



**PLANNING COMMISSION
STAFF REPORT- MAJOR USE PERMIT**

**U_2017-0008
FEBRUARY 1, 2018**

SUMMARY

OWNER: RANDOLPH LEE MORRIS & DEBORAH LEE
TURNER
7714 E CATALINA DR
SCOTTSDALE, AZ 85251

APPLICANT/AGENT: JAMIE KNOWLTON, BETTER PLACE FORESTS
2104 UNION STREET
SAN FRANCISCO, CA 94123

REQUEST: Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which would contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a drive way, and clearing at the top of the site where the proposed development is located.

DATE DEEMED COMPLETE: July 19, 2017

LOCATION: In the Coastal Zone, 3± miles southeast of the City of Point Arena, on the west side of Ten Mile Rd., (CR 506), 1± mile south of its intersection with Eureka Hill Rd., (CR 505), located at 25284 Ten Mile Rd., Point Arena (APN: 027-306-31).

TOTAL ACREAGE: 20.1 acres

GENERAL PLAN: RMR20:R

ZONING: RMR:20

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Julia Acker

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which will contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a driveway, and clearing at the top of the site where the proposed development is located.

APPLICANT'S STATEMENT: Better Place Forests is creating a conservation spreading forest, where people can spread the ashes of a loved one who has been cremated around a dedicated family tree. There is an existing secondary growth redwood forest on site already and the existing trees will be used for this purpose. Please refer to the appendix regarding the mitigation measures for spreading cremated remains within the forest for evidence as to how and why this activity will not be harmful to the environment. As part of the project we will need to make a number of improvements to the site. A well and water storage tank, as well as a driveway and clearing overlooking the ocean are already present on site. We will upgrade the driveway and create a small parking area, as well as a small building containing a bathroom, storage shed and enclosed meeting room. A septic system will be installed to service the bathroom. Other than that, some minor grading will occur but it is planned to be neutral in terms of cut and fill on site. The trail network will make use of the existing logging and skid roads which are already on site and created during the prior logging of the property. Landscaping will be limited to removal of brush, and basic improvement of the trails and meadow area for aesthetic purposes. We will seek to return the forest to its old growth state, and the removal of invasive brush will also help to mitigate fire risk. We are also seeking to build a basic arbor in the meadow area, which will be made of steel rebar or bent rods and covered with native vines. Please see drawings for details on all site improvements.

RELATED APPLICATIONS ON-SITE: Minor Subdivision MS 57-89 was approved by the Planning Commission in July 1990 for the creation of five parcels, four parcels ranging in size from 20.16 acres to 40.192 acres and a remainder parcel containing 24.57 acres. The current application is to be located on a portion of Parcel 3 of MS 57-89, containing 40.192 acres, which was further subdivided in 2005, as noted below.

- Coastal Development Minor Subdivision CDMS 3-98 was submitted to further subdivide Parcel 3 of MS 57-89; however, the application was never completed and was subsequently withdrawn by the applicant.
- Coastal Development Minor Subdivision CDMS 6-2005 was approved by the Planning Commission on May 18, 2006 to further subdivide Parcel 3 of MS 57-89, containing 40.192 acres, for the creation of two parcels of approximately 20 acres each. The current Use Permit application is for Parcel 1 of CDMS 6-2005. A unilateral agreement was processed for the subdivision and can be found as document number 2010-07129 in Mendocino County Records.

Neighboring Property:

- None

SITE CHARACTERISTICS: The project site is located approximately 3 miles north of the City of Point Arena, on the top of the ridge overlooking the Pacific Ocean. Adjacent properties are largely forested properties, many with residential uses on site. The western and southern property boundaries border parcels zoned as Timber Production Zones (TPZ).

The site contains several plant communities, including *Sequoia sempervirens* (Redwood) Alliance, *Pinus muricata* (Bishop Pine) Alliance, and riparian vegetation. Documented resources meeting the criteria for designation of Environmentally Sensitive Habitat Areas (ESHA) are the *Pinus muricata* Alliance habitat area and the riparian vegetation habitat area.

The project site is located in a conditionally Highly Scenic Area, but is not visible from Highway 1 and is therefore not subject to criteria for development within a Highly Scenic Area. The site is designated in the Mendocino County Coastal Groundwater Study as Critical Water Resources – bedrock. The site is designated as moderately productive timberland within the Local Coastal Program Land Capabilities and Natural Hazards Map. The site is also mapped with both a very high fire hazard rating and a high fire hazard rating. The project is appealable to the California Coastal Commission because it is a conditional use within the Remote Residential (RMR) zoning district.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RMR20	RMR20	22.91 acres	Residential
EAST	RMR20	RMR20	20.1 acres	Vacant
SOUTH	FL160	TP	77.05 acres	Residential/Timber Production Zone
WEST	FL160	TP	147 acres	Timber Production Zone

PUBLIC SERVICES:

Access: TEN MILE ROAD (CR#506)
 Fire District: REDWOOD COAST FIRE PROTECTION DISTRICT
 Water District: NONE
 Sewer District: NONE
 School District: NONE

AGENCY COMMENTS: On September 19, 2017 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT	DATE
Department of Transportation	Comments	9/29/2017
Planning (Ukiah)	Comments	9/20/2017
Environmental Health-FB/Ukiah	Comments	12/11/2017
Building Services-FBPBS	No Response	N/A
Sheriff/Coroner	No Response	N/A
Assessor	No Response	N/A
Forestry Advisor	No Response	N/A
Air Quality Management District	Comments	11/11/2017
US Fish and Wildlife Service	No Response but information provided to applicant prior to submittal	N/A
Dept. of Consumer Affairs – Cemetery and Funeral Bureau	No Response	N/A
State Clearinghouse	No Response	N/A
CalFire	No Response	N/A
California Department of Fish and Wildlife	Comments	10/2/2017
California Coastal Commission	No Response	N/A
Regional Water Quality Control Board	No Response	N/A
Cloverdale Rancheria	No Response	N/A
Redwood Coast Fire District	No Response	N/A
Redwood Valley Rancheria	No Response	N/A
Sherwood Valley Tribe	No Response	N/A

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Remote Residential with a 20-acre minimum parcel size (RMR20) by the Mendocino County General Plan. The Remote Residential classification is intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for

small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. Residential clustering, cottage industry, conservation and development of natural resources, recreation-education, public facilities and utilities determined to be necessary on Remote Residential lands are conditional uses within the zoning district.¹ The proposed cemetery use, which includes a degree of recreation for users by the development of walking trails, is consistent with the Remote Residential Land Use classification with the issuance of a Coastal Development Use Permit and subject to the recommended conditions of approval.

Zoning: The project site is located within a Remote Residential District, which is intended to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low density residential uses, or where land has already been divided and substantial development has occurred.² The proposed cemetery services use, as defined in MCC Section 20.320.030, is a conditional use within the Remote Residential District, pursuant to MCC Chapter 20.380 *RMR -- Remote Residential District*.

The project complies with the intent of the Remote Residential District, its development requirements, and with all other zoning requirements of Division II of Title 20 of the Mendocino County Code with the inclusion of the recommended conditions of approval. The project improvements, except for the proposed parking area, would comply with the minimum front, side, and rear yard requirements, which are 50 feet each. Condition 10 is recommended to require relocation of all but one of the required parking spaces out of the side yard setback area, consistent with MCC Section 20.472.010 (H). The site is limited to no more than 30 guests per day, due to the size of the proposed septic system. Staff finds that the proposed five (5) parking spaces (four (4) standard and one (1) accessible) are adequate to serve the proposed use.

The maximum building height allowed in the RMR District is 28 feet above the natural grade for non-Highly Scenic Areas, such as the project site. As currently proposed, the proposed office building will be 14 feet in height and the vine arbor will be 10 feet in height, which would comply with the maximum permitted building height requirement. The maximum permitted height for uninhabited accessory structures is 35 feet for the RMR District. The project includes a proposal for a wind turbine, which would have a maximum height of 59 feet, and is permissible for the RMR District per the height exceptions allowed in MCC Section 20.444.025(A). The project, as proposed, would result in a total lot coverage of 5.2 percent, which would not exceed the maximum allowed lot coverage of 10 percent for sites of this size located with a RMR District.

Visual Resources and Special Treatment Areas: The site is located in an area designated as a conditionally Highly Scenic Area, where a project is only subject to the Highly Scenic Area criteria if visible from Highway 1, and is also not located within a Special Treatment Area. Since this site is not visible from Highway 1, it is not subject to development criteria for projects within a designated highly scenic area. Exterior lighting is not proposed for the project site at this time; however, Condition 9 is recommended in case the applicant requests installation of lighting at a future date.

Habitats and Natural Resources: Several studies have been prepared for this project as it relates to potential impacts to Environmentally Sensitive Habitat Areas (ESHA). Submitted studies include a *Botanical Survey and Environmentally Sensitive Habitat Area Buffer Analysis (May 22, 2016)* prepared by NCRM, Inc., a *Memorandum on effects of Cremains on Forest Health (May 23, 2016)* prepared by NCRM, Inc., and a *Botanical Addendum (July 5, 2017)* prepared by NCRM, Inc. The site contains several plant communities, including *Sequoia sempervirens* (Redwood) Alliance, *Pinus muricata* (Bishop Pine) Alliance, and riparian vegetation. Two resources meeting the definition of ESHA were documented to occur within the project area, these include the *Pinus muricata* Alliance habitat area and the riparian vegetation habitat area.

Proposed activity within the *Pinus muricata* Alliance habitat area is limited to the installation of a gate and signage in the existing cleared area at the entrance and the maintenance and upgrade of the existing rocked access road, which passes through the ESHA for approximately 100 feet at the southwest corner of the parcel. Within the 50-foot ESHA buffer, existing skid trails as a result of past logging on the parcel may be utilized for foot trails.

¹ Mendocino County General Plan. Chapter 2.2 of the Coastal Element. 1991.

² Mendocino County Coastal Zoning Code, § II-20.380.005 (1991). Print.

No activity is proposed within the riparian vegetation habitat area. Within the 50 foot ESHA buffer, existing skid trails as a result of past logging on the parcel may be utilized as foot trails.

There is no physical development activity proposed within the ESHA riparian and *Pinus muricata* Alliance habitat area buffers other than the upgrade of the existing access roads and entrance. The proposed foot trail use of the existing skid roads within the ESHA buffer is considered a passive recreational use and is consistent with the allowable uses within both riparian resource areas and other resource areas, which recommends that any development within designated resources areas shall be reviewed and established in accord with conditions which could allow some development under mitigating conditions but which assures the continued protection of the resource area.

The submitted studies included a buffer analysis demonstrating the projects consistency with buffer requirements and allowable development within the established buffer area. Recommendations are provided in the studies to ensure no impact to identified resources and are included as Condition 11.

The project site is also within the range of the federally endangered Point Arena mountain beaver (*Aplodontia rufa nigra*; PAMB) and as such the applicant consulted with the US Fish and Wildlife Service (USFWS) about potential for incidental take as a result of project activities. In a response (AFWO-17B0005-17TA0006), dated October 17, 2016, USFWS determined that the project is unlikely to result in incidental take of PAMB, and can proceed at any time. This determination is limited to a period of ten (10) years from September 1, 2016. If ground-disturbing activities are not completed within the ten (10) year period then additional consultation with USFWS is required. Condition 12 is recommended to reflect this expiration on the technical assistance received from USFWS.

The submitted Memorandum on the potential concerns associated with cremated remains and forest health included recommendations for the treatment of the cremated remains in order to prevent any impacts to forest health. These recommendations are included as Condition 13.

The California Department of Fish and Wildlife (CDFW) reviewed the project and provided a response, on October 2, 2017, stating no concerns with the project provided that the applicant follows the recommendations contained within the botanical survey and memorandum on cremated remains.

With the inclusion of the recommended conditions of approval and the findings contained in the attached Resolution, Staff finds the project to be consistent with policies related to protection of natural resources.

Hazards Management: The parcel is located in an area classified with both a "High Fire Hazard" and "Very High Fire Hazard" severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Redwood Coast Fire District (RCFD). The project application was referred to CalFire and the RCFD for input; however, no responses were received. A CalFire preliminary clearance was submitted for the project application (CDF 213-17). A standard condition requiring the Applicants to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed. With the inclusion of the standard condition, Staff finds the project to be consistent with Mendocino County policies for fire protection.

Grading, Erosion, and Run-Off: The project will require approximately 48 cubic yards of cut and fill. No export of material will be required as the cut/fill is neutral. Condition 14 is recommended to require a grading plan if the proposed grading exceeds 50 cubic yards. Additionally, Condition 15 is recommended to ensure the project would implement standard Best Management Practices (BMPs) to prevent erosion and run-off during project construction and revegetate any bare soil as soon as feasible after the construction phase is complete. The project application was referred to the Mendocino County Air Quality Management District (MCAQMD), who commented that the project may require permitting from their office in several different areas, including grading compliance requirements, projects not located in Naturally Occurring Asbestos area, site development (including burn piles), and any installation of wood-burning devices. Condition 16 is recommended requiring the applicant to consult with MCAQMD prior to making any site improvements and requires submittal of a letter of approval from MCAQMD for the project prior to the issuance of any construction permits (encroachment, grading, building, septic, etc.). As conditioned, Staff finds the project would not result in significant erosion or run-off impacts.

Archaeological/Cultural Resources: The project site underwent archaeological review during the previous subdivisions that created the subject parcel. A archaeological survey dated February 7, 1990 prepared by David Origer for Minor Subdivision #MS 57-1989 found that no sites were present on the property. The Mendocino County Archaeological Commission, on March 15, 1990, reviewed and accepted the survey advising the applicant of the "Discovery Clause." Although no sites were identified in the survey, Condition 8 is recommended to ensure that any archaeological sites that may be discovered as a result of the project are protected.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians; however, no response was received from any tribe.

With the inclusion of the recommended condition of approval advising the applicants about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

Groundwater Resources: The project site is located within a mapped Critical Water Resources – bedrock. The subject parcel currently utilizes an on-site well, which would continue to be utilized under the project. The proposed project includes the installation of a septic system to accommodate the effluent from the proposed office structure. Staff referred the project application to the Division of Environmental Health (DEH), who commented that due to the size of the proposed septic system, the maximum capacity at the site for a given day is limited to no more than 30 persons per day. Condition 17 is recommended to reflect this limitation. An increase in the number of users may be permissible only through a modification of this use permit to allow consideration of the additional traffic and parking demands on the site. With the inclusion of the recommended condition of approval, Staff finds the development would not adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute significant new sources of traffic on local and regional roadways, as the number of users of the site in any given day is limited to 30 persons and parking is provided for only 5 vehicles at the site. The project was referred to the Mendocino County Department of Transportation (MCDOT) for comment. MCDOT responded, on September 29, 2017, that the project will require installation of a standard commercial driveway approach but did not state any concern related to public roadway capacity. Condition 18 is recommended to reflect these comments. As conditioned, Staff finds the project would not impact transportation or circulation and would be provided with adequate access.

Public Access: The project site is located east of Highway 1 and is not designated as a potential public access trail location. Findings required for sites located between the sea and the first public road paralleling the sea are therefore not applicable to this project.

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

RECOMMENDATION

By resolution, adopt a Negative Declaration and grant Coastal Development Use Permit U_2017-0008 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

JULIA ACKER
SENIOR PLANNER

**PLANNING COMMISSION STAFF REPORT FOR
COASTAL DEVELOPMENT - USE PERMIT**

**U_2017-0008
PAGE 7**

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

ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map (Vicinity)
- D. Aerial Map
- E. Site Map
- F. Plot Plan
- G. Plot Plan Detail
- H. Office Elevations N & W
- I. Office Elevations S & E
- J. Office Floorplan
- K. Vine Arbor Details
- L. Wind Turbine Details
- M. Memorial Ring
- N. Existing Photo
- O. Zoning Map
- P. General Plan Map
- Q. LCP Map- Land Use
- R. LCP Map- Land Capabilities
- S. LCP Map- Habitat and Resources
- T. Adjacent Parcels Map
- U. Fire Hazards Map
- V. Ground Water Resource Area
- W. Soils
- X. Important Farmland
- Y. Timber Production Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

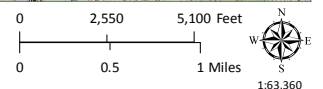
Initial Study available online at: www.mendocinocounty.org/pbs

ATTACHMENT A



CASE: U 2017-0008
 OWNER: MORRIS, Randolph, ET AL
 APN: 027-306-31
 APLCT: Jamie Knowlton
 AGENT: Better Place Forests, Co.
 ADDRESS: 25284 Ten Mile Road, Point Arena

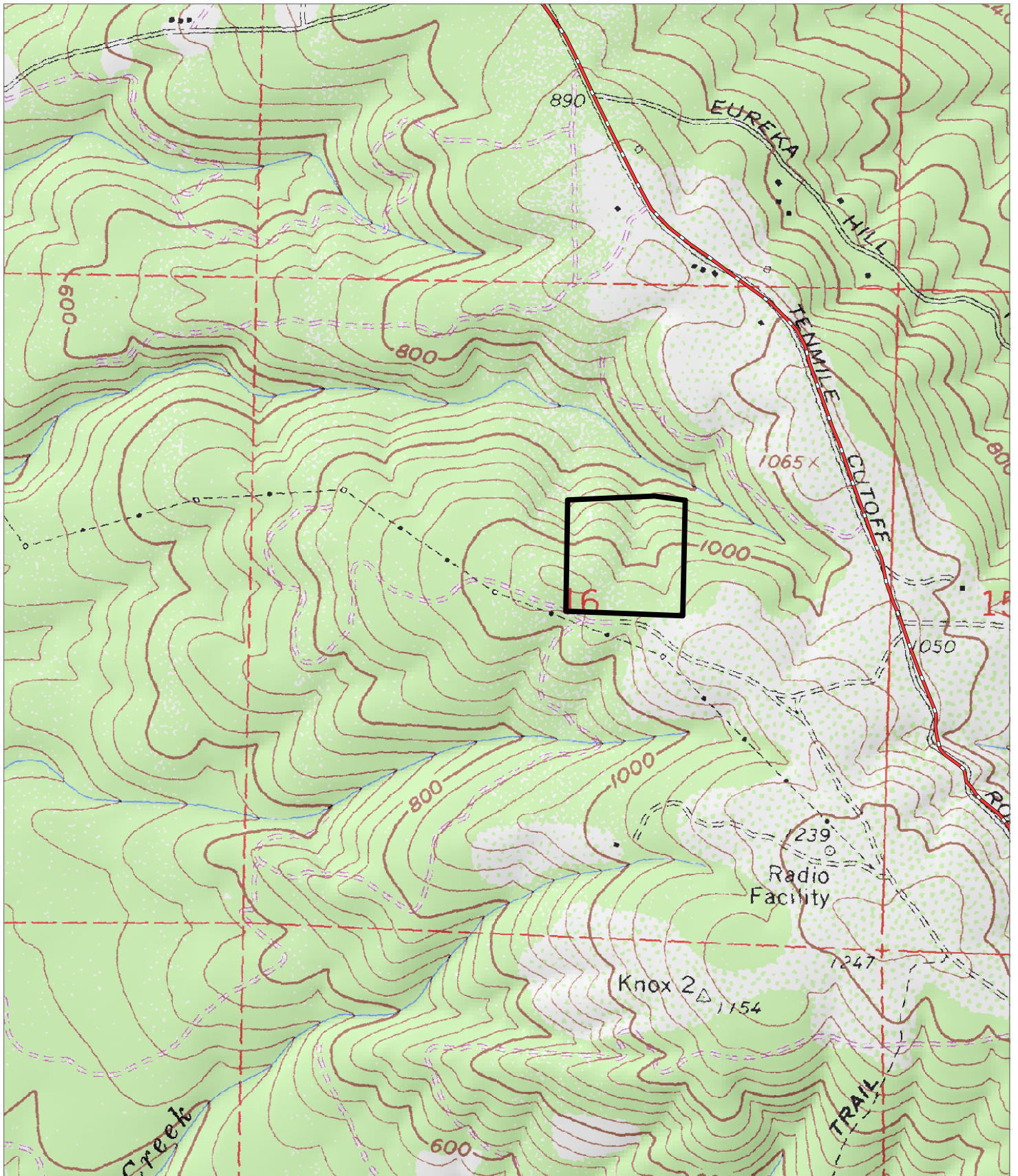
- Coastal Zone Boundary
- Major Rivers
- Major Towns & Places
- Highways
- Incorporated City Limits
- Major Roads



LOCATION MAP

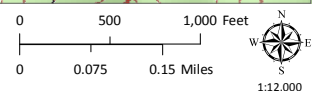
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ATTACHMENT B



CASE: U 2017-0008
 OWNER: MORRIS, Randolph, ET AL
 APN: 027-306-31
 APLCT: Jamie Knowlton
 AGENT: Better Place Forests, Co.
 ADDRESS: 25284 Ten Mile Road, Point Arena

 Coastal Zone Boundary



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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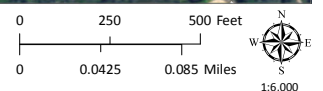
ATTACHMENT C



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: U 2017-0008
OWNER: MORRIS, Randolph, ET AL
APN: 027-306-31
APLCT: Jamie Knowlton
AGENT: Better Place Forests, Co.
ADDRESS: 25284 Ten Mile Road, Point Arena

Named Rivers
Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY

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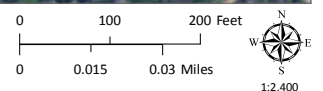
ATTACHMENT D



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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~~~~~ Named Rivers  
- - - - - Driveways/Unnamed Roads



AERIAL IMAGERY

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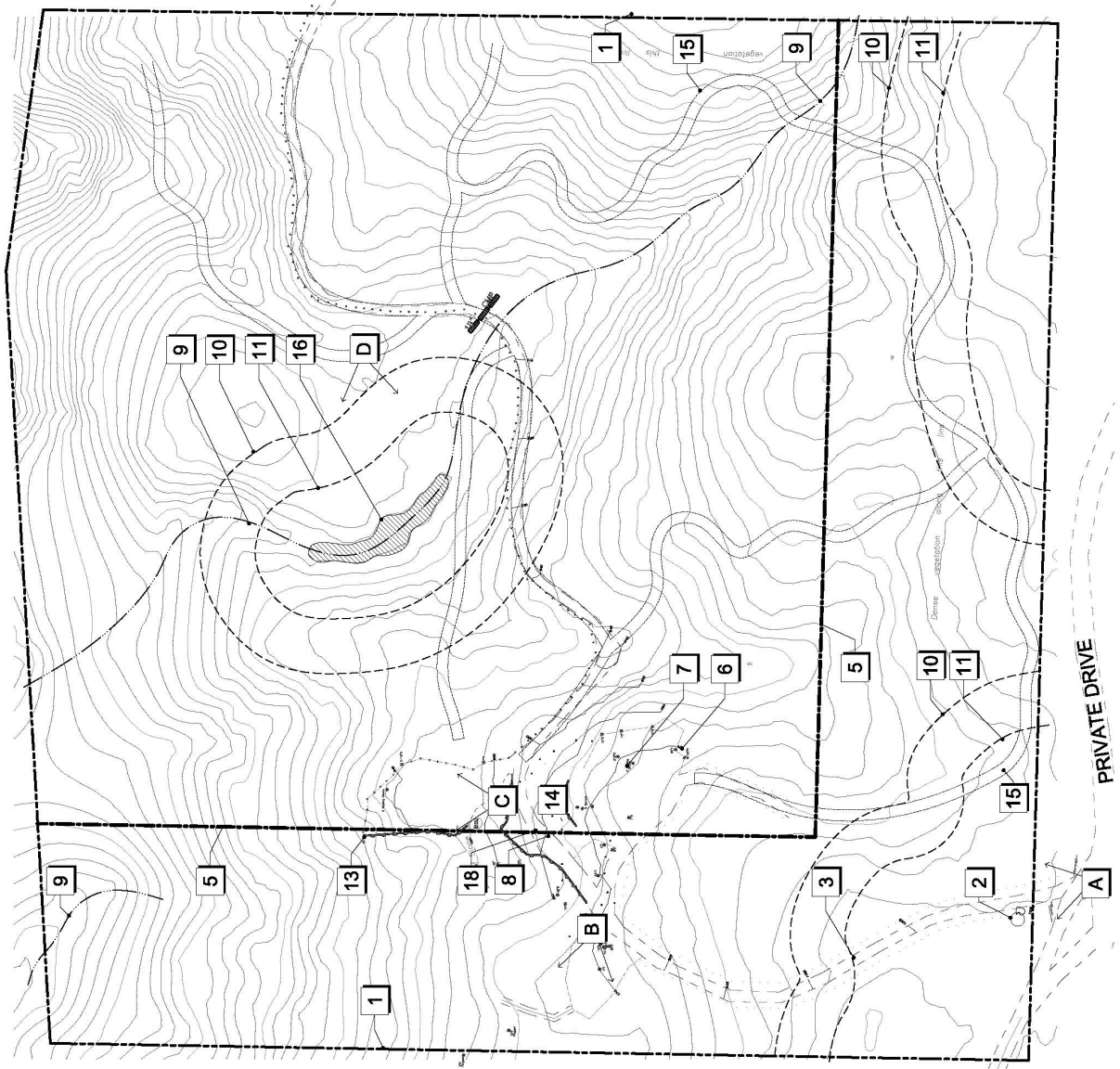
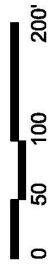


LEGEND:

- |    |                                                    |
|----|----------------------------------------------------|
| 1  | PROPERTY BOUNDARY                                  |
| 2  | WATER TANK                                         |
| 3  | DRIVEWAY                                           |
| 4  | 5' CONTOUR INTERVAL - LIDAR DATA                   |
| 5  | HABITABLE STRUCTURE SETBACK                        |
| 6  | TREE, TYP.                                         |
| 7  | UPPER CLEARING                                     |
| 8  | PATH TO LOWER CLEARING                             |
| 9  | WATERCOURSE                                        |
| 10 | 100' ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER |
| 11 | 50' ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER  |
| 12 | NOT USED                                           |
| 13 | REDWOOD TREE                                       |
| 14 | CLEARED SLOPE                                      |
| 15 | MASTICATED TRAILS & SKIP ROADS                     |
| 16 | RIPARIAN VEGETATION                                |
| 17 | NOT USED                                           |
| 18 | KNOLL                                              |

EXISTING PHOTO KEY:

- |   |                       |
|---|-----------------------|
| A | ENTRY DRIVE           |
| B | PARKING AREA CLEARING |
| C | MEADOW CLEARING       |
| D | FOREST CLEARING       |



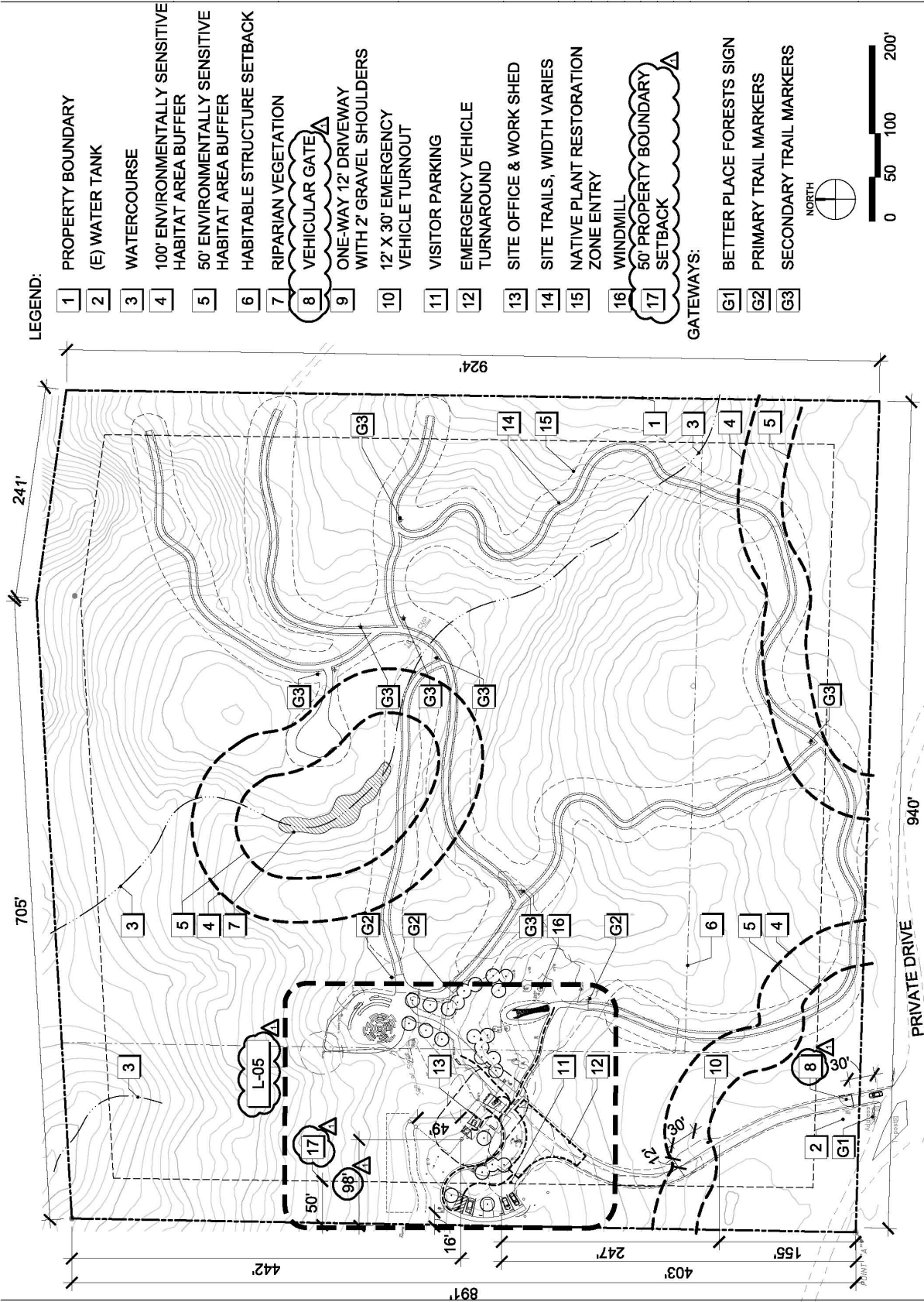
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 APN: 027-306-31  
 APLCT: Jamie Knowlton  
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 ADDRESS: 25284 Ten Mile Road, Point Arena

NO SCALE

SITE MAP

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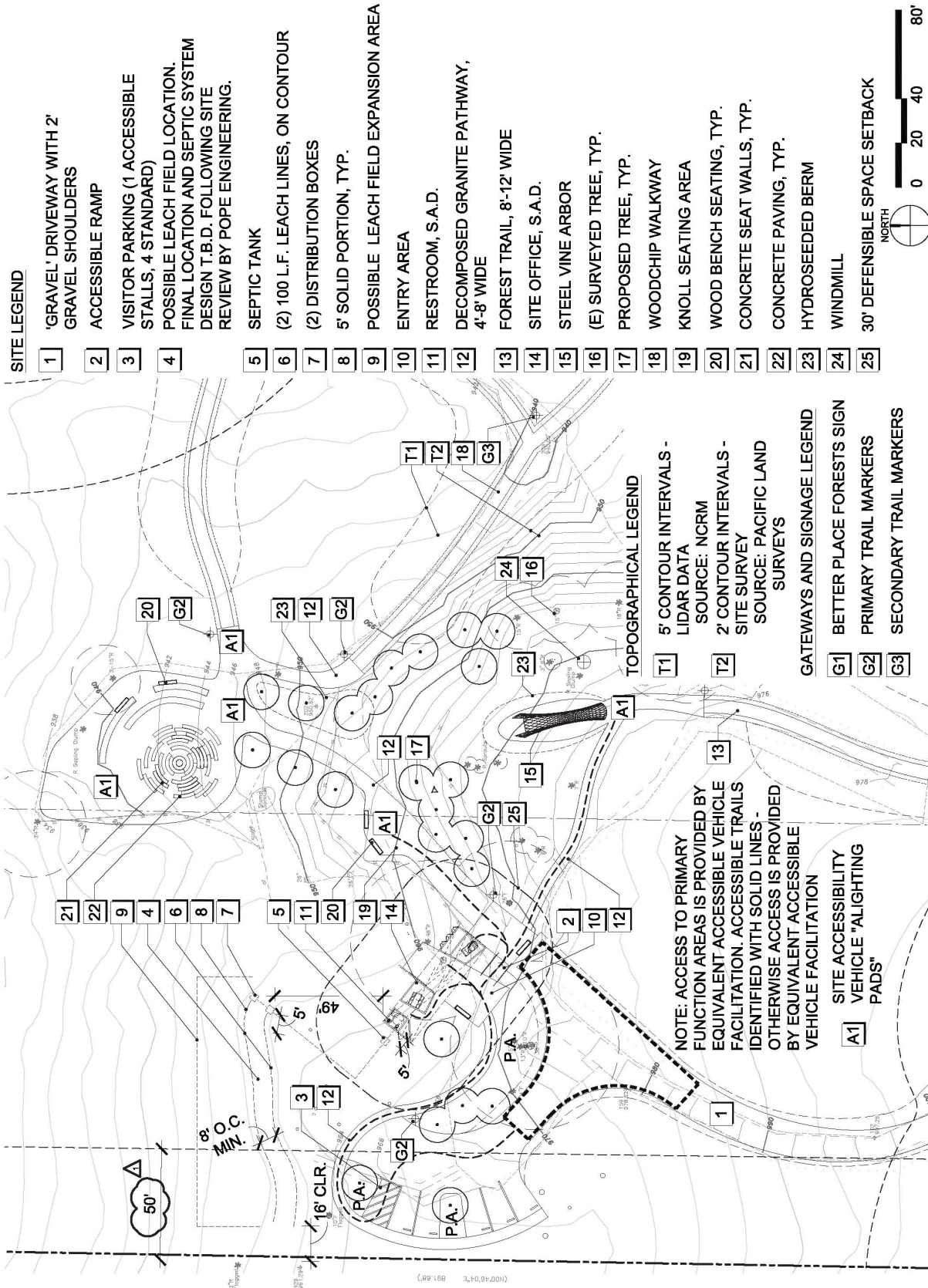


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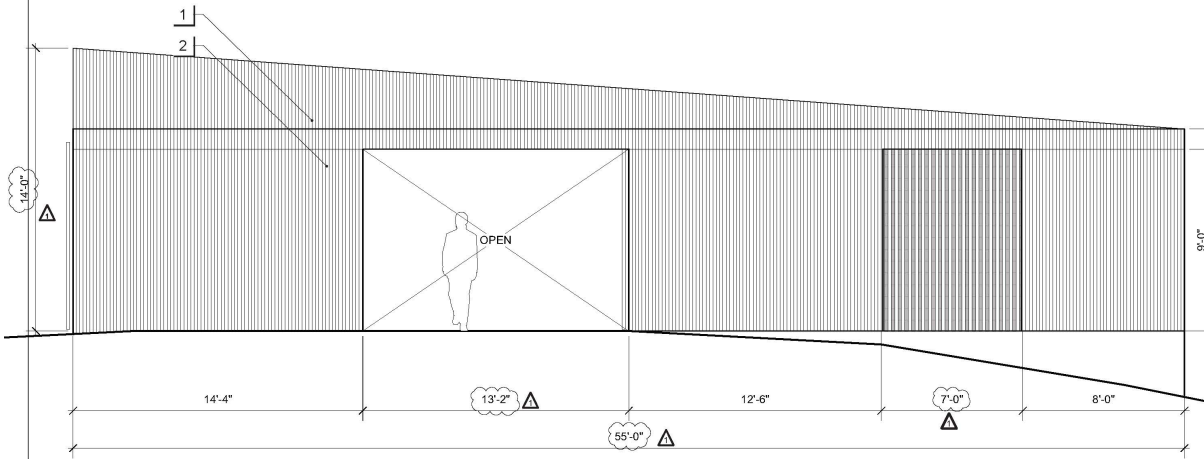
NO SCALE

PLOT PLAN

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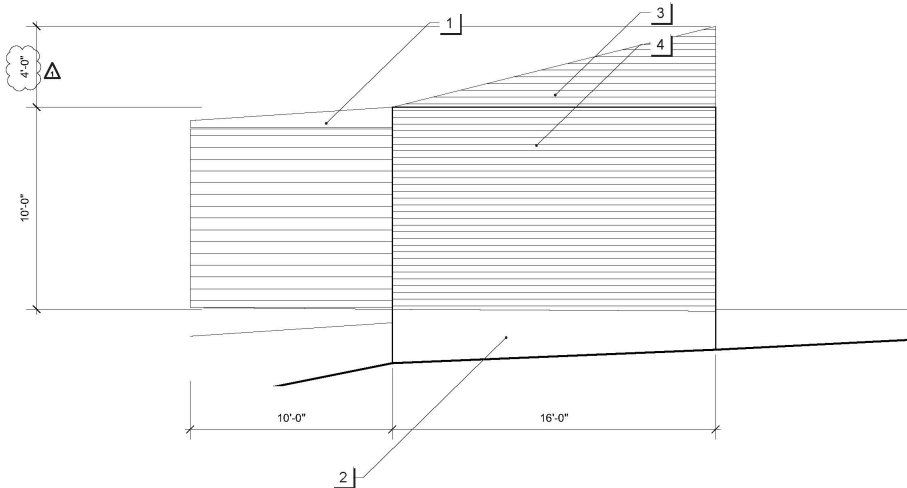
# ATTACHMENT H



## SITE OFFICE BUILDING KEYNOTES

- 1 2" x 12" REDWOOD LUMBER ROOF
- 2 LAMINATED REDWOOD WALLS (MIN. 2" THICK)

0 2' 4' 8'



## SITE OFFICE BUILDING KEYNOTES

- 1 STEEL BARN DOOR FRAME BEYOND
- 2 CONCRETE FOUNDATION
- 3 2" x 12" REDWOOD LUMBER ROOF
- 4 LAMINATED REDWOOD WALLS (MIN. 2" THICK)

0 2' 4' 8'

**FLETCHER STUDIO**  
LANDSCAPE ARCHITECTURE  
2325 3rd Street, Ste. 413  
San Francisco, CA 94107  
p 415.431.7878  
e office@fletcherstudio.com

**MIN DAY**

**BETTER PLACE FORESTS**  
25284 TEN MILE ROAD  
POINT ARENA, CALIFORNIA  
94468

25284 TEN MILE RD  
MASTER PLAN

| REVISION | DESCRIPTION           | DATE     |
|----------|-----------------------|----------|
| 1        | SCHEMATIC DEVELOPMENT | 02-20-17 |
| 2        | SCHEMATIC DEVELOPMENT | 02-20-17 |
| 3        | SCHEMATIC DEVELOPMENT | 07-17-17 |

| DATE     | NO.  | DRAWN  | CHECKED |
|----------|------|--------|---------|
| 07-17-17 | 1780 | MMJ/LK | SP      |

DRAWING TITLE:

SITE OFFICE  
NORTH  
ELEVATION

SHEET NO.:

A-04

**FLETCHER STUDIO**  
LANDSCAPE ARCHITECTURE  
2325 3rd Street, Ste. 413  
San Francisco, CA 94107  
p 415.431.7878  
e office@fletcherstudio.com

**MIN DAY**

**BETTER PLACE FORESTS**  
25284 TEN MILE ROAD  
POINT ARENA, CALIFORNIA  
94468

25284 TEN MILE RD  
MASTER PLAN

| REVISION | DESCRIPTION           | DATE     |
|----------|-----------------------|----------|
| 1        | SCHEMATIC DEVELOPMENT | 02-20-17 |
| 2        | SCHEMATIC DEVELOPMENT | 02-20-17 |
| 3        | SCHEMATIC DEVELOPMENT | 07-17-17 |

| DATE     | NO.  | DRAWN  | CHECKED |
|----------|------|--------|---------|
| 07-17-17 | 1780 | MMJ/LK | SP      |

DRAWING TITLE:

SITE OFFICE  
WEST  
ELEVATION

SHEET NO.:

A-05

CASE: U 2017-0008

OWNER: MORRIS, Randolph, ET AL

APN: 027-306-31

APLCT: Jamie Knowlton

AGENT: Better Place Forests, Co.

ADDRESS: 25284 Ten Mile Road, Point Arena

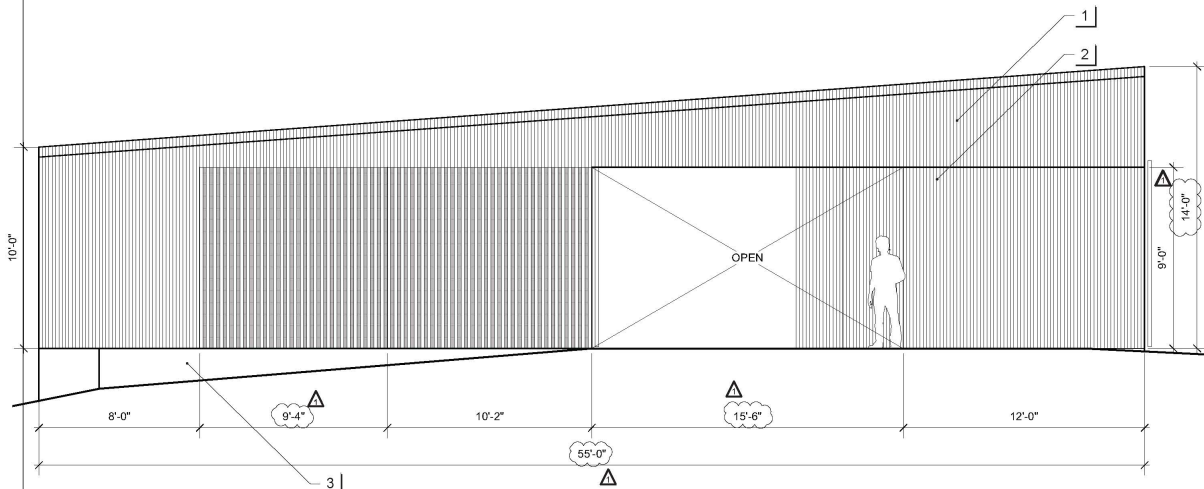
NO SCALE

OFFICE ELEVATIONS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

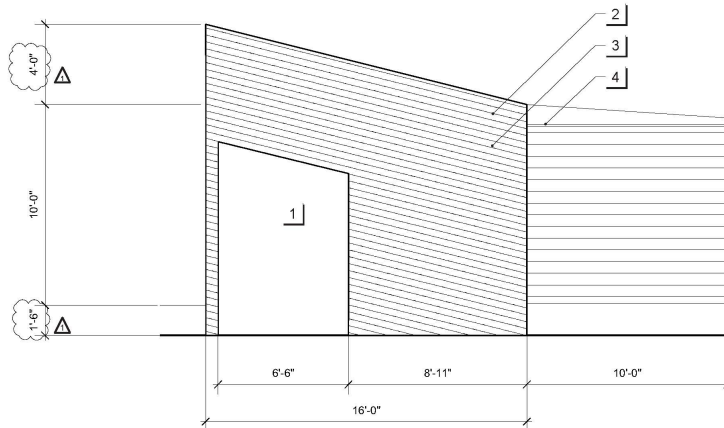


# ATTACHMENT I



## SITE OFFICE BUILDING KEYNOTES

- 1) 2" x 12" REDWOOD LUMBER ROOF
- 2) LAMINATED REDWOOD WALLS (MIN. 2" THICK)
- 3) CONCRETE FOUNDATION WALLS



## SITE OFFICE BUILDING KEYNOTES

- 1) ATV VEHICLE SHED OPENING
- 2) LAMINATED REDWOOD WALLS (MIN. 2" THICK)
- 3) ROLLING BARN DOOR
- 4) STEEL BARN DOOR FRAME BEYOND

**FLETCHER STUDIO**  
LANDSCAPE ARCHITECTURE  
2325 3rd Street, Ste. 413  
San Francisco, CA 94107  
p 415.431.7878  
e office@fletcherstudio.com

**MIN DAY**

**BETTER PLACE FORESTS**  
25284 TEN MILE ROAD  
POINT ARENA, CALIFORNIA 95408

25284 TEN MILE RD  
MASTER PLAN

| REVISION | DESCRIPTION      | DATE     |
|----------|------------------|----------|
| 1        | CAUTION SURVEY   | 08.22.17 |
| 2        | USE FOR RPT APP  | 08.22.17 |
| 3        | ADDITIONAL NO. 1 | 07.17.17 |

| DATE     | NO.   | DRAWN  | CHECK |
|----------|-------|--------|-------|
| 07.17.17 | 17480 | SWJ/LB | DT    |

DRAWING TITLE

SITE OFFICE  
SOUTH  
ELEVATION

SHEET NO.  
A-02

**FLETCHER STUDIO**  
LANDSCAPE ARCHITECTURE  
2325 3rd Street, Ste. 413  
San Francisco, CA 94107  
p 415.431.7878  
e office@fletcherstudio.com

**MIN DAY**

**BETTER PLACE FORESTS**  
25284 TEN MILE ROAD  
POINT ARENA, CALIFORNIA 95408

25284 TEN MILE RD  
MASTER PLAN

| REVISION | DESCRIPTION      | DATE     |
|----------|------------------|----------|
| 1        | CAUTION SURVEY   | 08.22.17 |
| 2        | USE FOR RPT APP  | 08.22.17 |
| 3        | ADDITIONAL NO. 1 | 07.17.17 |

| DATE     | NO.   | DRAWN  | CHECK |
|----------|-------|--------|-------|
| 07.17.17 | 17480 | SWJ/LB | DT    |

DRAWING TITLE

SITE OFFICE  
EAST  
ELEVATION

SHEET NO.  
A-03

CASE: U 2017-0008

OWNER: MORRIS, Randolph, ET AL

APN: 027-306-31

APLCT: Jamie Knowlton

AGENT: Better Place Forests, Co.

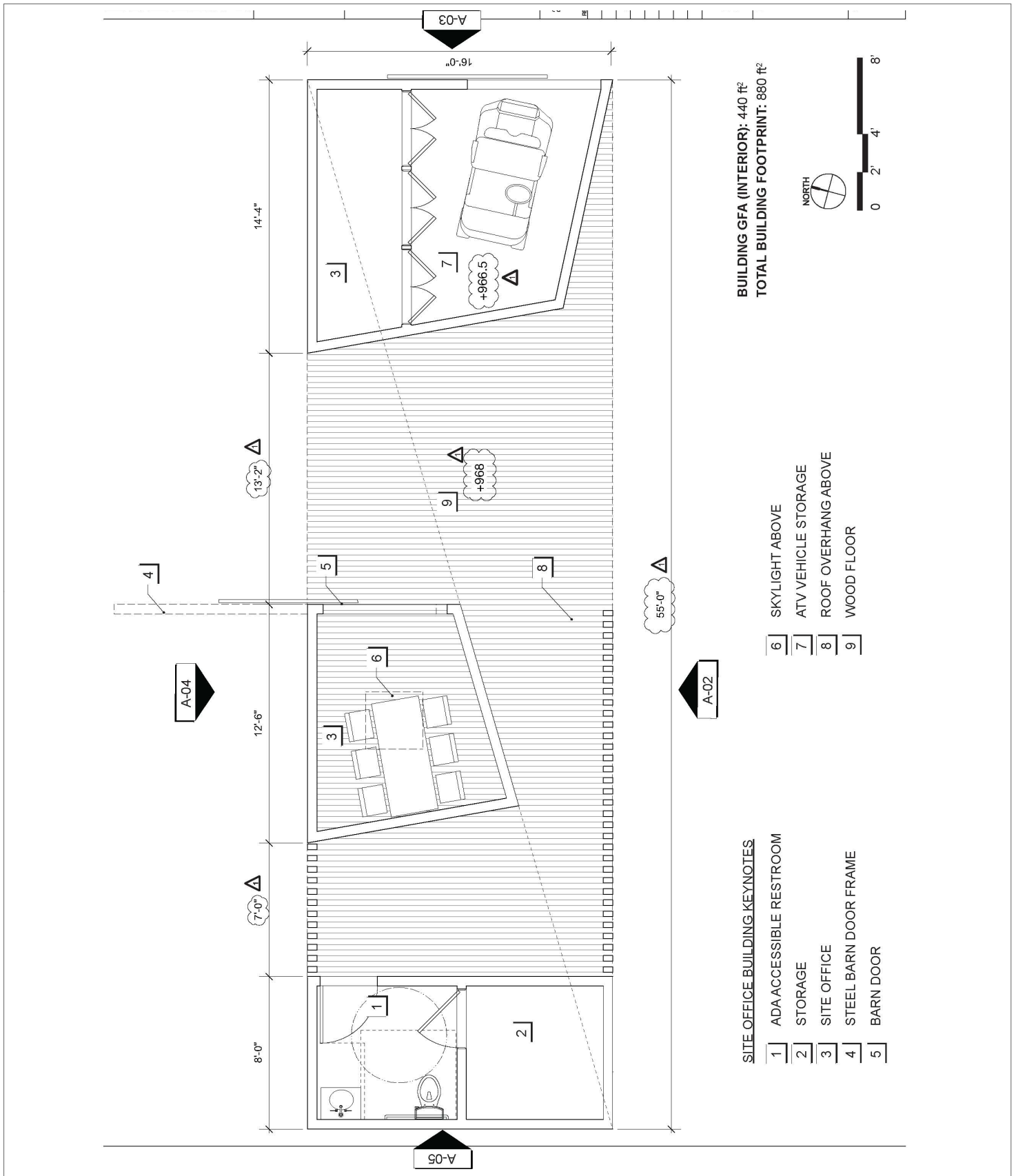
ADDRESS: 25284 Ten Mile Road, Point Arena

NO SCALE

OFFICE ELEVATIONS

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# ATTACHMENT J



CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

NO SCALE

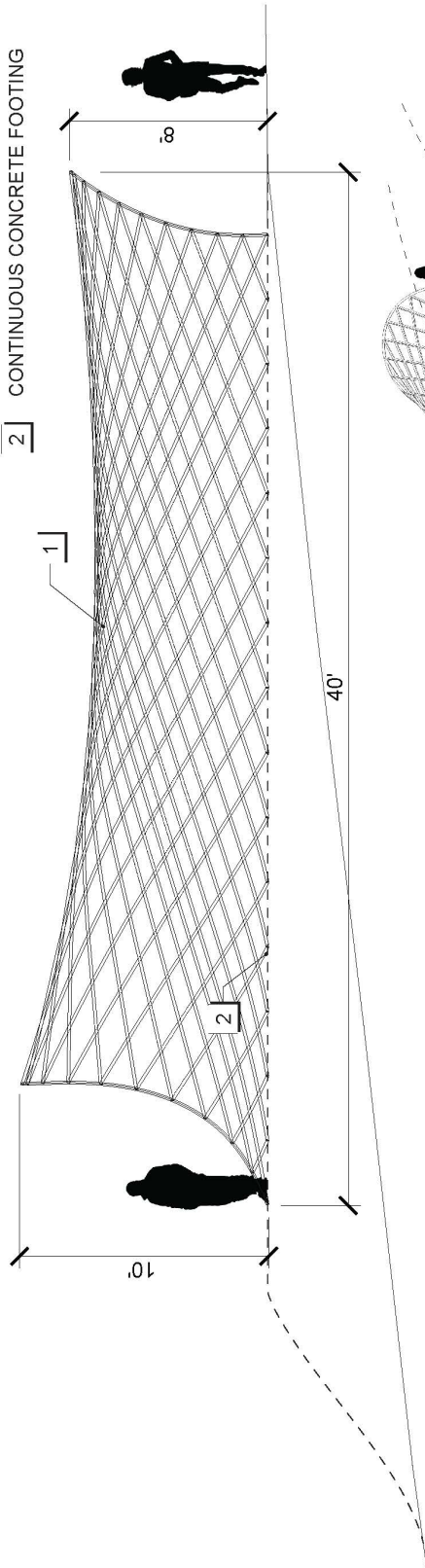
OFFICE FLOOR PLAN

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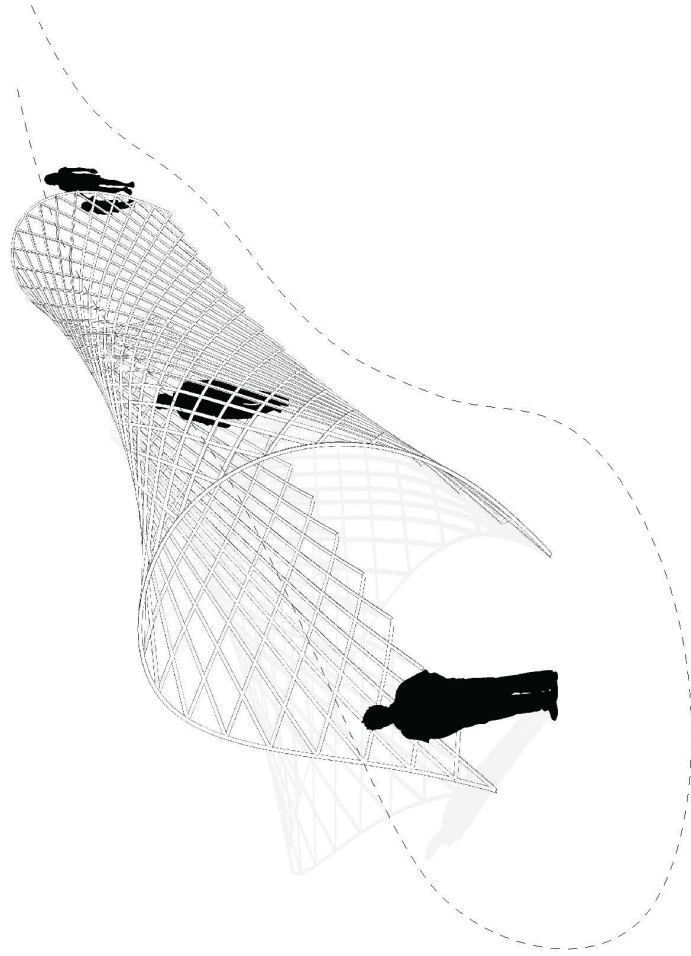
# ATTACHMENT K

## LEGEND

- 1] #5 REBAR WELDED @ OVERLAPS
- 2] CONTINUOUS CONCRETE FOOTING



VINE ARBOR SECTION



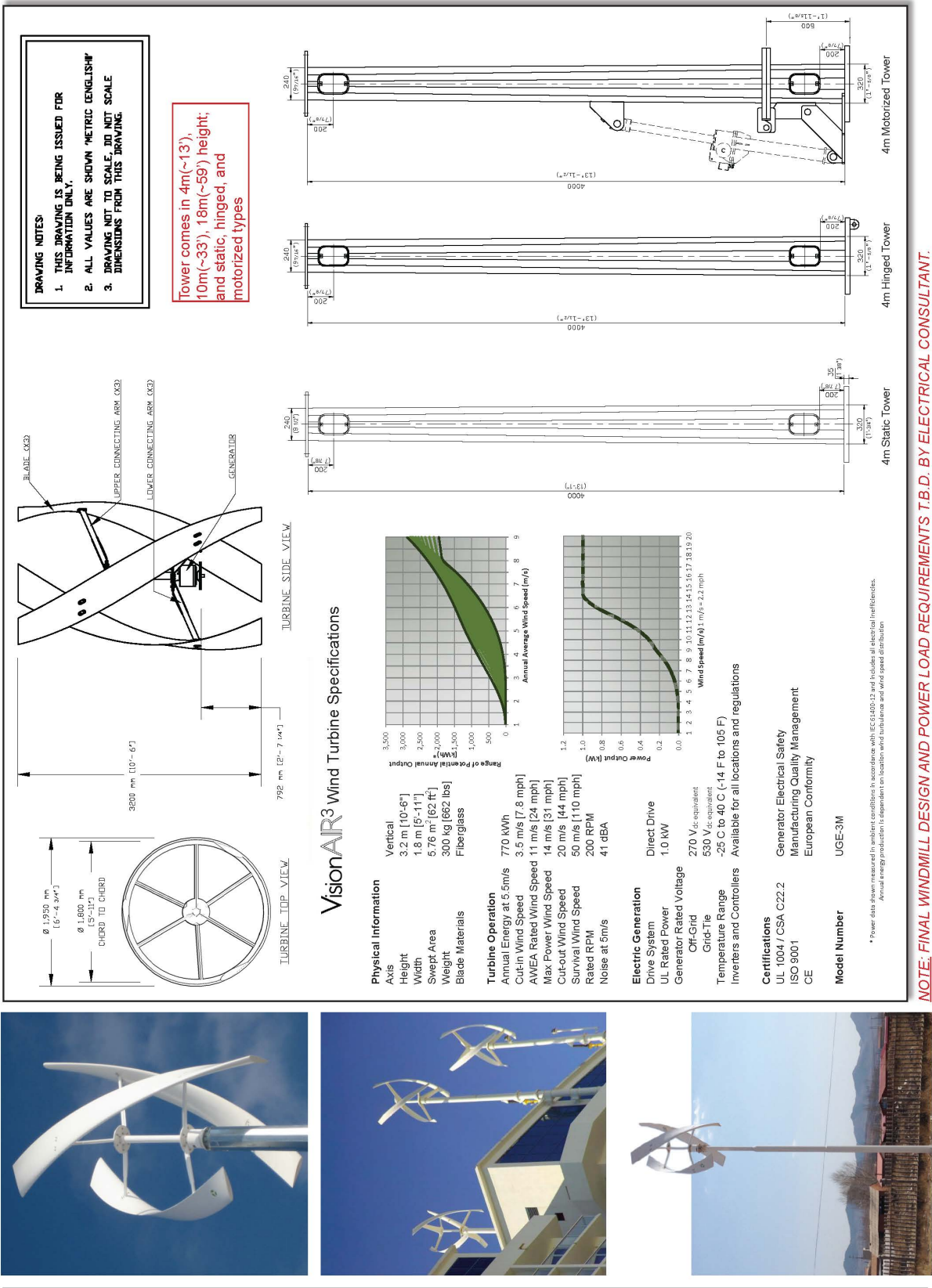
VINE ARBOR PERSPECTIVE

CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

NO SCALE

VINE ARBOR

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NOTE: FINAL WINDMILL DESIGN AND POWER LOAD REQUIREMENTS T.B.D. BY ELECTRICAL CONSULTANT.

CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

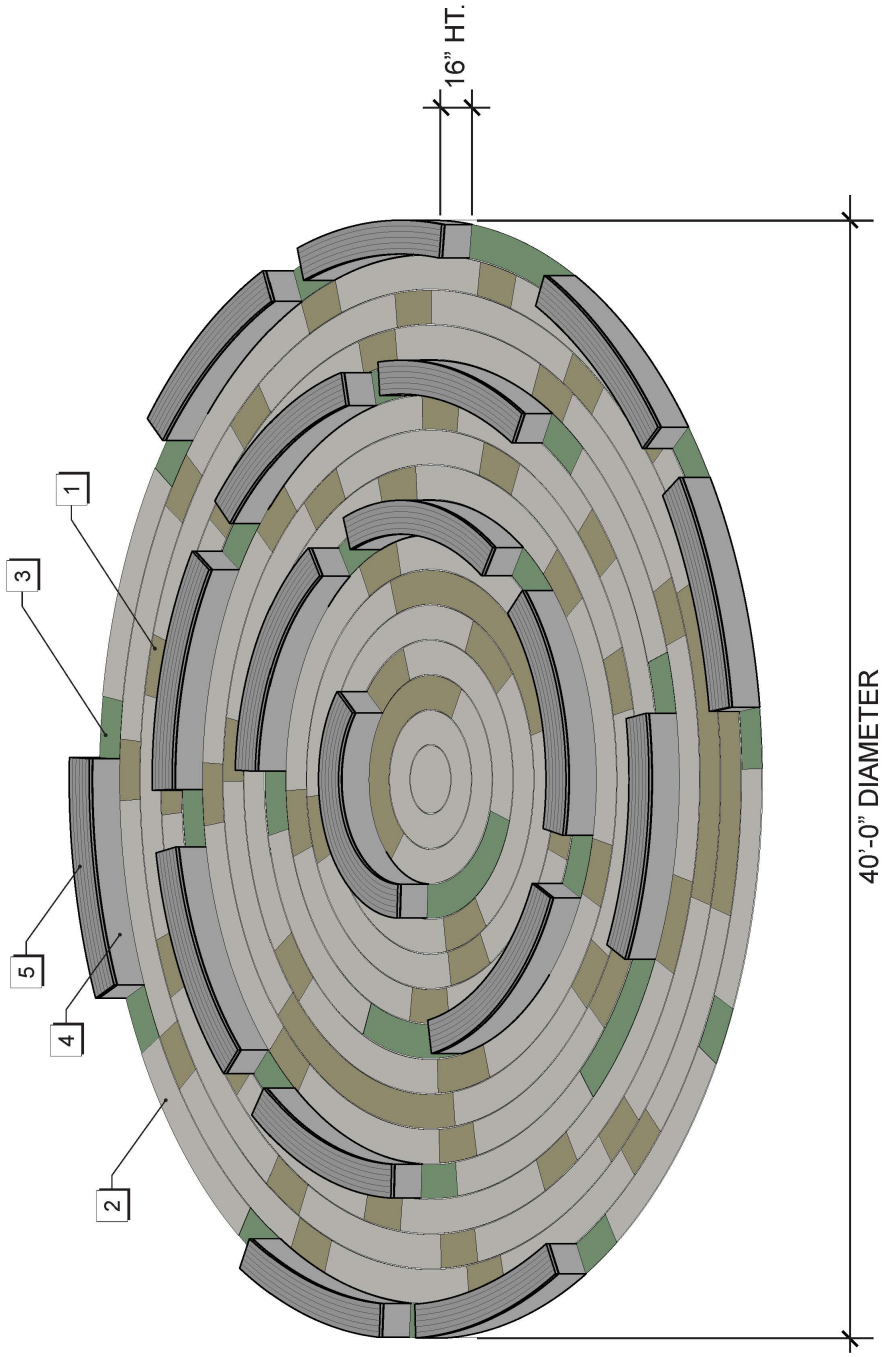
NO SCALE

WIND TURBINE

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- MEMORIAL RING LEGEND
- 1 CHIPSEAL 'GRAVEL'
  - 2 CONCRETE PAVING
  - 3 NATIVE PLANTING AREAS
  - 4 PRE-CAST CONCRETE BENCH BASE
  - 5 BASALT TILES WITH DONOR NAMES

MEMORIAL RING  
THE MEMORIAL RING SERVES AS A SPACE OF GATHERING AND COMMEMORATION. THE GEOMETRY OF THE MEMORIAL REFERENCES THE GROWTH RINGS OF A TREE. DONOR NAMES ARE ENGRAVED ON TO THE BASALT BENCHTOPS.



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
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NO SCALE

MEMORIAL RING



# ATTACHMENT N



B: PARKING AREA CLEARING



D: FOREST CLEARING



A: ENTRY DRIVE



C: MEADOW CLEARING

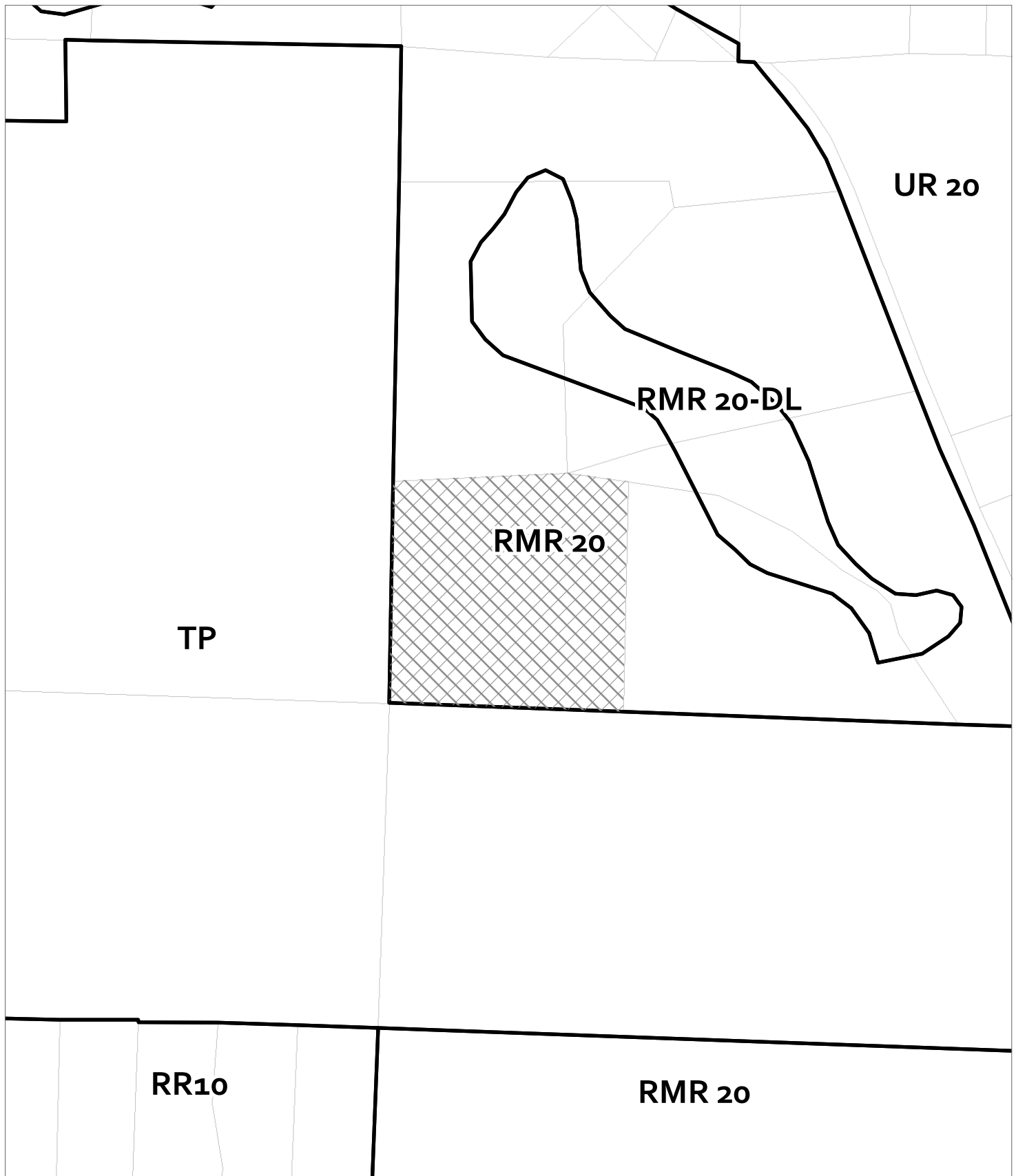
CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

NO SCALE


EXISTING PHOTOS

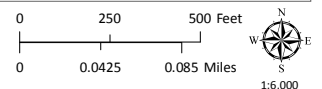
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CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

 Zoning Districts




ZONING DISPLAY MAP

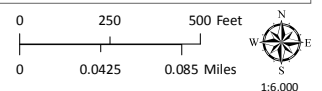
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ATTACHMENT P



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

 General Plan Classes

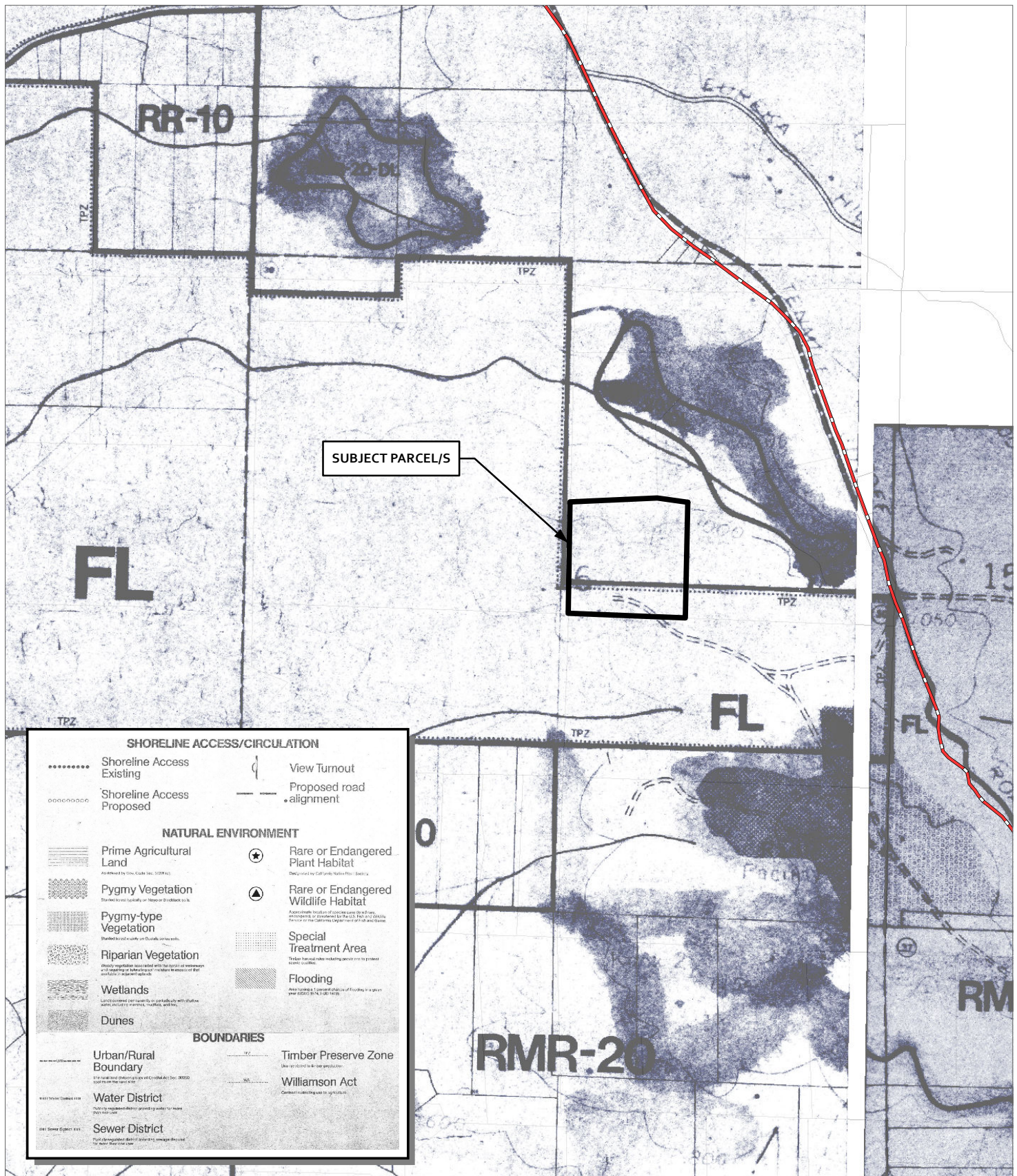


GENERAL PLAN CLASSIFICATIONS

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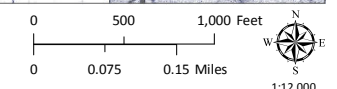


# ATTACHMENT Q



CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

Coastal Zone Boundary

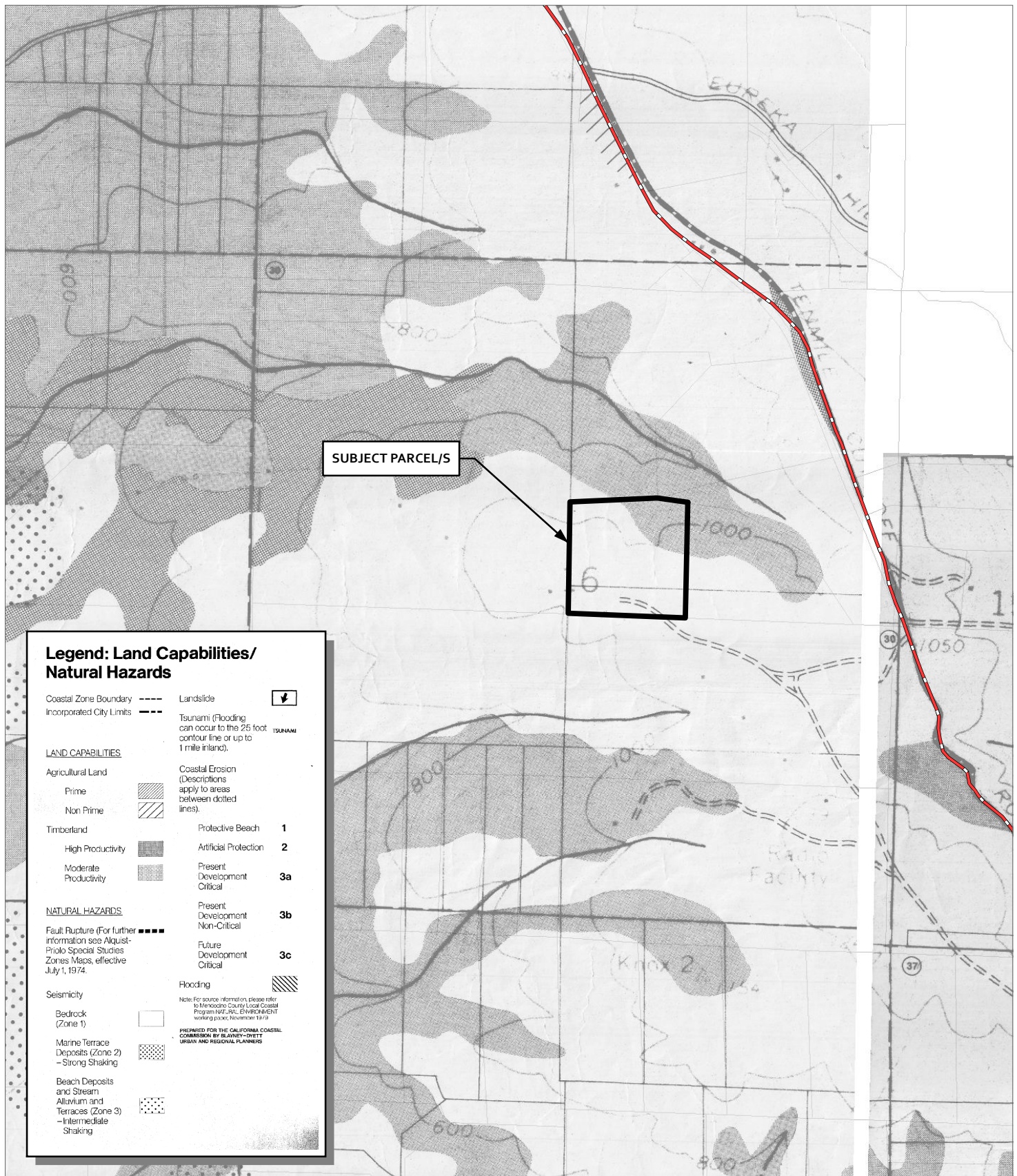


LCP MAP 25: POINT ARENA

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# ATTACHMENT R



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

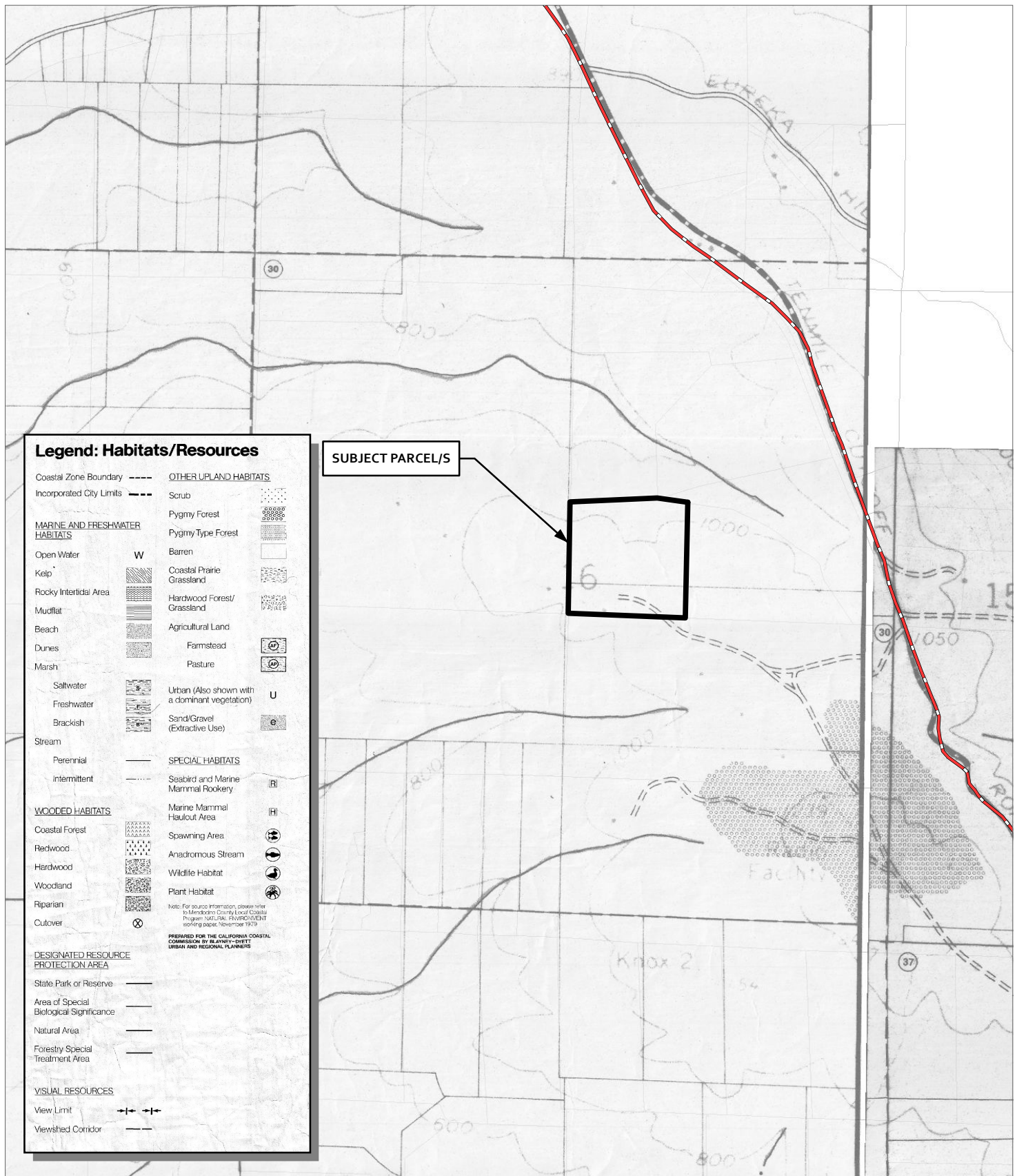
Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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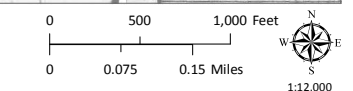


# ATTACHMENT S



CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

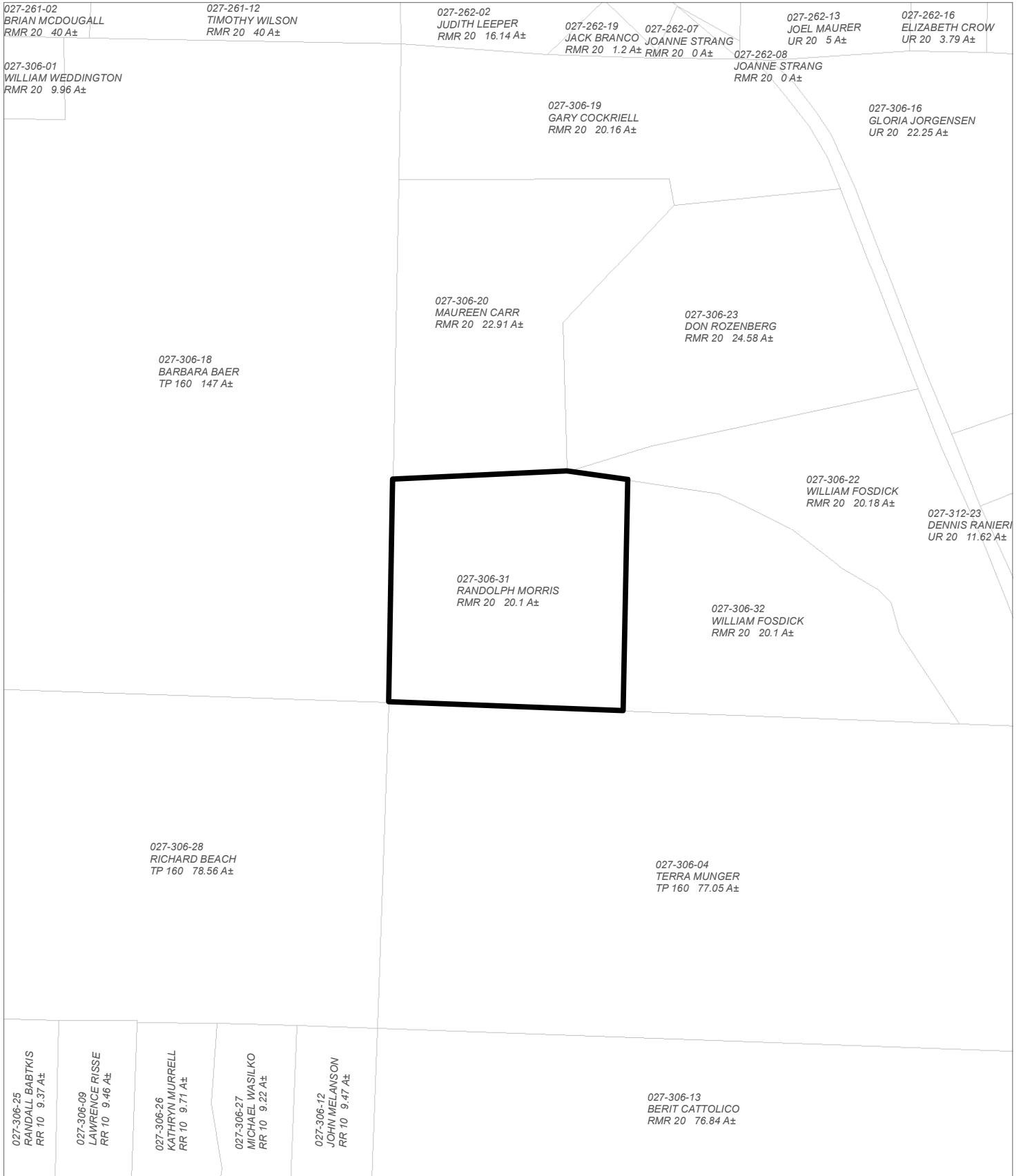
Coastal Zone Boundary



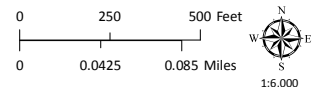
LCP HABITATS & RESOURCES

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# ATTACHMENT T



CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

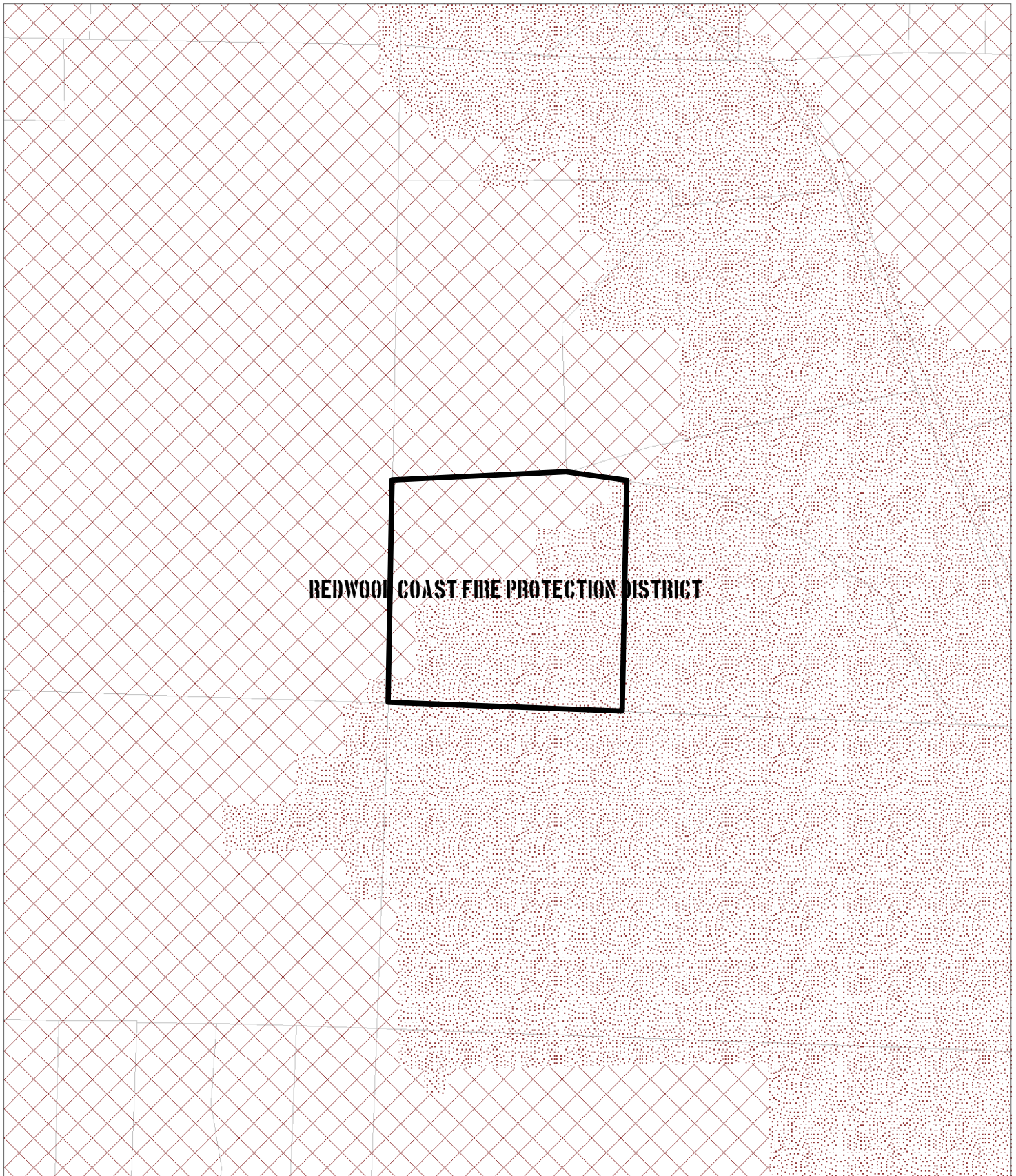


ADJACENT PARCELS




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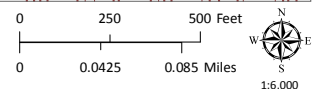


# ATTACHMENT U



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

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

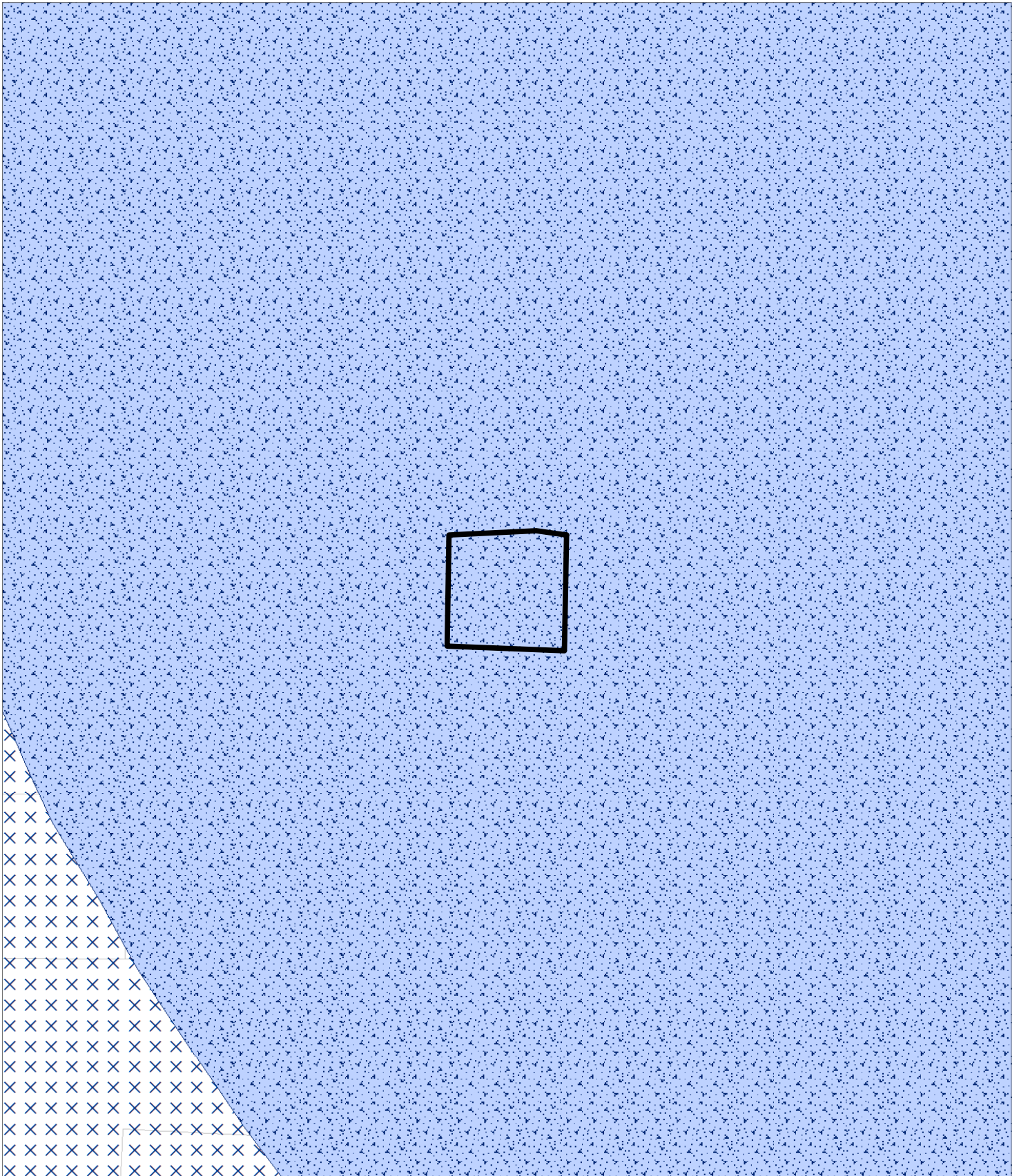


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA


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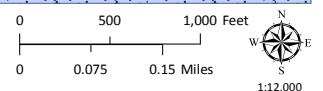


# ATTACHMENT V



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

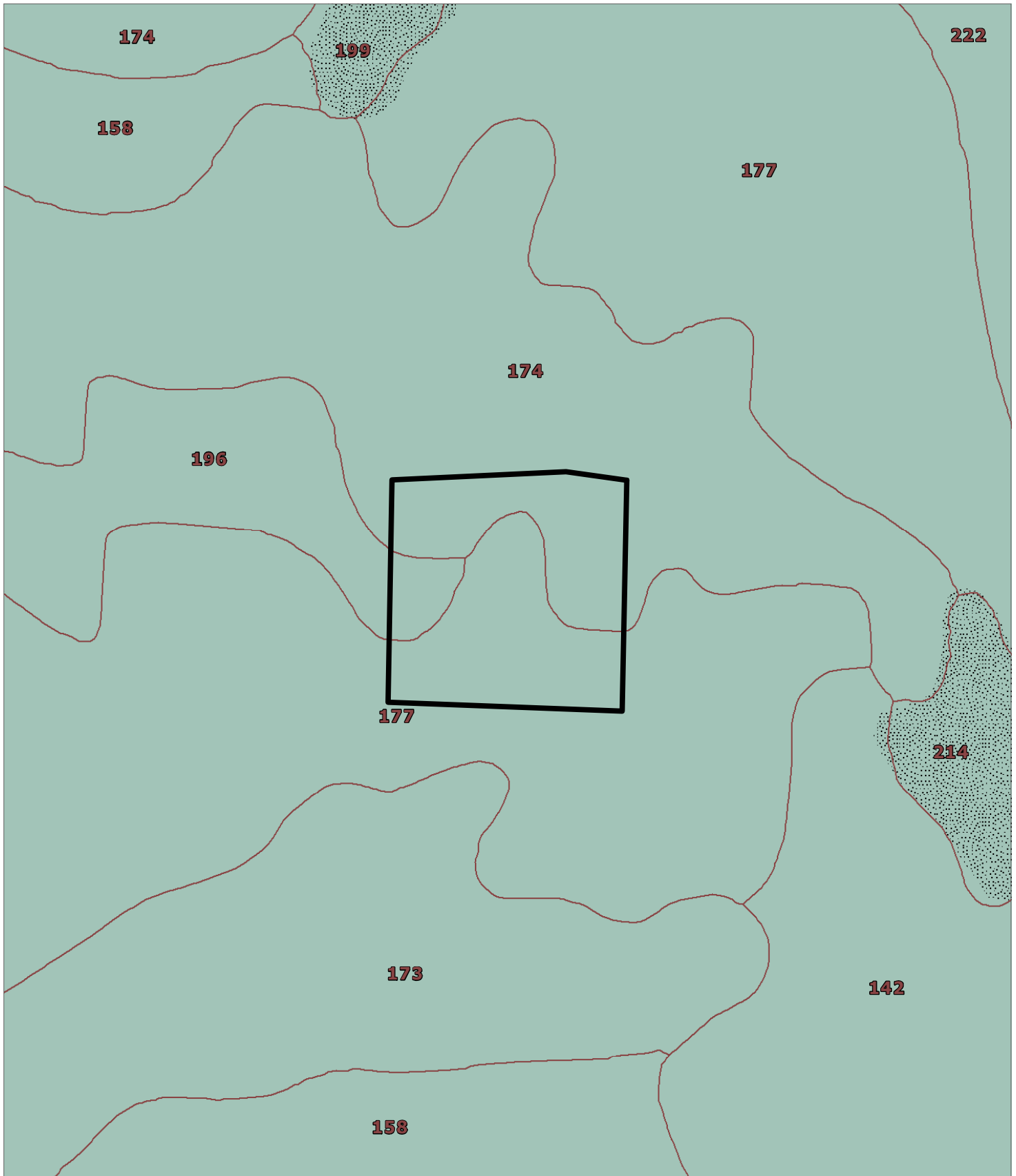
X X X Critical Water Areas  
v v v  
 Critical Water Resources Bedrock






GROUND WATER RESOURCES

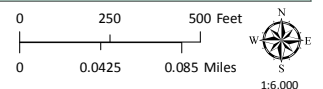
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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# ATTACHMENT W



CASE: U 2017-0008  
 OWNER: MORRIS, Randolph, ET AL  
 APN: 027-306-31  
 APLCT: Jamie Knowlton  
 AGENT: Better Place Forests, Co.  
 ADDRESS: 25284 Ten Mile Road, Point Arena

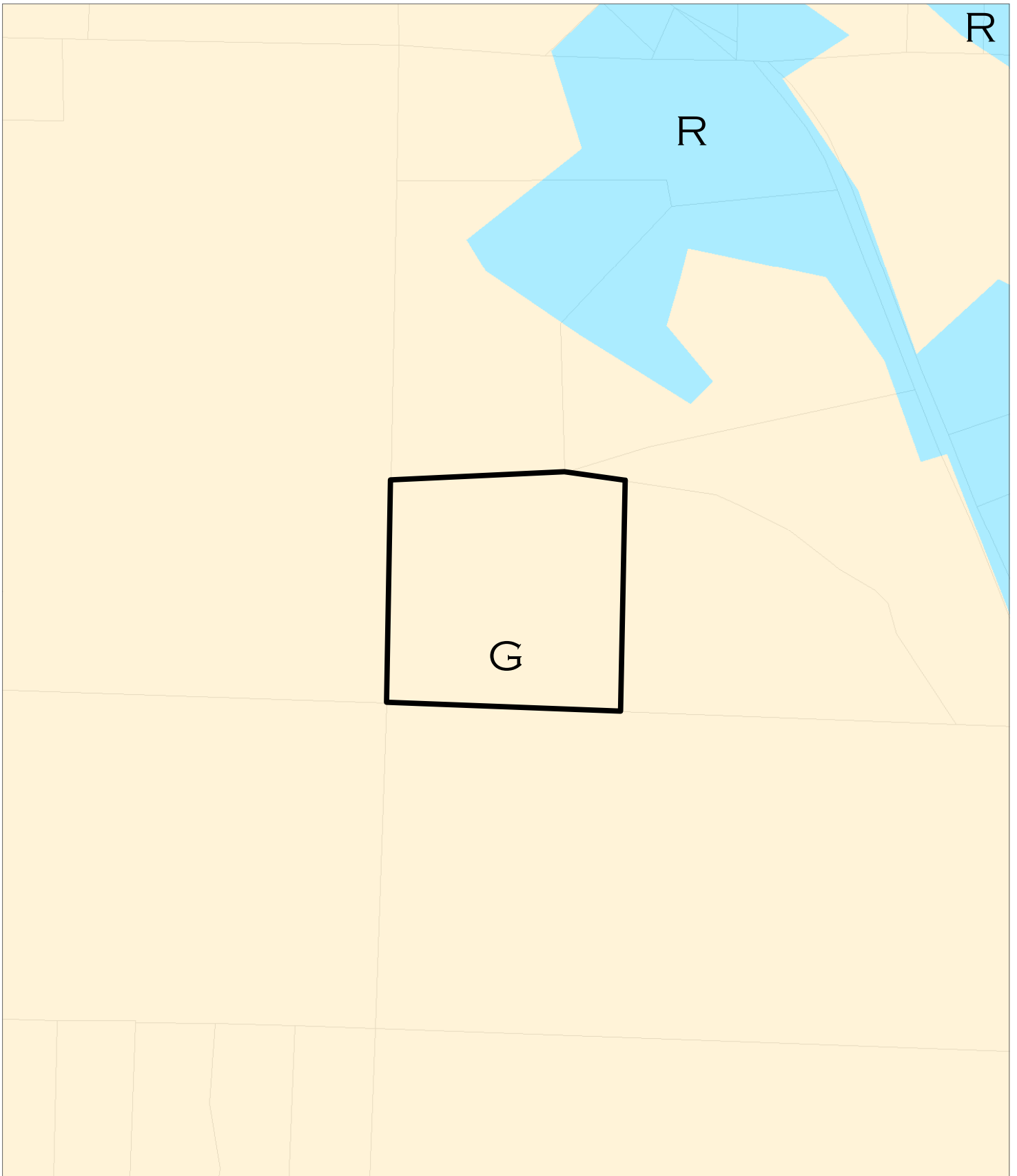
 Western Soil Classes  
 Shinglemill-Gibney Complex  
 Bishop Pine





LOCAL SOILS

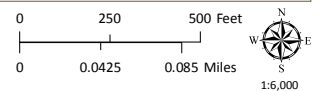
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

# ATTACHMENT X



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

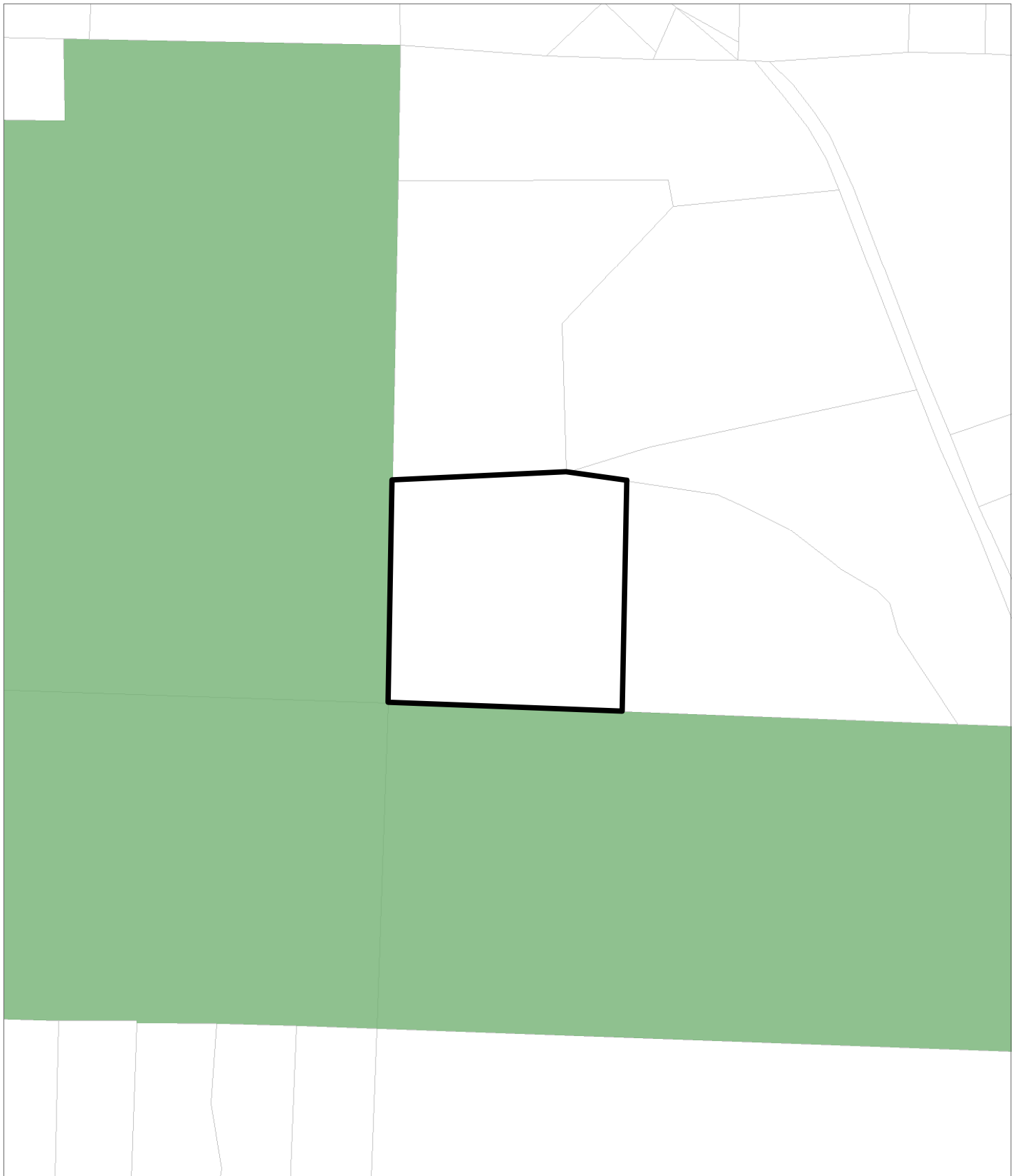
 Grazing Land (G)  
 Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

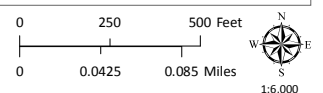
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# ATTACHMENT Y



CASE: U 2017-0008  
OWNER: MORRIS, Randolph, ET AL  
APN: 027-306-31  
APLCT: Jamie Knowlton  
AGENT: Better Place Forests, Co.  
ADDRESS: 25284 Ten Mile Road, Point Arena

 TPZ 2015



TIMBER PRODUCTION ZONES

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

County of Mendocino  
Ukiah, California  
February 1, 2018

U\_2017-0008 BETTER PLACE FORESTS

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A COASTAL DEVELOPMENT USE  
PERMIT TO ESTABLISH A CEMETERY.

WHEREAS, the applicant, Better Place Forests, filed an application for a Coastal Development Use Permit with the Mendocino County Department of Planning and Building Services to establish a cemetery, located in the Coastal Zone, approximately 3 miles southeast of the City of Point Arena, on the west side of Ten Mile Road (CR 506), approximately 1 mile south of its intersection with Eureka Hill Road (CR 505), at 25284 Ten Mile Road, Point Arena (APN: 027-306-31); General Plan RMR20:R; Zoning RMR:20/NONE; 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 January 4, 2018, 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, February 1, 2018, 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 forth 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. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed cemetery services use includes both recreational and conservation components and is consistent with the Remote Residential land use classification with the issuance of this use permit and subject to the recommended conditions of approval; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served and would continue to be served by an on-site well and a septic disposal system is proposed with this application. There are existing on-site roads that access the parcel, which will be upgraded to current standards; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development, if constructed in accordance with the recommended conditions of approval, is consistent with the purpose and intent of the Remote Residential Zoning District, as well as all other provisions of District II Zoning Ordinance, Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas, and preserves the integrity of the Remote Residential Zoning District.; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed cemetery use and accessory improvements would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An initial study has been prepared and adoption of a Negative Declaration is recommended; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known

resources within the vicinity of the site. A previous archaeological survey was prepared for the project site and no sites were identified. Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.
7. Pursuant with MCC Section 20.532.100(A)(1)(a), while two special-status plant and wildlife species are known to occur on the project site, these include the *Pinus muricata* Alliance habitat area and the riparian vegetation habitat area, no environmentally sensitive habitat areas (ESHAs) would be significantly degraded by the proposed project. Avoidance and minimization measures are recommended to ensure that potential impacts remain at less than significant levels. The proposed project involves establishment of a cemetery use and associated improvements. No physical development beyond upgrade to the existing parcel access will occur within the identified ESHA.
8. Pursuant with MCC Section 20.532.100(A)(1)(b), there is no feasible less environmentally damaging alternative, as the project will utilize existing skid roads and cleared areas of the parcel from past logging practices to reduce any potential impacts from establishment of foot trails on the existing skid roads.
9. Pursuant with MCC Section 20.532.100(A)(1)(c), all feasible conditions of approval capable of reducing or eliminating project related impacts have been adopted.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration and the Conditions of Approval. 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 Coastal Development Use Permit, 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 become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission.

*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 U\_2017-0008 - BETTER PLACE FORESTS FEBRUARY 1, 2018**

Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which would contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a driveway, and clearing at the top of the site where the proposed development is located.

**APPROVED PROJECT DESCRIPTION:** Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which would contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a driveway, and clearing at the top of the site where the proposed development is located.

#### **CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.

- d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.
10. Prior to issuance of any building permits in reliance of this Coastal Development Use Permit, the applicant shall submit a revised site plan showing relocation of all but one of the required parking spaces outside of the required yard setback of 50 feet and outside any designated environmentally sensitive habitat areas (ESHA).
11. In order to provide for the protection of identified environmentally sensitive habitat areas (ESHA), the following shall be required during trail development:
  - a. Foot trail establishment within ESHA buffers shall employ methods that displace little to no soil and allow for the free draining of storm water runoff.
  - b. Trails shall be designed to follow the contours of site topography.
  - c. Trail clearing shall occur during fair weather and mulching of exposed soils after April 15<sup>th</sup> and prior to October 15<sup>th</sup>.
12. If construction activities are not complete by September 1, 2026, the applicant shall consult with the US Fish and Wildlife Service about potential incidental take of the federally endangered Point Arena mountain beaver (PAMB), consistent with Technical Assistance # AFWO-17B0005-17TA0006.
13. In order to provide for the protection of identified environmentally sensitive habitat areas (ESHA), the following shall be required for treatment of the cremate remains and scattering of the cremains on site:
  - a. Dilute cremains with native soil at a 3:1 ratio at minimum.
  - b. Consider chelating agents or bacterial additives to promote decomposition.
  - c. Ensure proper erosion control measures are in place to limit the amount of cremains and nutrients contained therein that are transported into waterways and sensitive areas. Cremains scattered around trees shall be covered with forest detritus or mulch to effectively limit erosion. On steeper slopes, disturbed areas shall be monitored and re-covered if erosion becomes apparent.
  - d. The buffer guidelines stated below around ESHA shall be followed to ensure pollutants, including cremains, have minimal impact on the landscape. These sensitive areas may be disproportionately affected by salinization and changes to pH. They include the watercourse, which flows southeast to northwest across the property, and the *Pinus muricata* Alliance habitat



area on the southern ridge of the property. No spreading is to take place within any ESHA. Within the ESHA buffers as provided in the *Botanical Survey and Environmentally Sensitive Habitat Area Buffer Analysis (May 22, 2016)* spreading shall not take place during the wet season (October 15 – April 15).

14. If the proposed grading activities exceed 50 cubic yards, the applicant shall provide a grading plan prior to issuance of any permits related to this Coastal Development Use Permit.
15. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.
16. Prior to issuance of any site development, the applicant shall consult with the Mendocino County Air Quality Management District. Prior to issuance of any permits (grading, encroachment, building, septic, etc.) in reliance of this Coastal Development Use Permit, the applicant shall provide evidence that all requirements of the Mendocino County Air Quality Management District have been met.
17. The site is limited to a maximum capacity of 30 persons per day.
18. The applicant shall install a standard commercial driveway approach to the satisfaction of the Mendocino County Department of Transportation.
19. 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 \$ 2,330.75 (effective January 1, 2018) OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services by or prior to February 16, 2018 at 5:00 p.m.).** 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 insure timely compliance with this condition.

**MENDOCINO COUNTY**  
**INITIAL STUDY/NEGATIVE DECLARATION (IS/ND):**

**DATE:** DECEMBER 26, 2017

**CASE NUMBER:** U\_2017-0008

**OWNER:** Randolph Lee Morris and Deborah Lee Turner

**APPLICANT:** Better Place Forests

**PROJECT DESCRIPTION:** Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which would contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a driveway, and clearing at the top of the site where the proposed development is located.

**LOCATION:** In the Coastal Zone, approximately 3 miles southeast of the City of Point Arena, on the west side of Ten Mile Road (CR 506), approximately 1 mile south of its intersection with Eureka Hill Road (CR 505), at 25284 Ten Mile Road, Point Arena (APN: 027-306-31).

**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. 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 |

| <b><u>I. AESTHETICS.</u></b><br><b>Would the project:</b>                                                                                                | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?                                                                                                  | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/>         | <input 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"/> |

The project site is located approximately 3 miles north of the City of Point Arena, on the top of the ridge overlooking the Pacific Ocean. Adjacent properties are largely forested properties, many with residential uses on site. The western and southern property boundaries border parcels zoned as Timber Production Zones (TPZ).

The site is located in an area designated as a conditionally Highly Scenic Area, where a project is only subject to the Highly Scenic Area criteria if visible from Highway 1, and is also not located within a Special Treatment Area. Since the site is not visible from Highway 1, it is not subject to Highly Scenic Area development criteria.

The proposed development consists of establishment of a cemetery use, where ashes of a loved one can be spread around a dedicated tree. The project also includes construction of a office space, vine arbor, memorial ring, wind turbine, and associated improvements. The character of the area is that of a remote residential community and the proposed development will fit the surroundings as it includes minimal development and the site would be left largely in a natural state.

Exterior lighting is not proposed as part of the project at this time. If future exterior lights are installed, the permit is conditioned to require that all exterior lights be shielded and downcast, consistent with Mendocino County Code requirements.

No conditions of approval are necessary to ensure project impacts will be held to a less than significant level.

| <b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u></b><br><b>Would the project:</b>                                                                                                                                                                                                         | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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 type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

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

The project site is located in an area designated as "Mendocino Grazing Land" by the State of California Department of Conservation. The parcel is zoned Remote Residential, as are surrounding parcels, and is forested making agricultural use types difficult to accommodate; therefore, approval of this application would not convert any agriculturally zoned lands to non-agricultural uses. The project would not convert any land designated "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to non-agricultural uses.

The site is located adjacent to lands zoned Timber Production Zone (TPZ). The proposed development does not convert lands zoned TPZ or Forest Land and is consistent with Mendocino County Code policies related to development adjacent to TPZ and Forest Land designated parcels.

| <b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</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"/> |

The project is located within the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). Any new emission point source is subject to an air quality permit, consistent with the district's air quality plan, prior to project construction. MCAQMD commented on the proposed project detailing potential project requirements. Condition 16 of U\_2017-0008 requires consultation with MCAQMD to make sure all proposed site improvements are compliant with all standards of the District.

While the project will not include a new point source, and would contribute minimally to emissions. The generation of dust during grading activities, a type of area-source emission, will be limited by the County's standard grading and erosion control requirements (MCC Sections 20.492.010; -020). These policies limit ground disturbance and require immediate revegetation after the disturbance. Consequently, existing County requirements will help to ensure PM10 generated by the project will not be significant and that the

project will not conflict with nor obstruct attainment of the air quality plan PM10 reduction goals. The project is consistent with and will not obstruct the implementation of the air quality plan.

The project includes establishment of a cemetery use, where ashes of a loved one can be spread around a dedicated tree. The project also includes construction of a a office space, vine arbor, memorial ring, wind turbine, and associated improvements. Approval of this project will not permit large-scale development that may result in a cumulatively considerable net increase in air pollution, including PM10.

Additionally, there are no short-term or long-term activities or processes associated with the proposed development that will create objectionable odors. Nor are there any uses in the surrounding area that are commonly associated with a substantial number of people (i.e., churches, schools, etc.) that could be affected by any odor generated by the project.

No conditions are necessary to reduce potential project impacts to a less than significant level.

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

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

Several studies have been prepared for this project as it relates to potential impacts to Environmentally Sensitive Habitat Areas (ESHA). Submitted studies include a *Botanical Survey and Environmentally Sensitive Habitat Area Buffer Analysis (May 22, 2016)* prepared by NCRM, Inc., a *Memorandum on effects of Cremains on Forest Health (May 23, 2016)* prepared by NCRM, Inc., and a *Botanical*

Addendum (July 5, 2017) prepared by NCRM, Inc. The site contains several plant communities, including *Sequoia sempervirens* (Redwood) Alliance, *Pinus muricata* (Bishop Pine) Alliance, and riparian vegetation. Two resources meeting the definition of ESHA were documented to occur within the project area, these include the *Pinus muricata* Alliance habitat area and the riparian vegetation habitat area.

Proposed activity within the *Pinus muricata* Alliance habitat area is limited to the installation of a gate and signage in the existing cleared area at the entrance and the maintenance and upgrade of the existing rocked access road, which passes through the ESHA for approximately 100 feet at the southwest corner of the parcel. Within the 50 foot ESHA buffer, existing skid trails as a result of past logging on the parcel may be utilized for foot trails.

No activity is proposed within the riparian vegetation habitat area. Within the 50 foot ESHA buffer, existing skid trails as a result of past logging on the parcel may be utilized as foot trails.

There is no physical development activity proposed within the ESHA riparian and *Pinus muricata* Alliance habitat area buffers other than the upgrade of the existing access roads and entrance. The proposed foot trail use of the existing skid roads within the ESHA buffer is considered a passive recreational use and is consistent with the allowable uses within both riparian resource areas and other resource areas, which recommends that any development within designated resources areas shall be reviewed and established in accord with conditions which could allow some development under mitigating conditions but which assures the continued protection of the resource area.

The submitted studies included a buffer analysis demonstrating the projects consistency with buffer requirements and allowable development within the established buffer area. Recommendations are provided in the studies to ensure no impact to identified resources and are included as Condition 11 of U\_2017-0008.

The project site is also within the range of the federally endangered Point Arena mountain beaver (*Aplodontia rufa nigra*; PAMB) and as such the applicant consulted with the US Fish and Wildlife Service (USFWS) about potential for incidental take as a result of project activities. In a response (AFWO-17B0005-17TA0006), dated October 17, 2016, USFWS determined that the project is unlikely to result in incidental take of PAMB, and can proceed at any time. This determination is limited to a period of ten (10) years from September 1, 2016. If ground-disturbing activities are not completed within the ten (10) year period then additional consultation with USFWS is required. Condition 12 of U\_2017-0008 is recommended to reflect this expiration on the technical assistance received from USFWS.

The submitted Memorandum on the potential concerns associated with cremated remains and forest health included recommendations for the treatment of the cremated remains in order to prevent any impacts to forest health. These recommendations are included as Condition 13 of U\_2017-0008.

The California Department of Fish and Wildlife (CDFW) reviewed the project and provided a response, on October 2, 2017, stating no concerns with the project provided that the applicant follows the recommendations contained within the botanical survey and memorandum on cremated remains.

The proposed project results in less than significant impacts to identified natural resources.

| <b><u>V. CULTURAL RESOURCES.</u></b><br><b>Would the project:</b>                                              | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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"/> |

The project site underwent archaeological review during the previous subdivisions that created the subject parcel. A archaeological survey dated February 7, 1990 prepared by David Origer for Minor Subdivision MS 57-1989 found that no sites were present on the property. The Mendocino County Archaeological Commission, on March 15, 1990, reviewed and accepted the survey advising the applicant of the "Discovery Clause." Although no sites were identified in the survey, Condition 8 is recommended to ensure that any archaeological sites that may be discovered as a result of the project are protected.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians; however, no response was received from any tribe.

The proposed project consists of the establishment of a cemetery use. No known existing human remains are located on the parcel; however, the proposed project would establish scattered human remains on the property.

There will be no impact to any known archaeological or paleontological resources.

| <b><u>VI. GEOLOGY AND SOILS.</u></b><br><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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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"/> |

The project site is not located on any active known fault. The San Andreas fault is approximately 1 mile east of the project site and is the nearest active fault. The project site, like most of Mendocino County,

would experience intermediate shaking as the result of an earthquake event. The site is not known to be an area of potential liquefaction, nor an area of known landslides.

The proposed project will not result in substantial soil erosion or loss of top soil.

The project includes minimal development and is not located in an area that would potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse as a result of the project activities.

The site does not contain expansive soils.

A septic system design has been approved by the Division of Environmental Health that will accommodate the proposed project. No impact would occur.

The proposed project will have a less than significant impact.

| <b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b><br><b>Would the project:</b>                                                        | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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 type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

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 CO<sub>2</sub>e (CO<sub>2</sub> equivalent) of operation emission on an annual basis. This project as proposed, creating a cemetery use and associated improvements, will have no impact and be below the threshold for project significance of 1,100 metric tons CO<sub>2</sub>e.

Given the limited scale of development on the parcel, the GHG generated by the project will not have a significant impact on the environment.

| <b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b><br><b>Would the project:</b>                                                                                                               | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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 checked="" type="checkbox"/>         | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous                                                                                                                                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |



|                                                                                                                                                                                                                                                                  |                          |                          |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                                                  |                          |                          |                                     |                                     |
| 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"/>            |

The project is for the establishment of a cemetery use and associated improvements. The project may sometimes involve the routine transport, use and disposal of hazardous materials in small quantities. These materials include household cleaners, paint, gardening supplies, etc. Storage of these materials in the open may result in contaminated stormwater runoff being discharged into nearby water bodies, including the Pacific Ocean. This potential hazard is not significant if these materials are properly stored on the project site and then disposed at an approved collection facility. Potential impacts involving the transport, use or disposal of hazardous materials is less than significant.

The proposed project is not anticipated to release hazardous emissions, or handle hazardous materials or waste. The site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5. The site is also not within an Airport Height combining district (AH) and therefore is not located within an area with an airport land use plan nor a private airstrip. Therefore, there will be no impact.

There are no schools in close proximity to the proposed project. Therefore, there will be no impact.

The proposed project will not interfere with any emergency response plan or evacuation plan. Therefore, there will be no impact.

The site is designated by the California Department of Forestry and Fire Protection (Calfire) to have a high and very Fire Hazard Severity Classification. Recommendations from Calfire were submitted with the application (CDF 213-17) for address, driveway, and defensible space standards.

The proposed project will have a less than significant impact.

| <b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b><br><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 | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| <b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b><br><b>Would the project:</b>                                                                                                                                                                                               | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| 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)?                                  |                                               |                                                                       |                                             |                                     |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                         | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input 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"/> |

The proposed improvements include the development of a well on the parcel to support the proposed development. The Mendocino County Coastal Groundwater Study (1986) designated the subject parcel as having Critical Water Resources – bedrock (CWR-br). There is an existing well on the property to serve the proposed development. Therefore, the proposed project is not anticipated to have a significant effect on groundwater resources.

The project is not located within a mapped 100 year flood hazard area, and therefore will not impede or redirect flood flows, and will not expose people or structures to a significant risk involving flooding, including flooding as a result of the failure of a levee or dam.

There will be no impact to hydrology and water quality.

| <b><u>X. LAND USE AND PLANNING.</u></b><br><b>Would the project:</b>                                                                                                                                        | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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, | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

| <b><u>X. LAND USE AND PLANNING.</u></b><br><b>Would the project:</b>                              | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?   |                                               |                                                                       |                                             |                                     |
| 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"/> |

The project site is currently vacant with the request for development of a cemetery use and associated development. The proposed development would not divide an established community, therefore there will be no impact.

The proposed project is consistent with all policies of the Local Coastal Program of the General Plan and Mendocino County Code; therefore, there will be no impact.

There are currently no applicable habitat conservation or natural community conservation plan applicable to this site; therefore, there will be no impact.

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

The project is not located in an area of known mineral resources. No impact is expected and no mitigation is required.

| <b><u>XII. NOISE.</u></b><br><b>Would the project result in:</b>                                                                                                                                                                                                    | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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                                                                                                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

|         |  |  |  |  |
|---------|--|--|--|--|
| levels? |  |  |  |  |
|---------|--|--|--|--|

With the exception of short term construction related noise, the proposed development will not create a new source of noise that will impact the community. Noise created by the cemetery use and associated improvements is not anticipated to be significant, and no mitigation is required. The applicant is advised of the Exterior Noise Limit Standards contained in MCC Title 20, Division II, Appendix B.

| <b><u>XIII. POPULATION AND HOUSING.</u></b><br><b>Would the project:</b>                                                                                                                                  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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"/> |

The project would permit a cemetery use and associated improvements in a zoning district and General Plan land use designation intended that allows such development with the issuance of a use permit. The project would not trigger the need for new public roads or other infrastructure that may indirectly trigger population growth. Consequently, the project would not generate unanticipated population growth in the local area. No impacts are expected, and no mitigation is required.

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

The proposed project is will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or require the construction of additional facilities. Recommendations from the California Department of Forestry and Fire Protection were provided for the project to ensure that the site is developed in an appropriate manner for protection from fire hazards. No new additional facilities are required to service the proposed development; therefore, impacts to public services shall be less than significant.

| <b><u>XV. RECREATION.</u></b>                                                              | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|--------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other | <input type="checkbox"/>                      | <input type="checkbox"/>                                              | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |



| <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>                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|-------------------------------------|
| recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?                                                                     |                                       |                                                           |                                     |                                     |
| 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"/> |

The project site is located east of Highway 1, and is not designated as a potential public access trail location on the Local Coastal Program maps. There is no evidence of prescriptive access on the site, nor would the development generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation, and no mitigation is required.

| <b><u>XVI. TRANSPORTATION/TRAFFIC.</u></b><br><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) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?                                                                                                                                                                | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                                                                                                                                                               | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a 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"/> |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?                                                                                                                                                                                                                                        | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

The parcel is currently provided access off of Ten Mile Road (CR 506), which intersects Eureka Hill Road (CR 505) approximately one mile south of the site. Mendocino County Department of Transportation (MCDOT) provided comments for the proposed project, stating that the applicant shall be required to obtain an encroachment permit for the required standard commercial encroachment and make the appropriate improvements to protect the County Road.

The proposed use is consistent with Mendocino County's Local Coastal Program for the area and is a low-trip generating use, which will not degrade performance of the existing public roadway. The project is

not located within an area subject to a congestion management program. The proposed driveway project would not create a hazard due to a design feature.

The site is designated by the California Department of Forestry and Fire Protection (Calfire) to have a high and very high Fire Hazard Severity Classification. Recommendations from Calfire were submitted with the application (CDF 213-17) for address, driveway, and defensible space standards.

The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities; therefore there is no impact.

Impacts to transportation and circulation are less than significant, with the recommended mitigation.

| <b><u>XVII. UTILITIES AND SERVICE SYSTEMS.</u></b><br><b>Would the project:</b>                                                                                                                                                   | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>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 checked="" type="checkbox"/>         | <input 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 checked="" type="checkbox"/>         | <input 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 checked="" type="checkbox"/>         | <input 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 checked="" type="checkbox"/>         | <input 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"/> |

The proposed project will not exceed any known wastewater treatment regulations of the local Regional Water Quality Control Board. The Mendocino County Division of Environmental Health did not state any concerns with the project. The site has an approved septic system design on file, and as a result of the size of the system is limited to a maximum capacity of 30 persons per day. Therefore, environmental impacts should be less than significant from the installation of the approved septic system.

The applicant is required to obtain an encroachment permit from the Mendocino County Department of Transportation. The encroachment permit will require construction of a standard commercial driveway approach. Impacts will be less than significant.

The project site has an existing well, established as part of the subdivision creating the parcel. Therefore, the proposed project shall have adequate water facilities to support the proposed development.

The proposed site is not served by a wastewater treatment provider. A septic system is proposed on the parcel to accommodate the wastewater generated by the proposed cemetery use and associated improvements. Therefore, there shall be no impact to wastewater treatment facilities.

There is a solid waste disposal facility in close proximity to the project site. Curbside pick-up is also available. The proposed project is provided with adequate disposal facilities.

| <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                           | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project's potential to degrade the quality of the environment will be less than significant. Avoidance and minimization measures were identified by the project biologist to prevent any potential impacts from the proposed project. No habitat will be removed to accommodate the proposed project.

None of the project's impacts are cumulatively considerable because the project's potential impacts are limited to the project site, and the approval and establishment of the project will not alter the existing setting nor amend an existing regulation that would create a circumstance where the incremental effect of a probable future project will generate a potentially significant environmental impact.

The project will not generate any potential direct or indirect environmental effect that will have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise and fire hazards.

#### **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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JULIA ACKER  
SENIOR PLANNER