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**PLANNING COMMISSION  
STAFF REPORT- DIVISION OF LAND**

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**MS\_2016-0006  
OCTOBER 5, 2017**

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**SUMMARY**

**OWNER & APPLICANT:** ALOIS PETER JR & LORNA OPATZ  
22130 HWY 128  
CLOVERDALE, CA 95425

**AGENT:** JIM RONCO  
445 N STATE STREET  
UKAH, CA 95482

**REQUEST:** Subdivision of 160+ acre parcel into three parcels of 40+ acres and a remainder parcel of 40+ acres.

**DATE DEEMED COMPLETE:** November 30, 2016

**LOCATION:** 7± miles south of Yorkville, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (CR 111; of which it lays west of). 22130 Mountain House Road (APN: 049-370-48) Yorkville

**TOTAL ACREAGE:** 160± ac.

**GENERAL PLAN:** Agriculture (AG:40)

**ZONING:** Agriculture (AG:40)

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Approve w/ Conditions

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**BACKGROUND**

**PROJECT DESCRIPTION:** Subdivision of 160+ acre parcel into three parcels of 40+ acres and a remainder parcel of 40+ acres.

**SITE CHARACTERISTICS:** The subject project site is located 7± miles from Yorkville town center and totals 160+ acres of land. The project site is located to the west of Mountain House Road and to the north Hwy 128, with the intersection of these roads located at the southern tip of the project site. The project site is mostly a sloped terrain with some flatter portions suitable for building sites. There are several groupings of oak species scattered throughout the project site, with a large woodland located on the north central portion of the project site.

The remainder parcel (parcel 3) is developed with a single family residence, barn and agricultural pond. There are also some vineyards on the remainder parcel and two existing wells. The remainder parcel currently gains its access off of SH 128. Access to the remainder parcel, as shown in the proposed subdivision tentative map, would become an easement through Parcel 4.

Three of the four proposed parcels have not been improved with any structures or development. Parcel 1 has the flattest terrain of all the parcels and would gain access from SH 128. Parcel 2 has a domestic well located on it, and gains its access from Mountain House Road with a proposed easement through parcel

4. Parcel 2 also has the most vegetation of all the proposed parcels, mostly oak woodlands. Parcel 4 does not have any improvements on it and gains its access directly from Mountain House Road. Parcel 4 has two access easement; one for parcel 2 and one for parcel 3.

TABLE 1 – SURROUNDING LAND USE AND ZONING				
	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	RL (Rangeland)	AG40/SR (Agriculture / Suburban Residential)	<1±, <1±	Vacant/Residential/Agriculture
<b>EAST</b>	RL (Rangeland)	TP (Timber Production)	52.3±	Agriculture
<b>SOUTH</b>	RMR40 (Remote Residential)	RL (Rangeland)	52.3±, 16.19±	Residential/Agriculture
<b>WEST</b>	RMR40/AG40 (Remote Residential/Agriculture)	TP (Timber Production)	16.19±	Agriculture

**RELATED APPLICATIONS ON-SITE:**

- **GP\_2007-0001:** Update of General Plan zoning from Rangeland (RL) to Agricultural (AG).

**Neighboring Property:**

- **UM\_3-99/2014:** Expansion of on-site lodging business.

**PUBLIC SERVICES:**

Access: Highway 128 (SH 128)  
Fire District: Anderson Valley Fire District  
Water District: NONE  
Sewer District: NONE  
School District: Anderson Valley Unified

**AGENCY COMMENTS:** On December 12, 2016, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

TABLE 2 – SUMMARY OF AGENCY REFERRALS			
REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation		Comment	March 10, 2017
<ul style="list-style-type: none"> <li>• Recommend conditions No. 40, 41, 42, 43, 47, 48C, 48E, 48F, 48G, and 49.</li> </ul>			
Environmental Health – Ukiah		Comment	December 30, 2016
<ul style="list-style-type: none"> <li>• Standard septic requirements per each parcel.</li> <li>• Standard water source requirements.</li> <li>• Water Quantity Test from a source on any of the proposed parcels.</li> </ul>			
Building Inspection – Ukiah		NO RESPONSE	
Agricultural Commissioner		NO RESPONSE	
Assessor		NO RESPONSE	
Air Quality Management District		NO RESPONSE	
Resource Lands Protection Committee		NO RESPONSE	
County Addresser		NO RESPONSE	

CalFire	NO RESPONSE
Caltrans	NO RESPONSE
Dept. of Fish & Wildlife	NO RESPONSE
Sonoma State University	NO RESPONSE
Middletown Rancheria	Comment February 21, 2017
• All work to cease if evidence of human habitation is found.	
Redwood Valley Rancheria	Comment February 17, 2017
• Protection of Tan Oak and traditional food sources.	
Cloverdale Rancheria	NO RESPONSE
Sherwood Valley Band Rancheria	NO RESPONSE
Archaeological Commission	NO RESPONSE
Anderson Valley Community Services District	NO RESPONSE

### KEY ISSUES

**1. General Plan and Zoning Consistency:** The subject parcel has a General Plan Land Use Designation of Agriculture (AG) as defined by Chapter 3: Development Element of the Mendocino County General Plan. The Agriculture classification is intended *“to be applied to lands which are suited for and are appropriately **retained for production of crops**; The classification should include lands presently under Type I agricultural preserve contracts, **land having present or future potential for significant agricultural production**, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.*

**General Uses:** *Residential uses, farmworker housing, **agricultural uses**, processing and sale of agricultural products, cottage industries, **residential clustering**, uses determined to be related to and compatible with agriculture, conservation, processing and development of natural resources, utility installations.”*

The applicant requests the approval of a subdivision of a 160+ acre parcel into four 40+ acre parcels. The General Plan Land Use Designation of Agriculture (AG) supports the subdivision as it will create parcels that will be used for residential and agricultural purposes. As the General Plan states, the AG Classification is intended to retain land for production of crops, particularly for land that has future potential for significant agricultural production. Furthermore, the Project does not propose further development, but rather retention of valuable agricultural land through building envelopes and wildlife corridors.

In addition to its consistency with the General Plan Land Use Designation of Agriculture, the proposed subdivision is also consistent with the following Goals and Policies that are established in the County of Mendocino General Plan.

**HOUSING GOAL 3.1:** *Encourage the development of an adequate supply of housing and range of housing densities and types to meet the diverse needs of County residents.*

While the proposed subdivision does not include the development of housing, there is the potential in the future for housing to be built. The project subdivides one large parcel into four smaller parcels, thus increasing the potential for new housing. Furthermore, the project supports this housing goal while supporting the A-G General Land Use Designation by limiting the amount of development that can possibly occur in the future and retaining land with agricultural significance. The proposed subdivision will allow for more housing, but the parcels are big enough that agricultural activities will be able to be maintained.

**GOAL CP-AV-2:** *Expand economic and housing opportunities in Anderson Valley consistent with the desired rural agrarian character of the valley.*

By approving the proposed subdivision, the opportunity for housing increases as there would be additional parcels on which new dwelling units could be developed. The subject parcels are within the Agricultural Zoning District (discussed below) which provides the potential to develop single family residences, as well as second residential units, further supporting the aforementioned Housing Goal.

With regards to zoning districts, the Project is located within the Agricultural District (MCC 20.052). The Mendocino County Code identifies the intent of the Rural Community District is "to create and preserve areas for the raising of crops and animals. Processing of products or raised on the premises would be permitted as would certain commercial activities associated with raising crops and animals. Typically the A-G District would be applied to lands subject to Type I Agricultural Preserve contracts, lands having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of the surrounding lands."

As noted with the General Plan designation, the Agricultural District within the Mendocino County Code is similarly intended to protect agricultural land and limit development. Therefore, this intent is being upheld by the project as it meets the identical General Plan intentions of the A-G designation.

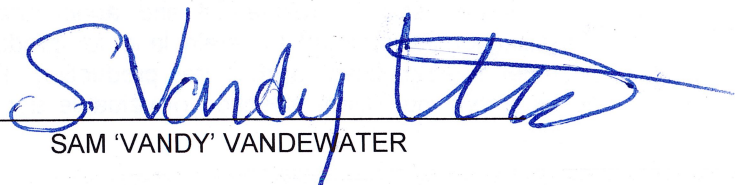
**2. Environmental Protection:** An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). There are no significant impacts to the environment identified which would result from the project, thus a Negative Declaration was prepared. It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

**3. Division of Land Regulations:** The project was reviewed by the County Subdivision Committee on April 13, 2017, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required finding found in MCC §17-48.5. No conflicts with the County Division of Land Regulations were identified.

#### RECOMMENDATION

By resolution, adopt a Negative Declaration and grant Subdivision MS\_2016-0006 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

9/18/17  
DATE

  
SAM 'VANDY' VANDEWATER

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

#### ATTACHMENTS:

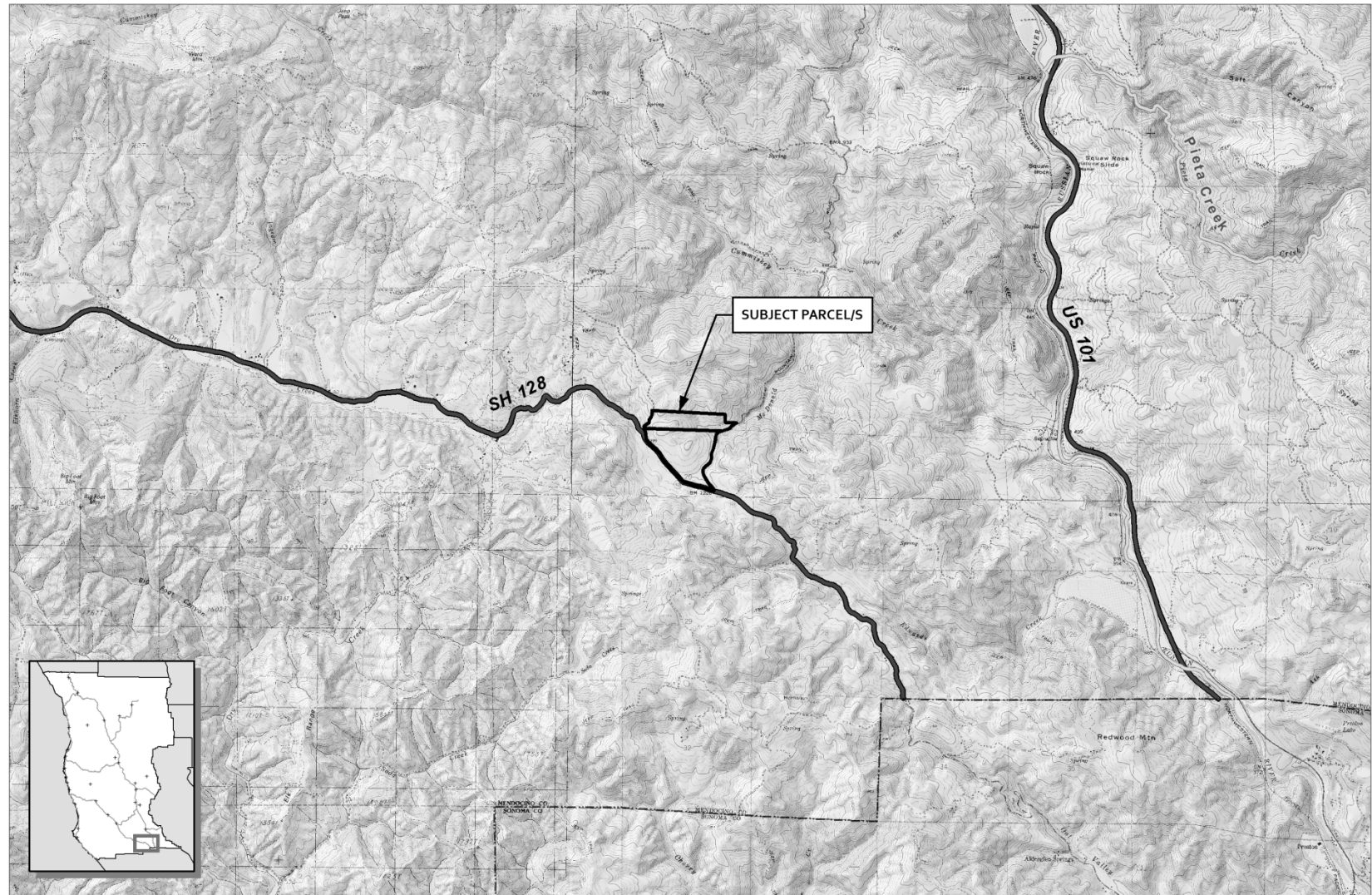
- |                     |                                 |
|---------------------|---------------------------------|
| A. Location Map     | G. Fire Hazards Map             |
| B. Topographic Map  | H. Soils Map                    |
| C. ESRI Map         | I. Wildland-Urban Interface Map |
| D. Tentative Map    | J. Farmland Map                 |
| E. General Plan Map | K. Williamson Act Map           |
| F. Adjacent Map     | L. School District              |

#### RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

**[NEGATIVE DECLARATION or MITIGATED NEGATIVE DECLARATION] Initial Study available online at: <http://www.mendocinocounty.org/pbs>**



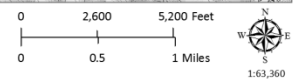
# ATTACHMENT A



CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco

ADDRESS: 22130 Mountain House Road, Yorkville

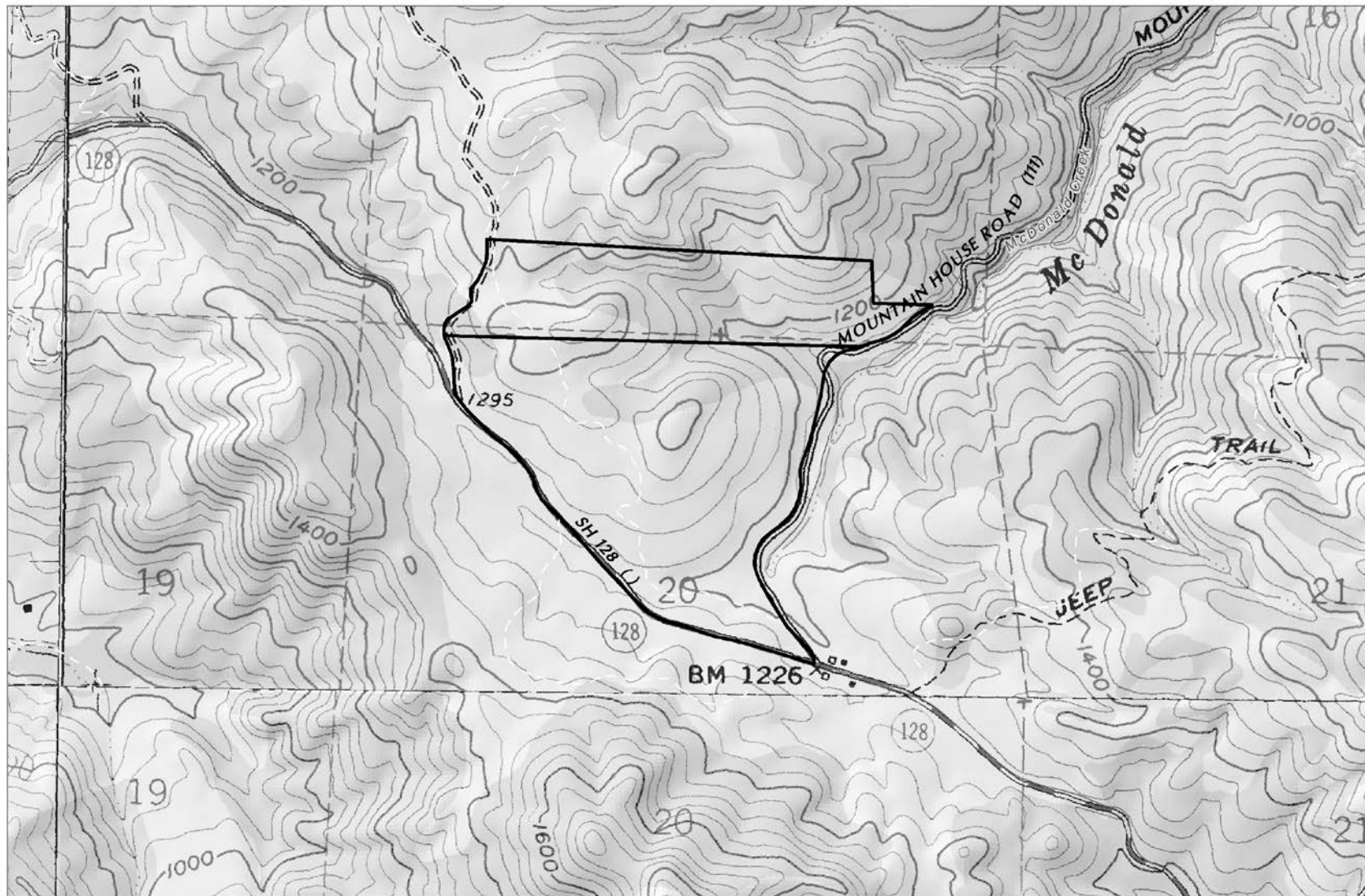
Major Rivers  
 Highways



LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, November, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT B



CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco  
 ADDRESS: 22130 Mountain House Road, Yorkville

~ ~ ~ ~ ~ Named Rivers  
 ——— Public Roads  
 ——— Private Roads  
 ——— Driveways/Unnamed Roads

0 495 990 Feet  
 0 0.075 0.15 Miles  
 1:12,000

TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, November, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

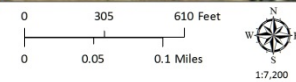


# ATTACHMENT C



CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco  
 ADDRESS: 22130 Mountain House Road, Yorkville

Named Rivers  
 Public Roads  
 Driveways/Unnamed Roads

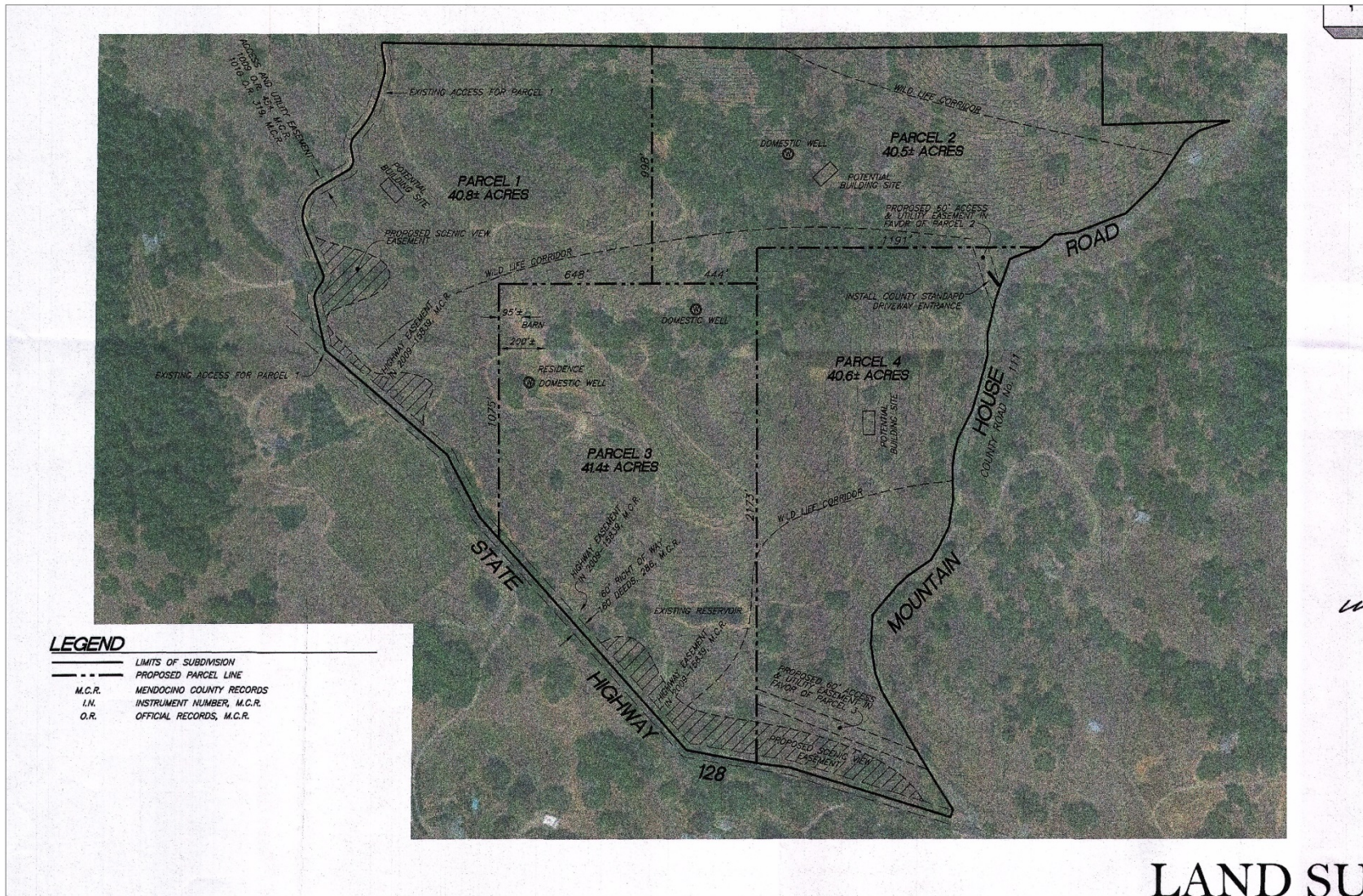


ESRI IMAGERY

Map produced by the Mendocino County Planning & Building Services, November, 2016  
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# ATTACHMENT D



CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco  
 ADDRESS: 22130 Mountain House Road, Yorkville

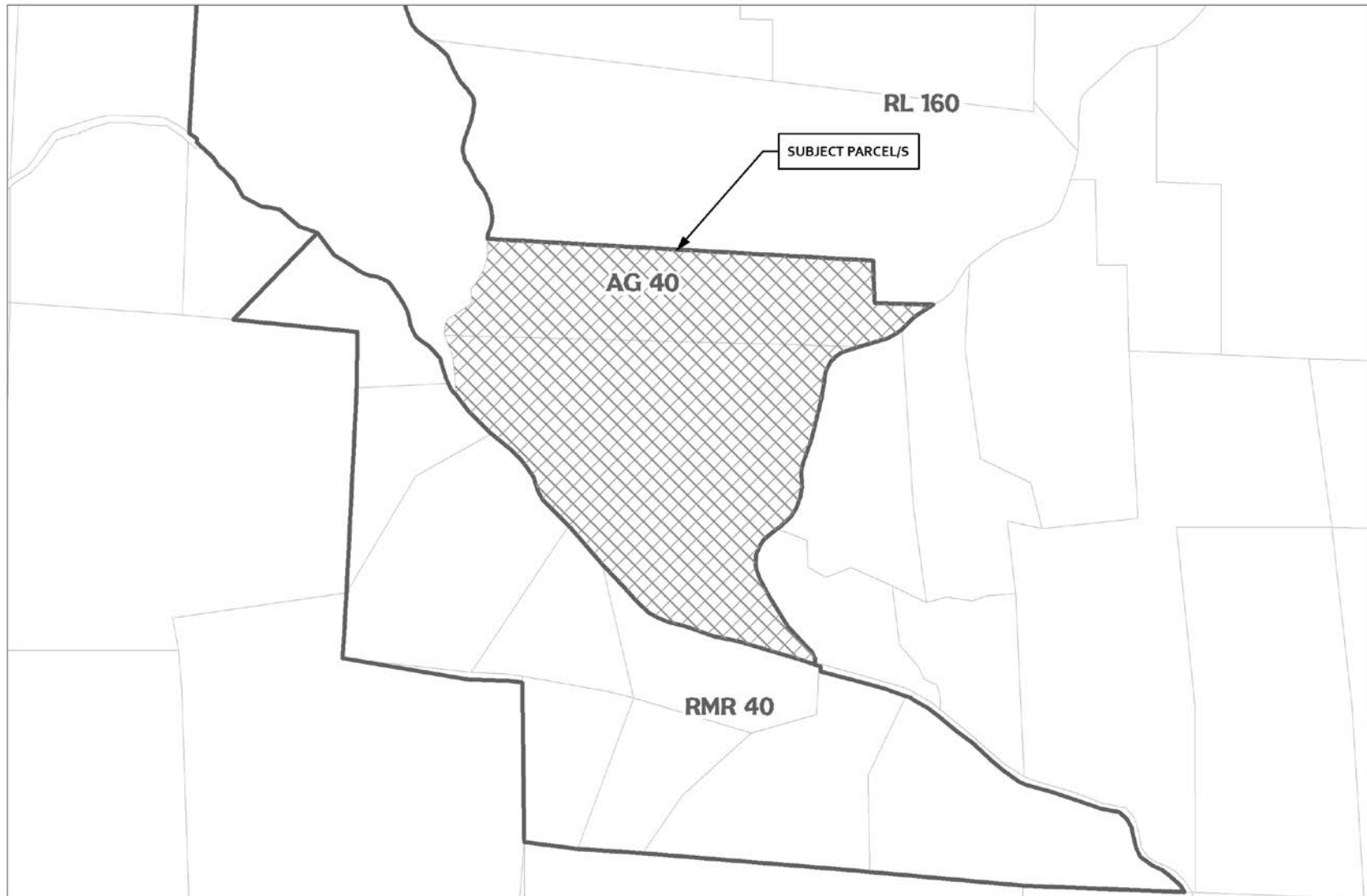
NO SCALE

TENTATIVE MAP


Map produced by the Mendocino County Planning & Building Services, November, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

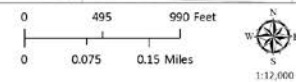


# ATTACHMENT E



CASE: MS 2016-0006  
OWNER: OPATZ, Peter & Lorna  
APN: 049-370-48, 049-380-37  
APLCT: Peter Opatz  
AGENT: Jim Ronco  
ADDRESS: 22130 Mountain House Road, Yorkville

 General Plan Classes

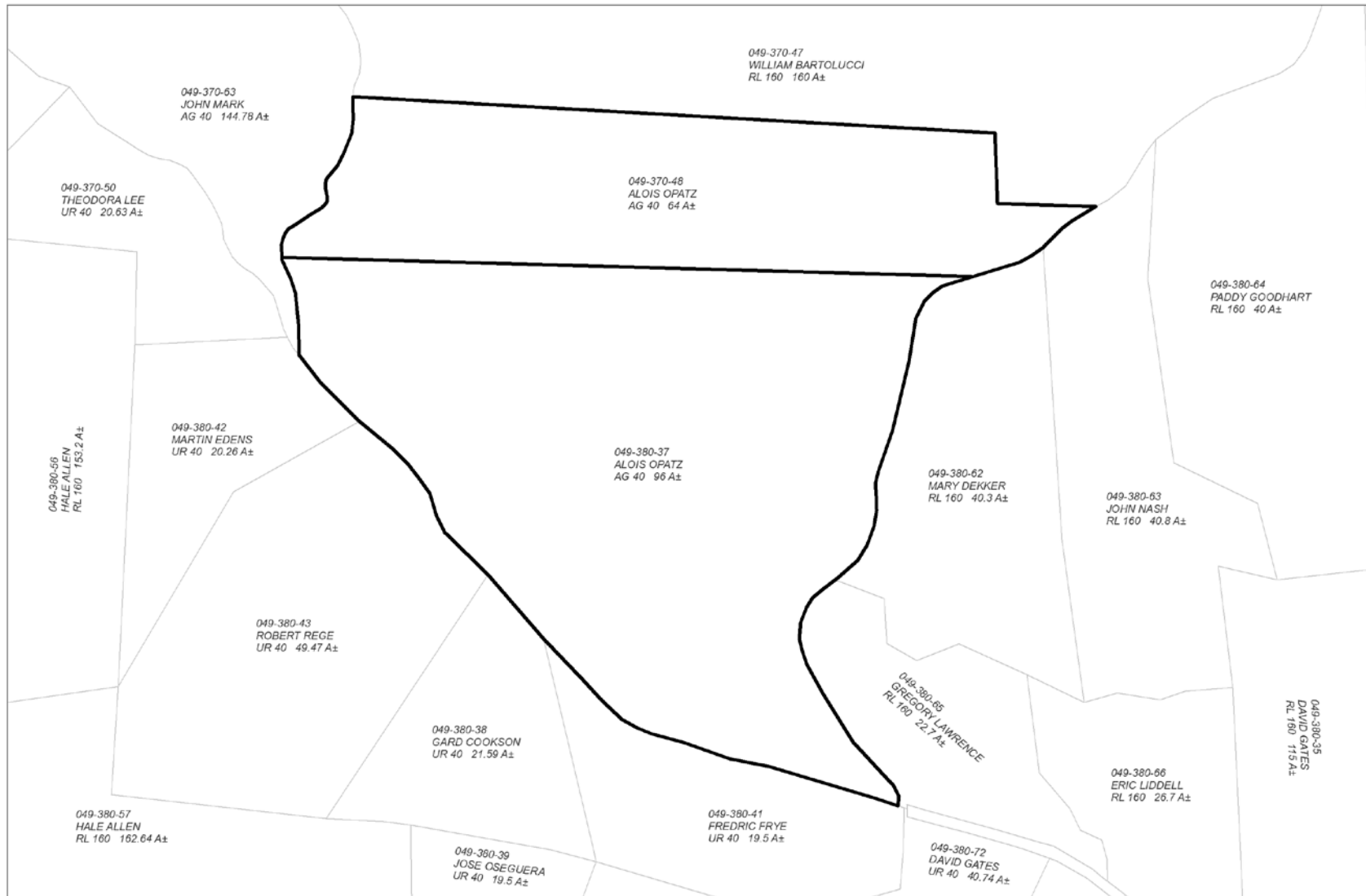


GENERAL PLAN CLASSIFICATIONS

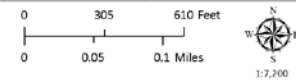
Map produced by the Mendocino County Planning & Building Services, November, 2016  
All spatial data is approximate. Map provided without warranty of any kind.



# ATTACHMENT F



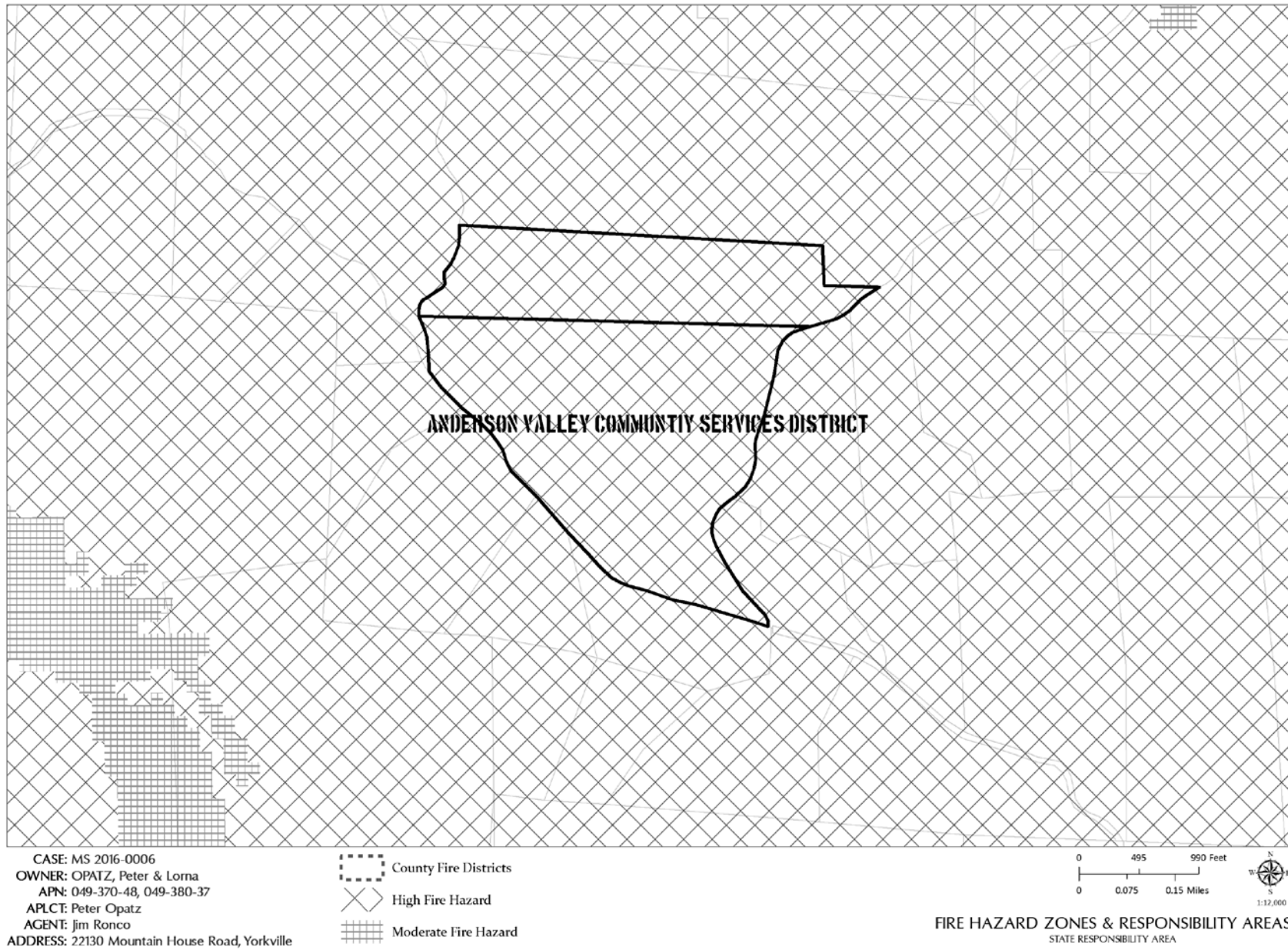
CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco  
 ADDRESS: 22130 Mountain House Road, Yorkville



ADJACENT PARCELS

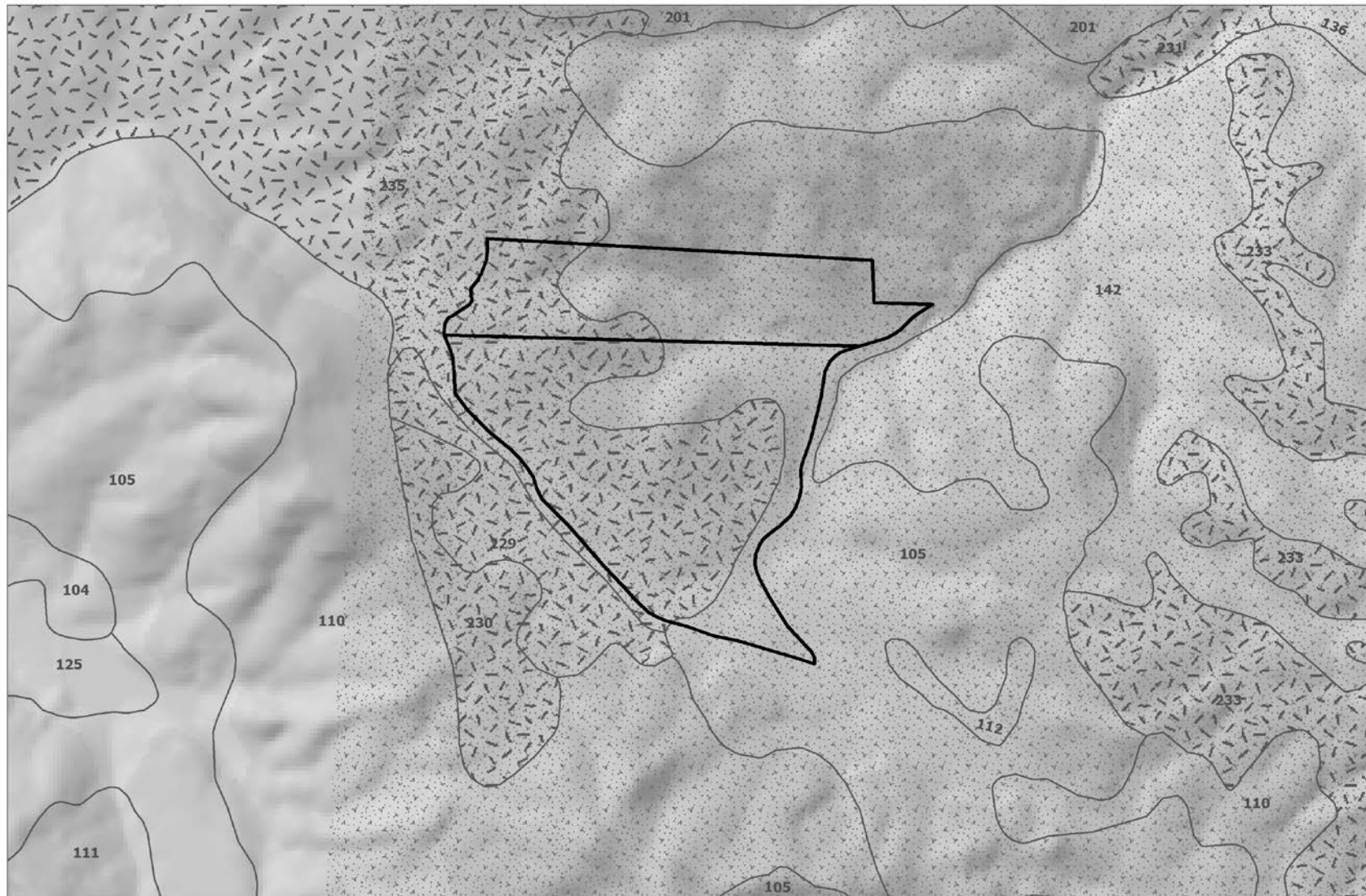
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 All spatial data is approximate. Map provided without warranty of any kind.

# ATTACHMENT G






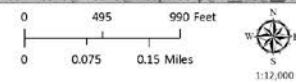
Map produced by the Mendocino County Planning & Building Services, November, 2015  
All spatial data is approximate. Map provided without warranty of any kind.

# ATTACHMENT H



CASE: MS 2016-0006  
 OWNER: OPATZ, Peter & Lorna  
 APN: 049-370-48, 049-380-37  
 APLCT: Peter Opatz  
 AGENT: Jim Ronco  
 ADDRESS: 22130 Mountain House Road, Yorkville

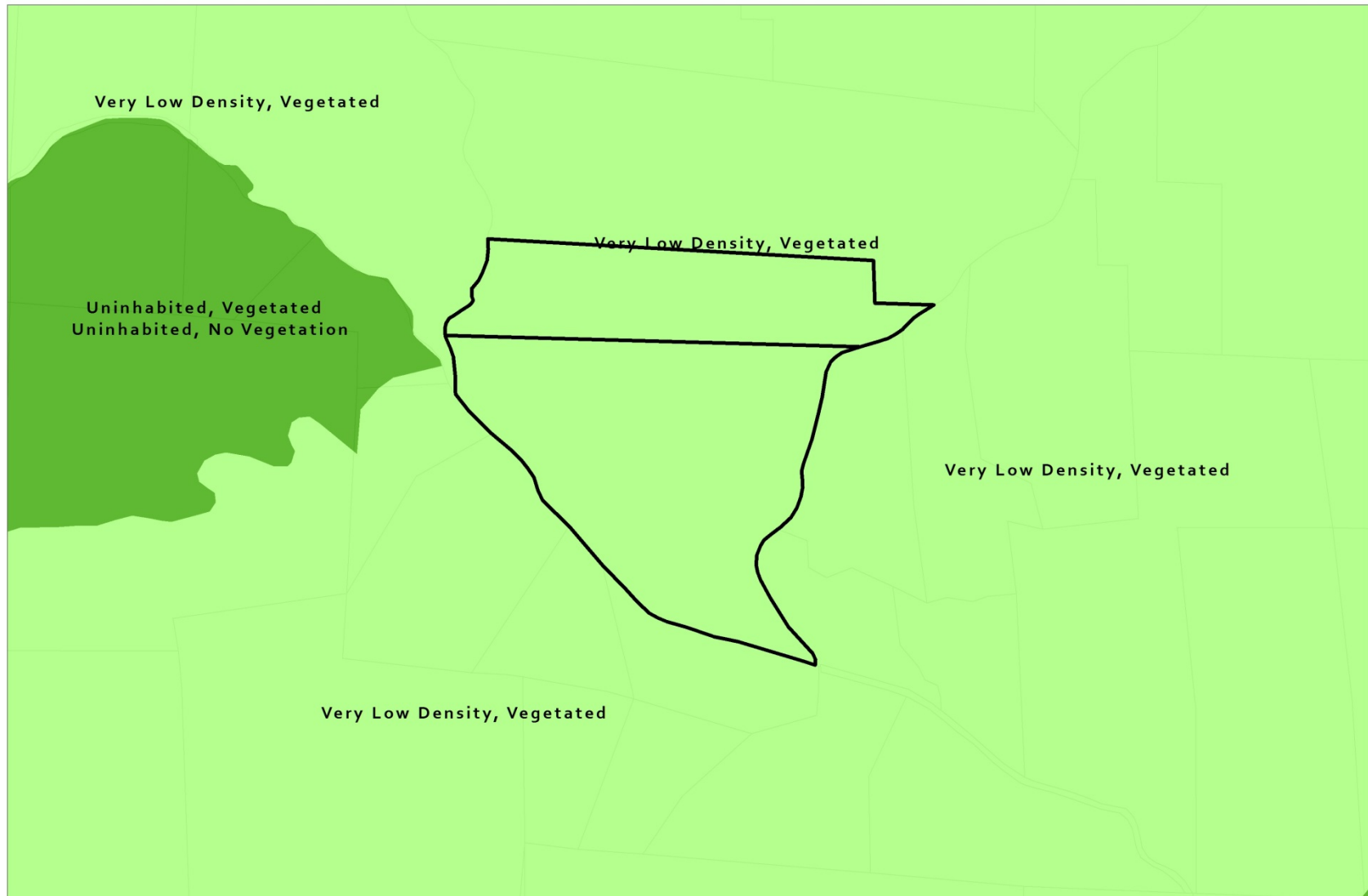
-  Eastern Soils
-  Eastern Serpentine Inclusions
-  Naturally Occurring Asbestos



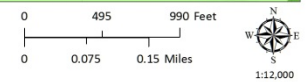
LOCAL SOILS

Map produced by the Mendocino County Planning & Building Services, November, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

# ATTACHMENT I



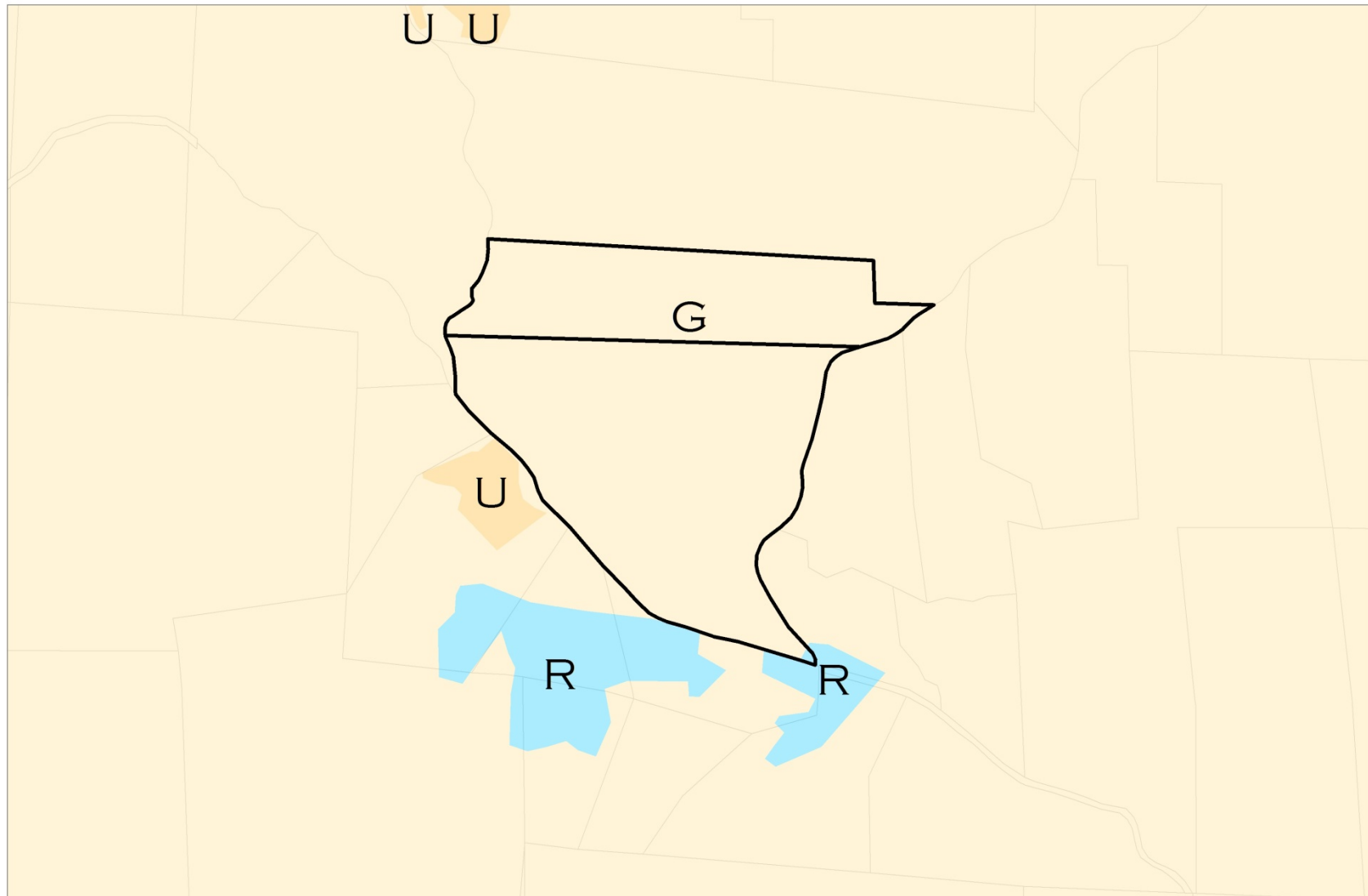
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APLCT: Peter Opatz  
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ADDRESS: 22130 Mountain House Road, Yorkville



WILDLAND URBAN INTERFACE

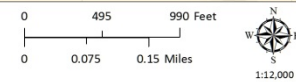
Map produced by the Mendocino County Planning & Building Services, November, 2016  
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# ATTACHMENT J



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 ADDRESS: 22130 Mountain House Road, Yorkville

Grazing Land (G)  
 Rural Residential & Rural Commercial (R)  
 Unique Farmland (U)

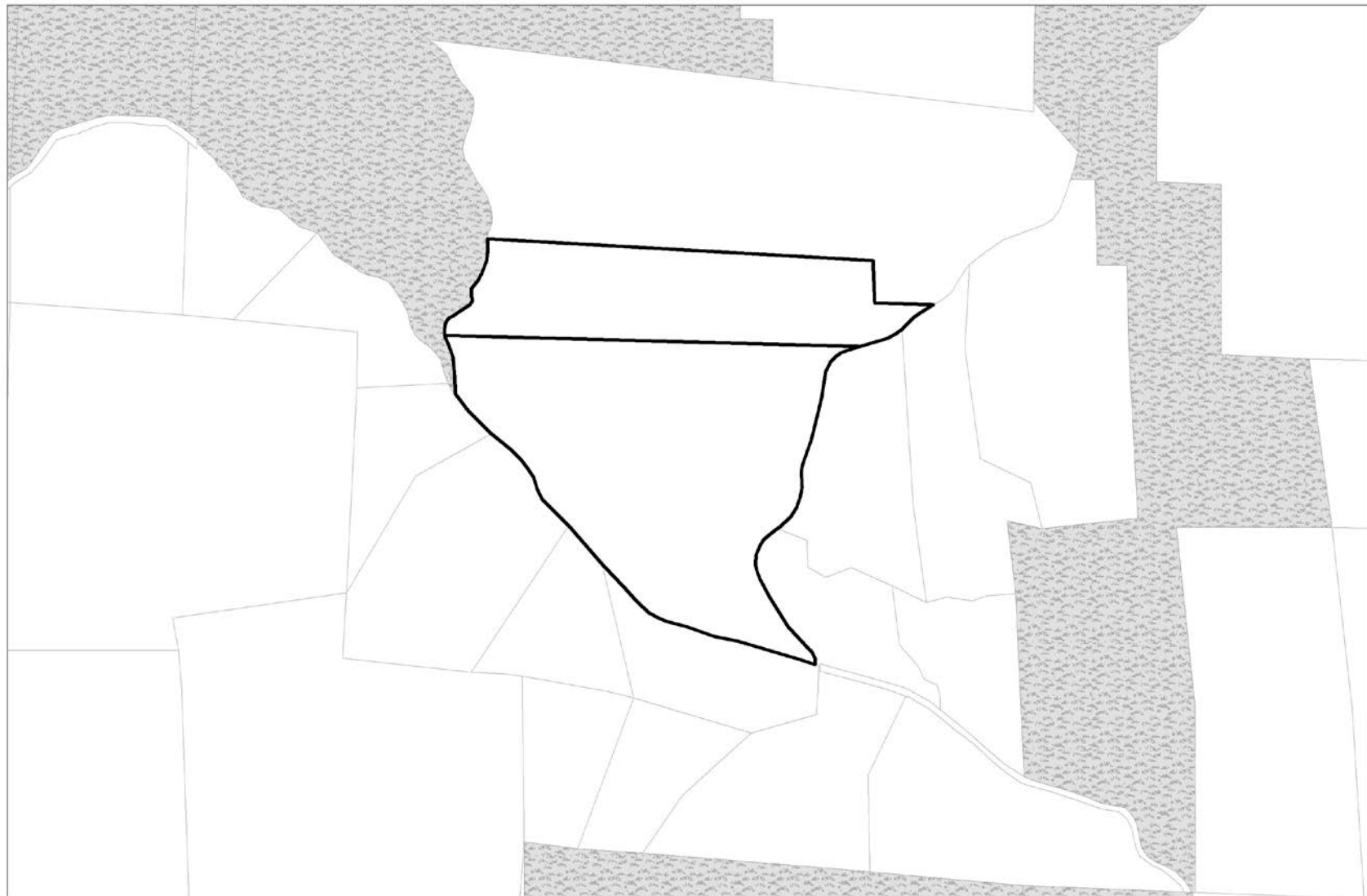


IMPORTANT FARMLAND



Map produced by the Mendocino County Planning & Building Services, November, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



# ATTACHMENT K



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OWNER: OPATZ, Peter & Lorna  
APN: 049-370-48, 049-380-37  
APLCT: Peter Opatz  
AGENT: Jim Ronco  
ADDRESS: 22130 Mountain House Road, Yorkville

 Williamson Act 2015  
 Non-Prime Ag 2015

0 495 990 Feet  
0 0.075 0.15 Miles  
N  
W E  
S  
1:12,000

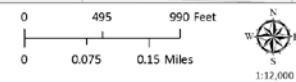
LANDS IN WILLIAMSON ACT CONTRACTS

Map produced by the Mendocino County Planning & Building Services, November, 2016  
All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT L



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OWNER: OPATZ, Peter & Lorna  
APN: 049-370-48, 049-380-37  
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ADDRESS: 22130 Mountain House Road, Yorkville



SCHOOL DISTRICT

Map produced by the Mendocino County Planning & Building Services, November, 2016  
All spatial data is approximate. Map provided without warranty of any kind.

**Section I Description Of Project.**

**DATE:** MAY 19, 2017  
**CASE#:** MS\_2016-0006  
**DATE FILED:** 11/10/2016  
**OWNER & APPLICANT:** ALOIS PETER JR & LORNA OPATZ  
**AGENT:** JIM RONCO  
**PROJECT COORDINATOR:** Sam 'Vandy' Vandewater  
**REQUEST:** Subdivision of 160+ acres into four 40+ acres for agricultural and residential use.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 7± miles south of Yorkville, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (CR 111; of which it lays west of). 22130 Mountain House Road (APN: 049-370-48) Yorkville

**Section II Environmental Checklist.**

*"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).*

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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

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

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

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

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

**INITIAL STUDY/ENVIRONMENTAL REVIEW:** This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<b><u>I. AESTHETICS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **No Impact:** Situated in Anderson Valley, east of Yorkville, the proposed subdivision is not located near any scenic vistas or scenic highways, thus there will be no adverse impact on any scenic resources.

c-d) **Less Than Significant Impact:** The proposed subdivision itself does not degrade quality of the site, but allows for development in the future that could change the existing visual character. However, due to the large size of the unimproved parcels being created, any future development would have a "less than significant impact" on the aesthetic quality of the site as building densities would be minimal. Additionally, the proposed subdivision itself will not create a new source of substantial light, though there is potential for new sources of light in the future with the development of the unimproved parcels; **Condition #1** addresses this issue.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a, c, d) **No Impact:** There is no recognized land within the project parcels that is classified as Prime Farmland, thus no conversion of special Farmland can occur. The proposed subdivision does not contain any land in an Agriculture Preservation, thus it will not conflict with any existing land used for agriculture, or with any Williamson Act contract. Additionally, the proposed subdivision will not conflict with any existing forest land, timberland, or timberland production zoning as there are minimal forestland resources found on the parcel.
- b) **Less Than Significant Impact:** While the proposed subdivision is not located within any Williamson Act contracted land, the site is adjacent to some. This may subject future residents to unpleasanties caused by the agricultural activities. **Condition #2** addresses this concern.
- e) **Less Than Significant Impact:** As previously noted, there are minimal forestland resources located on the project site, thus even with changes to the existing environment, the impact would be considered "Less Than Significant". There are several oak woodland clusters on the property; however, the project does not propose any development within these areas. Additionally, there are currently no policies or regulations regarding oak tree species that can be applied to the various oak woodland clusters on the property. However, it has been determine that rather than a "No Impact", a "Less Than Significant Impact" response is appropriate because of the potential development that could occur in the future.

<b>III. AIR QUALITY.</b> <b>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a, b, d, e) **No Impact:** The subdivision does not involve any development on the proposed parcels, thus there is no activity that could conflict with any air quality plan or violate any air quality standard. Additionally, the lack of development activities reduces people's exposure to pollutant concentrations or objectionable odors.
- c) **Less Than Significant Impact:** The propose subdivision itself will not increase any pollutants, however, there is potential for some pollutants to increase with future development of either parcel, such as dust



from driveways; driveways will need to be created pursuant to **Condition #4**. However, this development is not expected to exceed state or federal standards. Additionally, the site is located on naturally occurring asbestos, thus **Condition #5** has been included to address any air quality issues regarding asbestos.

<b><u>IV. BIOLOGICAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d, f) **No Impact:** The proposed subdivision is not located near any sensitive habitats, thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. Furthermore, as the subdivision is not located near any of these habitats, there is no potential for the proposed project to have a substantial adverse impact on any sensitive species or native residents. The study completed by NCRM in June 2014 supports these findings, with recommendations only addressing the oak woodlands (discussed below) and removal of the invasive barb goatgrass. There are no conservation plans or local policies to protect the biological resources found on the project site and the subdivision itself does not propose the removal of any tree species.

A Department of Fish and Wildlife fee of 2266.25 will be required within 5 days of the end of any appeal period.

e) **Less Than Significant Impact:** While no ordinance or policy currently exists to specifically protect oak tree species, the Redwood Valley Little River Band of Pomo Indians has indicated that oak species are of cultural importance. Additionally, the study completed by NCRM in June 2014 recommends conservation of oak trees greater than 6 inches in diameter. **Condition #6** requests building envelopes be established on the parcel map to help conserve rare plant communities identified by the study. However, due to the size of the proposed subdivision, the impact on the various oak woodlands would be less than significant.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact:** The proposed subdivision request was reviewed at the January 11<sup>th</sup>, 2017 and July 12<sup>th</sup>, 2017, Archaeological Commission meetings, which reviewed the archaeological reconnaissance prepared by Flaherty's Cultural Resource Services (FCRS) on March 5<sup>th</sup>, 2015. The survey did not identify any archaeological, paleontological, or cultural resources that could be adversely impacted by the proposed subdivision. An additional survey was requested at the January 11<sup>th</sup> meeting, but the request was later retracted at the July 12<sup>th</sup>, 2017 Archaeological Commission meeting. **Condition #8** and **Condition #9** have both been added to address any future discovery of cultural resources, as well as follow the recommendations put forth by the March 2015 archaeological report prepared by FCRS.

<b><u>VI. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a-e) **No Impact:** The proposed subdivision is located in Anderson Valley, in the hills east of Yorkville, no fault zones are located near the site. Thus, this location will not expose people or structures to potential adverse geological effects such as ground shaking, ground failure, or landslides. Furthermore, the soils of the project site are considered stable, thus there is no potential for soil erosion, expansion, instability, or any other risks related to geology. Furthermore, the existing soil type does not reflect any incapability to adequately support the use of a septic system or alternative system. Should any future grading occur, **Condition #10** has been included to ensure "Best Management Practices."

<b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** While the proposed subdivision itself will not generate any greenhouse gas emissions, the future development and use of the unimproved parcels has the potential to generate such emissions. However, this is considered to be a less than significant impact because the size of the proposed parcels would establish a low dwelling density in the area, thus any greenhouse gases that are emitted are dispersed and not condensed to one location.
- b) **No Impact:** As there are no plans, policies, or regulations currently used by the county or state with regards to subdivisions, the project will not conflict with any such legislation.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a-d) **No Impact:** The proposed subdivision does not involve the use or transportation of any hazardous materials, thus there is no potential for the project to create any significant hazard to the public or the environment. Furthermore, there are no, nor have there been, hazardous materials used on site that would have the potential to create any form of risk to the public or surrounding environment.
- e-f) **No Impact:** The proposed subdivision is not within an airport zone, thus there is no potential for safety hazards in the area regarding aircrafts. Furthermore, the proposed subdivision will not result in any safety hazard to people or increase noise levels because the project site is not in close proximity of an air strip.,
- g) **No Impact:** There are no impairments caused by the proposed subdivision that would interfere with emergency response or emergency evacuation plans as no development will occur from the project.
- h) **Less Than Significant Impact:** According to the Wildland Urban Interface map, the proposed subdivision is located in a vegetated area, which could present some risk for wildland fires, but this is considered to be a less than significant impact because the vegetation is considered "very low density". Additionally, **Condition #11** and **Condition #12** have been included to ensure the proposed subdivision will be prepared and protected from future fires in the area.

<b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b, f) **No Impact:** The proposed subdivision itself will not violate any water quality standards, nor would it substantially deplete any groundwater supplies. However, there may be effects on such water issues should future development occur, though the potential impact on the site and area is considered less than significant. The Department of Environmental Health has included **Condition #13** to ensure groundwater supplies are adequate to serve the proposed parcels.

c-e, m) **No Impact:** While there is potential for future development to occur on the subdivision, there will be no impacts on drainage patterns, particularly those that would result in flooding, because of the topography of the project site. This includes the potential for drainage systems to be impacted by polluted runoff. Additionally, there are no aquatic, wetland, or riparian habitats that would be affected by future development.

g-j) **No Impact:** The subdivision does not propose any additional housing, thus none would be developed within a 100-year flood area. The same applies to any other structure that is constructed on the project site. Additionally, the proposed subdivision is not within an inundation zone, therefore no floods can occur due to levee or dam failure.

k-l) **Less than Significant Impact:** The proposed subdivision itself will not result in any pollutant discharges or have an impact on groundwater quality. However, should the parcels be developed in the future, there is the potential that more intensive uses could result in pollutant discharges and impacts on water quality. **Condition #14** has been included to help address waste water treatment and disposal.



<b><u>X. LAND USE AND PLANNING.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) **No Impact:** The proposed subdivision is located at the corner of Highway 128 and Mountain House Road and currently only hosts the landowner and immediate family. The configuration of the parcels prevents the development of any neighborhood that could be physically divided, thus the project will not interfere with any established community, nor will it conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Furthermore, the project does not conflict with any identifiable conservation plans for special habitats or natural communities.

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

- a-b) **No Impact:** The proposed subdivision has not been identified as a location with mineral resources, thus it will not result in any loss of mineral resources, nor will it result in the loss of any available locally-important mineral resource recovery sites.

<b><u>XII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** The proposed subdivision does not involve any development, thus it will not expose persons to noise levels in excess of established standards, nor will the proposed subdivision expose persons to excessive groundborne vibration. However, should any development occur in the future, there is potential for people to be exposed to increased noise levels and groundborne vibrations.
- c-d) **No Impact:** While the subdivision itself would not increase any ambient noise levels, future development of the parcels could increase ambient noise levels, either permanently or temporarily.
- e-f) **No Impact:** The proposed subdivision is not located near any airport zone or within any airport land use plan, thus it would not be exposing people to any level of noise regarding aircrafts or airstrips.

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

- a) **Less Than Significant Impact:** The project does not propose any development, however, the subdivision would allow for more housing to be developed at a later date, thus inducing population growth. Additionally, due to the 3 unimproved parcels that will be established through the proposed project, **Condition #15** requires payment into the County Affordable Housing Trust an amount equaling 2% of the County-wide median sales price of a single family residence. This has the potential to indirectly induce population growth, although no mitigation is required.
- b-c) **No Impact:** The proposed project does not propose any development or demolition of housing, thus there will be no displacement of housing or people as a result of the project.

<b><u>XIV. PUBLIC SERVICES.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** The proposed subdivision does not create any issues for public service delivery as the parcels gain access from publically maintained roads; Highway 128 and Mountain House Road.

<b><u>XV. RECREATION.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact:** There are no state or county parks within close proximity to the proposed subdivision that would see a major increase of use because of the project; the closest park is Mailliard Redwoods State Natural Reserve roughly 16 miles to the northwest. Furthermore, the proposed subdivision will not require any additional recreational facilities be established.

<b><u>XVI. TRANSPORTATION/TRAFFIC.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially impact existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a, c, f) **Less than Significant Impact:** The proposed subdivision will not immediately generate substantial vehicular movement, have an impact on existing transportation systems, or increase traffic hazards to

motor vehicles, bicyclists, or pedestrians. However, should the proposed subdivision be developed in the future, there could be a small increase of the impacts caused by these issues. **Condition #16** has been included by the Department of Transportation to ensure access to the proposed parcels have an adequate encroachment. **Condition #17** through **Condition #22** have also been included by the Mendocino County Department of Transportation to ensure the roads and encroachments are constructed with the appropriate guidelines. These concerns address additional vehicular movement through access easements; impacts on existing transportation systems through encroachments; concerns regarding emergency access through road standards and turnarounds; and dedicated public road easements to mitigate traffic hazards.

- b, d, e) **No Impact:** The proposed subdivision will not affect existing parking facilities nor will it create demand for new parking as the project only entails making two smaller parcels from a larger parcel. However, future development would lead to an increased need for parking, but this would be mitigated through the construction of on-site parking. There is not, nor will there be, any issues regarding emergency access as the parcels are located on publically maintained roads; Highway 128 and Mountain House Road.

<b><u>XVII. UTILITIES AND SERVICE SYSTEMS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-g) **No Impact:** The proposed subdivision is not located within a water or sewage district, thus the provision of such services is restricted to on-site utilization. The Department of Environmental Health provided comment on December 30, 2016, stating standard water supply and septic system requirements apply, indicating that the proposed subdivision will have sufficient water supplies and the ability for the soil to handle wastewater. Additionally, the Anderson Valley Community Services District did not indicate any issues with landfill capacity. The proposed subdivision will comply with federal, state, and local regulations regarding solid waste.

<b><u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a, c) **No Impact:** As noted in previous sections, there is little to no impact that the proposed subdivision will create on the public or environment. Furthermore, it has been determined that any future development that occurs on the project site will have a less than significant impact on the surrounding public and environment. Therefore, the proposed subdivision does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, nor eliminate important examples of the major periods of California history or prehistory. Additionally, the proposed subdivision will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
- b) **Less Than Significant Impact:** While the proposed subdivision itself will not have considerable impacts, cumulatively, the project has the potential for impacts should future development occur. These issues have been taken into consideration and it has been determined that the cumulative effects from the proposed subdivision will have a less than significant impact on local residents and the environment.

**DETERMINATION:** On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on

the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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DATE

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SAM 'Vandy' VANDEWATER

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
October 5, 2017

MS\_2016-0006 ALOIS PETER JR & LORNA OPATZ

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A DIVISION OF LAND FOR A 4  
PARCEL LOT SPLIT

WHEREAS, the applicant, Alois and Lorna Opatz, filed an application for Minor Subdivision with the Mendocino County Department of Planning and Building Services to subdivide two parcels with a total of 160+ acres into four 40+ acre lots, 2.5± miles north of Mendocino/Sonoma county line, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (of which it lays west of). 22130 Mountain House Road APN 049-370-48; General Plan AG40; Zoning AG:40; Supervisorial District 5; (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on September 8, 2017 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, October 5, 2017, 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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. **General Plan Findings:** The subject property is classified Agricultural under the General Plan, and the Project is consistent with the General Plan. Additionally, the subject property is in the Agricultural (AG:40) zoning district and the Project is consistent with County Zoning per Mendocino County Code §20.052.
2. **Environmental Protection:** The Project received an Initial Study, in accordance with CEQA, which did not identify any significant impacts to the environment.
3. **Division of Land Regulations:** The Planning Commission finds the Project to be consistent with Chapter 17 of the Mendocino County Code, Division of Land Regulations.

BE IT FURTHER RESOLVED that the Planning Commission hereby certifies 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 Planning Commission 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 11<sup>th</sup> 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: VICTORIA DAVIS  
Commission Services Supervisor

By: \_\_\_\_\_

BY: IGNACIO GONZALEZ  
Interim Director

MADELIN HOLTKAMP, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

\_\_\_\_\_



## EXHIBIT A

### CONDITIONS OF APPROVAL

MS\_2016-0006

October 5, 2017

**APPROVED PROJECT DESCRIPTION:** Subdivision of 160+ acres into four 40+ acres for agricultural and residential use.

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

#### **Aesthetics:**

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

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

#### **Agricultural & Forestry:**

- 2.\*\* Pursuant to Mendocino County Code Chapter 10A.13, a notation shall appear on the **Parcel Map**:

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

3. A notation shall appear on the **Parcel Map**:

*All structures (existing and proposed) shall maintain a minimum setback of 200 feet from all property boundaries contiguous with lands classified Agricultural Lands or Range Lands.*

#### **Air Quality:**

- 4.\*\* A notation 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.*

- 5.\*\* A notation shall appear on the **Parcel Map**:

*Prior to the development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring.*

#### **Biological Resources:**

- 6.\*\* Subdivider shall submit to the Department of Planning and Building Services, an Exhibit Map defining building envelopes which will avoid rare plant communities in accordance with the Botanical Survey prepared by NCRM, dated June 2014.

*A note shall be placed on the **Parcel Map** stating that development will be confined to the building envelopes as described on the Exhibit Map on file in the Department of Planning and Building Services.*

7. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$ 2266.25 OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to October 20, 2017 (within 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 Game upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

### **Cultural Resources:**

- 8.\*\* A 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.*

- 9.\*\* Those “Recommendations” outlined in the Archaeological Reconnaissance Report dated March 4, 2015, prepared by Flaherty’s Cultural Resource Services, Registered Professional Archaeologist shall be complied with. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

### **Geology & Soil:**

- 10.\*\* The subdivider shall **acknowledge in writing** to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much 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 1<sup>st</sup>.

- f. All earth-moving activities shall be conducted between May 15<sup>th</sup> and October 15<sup>th</sup> 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 (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

### Hazards & Hazardous Materials:

- 11.\*\* The subdivider shall comply with those recommendations in the **California Department of Forestry** letter of 10/19/2016 (**CalFire 263-16**) or other alternatives as acceptable to the Department of Forestry. Written verification shall be submitted from the **Department of Forestry** to the Department of Planning and Building Services that this condition has been met to the satisfaction of the **Department of Forestry**.
- 12.\*\* The subdivider shall comply with those recommendations of the **Anderson Valley Fire District** or other alternatives as acceptable to the **Fire District**. Written verification shall be submitted from **Fire District** to the Department of Planning and Building Services that this condition has been met to the satisfaction of the **Fire District**.

### Hydrology & Water Quality:

- 13. 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.
- 14. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM 42.04) for parcel(s) 1, 2, and 4 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).

### Population & Housing:

- 15.\*\* 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 price of a single family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map.

### Transportation:

- 16.\*\* There shall be provided two access easements of 60 feet in width (as per tentative map) from Mountain House Road (CR 111). The northern easement will cross Parcel 4 to serve Parcel 2. The southern easement will cross Parcel 4 to serve Parcel 3. Parcel 1 will be served by an existing access and utility easement from State Highway 128. Documentation of access easements shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
- 17.\*\* There shall be dedicated by Parcel Map (or granted by Grant Deed if a Unilateral Agreement is filed) a five (5) foot strip along the north side of Mountain House Road (CR 111) 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.

- 18.\*\* 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.
- 19.\*\* If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.
- 20.\*\* If the Parcel Map is filed, natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map. (All parcels 5 acres and less.)

21.\*\* ROAD IMPROVEMENT REQUIREMENTS.

- a. Construct a twenty two (22) foot wide road within both the proposed northern and southern access easements described in Condition No. 40, above, including eight (8) inch minimum rock base, one hundred twenty five (125) foot minimum radius of horizontal curve, drainage culverts where necessary. Where the road grade exceeds sixteen (16) percent, the roadway shall be paved with a minimum of two (2) inches of asphalt concrete on eight (8) inches of Class 2 aggregate base. New or replaced culverts shall be a minimum of 18 inches in diameter.
  - b. Construct two standard private road approaches from Mountain House Road (CR 111) to access Parcels 2, 3 and 4, located as shown on the Tentative Map. The private road approaches shall be paved with asphalt concrete and constructed to a minimum width of twenty-two (22) feet and an improved length of twenty (20) feet from the edge of the County road. Serious consideration should be given to any comment by Caltrans regarding the approach from Parcel 1 to State Highway 128.
  - c. Any proposed work within the County right of way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
  - d. A 40-foot radius turnaround shall be constructed within a 50 foot radius easement at the terminus of each proposed access easements on Parcel 4 to the satisfaction of the Mendocino County Department of Transportation. If approved in writing by the applicable fire protection service provider(s), in lieu of the turnaround described above, subdivider shall construct a "Hammerhead-T" turnaround within each forty (40) foot wide by eighty (80) foot long easement at the terminus of each proposed access easements on Parcel 4. The turnarounds shall be constructed with four (4) inch minimum of rock base, twenty-two (22) foot wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns.
- 22.\*\* Subdivision road within the access easement shall be improved in accordance with the typical section drawing provided and the following minimum standards:

Road Width	26 feet
Surface Width	20 feet
Minimum Ditch Offset	5 feet
Design Speed	25 miles per hour
Maximum Grade	15 percent
Base	6 inch min. of Class 3 aggregate base
Surface Type	Double bituminous seal
Drainage	10-year storm with no head

Road improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. In appropriate situations, when specifically requested and approved in advance by the County Engineer, required

improvements may be constructed without formal improvement plans. If so approved, all work must be completed under the direct supervision and control of a California Registered Civil Engineer who, upon completion of the improvements, shall file a report with the Mendocino County Department of Transportation verifying the road improvements have been constructed in substantial compliance with the prescribed minimum standards and accepted industry practices. (Second generation minor subdivision with parcel size of 2.5 acres or less. Easement serves, or has potential to serve, more than four parcels).

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.