



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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August 15, 2024

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE
DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, September 19, 2024, at 9:30 a.m. will conduct a public hearing on the following project, Draft Mitigated Negative Declaration and intent to adopt a Mitigated Negative Declaration, at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the **Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California**, 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 meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

CASE#: MS_2023-0003

DATE FILED: 10/30/2023

OWNER/APPLICANT: Linda Rosetti

AGENT: Ron Franz

REQUEST: Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street (CR 115-E) 300± feet northwest of its intersection with State Route 175 (SR 175), located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

SUPERVISORIAL DISTRICT: 1(McGourty)

STAFF PLANNER: Liam Crowley

A copy of the Draft Mitigated Negative Declaration, Staff Report and Notice will be available for public review 30 days prior to the hearing at 860 North Bush Street, Ukiah, California, and at 120 West Fir Street, Fort Bragg, California. The staff report, draft mitigated negative declaration, and notice will also be available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

Your comments regarding the above project(s) and/or Draft Mitigated Negative Declaration are invited. Written comments may be submitted by mail to the Department of Planning and Building Services Commission Staff, 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov by September 18, 2024, or orally via telecomment. All public comment will be made immediately available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Planning Commission tab.

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

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 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



**PLANNING COMMISSION
STAFF REPORT- MINOR SUBDIVISION**

**SEPTEMBER 19, 2024
MS_2023-0003**

PROJECT PLANNER CONTACT

Liam Crowley
860 N Bush St.
Ukiah, CA 95482
Phone: 707-234-6650
Fax: 707-961-2427
crowleyl@mendocinocounty.gov

PROJECT SUMMARY

OWNER/APPLICANT: Linda Rosetti
4123 E Ravenswood Drive
Gilbert, AZ 85298

AGENT: Ron W Franz
2335 Apollinaris Drive
Ukiah, CA 95482

REQUEST: Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street (CR 115-E) 300± feet northwest of its intersection with State Route 175 (SR 175), located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

TOTAL ACREAGE: 1.26± Acres

GENERAL PLAN: Suburban Residential, 6,000 Square Foot Minimum Lot Size (SR:6K)
General Plan (Chapter 3 – Development Element)

ZONING: Suburban Residential (S-R)
Mendocino County Code Title 20, Division I

CODE REFERENCE: Minor Subdivision
Mendocino County Code (MCC) Title 17, Article V

SUPERVISORIAL DISTRICT: District 1 (McGourty)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

PROJECT RECOMMENDATION

By resolution, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, and grants MS_2023-0003 as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The project would involve the subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres gross (0.52± acres net) and Parcel 2 would be 0.54± acres gross (0.53± acres net). This means that Parcel 1 would be approximately thirty-one thousand (31,000) square feet gross and twenty-two thousand five hundred (22,500) square feet net, while Parcel 2 would be twenty-three thousand five hundred (23,500) square feet gross and twenty-three thousand (23,000) square feet net. Both proposed lots contain two (2) single-family dwellings. No development is proposed. A new access easement would be created to connect an existing easement along Parcel 1 to the southernmost dwelling on Parcel 2.

SITE CHARACTERISTICS: The property is located in “Old Hopland”, a community approximately one (1) mile east of Hopland. The property abuts smaller residential lots of one quarter (0.25±) to one half (0.5±) acres and a larger vineyard of 67± acres. The lot contains four (4) permitted single-family dwellings. Each dwelling has individual water and sewer service from the Hopland Public Utility District. The southwestern half of the lot contains a pear orchard. The property abuts McDowell Street (CR 115E) to the northeast, which terminates just beyond the northern corner of the property. The northern corner of the property contains water meters, a fire hydrant, electrical pole, and panel. A forty (40) foot wide easement runs along the northern property boundary approximately one hundred thirty (130) feet.

Public Services:

Access: McDowell Street (CR 115E)
Water District: Hopland Public Utility District
Sewer District: Hopland Public Utility District
Fire District: Hopland Rural Fire Protection District

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel:

- **SR 5-1991:** Administrative Permit to authorize a Second Residential Unit on the subject parcel. Approved 03/13/1991.
- **U 17-2004:** Use Permit to allow the construction of two (2) additional single-family residence on the subject parcel, for a total of four residences. Approved 10/28/2004.
- **UK 910002999:** Building Permit for a nine hundred sixty (960) square foot single-family residence, two hundred fifty-six (256) square foot garage, and thirty-two (32) square feet of storage space. Finalized 06/04/1991. This structure has the address 13012 McDowell Street.
- **UK 91001547:** Building Permit for a nine hundred sixty (960) square foot single-family residence, two hundred forty (240) square foot carport, and thirty-two (32) square feet of storage space. Finalized 02/27/1992. This structure has the address 13018 McDowell Street.
- **UK 91001549:** Building Permit to demolish an existing cabin. Finalized 02/27/1992.
- **BU_2005-0169.** Building Permit for a 1,066 square foot single-family residence. Finalized 09/02/2005. This structure has the address 13014 McDowell Street.
- **BU_2005-0170:** Building Permit for a 1,066 square foot single-family residence. Finalized 09/02/2005. This structure has the address 13016 McDowell Street.

Neighboring Projects:

- **MS 9-2014:** Minor Subdivision which created two (2) parcels of 0.6± acres each. This created the adjacent APNs 048-220-30 & -31. Approved 01/15/2015.
- **MS 3-2013:** Minor Subdivision which created four (4) parcels between ten thousand (10,000) and eighteen thousand (18,000) square feet. This created the nearby APNs 048-220-26, -27, -28, & -29. Approved 10/31/2013.

AGENCY COMMENTS: On December 1, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Department of Transportation (DOT)	Comments
Environmental Health (DEH)	Comments
Building Inspection	No Comment
Assessor	No Response
Air Quality Management District (AQMD)	No Response
Archaeological Commission	Comments
Sonoma State University	Comments
California Dept. of Fish & Wildlife (CDFW)	No Response
Hopland Municipal Advisory Council	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Hopland Rural Fire District	No Comment
Hopland Public Utility District	Comments

DOT: On December 11, 2023, DOT provided a list of recommended conditions of approval for the subdivision. These recommendations were reviewed at the June 13, 2024, Subdivision Committee meeting.

DEH: On March 22, 2024, DEH noted that standard public water and sewer requirements for a subdivision would apply to the project. These requirements were reviewed at the June 13, 2024, Subdivision Committee meeting.

Archaeological Commission & Sonoma State University: These comments are discussed in the “Archaeological/Cultural Resources” section below.

Hopland Public Utility District: On June 14, 2024, the District confirmed that water and sewer service is in place for each of the four (4) dwellings. The District does not require any additional fees or connections to serve the lots.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY:

General Plan Consistency: The property is within the Suburban Residential (SR) land use classification. Per Mendocino County General Plan Policy DE-13, the SR classification is intended,

“...to be applied to transitional lands adjacent to cities or towns, including in portions of Community Planning Areas where only residential activities are considered desirable, which lands are appropriate to accommodate future growth. Lands within the Suburban Residential classification should have moderate to light constraints for residential development, be served by the publicly maintained road network, and be located within

public service districts or the logical extensions thereof. Portions of lands within the Suburban Residential Classification will be appropriate for the development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions, or retained in parcels of sufficient size to be economically developed as subdivisions at some future time.”

Based solely on acreage, the subject lot would qualify for a major subdivision of more than four (4) lots because the subject lot is within a water and sewer district (Hopland Public Utility District). Per Policy DE-13, a SR-classified lot within both a water and sewer district has a minimum lot size of six thousand (6,000) square feet. Therefore, the proposed minor subdivision is not entirely consistent with the intent of the SR classification because “*such areas should be developed as major subdivisions, not minor subdivisions*”. However, the word “*should*” indicates that the preference for major subdivisions is a recommendation rather than a requirement. In this case, a minor subdivision may be appropriate for several reasons, including (1) that further subdivision of the lot(s) would remain possible in the future, (2) that the lot is already developed with four (4) dwellings and the configuration of existing development may limit the feasibility of a major subdivision or disrupt the establishment of an orderly street pattern, and/or (3) that larger alternative SR-classified sites are available in the Old Hopland area within the Hopland Public Utility District boundaries for potential future subdivision.

Other General Plan Policies that apply to the project include the following:

Policy DE-114: *Fully evaluate and protect historical, archaeological, and cultural resources through the development process, including resources of national, state, or local significance.*

Policy DE-115: *Cultural resources evaluations (i.e., archaeological and historical investigations) shall be conducted at the County’s determination for project applications, where it is determined that cultural resources may occur...*

These policies are implemented by Mendocino County Code Chapter 22.12. The proposed development’s impact on historical, archaeological, and cultural resources are discussed in the “CEQA KEY ISSUES” section below and within the associated Mitigated Negative Declaration.

Policy DE-120: *New discretionary development will be required to demonstrate that basic infrastructure is available and has adequate capacity to serve the project (including fire flow capacity) without degrading the existing level of service standards.*

Policy RM-17: *No division of land or Use Permit shall be approved without proof of an adequate (as defined by the County Environmental Health Division) potable water supply for each parcel being created or proposed for special use.*

Policy DE-235: *Developments shall be approved only if sufficient firefighting resources, such as fire stations, equipment, personnel, hydrants, and water supplies, will be available to serve all phases of development and include ongoing operations and maintenance.*

The lot is within the existing service boundary of Hopland Public Utility District. On June 14, 2024, staff received a letter from the District confirming that each dwelling has a connection to the District’s service. The proposed subdivision does not include further development. Conditions of approval are recommended which would require that the Hopland Public Utility District verify that adequate water supply is available to DEH. The lot is also within the Hopland Rural Fire District’s jurisdictional boundary and the Local Responsibility Area designated by CAL FIRE. The Hopland Rural Fire District responded to the project referral on June 17, 2024, with no comments. Therefore, it is assumed that fire flow capacity is adequate to serve the subdivision. A fire hydrant is located in the northern corner of the lot. Nearby poles provide electricity to each dwelling. Therefore, the proposed subdivision is consistent with these policies.

Policy DE-151: *Land divisions and other discretionary projects shall not be approved until access and road improvements adequate for the intended uses, density or intensity are identified and constructed, or funding mechanisms are in place.*

The Department of Transportation (DOT) has recommended several conditions of approval to ensure that the project is consistent with access and road improvement standards. These include land dedication to provide for the ultimate improvement of McDowell Street (CR 115E) and the construction of residential driveway approaches from both parcels onto the county road. These conditions must be satisfied before the Parcel Map may be recorded. Therefore, the proposed subdivision is consistent with this policy.

Policy DE-206: *The creation of lots with no flood-free buildable area will not be allowed.*

The existing lot is entirely within the mapped FEMA flood hazard zone. Though no further development is proposed at this time, future development must adhere to Mendocino County Code Chapter 22.17 – Floodplain Ordinance. Future development is possible if the requirements of this ordinance are met, such as anchoring, the use of flood resistant materials, raising structures above the base flood elevation, and flood-proofing. Therefore, the proposed subdivision is consistent with this policy.

Policy DE-251: *Prior to recordation, new or reconfigured lots in areas zoned for residential, commercial, or industrial use shall demonstrate sufficient areas with an acceptable risk of geologic, seismic, slope, and soil-related hazards to accommodate the proposed land uses, densities, and intensities.*

The lot is mostly flat and is not within an earthquake fault zone. No further development is proposed. Standard building code requirements for future development would ensure that potential soil-related hazards are addressed through the submittal of a geotechnical investigation, if deemed necessary.

Policy RM-112: *Discretionary projects and parcels created by land divisions shall be designed and sized to be compatible with contiguous lands classified as Agricultural Lands or Range Lands...*

The subject lot is adjacent to a parcel in the Agricultural zoning district. The adjacent parcel is subject to a Williamson Act contract. According to this policy, *“residential uses and subdivisions shall maintain a ten (10) acre minimum parcel size adjacent to lands under active Williamson Act contracts which are classified Agricultural or Rangel Lands. Parcels classified with a smaller minimum parcel size...may exceed these densities, provided that the criteria in policies RM-101 to RM-112 are also employed to reduce impacts.”*

The proposed subdivision is not a water development project and does not involve fisheries (RM-101 & RM-102). The existing lot contains both agricultural and residential uses, which are compatible with adjacent agricultural uses (RM-103 and RM-107). The lot is not on land designated as “important farmland” (RM-105) and the proposed subdivision would not impact the existing Williamson Act contract applied to the adjacent property (RM-106). The project is not related to County efforts to coordinate with the UC Cooperative Extension (RM-108). The project would not convert agricultural land to non-agricultural use because no development is proposed, and the lots would both remain within the S-R zoning district (RM-109). The project is unlikely to result in urban encroachment upon the adjacent agricultural land because the resulting lots would contain two (2) single-family dwellings each, which already exceeds the allowable density of the S-R zoning district (RM-111). To minimize conflicts in accordance with RM-110 and RM-112, staff recommends the inclusion of a condition of approval which would require that a disclaimer be placed on the Parcel Map notifying potential buyers of inconveniences or discomfort that may arise due to the proximity of the site to agricultural lands. With this condition of approval in place, the project would conform to this policy and the requested parcel sizes under ten (10) acres are acceptable to staff.

Zoning Consistency: The property is within the Suburban Residential (S-R) zoning district. Per Mendocino County Code (MCC) Section 20.044.005, the S-R district is intended,

“...to create and enhance neighborhoods where a mixture of residential, public facilities and services and community oriented commercial uses are desired. Typically the S-R District would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses are to be subordinate to the dominant residential character of the area. Areas designated Suburban Residential should be served by a publicly-maintained road network, and should be located within public service districts or logical extensions thereof.”

No commercial development is proposed as part of this subdivision. Both lots would be accessed either directly from McDowell Street (CR 115E) or from an easement connected to McDowell Street. Both lots would remain within Hopland Public Utility District boundaries. Thus, the proposed subdivision is consistent with the intent of the S-R district.

Per MCC Section 20.044.035 and 20.044.040, staff recommends the inclusion of a condition of approval which would require that the appropriate setback distances of twenty (20) feet and six (6) feet are shown on the Parcel Map.

DIVISION OF LAND REGULATIONS: Per MCC Section 17-48.5(A), the Subdivision Committee met on June 13, 2024, to discuss the project. The Committee voted unanimously to recommend conditional approval of the proposed subdivision to the Planning Commission. The Subdivision Committee's recommended conditions of approval have been incorporated into the attached resolution.

Per MCC Section 17-52(B), both lots are at least six thousand (6,000) square feet in lot area and are both at least seventy (70) feet in width and at least eighty (80) feet in depth.

Per MCC Section 17-52(F), both lots would have a depth greater than three (3) times the average width of the lots. However, the Planning Commission may approve greater width-depth ratios when necessitated by topography or other physical conditions, or where property is to be used for commercial or industrial purposes. In this case, staff recommends that the Planning Commission authorize a greater width-depth ratio due to physical conditions. It is preferable for each lot to connect directly to a publicly maintained road rather than a private easement. Therefore, a configuration that creates a boundary line roughly parallel with the side lot lines of the existing lot is preferable to the creation of a line that runs parallel to the front and rear lot lines. To connect each lot directly to McDowell Street (CR 115E), it is necessary to create lots with greater width-depth ratios. MS 9-2014 created similar conditions for the lots north of the subject property.

Per MCC Section 17-52(G) through (K), the side lines of the resulting lots would be at right angles to McDowell Street (CR 115E) and would not be divided by a City or County boundary line. A condition of approval is recommended that would require building setback lines to be shown on the Parcel Map. The lots would not have double frontage and would be suitable for Suburban Residential uses. Per MCC Section 17-52(S)(2), the net acreage of the lots with easements deducted would remain greater than the minimum lot size of six thousand (6,000) square feet.

Per MCC Section 17-53 through 17-65, the Department of Transportation has recommended conditions of approval to ensure that proper access is available and road development standards are met. The Division of Environmental Health has recommended conditions of approval to verify that adequate water supply and sewage capacity is available from the Hopland Public Utility District. No natural water courses are present on the site, but conditions of approval are nevertheless recommended to require that any water courses be considered as easements and shown on the Parcel Map. Electric service exists to each dwelling involved in the subdivision. No street lighting, alleys, walkways, hazardous areas, fire protection features, or lakes are proposed or required for the subdivision. Therefore, the project is consistent with the General Regulations and Provisions for Minor Subdivisions.

CEQA KEY ISSUES:

Aesthetics: No direct aesthetic impacts would occur because new development is not proposed as part of the project. However, indirect impacts may occur because the creation of a new lot would allow the construction of an additional accessory residential structure on each lot, such as a Guest Cottage or a Detached Bedroom. If exterior lighting is installed as part of these structures, such lighting may cause glare or contribute to light pollution. Therefore, a mitigation measure has been recommended as a condition of approval which would require that a note be placed on the Parcel Map requiring any future external lighting to be downcast or position in a manner to prevent light glare in accordance with General Plan Dark Sky Policies.

Noise: No direct noise impacts would occur because new development is not proposed as part of the project. However, the existing dwellings are considered sensitive receptors and are located adjacent to an agricultural operation which may cause nuisances related to the use of agricultural chemicals, cultivation, plowing, spraying, pruning, harvesting, or other activities. Therefore, to ensure that future owners are aware of potential nuisances, a mitigation measure has been recommended as a condition of approval which would require that a disclosure statement be included as a note on the Parcel Map.

Transportation: The existing driveways serving the proposed lots do not meet County Road and Development Standards for a residential driveway approach. Due to the burden of road maintenance and potential damage to vehicles travelling between the proposed lots and the County road, the Department of Transportation recommends a condition of approval that would require the subdivider to construct a residential driveway approach onto McDowell Street (CR 115E) for each parcel. Additionally, the Department of Transportation recommended that a condition of approval be included requiring the subdivider to dedicate a portion of land, by Parcel Map, to allow for the ultimate improvement of McDowell Street (CR 115E) as a forty (40) foot right-of-way. This would alleviate the burden of potential eminent domain procedures and negotiation with a separate property owner for future widening of the County road. These recommendations are considered mitigation measures to ensure that the proposed subdivision is consistent with local policies and ordinances addressing the circulation system, including MCC Section 17-53.

ENVIRONMENTAL DETERMINATION:

An Initial Study for the proposed project was completed by staff in accordance with the California Environmental Quality Act (CEQA). Based on this initial evaluation, it was found that the Project would not produce any significant environmental impacts with mitigation incorporated. As such, a Mitigated Negative Declaration was prepared. It is noted in the Initial Study that the proposed project could result in some environmental impacts, but these were considered less-than-significant with mitigation incorporated.

8/14/24

DATE



LIAM CROWLEY
PLANNER II

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

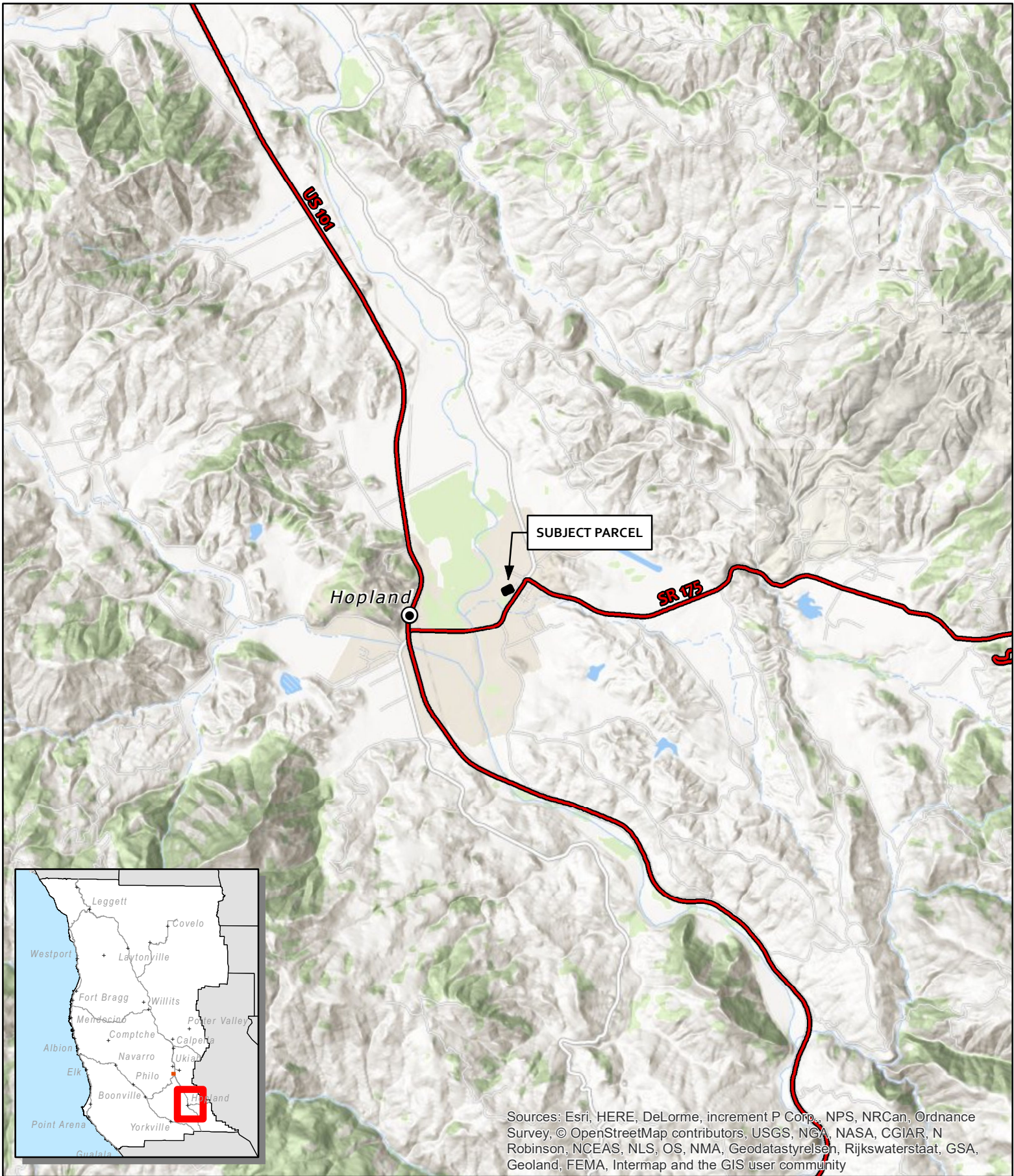
ATTACHMENTS:

- | | |
|---|---------------------------------------|
| A. Location | J. Eastern Soil Classifications |
| B. Aerial Imagery (Vicinity) | K. Williamson Act |
| C. Aerial Imagery (Detail) | L. Important Farmlands |
| D. Tentative Map | M. Crop Types |
| E. General Plan | N. Hopland PUD Service Area |
| F. Adjacent Parcels | O. Water Districts |
| G. Fire Hazard Zones & Responsibility Areas | P. Hopland Municipal Advisory Council |
| H. Dam Inundation Zone | Q. Hopland PUD Service Letter |
| I. Estimated Slope | R. CAL FIRE Informational Email |

RESOLUTION AND CONDITIONS OF APPROVAL (EXHIBIT A):



MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY AVAILABLE ONLINE AT:

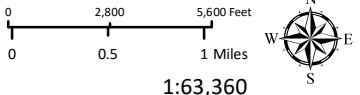
<https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>



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CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Major Towns & Places
 Highways



1:63,360


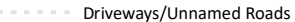


LOCATION

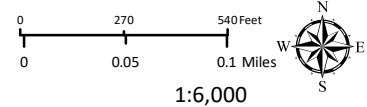
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

-  Highways (2017)
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



1:6,000


AERIAL IMAGERY

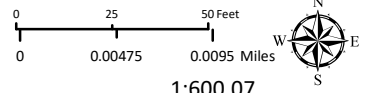
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Public Roads



1:600.07

AERIAL IMAGERY

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Owner

Linda Rosetti
4123 E. Ravenswood Drive
Gilbert, AZ 85298
707-367-0807

Site: 13018 McDowell Street, Hopland
AP 048-220-22 1.26 Acres
Inst No. 2005-00549

Datum:
Horizontal = Found monuments per
MC 2, DR 58, PG 79 MCR

EASEMENTS:

The easements shown in the title report are all shown hereon.

TITLE REPORT:

A Preliminary Title report for this property was prepared by Redwood Empire Title Company of Ukiah, order number is 20230023RB, dated February 7, 2023.

UTILITIES:

Both parcels are fully developed with 2 houses each. All 4 houses have separate sewer and water connections to Hopland Public Utility District. All electric and other utilities also existing to all houses. Nothing new needed.

FLOODPLAIN:

The property is within the FEMA 100 year floodplain per Map Panel 06045C1851F dated June 2, 2011. No new improvements are proposed as part of the subdivision so the floodplain is not an issue. There are already 2 houses on each parcel. No new buildings proposed

ZONING:

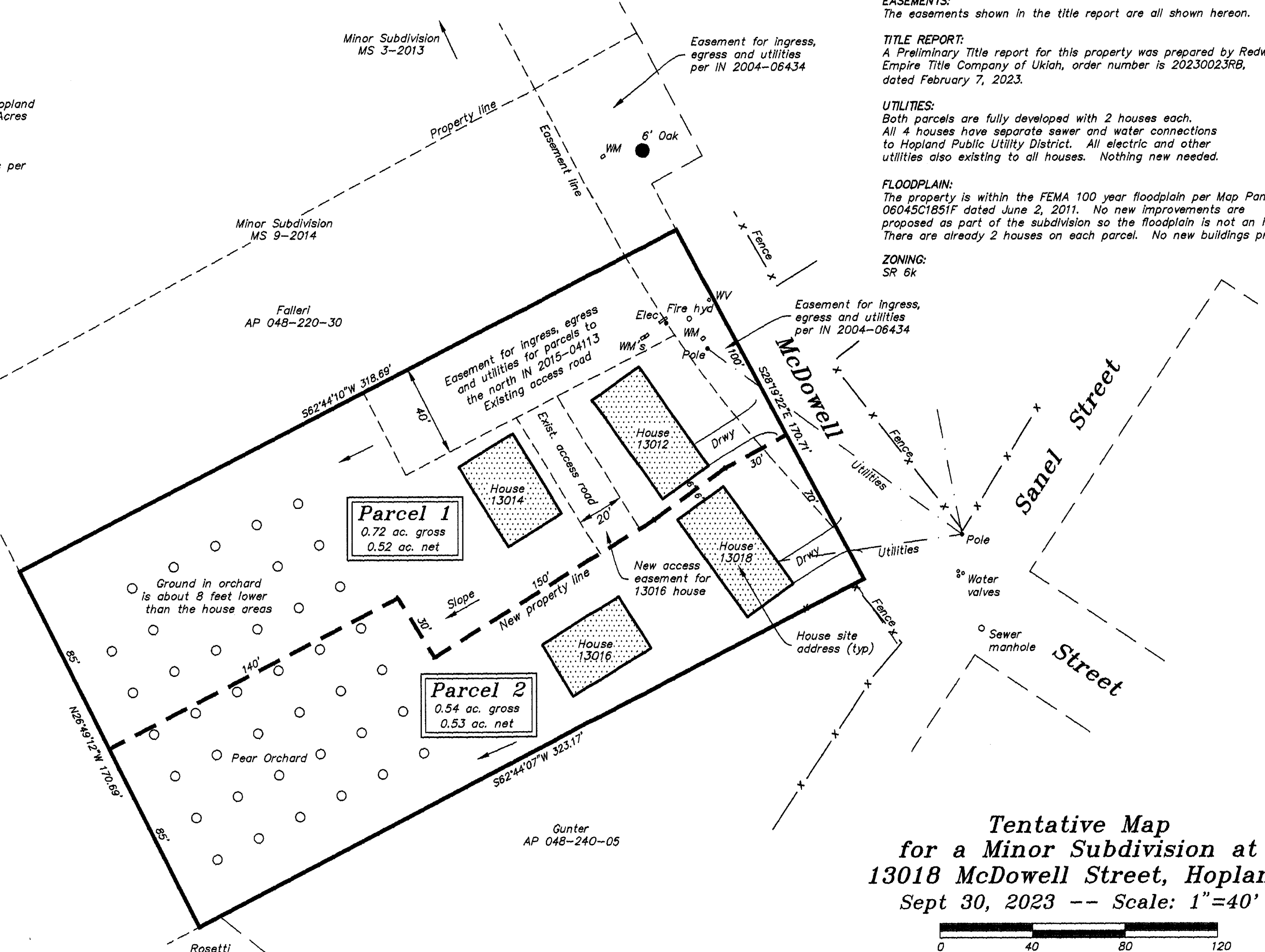
SR 6k

VCT USA Inc
AP 048-160-03



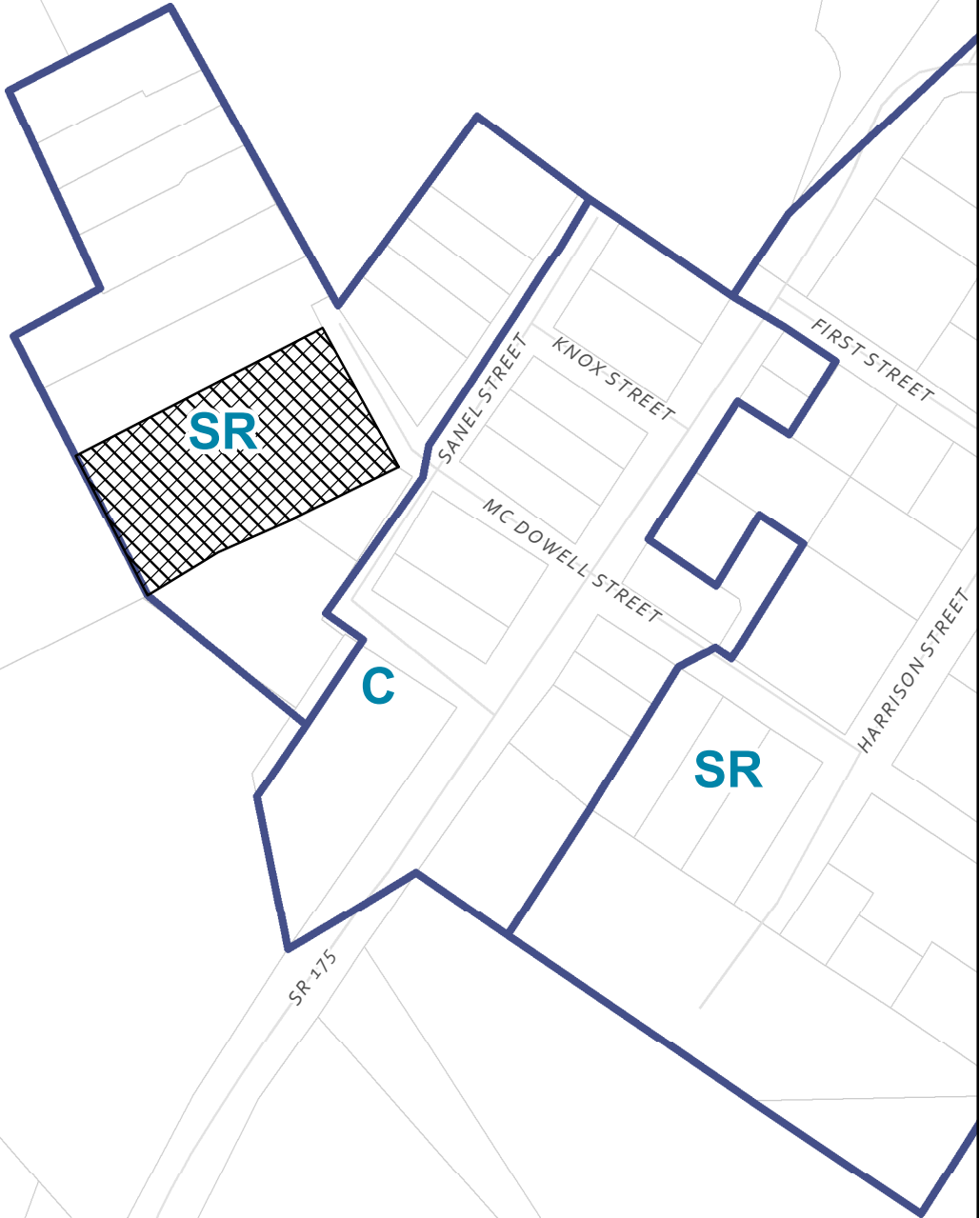
Prepared By

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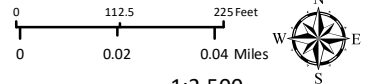
Tentative Map
for a Minor Subdivision at
13018 McDowell Street, Hopland
Sept 30, 2023 -- Scale: 1"=40'

AG 40



CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

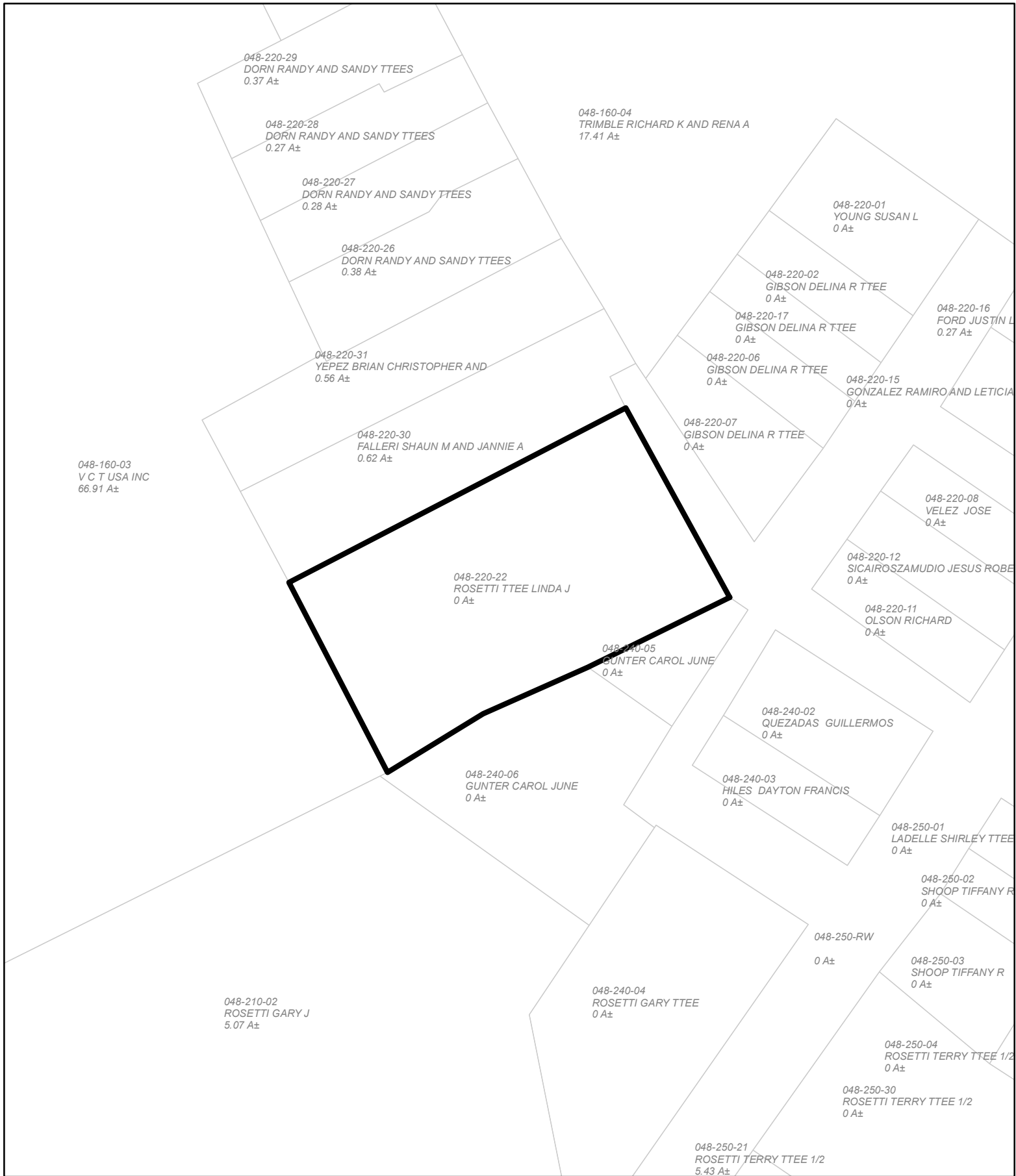
Public Roads
 Assessors Parcels




1:2,500

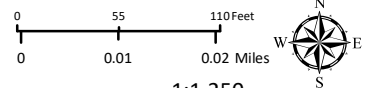
GENERAL PLAN

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CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
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AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

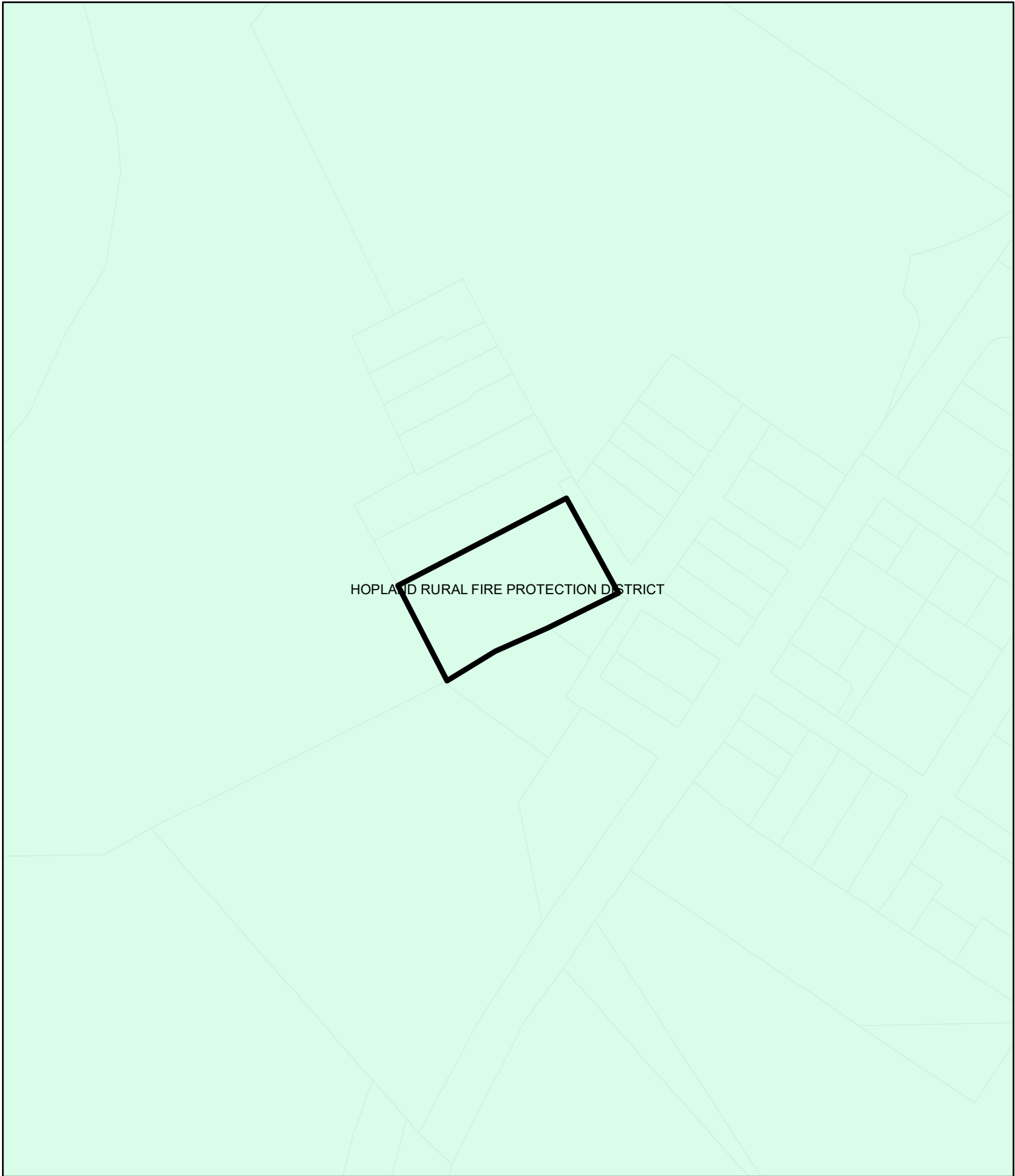
 Assessor's Parcels



1:1,250

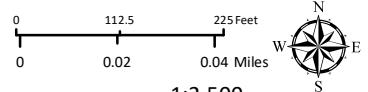
ADJACENT PARCELS

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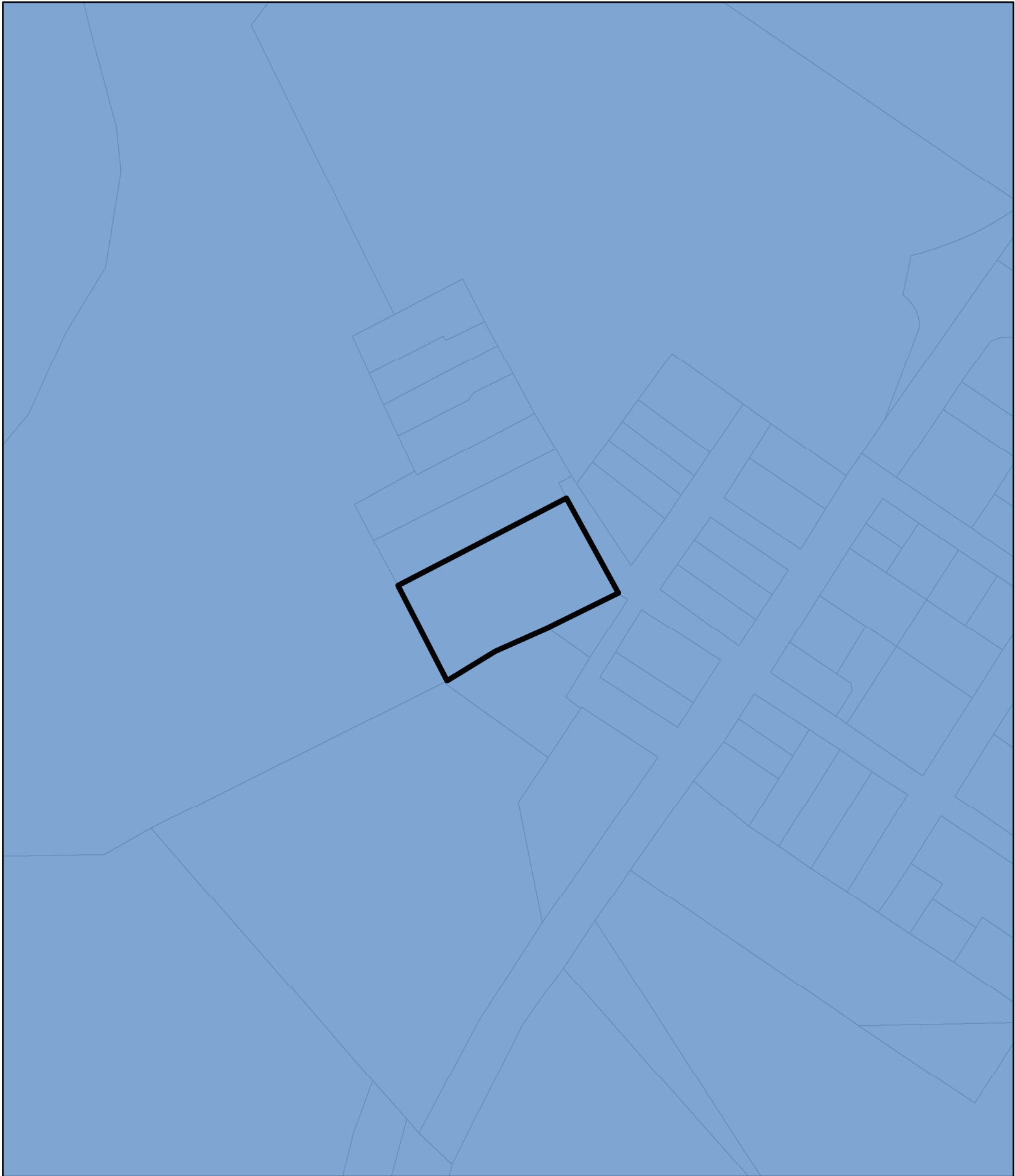
HOPLAND RURAL FIRE PROTECTION DISTRICT

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.





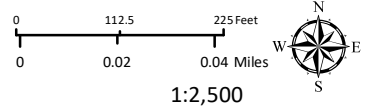
1:2,500
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

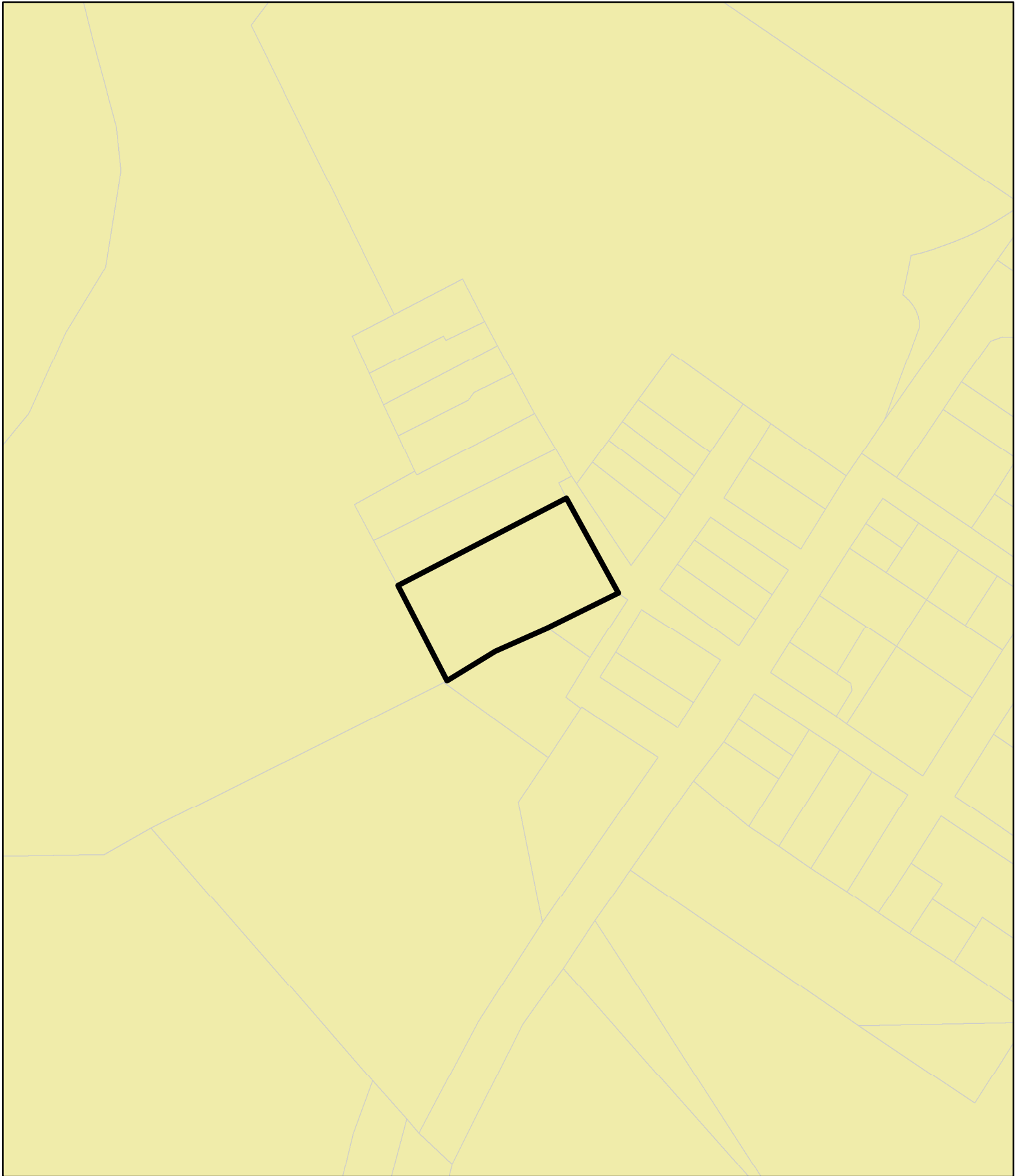
 Estimated Inundation Zones
 Assessor's Parcels





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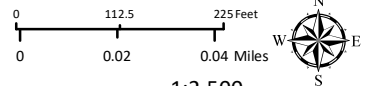
DAM INUNDATION ZONE

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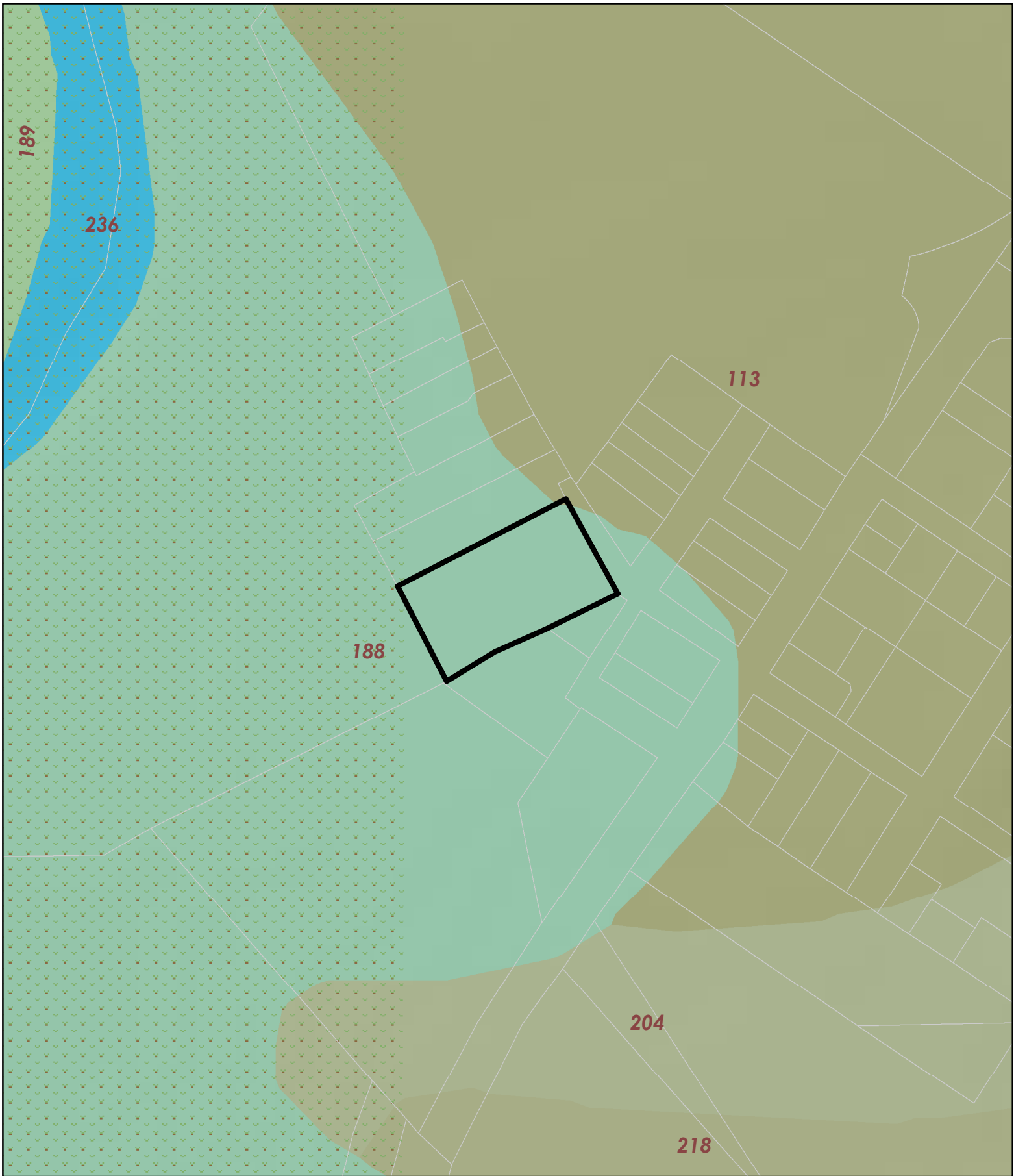
CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Assessors Parcels
 0° - 14°





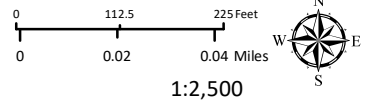
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ESTIMATED SLOPE

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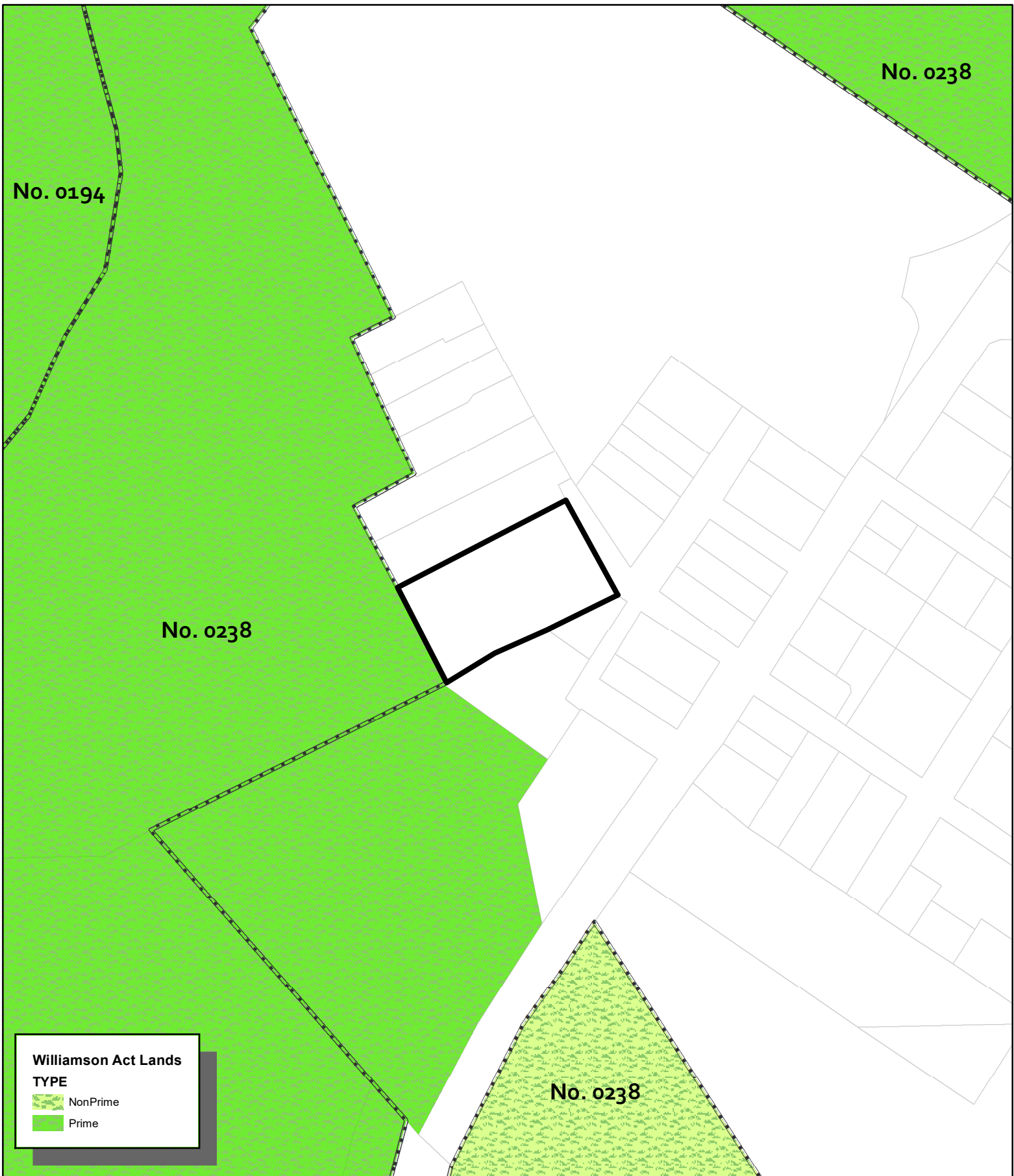
CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

-  Assessors Parcels
-  Naturally Occurring Asbestos




EASTERN SOIL CLASSIFICATIONS

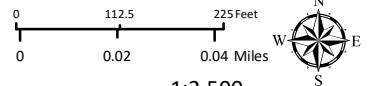
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Williamson Act Lands
TYPE
 NonPrime
 Prime

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
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APLCT: Linda Rosetti
AGENT: Ron W. Franz
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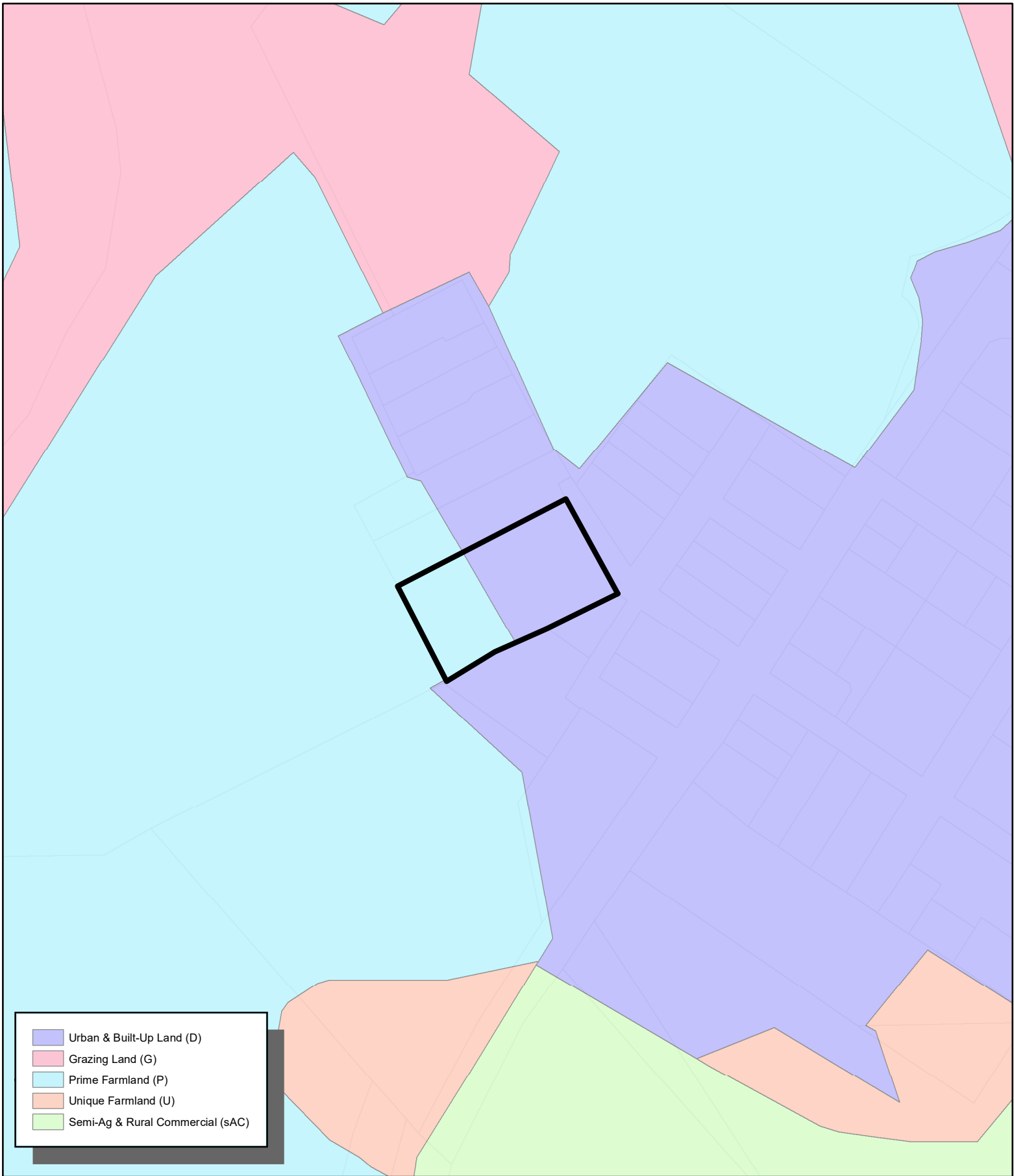
 Assessor's Parcels



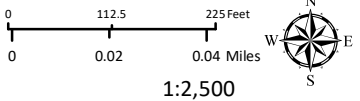
1:2,500

WILLIAMSON ACT

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Unique Farmland (U)
- Semi-Ag & Rural Commercial (sAC)

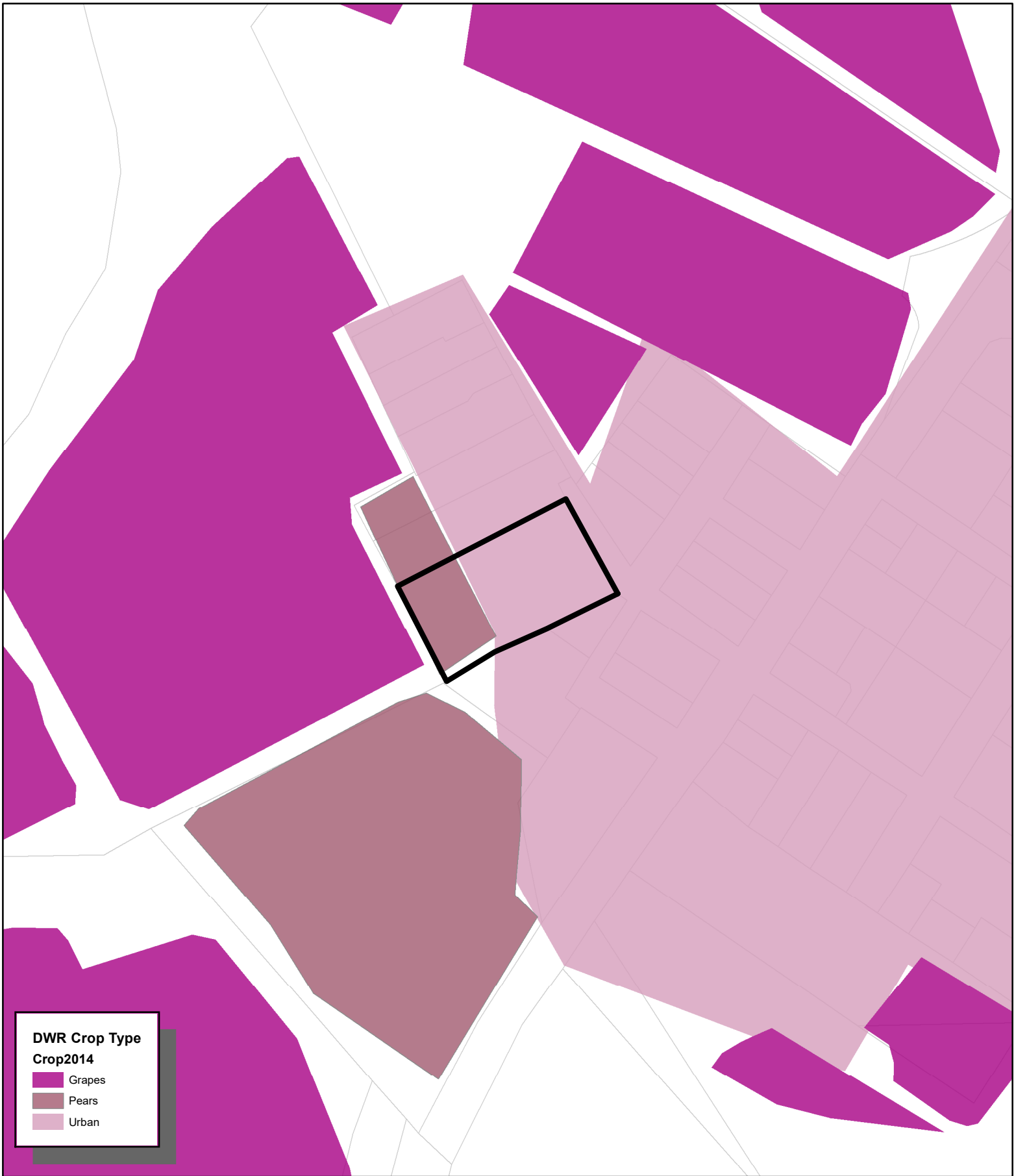


CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

Assessors Parcels

IMPORTANT FARMLANDS

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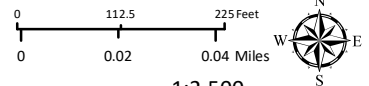


DWR Crop Type
Crop2014

- Grapes
- Pears
- Urban

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

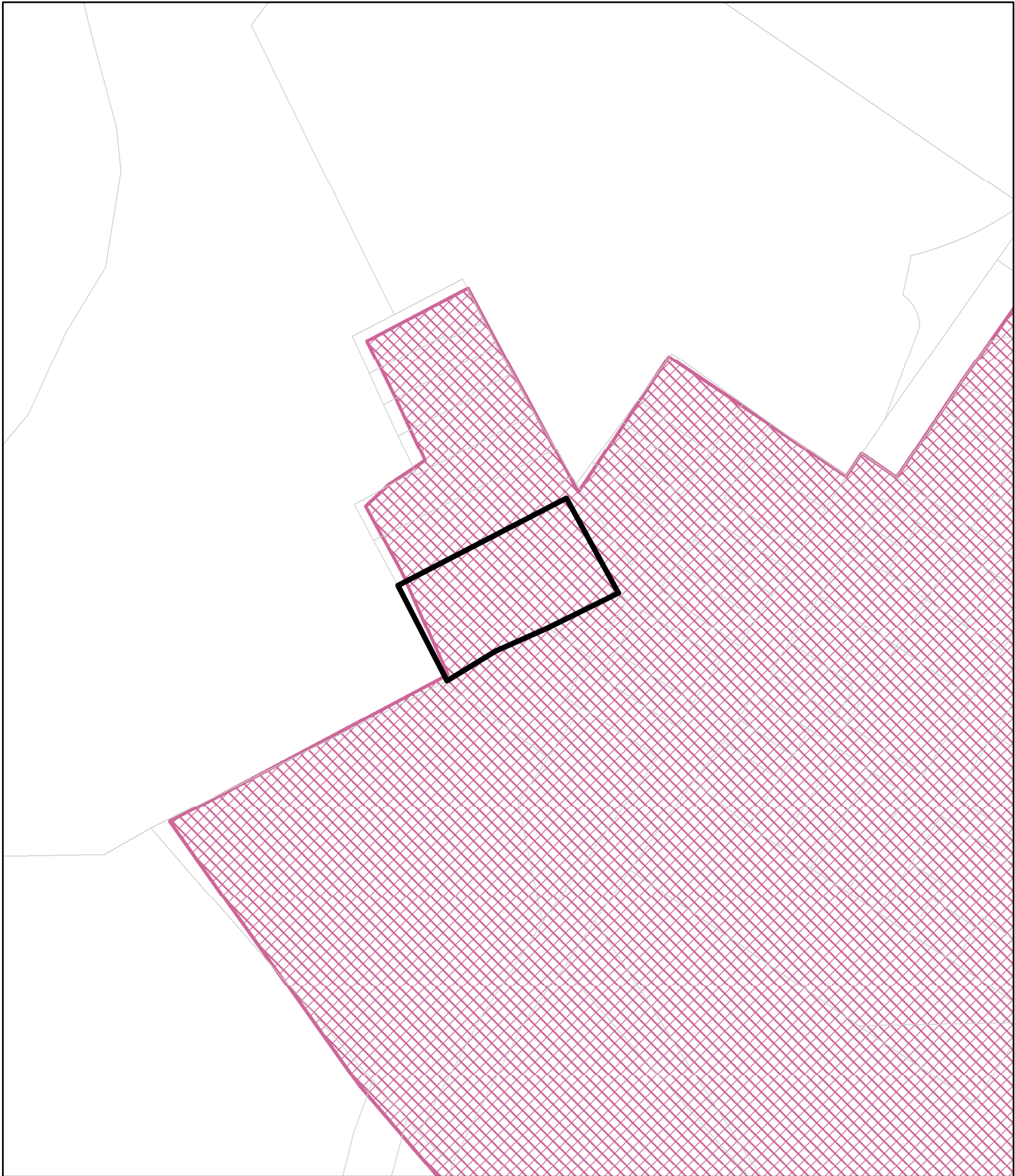
Assessors Parcels





1:2,500

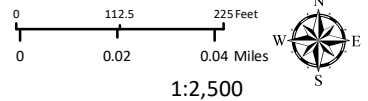
CROP TYPES

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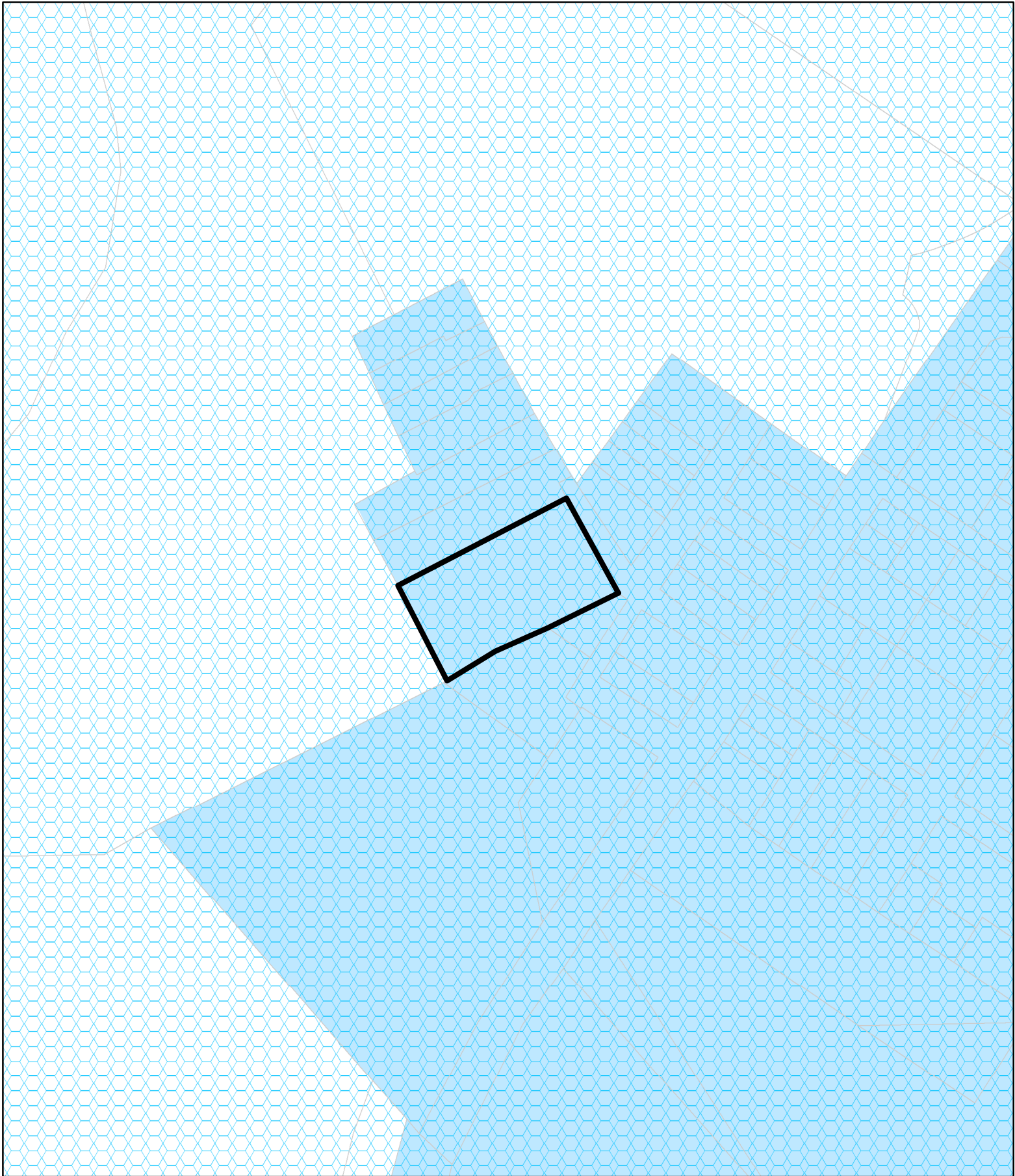
CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Assessors Parcels
 Hopland PUD Service Area






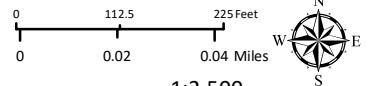
1:2,500
HOPLAND PUD SERVICE AREA

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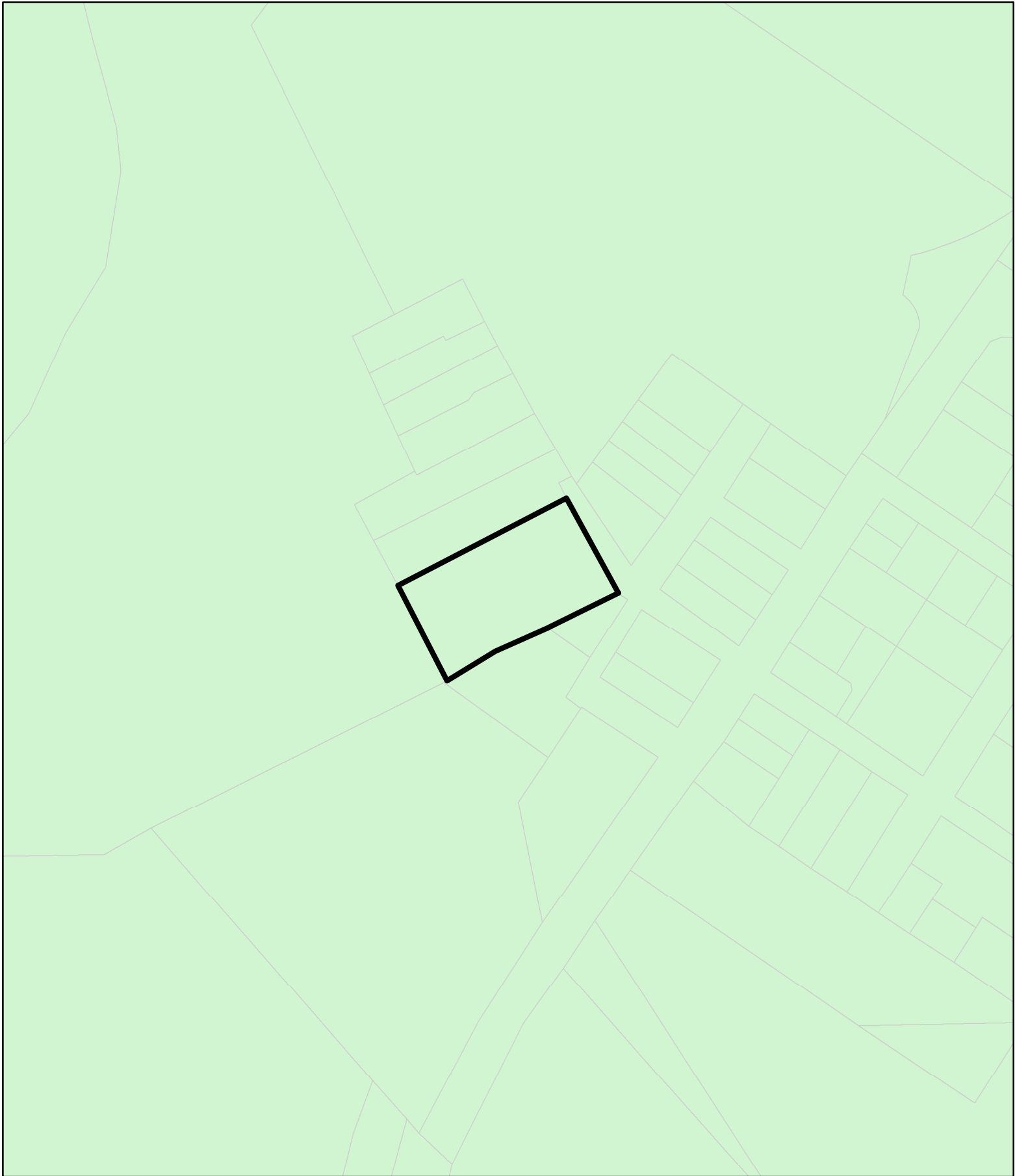
-  Assessors Parcels
-  Russian River Flood District
-  County Water Districts




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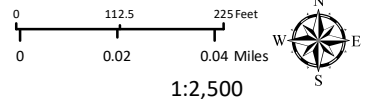
WATER DISTRICTS

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CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Assessors Parcels
 Hopland MAC



HOPLAND MUNICIPAL ADVISORY COUNCIL

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Hopland Public Utility District

P.O. Box 386 • Hopland, California 95449
707-462-2666 • FAX 707-462-2687

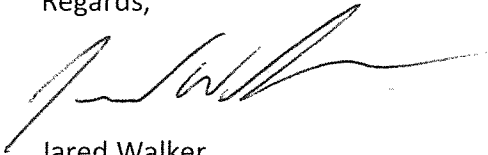
June 14, 2024

RE: MS 2023-0003 – McDowell St. Minor Subdivision – Ron Franz

Dear Mr. Franz,

This letter is to confirm that Hopland Public Utility District currently provides water and sewer service to 13012, 13014, 13016 and 13018 McDowell St. all with individual water and sewer services. It is the District's understanding that one parcel will be split with two homes on each parcel. The District does not require any additional fees or connections to serve these four residences as all District needs have been previously met.

Regards,

A handwritten signature in black ink, appearing to read 'J. Walker', with a long horizontal flourish extending to the right.

Jared Walker
General Manager
Hopland Public Utility District

From Toby@CalFire

1/29/23

Re: Fire Safe Regulations Application

To Ron Franz <rfranz@comcast.net>



This would be the same situation for McDowell Street. According to my map you are in the Local Response Area of Hopland Fire. You would not need a Fire Safe Regulation Application for this area. Contact Hopland Fire to see if you need anything from them. If the county tells you to get something from CAL FIRE let me know and I can produce the same letter for I sent to you before for the McDowell street address.

Thank you,

T. Levi Linderman

Fire Captain Specialist
P1121
CALFIRE
Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707)-459-7421

From: Ron Franz <rfranz@comcast.net>

Sent: Sunday, January 29, 2023 7:56 AM

To: Linderman, Toby@CALFIRE <Toby.Linderman@fire.ca.gov>

Subject: Re: Fire Safe Regulations Application

Warning: this message is from an external user and should be treated with caution.

Hi Toby:



Thank you for the response on this one on Tollini Lane. Now I have another 2 lot minor subdivision at 13018 McDowell Street in Old Hopland. See attached map and aerial photo. Do I need to do a Fire Safe application for this one or is it in the Local Response Area, for Hopland Fire? Would you take a quick look at this and let me know.

Thank you for the help.

Ron

On 01/26/2023 2:17 PM Linderman, Toby@CALFIRE <toby.linderman@fire.ca.gov> wrote:

Good afternoon,

I have reviewed your Fire Safe Regulations Application for 275 Parducci Road Ukiah CA 95490.

The project you described is not required to meet State Fire Safe Regulations (PRC 4290) and therefore does not require any Conditions of Approval be granted from this office.

The property you described is in the "Local Response Area" which is not regulated by CAL FIRE. Please contact your local fire agency to determine if their policies and procedures require conditions of approval.

Please use the attached letter as needed for you project. You will also be mailed a copy of this letter and your application.

Thank you,

T. Levi Linderman

Fire Captain Specialist
P1121
CALFIRE
Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707)-459-7421



PUBLIC DRAFT
**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**
SCH: 2024080687

FOR
LINDA ROSETTI / MINOR SUBDIVISION
AT 13012, 13014, 13016, & 13018 MCDOWELL ST;
APN: 048-220-22
File No. MS_2023-0003

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

PREPARED BY:
Liam Crowley, Planner II
Department of Planning & Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

August 18, 2024

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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 subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres gross (0.52± acres net) and Parcel 2 would be 0.54± acres gross (0.53± acres net). This means that Parcel 1 would be approximately thirty-one thousand (31,000) square feet gross and twenty-two thousand five hundred (22,500) square feet net, while Parcel 2 would be twenty-three thousand five hundred (23,500) square feet gross and twenty-three thousand (23,000) square feet net. Both proposed lots contain two (2) single-family dwellings. No development is proposed. A new access easement would be created to connect an existing easement along Parcel 1 to the southernmost dwelling on Parcel 2. 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.

PROJECT INFORMATION

FILE NUMBER: MS_2023-0003

OWNER/APPLICANT: Linda Rosetti
4123 E Ravenswood Drive
Gilbert, AZ 85298

AGENT: Ron Franz
2335 Apollinaris Drive
Ukiah, CA 95482

PROJECT LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street 300± feet northwest of its intersection with State Route 175 (SR 175), located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

TOTAL ACREAGE: 1.26± Acres

GENERAL PLAN: Suburban Residential, 6,000 Square Foot Minimum Lot Size (SR:6K)

ZONING: Suburban Residential (S-R)

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 Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

The property is located in “Old Hopland”, a community approximately one (1) mile east of Hopland. The property abuts smaller residential lots of one quarter (0.25±) to one half (0.5±) acres and a larger vineyard of 67± acres. The lot contains four (4) permitted single-family dwellings. Each dwelling has individual water and sewer service from the Hopland Public Utility District. The southwestern half of the lot contains a pear orchard. The property abuts McDowell Street (CR 115E) to the northeast, which terminates just beyond the northern corner of the property. The northern corner of the property contains water meters, a fire hydrant, electrical pole, and panel. A forty (40) foot wide easement runs along the northern property boundary approximately one hundred thirty (130) feet. The surrounding Land Uses and Zoning are detailed in the following table.

No direct physical changes to the environment would occur as a result of the project because no new or planned development is identified on the submitted tentative map. Therefore, the subdivision process would only involve “map changes” such as the recording of a parcel map and the updating of County GIS software and Accessor’s Parcel Maps to reflect the newly created lots. Indirect impacts may include impacts resulting from the construction of accessory structures on the newly created lots. Whereas the current lot, with four (4) dwellings, would not be permitted to construct additional accessory residential dwellings such as a Guest Cottage or Detached Bedroom (MCC Section 20.164.015), the newly created lots with two (2) dwellings would each be permitted to construct one additional accessory residential dwelling. Therefore, the construction of a Guest Cottage or Detached Bedroom is a reasonably foreseeable physical change.

TABLE 1: ADJACENT LAND USE AND ZONING

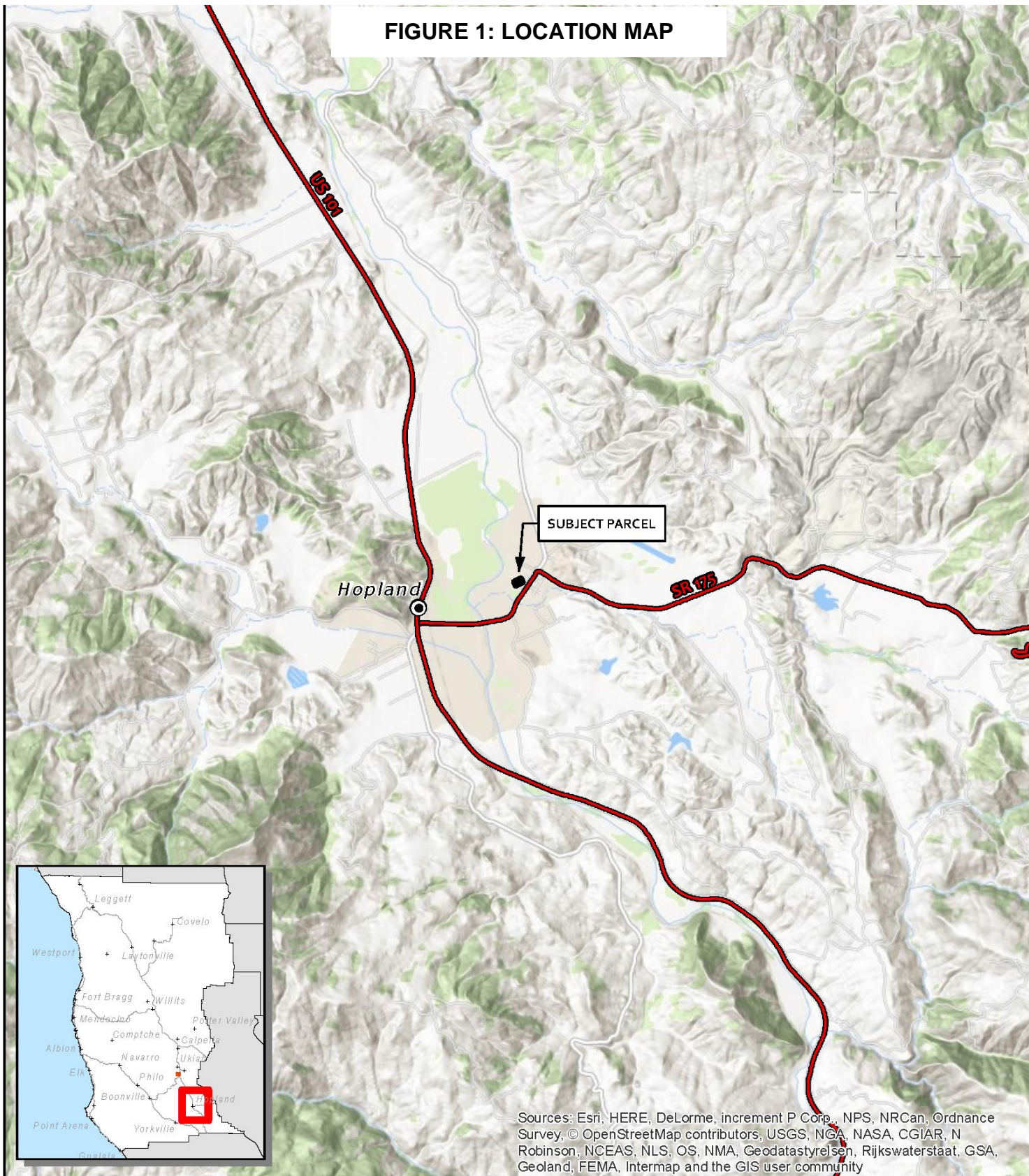
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Suburban Residential (SR:6K)	Suburban Residential (S-R)	0.6± Acres	Residential
EAST	Commercial (C)	Limited Commercial (C-1)	0.2± Acres	Residential
SOUTH	Suburban Residential (SR:6K)	Suburban Residential (S-R)	0.1±, 0.6± Acres	Commercial, Residential
WEST	Agricultural (AG:40)	Agricultural (A-G)	67± Acres	Agricultural

Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements): Mendocino County Department of Transportation, Mendocino County Division of Environmental Health.

Pursuant to the consultation requirements of Assembly Bill (AB) 52, in July 2022, and Public Resources Code Section 21080.3.1, 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, and Sherwood Valley Band of Pomo Indians. No responses were received.

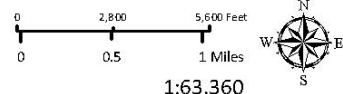
TENTATIVE MAP: See Page 5 of this document.

FIGURE 1: LOCATION MAP



CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

● Major Towns & Places
 — Highways



LOCATION

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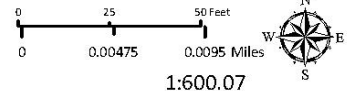
FIGURE 2: AERIAL IMAGERY



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Public Roads



AERIAL IMAGERY

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Owner

Jhoda Rosetti
4123 E. Ravenswood Drive
Silbert, AZ 85288
707-367-0807

Site: 13018 McDowell Street, Hopland
AP 048-220-22 1.26 Acres
Inst No. 2005-00549

Datum:
Horizontal = Found monuments per
VC 2, DR 58, PG 79 MCR

EASEMENTS:
The easements shown in the title report are all shown hereon.

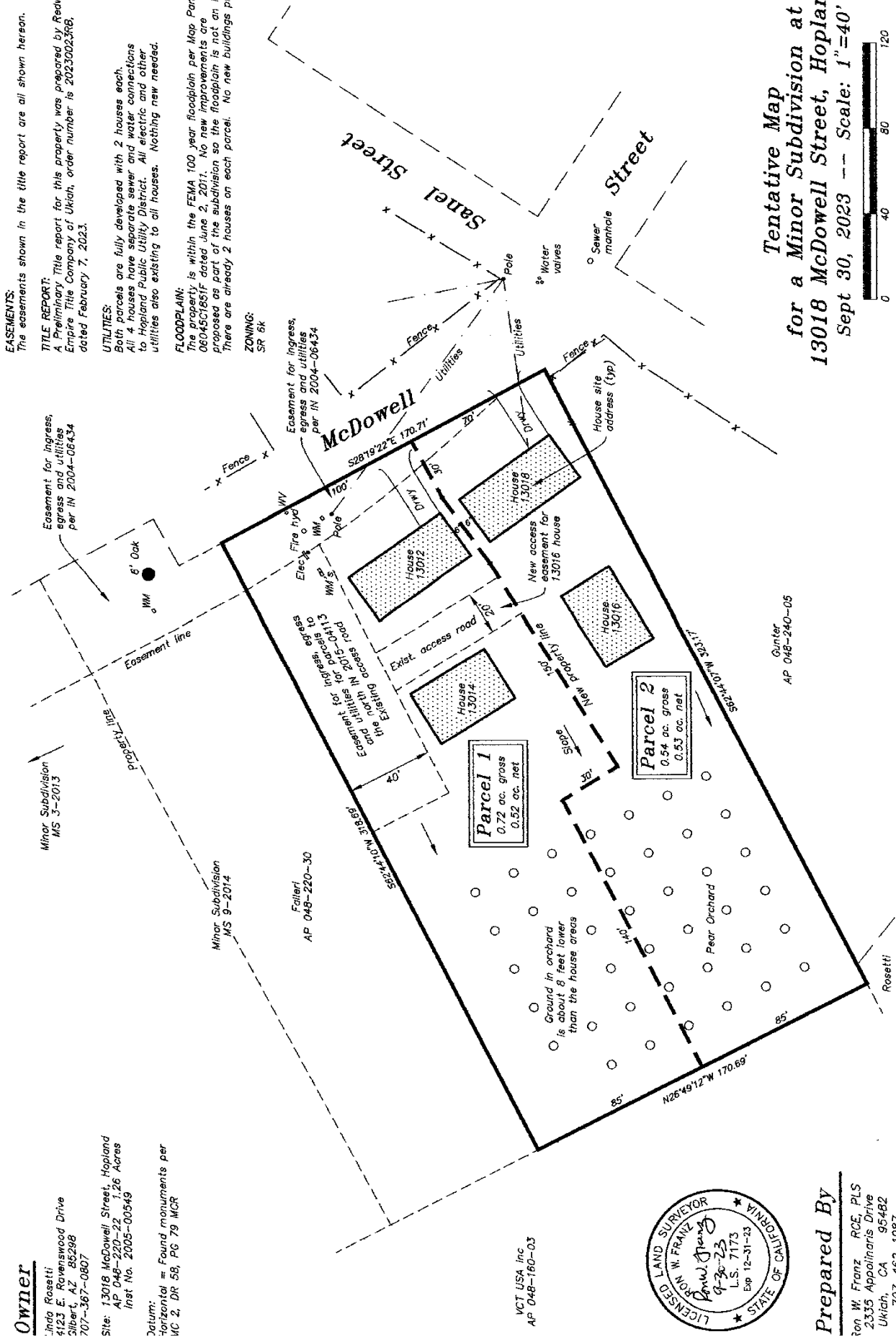
TITLE REPORT:
A Preliminary Title report for this property was prepared by Redwood Empire Title Company of Ukiah, order number is 2023002368, dated February 7, 2023.

UTILITIES:
Both parcels are fully developed with 2 houses each. All 4 houses have separate sewer and water connections to Hopland Public Utility District. All electric and other utilities also existing to all houses. Nothing new needed.

FLOODPLAIN:
The property is within the FEMA 100 year floodplain per Map Panel 06045C1851F dated June 2, 2017. No new improvements are proposed as part of the subdivision so the floodplain is not an issue. There are already 2 houses on each parcel. No new buildings proposed.

ZONING:
SR 5k

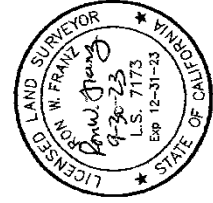
FIGURE 3: TENTATIVE MAP



**Tentative Map
for a Minor Subdivision at
13018 McDowell Street, Hopland
Sept 30, 2023 -- Scale: 1"=40'**



Gunter 048-240-05



Prepared By
Ron W. Franz RCE, PLS
2335 Appolinaris Drive
Ukiah, CA 95482
707-462-1087

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

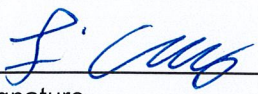
This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <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 |

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

8/14/24

Date

Liam Crowley

Printed Name

Planner II

Title

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: A “scenic vista” is defined as a *singular vantage point that offers high quality, harmonious, or visually interesting views of a valued landscape for the benefit of the public*. Scenic vistas are typically found along major highways or other public roads but may also occur in other areas accessible to the public.

“Scenic resources” include objects, features, or patterns within the landscape which are visually interesting or pleasing. Scenic resources can include trees, rock outcroppings, historic buildings, or other features. California Streets and Highways Code (SHC) Sections 260-284 establish the State Scenic Highway program for “*the protection and enhancement of California’s natural scenic beauty*”.¹ The Department of Transportation (CALTRANS) oversees this program, including a list of officially designated Scenic Highways and those deemed “eligible” for incorporation into the program. No highways in Mendocino County have been officially incorporated into the State Scenic Highway system. As such, there are no adopted Corridor Protection Programs in the county. However, the entirety of State Route 1 (SR-1) in Mendocino County, the portion of U.S. Route 101 (US-101) between Ukiah and Willits, all of State Route 20 (SR-20), and all of State Route 128 (SR-128) is listed as “eligible”.² No National Scenic Byways are located in Mendocino County as designated by the U.S. Secretary of Transportation.³

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 the “*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 from 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:

¹ Streets and Highways Code, CA SHC § 260 (1969).

² Streets and Highways Code, CA SCH §263.2 to 263.8 (2019).

³ U.S. Department of Transportation. Federal Highway Administration. *National Scenic Byways & All-American Roads*. Retrieved from <https://fhwaapps.fhwa.dot.gov/bywaysp/States/Show/CA>.

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 the *"protection of the qualities of the county's nighttime sky and reduced energy use."*

According to the 2020 U.S. Census, there are three "Urban Areas" in Mendocino County: Ukiah, Willits, and Fort Bragg. Some of these Urban Areas extend into the unincorporated portions of the County. The Census provides shapefiles for use in visualizing these Urban Areas. The following County regulations govern scenic quality:

- Mendocino County Code (MCC) Chapter 20.504 – Visual Resource and Special Treatment Areas
- Mendocino County Coastal Element Chapter 3.5 – Visual Resources, Special Communities and Archaeological Resources
- Ukiah Valley Area Plan Chapter 4 – Community Design
- Mendocino County General Plan Chapter 6 – Community Specific Policies

Mendocino County General Plan Policy DE-85: *"Viewshed preservation shall be considered when development is located in a highly scenic environment, adjacent to or atop a ridgeline or hill, and in similar settings."*

- Less than Significant Impact:** As noted in the Project Description section above, the project would not involve any direct impacts. Indirect impacts related to the construction of accessory structures would be less than significant because the site does not meet the criteria of a scenic vista. The site is surrounded by residential and agricultural uses that are not unique to the area. Construction of accessory structures would be limited in height and area by the applicable zoning ordinance regulations. For example, the future construction of a Guest Cottage would be limited to six hundred forty (640) square feet in area and thirty-five feet in height. These regulations would limit impacts between nearby public streets (McDowell Street, Sanel Street, etc.) and scenic resources (such as the Russian River or adjacent agricultural lands).
- No Impact:** The site is not within or adjacent to a scenic highway.
- Less than Significant Impact:** As noted in the Project Description section above, the project would not involve any direct impacts. Indirect impacts related to the construction of accessory structures would be less than significant because the site does not meet the criteria of a scenic vista. The site is surrounded by residential and agricultural uses that are not unique to the area. Construction of accessory structures would be limited in height and area by the applicable zoning ordinance regulations. For example, the future construction of a Guest Cottage would be limited to six hundred forty (640) square feet in area and thirty-five feet in height. These regulations would limit impacts between nearby public streets (McDowell Street, Sanel Street, etc.) and scenic resources (such as the Russian River or adjacent agricultural lands).
- Less than Significant Impact with Mitigation Incorporated:** No direct impacts would occur. The Mendocino County General Plan contains several "Dark Sky" policies, including a requirement that outdoor nighttime lighting be directed downward, kept within property boundaries, and reduced in both intensity and direction to the level necessary for safety and convenience. However, these policies would not necessarily apply to development permitted by right, such as the construction of a Guest Cottage on a newly created lot, because these policies have not been implemented within the zoning ordinance. Therefore, an owners decision to install outdoor lighting that is inconsistent with this policy is not enforceable. To address the potential for indirect impacts related to external lighting, a Mitigation Measure is contemplated which would require that a note be placed on the Parcel Map requiring that all future external lighting conform with this policy (see AES-1 below).

MITIGATION MEASURES:

AES-1: The following note shall be placed on the Parcel Map: *“All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.”*

FINDINGS: The proposed project would have a **Less than Significant Impact with Mitigation Incorporated** 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 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. Each map is updated at approximately two-year intervals. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called “Prime Farmland”. Other critical designations include “Unique Farmland” and “Farmland of Statewide Importance.” The most recent map covering Mendocino County was published in 2018.

The Williamson Act (officially the California Land Conservation Act of 1965) is a California law that provides relief of property tax to owners of farmland and open-space land in exchange for an agreement that the land will not be developed or otherwise converted to another use. 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 (T-P) 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 accessory uses. Public improvements and urban services are prohibited on T-P lands except where necessary and compatible with ongoing timber production. The original purpose of T-P 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.

Several zoning districts established by the Mendocino County Zoning Ordinance allow for agricultural uses. The Zoning Ordinance also establishes use types which are allowable by-right and conditionally in each zoning district. A zoning conflict may occur if a use is proposed which is not allowable in the corresponding zoning district. Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, which were most recently amended in 2018. Among the policies and procedures are regulations concerning compatible and incompatible uses on lands under a Williamson Act contract.

Public Resources Code Section 12220(g) defines “forest land” as *“land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”*

Public Resources Code Section 4526 defines “timberland” as *“land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.”* In this definition, “board” refers to the California Board of Forestry and Fire Protection.

Government Code Section 51104(g) defines “Timberland production zone” or “TPZ” as *“an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).”*

- a) **No Impact:** The portion of the property containing the orchard is mapped by the FMMP as Prime Farmland (approximately 0.25 acres). The portion that contains the dwellings is mapped as Urban and Built-Up Land. The project would not involve any direct impacts. Potential indirect impacts are too speculative to determine whether conversion of Prime Farmland will occur. For example, under existing conditions, the property owner may choose to remove the orchard and construct a shed or other accessory structure in place of the orchard. Because accessory structures are permitted by right and the County’s inland zoning ordinance does not contain regulations for the conversion of Prime Farmland, Prime Farmland could be converted ministerially. The same is true for potential indirect impacts related to the construction of accessory residential dwellings like a Guest Cottage on a newly created lot. However, the probability and location of future construction is unknown. An assumption that the existing orchard would be replaced with non-agricultural use rather than another portion of the property is not reasonably foreseeable and is not considered (14 CCR §15064(d)(3)).
- b) **No Impact:** The property is not on agriculturally zoned land and is not within an existing Williamson Act contract.
- c) **No Impact:** Direct impacts would not occur. Existing vegetation on the property does not meet the definition of timberland and is not zoned as Timberland Production. Therefore, indirect impacts would not occur.
- d) **No Impact:** Direct impacts would not occur. Existing vegetation on the property does not meet the definition of forest land. Therefore, indirect impacts would not occur.
- e) **No Impact:** No other changes to the environment would occur that would convert farmland or forest lands to non-agricultural or non-forest use that have not already been addressed in the preceding sections.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Mendocino County Air Quality Management District (MCAQMD) is responsible for enforcing the state and federal Clean Air Act, as well as local air quality regulations. Air Districts in California develop regulations based on the measures identified in the Clean Air Act and its Clean Air plan as well as state regulations. In Mendocino County, these are known as the district "Rules and Regulations". These regulations establish the procedure for new point source emissions to obtain an air quality permit, air quality standards for new construction, and others. In 2005, MCAQMD adopted a Particulate Matter Attainment Plan which quantified past and present Particulate Matter levels and recommended control measures to reduce emissions. These control measures were incorporated into the District Rules and Regulations.

MCAQMD Rule 1-400 states: *"A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or that endanger the comfort, repose, health or safety of any such persons or the public or that cause or have a natural tendency to cause injury or damage to business or property."*

Rule 1-430 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.

According to the US Environmental Protection Agency (EPA) Nonattainment Areas for Criteria Pollutants (Green Book), Mendocino County is in attainment for all National Ambient Air Quality Standards (NAAQS).⁴ In addition, Mendocino County is currently in attainment for all California Ambient Air Quality Standards (CAAQS). The County achieved attainment in 2021.⁵ The Hydrogen Sulfide and Visibility Reducing Particles designations remain unclassified in Mendocino County.

For the purposes of CEQA, MCAQMD previously recommended that agencies use adopted Bay Area Air Quality Management District (BAAQMD) thresholds for projects in Mendocino County. However, MCAQMD has issued clarifications to resolve conflicts between District rules and BAAQMD thresholds. This includes the Indirect Source Rule, Stationary Source Emissions Levels, CO Standards, Greenhouse Gas rules, Risk Exposure, and Odor rule. More information can be found on the MCAQMD website.⁶

Mendocino County General Plan Policy RM-37, RM-38, and RM-49 relate to Air Quality.⁷

Per California Health and Safety Code (HSC) Section 42705.5, “sensitive receptors” include hospitals, schools, day care centers, and other locations that the district or state board may determine. According to the California Air Resources Board (CARB), sensitive receptors include “*children, elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. The locations where these sensitive receptors congregate are considered sensitive receptor locations. Sensitive receptor locations may include hospitals, schools, and day care centers.*”

Mendocino County also contains areas where naturally occurring asbestos (NOA) is known to occur. When asbestos fibers are disturbed, such as by grading and construction activities, the fibers can be released into the air. These fibers can cause serious health threats if inhaled. Ultramafic rocks are an indicator of possible asbestos minerals, including a rock known as serpentine. Serpentine and ultramafic rocks are common in the eastern belt of the Franciscan Formation in Mendocino County. Planning & Building Services uses a map derived from the California Bureau of Mines and Geology and the US Department of Agriculture’s Natural Resource Conservation Service (NRCS) to identify areas likely to have asbestos containing geologic features. MCAQMD has adopted policies for areas containing NOA. For projects in areas identified as potentially containing NOA, the District requires an evaluation and report by a State registered geologist to determine that any observed NOA is below levels of regulatory concern in the areas being disturbed. If it is determined that NOA is present at levels above regulatory concern, or the applicant

⁴ U.S. Environmental Protection Agency (2023). *Nonattainment Areas for Criteria Pollutants (Green Book)*. Retrieved from <https://www.epa.gov/green-book>.

⁵ California Air Resources Board (2022). *2021 Amendments to Area Designations for State Ambient Air Quality Standards*. Retrieved from <https://ww2.arb.ca.gov/rulemaking>.

⁶ Mendocino County Air Quality Management District (2013). *District Interim CEQA Criteria and GHG Pollutant Thresholds*. Retrieved from <https://www.co.mendocino.ca.us/aqmd/>.

⁷ County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.org/government/planning-building-services/plans/mendocino-county-general-plan>.

chooses not to have the testing and evaluation conducted, MCAQMD requires that certain measures be implemented in accordance with Title 17 California Code of Regulations Section 93105.⁸

- a) **No Impact:** The project was referred to MCAQMD on December 1, 2023. No response was received. The project is expected to comply with existing regulatory requirements of MCAQMD. This includes MCAQMD Rule 1-430, which requires specific dust control measures to be implemented during all construction operations, the grading of roads, or the clearing of land. As proposed, the Project does not conflict with MCAQMD Rules and Regulations because it would be bound by the existing regulatory structure, including consultation with MCAQMD and any required permits. No project features are proposed which would conflict with District Rules and Regulations, such as wood-burning stoves. The growth-inducing effects of the proposed project were analyzed when the Suburban Residential land use classification was assigned to the site. No new development is proposed. Potential future development of accessory structures is expected to comply with existing MCAQMD regulations.
- b) **No Impact:** Mendocino County is currently in attainment for all criteria pollutants at both the State and Federal level.
- c) **No Impact:** The nearest school is located 1.5± miles west of the site (Sanel Valley Academy). The nearest clinic is located 14± miles north in Ukiah. Other sensitive receptors include nearby residences. No direct impacts would occur. The size, scale, location, and nature of potential future development of accessory structures is speculative. Therefore, potential indirect impacts of future construction on sensitive receptors are unknown.
- d) **No Impact:** The California Air Resources Board's Air Quality and Land Use Handbook includes a list of land uses which commonly result in odor complaints. This sewage treatment plants, landfills, autobody shops, and livestock operations. The project does not include land uses on this list. Solid waste generated by the project can be transported to the nearest transfer station 13± miles north in Ukiah, and therefore is not expected to result in significant odors. Though development is not expected to result in significant odors, MCAQMD can determine that a source of odors be considered a public nuisance due to received complaints. MCAQMD then has the authority to require the source to implement mitigation measures to correct the nuisance conditions. This regulatory structure ensures that unanticipated odor sources that may arise from the project are handled appropriately. The project site is not in a mapped area which may contain naturally occurring asbestos (NOA).

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁸ Mendocino County Air Quality Management District (2013). *Policies for Areas Containing Naturally Occurring Asbestos (NOA)*. Retrieved from <https://www.co.mendocino.ca.us/aqmd>

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: In accordance with CEQA Guidelines Section 15380, a species of animal or plant shall be presumed to be endangered, rare or threatened, as it is listed in:

- Sections 670.2 or 670.5, Title 14, California Code of Regulations
- Title 50, Code of Federal Regulations Section 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered

The following may also be considered a special status species:

- Species that are recognized as candidates for future listing by agencies with resource management responsibilities, such as US Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) National Marine Fisheries Service (NOAA Fisheries, also known as NMFS), and California Department of Fish and Wildlife (CDFW)
- Species defined by CDFW as California Species of Special Concern
- Species classified as “Fully Protected” by CDFW
- Plant species, subspecies, and varieties defined as rare or threatened by the California Native Plant Protection Act (California Fish and Game Code Section 1900, et seq.)
- Plant species listed by the California Native Plant Society (meeting the criteria in CEQA Guidelines Section 15380) according to the California Rare Plant Ranks (CRPR)
- Mountain lions protected under the California Wildlife Protection Act of 1990 (Proposition 117) and designated as a specially protected mammal in California.

The Mendocino County General Plan identifies four (4) “sensitive habitats”, including Serpentine Soils and Rock Outcrops, Pygmy Forest, Wetlands and Waters of the United States, and Old-Growth Forest. Table 4-A of the General Plan contains a list of locally identified “special-status species” found in Mendocino County. In addition, General Plan Section 4-10 identifies Coho salmon, Chinook salmon, and steelhead trout as species for which habitat is found in large portions of Mendocino County. These species are of federal, state, and local concern.

The California Natural Diversity Database (CNDDDB) provides location and natural history information on special status plants, animals, and natural communities to the public, 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, CNDDDB has 32 species listed for Mendocino County that range in listing status from Candidate Threatened to Endangered. Planning & Building Services uses CNDDDB mapping to assist in identifying project-specific locations where special-status species have been found.

The US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation tool (IPaC) provides site-specific information on federally listed species. In addition, the USFWS National Wetlands Inventory houses information on the status, extent, characteristics, and function of wetlands.

Section 404 of the federal Clean Water Act establishes a program to regulate the discharge of dredged or fill material into waters of the United States. Section 404 requires a permit before dredged or fill material may be discharged unless the activity is exempt. Section 404 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.”*

At the state level, the Porter-Cologne Act governs water quality through nine Regional Water Boards and the State Water Board. Mendocino County is within the jurisdiction of the North Coast Regional Water Quality Control Board (the 'Board'). The Board regulates discharges under the Act through the issuance of National Pollutant Discharge Elimination System (NPDES) permits. The Porter-Cologne Act also requires adoption of regional water quality control plans. The North Coast Basin Plan was most recently adopted in 2018 and establishes water quality objectives, implementation measures, and monitoring programs for the region.

CDFW uses NatureServe's Heritage Methodology to assign global and state rarity ranks for natural communities. CDFW's Vegetation Classification and Mapping Program (VegCAMP) ranks California Natural Communities by their rarity and threat. Natural Communities with a rank of S1-S3 are considered Sensitive Natural Communities. The only comprehensive VegCAMP mapping completed in Mendocino County is that of Mendocino Cypress and Related Vegetation (Pygmy forest), Point Arena Stornetta Unit, and Garcia River.

Mendocino County General Plan Policy RM-28 and RM-29 relate to Biological Resources, including Action Item RM-28.1 regarding oak woodlands.⁹ Mendocino County currently has two active Habitat Conservation Plans (HCPs) with the U.S. Fish and Wildlife Service, the first of 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 Assessor Parcel Number 027-211-02 located at 43400 Hathaway Crossing, Point Arena. The second HCP is Pacific Gas & Electric Company's Multiple Region Operations and Maintenance HCP. The HCP was issued in 2020 for a period of 30 years. The HCP includes protections for several species across multiple jurisdictions. 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.

Other regulations which apply to biological resources include the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and the Lake and Streambed Alteration Program. California Fish and Game Code (FGC) Section 3503.5 states *“it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.”*

California PRC Section 21083.4 requires, *“as part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. For purposes of this section, “oak” means a native tree species in the genus Quercus, not designated as Group A or Group B commercial species pursuant to regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4526, and that is 5 inches or more in diameter at breast height.”*

⁹ The County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.gov/government/planning-building-services/plans/mendocino-county-general-plan>.

- a) **No Impact:** No direct impacts would occur. The California Natural Diversity Database does not associate the parcel with any historical observations of special status species. The parcel has been previously disturbed by the construction of dwellings accessory structures, and orchard cultivation. Future development is speculative. Therefore, it is unlikely that significant habitat modification would occur.
- b) **No Impact:** The site is not within or adjacent to riparian habitat. The nearest wetland or stream is the Russian River approximately seven hundred (700) feet northwest of the site. No direct impacts would occur. The lot has been previously disturbed by construction of dwellings, accessory structures, and orchard plantings. Future development is speculative. Therefore, it is unlikely that significant future impacts to sensitive natural communities would occur.
- c) **No Impact:** No direct impacts would occur. Indirect impacts would not occur because wetlands are not located on the property or the immediate vicinity. The nearest mapped wetland or stream is the Russian River approximately seven hundred (700) feet northwest of the site. Therefore, indirect impacts are unlikely.
- d) **No Impact:** No direct impacts would occur. The California Natural Diversity Database does not associate the parcel with any historical observations of special status species. The parcel has been previously disturbed by the construction of dwellings accessory structures, and orchard cultivation. Future development is speculative. Therefore, it is unlikely that significant impacts related to wildlife corridors or nursery sites would occur.
- e) **No Impact:** The project would not conflict with local policies because physical development is not proposed. Vegetation removal is not proposed. Potential future development is speculative and cannot be considered.
- f) **No Impact:** The project site is not within the vicinity of any conservation plan area.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No Impact** 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: In accordance with CEQA Guidelines section 15064.5, “historical resource” includes the following:

- A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- “Local register of historic resources” means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:
 - Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
 - Is associated with the lives of persons important in our past; or
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - Has yielded, or may be likely to yield, information important in prehistory or history.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.
 - “Historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. “Substantial adverse change in the significance of a historical resource” means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The significance of a historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

CEQA Guidelines Section 15064.5 establishes procedures for addressing determinations of historical resources on archaeological sites and subsequent treatment of the resource(s) in accordance with PRC

Section 21083.2. CEQA Guidelines Section 15064.5 establishes procedures for the treatment of Native American human remains in environmental documents. PRC Section 21082 establishes standards for accidental discovery of historical or unique archaeological resources during construction.

The California Office of Historic Preservation (OHP) houses the Built Environment Resource Directory (BERD). BERD files provide information regarding non-archaeological resources in OHP's inventory. Each resource listed in BERD is assigned a status code, which indicates whether resources have been evaluated as eligible under certain criteria. This tool provides information to assist in identifying potentially historic resources throughout the County.¹⁰

- a) **No Impact:** On December 1, 2023, the project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians, and the Northwest Information Center at Sonoma State University. The Northwest Information Center noted that their office had no record of any previous cultural resource field surveys for the proposed project area and recommended that a field study be conducted by a qualified professional archaeologist or architectural historian. No responses from other agencies were received. Subsequently, the project was heard by the Mendocino County Archaeological Commission at their meeting on February 14, 2024. The Commission voted to require that the applicant submit an archaeological survey of the property in accordance with the Northwest Information Center's recommendation. The applicant then submitted an Archaeological Survey Report dated April 23, 2024. The survey did not find evidence of any historical or cultural resources of significance at the project site. The survey was presented to the Mendocino County Archaeological Commission at their meeting on June 12, 2024. The Commission accepted the survey and recommended that the "Discovery Clause" be included as a condition of approval. The Discovery Clause memorializes the language of Mendocino County Code Section 22.12.090 and 22.12.100 for any unanticipated discovery of archaeological or cultural resources. Though the survey results were negative, there is still a small possibility that the site may contain resources. Therefore, the Discovery Clause serves to notify the property owner or other interested parties of existing county regulations. It is unlikely that future development would have an impact on cultural resources.

- b) **No Impact:** On December 1, 2023, the project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians, and the Northwest Information Center at Sonoma State University. The Northwest Information Center noted that their office had no record of any previous cultural resource field surveys for the proposed project area and recommended that a field study be conducted by a qualified professional archaeologist or architectural historian. No responses from other agencies were received. Subsequently, the project was heard by the Mendocino County Archaeological Commission at their meeting on February 14, 2024. The Commission voted to require that the applicant submit an archaeological survey of the property in accordance with the Northwest Information Center's recommendation. The applicant then submitted an Archaeological Survey Report dated April 23, 2024. The survey did not find evidence of any historical or cultural resources of significance at the project site. The survey was presented to the Mendocino County Archaeological Commission at their meeting on June 12, 2024. The Commission accepted the survey and recommended that the "Discovery Clause" be included as a condition of approval. The Discovery Clause memorializes the language of Mendocino County Code Section 22.12.090 and 22.12.100 for any unanticipated discovery of archaeological or cultural resources. Though the survey results were negative, there is still a small possibility that the site may contain resources. Therefore, the Discovery Clause serves to notify the property owner or other interested parties of existing county regulations. It is unlikely that future development would have an impact on cultural resources.

- c) **No Impact:** On December 1, 2023, the project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians, and the Northwest Information Center at Sonoma State University. The Northwest Information Center noted that their office had no record of any previous cultural resource field surveys for the proposed

¹⁰ California Department of Parks and Recreation (2023). Office of Historic Preservation. *Built Environment Resource Directory (BERD)*. Retrieved from https://ohp.parks.ca.gov/?page_id=30338.

project area and recommended that a field study be conducted by a qualified professional archaeologist or architectural historian. No responses from other agencies were received. Subsequently, the project was heard by the Mendocino County Archaeological Commission at their meeting on February 14, 2024. The Commission voted to require that the applicant submit an archaeological survey of the property in accordance with the Northwest Information Center's recommendation. The applicant then submitted an Archaeological Survey Report dated April 23, 2024. The survey did not find evidence of any historical or cultural resources of significance at the project site. The survey was presented to the Mendocino County Archaeological Commission at their meeting on June 12, 2024. The Commission accepted the survey and recommended that the "Discovery Clause" be included as a condition of approval. The Discovery Clause memorializes the language of Mendocino County Code Section 22.12.090 and 22.12.100 for any unanticipated discovery of archaeological or cultural resources. Though the survey results were negative, there is still a small possibility that the site may contain resources. Therefore, the Discovery Clause serves to notify the property owner or other interested parties of existing county regulations. It is unlikely that future development would have an impact on cultural resources.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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: California Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015, sets 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 saving and demand reductions in electricity and natural gas 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 2022 Scoping Plan for Achieving Carbon Neutrality, adopted by the California Air Resources Board (CARB), *"lays out a path to achieve targets for carbon neutrality and reduce anthropogenic greenhouse gas (GHG) emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279."*¹¹

Title 24, Part 11 of the California Code of Regulations establishes the California Green Building Standards Code, known as 'CALGreen'. The purpose of this code is to enhance the design and construction of buildings and encourage sustainable construction practices as they relate to planning and design, energy efficiency, water efficiency and conservation, materials conservation and resource efficiency, and environmental quality. Unless specifically exempt, the CALGreen standards apply to the planning, design, operation, construction, use, and occupancy of newly constructed buildings or structures throughout the state. Mandatory standards for energy efficiency are adopted by the California Energy Commission every three years. In 2021, the Commission adopted the 2022 Energy Code, which includes Building Energy Efficiency Standards. The Code *"encourages efficient electric heat pumps, establishes electric-ready*

¹¹ California Air Resources Board (2022). *2022 Scoping Plan for Achieving Carbon Neutrality*. Retrieved from <https://ww2.arb.ca.gov>.

requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more.”

Project factors that may influence energy impacts include the following:

- Energy consuming equipment and process to be used during construction, operation, or demolition, including the energy intensiveness of materials and equipment.
- Fuel type and end use of energy.
- Energy conservation equipment and design features to be implemented.
- Energy supplies that would serve the project, such as a utility company.
- Vehicle trips to be generated, including estimated energy consumed per trip.

Factors that may lessen energy impacts include those that decrease overall per capita energy consumption; decreased reliance on fossil fuels such as coal, natural gas, and oil; and increased reliance on renewable energy sources.

Mendocino County General Plan Policy RM-55, and RM-57 relate to energy, including Action Item RM-55.1 and RM-55.2.¹² Ukiah Public Utilities is the only municipal utility in Mendocino County. Most residents receive electric service from Pacific Gas and Electric (PG&E).

- a) **No Impact:** No direct impacts would occur. Future development is speculative, but would be expected to comply with applicable regulations, including CALGreen standards.
- b) **No Impact:** No direct impacts would occur. Future development is speculative, but would be expected to comply with applicable regulations, including CALGreen standards.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹² The County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.gov/government/planning-building-services/plans/mendocino-county-general-plan>.

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The vast majority of Mendocino County is underlain by bedrock of the Franciscan Formation. Thick soil development and landslides often cover the underlying bedrock throughout the county. Due to the weak and deformed nature of the Franciscan rocks, they are prone to deep weathering and development of thick overlying soils. Soil deposits in swales and on the flanks of slopes often contain substantial amounts of clay and weathered rock fragments up to boulder size. These soils can be unstable when wet and are prone to slides. Human activities that affect vegetation, slope gradients, and drainage processes can contribute to landslides and erosion.

Areas susceptible to erosion occur throughout Mendocino County where surface soils possess low-density and/or low-strength properties. Slopes are another factor in soil erosion – the greater the slope, the greater the erosion hazard, especially if the soil is bare. Soils on nine (9) percent slopes and greater have a moderate erosion hazard, and soils on slopes greater than fifteen (15) percent have a high erosion hazard.

In 1991, the U.S. Department of Agriculture and Soil Conservation Service, in partnership with several other agencies, published the Soil Survey of Mendocino County, Eastern Part, and Trinity County, Southwestern Part, California. The survey assigns different soils to Map Unit numbers. In 2002, the accompanying Soil Survey of Mendocino County, California, Western Part was published.

The California Geological Survey (CGS) houses the web-based California Earthquake Hazards Zone Application (EQ Zapp), which allows a user to check whether a site is in an earthquake hazard zone.¹³ The California Department of Conservation also houses a general-purpose map viewer that contains layers displaying locations and data related to the California Landslide Inventory, the Seismic Hazards Program, Earthquake Shaking Potential, Historic Earthquakes, and others.

Development can result in soil erosion or loss of topsoil if project activities result in deep slope rills, gullies, or unmanageable accumulation of sediment. Ground disturbing activities most often result in impacts, including grading. Soil can be exposed during construction activities and increase the potential for soil erosion to occur, especially during storm events. Impervious surface areas would not be prone to erosion or siltation because no soil is included in these areas but increased impervious surfaces may impact surrounding hydrology and result in erosion impacts nearby.

Lateral spreading often occurs on gentle slopes or flat terrain and consists of lateral extension accompanied by shear or tensile fracture. Lateral spreading is often caused by liquefaction, which in turn is triggered by rapid ground motion from earthquakes or artificial activities. Bedrock or soil resting on materials that liquefy can undergo fracturing and extension and may then subside, translate, rotate, disintegrate, or liquefy and flow.

¹³ California Department of Conservation (2021). California Geological Survey. *EQ Zapp: California Earthquake Hazards Zone Application*. Retrieved from <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>.

Subsidence refers to broad-scale change in the elevation of land. Subsidence is commonly caused by groundwater extraction, oil extraction, underground reservoir pumping of gas, dissolution of limestone aquifers (sinkholes), collapse of a mine, drainage of organic soil, or initial wetting of dry soil (hydrocompaction). The US Geological Survey (USGS) regularly publishes information on land subsidence in California, including a map showing areas of land subsidence due to groundwater pumping, peat loss, and oil extraction.¹⁴

The Mendocino County Local Agency Management Plan establishes standards for on-site treatment of wastewater, including site evaluation, design, construction, and monitoring requirements. The Plan is administered by the Division of Environmental Health.

Unique geologic features are rocks or formations which:

- Are the best example of their kind locally or regionally; or
- Embody the characteristics of a geologic principle that is exclusive to the locality or region; or
- Provide a key piece of information important in geology or geologic history; or
- Are a “type locality” of a geologic feature.

Impacts to unique geologic features could include material impairment through destruction or alteration, including grading, rock hunting, human encroachment, or permanent covering of the feature.

- Less than Significant Impact:** According to EQ Zapp mapping, the site is not located in an earthquake hazards zone. The nearest earthquake hazards zone is 2± miles east of the project site. Therefore, significantly strong seismic ground shaking is not expected. Because new development is not proposed, seismic-related ground failure would not occur as a direct result of the project. Future development is speculative, but compliance with California building code standards are expected to minimize impacts due to the construction of accessory structures. The site is flat and is not expected to be impacted by landslides.
- Less than Significant Impact:** No direct impacts would occur. Potential future development is speculative, but it is unlikely to result in substantial erosion or the loss of topsoil because the site is flat and construction would not require significant grading.
- Less than Significant Impact:** No direct impacts would occur. Potential future development is speculative, but it is unlikely to result in landslide, lateral spreading, subsidence, liquefaction, or collapse because the site is flat, and construction would not require significant grading. Construction must also conform to standard building code requirements, which may require additional studies at the time of building permit review. Therefore, the existing regulatory structure ensures that impacts would be minimized.
- Less than Significant Impact:** No direct impacts would occur. Potential future development is speculative. Future construction that requires a building permit would be reviewed to determine whether expansive soils may be present and additional studies may be required prior to building permit issuance. Therefore, the existing regulatory structure ensures that impacts would be minimized.
- Less than Significant Impact:** No direct impacts would occur. The resulting lots would both remain within Hopland Public Utility District boundaries, which includes a public sewer system. Therefore, the installation of septic tanks or alternative wastewater disposal systems is unlikely.
- No Impact:** No known paleontological resources or unique geologic features are known or expected to occur on the site. No direct physical changes to the environment would occur. No paleontological resources were identified as a result of the archaeological survey conducted for the project.

¹⁴ U.S. Geological Survey. Liquefaction Susceptibility. Retrieved from <https://earthquake.usgs.gov/education/geologicmaps/liquefaction.php>.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Title 14 CCR Section 15064.4 establishes specific guidelines for determining the significance of impacts from greenhouse gas emissions. Lead agencies may choose to quantify greenhouse gas emissions resulting from a project or rely on a qualitative analysis or performance-based standards.

Mendocino County Air Quality Management District (MCAQMD) has 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 MCAQMD, these CEQA thresholds of significance are the same as those which have been adopted by the Bay Area Air Quality Management District (BAAQMD) with noted exceptions.

MCAQMD has not adopted a construction related emissions threshold. For projects other than stationary sources, the operational threshold is 1,100 Metric Tons of CO₂e per year or 4.5 Metric Tons of CO₂e per SP (residents + employees) per year. For stationary sources, the operational threshold is 10,000 Metric Tons of CO₂e per year.

The California Emissions Estimator Model (CalEEMod) is a tool that can be used to quantify ozone precursors, criteria pollutants, and greenhouse gas emissions from construction and operation of development in California. The model is published by the California Air Pollution Control Officers Association.¹⁵

MCAQMD and Mendocino County have not adopted any plans specifically aimed at reducing GHG emissions. However, General Plan Policy RM-50 and associated action items address GHG emissions: California Climate Policies related to GHG emissions include but are not limited to SB 32, AB 32, AB 1493, SB 100, SB 350, SB 375, SB 743, SB 604, and SB 1383.

- a) **Less than Significant Impact:** No direct impacts would occur. Indirect impacts due to future development of accessory structures are speculative. Cumulative impacts due to the incremental construction of accessory structures were addressed when the SR:6K General Plan classification was applied to the site and analyzed as part of the General Plan Update Final EIR (2009).
- b) **Less than Significant Impact:** No direct impacts would occur. Indirect impacts due to future development of accessory structures are speculative. Cumulative impacts due to the incremental construction of accessory structures were addressed when the SR:6K General Plan classification was applied to the site and analyzed as part of the General Plan Update Final EIR (2009).

¹⁵ California Air Pollution Control Officers Association. (2022). *CalEEMod* (Version 2022.1). <https://www.caleemod.com/>.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **Less than Significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: California Health and Safety Code (HSC) Section 25501 defines “hazardous materials” as a 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.”* The use, storage, and transport of hazardous materials are regulated by the California Department of Toxic Substances Control (DTSC) as provided by Title 22 California Code of Regulations Section 66001, et seq. Unless specifically exempted, it is unlawful for any person to transport hazardous waste unless the person holds a valid registration issued by DTSC.

Construction activities often involve the use of oils, fuels, solvents, gasoline, lubricants, and paint. These and other materials may be classified as hazardous materials. Commercial or residential operations may also involve the use of hazardous materials, particularly cleaning supplies, batteries, and electronics. Agricultural operations and landscaping may include hazardous materials such as fertilizer and pesticides.

The California Environmental Protection Agency (CalEPA) maintains several data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements, including:

- List of Hazardous Waste and Substances sites from DTSC EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
- List of Solid Waste Disposal Sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit (from CalEPA’s website).

- List of “active” CDO and CAO from the State Water Board.
- List of Hazardous Waste Facilities subject to corrective action pursuant to CA HSC §25187.5 as identified by DTSC (from CalEPA’s website).

The Mendocino Solid Waste Management Authority (MendoRecycle) was formed in 1990 as a joint powers authority between the County of Mendocino and the cities of Ukiah, Willits, and Fort Bragg. MendoRecycle provides administrative oversight and program implementation for solid waste and recycling in the County. MendoRecycle directly operates the household hazardous waste (HHW) facility in Ukiah. The Mendocino County Division of Environmental Health is responsible for administering hazardous waste generation and treatment regulations. General Plan Policy DE-203, DE-209 and DE-210 relate to hazardous materials and wastes.

The Mendocino County Airport Land Use Plan and Ukiah Municipal Airport Land Use Compatibility Plan establish regulations, implementation measures, and procedures for addressing safety hazards and noise concerns related to airports. Mendocino County’s Emergency Operations Plan and Multi-Jurisdictional Hazard Mitigation Plan establish regulations, implementation measures, and procedures related to emergency response and evacuation. The California Department of Forestry and Fire Protection (CALFIRE) has established Fire Safe Regulations for certain projects in the State Responsibility Area. CALFIRE designates areas of the County into fire severity zones, which inform recommendations for land use agencies and planning. Several fire agencies serve the Local Responsibility Areas in Mendocino County and have established fire safety regulations for development.

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) **Less than Significant Impact:** No transport or use of hazardous materials are proposed as part of the project. Some incidental use of hazardous materials may occur during construction or operation, but the transport and use of these materials would be temporary and at concentrations that do not pose a significant health risk. Household products and construction tools are expected to meet applicable local, state, and federal requirements for hazardous materials. Adequate facilities exist to handle disposal of waste through MendoRecycle.
- b) **Less than Significant Impact:** No transport or use of hazardous materials are proposed as part of the project. Some incidental use of hazardous materials may occur during construction or operation, but the transport and use of these materials would be temporary and at concentrations that do not pose a significant health risk. Household products and construction tools are expected to meet applicable local, state, and federal requirements for hazardous materials. Adequate facilities exist to handle disposal of waste through MendoRecycle.
- c) **No Impact:** The project site is not within one quarter mile of an existing or proposed school.
- d) **No Impact:** The project site is not included in any of the lists compiled pursuant to Government Code Section 65962.5.
- e) **No Impact:** The project site is not within an airport land use plan or within two miles of a public airport.
- f) **No Impact:** Direct impacts would not occur. Indirect future development is unlikely to impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project has direct access to a publicly-maintained road. Setback requirements and existing easements would prevent the construction of a structure that would impair the ability to move through the lot in the event of an emergency.
- g) **No Impact:** No direct impacts would occur. The project was referred to the Hopland Rural Fire District, who responded on June 17, 2024 with no comments on the project. Potential future development would be subject to any applicable requirements of the Fire District and Fire Code.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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. Certain activities may require a Construction General Permit from SWRCB.

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. The County’s groundwater is found in two distinct geologic settings: the inland valleys and the mountainous areas. 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, and irrigation. 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, 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.

Chapter 4.13 of the Mendocino County Coastal Element, Sustainability Policy Action number S-5.1, states new projects that *create or replace 2,500 square feet or more of impervious area shall implement site design measures to reduce stormwater runoff and increase groundwater recharge*. Mendocino County Code Title 16 establishes water and sewage regulations. It is primarily the responsibility of the Division of Environmental Health (EH) to implement these regulations, including permitting wells and septic systems. Chapter 16.30 establishes stormwater runoff pollution prevention procedures. The purpose of Chapter 16.30 is to *“protect and promote the health, safety, and general welfare of citizens, and protect and enhance the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act (33 U.S.C. § 1251 et seq.), and the Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) by reducing pollutants in storm water discharges to the maximum extent practicable and by prohibiting non-storm water discharges to the storm drainage system.”*

The National Flood Hazard Layer maintained by the Federal Emergency Management Agency (FEMA) can be used to review project impacts from flooding. The Department of Water Resources Division of Safety of Dams (DSOD) reviews and approves inundation maps prepared by licensed civil engineers and submitted by dam owners for hazardous dams and appurtenant structures. These maps are based on a hypothetical failure of a dam or appurtenant structure. DSOD maintains a web map that displays this information.

Projects may be subject to applicable regulations found in MCC Chapter 16.30. Section 16.30.040 prohibits elicit discharges. Section 16.30.070 requires implementation of Best Management Practices (BMPs) to the maximum extent practical for reducing pollutants in stormwater.

- a) **No Impact:** No direct impacts would occur. Potential future development that involves plumbing is expected to connect to existing services from the Hopland Public Utility District. The District is expected to comply with applicable water quality standards and/or waste discharge requirements. Therefore, no impacts would occur.
- b) **No Impact:** No direct impacts would occur. Potential future development that involves plumbing is expected to connect to existing services from the Hopland Public Utility District. The District is expected to comply with applicable groundwater management standards. Therefore, no impacts would occur.
- c) **Less than Significant Impact:** No direct impacts would occur. Potential future development is speculative but is not expected to result in significant erosion or runoff because the site is flat. Standard erosion, sedimentation, and grading standards would apply in the event of future construction. These standards would minimize impacts.
- d) **Less than Significant Impact:** No direct impacts would occur. The site is not within a tsunami or seiche zone. The site is within the mapped FEMA flood hazard area. Future development would be required to comply with the Mendocino County Floodplain Ordinance. Compliance with this ordinance would require new construction to implement measures to reduce the potential for inundation, such as anchoring, the use of flood resistant materials, raising structures above the base flood elevation, and flood-proofing.
- e) **No Impact:** No direct impacts would occur. Potential future development that involves plumbing is expected to connect to existing services from the Hopland Public Utility District. The District is expected to comply with applicable water quality standards and/or waste discharge requirements. Therefore, no impacts would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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 with regards to land use. Several localized plans also regulate land uses in the County, including the Mendocino Town Plan, Ukiah Valley Area Plan, Gualala Town Plan, and community-specific policies contained within the General Plan. Discretionary projects are referred to several agencies with jurisdiction over aspects of the project as well as other interested parties.

- a) **No Impact:** No direct impacts would occur. Potential future development must occur on one of the resulting lots, which would not divide an established community if carried out in accordance with standard zoning regulations such as setbacks and height limit.
- b) **Less than Significant Impact with Mitigation Incorporated:** The General Plan, Division of Land Regulations, and Zoning Ordinance contain policies and regulations aimed at avoiding or mitigating environmental impacts. The Project has been determined to be consistent with applicable regulations as described elsewhere in this document and the associated Staff Report. The same mitigation measures discussed elsewhere in this document would also apply to this document. They will not be repeated below.

MITIGATION MEASURES: None beyond those mentioned elsewhere in this document.

FINDINGS: The proposed project would have **Less than Significant Impact with Mitigation Incorporated** 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 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 policies for the reclamation of mined lands and the conservation of mineral resources. SMARA also directs the State Geologist to identify and map non-fuel mineral resources of the state to show where

economically significant mineral deposits occur and where they are likely to occur based upon the best available scientific data. No SMARA classification has yet occurred in Mendocino County.

The California Division of Mine Reclamation houses the Mines Online database, which maps the location and provides access to documents for several mines in Mendocino County. 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. However, no specific sites have been identified in the General Plan or Coastal Element as locally important mineral resource recovery sites beyond the general identification of quarries, instream gravel, and terrace gravel operations.³

- a) **No Impact:** No direct impacts would occur. The site does not contain any known mineral resources of value.
- b) **No Impact:** No direct impacts would occur. No locally important mineral resources are known to occur on the project site.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

Major noise sources in Mendocino County consist of highway and local traffic, railroad operations, airports, commercial and industrial uses, recreation, and community facilities. Highways with traffic that generates significant noise include State Route 101, 1, 20, 128, 162, 175, and 253. The only active railroad is the

Skunk Train which runs between Fort Bragg and Willits. Public Airports include Ukiah Municipal, Willits Municipal (Ells Field), Round Valley Airport, Boonville Airport, Little River Airport, and Ocean Ridge Airport (Gualala). Major industrial sources of noise include lumber mills and timber production facilities. Other noise sources are identified in the General Plan. General Plan Policy DE-98, DE-99, and DE-105 relate to noise, including Action Item DE-99.2.¹⁶

- a) **Less than Significant Impact with Mitigation Incorporated:** No direct impacts would occur. Potential future construction of accessory structures is not expected to create substantial noise beyond the standards outlined in the General Plan and the Exterior Noise Limit Standards found in Appendix C of the County Code. Some temporary noise impacts may occur, but existing regulations limiting allowable noise would restrict construction noise. Operation is not expected to be a significant new source of noise. The existing residences are considered a noise-sensitive land use, but they are not located in an area of excessive noise. Some intermittent impacts may occur due to the lots' location adjacent to an agricultural operation. To ensure that future property owners are made aware of potential nuisances of nearby agricultural operations, a mitigation measure is contemplated which would require that such a disclosure appear on the parcel map.
- b) **Less than Significant Impact with Mitigation Incorporated:** No direct impacts would occur. Potential future construction of accessory structures is not expected to create substantial noise beyond the standards outlined in the General Plan and the Exterior Noise Limit Standards found in Appendix C of the County Code. Some temporary noise impacts may occur, but existing regulations limiting allowable noise would restrict construction noise. Operation is not expected to be a significant new source of noise. The existing residences are considered a noise-sensitive land use, but they are not located in an area of excessive noise. Some intermittent impacts may occur due to the lots' location adjacent to an agricultural operation. To ensure that future property owners are made aware of potential nuisances of nearby agricultural operations, a mitigation measure is contemplated which would require that such a disclosure appear on the parcel map.
- c) **No Impact:** The project is not in the vicinity of a private airstrip, public airport, or airport land use plan.

MITIGATION MEASURES:

NOI-1: Pursuant to Mendocino County Code Chapter 10A.13 (Nuisance and Consumer Disclosure), the following notation shall appear on the Parcel Map: *"The property is within, adjacent to, or within three hundred (300) feet of an Agricultural Preserve or Timber Production Zone and residents of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, and from the pursuit of agricultural and timber operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting and crop protection, which occasionally generate dust, smoke, noise, and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming and timber harvesting operation."*

FINDINGS: The proposed project would have a **Less than Significant Impact with Mitigation Incorporated** on Noise.

¹⁶ The County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.gov/government/planning-building-services/plans/mendocino-county-general-plan>.

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 checked="" type="checkbox"/>	<input 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) **Less than Significant Impact:** Though speculative, the potential addition of up to two (2) accessory residential structures would not induce substantial population growth. The only additional proposed roads and/or infrastructure would involve paved driveway approaches from the resulting lots onto McDowell Street (CR 115E).
- b) **No Impact:** The Project would not demolish or otherwise displace people or housing.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **Less than Significant 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Fire protection services are provided by the California Department of Forestry and Fire Protection (CALFIRE) or one of several local fire districts. Police protection is provided by the County Sheriff, California Highway Patrol, or city police. Several school districts and parks are located throughout the County. Other public facilities include roads, libraries, water and sewage treatment plants, airports, and animal control facilities. Projects may have an impact if they would cumulatively contribute to significant increased demand for public services such that new facilities would be required. General Plan Policy DE-179 establishes standards for the provision of parkland in the county. The amount of sufficient park space is determined by population.¹⁷

- a) **No Impact:** Fire protection services would be provided by the Hopland Rural Fire District, who responded to the project referral with no comments. Therefore, no new facilities or extension of services would be required.
- b) **No Impact:** The nearest police station is the Ukiah Police Department 16± miles to the north. Though future development is speculative, the potential addition of up to two (2) accessory residential structures would induce minimal population growth that was previously addressed when the S-R land use classification and zoning district were applied to the site in the General Plan Update Final EIR (2009). Therefore, the project is not expected to require the provision of new police facilities.
- c) **No Impact:** The site is within the Ukiah Unified School District. Though future development is speculative, the potential addition of up to two (2) accessory residential structures would induce minimal population growth that was previously addressed when the S-R land use classification and zoning district were applied to the site in the General Plan Update Final EIR (2009). Therefore, the project is not expected to require the provision of new school facilities.
- d) **No Impact:** Though future development is speculative, the potential addition of up to two (2) accessory residential structures would induce minimal population growth that was previously addressed when the S-R land use classification and zoning district were applied to the site in the General Plan Update Final EIR (2009). Therefore, the project is not expected to require the provision of new park facilities.
- e) **No Impact:** Though future development is speculative, the potential addition of up to two (2) accessory residential structures would induce minimal population growth that was previously addressed when the S-R land use classification and zoning district were applied to the site in the General Plan Update Final EIR (2009). Therefore, the project is not expected to require the provision of other public facilities.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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"/>

¹⁷ The County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.gov/government/planning-building-services/plans/mendocino-county-general-plan>.

DISCUSSION: The County of Mendocino manages a variety of public recreation areas including 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, and other state protected areas used for the purpose of recreation, with thirteen (13) locations along the coast and eight (8) in the inland areas.

- a) **No Impact:** Though future development is speculative, the potential addition of up to two (2) accessory residential structures would induce minimal population growth that was previously addressed when the S-R land use classification and zoning district were applied to the site in the General Plan Update Final EIR (2009). Therefore, the project is not expected to require the provision of new park facilities.
- b) **No Impact:** No recreational facilities are proposed as part of the Project. The Project would not require the construction or expansion of recreational facilities because it would not require the provision of new park facilities.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: General Plan Policy DE-131, DE-148, DE-149, and DE-157 relate to transportation, including Action Item DE-138.1.¹⁸ The Mendocino Council of Governments (MCOG) most recently adopted a Regional Transportation Plan on April 7, 2022. The Regional Transportation Plan is a long-range planning document that provides a vision of regional transportation goals, policies, objectives, and strategies. These may be relevant to individual projects when conducting environmental review.

CEQA Guidelines Section 15064.3 recommends “*specific considerations for evaluating a project’s transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, “vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.*” This section details appropriate methods for determining the significance of transportation impacts.

According to the 2018 Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, “*many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a*

¹⁸ The County of Mendocino (2009). *General Plan*. Retrieved from <https://www.mendocinocounty.gov/government/planning-building-services/plans/mendocino-county-general-plan>.

potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”¹⁹ The 2010 MCOG Travel Demand Forecasting Model estimates daily trip generation values for various land uses and geographic areas in Mendocino County and may be used to assist in determining whether projects exceed the screening threshold.²⁰

The Mendocino County Department of Transportation (DOT) is responsible for the maintenance and operation of County maintained roads, bridges, and related features. The County Road and Development Standards apply to road improvements, project-related improvements in subdivisions, and other land development projects that require County approval. On state highways under CALTRANS jurisdiction, the Highway Design Manual establishes policies and procedures that guide state highway design functions. Mendocino County Code Section 17-52, 53, and 54 establish lot design, configuration, access, and private road requirements for subdivisions.

- a) **Less than Significant Impact:** The resulting lots would abut McDowell Street (CR 115E), which is designated as a rural local road by the Mendocino County Department of Transportation (DOT). The newly created lots would not conform to the Mendocino County Road and Development Standards for a residential driveway approach onto rural roads. This standard (A51A) requires that driveway approaches onto County roads be paved with asphalt concrete or a similar material to the existing road. The existing driveways for both proposed lots are currently paved with gravel and concrete. The A51A standard contains specifications for the length, width, and other features of the driveway approach. This standard is applied to any discretionary development application that abuts a County-maintained road for which the driveway is not already consistent with the standard. The standard is intended to reduce the risk of damage to both vehicles and the County road from periodic travel between the lots and the road. The project was referred to DOT, who responded on December 11, 2023. DOT recommended that a condition of approval be added requiring the subdivider to construct a residential driveway approach from both resulting parcels onto McDowell Street (CR 115E) to become consistent with this standard. In their referral response, DOT also recommended that a condition of approval be added requiring the subdivider to dedicate, by Parcel Map, twenty (20) feet (or a total right-of-way of forty (40) feet), along the west side of McDowell Street (CR 115E) to provide for the ultimate improvement of the County road. This width would be measured from the centerline of McDowell Street (CR 115E). This standard requirement is applied to any proposed subdivision that abuts a County road for which the ultimate right-of-way has not yet been dedicated to the County. Therefore, this requirement is not a mitigation measure because it is a standard requirement applied to a broad class of development. Compliance with these standard requirements would ensure that environmental impacts related to inconsistencies with Mendocino County Road and Development Standards are less than significant.
- b) **Less than Significant Impact:** No direct impacts would occur because new development is not proposed, which would have no effect on the existing number, length, or frequency of trips to and from the site, which in turn would not affect VMT. Indirect impacts may result from the construction of new accessory residential dwellings. According to the MCOG Travel Demand Forecasting Model, the construction of two (2) new accessory residential dwellings would be expected to generate 13.82 trips per day.²¹ This is below the screening threshold described in the OPR Technical Advisory.
- c) **No Impact:** The improvements recommended by DOT must conform to Mendocino County Road and Development Standards, which would not result in a hazardous design feature. The driveway approaches must be at an angle of at least eighty (80) degrees from the existing road. The tapered driveway approach would typically have a curve radius of twenty (20) feet, with a ten (10) foot minimum width of the driveway at the limit of paving. This would allow adequate

¹⁹ State of California. Governor's Office of Planning and Research. (2018). *Technical Advisory on Evaluating Transportation Impacts in CEQA*.

²⁰ Mendocino Council of Governments. (2010). *Final Model Development Report: MCOG Travel Demand Forecasting Model*.

²¹ Mendocino Council of Governments. (2010). *Final Model Development Report: MCOG Travel Demand Forecasting Model*.

ingress and egress for vehicles typical of a residential lot. No other road improvements are proposed.

- d) **No Impact:** No direct impacts would occur because new development is not proposed. The construction of driveway approach improvements would benefit emergency access by establishing a consistent surface between the County road and the private lot, thereby reducing potential impacts to emergency vehicles accessing the lot, or damage to the County road from emergency vehicles accessing the lot.

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

DISCUSSION: According to Public Resources Code (PRC) Section 21074, “Tribal cultural resources” are either of the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. (“a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.”)
- 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 Section 5024.1 ((1) *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;* (2) *Is associated with the lives of persons important in our past;* (3) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;* (4) *Has yielded, or may be likely to yield, information important in prehistory or history*). In applying the criteria set forth in

subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) or Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

PRC Section 5020.1(k) defines a “local register of historical resources” as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.”

PRC Section 5024.1(c) establishes the following: “A resource may be listed as a historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

- *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.*
- *Is associated with the lives of persons important in our past.*
- *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*
- *Has yielded, or may be likely to yield, information important in prehistory or history.”*

- a) **No Impact:** On December 1, 2023, the project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians, and the Northwest Information Center at Sonoma State University. The Northwest Information Center noted that their office had no record of any previous cultural resource field surveys for the proposed project area and recommended that a field study be conducted by a qualified professional archaeologist or architectural historian. No responses from other agencies were received. Subsequently, the project was heard by the Mendocino County Archaeological Commission at their meeting on February 14, 2024. The Commission voted to require that the applicant submit an archaeological survey of the property in accordance with the Northwest Information Center’s recommendation. The applicant then submitted an Archaeological Survey Report dated April 23, 2024. The survey did not find evidence of any historical or cultural resources of significance at the project site. The survey was presented to the Mendocino County Archaeological Commission at their meeting on June 12, 2024. The Commission accepted the survey and recommended that the “Discovery Clause” be included as a condition of approval. The Discovery Clause memorializes the language of Mendocino County Code Section 22.12.090 and 22.12.100 for any unanticipated discovery of archaeological or cultural resources. Though the survey results were negative, there is still a small possibility that the site may contain resources. Therefore, the Discovery Clause serves to notify the property owner or other interested parties of existing county regulations. It is unlikely that future development would have an impact on cultural resources.

MITIGATION MEASURES: None.

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

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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) **No Impact:** The project would not require or result in the relocation of any facilities because new development is not proposed. The dwellings have existing connections to the Hopland Public Utility District for water and sewer service. Power poles and other utilities exist nearby which serve the dwellings. Future development of accessory structures that may require water, sewer, electrical, or gas service is speculative.
- b) **No Impact:** Water service exists to each dwelling through connection to the Hopland Public Utility District. The project was referred to the District, who responded with no comments. The water demand of future structures is speculative. According to the 2010 Census, the population of Hopland was seven hundred fifty-six (756). According to the 2020 Census, the population of Hopland was six hundred sixty-one (661). As of 2013, the Hopland Public Utility District had 350 water customers but no water rights. As of 2013, the District maintained two (2) storage tanks with a capacity of eight hundred thousand (800,000) gallons and had a demand of three hundred fifty (350) acre feet per year (AFY). The District contracts with the Russian River Flood Control and Water Conservation Improvement District (RRFC) for up to four hundred (400) acre feet of Lake Mendocino water. Therefore, given the estimated decrease in population, it is expected that the District would have adequate supply.
- c) **No Impact:** Wastewater service exists to each dwelling through connection to the Hopland Public Utility District. The project was referred to the District, who responded with no comments. The wastewater demand of future structures is speculative. As of 2013, the District had three hundred three (303) sewer connections. Average daily flow was forty-five thousand (45,000) gallons per day (gpd) while capacity was ninety thousand (90,000) gpd. In 2013, the peak daily flow capacity was two hundred twenty thousand (220,000) gallons. Therefore, the District is expected to have adequate capacity for future structures.
- d) **Less than Significant Impact:** No solid waste would be generated because new development is not proposed. Future development is speculative but would be expected to generate a standard amount of solid waste for a residential dwelling. The nearest transfer station is approximately twelve (12±) miles north in Ukiah, which transports waste to the Potrero Hills Landfill in Solano County, which is expected to remain in operation until 2048. Therefore, incremental contributions to solid waste throughput due to future construction of accessory residential dwellings would be minimal.
- e) **No Impact:** Additional solid waste would not be generated by the project, and future development is expected to comply with applicable regulations.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) **No Impact:** No direct impact would occur because new development is not proposed. Potential future development of accessory residential structures is unlikely to impair an emergency response plan or an emergency evacuation plan because they would not block McDowell Street (CR 115E), which serves as an evacuation route.
- b) **No Impact:** No direct impact would occur because new development is not proposed. Potential future development would be required to comply with applicable building code and fire district requirements, which would minimize wildfire risk. The details of such compliance are too speculative to address in this document.
- c) **No Impact:** No direct impact would occur because new development is not proposed, and the Hopland Rural Fire District responded to the project referral with no comment. Potential future development would be required to comply with applicable building code and fire district requirements, which would minimize wildfire risk. The details of such compliance are too speculative to address in this document.
- d) **No Impact:** No direct impact would occur because new development is not proposed, and the Hopland Rural Fire District responded to the project referral with no comment. Potential future development would be required to comply with applicable building code and fire district requirements, which would minimize wildfire risk. The details of such compliance are too speculative to address in this document.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **No 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?				
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 checked="" type="checkbox"/>	<input 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:** Based on discussion throughout this document, particularly in Section 5.13 – Biological Resources, there is some potential for impacts. However, these impacts are speculative because they are dependent upon the details of future development that is not proposed at this time. It is unclear whether such development would occur in the future and what may be the scope of the development. No direct impacts would occur because no development is proposed as part of the subdivision. The site is mostly disturbed by existing development and row crops.
- b) **Less than Significant Impact:** Cumulative impacts were considered for applicable potential impacts as discussed throughout this document, including but not limited to Section 5.3 – Air Quality and 5.8 – Greenhouse Gas Emissions. Potential impacts were identified in these sections where it was determined that no significant cumulative effects would occur because of the Project.
- c) **Less than Significant Impact with Mitigation Incorporated:** Based on discussion throughout this document, potential adverse effects on human beings, both directly and indirectly, have been considered and found to be less than significant or less than significant with mitigation measures implemented.

MITIGATION MEASURES: None beyond those discussed elsewhere in this document.

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

Resolution Number _____

County of Mendocino
Ukiah, California

SEPTEMBER 19, 2024

MS_2023-0003 – LINDA ROSETTI

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A MINOR SUBDIVISION.

WHEREAS, the applicant, LINDA ROSETTI, filed an application for a minor subdivision with the Mendocino County Department of Planning and Building Services to subdivide an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres, 1± mile east of Hopland, on the southwest side of McDowell Street 300± feet northwest of its intersection with State Route 175, located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22; General Plan Suburban Residential (SR); Zoning Suburban Residential 6,000 square-foot minimum lot size (S-R:6K); Supervisorial District 5; (the “Project”); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on August 15, 2024, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on September 19, 2024, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based on the evidence in the record before it, makes the following findings:

1. **General Plan Consistency:** The resulting lots meet the minimum lot size of six thousand (6,000) square feet as prescribed by the Suburban Residential Land Use Classification (SR). The possibility of future subdivision, existing development on the lots, the configuration of existing development, and alternative SR-classified sites in the Old Hopland area mean that in this case, the proposed Minor Subdivision is consistent with the intent of the SR classification. The proposed subdivision is consistent with other applicable General Plan policies, including DE-114, DE-115, DE-120, RM-17, DE-235, DE-151, DE-206, DE-251, and RM-112. The proposed subdivision is consistent with these policies because no new development is proposed, an archaeological survey was conducted for the property which found no resources or sites, the lots would be served by existing water and sewer connections to the Hopland Public Utility District, the project is not subject to any special local fire district standards or CAL FIRE standards, conditions of approval are in place to ensure that the project is consistent with Department of Transportation standards, future development would be subject to the County Floodplain Ordinance, the lots are not within an earthquake fault zone, and conditions of approval are in place to require the subdivider notify future owners of potential nuisances related to adjacent agricultural operations.

2. **Zoning Consistency:** The site is within the Suburban Residential (S-R) zoning district. The project is consistent with the standards of the S-R zone because commercial development is not proposed, both lots would be accessed directly from McDowell Street (CR 115E), both lots would remain within Hopland Public Utility District boundaries and contain existing water and sewer connections, and applicable setback distances must be shown on the Parcel Map in accordance with the conditions of approval.
3. **Division of Land Regulations:** The Subdivision Committee met on June 13, 2024, to discuss this project, and voted unanimously to recommend conditional approval to the Planning Commission. The Committee's recommendations have been incorporated as conditions of approval. The proposed subdivision is consistent with Division of Land Regulations because both lots would be at least six thousand (6,000) square feet in lot area, at least seventy (70) feet in width, and at least eighty (80) feet in depth. Both lots may have a depth greater than three (3) times the average width of the lots due to topography or physical conditions, which includes the preference for direct access to a publicly maintained road rather than a private easement and consistency with previous subdivisions in the vicinity. The side lot lines would be at right angles to the street, would not be divided by a City or County line, would not have double frontage, and the lots contain existing connections to the Hopland Public Utility District's water and sewer service. Conditions of approval are in place to bring the lots into conformity with Mendocino County Road and Development Standards and a portion of land would be dedicated to the County for the ultimate improvement of a forty (40) foot right-of-way for McDowell Street (CR 115E). Electric service exists for each lot.
4. **Environmental Protection:** An Initial Study of the proposed project was conducted in accordance with the California Environmental Quality Act (CEQA). It was found that some environmental impacts could occur due to future development. Mitigation measures were identified which would reduce impacts to a less-than-significant level. Therefore, a Mitigated Negative Declaration was prepared.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Minor Subdivision, subject to the Conditions of Approval and Mitigation Measures in Exhibit "A" and the Mitigation Monitoring and Reporting Program, attached hereto.

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

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

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

ATTEST: JAMES FEENAN
 Commission Services Supervisor

By: _____

BY: JULIA KROG
 Director, Planning & Building Services

 CLIFFORD PAULIN, Chair
 Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL AND MITIGATION MEASURES

MS_2023-0003 – LINDA ROSETTI

SEPTEMBER 19, 2024

APPROVED PROJECT DESCRIPTION: Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by “”):**

ALL CONDITIONS OF APPROVAL MUST BE MET PRIOR TO EXPIRATION OF TWENTY-FOUR (24) MONTHS FROM THE DATE OF APPROVAL, UNLESS RENEWED PURSUANT TO THE MENDOCINO COUNTY CODE.

Aesthetics

1. **The following note shall be placed on the Parcel Map:

“All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.”

Agricultural/Forestry

2. **Pursuant to Mendocino County Code Chapter 10A.13 (Nuisance and Consumer Disclosure), the following notation shall appear on the Parcel Map:

“The property is within, adjacent to, or within three hundred (300) feet of an Agricultural Preserve or Timber Production Zone and residents of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, and from the pursuit of agricultural and timber operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting and crop protection, which occasionally generate dust, smoke, noise, and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming and timber harvesting operation.”

Air Quality

3. The following note shall appear on the Parcel Map:

“Future development of building site(s), access roads, or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.

4. The following note shall appear on the Parcel Map:

The access road, driveway, and interior circulation routes shall be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air Quality Management District regulations regarding asbestos content.

Biological Resources

5. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife 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 \$2,966.75 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 appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife 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.**

Cultural Resources

6. The following note shall appear on the Parcel Map:

“In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.”

7. Those “recommendations” outlined in the Archaeological Survey Report dated April 23, 2024, prepared by Thad M. Van Bueren, M.A., Registered Professional Archaeologist, shall be complied with. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Geology & Soils

8. The subdivider shall **acknowledge in writing** to the Department of Planning and Building Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.

- g. Pursuant to the California Building Code and Mendocino County Building Regulations, a grading permit will be required unless exempted by the Building Official.

Flood

9. All areas within the subdivision subject to flooding shall be clearly identified on the Parcel Map. The information on the parcel map shall be based on a flood hazards report prepared by a Civil Engineer and filed with the Planning and Building Services Department and the Mendocino County Department of Transportation. The flood hazards report, using data developed by the Federal Emergency Management Agency, shall clearly identify the magnitude of the flood potential as such relates to the subdivision. A reference to the report shall be made on the parcel map. The area of the subdivision within the "floodway" as defined by the Federal Emergency Management Agency and on file with the Mendocino County Planning and Building Services Department shall be delineated as a drainage easement on the Parcel Map.

The following note shall appear on the Parcel Map:

"Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code."

10. The following note shall appear on the Parcel Map:

"No toxic, hazardous, or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway."

Hydrology & Water Quality

11. The applicant shall either:

- (1) Submit to the Division of Environmental Health, a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17-55 & 17-56);

OR

- (2) Submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered improvement plans for the future installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to the Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the County Engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII.

Land Use & Planning

12. Building/Development Setbacks indicating Front/Rear/Side to all property boundaries (existing and proposed) and roadway/easements shall be designated on the Parcel Map.
13. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the subdivider must:

- (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid; AND
 - (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.
14. All existing structures shall meet current setback requirements to newly proposed property lines. A site map shall be submitted to the satisfaction of Planning and Building Services clearly identifying compliance.

Transportation

15. There shall be dedicated by Parcel Map twenty (20) feet along the west side of McDowell Street (CR #115E) to provide for the ultimate improvement of the County road. This width shall be measured from the centerline of the physical road. If applicable, twenty (20) feet width of dedication shall be reduced to not exceed a total right-of-way of forty (40) feet.
16. If a Parcel Map is filed, all easements of record shall be shown on the Parcel Map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
17. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final Parcel Map.
18. A residential driveway approach from Parcel 1 and 2 shall be constructed onto McDowell Street (CR #115E), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review. It must be paved with asphalt or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
19. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed. Prior to the filing of the Parcel Map, required road improvements must be inspected and approved by the Department of Transportation. Current inspection fees apply.
20. Any proposed work within County right-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.