



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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March 1, 2023

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

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, April 6, 2023, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

This meeting will be held 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 on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MS_2022-0001

DATE FILED: 3/1/2022

OWNER: OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

APPLICANT: MICHAEL ADMONI

AGENT: POPE ENGINEERING

REQUEST: Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: STEVEN SWITZER

A copy of the Draft 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 negative declaration, and notice will also be available on the Department of Planning and Building Services website at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project(s) and/or Draft 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, no later than April 5, 2023. Oral comments may be presented to the Planning Commission during the public hearing. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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**

**APRIL 6, 2023
MS_2022-0001**

SUMMARY

OWNER: OMRI ZADIK, SHAHAR KOREN, & MICHAEL
ADMONI
PO BOX 702
COVELO, CA 95428

APPLICANT: MICHAEL ADMONI
PO BOX 702
COVELO, CA 95428

AGENT: POPE ENGINEERING
1540 HARRAH DR.
WILLITS, CA 95490

REQUEST: Minor Subdivision of an existing 30.30± acre parcel into
three respective 10.10± acre parcels.

LOCATION: 1.5± miles northwest of Covelo Town center, on the east
side of Crawford Road (CR 337H), 0.25± miles north
from its intersection with Biggar Lane (CR 337C); No
Address Assigned; APN: 032-470-63.

TOTAL ACREAGE: 30.30± Acres

GENERAL PLAN: Rural Residential -10 Acre Minimum (RR10)

ZONING: Rural Residential -10 Acre Minimum (RR10)

SUPERVISORIAL DISTRICT: 3 (Haschak)

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: STEVEN SWITZER

BACKGROUND

PROJECT DESCRIPTION: Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels. The intent of this subdivision will allow the three tenants in common to have their own separate parcels.

SITE CHARACTERISTICS: The subject parcel is located approximately one and a half miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C). The parcel is vacant land and within the service boundaries of Round Valley County Water District. However, services are limited to flood control and restoration work.¹ The southern two-thirds of the parcel is comprised of grasslands while the northern portion of the parcel contains grasslands, a riverine, and riparian habitat.² Mill Creek flows through the northeast corner of the parcel of the project and is currently not mapped in a Flood Hazard area.³ The parcel is also within an

¹ Water Districts Map

² Farmland Classifications Map

³ Wetlands Map

area of naturally occurring asbestos and ultramafic soils.⁴ Though the subject parcel is not under Williamson Act Contract, one of the adjacent parcels to the north is under a Non-Prime Williamson Act Contract.⁵ The entirety of the parcel is mapped within a Non-Wildland/Non-Urban Severity Zone with Covelo Fire Protection District as the responsible fire agency.⁶

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Public Land (PL), Rural Residential (RR10), Agricultural (AG40)	Public Facility (PF), Rural Residential (RR10), Agricultural (AG40)	20± Acres, 5± Acres, 15± Acres	Tribal Land, Agricultural, Residential
EAST	Rural Residential (RR10)	Rural Residential (RR10)	10± Acres, 25± Acres, 5± Acres	Agricultural
SOUTH	Rural Residential (RR10)	Rural Residential (RR10)	10± Acres, 15± Acres	Agricultural, Residential
WEST	Rural Residential (RR10)	Rural Residential (RR10)	2.5± Acres, 2.5± Acres	Residential

PUBLIC SERVICES:

Access: Crawford Road (CR 337H)
 Fire District: Covelo Fire Protection District
 Water District: Round Valley County Water District
 Sewer District: NONE
 School District: Round Valley Unified School District

AGENCY COMMENTS: On April 4, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Agriculture Commissioner	No Response
Air Quality Management	No Response
Archaeological Commission	Comment
Assessor	No Response
Building Inspection - Ukiah	No Comment
Cloverdale Rancheria	No Response
Covelo Fire Protection District	Comment
Department of Fish and Wildlife	No Response
Department of Forestry Land Use (CALFIRE)	No Response
Department of Transportation	Comment
Environmental Health - Ukiah	Comment
Farm Advisor	No Comment
Planning –Ukiah	No Comment
Redwood Valley Rancheria	No Comment

⁴ Western Soil Classes Map

⁵ Williamson Act Boundaries Map

⁶ Fire Hazard Zones & Responsibility Areas Map

REFERRAL AGENCIES	COMMENT
Resource Lands Protection Committee	No Comment
Round Valley County Water District	No Response
Round Valley MAC	No Response
Round Valley Tribe	No Response
Round Valley Unified School District	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University	Comment
State Clearinghouse	No Response

KEY ISSUES

GENERAL PLAN & ZONING CONSISTENCY: The proposed project is consistent with the goals and policies of the General Plan and Zoning Codes as detailed below:

The subject parcel is designated under Mendocino County General Plan, Chapter 3: Development Element, Policy DE-14: Land Use Category: RR -Rural Residential. The Rural Residential classification intends to:

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

General Uses: Residential uses, agricultural uses, cottage industries, residential clustering, public facilities, public services, conservation and development of natural resources, utility installations.

Minimum Parcel Size:

- *RR-1: 40,000 square feet*
- *RR-2: 80,000 square feet*
- *RR-5: Five acres*
- *RR-10: Ten acres*

Maximum Dwelling Density: One (1) dwelling per 40,000 square feet, 80,000 square feet, 5 acres or 10 acres, as designated on the land use map. County review and approval are required for more than one dwelling per legally created parcel. (MCGP, Chapter 3, Policy DE-14)

The proposed subdivision intends to provide a separate parcel for each of the three tenants in common. Though no development is proposed at this time, the subject parcel is within the Round Valley County Water District (RVCWD), with services limited to flood control and restoration work. RVCWD water tests indicate that there are no water quality issues in the area. Further, RVCWD indicates that the area has a high-water table due to the natural aquifer under the valley that rarely drops below 50± feet. As a result, there is sufficient water supply for current and anticipated population growth in the area. Considering the parcel is vacant, wastewater disposal for any future development will need to be sustained through on-site sewage disposal systems.

On April 21, 2022, Mendocino County Environmental Health provided comment that “standard septic for each parcel and a water quality and quantity test will be required.” Following this comment, the project was reviewed by Mendocino County Subdivision Committee on July 14, 2022. The Subdivision Committee recommended Conditions of Approval 9-13, as detailed in Exhibit A of the Resolution, to ensure that Hydrology and Water Quality standards are met.

Lot access is provided by Crawford Road (CR 337H) and served by local public services as detailed in the Public Services Section of this report. As proposed, the three parcels would comply with the 10-acre minimum parcel size as provided by General Plan Policy DE-14. Future development on the vacant land would be subject to the general uses and maximum dwelling density of the RR General Plan Land Use Designation, as well as a number of constraints including proximity to Mill Creek and the zoning requirements of the Rural Residential zoning district.

Mendocino County Code Chapter 20.048 "R-R" Rural Residential District provides the following:

This district is intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically, the "R-R" District would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired.

The proposed project is consistent with the RR zoning district as the subdivision would further define the project area as a residential neighborhood and provide separate parcels for each of the tenants in common. Mendocino County Code Section 20.048.025 provides that the RR10 parcel has a minimum lot area of 10 acres. Though the proposed three parcels are located on land that is currently vacant, development may occur in the future. Any proposed development shall be subject to the permitted uses and uses subject to additional permitting within the RR zoning district. Development limitations such as height are discussed further in the Airport Comprehensive Land Use Plan section of this report.

On April 18, 2022, Sonoma State University Northwest Information Center recommended further archaeological study of the project site. Subsequently, the Mendocino County Archaeological Commission (ARCH) determined that a survey was required for the project on July 3, 2022. An archaeological survey prepared by Brehn Erskine, B.A. of Archaeological Resource Service, was submitted for review on December 14, 2022, where ARCH accepted the survey with the following recommendation:

Archaeologist to be present during ground disturbing activities and communicate with Round Valley Tribal Heritage Preservation Officer (THPO). If THPO is unavailable, Archaeologist to communicate with Round Valley Tribe Representative.

See Exhibit A of the Resolution for the incorporation of this recommendation from ARCH as a Condition of Approval.

On April 12, 2022, Mendocino County Department of Transportation (DOT) recommended several conditions of approval for the proposed subdivision. These recommendations were discussed at the July 14, 2022, Subdivision Committee meeting and incorporated into the Subdivision Committee's recommended Conditions of Approval, see Exhibit A of the Resolution.

On April 4, 2022, the application was referred to CAL FIRE and the Covelo Fire Protection District. Covelo Fire Protection District provided comment that standard conditions should apply. See Exhibit A of the Resolution for recommended Condition of Approval 8.

AIRPORT HEIGHT COMBINING DISTRICT: The subject parcel is located within 1.6± miles of the Round Valley Airport, within the Airport Height Combining District. Mendocino County Code Chapter 20.112 provides that this district is intended to be applied to areas in close proximity to public or private airports where, for the purposes of safety, it is necessary to limit the height of structures. The RR zoning district provides a maximum building height of 35 feet that is more restrictive than the standards contained in Part 77 (commencing with Section 77.1) of Title 14 of the Code of Federal Regulations.

It is important to note that the proposed project is not subject to review by the Airport Land Use Commission. However, the project site is 0.5± miles from the outer edge of Airport Zone C, an area considered to extend from 5,000 feet laterally from the runway centerline. Zone C contains the outer boundary of the Common Traffic Pattern Zone and is defined as an area where aircraft are commonly below 1,000 feet above ground level. The Community Noise Equivalent Level (CNEL) contour for Zone C measures 55 Dba. Considering the maximum CNEL normally acceptable for residential uses in the

vicinity of airports covered by Mendocino County's Airport Comprehensive Land Use Plan is 60 Dba, the subject parcel's location 0.5± miles from the outer CNEL zone measuring with 55 Dba is normally acceptable. Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.

DIVISION OF LAND REGULATIONS: The project was reviewed by the Mendocino County Subdivision Committee on July 14, 2022, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission pursuant to findings required by MCC §17-48.5. The proposed project conflicts with Mendocino County Division of Land Regulations 17-52(F). The proposed subdivision lot depth is greater than three (3) times the average width of the lot (1:3 width to depth ratio). As provided on the Tentative Map, the current lot width to depth ratio is closer to 1:4, with a lot depth of 1350± feet and lot widths ranging from 175± feet to 500± feet. Pursuant to Mendocino County Division of Land Regulations 17-52(F), the applicant is requesting that the Planning Commission consider approving a greater width-depth ratio necessitated by other physical conditions. The existing lot configuration, in the shape of the letter T, as well as Mill Creek transecting the northern portion of the parcel limits the subdivision layout options available for three lots of equal acreage. As currently proposed, the new lot configuration takes into consideration that each of the three lots will be provided street frontage along Crawford Road (CR 337H) and a comparable building envelope for the northernmost proposed lot transected by Mill Creek.

ENVIRONMENTAL PROTECTION

An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). There are no significant impacts to the environment identified which would result from the project, thus a Negative Declaration was prepared. It is noted in the Initial Study that the proposed subdivision could result in some impacts due to potential future development of accessory dwelling units; however, these were less than significant impacts.

RECOMMENDATION

By resolution, adopt a Negative Declaration and grant a Minor Subdivision for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution.

2.27.2023

DATE



STEVEN SWITZER
PLANNER I

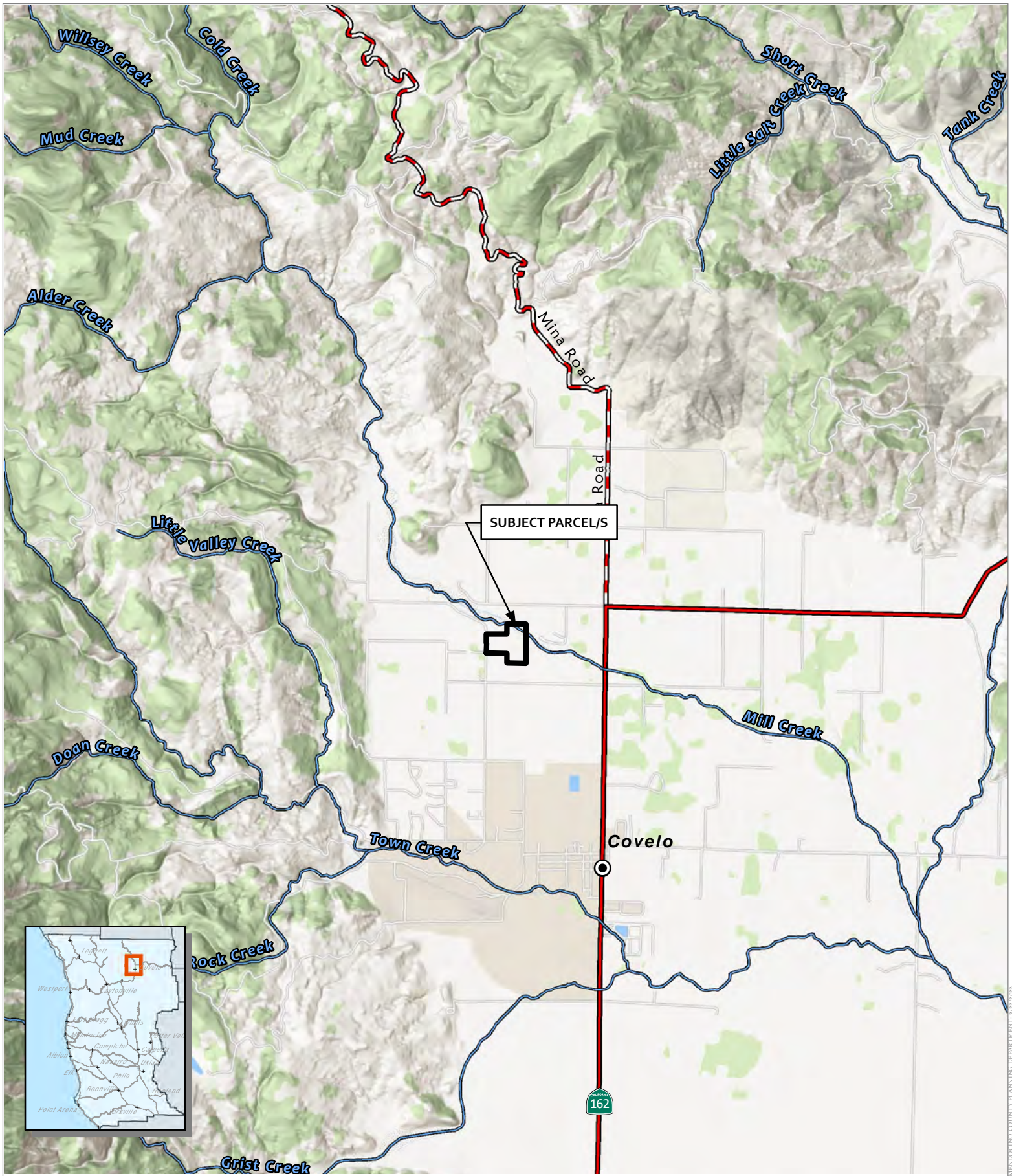
Appeal Period: 10 Days
Appeal Fee: \$2620.00

ATTACHMENTS:




- | | |
|-----------------------|--------------------------------------|
| A. Location Map | H. Wildland Urban Interface Zone Map |
| B. Aerial Map | I. Wetlands Map |
| C. Topographical Map | J. Estimated Slope Map |
| D. Site/Tentative Map | K. Western Soil Classes Map |
| E. Zoning Map | L. Williamson Act Boundaries Map |
| F. General Plan Map | M. Farmland Classifications Map |
| G. Fire Hazards Map | N. Water Districts Map |

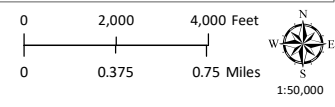
RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

Initial Study available online at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>



CASE: MS 2022-0001
OWNER: Michael Admoni, Shaar Koren, Omri Zadik
APN: 032-470-63
APLCT: Michael Admoni
AGENT: Pope Engineering
ADDRESS: Crawford Road, Covelo

-  Major Towns & Places
-  Highways
-  Major Roads



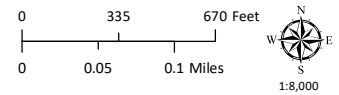
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023



MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2023

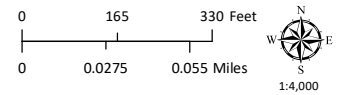
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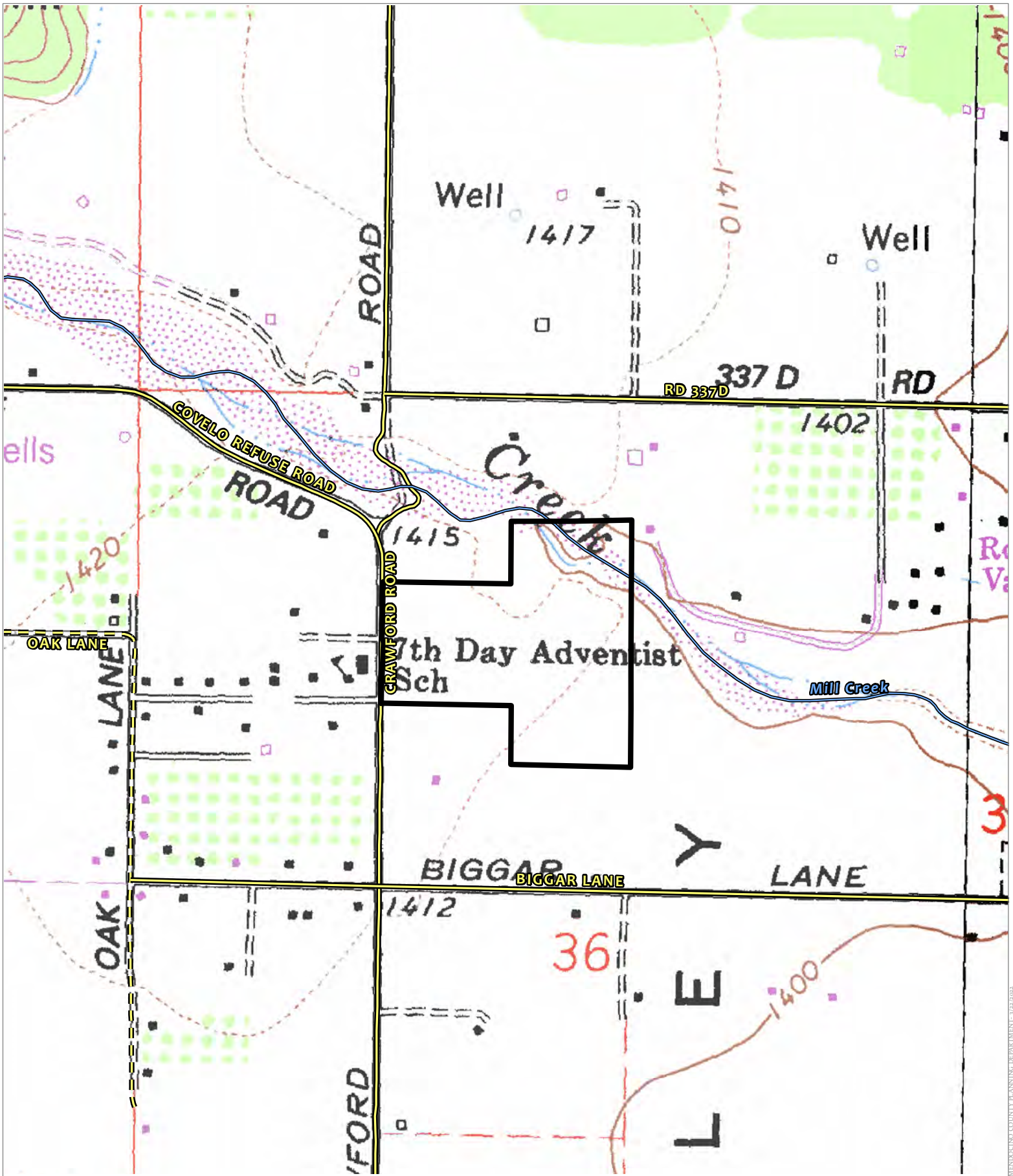
AERIAL IMAGERY



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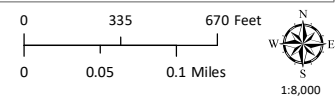


AERIAL IMAGERY



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 AGENT: Pope Engineering
 ADDRESS: Crawford Road, Covelo

Public Roads
 Private Roads



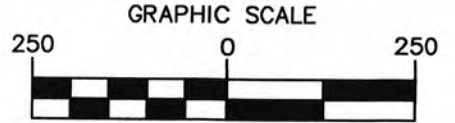
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

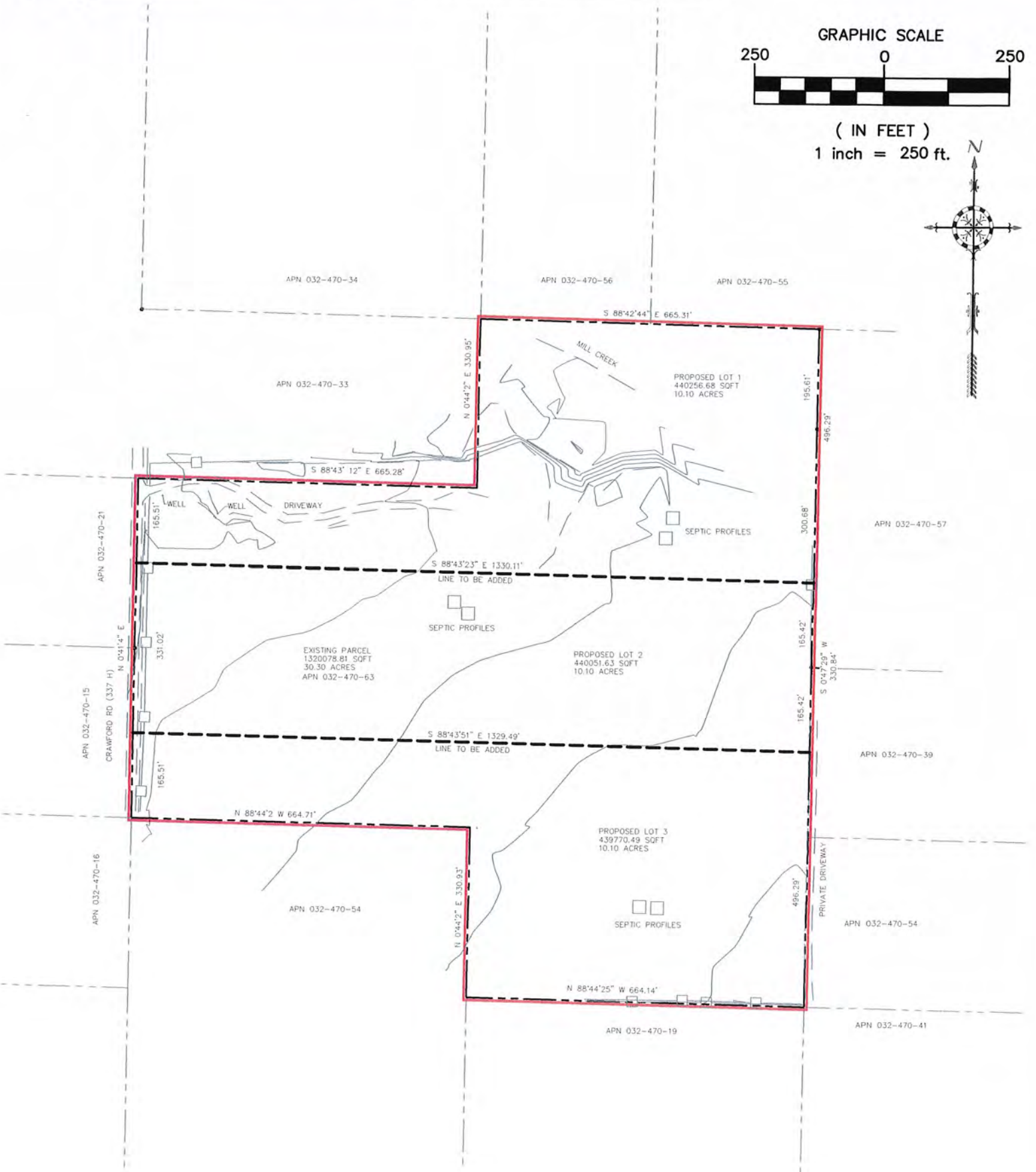
POPE ENGINEERING

CIVIL ENGINEERING - LAND SURVEYING
R.C.E. 65228 - P.L.S. 8903

ADMONI, MICHAEL
TENTATIVE MAP
CRAWFORD RD, COVELO, CA



(IN FEET)
1 inch = 250 ft.



RR10

AG 40

RD 337D

COVELO REFUSE ROAD

PF

CRAWFORD ROAD

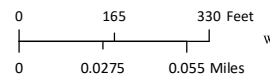
RR10

PF

BIGGAR LANE

 Zoning Districts

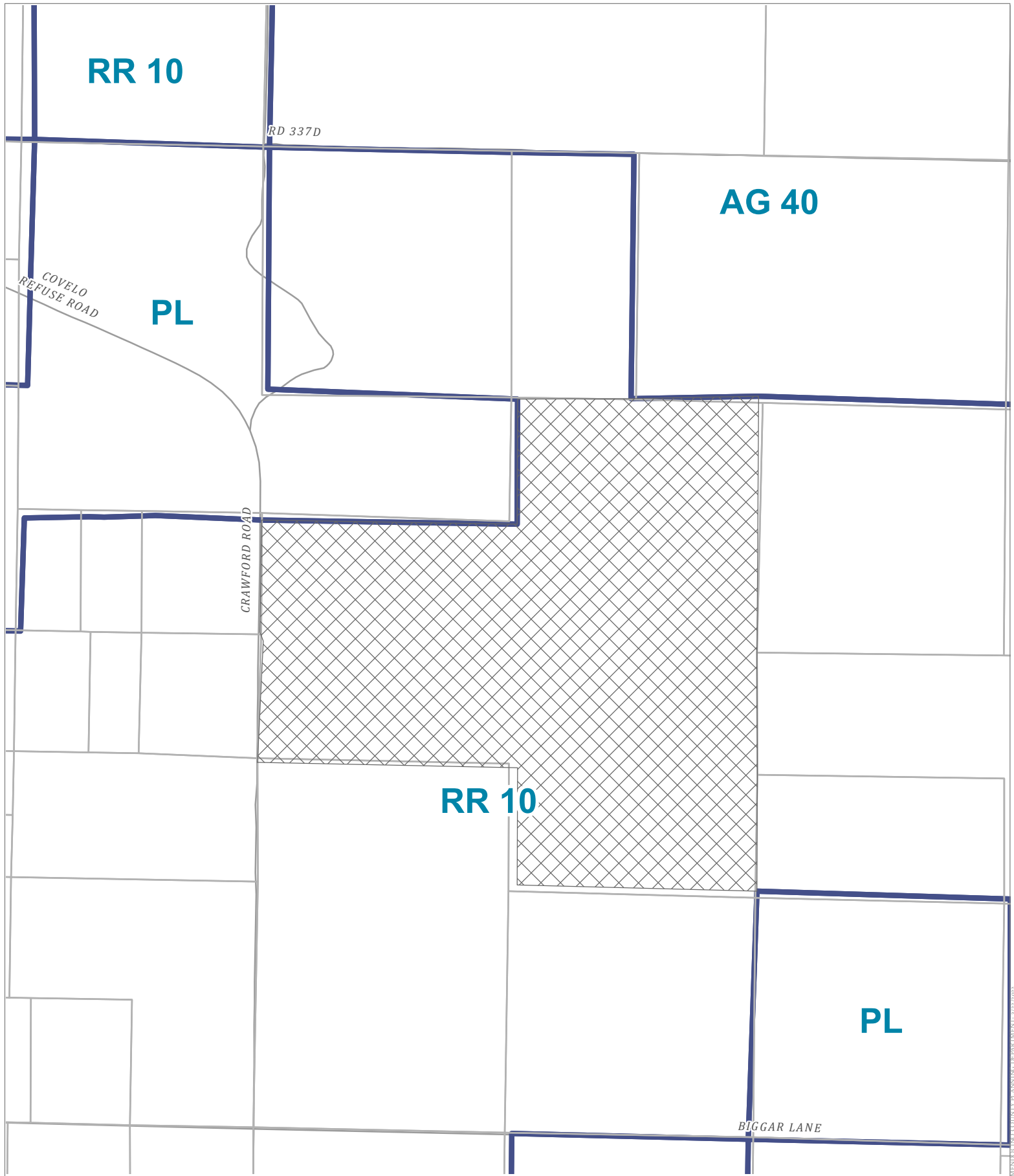
 Public Roads



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ZONING DISPLAY MAP

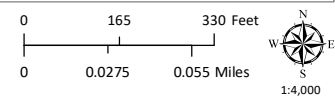
MENDELINO COUNTY PLANNING DEPARTMENT - 3/22/2023



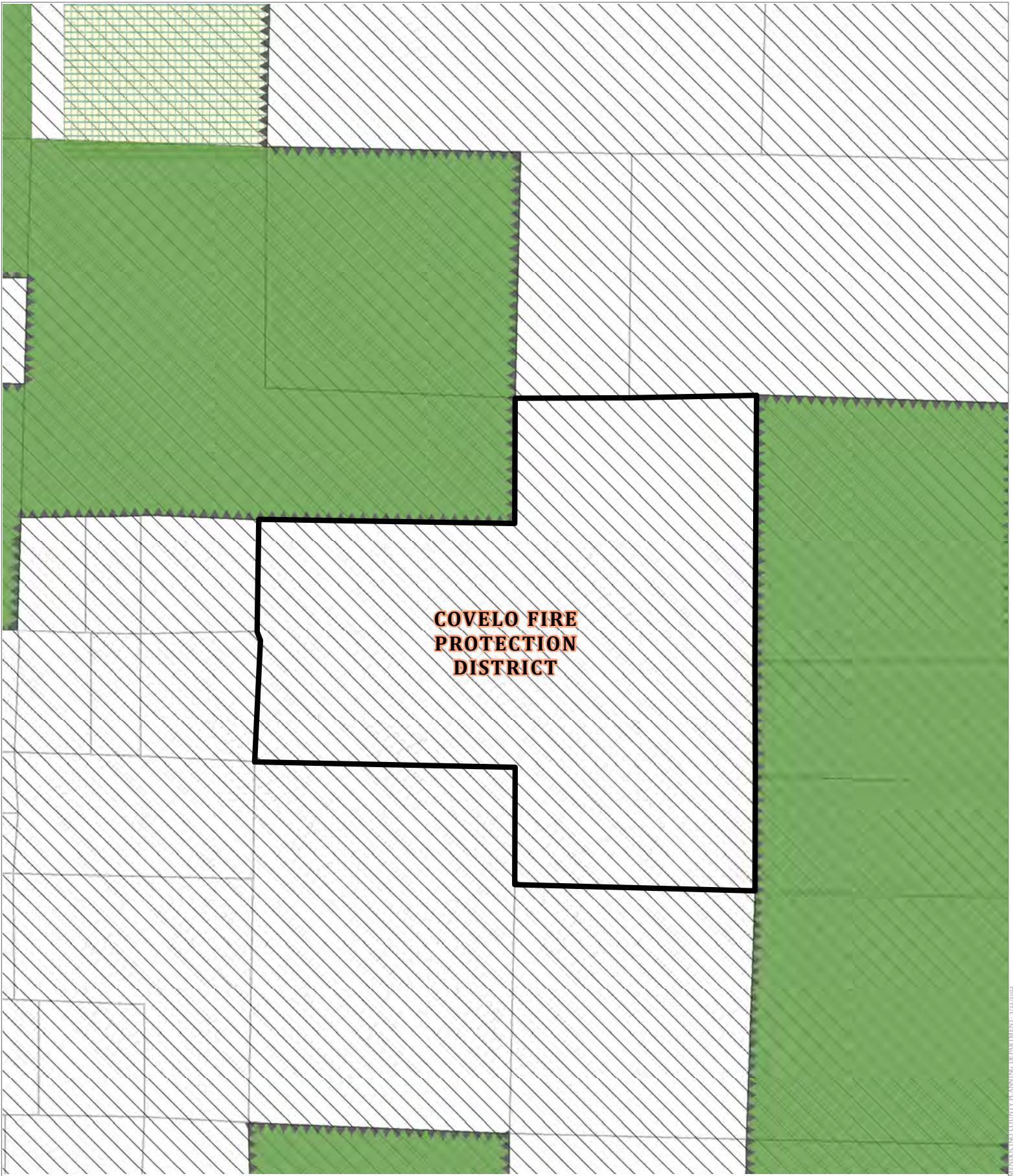
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

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 General Plan Classes
 Public Roads

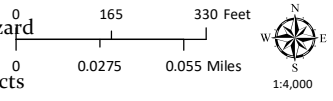
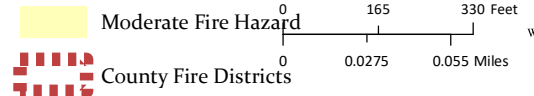
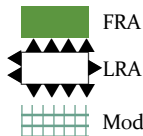


GENERAL PLAN CLASSIFICATIONS



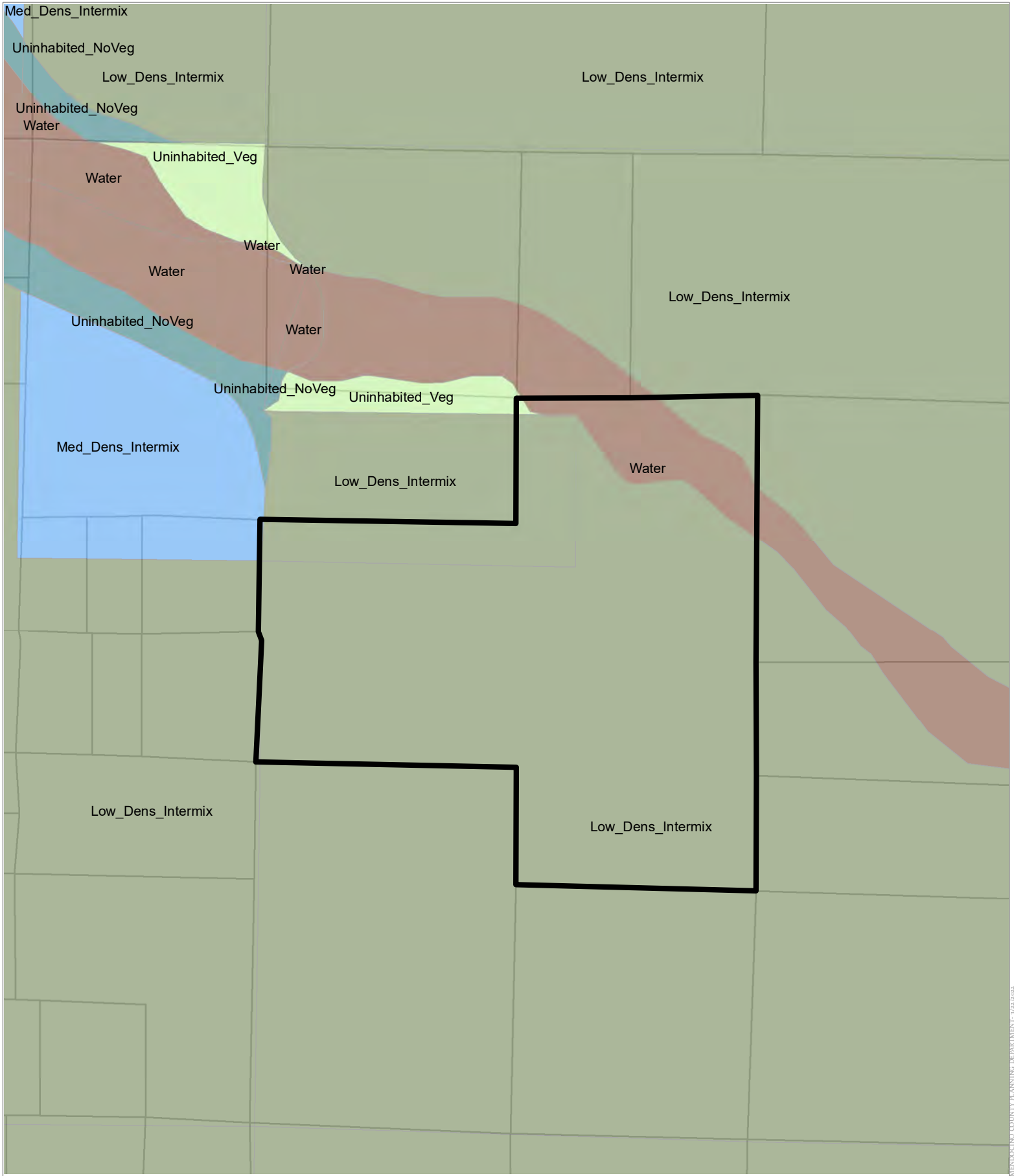
**COVELO FIRE
PROTECTION
DISTRICT**

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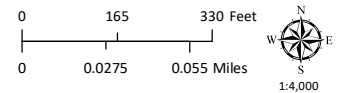


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

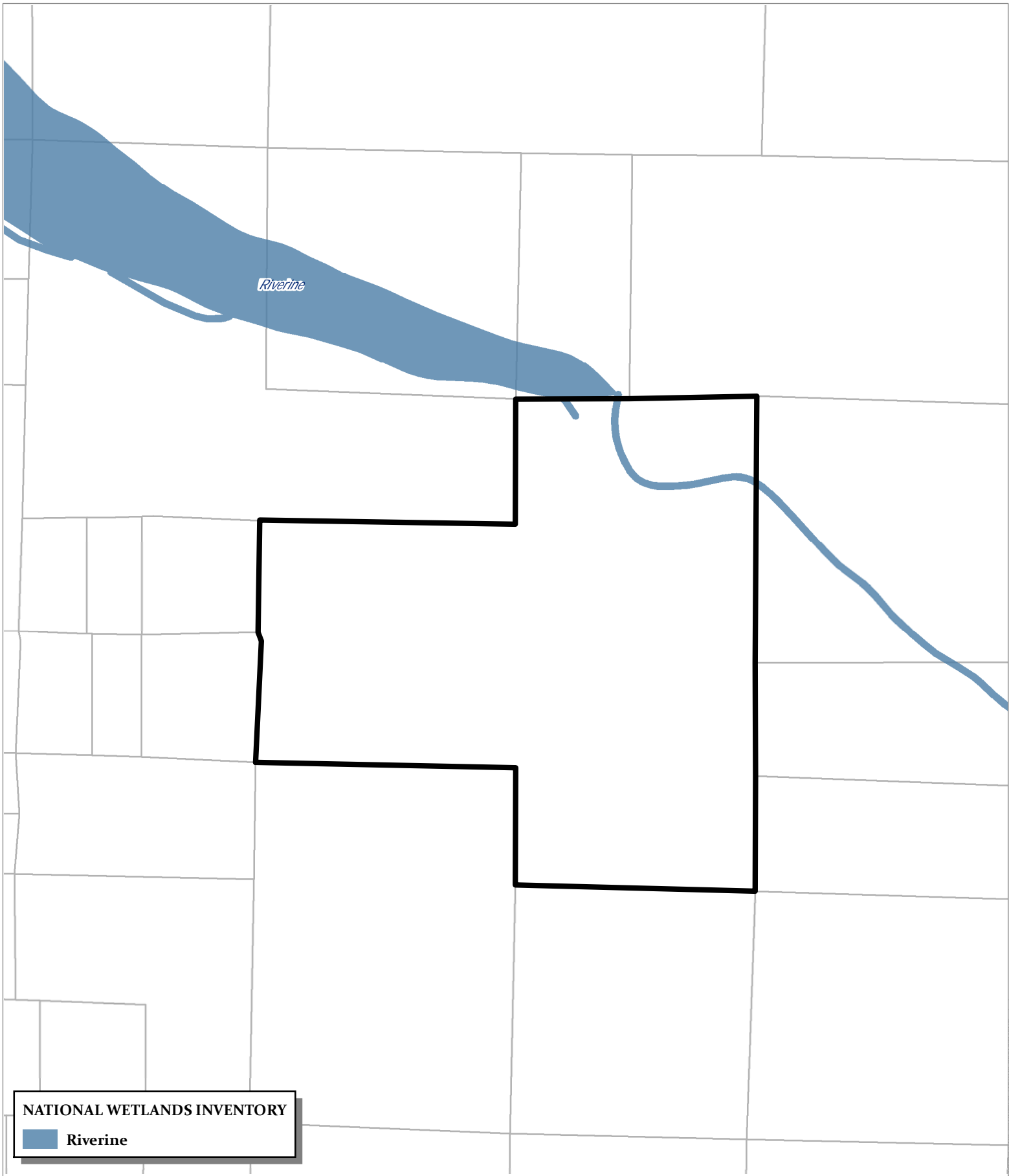


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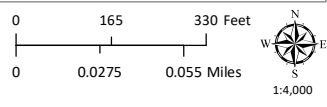
WILDLAND-URBAN INTERFACE ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2023

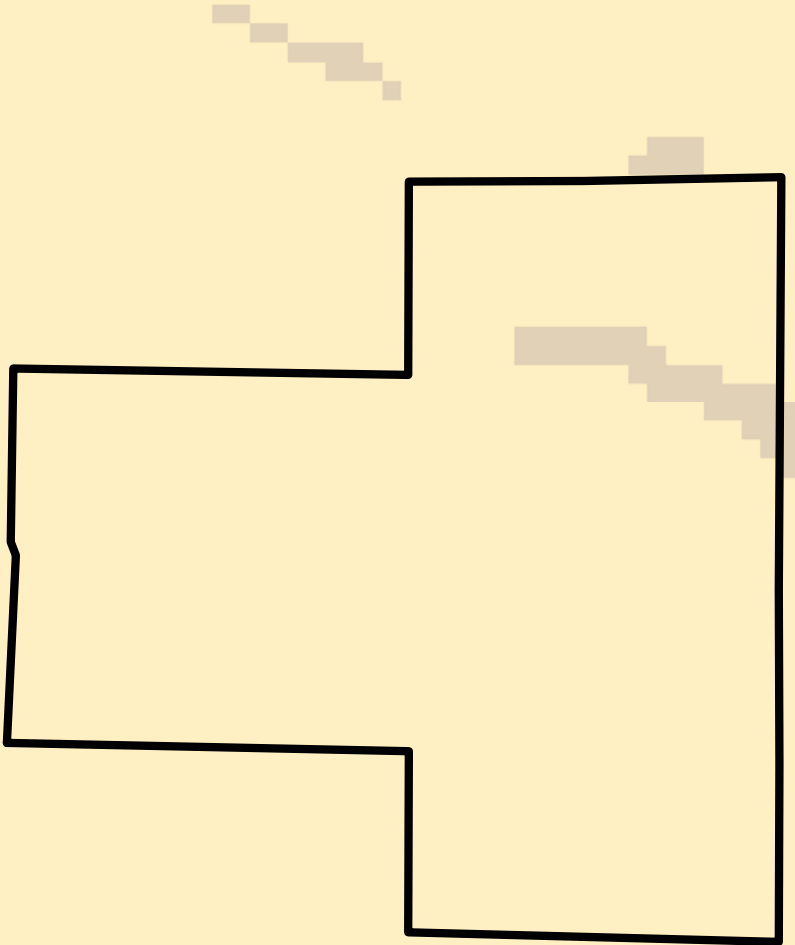


NATIONAL WETLANDS INVENTORY
 Riverine

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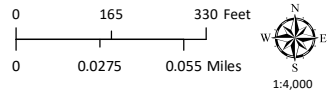
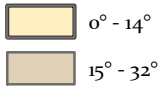


WETLANDS

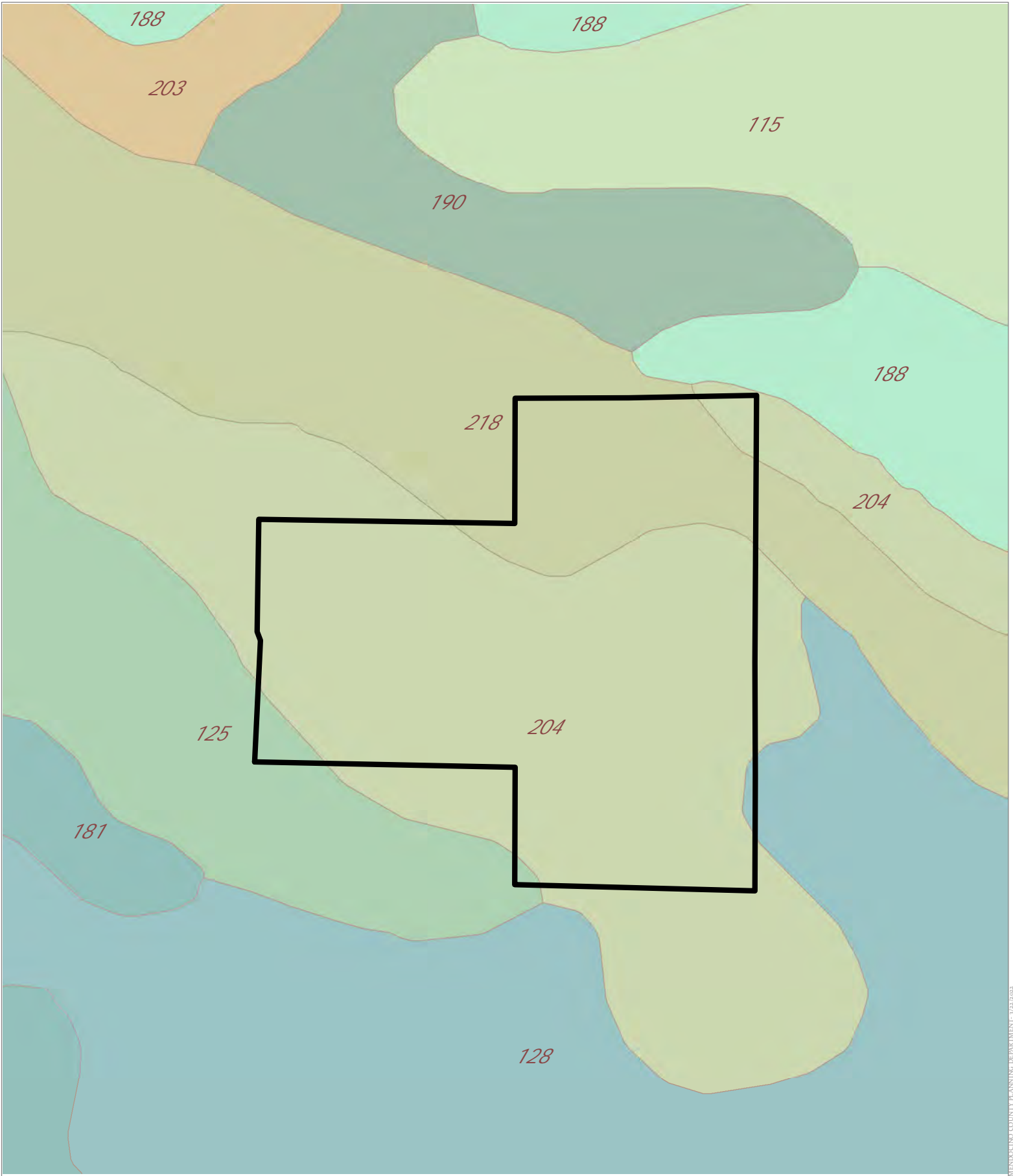


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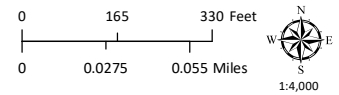
ESTIMATED SLOPE



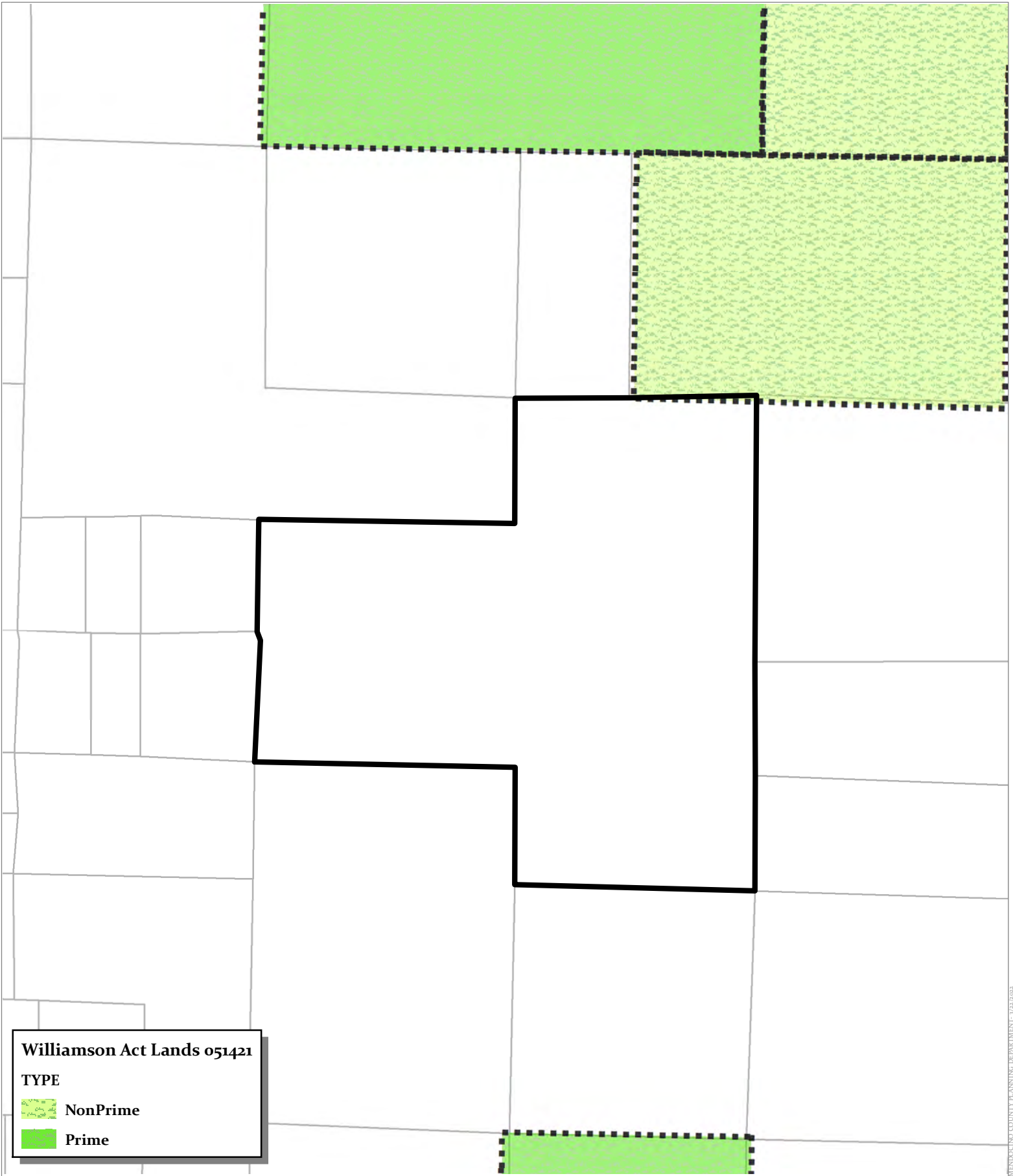
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2023



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 Eastern Study Soil Types

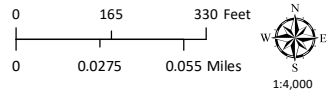


WESTERN SOIL CLASSES



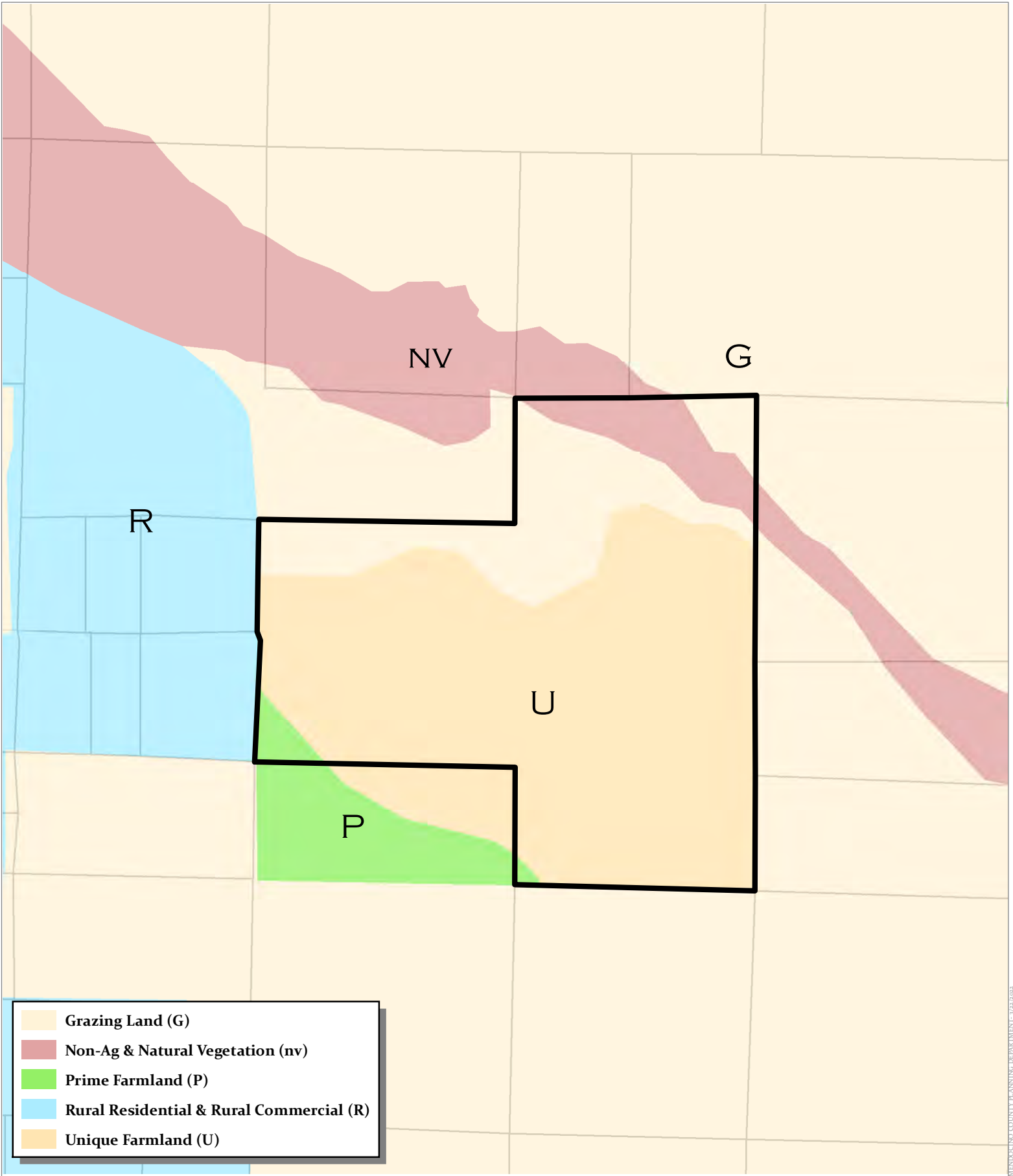
Williamson Act Lands 051421
TYPE
 NonPrime
 Prime

 Contract Boundaries

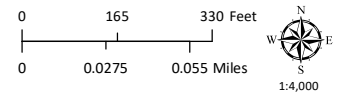


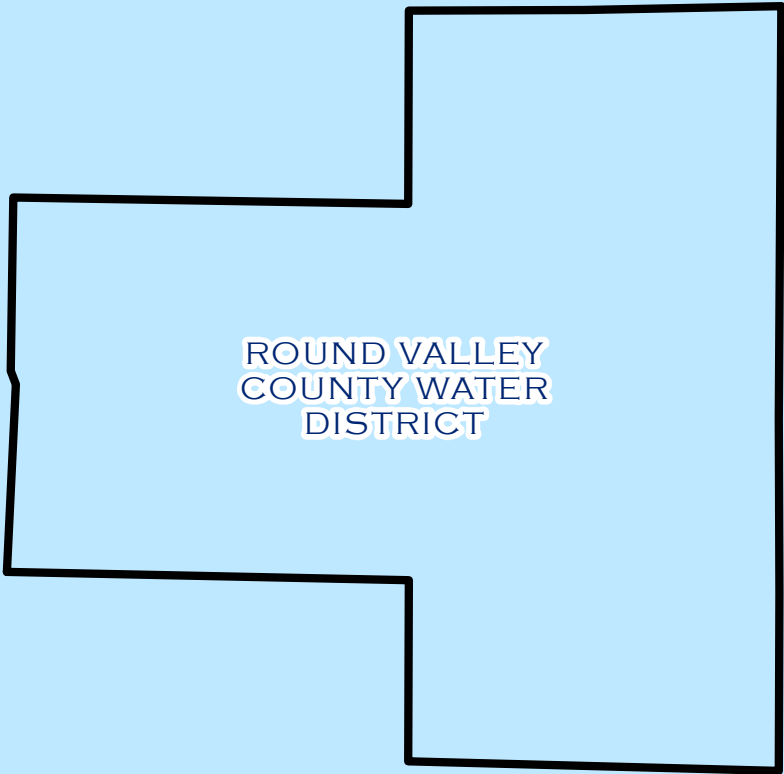
CASE: MS 2022-0001
OWNER: Michael Admoni, Shaar Koren, Omri Zadik
APN: 032-470-63
APLCT: Michael Admoni
AGENT: Pope Engineering
ADDRESS: Crawford Road, Covelo

WILLIAMSON ACT BOUNDARIES



CASE: **MS 2022-0001**
 OWNER: **Michael Admoni, Shaar Koren, Omri Zadik**
 APN: **032-470-63**
 APLCT: **Michael Admoni**
 AGENT: **Pope Engineering**
 ADDRESS: **Crawford Road, Covelo**



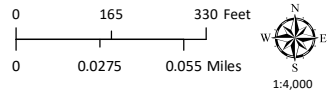


ROUND VALLEY
COUNTY WATER
DISTRICT

STENOGRAPHY COUNTY PLANNING DEPARTMENT - 3/22/23

CASE: MS 2022-0001
OWNER: Michael Admoni, Shaar Koren, Omri Zadik
APN: 032-470-63
APLCT: Michael Admoni
AGENT: Pope Engineering
ADDRESS: Crawford Road, Covelo

 County Water Districts





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

FOR
MICHAEL ADMONI, SHAHAR KOREN, & OMRI ZADIK
MINOR SUBDIVISION AT NO ASSIGNED ADDRESS;
APN: 032-470-63
File No. MS_2022-0001

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

Prepared by:
Steven Switzer, Planner I
Department of Planning & Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

APRIL 2023

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Negative Declaration (ND) for the proposed Minor Subdivision at no assigned address, Covelo (Project). This Draft IS/ND 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/ND serves as the primary environmental document for future activities associated with the Project, including discretionary approvals requested or required for Project implementation.

Questions in the Initial Study Checklist are provided with their respective answers based on analysis undertaken. An explanation for all checklist responses is included, and all answers take account of the whole action involved, including off site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant, and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

2.0 PROJECT INFORMATION

FILE NUMBER: MS_2022-0001

OWNER: OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI
PO BOX 52
COVELO, CA 95428

APPLICANT: MICHAEL ADMONI
PO BOX 702
COVELO, CA 95428

LEAD AGENCY: COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482

LEAD AGENCY CONTACT: STEVEN SWITZER, PLANNER I
860 NORTH BUSH STREET
UKIAH, CA 95482
(707) 234-6650

PROJECT LOCATION: 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63. See Figure 1.

GENERAL PLAN: Rural Residential (RR-10)

ZONING: Rural Residential (RR-10)

PROJECT DESCRIPTION: Pursuant to CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline physical conditions. For this project, the baseline conditions include all existing development and the current parcel configuration. The applicant requests a Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels. The intended development will allow the three tenants in common to have their own separate parcels. The subject parcel is located approximately one and a half mile northwest of Covelo Town center. The parcel is vacant land and within the service boundaries of Round Valley County Water District. The southern two-thirds of the parcel is comprised of grasslands while the northern portion of the parcel contains grasslands, a riverine, and riparian habitat. Mill Creek flows through the northeast corner of the parcel of the project and is currently not mapped in a Flood Hazard area. The parcel is also within an area of naturally occurring asbestos and ultramafic soils. Though the subject parcel is not under Williamson Act Contract, one of the adjacent parcels to the north is under a Non-Prime Williamson Act Contract. The entirety of the parcel is mapped within a Non-Wildland/Non-Urban Severity Zone with Covelo Fire Protection District as the responsible fire agency. The surrounding Land Uses and Zoning are detailed in the table below:

Table A: Adjacent Land Use and Zoning

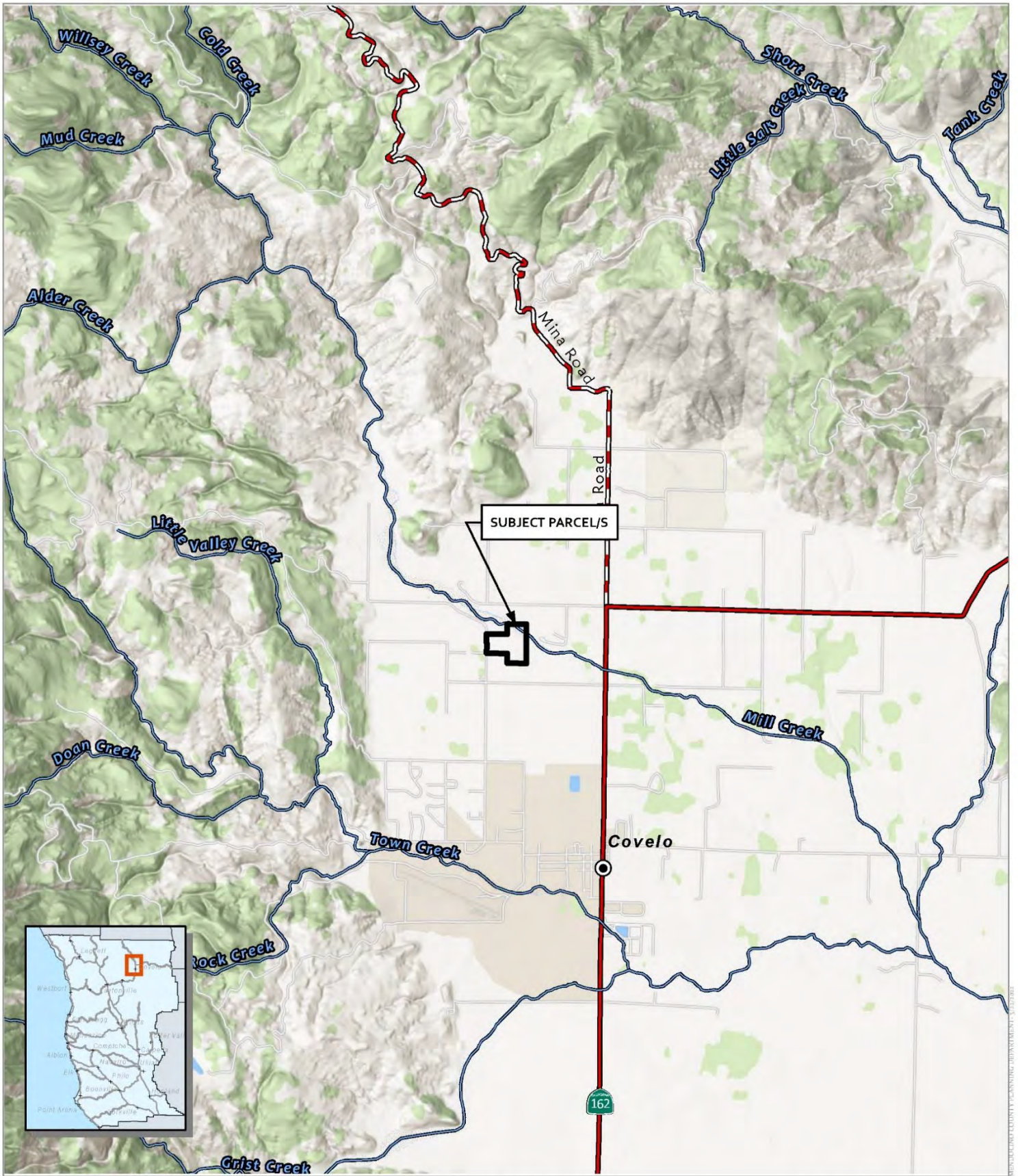
	GENERAL PLAN	ZONING	LOT SIZES	EXISTING USES
NORTH	Public Land (PL); Rural Residential (RR10); Agricultural (AG40)	Public Facilities (PF); Rural Residential (RR10); Agricultural (AG40)	20± Acres; 5± Acres; 15± Acres	Tribal Land, Residential, Agricultural
EAST	Rural Residential (RR10)	Rural Residential (RR10)	10± Acres; 25± Acres; 5± Acres	Residential

	GENERAL PLAN	ZONING	LOT SIZES	EXISTING USES
SOUTH	Rural Residential (RR10)	Rural Residential (RR10)	10± Acres; 15± Acres	Residential
WEST	Rural Residential (RR10)	Rural Residential (RR10)	2.5± Acres; 2.5± Acres	Residential

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

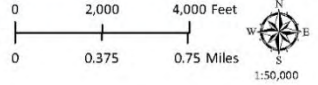
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural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

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



CASE: MS 2022-0001
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 ADDRESS: Crawford Road, Covelo

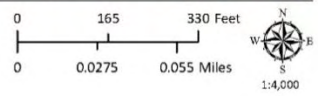
- Major Towns & Places
- Highways
- Major Roads



LOCATION MAP



CASE: MS 2022-0001
OWNER: Michael Admoni, Shaar Koren, Omri Zadik
APN: 032-470-63
APLCT: Michael Admoni
AGENT: Pope Engineering
ADDRESS: Crawford Road, Covelo



AERIAL IMAGERY

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4.0 DETERMINATION

Based on this initial evaluation:

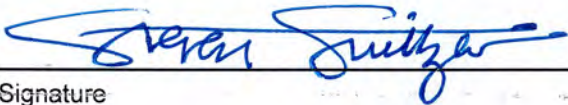
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A 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

2.27.2023
Date

STEVEN SWITZER
Printed Name

PLANNER I
Title

5.0 ENVIRONMENTAL CHECKLIST

5.1 AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on aesthetics if it would have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; substantially degrade the existing visual character or quality of public views of the site and its surroundings (if the project is in a non-urbanized area) or conflict with applicable zoning and other regulations governing scenic quality (if the project is in an urbanized area); or create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

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

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

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

- a) **No Impact:** The proposed subdivision is predominately surrounded by residential land uses that do not contain nor are adjacent to any scenic vistas. The subdivision of the parcel will not have any substantial adverse impacts on a scenic vista.
- b) **Less Than Significant Impact:** Currently, the parcel is vacant of development. A grassy field comprising the majority of the parcel with notable vegetation in the form of trees lining the parcel’s boundary lines. A concentration of riparian vegetation is found in the northern corner of the parcel. Approving the subdivision would allow for the construction of dwelling units on each new parcel. However, this future development would have a less than significant impact on the limited scenic resources of the property.
- c) **Less Than Significant Impact:** The proposed project would align with the existing zoning and applicable regulations governing the site’s scenic quality. The subdivision would ultimately allow for future development of dwelling units on the land in a neighborhood that already has existing residential development. The future development of the three new parcels would align with the existing character of the immediate surroundings and pose a less than significant impact on the quality of public views.
- d) **Less Than Significant Impact:** Any new development would require that external light sources be downcast and shielded to prevent light pollution from effecting neighboring parcels, as well as Dark Sky policies. Future development of the site would pose a less than significant impact on day and nighttime views in the area.

MITIGATION MEASURES

None.

FINDINGS

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

5.2 AGRICULTURE AND FORESTRY RESOURCES				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

5.2 AGRICULTURE AND FORESTRY RESOURCES

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on agriculture and forestry resources if it would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (hereafter “farmland”), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses; conflict with existing zoning for agricultural use or a Williamson Act contract; 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)); Result in the loss of forest land or conversion of forest land to non-forest use; or 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.

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

The Williamson Act (officially the California Land Conservation Act of 1965) provides preferential tax assessments to owners of farmland and open-space land in exchange for a ten year agreement that the land will not be developed or otherwise converted to another use. Since the early 1980’s participation in the program has hovered around 16 million acres enrolled under contract, constituting about one third of all privately held land in the state and about one half of the state’s agricultural land. The intent of the Williamson Act is to preserve a maximum amount of a limited supply of prime agricultural land to discourage premature and unnecessary conversion of prime agricultural land to urban uses.

The Timberland Production Zone (TPZ) was established in 1976 in the California Government Code as a designation for lands for which the Assessor’s records as of 1976 demonstrated that the “highest and best use” would be timber production and its accessory uses. Public improvements and urban services are prohibited on TPZ lands except where necessary and compatible with ongoing timber production. The original purpose of TPZ Zoning District was to preserve and protect timberland from conversion to other

more profitable uses and ensure that timber producing areas not be subject to use conflicts with neighboring lands.

- a) **Less Than Significant Impact:** The subject parcel has two designations by the FMMP: Grazing Lands, and Non-Ag & Natural Vegetation.¹ Though indirect impacts may occur through future residential development of the resulting parcels, the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) is not anticipated. However, the project will convert land which has the potential to support livestock used for the production of food and/or fiber. Given the project’s location and proximity to residential parcels, and history of non-grazing uses, it is anticipated a Less Than Significant impact will occur.
- b) **Less Than Significant Impact:** The proposed subdivision is not located in any lands designated as “agricultural,” nor is the subject parcel under a Williamson Act Contract. However, several parcels to the north are under Williamson Act Contracts and within the Agricultural (AG) Zoning District. The proposed project is conditioned to advise any future property owner of the potential inconvenience and discomfort caused by agricultural activities. The condition is also noted for any development of additional dwelling units.
- c - d) **No Impact:** The proposed subdivision is not adjacent to any parcel designated as Timber Production Zoning (TPZ) or Forest Lands (FL), nor are there any timber or forest resources identified as being located near the subject parcel.
- e) **No Impact:** The proposed subdivision entails the creation of three parcels. Though adjacent to agricultural lands, the subdivision of the subject parcel currently as zoned Rural Residential (RR) would not in itself result in the conversion of any agriculturally viable lands. The subject parcel is not located adjacent to or near any lands designated for its forest or timber resources.

MITIGATION MEASURES

None.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Agricultural and Forestry Resources.

5.3 AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of 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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on air quality if it would conflict with or obstruct implementation of applicable air quality plans; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable

¹ Farmland Mapping and Monitoring Program, California Important Farmland 2018

federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

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

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

- 1) All visibly-dry, disturbed soil road surfaces shall be watered to minimize fugitive dust emissions;
- 2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour;
- 3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed;
- 4) Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts;
- 5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour;
- 6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours; and
- 7) The operator shall keep a daily log of activities to control fugitive dust. In December, 2006, MCAQMD adopted Regulation 4, Particulate Emissions Reduction Measures, which establishes emissions standards and use of wood burning appliances to reduce particulate emissions. These regulations applied to wood heating appliances, installed both indoors and outdoors for residential and commercial structures, including public facilities. Where applicable, MCAQMD also recommends mitigation measures to encourage alternatives to woodstoves/fireplaces, to control dust on construction sites and unpaved access roads (generally excepting roads used for agricultural purposes), and to promote trip reduction measures where feasible. In 2007, the Air Resources Board (ARB) adopted a regulation to reduce diesel particulate matter (PM) and oxides of nitrogen (NOx) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation imposes limits on idling, requires a written idling policy, and requires disclosure when selling vehicles. Off-road diesel powered equipment used for grading or road development must be registered in the Air Resources Board DOORS program and be labeled accordingly. The regulation restricts the adding of older vehicles into fleets and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies. In 1998, the California Air Resources Board established diesel exhaust as an Air Toxic, leading to regulations for categories of diesel engines. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material which contributes to PM2.5. All stationary and portable diesel engines over 50 horse power need a permit through the MCAQMD.

Receptors include sensitive receptors and worker receptors. Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing

serious health problems affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (these sensitive land uses may also be referred to as sensitive receptors). Worker receptors refer to employees and locations where people work.

- a - d) **No Impact:** The proposed subdivision would have no impact on Air Quality as the project will simply be creating three separate parcels. Considering the potential future development of these parcels, and the construction of dwelling units and ancillary structures, all such development would comply with the air quality standards set forth by the Mendocino County Air Quality Management District. As currently proposed, the subdivision would not create any emissions, odors, or pollutants that would impact the surrounding properties.

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 Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on biological resources if it would 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; 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; 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; 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; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

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

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

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

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

a - f) **No Impact:** The proposed subdivision was referred to California Department of Fish and Wildlife (CDFW) for comment. As of the date of this report, no response or comment was received from CDFW. The proposed subdivision does not include the construction of any new buildings or infrastructure that would impede the movement of fish or wildlife. Further, the proposed subdivision would not result in development that could impact important habitat for plants or animals, including wetlands or riparian areas due to building setbacks from identified floodplains. A review of the California Natural Diversity Database provided that the subject parcel may provide habitat for North American porcupine (*Erethizon dorsatum*). The northern most portion of the parcel is mapped as a riverine under the National Wetlands Inventory. There are no Habitat Conservation Plans, Natural

Community Conservation Plans, or other approved local, regional, or State habitat conservation plans located on the subject land. A CDFW filing fee may be required or authorized by Section 711.4 of the Fish and Game Code within five (5) days of the end of any action. The CDFW fee of \$2,814 or current fee may be submitted to the Mendocino County Department of Planning and Building Services. A 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.

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 Incorporated	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 archaeological 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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on cultural resources if it would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or disturb any human remains, including those interred outside of formal cemeteries.

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

a - c) **No Impact:** Initially, the subdivision does not propose any ground disturbing activities. However, development within the proposed project area may occur in the future. Accordingly, the proposed project was referred to the Archaeological Commission (ARCH) and the Northwest Information Center (NWIC) at Sonoma State University on April 4, 2022. ARCH responded with a request to schedule for a hearing with the Commission, depending on the response from the NWIC. NWIC provided comment on April 18, 2022, recommending a survey be conducted for the un-surveyed portions of the proposed project given the moderate to high potential for unrecorded Native American resources to be within the area. In accordance, the applicant provided an archeological survey for review by ARCH on December 14, 2022, where the Commission accepted the survey with the condition that future ground disturbing activities shall have a monitor present. This will ensure that any potential cultural resources are adequately protected.

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 Incorporated	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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on energy if it would 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.

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

Permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The 2019 Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. It is estimated that single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards (CEC, 2018).

a – b) **No Impact:** The proposed subdivision does not entail the construction of any new buildings and simply creates three separate parcels. Any future development, including the construction of single-family residences, would be required to be energy efficient under the California Building Code.

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 Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on geology and soils if it would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; result in substantial soil erosion or the loss of topsoil; 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; 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; 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 wastewater; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

DISCUSSION: Of the five known fault zones in Mendocino County, the Maacama Fault Zone is the closest active fault to the subject parcel, located approximately 16 miles to the southwest.

The Maacama Fault extends from northern Sonoma County to north of Laytonville. The Maacama Fault is the northern most segment of a series of closely related faults within the San Andreas Fault system that includes the Hayward, Rodgers Creek, and Healdsburg faults to the south. Historically, the Maacama Fault has generated only a few moderate earthquakes. However, an abundance of micro-earthquakes (less than magnitude 3) are associated with the fault. A magnitude 5.6 earthquake was reported in the Ukiah area in 1869. Several, earthquakes in the magnitude range of 4, with the strongest 4.9, were recorded in the Ukiah area between 1977-1978. At locations east of Willits and Ukiah surface fault creep, or very slow movements across known fault locations, have been documented.

The vast majority of Mendocino County is underlain by bedrock of the Franciscan Formation. Thick soil development and landslides very commonly 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 commonly 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. Land sliding of such soils is widespread in Mendocino County, particularly in the eastern belt of the Franciscan Formation beneath the eastern portion of the county. Human activities that affect vegetation, slope gradients, and drainage processes can also contribute to landslides and erosion.

a - e) **No Impact** Considering the project is not located on any fault zone or near any sloped terrain, the proposed subdivision will not be exposed to any major geological concerns such as ground shaking, ground failure, landslides, or soil erosion. Though the subdivision does not propose any current development, future proposed development on the parcel would not be located on soils that are considered unstable or expansive.² Since the project is not located on a fault and is over 16± miles from the nearest fault zone, the proposed subdivision would not trigger any issues such as a landslide or liquefaction. Further, the soil types on the proposed project site are not identified as expansive or incapable of supporting a septic system. The project does not propose any activity that would lead to soil erosion or the loss of topsoil.

a - e) **Less Than Significant:** As noted in the Cultural Resources Section of this initial study, the proposed project was heard by the Archeological Commission (ARCH). The applicant provided an archeological survey for review by ARCH on December 14, 2022, where the Commission accepted the survey with the condition that future ground disturbing activities shall have a monitor present. This will ensure that any potential unique paleontological resources or site or unique geological features within the project area are adequately protected.

MITIGATION MEASURES

None.

FINDINGS

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

5.8 GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 type="checkbox"/>	<input checked="" type="checkbox"/>

² Eastern Soil Map

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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

- a) **Less Than Significant Impact:** While the proposed subdivision itself would not result in any additional greenhouse gas emissions, the project would allow each of the three proposed parcels to develop single-family residences as well as accessory dwelling units that could indirectly result in new emissions from construction and additional residential vehicular activities. However, most of these activities would be temporary and would not contribute a substantial amount of greenhouse gas emissions to significantly impact the environment.
- b) **No Impact:** Although Action Item RM-50.2 in Chapter 4 of the Mendocino County General Plan (2009) requires the County to “create a greenhouse gas reduction plan for the unincorporated areas of the county that sets specific reduction strategies and targets to meet”, such a plan has not yet been drafted or adopted by the County. Since there are no adopted local plans for reducing GHG emissions, no conflict with an applicable plan could occur.

MITIGATION MEASURES

None.

FINDINGS

The proposed project would have **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 Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.9 HAZARDS AND HAZARDOUS MATERIALS

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

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on hazards and hazardous materials if it were to 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; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; 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 create a significant hazard to the public or the environment; result in a safety hazard or excessive noise for people residing or working in the project area if 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; or impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

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

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in this General Plan emphasize source reduction and recycling of hazardous wastes and express a preference for onsite hazardous waste treatment over offsite treatment. The Hazardous Waste Management Plan proposed a number of hazardous waste programs and set forth criteria to guide the siting of new offsite hazardous waste facilities. However, to date, no facilities have been cited in the county. In 1997, the County Division of Environmental Health assumed responsibility for administering hazardous waste generation and treatment regulations. Solid Waste and Hazardous Waste and Materials Management Policy DE-203 states: *All development projects shall include plans and facilities to store and manage solid waste and hazardous materials and wastes in a safe and environmentally sound manner.*

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

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

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

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

- a - g) **Less Than Significant Impact:** The proposed subdivision would not involve the use of any hazardous materials or substances and simply seeks to create three separate parcels. The subject parcel has not been identified as a site for hazardous waste, nor is the site associated with the emission of hazardous pollutants. The project was referred to the Division of Environmental Health, which includes the Hazardous Materials unit, and no comments were received back expressing concern for the subdivision in relation to hazardous material storage or use. Section 5.13 of this Initial Study contains further discussion of the potential impact of the parcel's location within 2± miles of Round Valley Airport. In relation to exposing people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, the subject parcel is currently mapped in a Non-Wildland/Non-Urban fire hazard severity zone. Further, the subject parcel and potential future development is located over 3000± feet from a high fire hazard severity zone.

MITIGATION MEASURES

None.

FINDINGS

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

5.10 HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

5.10 HYDROLOGY AND WATER QUALITY

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:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on hydrology and water quality if it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; 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 result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, 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, or impede or redirect flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

Water Code Section 1005.1 defines groundwater as *water beneath the surface of the ground, whether or not flowing through known and definite channels*. Both surface water and groundwater define a watershed, as they move from higher to lower elevations. In Mendocino County, groundwater is the main source for municipal and individual domestic water systems, outside of the Ukiah Valley, and contributes significantly to irrigation. Wells throughout Mendocino County support a variety of uses, including domestic, commercial, industrial, agricultural needs, and fire protection. The County's groundwater is found in two distinct geologic settings: the inland valleys and the mountainous areas. Mountainous areas are underlain by consolidated rocks of the Franciscan Complex, which are commonly dry and generally supply less than 5 gallons per minute of water to wells. Interior valleys are underlain by relatively thick deposits of valley fill, in which yields vary from less than 50 gallons per minute to 1,000 gallons per minute. There are six identified major groundwater basins in Mendocino County. Groundwater recharge is the replacement of water in the groundwater aquifer. Recharge occurs in the form of precipitation, surface runoff that later enters the ground, irrigation, and in some parts of California (but not in Mendocino County) by imported water. Specific information regarding recharge areas for Mendocino County's groundwater basins is not generally available, but recharge for inland groundwater basins comes primarily from infiltration of precipitation and intercepted runoff in stream channels, and from permeable soils along the margins of valleys. Recharge for coastal groundwater basins takes place in fractured and weathered bedrock and coastal terraces, and along recent alluvial deposits and bedrock formations. If recharge areas are protected from major modification - such as paving, building and gravel removal - it is anticipated that continued recharge will re-supply groundwater reservoirs.

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

- a - e) **No Impact:** The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed project was referred to the Round Valley County Water District from whom no comment was provided. The intent of the subdivision is to create three separate parcels for each of the tenants in common. Future development is not anticipated to impact groundwater, stormwater, or wastewater infrastructure. Mill Creek transects the northern most portion of the subject parcel. Due to setback requirements within the subject parcel's zoning district, new development would not be able to encroach on the northern most portion of the parcel. Therefore, all aspects of water runoff, groundwater supply and quality, and any other water-based concern will remain unaffected by the proposed subdivision and potential future development.

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 Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on land use and planning if it would physically divide an established community or 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.

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

- a) **No Impact:** The proposed subdivision entails the division of the subject parcel into three separate properties. The proposed subdivision lot depth is greater than three (3) times the average width of the lot (1:3 width to depth ratio). As provided on the Tentative Map, the current lot width to depth ratio is closer to 1:4, with a lot depth of 1350± feet and lot widths ranging from 175± feet to 500± feet. Pursuant to Mendocino County Division of Land Regulations 17-52(F), the applicant is requesting that the Planning Commission consider approving a greater width-depth ratio necessitated by other physical conditions. The existing lot configuration, in the shape of the letter T, as well as Mill Creek transecting the northern portion of the parcel limits the subdivision layout options available for three lots of equal acreage. As currently proposed, the new lot configuration takes into consideration that each of the three lots will be provided street frontage along Crawford Road (CR 337H) and a comparable building envelope for the northernmost proposed lot transected by Mill Creek. Contingent on the Planning Commission's approval, the subdivision would comply with the Division of Lands Regulations, Title 17 of the Mendocino County Code. While existing within a rural neighborhood within Covelo, the proposed subdivision itself would not divide the established community, nor would it conflict with any land use plan, policy, or regulation that would result in environmental impacts.

MITIGATION MEASURES

None.

FINDINGS

The proposed project would have **No Impact** on Land Use and Planning.

5.12 MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mineral resources if it would 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 or 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.

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

SMARA requires the State Mining and Geology Board to adopt State policy for the reclamation of mined lands and the conservation of mineral resources.

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

- a-b) **No Impact:** The subject parcel is not identified as a site with known mineral resources by the General Plan, Zoning Code, or any other land use plan. Therefore, there is no expected loss to such resources due to the proposed subdivision.

MITIGATION MEASURES

None.

FINDINGS

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

5.13 NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on noise if it would result in the 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; or generation of excessive ground borne vibration or ground borne noise levels; or expose people residing or working in the project area to excessive noise levels (for a project located within the vicinity of a private airstrip or an airport or an airport land use plan, or where such as plan has not been adopted, within two miles of a public airport or public use airport).

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

the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

- a-b) **No Impact:** The proposed subdivision itself would not result in any noise or creation of additional noise. The subdivision proposes to divide the subject parcel into three new parcels. However, there is the potential for new sources of ambient noise in the future should dwelling units be constructed, but the noise levels are expected to be standard for such development and adhere to County standards. Similar ground borne vibrations would occur from additional residences and would be consistent with existing standards found in the surrounding neighborhood.
- c) **Less Than Significant Impact:** The subject parcel is located within 1.6± miles of the Round Valley Airport. The subject parcel is located 0.5± miles from the outer edge of Airport Zone C, an area considered to extend from 5,000 feet laterally from the runway centerline. Zone C contains the outer boundary of the Common Traffic Pattern Zone and is defined as an area where aircraft are commonly below 1,000 feet above ground level. The Community Noise Equivalent Level (CNEL) contour for Zone C measures 55 dBA. Considering the maximum CNEL normally acceptable for residential uses in the vicinity of airports covered by Mendocino County's Airport Comprehensive Land Use Plan is 60 dBA, the subject parcel's location 0.5±miles from the outer of the CNEL zone measuring with 55 dBA is normally acceptable. Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities. Future residential development of the site will experience a less than significant impact.

MITIGATION MEASURES

None.

FINDINGS

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

5.14 POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on population and housing if it would 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); or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

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

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

- a) **No Impact:** The proposed subdivision of a single parcel into three lots would not in itself induce unforeseen population growth. Future development could include additional housing in the form of dwelling units, but substantial growth is not expected as such development would be limited by the parcel's Rural Residential Zoning District. The maximum dwelling density for Rural Residential RR-10 (10 acre minimum) is one unit per 10 acres. In addition to the maximum dwelling density for the parcels, additional accessory dwelling units (ADUs) for each proposed lot would be subject to the regulations Chapter 20.164, Division I of Mendocino County Code.

MITIGATION MEASURES

None.

FINDINGS

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

5.15 PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the 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 fire protection, police protection, schools, parks, or other public facilities.

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

- a-e) **No Impact:** The proposed subdivision will not involve any physical development or changes to the subject parcel apart from road improvements required by the Mendocino County Department of Transportation. The proposed subdivision would create three separate parcels which would be provided adequate access to public services.

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 Incorporated	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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on recreation if it would 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

a-b) **No Impact:** The proposed subdivision could increase the use of regional parks and recreational facilities should dwelling units be constructed in the future. However, such development would be limited to one principal single-family residence per parcel with additional permitted accessory uses which would not substantially increase use of recreational facilities. The proposed project does not include the development of any recreation infrastructure.

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 Incorporated	Less Than Significant Impact	No Impact

5.17 TRANSPORTATION

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on transportation if it would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

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

a - d) **Less Than Significant Impact:** The proposed subdivision would not conflict with any plan, ordinance, or policy regarding transportation as no physical aspects of the subject parcel are intended to change. The project was referred to the Mendocino County Department of Transportation (MCDOT) from whom comments were received providing recommended Conditions of Approval. The Subdivision Committee reviewed the subdivision on July 14, 2022, including a representative of MCDOT, and recommended approval of the project with conditions.

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

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

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA

and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152.”

The proposed subdivision is a Division of Land project, which is not considered a Land Use or Transportation Project under the provisions of CEQA. Furthermore, no aspect of the subdivision proposal would be designed in a way that would result in increased hazards to the property or people. The proposed project will not result in inadequate emergency access. The subject parcel is currently accessed from Crawford Road and the proposed subdivision is conditioned to construct a standard driveway approach, improving the existing access, and the addition of a field entrance for the remaining two parcels. As conditioned, these improvements will further aid emergency services access to said property.

MITIGATION MEASURES

None.

FINDINGS

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

5.18 TRIBAL CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on Tribal Cultural Resources if it would cause a substantial adverse change in the significance of a 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 listed or eligible for listing in the California Register of Historical Places or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or is 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.

DISCUSSION: Public Resources Code Section 21074 defines Tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. Historical resources, unique archaeological resources, or non-unique archaeological resources may also be tribal cultural resources if they meet these criteria.

The area known now as Mendocino County has a long history of occupation and use by Native American groups. Notably the Russian and Eel Rivers as well as other watercourses, valleys, and coastal areas provided rich and varied habitat for early human occupation. The first dated chronological periods and related cultural patterns within the region were developed by David A. Fredrickson in his 1973 Ph.D. dissertation³ and 1984 regional synthesis.⁴ This research provides a baseline archaeological information for the area, but there still remains significant gaps in archaeological data for the region that affects our understanding of regional cultural history.

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

The Yuki and Huchnom are two Native American groups specific to the project site. The Yuki and Huchnom occupied the area east of the Coast Yuki that includes most of the drainage of the upper Eel River in the Coast Range, extending north just beyond Round Valley and south to just beyond Willits.⁵ With limited knowledge of these groups, the population of each appears to be relatively small compared to other California Native American groups such as the Pomo. Linguistically these groups near the project site spoke an isolate language, a language unrelated to any other known language. However, that language is now extinct. With the establishment of the Nome Cult Farm in 1856 later known as the Round Valley Indian Reservation, the histories of the Yuki and Huchnom were merged with a collection of neighboring tribes forced into the Round Valley. After years of a shared land base, a rich combination of different cultures with a common reservation experience and history emerged making the Round Valley Indian Reservation the largest contiguous enclave of Native American land in Mendocino County and one of the largest in California.

- a) **No Impact:** The proposed project was referred to the Archaeological Commission and the Northwest Information Center (NWIC) at Sonoma State University on April 4, 2022. NWIC provided a comment on April 18, 2022, recommending a survey be conducted for the project due to the age of previous surveys. On July 13, 2022, the project was heard by the Archaeological Commission who determined that a survey was required. Following this request, the Archaeological Commission on December 14, 2022, reviewed an archaeological survey submitted by the applicant and accepted the survey with the condition of approval that future ground disturbing activities shall have an archaeological monitor present and communicate with the local Round Valley Tribe Historic Preservation Officer (THPO).

³ Fredrickson, David, A. 1973. *Early Cultures of the North Coast of the North Coast Ranges, California*, UC Davis

⁴ Fredrickson, David, A. 1984. *The North Coastal Region*, California Archaeology

⁵ Miller, Virginia P. 1978. *Yuki, Huchnom, and Coast Yuki*, Handbook of North American Indians, Smithsonian Institution

Additionally, the project application was referred to various tribal agencies that requested consultation on planning projects under Assembly Bill (AB) 52 and no additional comments or concerns were expressed by any such agency receiving the referral.

MITIGATION MEASURES

None.

FINDINGS

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

5.19 UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on utilities and service systems if it would 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; not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; 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; or not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

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-b) **Less Than Significant Impact:** The proposed subdivision would not immediately result in the need for the construction of any new utility facilities since no development is proposed at this time. Future residential development may result in the expansion of water, wastewater treatment, and/or stormwater drainage facilities. However, these future expansions would be consistent with existing development on adjacent parcels and result in less than significant environmental impacts.
- b) **No Impact:** On April 21, 2022, the proposed project was referred to the Mendocino County Division of Environmental Health (DEH), which is the responsible agency for water supply and permitting water wells. DEH provided comment that "standard septic for each parcel and a water quality and quantity test will be required." Following this comment, the project was reviewed by Mendocino County Subdivision Committee on July 14, 2022. The Subdivision Committee recommended Standard Conditions 24-25, and 28-30, to ensure that Hydrology and Water Quality standards are met.
- c) **No Impact:** The project site is not served by a wastewater treatment provider and there is no district nearby that would feasibly be extending service to the parcel in the future.
- d-e) **No Impact:** The proposed subdivision is not expected to increase the amount of solid waste produced by the site, though future development of additional residences could result in new sources of solid waste. Future residential development on the proposed parcels would be limited by the Rural Residential Zoning District. Potential solid waste on-site would be required to comply with state and/or local standards.

MITIGATION MEASURES

None.

FINDINGS

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

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>
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"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on wildfire if it would impair an adopted emergency response plan or emergency evacuation plan; 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; 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; or 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.

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

a - d) **No Impact:** The proposed subdivision, with the added Mendocino County Department of Transportation (MCDOT) condition of approval, will improve access to the subject parcel. The existing access to the parcel with the addition of a field entrance to support the two proposed parcels, will neither impair any emergency plan, nor require any additional infrastructure that could exacerbate fire risk. Additionally, the subject parcel is located on flat terrain with minimal vegetation that would not expose any future structures or persons to risks related to slopes either during or after the occurrence of a wildfire.

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 Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mandatory findings of significance if it would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory; 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.); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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 - c) **No Impact:** As demonstrated in this Initial Study – Negative Declaration, the proposed subdivision would not have an impact on any biological resource, including on any fish or wildlife species, or their habitat. The proposed project is solely intended to provide separate parcels for each of the

three tenants in common. No development is proposed under the project, and any future development would be constricted by land availability and flood plain regulations due to proximity to Mill Creek. As such, there are no Cumulative Impacts that would result from the proposed subdivision that would impact the environment, or any surrounding persons or property.

MITIGATION MEASURES

None.

FINDINGS

The proposed project would have **No Impact** on Mandatory Findings of Significance.

Resolution Number _____

County of Mendocino
Ukiah, California

APRIL 6, 2023

MS_2022-0001 - MICHAEL ADMONI

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

WHEREAS, the applicant, Michael Admoni, filed an application for a minor subdivision with the Mendocino County Department of Planning and Building Services to subdivide an existing 30.30± acre parcel into three respective 10.10± acre parcels, 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63; General Plan RR10; Zoning RR10:AH; Supervisorial District 3; (the "Project"); and

WHEREAS, a Negative Declaration was prepared for the Project and noticed and made available for agency and public review on April 6, 2023, 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 April 6, 2023, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

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

- 1. General Plan Consistency:** The subject lot is designated under Mendocino County General Plan, Chapter 3, Policy DE-14, Rural Residential 10-Acre Minimum (RR10). The proposed subdivision is within the jurisdictional boundaries of a water district, but services are limited to flood control and restoration work. The three proposed lots would be provided with water and sewage infrastructure via wells and gravity septic systems. Crawford Road (CR 337H), a publicly maintained road, will provide access to each of the proposed lots. The site is within the jurisdictional boundary of both the Covelo Fire Protection District and the California Department of Forestry and Fire Protection (CALFIRE). The subdivision intends to provide separate parcels for the three tenants in common. Policy DE-14 establishes a minimum lot size of ten (10) acres for the RR10 classification. As proposed, each resulting lot would be at least ten (10) acres in size. One dwelling is permitted per legally created parcel on lands classified as RR10. The proposed subdivision meets the minimum lot size requirements, and future development would be limited to the general uses prescribed for the RR General Plan land use classification. As proposed, the subdivision request is consistent with the RR10 General Plan land use classification.
- 2. Zoning Consistency:** The subject lot is within the Rural Residential 10-Acre Minimum (RR10) zoning district, as defined in Chapter 20.048 of the Mendocino County Code (MCC). Though no current development is proposed, future development would be subject to the permitted uses provided by MCC Chapter 20.048. MCC Chapter 20.048 establishes a minimum lot size of ten (10) acres and maximum dwelling density of one (1) unit per ten (10) acres for the RR10 zoning district. As proposed, each resulting lot meets the ten (10) acre lot area, with future residential development subject to the maximum dwelling density of one (1) unit per ten (10) acres. As

proposed, the subdivision would be consistent with the intent and requirements of the RR10 zoning district.

3. **Division of Land Regulations:** The project was reviewed by the Mendocino County Subdivision Committee on July 14, 2022, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission pursuant to findings required by MCC §17-48.5. The proposed project conflicts with Mendocino County Division of Land Regulations 17-52(F). The proposed subdivision lot depth is greater than three (3) times the average width of the lot (1:3 width-depth ratio). The existing lot configuration, in the shape of the letter T, as well as Mill Creek transecting the northern portion of the parcel limits the subdivision layout options available for three lots of equal acreage. As currently proposed, the new lot configuration takes into consideration that each of the three lots will be provided street frontage along Crawford Road (CR 337H) and a comparable building envelope for the northernmost proposed lot transected by Mill Creek. Pursuant to Mendocino County Division of Land Regulations 17-52(F), a greater width-depth ratio is necessitated by other physical conditions.
4. **Environmental Protection Findings:** An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). There are no significant impacts to the environment identified which would result from the project, thus a Negative Declaration was prepared. It is noted in the Initial Study that the proposed subdivision could result in some impacts due to potential future development of dwelling units; however, these were less than significant impacts.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration. The Planning Commission certifies that the 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 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 in Exhibit "A", 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: ADRIENNE THOMPSON
Administrative Services Manager

By: _____

BY: JULIA KROG
Planning & Building Services Director

DIANA WIEDEMANN, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

APRIL 6, 2023

MS_2022-0001 -MICHAEL ADMONI

APPROVED PROJECT DESCRIPTION: Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

CONDITIONS OF APPROVAL:

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.”

AIR QUALITY

2. 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.”

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

“The access road, driveway and interior circulation routes 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

4. 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 \$2,814.00 or current fee shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within five (5) days of the end of any 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

5. 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."

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

"Archaeologist to be present during ground disturbing activities and communicate with Round Valley Tribal Heritage Preservation Officer (THPO). If THPO is unavailable, Archaeologist to communicate with Round Valley Tribe Representative."

GEOLOGY & SOILS

7. 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 inspection 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 or exempt by one of the following:
 - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet

(914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage.

FIRE

8. The subdivider shall comply with any fire safety recommendations required by the Covelo Fire Protection District. If recommendations are made, written verification shall be submitted from the District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the District.

HYDROLOGY & WATER QUALITY

9. The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
10. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH Form #42.04) for all parcel(s) completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH Form #26.09).
11. The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch = 50 feet showing all adjacent parcels on one sheet completed by a qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development.
12. The applicant shall submit to the Division of Environmental Health acceptable water quantity evaluation(s):
 - a. 1200-gallon Proof of Water Test Form 26.05 per current requirements. Inland Areas
(DEH Form #26.05) completed by a qualified individual of a water source located on each parcel(s) of the subdivision demonstrating an adequate water supply in accordance with the Division of Environmental Health's Land Division Requirements (DEH Form #26.09).
13. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from an identified source on the subdivision. Compounds to be tested for, at a minimum are: Calcium, Iron (total), Magnesium, Manganese (total), Potassium, Sodium, Bicarbonate, Carbonate, corrosivity (pH), alkalinity (total), total dissolved solids, turbidity, Chloride, Fluoride, Nitrate, Sulfate, Calcium hardness, Magnesium hardness and total hardness.

POPULATION & HOUSING

14. The subdivider shall pay into the County Affordable Housing Trust Fund (per County Code Section 20.238.035) an amount equaling 2% of the County-wide median sales prices of a single-family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map. This percentage is based on the number of unimproved (Single Family Residences) parcels to be created.

TRANSPORTATION

15. There shall be dedicated by Parcel Map, 20 feet along Crawford Road (CR #337H) frontage of APN# 032-470-63 to provide for the ultimate improvement of the County Road. This width shall be

measured from the centerline of the existing right-of-way of record, or where no record right-of-way exists, from the center of the physical road.

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. A standard private driveway approach shall be constructed for Lot 1, in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. For Lot 1, a chip seal may be used over the existing asphalt layer. Concrete driveways shall not be permitted.
18. 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.
19. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
20. A field entrance shall be constructed for Lots 2 and 3, in accordance with Mendocino County Road and Development Standards No. A51A (without the paving requirement), or as modified by applicant and approved by Department of Transportation staff during field review.
21. The following note shall be placed on the Parcel Map for Lots 2 and 3:

"A driveway approach is required to be built prior to any development in accordance with Mendocino County Road and Development Standards A51A or A51B, or as modified by applicant and approved by Department of Transportation staff."

SPECIAL CONDITIONS

22. Building/Development Setbacks indicating Front/Rear/Side to all property boundary's (existing and proposed) and roadway/easements shall be designated on the Parcel Map.
23. 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.

THIS DIVISION OF LAND IS DEEMED COMPLETE WHEN ALL CONDITIONS HAVE BEEN MET, AND THE APPROVED PARCEL MAP IS RECORDED BY THE COUNTY RECORDER.