



**PLANNING COMMISSION  
STAFF REPORT- MINOR SUBDIVISION**

**APRIL 5, 2018  
MS\_2017-0008**

**OWNER/APPLICANT:** JIM & VALEDA APPERSON  
PO BOX 366  
REDWOOD VALLEY, CA 95470

**AGENT:** RON FRANZ  
2335 APPOLINARIS DRIVE  
UKIAH, CA 95482

**REQUEST:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15 A±, and 3.65 A±)

**LOCATION:** South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20, located at 930 Lone Pine Rd. (APN: 166-020-23).

**TOTAL ACREAGE:** 5.81± Acres

**GENERAL PLAN:** Rural Residential - 2 acre minimum (RR:2)

**ZONING:** Rural Residential - 2 acre minimum (RR:2)

**SUPERVISORIAL DISTRICT:** 1

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Approve With Conditions

**STAFF PLANNER:** Jesse Davis

**BACKGROUND**

**PROJECT DESCRIPTION:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15 A±, and 3.65 A±).

**SITE CHARACTERISTICS:** The subject parcel is located approximately 1± mile north of the intersection of Hwy 20 and East Road (CR 230). The parcel is on the east side of East Road (CR 230), and is accessed by Lone Pine Drive (Private). The property is located in the eastern foothills of Redwood Valley, just east of the confluence of Salt Hollow Creek and the Russian River. Topography of the site varies. It is flat to mildly sloping adjacent to East Road where the western leg of Lone Pine Drive is located. It slopes moderately to steeply near Salt Hollow Creek at the northwestern corner of the site. The terrain rises moderately to steeply over the eastern portion of the parcel. There are several existing structures on the subject parcel including a house, shop building, and small storage structure. Currently, only the proposed 'Parcel 1' is vacant. A potential future building site is identified on the Tentative Map. Additionally, there is a leach field area that has already been tested on the proposed 'Parcel 1'. The proposed 'Parcel 2' maintains an existing house and shop, as well as an additional leach field area.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	RR 5	RR 5	2.34± Ac. 5.56± Ac.	Residential
<b>EAST</b>	RR 5	RR 5	2.04± Ac.	Residential
<b>SOUTH</b>	RR 5	RR 5	1.54± Ac. 5.21± Ac.	Residential
<b>WEST</b>	RR 5	RR 5	1.06±	Residential

**RELATED APPLICATIONS ON-SITE:**

- **GP 24-88** (Held until 1996, then combined with a requested rezone (**R 1-97**) that proposed a change from RR:5 to RR:2. GP 24-88 and R 1-97 were denied by the Planning Commission and Board of Supervisors on 06/09/1997)
- **R 17-2009** (Request to rezone from RR:5 to RR:2) was approved by the BOS 05/11/2010.

**Neighboring Property:** No related applications on the adjacent parcels have been identified as important in regards to this proposed project.

**PUBLIC SERVICES:**

**Access:** Frontage on East Road (CR 230). Lone Pine Drive, a private road, encroaches on East Road and loops through property.  
**Fire District:** Redwood Valley/ Calpella Fire District  
**Water District:** Redwood Valley  
**Sewer District:** NONE  
**School District:** NONE

**AGENCY COMMENTS:**

On August 3, 2017 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comment
Environmental Health – Ukiah	Comment
Building Inspection	No Response
Assessor	No Response
Air Quality Management District	No Comment
County Addresser	No Comment
CalFire	No Comment
Dept. of Fish & Wildlife	No Response
Redwood Valley County Water Dist.	Comment
Redwood Valley MAC	Comment
Russian River Flood Control	No Comment
Army Corps of Engineers	No Comment
Redwood Valley/Capella FPD	Comment
Ukiah Unified School District	No Comment
Sonoma State University	Comment
Archeological Commission	Comment

**KEY ISSUES**

**1. General Plan and Zoning Consistency:** The project is consistent with the General Plan designation of Rural Residential-2. Both proposed parcels will maintain the 80,000 square foot minimum lot area requirement. The Land Use Section of the General Plan states the following as the intent of the Rural Residential Land Use Category, Policy DE-14:

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

In general, the subject property complies with the Rural Residential land use category. Given the parcel's history, zoning and general plan modification requests and acreage, subdivision has been an expectation for this parcel. This is further substantiated by the related cases on site. Given its topography, this site conforms with the intent of the General Plan classification, as the slopes ensures that it is unsuitable for large scale commercial agriculture. This is further affirmed by its designation under the Farmland Mapping and Monitoring Program (FMMP). The project site is primarily designated as "Residential" under the FMMP of the California Department of Conservation, Division of Land Resource Protection.<sup>1</sup> No portion of the project site is currently under a Williamson Act contract.

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

**3. Division of Land Regulations:** The project was reviewed by the County Subdivision Committee on December 14, 2017, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required finding found in MCC §17-48.5. No conflicts with the County Division of Land Regulations were identified.

**RECOMMENDATION**

By resolution, the Planning Commission adopt a Negative Declaration and grant Subdivision MS\_2017-0008 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

---

DATE

---

JESSE DAVIS  
PLANNER III

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

**ATTACHMENTS:**

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site/Tentative Map
- E. Adjacent Owner Map
- F. Zoning Map
- G. General Plan
- H. Fire Hazards Map
- I. Important Farmland
- J. Soils Map
- K. Stormwater Permitting Zones
- L. County Water District
- M. Supervisorial District/Municipal Advisory Council Map
- N. Mendocino County Department of Transportation-Road Improvement Plan

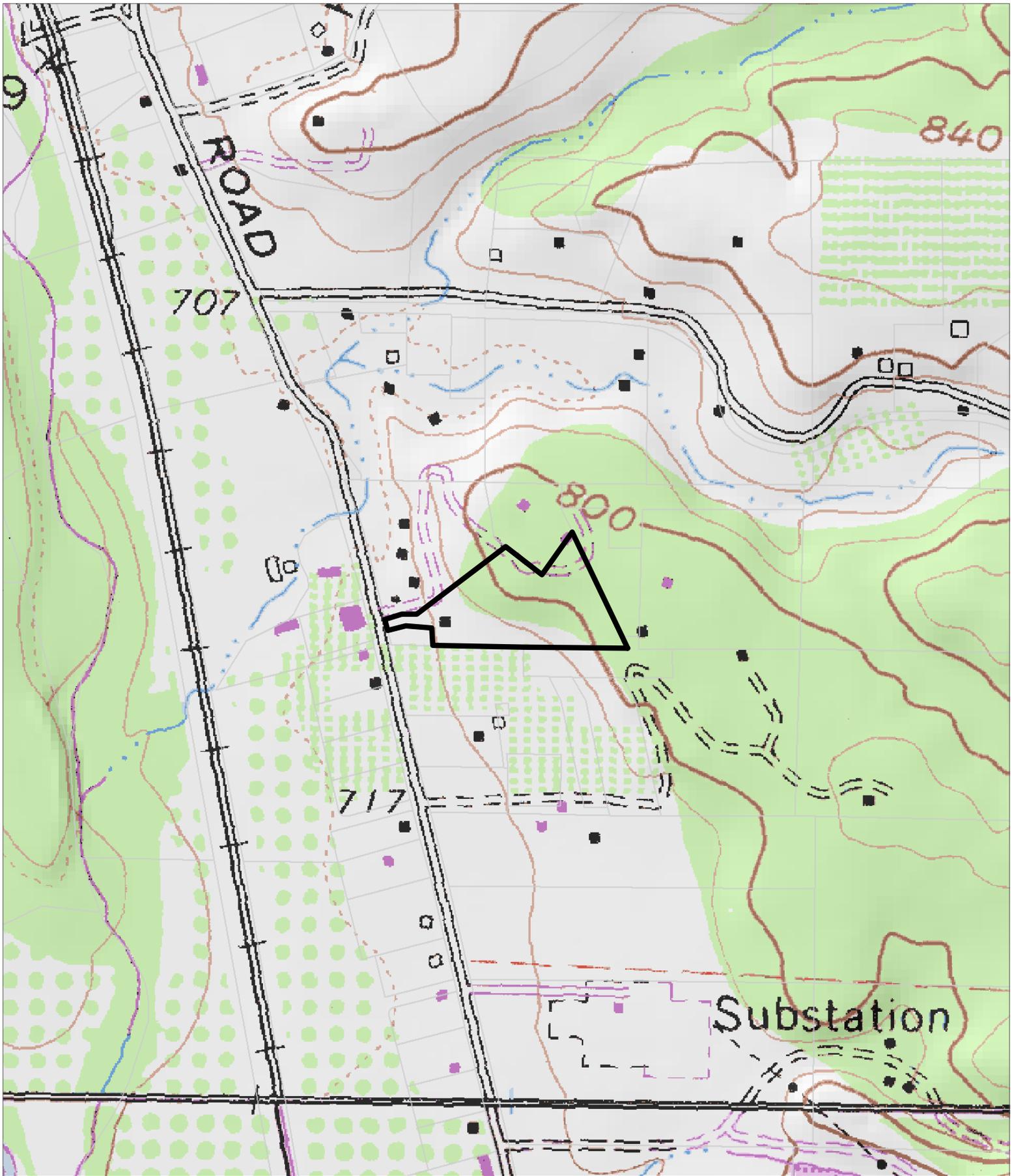
**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

**NEGATIVE DECLARATION Initial Study available online at:**

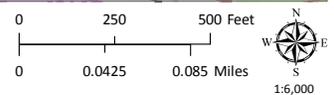
[www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission](http://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission)

---

<sup>1</sup> State of California. Department of Conservation. Division of Land Resource Protection. Farmland Mapping and Monitoring Program (2016). *California Important Farmland Finder*. Accessed October 7, 2017. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>

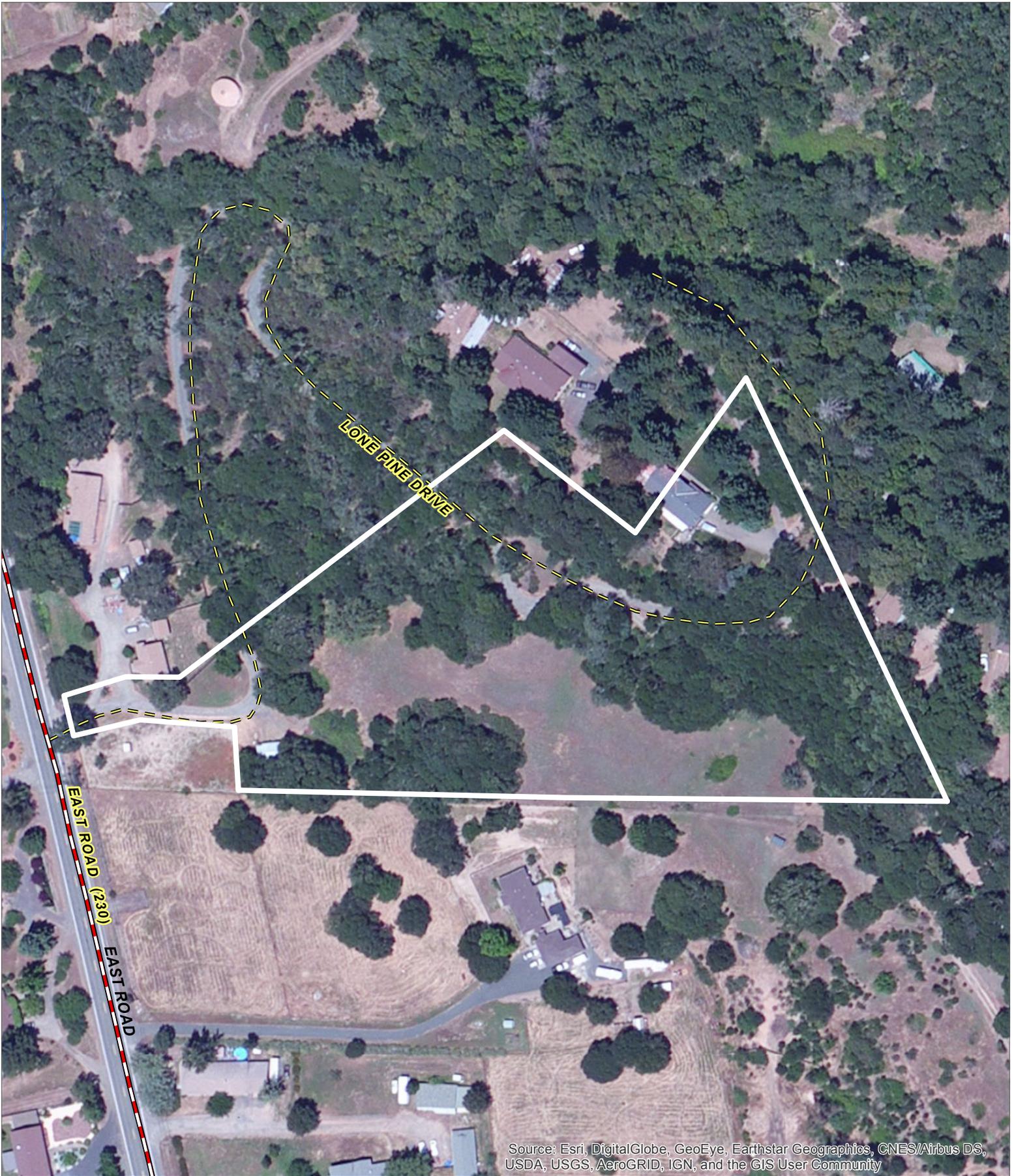


CASE: MS 2017-0008  
OWNER: APPERSON, Jim & Valenda  
APN: 166-020-23  
APLCT: Jim Apperson  
AGENT: Ron Franz  
ADDRESS: 930 Lone Pine Drive, Redwood Valley



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

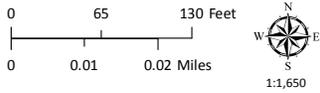
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

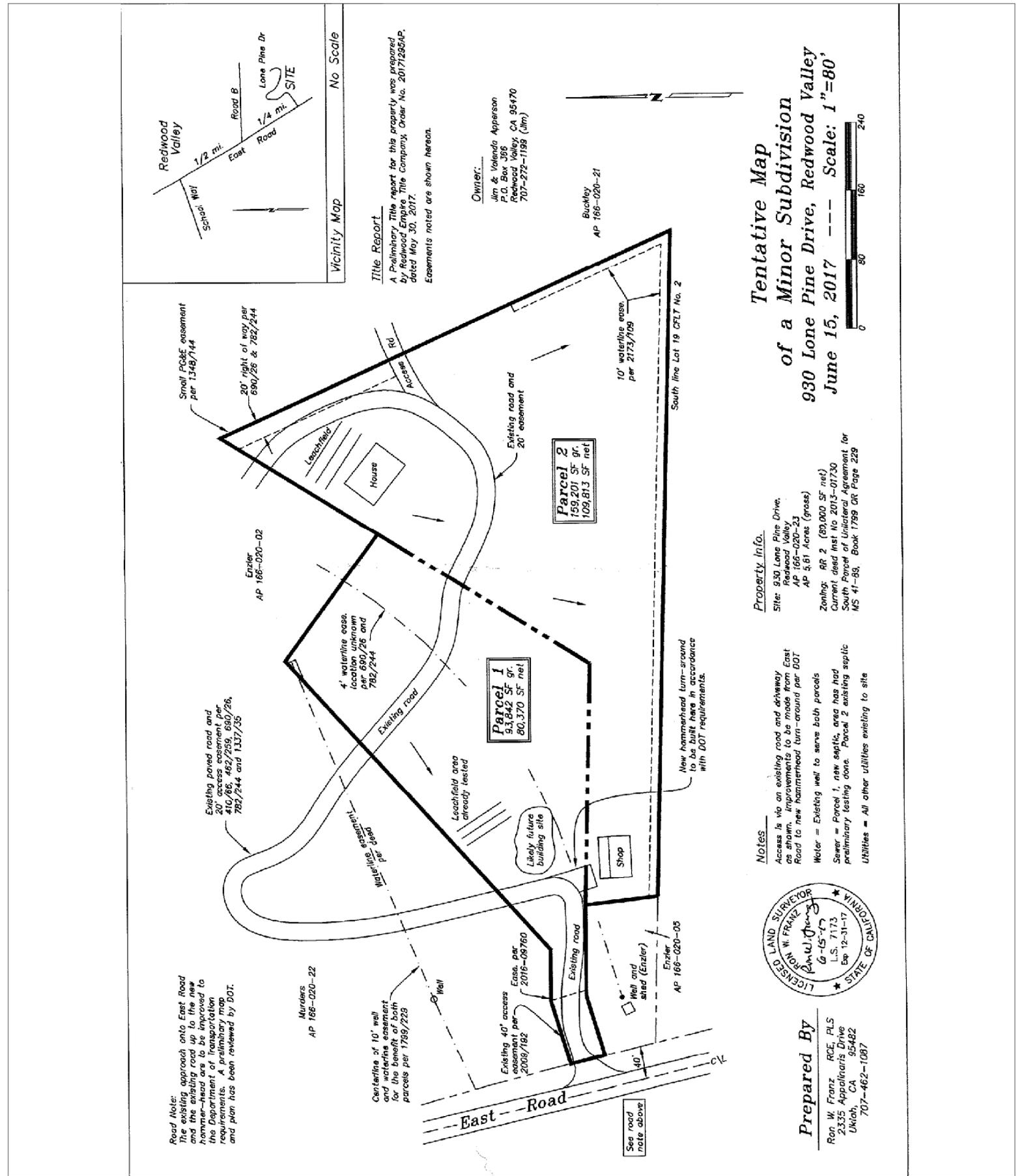
CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley

-  Named Rivers
-  Private Roads
-  Major Roads
-  Public Roads



AERIAL IMAGERY

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**Road Note:**  
The existing approach onto East Road and the existing road up to the driveway shown are to be improved in accordance with the Department of Transportation requirements. A preliminary map and plan has been reviewed by DOT.

Murders  
AP 166-020-22

Centerline of 10' well and waterline easement for the benefit of both parcels per 1799/228

Existing 40' access easement per 2008/182

Eas. per 2016-08760

See road note above

Enzler  
AP 166-020-05

New hammerhead turn-around to be built here in accordance with DOT requirements.

**Notes**

- Access is via an existing road and driveway as shown. Improvements to be made from East Road to new hammerhead turn-around per DOT
- Water = Existing well to serve both parcels
- Sewer = Parcel 1, new septic, area has had preliminary testing done. Parcel 2 existing septic
- Utilities = All other utilities existing to site

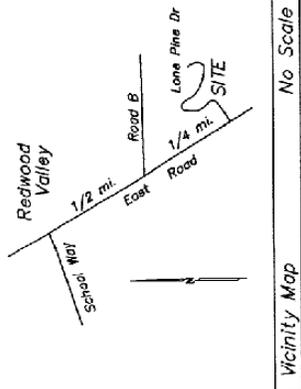


**Prepared By**  
Ron W. Franz, RCE, PLS  
2335 Appalacitis Drive  
Ukiah, CA 95482  
707-462-1087

**Property Info.**

Site: 930 Lone Pine Drive, Redwood Valley  
AP 166-020-23  
AP 5.61 Acres (gross)  
Zoning: RR 2 (89,000 SF net)  
Current deed ref to 2013-01730  
South Parcel of Unilateral Agreement for MS 41-88, Book 1799 GR Page 229

**Tentative Map  
of a Minor Subdivision  
930 Lone Pine Drive, Redwood Valley  
June 15, 2017 --- Scale: 1"=80'**



**Title Report**

A Preliminary Title report for this property was prepared by Redwood Empire Title Company, Order No. 20171295AP, dated May 30, 2017.  
Easements noted are shown hereon.

**Owner:**  
Jim & Valenda Apperson  
P.O. Box 306  
Redwood Valley, CA 95470  
707-272-1199 (Jim)

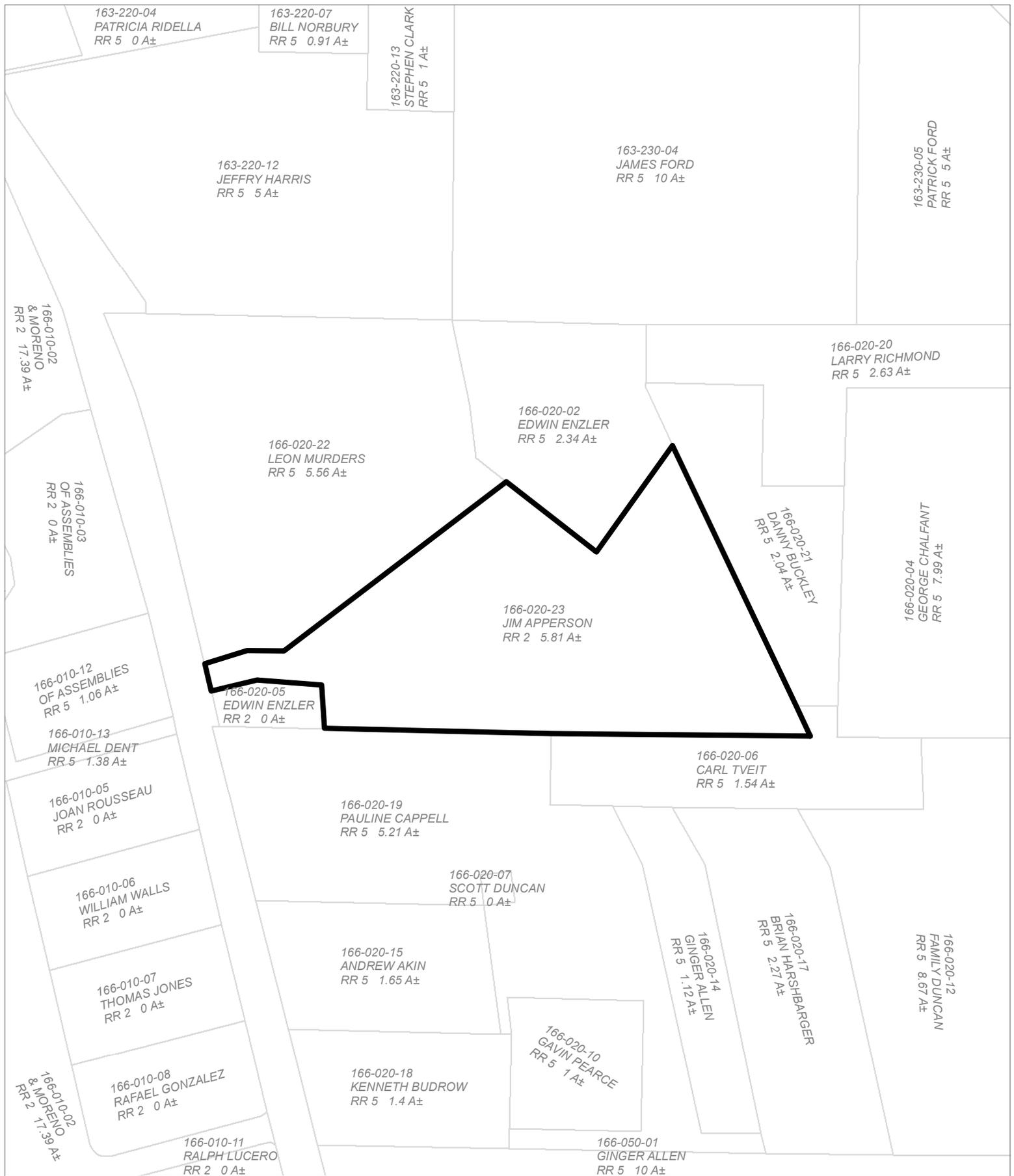
Buckley  
AP 166-020-21

South line Lot 19 CRLT No. 2

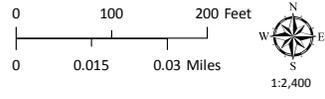
**Parcel 2**  
159,201 SF gr,  
109,813 SF net

**Parcel 1**  
93,642 SF gr,  
80,370 SF net

Vicinity Map  
No Scale



CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley



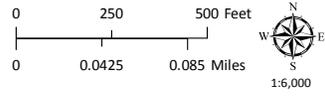
ADJACENT PARCELS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



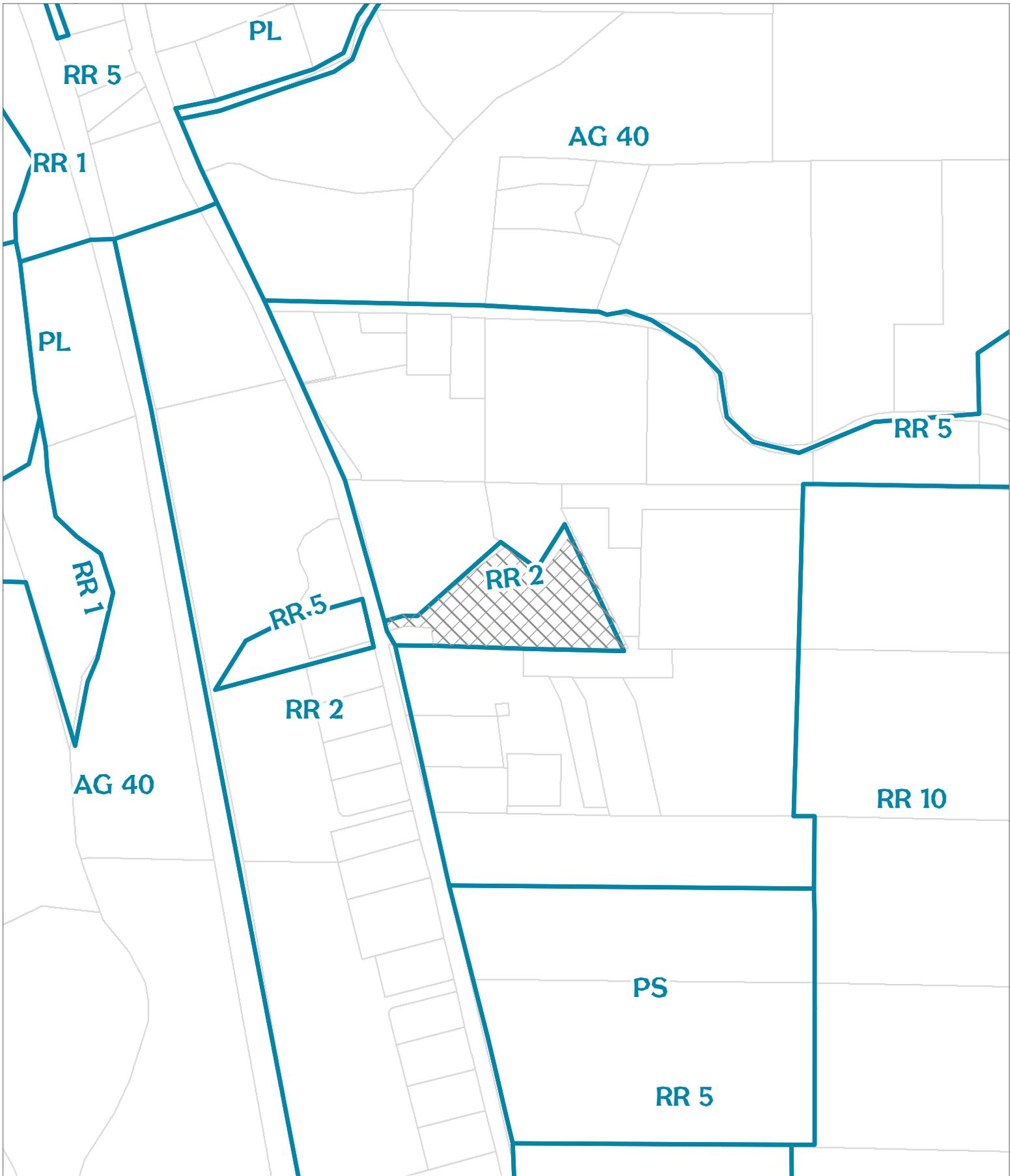
CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley

 Zoning Districts

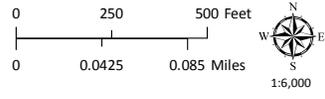


ZONING DISPLAY MAP

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



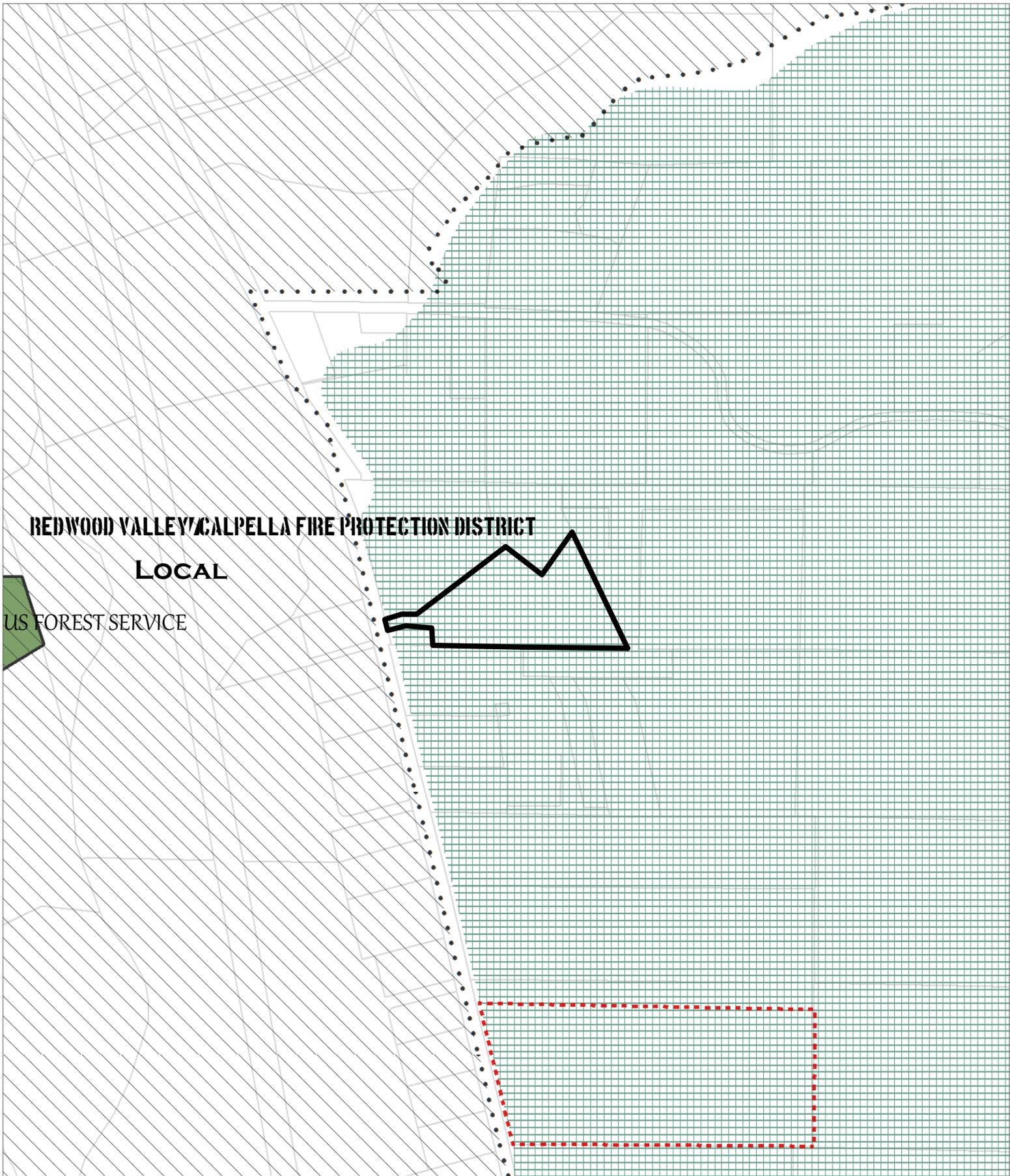
CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley



 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0008

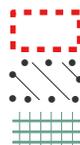
OWNER: APPERSON, Jim & Valenda

APN: 166-020-23

APLCT: Jim Apperson

AGENT: Ron Franz

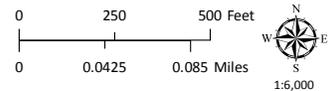
ADDRESS: 930 Lone Pine Drive, Redwood Valley



County Fire Districts

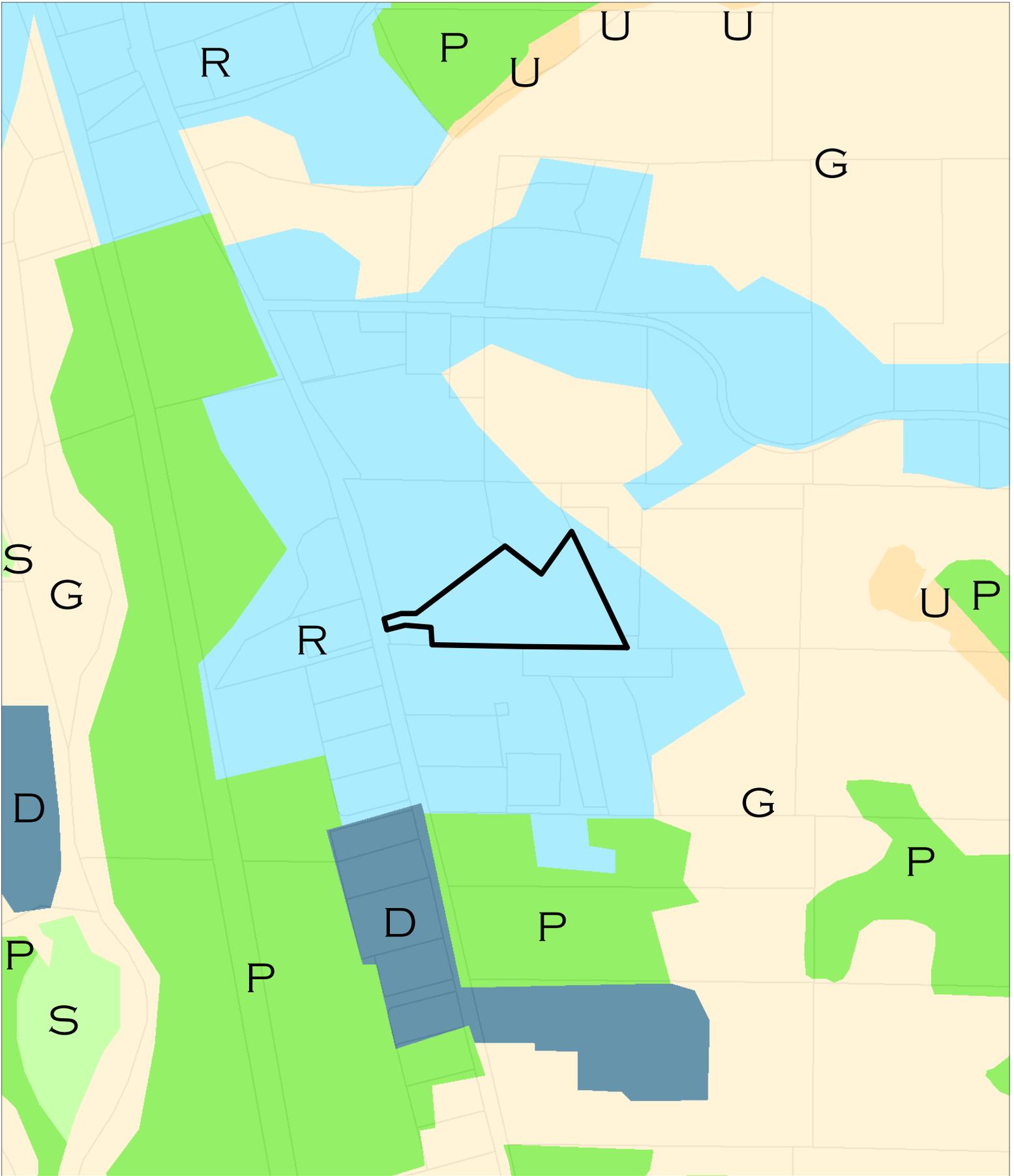
Local Responsibility Areas

Moderate Fire Hazard

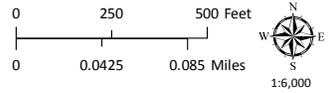


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

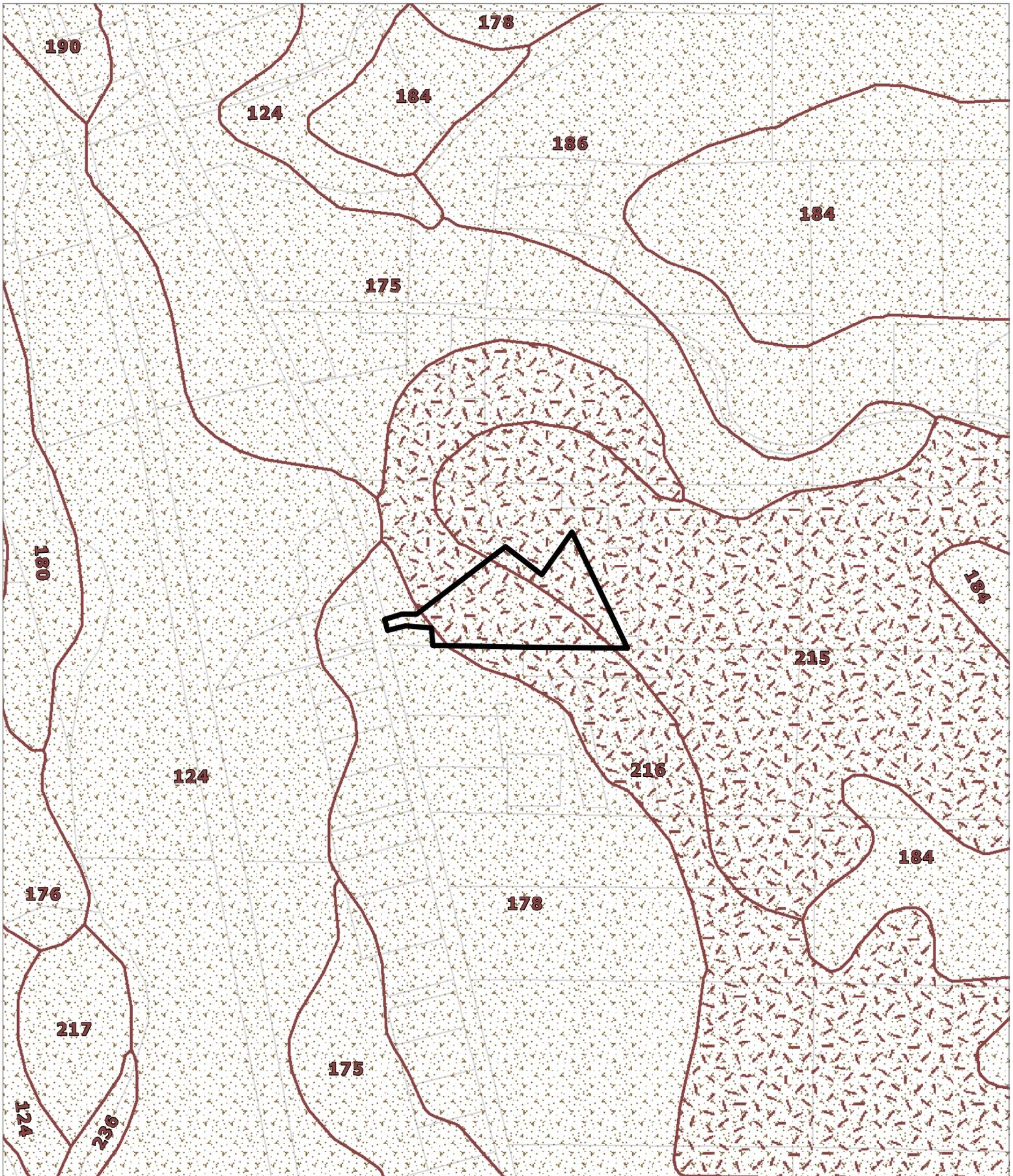


CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley



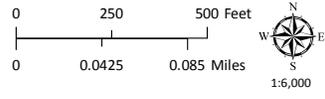
IMPORTANT FARMLAND

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



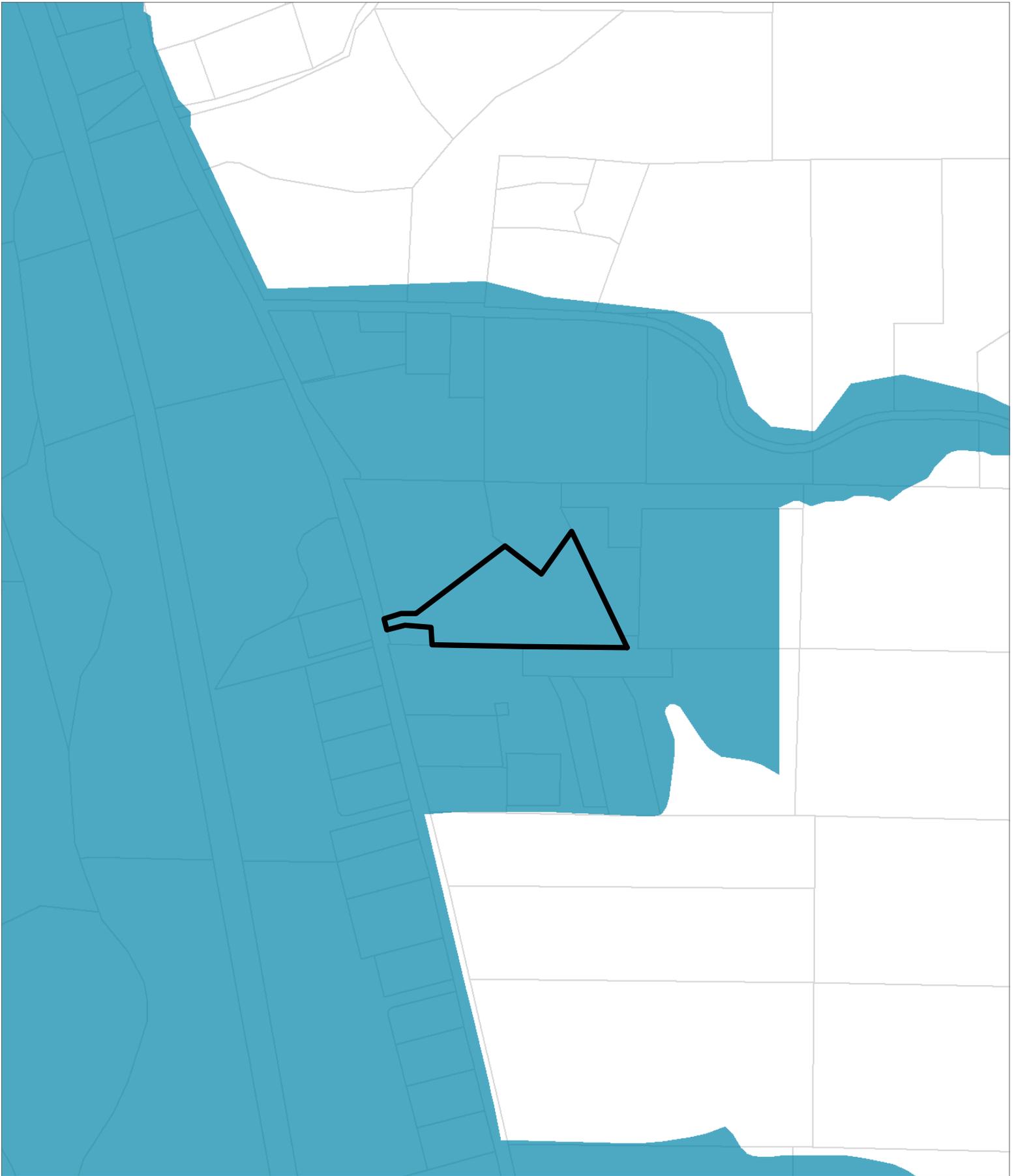
CASE: MS 2017-0008  
 OWNER: APPERSON, Jim & Valenda  
 APN: 166-020-23  
 APLCT: Jim Apperson  
 AGENT: Ron Franz  
 ADDRESS: 930 Lone Pine Drive, Redwood Valley

-  Eastern Soil Classes
-  Naturally Occuring Asbestos
-  Eastern Serpentine Inclusions

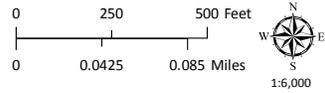


**LOCAL SOILS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2017-0008  
OWNER: APPERSON, Jim & Valenda  
APN: 166-020-23  
APLCT: Jim Apperson  
AGENT: Ron Franz  
ADDRESS: 930 Lone Pine Drive, Redwood Valley



 Ukiyah Stormwater Areas

**STORMWATER PERMITTING ZONES**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

**Section I Description Of Project.**

**DATE:** 04/05/2018  
**CASE#:** MS\_2017-0008  
**DATE FILED:** 06/29/2017  
**OWNER/APPLICANT:** JIM & VALENDIA APPERSON  
**AGENT:** RON FRANZ  
**REQUEST:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15 A±, and 3.65 A±)  
**LOCATION:** South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20, located at 930 Lone Pine Rd. (APN: 166-020-23).  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**PROJECT COORDINATOR:** Jesse Davis

**Section II Environmental Checklist.**

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

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

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

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

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

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

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

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

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

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

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

**a, b, c) No Impact:** No new development will take place on the subject site that will have impacts on the scenic vistas. Many of the surrounding sites are also developed with single family dwellings.

**d) Less Than Significant Impact:** **Condition Number 1** is recommended to mitigate any new source of light that might affect nighttime views in the area.

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

**a, b, c, d, e) No Impact:** No farmland or timberland conversion will take place. Under the Farmland Mapping and Monitoring Program (FMMP), the project site is primarily designated as "Residential" via the California

Department of Conservation, Division of Land Resource Protection.<sup>1</sup> No portion of the project site is currently under a Williamson Act contract.

<b>III. AIR QUALITY.</b> <b>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) No Impact:** The project will not conflict with or obstruct implementation of any air quality plan.

**b, c, d) Less Than Significant Impact:** The AQMD is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A PM10 attainment plan was finalized in 2005 that provides regulations for construction and grading activities and unpaved roads. The proposed project has the potential to increase PM10 in the immediate vicinity of the site if new roadwork is to occur. Local impacts to the area during construction would be less than significant using standard dust control measures. **Condition Number 2 and Number 3** will ensure that the project will achieve compliance with AQMD standards.

**e) No Impact:** Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. The Project exists within a residential area, and the nearest sensitive receptor is a church opposite the subject parcel on East Road (CR#230). However, this project is not expected to generate objectionable odors given its residential basis.

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

<sup>1</sup> State of California. Department of Conservation. Division of Land Resource Protection. Farmland Mapping and Monitoring Program (2016). *California Important Farmland Finder*. Accessed October 7, 2017. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>

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

**a, b, c, d, e, f) Less Than Significant Impact or No Impact:** Staff reviewed the Natural Diversity Data Base and found no rare or endangered wildlife species on the subject property. As of the writing of this report, staff has received no specific comments from the Department of Fish and Wildlife. The project is subject to the filing fees required by Fish and Game Code Section 711.4 unless a waiver is granted by that agency. See **Condition Number 4**.

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

**a, b, c, d) No Impact:** A survey was conducted by archaeologist Thad Van Bueren (report date October 24 2017), and reviewed by the Archaeological Commission on December 13, 2017. No cultural, historical, or archaeological sites were observed. **Condition Number 5** recommends that only the standard Discovery clause be applied to help to avoid any possible adverse change to cultural resources by requiring a new archaeological survey prior to issuance of any future building or grading permits. No impacts are anticipated.

<b><u>VI. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a, b, c, d, e) No or Less Than Significant Impact:** Topography of the site varies. It is flat to mildly sloping adjacent to East Road where the western leg of Lone Pine Drive is located. It slopes moderately to steeply near Salt Hollow Creek at the northwestern corner of the site. The terrain rises moderately to steeply over the eastern portion of the parcel. The parcel is not in an earthquake fault zone. No new development is being proposed that would result in any impacts to geology and soils, or to any existing structures. Displacement of soil within the project area resulting from future earth movement is expected to be minimal. Significant erosion from site and the related placement of additional structures is unlikely. Potential development impacts will be kept to a minimum with the uniform application of standard construction site erosion control requirements set in **Condition Number 6**, and those regulations found in MCC Chapter 16.30 Stormwater Runoff Pollution Prevention Procedure.

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

**a, b) Less Than Significant Impact or No Impact:** The framework for regulating GHG emissions in California is described under Assembly Bill (AB) 32. In 2006, the California Global Warming Solutions Act (AB 32) definitively established the state’s climate change policy and set GHG reduction targets (health & Safety Code §38500 et sec.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. The MCAQMD does not have rules, regulations, or thresholds of significance for non-stationary or construction-related GHG emissions.

Construction activities associated with the construction of a future residence and driveway could generate GHGs from the engine emissions. These activities are limited in scope and duration and would not contribute significantly to greenhouse gas emissions. Given the relatively small size of the project scale, the proposed project would not have a measurable or considerable contribution to the cumulative GHG impact at the local, regional or state level.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**a, b, c, d, e, f, g, h) No Impact:** No hazardous sites are located near the project site, nor is the site within an airport land use planning area. Additionally, the project is not located in a wildland fire area, and has year-round structural fire coverage provided by the Redwood Valley/Capella Valley Fire District. **Conditions Number 7 & 8**

are to ensure that the subdivider abide by those recommendations of the California Department of Forestry and the Redwood Valley/Capella Fire District.

<b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the 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"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a - m) Less Than Significant Impact or No Impact:** The subject property is within the Redwood Valley Water District, but will not utilize that service. Instead the subject parcel will utilize a well on Parcel 1 for the shared

benefit of both. No new wells will be established, and the property will not be covered with extensive impermeable surfacing. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The site is not within a flood hazard zone, nor is it in an area at risk of inundation by seiche, tsunami, or mudflow.

The Division of Environmental Health has reviewed the proposed minor subdivision with regards to water quality and quantity. **Conditions Number 9-13** are requirements that will help to ensure acceptable water to be available to the proposed parcels, and effluent properly treated.

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

**a, b, c) No Impact:** The subject parcel is zoned Rural Residential. All parcels will meet the minimum parcel size requirement. The subject parcel falls outside of the Ukiah Valley Area Plan. Land use conflicts are not anticipated, and the subdivision will not divide a community. No future roads or trail networks are planned near the site, and no habitat conservation plans are present.

<b><u>XI. MINERAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a, b) No Impact:** There are no known mineral resources on site. No mitigation is required.

<b><u>XII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – f) No Impact:** Only limited new residential development is proposed with minimal grading proposed for private road improvements. As a result, no excessive noise will result from the project and no mitigation is required.

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

**a, b, c) No Impact:** The project would not have any substantial impacts to housing in the area. No mitigation is required.

<b><u>XIV. PUBLIC SERVICES.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Less than Significant Impact or No Impact:** The project must meet fire safety standards of the Redwood Valley/Capella Fire District. Don Dale, Fire Chief of the Redwood Valley Fire District reviewed the property, as well as the Preliminary Road Improvement documents for the subject parcel, conducting a site visit in 2016. In a letter dated 12/30/17, he confirms that the width, slope, and turn access, as well as the Road Improvements Plan date 01/04/16 were acceptable.

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

**a, b) No Impact:** The project will not result in any impact to recreation in the area. No mitigation is required

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

**a, c, f) Less than Significant Impact:** Potential traffic impacts from the project are not expected to be significant given that the majority of the private road is located on the existing parcel. Comments received from the Department of Transportation recommend **Conditions Number 16-24** to mitigate any impacts that may occur. The Department of Transportation finds that access to the subject parcel to be sufficient. No further mitigation is required.

**b, d, e) No Impact:**

- b) *Effect existing parking facilities, or demand for new parking?* **No Impact**
- d) *Alter present patterns of circulation or movement of people and/or goods?* **No Impact**
- e) *Result in inadequate emergency access?* **No Impact**

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

**a – g) Less Than Significant or No Impact:** The project would not result in any significant impacts to utility or services systems. Redwood Valley Water District does not provide water service to the existing residential dwelling unit, and both parcels are expected to use an existing, shared well. The subject parcel lies outside the nearest sanitation district--Ukiah Valley Sanitation District.

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

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

XVIII Mandatory Findings of Significance a) through c) **Less than Significant Impact**

**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.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
JESSE DAVIS  
PLANNER III

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

County of Mendocino  
Ukiah, California  
APRIL 5, 2018

MS\_2017-0008 – JIM & VALEDA APPERSON

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A 2 PARCEL MINOR SUBDIVISION

WHEREAS, the applicant, JIM & VALEDA APPERSON, filed an application for a Minor Subdivision with the Mendocino County Department of Planning and Building Services to subdivide a 5.81± acre lot into 2 parcels (2.15 A±, and 3.65 A±); South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20, located at 930 Lone Pine Rd. (APN: 166-020-23); General Plan RR-2; Zoning RR-2; Supervisorial District 1; (the “Project”); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on March 14, 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 April 5, 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 based upon the evidence in the record, the Planning Commission makes the following findings;

1. **General Plan and Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Rural Residential (RR-2) and the Project is consistent with the General Plan definition. Additionally, the subject parcel lies within the Zoning District of Rural Residential (RR-2) and the Project is consistent with the Zoning District per MCC 20.048.
2. **Environmental Protection Findings:** The CEQA initial study completed by staff identified the Project to have less than significant to no impact on the environment, and any concerns are adequately addressed through the conditions of approval so that no adverse environmental impacts will result from the Project; therefore a Negative Declaration is adopted.
3. **Division of Land Regulations:** The Project is consistent with Chapter 17 of the Mendocino County Code, Division of Land Regulations.

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

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Minor Subdivision subject to the Conditions of Approval in Exhibit “A”, attached hereto.



## EXHIBIT A

### CONDITIONS OF APPROVAL APRIL 5, 2018 MS\_2017-0008– APPERSON

**APPROVED PROJECT DESCRIPTION:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15 A±, and 3.65 A±)

**CONDITIONS OF APPROVAL:** (\* are for Negative Declarations)

For a Minor Subdivision which has been approved according to the Mendocino County Code, the following "Conditions of Approval" shall be completed prior to filing a parcel map.

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

#### **AESTHETICS**

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

#### **AIR QUALITY:**

2. \*A notation shall appear on the Parcel Map stating that future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.
3. \*A note shall appear on the Parcel Map stating that the access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air Quality Management District regulations regarding asbestos content.

#### **BIOLOGICAL RESOURCES:**

4. \*This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services **Said fee of \$ 2,330.75 (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 April 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.**

#### **CULTURAL RESOURCES:**

5. \*Those "Recommendations" outlined in the Archaeological Report dated October 24, 2017, prepared by Thad Van Bueren, Registered Professional Archaeologist shall be complied with. In the event that additional archaeological resources are encountered during development of the property, work in the

immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

#### **GEOLOGY & SOILS:**

6. \*The subdivider shall **acknowledge in writing** to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards:
  - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - b. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - c. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
  - d. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1<sup>st</sup>.
  - e. All earth-moving activities shall be conducted between May 15<sup>th</sup> and October 15<sup>th</sup> of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
  - f. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
    - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
    - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

#### **HAZARDS/HAZARDOUS MATERIALS FIRE:**

7. \*The sub-divider shall comply with those recommendations in the California Department of Forestry letter of June 27, 2017, (CalFire 249-17) or other alternatives as acceptable to the Department of Forestry. Written verification shall be submitted from the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry.
8. \*The sub-divider shall comply with those recommendations of the Redwood Valley/Calpella Fire District or other alternatives as acceptable to the Fire District. Written verification shall be submitted from Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Fire District.

#### **HYDROLOGY AND WATER QUALITY:**

9. \*The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
10. \*The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for parcel 1 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-

site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).

11. \*The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for the existing structure(s) located on parcel 2 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
12. \*The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch = 50 feet showing all adjacent parcels on one sheet completed by a qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development.
13. \*The applicant shall submit to the Division of Environmental Health acceptable water quantity evaluation(s):
  - a. 1200 Gallon Proof of Water Test Form 26.05 per current requirements. Inland Areas

#### **LAND USE AND PLANNING:**

14. That verification is received by a licensed civil engineer or surveyor that each parcel created is a minimum of 80,000 square feet net.
15. All existing structures shall meet current setback requirements to newly proposed property lines. A site map shall be submitted to the satisfaction of Planning and Building Services clearly identifying compliance.

#### **TRANSPORTATION:**

16. \*There shall be provided an access easement of 40 feet in width from a publicly maintained road to each parcel created. Documentation of access easement(s) shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
17. \*If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
18. \*Subdivision road to the building site on Parcel 1 shall be improved in accordance with County of Mendocino Road and Development Standards drawing A10H and the following minimum standards: Twenty Two (22) foot wide, eight (8) inch minimum thickness Class 2 aggregate base rock road within the access easement.
19. \*Install or replace drainage culverts where necessary. New or replaced culverts shall be a minimum of 12 inches in diameter and designed by a California Registered Civil Engineer to accommodate the 10-year storm event with a headwater to depth ratio of no greater than 1.0. In no case shall a new or replaced culvert be smaller than an upstream culvert.
20. \*Where topography requires grades of greater than 16%, such grades shall be surfaced with a double chip seal and contain turnouts and other features consistent with Fire Safe Regulations. In no instances shall grades be greater than 20%.
21. \*A standard private road approach, including new 18 inch drainage culvert, shall be constructed to a minimum width of eighteen (18) feet, with improved approach extending a minimum of twenty (20) feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted. If determined necessary by County staff during field review due to length of the culvert, a drop inlet shall be placed at the midpoint of the culvert to allow for maintenance access.

22. \*The Applicant shall construct a "Hammerhead-T" turnaround within a forty (40) foot wide by eighty (80) foot long easement on Parcel 1. Turnaround shall be constructed with eight (8) inch minimum rock base, twenty (20) feet wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns.
23. \*If approval of the tentative map is conditioned upon certain improvements being made by the Applicant, the Applicant shall notify the Mendocino County Department of Transportation when such improvements have been completed. Prior to the filing of the parcel map, required road improvements must be inspected and approved by the Department of Transportation. Current inspection fees apply.
24. \*Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

**UTILITIES AND SERVICE SYSTEMS SPECIAL CONDITIONS:**

25. Building/Development Setbacks indicating Front/Rear/Side to all property boundary's (existing and proposed) and roadway/easements shall be designated on the Parcel Map.
26. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the subdivider must: (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid, and (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

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

DELETION OF THESE CONDITIONS MAY AFFECT THE ISSUANCE OF A NEGATIVE DECLARATION.