, but recharge for inland groundwater basins comes primarily from infiltration of precipitation and intercepted runoff in stream channels, and from permeable soils along the margins of valleys. Recharge for coastal groundwater basins takes place in fractured and weathered bedrock and coastal terraces, and along recent alluvial deposits and bedrock formations. If recharge areas are protected from major modification - such as paving, building and gravel removal - it is anticipated that continued recharge will re-supply groundwater reservoirs.

The basic source of all water in Mendocino County is precipitation in the form of rain or snow. Average annual rainfall in Mendocino County ranges from slightly less than 35 inches in the Ukiah area to more than 80 inches near Branscomb. Most of the precipitation falls during the winter, and substantial snowfall is limited to higher elevations. Rainfall is often from storms which move in from the northwest. Virtually no rainfall occurs during the summer months.

- a) **No Impact:** The proposed project would not violate any water quality standards or waste discharge requirements. The proposed project was referred to the Environmental Health which manages the on-site well and septic system for the subject property. Environmental Health noted that a water well permit (WW9952) and septic system (ST0152F) from 1985 is on file for the property. In addition, the applicant has applied for a septic system expansion (ST27587) that is on hold until the coastal development permit is approved. All necessary permits for the one on-site well and a septic system would be obtained from DEH. The wells and septic system would be installed and operated in compliance with all standards and requirements. No impact would occur.
- b-c) **Less Than Significant Impact:** The proposed project would not 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. Additionally, while the amount of impervious area on the site would increase, implementation of the proposed project would not substantially alter the existing drainage pattern of the site or area and would not result in substantial flooding on or off-site. A less than significant impact would occur.

As previously discussed, the proposed project would be required to employ Standard Best Management Practices (BMPs), such as straw bales, coir rolls, and/or silt fencing structures, to ensure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas. Additionally, the project would be required to stabilize disturbed soils and vegetate bare soil created by the construction phase of the project. As required by MCC Chapter 20.492, the proposed project would not substantially alter the existing drainage pattern of the project site or adjacent areas and would not result in substantial soil erosion or siltation on or off-site.

The project would not impede or redirect flood flows since the project site and the subject parcel are not identified within a flood hazard area. No Impact is anticipated for the project impeding or redirecting flood flows.

- d) **No Impact:** The project site is located 430± feet above sea level. Local Coastal Program as well as Federal Flood Hazard mapping does not indicate that the project site or its subject parcel are within a flood hazard, tsunami, or seiche zone. Therefore, the risk of a release of pollutants due to project inundation would not occur. No Impact is anticipated.

- e) **No Impact:** The project would utilize Best Management Practices (BMPs) to minimize the amount of sediments and other pollutants from being discharged in stormwater runoff. Additionally, Mendocino County Code Chapter 16.30, the Stormwater Runoff Pollution Prevent Procedure (SPPP), requires any person performing construction and grading work anywhere in the County to implement appropriate BMPs to prevent the discharge of construction waste, debris or contaminants from construction materials, tools and equipment from entering the storm drainage system (off-site). Compliance with these regulations would facilitate the implementation of water quality control efforts at the local and state levels. The proposed project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Hydrology and Water Quality.

5.11 LAND USE AND PLANNING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: All lands within the unincorporated portions of Mendocino County are regulated by the General Plan and zoning ordinance, as well as several more locally derived specific plans, such as the Gualala Town Plan, or Ukiah Valley Area Plan. The proposed project is not within the boundaries of a locally derived specific plan. During project referrals, a number of agencies that may have jurisdiction over the project were contacted. Any agency comments are discussed in the staff report.

- a) **No Impact:** The project site is situated on a parcel with a long-established residential use as well as adjacent to other existing residential development within the surrounding area. The proposed remodel of a single-family residence would be consistent with the established community. Therefore, there would be no division of an established community as a result of the project.
- b) **Less Than Significant with Mitigation:** The proposed project is consistent with all policies of the Local Coastal Program of the General Plan and the Zoning Code, except for buffer areas to environmentally sensitive habitat areas (ESHA) as contained in MCC Section 20.496.020(A)(1). However, MCC Section 20.496.020(A)(4) provides standards for development permitted within buffer areas. Typically, buffer area widths are a minimum of 100 feet from the nearest adjacent ESHA. Some portions of the project will be within the Grand fir–Bishop pine forest ESHA and within the 100-foot ESHA buffer. The project has been designed to avoid removal of trees to greatest extent possible. The limbing of some trees and removal of some understory or saplings may be necessary, particularly within the CALFIRE required turnout. Alternatives to the project were considered pursuant to MCC 20.532.060. The alternative locations for the components of the project were very limited as the entirety of the parcel is within the 100 foot ESHA buffer. Further, the topography of the subject parcel limits development to the most level portions of the parcel since development on the hill slopes would require more engineering and would be more impactful to the identified ESHA. The proposed project design was strategically placed to avoid as many direct impacts to ESHA as feasible while maintaining the existing uses of the parcel. The locations proposed are beneath the forest canopy, effectively within ESHA, which extends to the dripline of the canopy. These areas under the canopy are already cleared of understory vegetation and/or developed with the existing driveway, non-native lawn, single-family residence, and accessory structures. As

proposed, the project is in the least impacting and most feasible development location for the expansion of the single-family residence, detached garage, and CALFIRE turnout. Due to the project conflicting with county regulations adopted for the purpose of avoiding or mitigating an environmental effect, development within/adjacent to ESHA buffer areas, mitigation measures 1.1.1 -1.3.2 in Section 5.4 –Biological Resources of this report have been incorporated into the project as Conditions #15-#17 to provide a less than significant impact.

MITIGATION MEASURES: See **Mitigation Measures 1.1.1 -1.3.2** in Section 5.4 –Biological Resources of this report have been included as Conditions of Approval #15-#17.

FINDINGS: The proposed project would have **Less Than Significant Impact with Mitigation** on Land Use and Planning.

5.12 MINERAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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"/>
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"/>

DISCUSSION: The Surface Mining and Reclamation Act (SMARA) of 1975 provides a comprehensive surface mining and reclamation policy with the regulation of surface mining operations to assure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. SMARA also encourages the production, conservation, and protection of the state’s mineral resources. SMARA requires the State Mining and Geology Board to adopt State policy for the reclamation of mined lands and the conservation of mineral resources.

The most predominant minerals found in Mendocino County are aggregate resources, primarily sand and gravel. Three sources of aggregate materials are present in Mendocino County: quarries, instream gravel, and terrace gravel deposits. The demand for aggregate is typically related to the size of the population, and construction activities, with demand fluctuating from year to year in response to major construction projects, large development activity, and overall economic conditions. After the completion of U.S. 101 in the late 1960s, the bulk of aggregate production and use shifted primarily to residential and related construction. However, since 1990, use has begun to shift back toward highway construction.

a -b) **No Impact:** The subject parcel is not identified as a site with known mineral resources by the General Plan, Zoning Code, or any other land use plan. Mendocino County is the administrator of the California Surface Mining and Reclamation Act (SMARA). Therefore, all activities undertaken regarding essentially non-renewable resources are subject to review and approval from the local jurisdiction. Mendocino County has many aggregate mineral resources, the demand for which varies. However, any negative impacts to either active mining activities or mining reclamation efforts would be required to be reviewed and approved by the County. Further, there are no delineated locally important mineral resources within the project boundaries. Therefore, there will be no loss of availability of a known mineral resource or loss in locally important mineral resource recovery sites. No impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** on Mineral Resources.

5.13 NOISE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of private airstrip or 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"/>

DISCUSSION: Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment. Mendocino County relies principally on standards in its Noise Element, its Zoning Ordinance, and other County ordinances, and the Mendocino County Airport Comprehensive Land Use Plan to evaluate noise-related impacts of development. Land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

a-b) Less Than Significant Impact: Mendocino County General Plan (page 3-10) provides that, “*Noise policies are intended to protect County communities from excessive noise generation from stationary and non-stationary sources. Land uses would be controlled to reduce potential for incompatible uses relative to noise. Residential and urban uses will be restricted near agriculture lands to prevent incompatible uses being placed near inherently noisy agricultural operations. Noise-sensitive environments, including schools, hospitals, and passive recreational use areas, would be protected from noise-generating uses. Structural development would be required to include noise insulation and other methods of construction to reduce the extent of excessive noise.*”

The proposed development may generate a temporary increase in ambient noise levels in the vicinity of the project during construction and other preparatory work. However, any noise or ground-borne vibration resulting from the project is not anticipated to violate the local general plan or noise ordinance as all development within the Mendocino County Coastal Zone is subject to Exterior Noise Limit Standards as specified in Appendix B of Title 20, Division II of Mendocino County Code. Similar groundborne vibrations would occur from the proposed residential development during the construction phase of the project and would be consistent with groundborne vibrations found in the surrounding area with the existing residential development. Compliance with Appendix B of the County Code and General Plan Policies for Exterior Noise Limit Standards, the project is not anticipated to generate substantial temporary or a permanent increase in ambient noise levels in excess of applicable standards, nor generate excessive groundborne vibration or noise levels. A less than significant impact would occur.

c) No Impact: The subject parcel is not located within the vicinity of private airstrip, public airport, and/or airport zone. Though the subject parcel is located 5± miles to the south of the nearest airport, Little River Airport, it is outside of the Airport Zone C, an area considered to extend from 5,000 feet laterally from the runway centerline. Zone C contains the outer boundary of the Common Traffic Pattern Zone and is defined as an area where aircraft are commonly below 1,000 feet above ground level. The Community Noise Equivalent Level (CNEL) contour for Zone C measures 55 dBA.

Considering the maximum CNEL normally acceptable for residential uses in the vicinity of airports covered by Mendocino County’s Airport Comprehensive Land Use Plan is 60 dBA, the subject parcel’s location 4± miles from the outer of the CNEL zone measuring with 55 dBA is normally acceptable. Noise is not a factor to be considered. Conventional construction methods will eliminate most noise intrusions upon indoor activities. It is anticipated that the proposed residential development on-site would not expose people residing or working in the project area to excessive noise levels.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Noise.

5.14 POPULATION AND HOUSING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The most recent census for Mendocino County was in 2020, with an estimated population of 87,497. The county has undergone cycles of population boom followed by periods of slower growth. For example, the county population increased by approximately 25 percent between 1950 and 1960, but barely grew from 1960 to 1970. Between 1990 and 2000, the population of Mendocino County increased 7.4 percent, a much slower rate of growth than the 20 percent increase from 1980 to 1990. Population growth slowed further from 2000 to 2007, increasing only 4.6 percent.

Mendocino County’s Housing Element is designed to facilitate the development of housing adequate to meet the needs of all County residents. The Mendocino Council of Government’s (MCOG) Regional Housing Needs Plan assigned the County a production goal of 2,552 housing unit for the unincorporated area between 2009 and 2014. Goals and policies were set forth in order to facilitate the development of these housing units at a range of sizes and types to address this need.

- a) **No Impact:** The project would permit residential development in a zoning district and general plan land use designation intended for residential development. The subject parcel is currently developed with an existing single-family residence. The project would continue this existing residential use on the parcel. Current residential zoning regulations allow for a maximum of three dwelling units in the form of a primary single-family dwelling, an accessory dwelling unit (ADU), and a junior accessory dwelling unit (JADU). Completion of the proposed project would not necessarily preclude further development of an ADU and JADU on-site, within the proposed project’s footprint. However, it is not anticipated that the proposed project would induce unplanned growth either directly or indirectly in the surrounding area. No adverse impact would occur.

- b) **No Impact:** Since the proposed project involves the remodel of an existing single-family residence and its associated infrastructure, the project would not result in the displacement of a substantial amount of people or housing. Further, the project would not trigger the need for replacement housing elsewhere. No impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** on Population and Housing.

5.15 PUBLIC SERVICES

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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: The Mendocino County Office of Emergency Services (OES) is the primary local coordination agency for emergencies and disasters affecting residents, public infrastructure, and government operations in the Mendocino County Operational Area. The subject parcel is serviced by the Round Valley Unified School District, Round Valley Indian Health Center, Round Valley County Water District, and the Covelo Fire Protection District.

a-e) **Less Than Significant Impact:** The proposed project will not result in adverse impacts associated with provision of governmental facilities or need for new or physically altered governmental facilities that may result in environmental impacts in order to maintain acceptable service ratios and response times for public services. The project would be required to secure Building Permits for the proposed work. These Building Permits are subject to review by local agencies, who may impose impact fees to offset impacts to local infrastructure. The development of a single-family residence would not create significant additional service demands or result in adverse physical impacts associated with the delivery of fire, police, parks or other public services.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Public Services.

5.16 RECREATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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) 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"/>

DISCUSSION: The County of Mendocino manages a variety of public recreation areas including the Low Gap Park in Ukiah, Bower Park in Gualala, Mill Creek Park in Talmage, Faulkner Park in Boonville, Indian Creek Park and Campground in Philo, and the Lion's Club Park in Redwood Valley, all of which are operated by the Mendocino County Cultural Services Agency. Additionally, the County is host to a variety of state parks, reserves, other state protected areas used for the purpose of recreation, with 13 located along the coast and 8 located throughout inland Mendocino County. The closest protected area to the proposed project is the Mendocino National Forest, located 9± miles east of the subject parcel.

a-b) **No Impact:** The project site is located to the east of State Route 1 and is not designated as a potential public access trail location by the Local Coastal Plan. There is no evidence of prescriptive access on the site, nor would the remodel of the existing single-family residence and woodshed with an office above a garage generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation. The project would not impact recreation in the area, nor would it require the construction of new or expanded facilities, which could cause an adverse impact on the environment. Therefore, no impact would occur because of the project.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** on Recreation.

5.17 TRANSPORTATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Since the site is currently undeveloped, there will be an increase in traffic to and from the site for any future development of the land. It is expected that construction of any project will result in a slight increase in traffic to and from the site, as construction workers arrive and leave the site at the beginning and end of the day, in addition to minor interruption of traffic on adjacent streets, when heavy equipment necessary for project construction is brought to and removed from the site. Once construction is complete, these workers would no longer be required at the site. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the land use designations were assigned to the site. The development proposed on-site is not expected to significantly impact the capacity of the street system, level of service standards established by the County, or the overall effectiveness of the circulation system, nor substantially impact alternative transportation facilities, such as transit, bicycle, or pedestrian facilities, as a substantial increase in traffic trips or use of alternative transportation facilities is not anticipated. A less than significant impact would occur.

a - d) **Less Than Significant Impact:** The proposed project would not conflict with any plan, ordinance, or policy regarding circulation systems including transit, roadways, bicycle and pedestrian facilities. The project would remodel the existing single-family residence and not increase dwelling unit density on the subject parcel. The project was referred to the Mendocino County Department of Transportation (MCDOT) which provided no comment on the proposed development.

The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), which states:

“(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project

area compared to existing conditions should be considered to have a less than significant transportation impact.

(2) *Transportation Projects.* Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152.”

The proposed project would be considered a Land Use Project within the meaning of CEQA Guidelines section 15064.3, subdivision (b). However, since the proposed project would expand the existing single-family residence but not increase the actual dwelling unit density on the subject parcel, the existing levels of vehicle miles traveled related to the development would not significantly increase. Further, no aspect of the proposal would be designed in a way that would result in increased hazards due to a geometric design feature such as sharp curves or dangerous intersections, or incompatible uses on the subject parcel. The subject parcel is currently accessed from an easement connecting to Cameron Road (CR 516). Adherence to the recommended condition of approval for fire engine access on the subject parcel as provided by CALFIRE and Elk Community Services District would ensure that the project would be provide adequate emergency access. As conditioned, these improvements will further aid emergency services access to said property.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **Less Than Significant Impact** on Transportation.

5.18 TRIBAL CULTURAL RESOURCES

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

DISCUSSION: Public Resources Code Section 21074 defines Tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource

determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. Historical resources, unique archaeological resources, or non-unique archaeological resources may also be tribal cultural resources if they meet these criteria.

The area known now as Mendocino County has a long history of occupation and use by Native American groups. Notably the Russian and Eel Rivers as well as other watercourses, valleys, and coastal areas provided rich and varied habitat for early human occupation. The first dated chronological periods and related cultural patterns within the region were developed by David A. Fredrickson in his 1973 Ph.D. dissertation² and 1984 regional synthesis.³ This research provides a baseline archaeological information for the area, but there still remains significant gaps in archaeological data for the region that affects our understanding of regional cultural history.

From this understanding, ten (10) Native American tribes had territory within the County's current borders. The southern third of the County was the home Native Americans speaking the Central Pomo languages. To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake in Lake County. The Coast Yuki occupied a portion of the coast extending from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. The territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.

- a) **Less Than Significant Impact:** As discussed in the Cultural Resources section of this initial study, the project was reviewed by the Mendocino County Archaeological Commission on March 9, 2022. The Commission voted 3-0 that no survey would be required, but the discovery clause from Mendocino County Code Section 22.12.090 should apply. Considering that both the project site has a low possibility of archeological resources and the inclusion of the added discovery clause, the project would have a less than significant impact on tribal cultural resources as proposed.

In addition, the project was referred to following local tribal agencies that request consultation on planning project under Assembly Bill (AB) 52: Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No response has been received. A less than significant impact would occur with the standard zoning code requirements being applicable to the site.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **Less Than Significant Impact** on Tribal Cultural Resources.

² Fredrickson, David, A. 1973. *Early Cultures of the North Coast of the North Coast Ranges, California*, UC Davis

³ Fredrickson, David, A. 1984. *The North Coastal Region, California Archaeology*

5.19 UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Public sewer systems in Mendocino County are provided by cities, special districts, and some private water purveyors. There are 13 major wastewater systems in the county, four of which primarily serve the incorporated cities, but also serve some unincorporated areas. Sewage collected by the Brooktrails Township Community Services District and Meadowbrook Manor Sanitation District is treated at the City of Willits Wastewater Treatment Plant. The City of Ukiah's Wastewater Treatment Plant also processes wastewater collected by the Ukiah Valley Sanitation District. Sewage disposal in the remainder of the county is generally handled by private onsite facilities, primarily septic tank and leach field systems, although alternative engineered wastewater systems may be used.

Solid waste management in Mendocino County has undergone a significant transformation from waste disposal in landfills supplemented by transfer stations to a focus on transfer stations and waste stream diversion. These changes have responded to rigorous water quality and environmental laws, particularly the California Integrated Waste Management Act of 1989 (AB 939). The Act required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000 through source reduction, recycling, composting, and other programs. Chapter 3 (Development Element) of the Mendocino County General Plan (2009) notes there are no remaining operating landfills in Mendocino County, and as a result, solid waste generated within the County is exported for disposal to the Potrero Hills Landfill in Solano County. The Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards and is estimated to remain in operation until February 2048.

Mendocino County's Development Goal DE-21 (Solid Waste) states: *Reduce solid waste sent to landfills by reducing waste, reusing materials, and recycling waste.* Solid Waste and Hazardous Waste and Material Management Policy DE-201 states the County's waste management plan *shall include programs to increase recycling and reuse of materials to reduce landfilled waste.* Mendocino County's Environmental Health Division regulates and inspects more than 50 solid waste facilities in Mendocino County, including: 5 closed/inactive municipal landfills, 3 wood-waste disposal sites, 2 composting facilities, and 11 transfer stations.

- a) **Less Than Significant Impact:** The proposed project would not immediately result in the need for the construction of any new utility facilities. Existing levels of utility services sustained by the on-site well and septic tank with leach field, as well as electric power provided by a utility company are sufficient to serve the proposed development. Though the proposed development has the potential

to increase utility usage on the subject parcel, it is not anticipated that the potential increase would cause significant environmental effects. The proposed development would be consistent with existing development on adjacent parcels and result in less than significant environmental impacts.

- b) **No Impact:** On December 17, 2022, the proposed project was referred to the Mendocino County Division of Environmental Health (DEH), which is the responsible agency for water supply and permitting water wells. DEH provided no comment pertaining to the water resources on the subject parcel.
- c) **No Impact:** The project site is not served by a wastewater treatment provider and there is no district nearby that would feasibly be extending service to the parcel in the future.
- d-e) **No Impact:** The proposed project is not expected to significantly increase the amount of solid waste produced by the site. Though the proposed development will expand the existing single-family residence, the dwelling density of the parcel would not increase. In addition, future residential development on the proposed parcel would be limited by the existing zoning district. Potential solid waste on-site would be required to comply with state and/or local standards. No impact is anticipated with the proposed development.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Utilities and Service Systems.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a-d) **No Impact:** The proposed project, with the added CALFIRE and Elk Community Services District conditions of approval, will improve fire abatement to the subject parcel. The existing access to the parcel with the addition of a turnout to support fire engines, will neither impair any emergency plan,

nor require any additional infrastructure that could exacerbate fire risk. Additionally, the project site is located on relatively flat terrain that would not expose any future structures or persons to risks related to slopes either during or after the occurrence of a wildfire. The project was granted an exception to the 30-foot setback as defined in section 1276.01 of the SRA Fire Safe Regulations. This exception would be applied only for this proposed project on the subject parcel. All flammable material would be removed up to 10-feet on the side of the proposed building that does not conform to the 30-foot setback. All building materials shall conform to the requirements specified within Title 24 of California Code of Regulations, Part 2, Chapter 7a –Materials and Construction Methods for Exterior Wildfire Exposure. CALFIRE and Elk Community Services District provided the following conditions of approval to ensure fire safety standards for the proposed project: (1) Two (2) 5,000-gallon water tanks shall be installed, with each having 3-inch water tank connections with 3-inch full flow ball valves and 2.5 NHT firehouse connectors; and (2) A driveway turn-out shall be installed and maintained to support 75,000-pounds and provide an aggregate base for fire engines.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **Less Than Significant Impact** on Wildfire.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

DISCUSSION: Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

- a) **Less Than Significant Impact with Mitigation:** The project could potentially result in impacts associated with biological resources as well as land use and planning that could be significant if

left unmitigated. However, with the incorporation of the Mitigation Measures 1.1.1 -1.3.2 and recommended conditions as outlined in the staff report ensure that any potential impacts would be mitigated to levels that are less than significant.

- b) **Less Than Significant Impact:** The proposed project would expand the existing single-family residence currently on the subject parcel with a master bedroom addition and accessory garage/office structure. This development would be consistent with surrounding residential development within the adjacent area. The project's potential to degrade the quality of the environment, as described in the first Mandatory Finding of Significance, would be less than significant provided it incorporates the mitigation measures and conditions of approval identified in this Initial Study. None of the of the project's mitigated impacts are cumulatively considerable because the project's potential impacts are limited to the project site, and the approval and establishment of the project would not alter the existing setting nor amend an existing regulation that would create a circumstance where the incremental effect of a probable future project would generate a potentially significant environmental impact.
- c) **Less Than Significant Impact:** All impacts identified in this report are less than significant as mitigated. The project would not generate any potential direct or indirect environmental effect that would have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise and fire hazards. A less than significant impact would occur.

MITIGATION MEASURES: See **Mitigation Measures 1.1.1 -1.3.2** in Section 5.4 –Biological Resources of this report.

FINDINGS: The proposed project would have **Less Than Significant Impact with Mitigation** on Mandatory Findings of Significance.