



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

**JUNE 7, 2018
MS_2017-0002**

SUMMARY

OWNER: FRANCISCO & ISABEL ALVAREZ
PO BOX 636
TALMAGE, CA 95481

APPLICANT/ AGENT: POPE ENGINEERING
1540 HARRAH DRIVE
WILLITS, CA 95490

REQUEST: Minor subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 6 foot access easement width to 55 feet.

LOCATION: 2.3± miles south of Ukiah town center, lying on the south and west side of Crestview Drive (CR 210A), 300± feet west of its intersection with South Dora Street (CR 209), located at 315 Crestview Drive, Ukiah (APN: 180-220-21).

TOTAL ACREAGE: 3.4± acres

GENERAL PLAN: Suburban Residential (SR)

ZONING: Single Family Residential: 6,000 sq. ft. minimum (R1:6K)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Robert Dostalek

BACKGROUND

PROJECT DESCRIPTION: The applicant proposes to subdivide a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 60 foot access easement width to 55 feet.

SITE CHARACTERISTICS: The subject parcel is located 2.3± miles south of the Ukiah town center and is 3.4± acres in size. A drainage easement traverses much of property from east to west and significant slopes are present (30%+) on the northwestern portion of the parcel. Parcel 1 would take access directly off of Crestview Drive (CR 210A). Parcel 2 and the remainder parcel would take access off an existing paved private driveway that extends from Crestview Drive. There are two existing residential structures (one Single Family Dwelling and one Guest Cottage) located on the northwest corner of the property that would both be located on proposed Parcel 1. The subject parcel is within the Willow County Water District and Ukiah Valley Sanitation District service areas.

SURROUNDING LAND USE AND ZONING:

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|---------------|------------------------------|-----------------------------------|--|------------------|
| NORTH: | Suburban Residential (SR) | Single Family Residential (R1) | 2.47± acres, 1± acre, .22± acre, 2.47± acres | Residential |
| EAST: | Suburban Residential (SR) | Single Family Residential (R1) | <1± acre | Residential |
| SOUTH: | Suburban Residential (SR) | Single Family Residential (R1) | <1± acre, .25± acres, .21 ± acres, <1 acre, 1.2± acres | Residential |
| WEST: | Suburban Residential (SR) | Single Family Residential (R1) | 5.22 ± acres | Residential |

RELATED APPLICATIONS ON-SITE:

- Single Family Dwelling constructed in 1963
- Guest Cottage constructed in 1985
- MS_1978-0101 (four parcel subdivision)
- B_1992-0088 (boundary line adjustment between parcel 4 of MS_1978-0101 and property immediately to the west)
- MS_1999-0006 (two parcel subdivision)
- BU_2003-1047 (retaining wall to repair landslide)

Neighboring Property:

- MS_1989-0042
- B_1989-0020
- B_1991-0054

PUBLIC SERVICES:

Access: Crestview Drive (CR 210A)
Fire District: Ukiah Valley Fire District
Water District: Willow County Water District
Sewer District: Ukiah Valley Sanitation District
School District: Ukiah Unified School District

AGENCY COMMENTS: On April 5, 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.

| REFERRAL AGENCIES | COMMENT |
|---------------------------------|-------------|
| Department of Transportation | Comment |
| Environmental Health-Ukiah | No Comment |
| Building Services-Ukiah PBS | No Response |
| Air Quality Management District | Comment |
| County Addresser | No Comment |
| Sonoma State University-NWIC | Comment |
| Archaeological Commission | Comment |
| Willow Water District | Comment |
| Airport Land Use Commission | Comment |
| Ukiah Valley Fire District | No Comment |
| Emergency Services | No Comment |

| REFERRAL AGENCIES | COMMENT |
|--------------------------------------|-------------|
| Redwood Valley Band of Pomo Indians | Comment |
| CalFire | No Response |
| County Water Agency | No Response |
| Department of Fish and Wildlife | No Response |
| Department of Parks and Recreation | No Response |
| Army Corps of Engineers | No Response |
| Sherwood Valley Band of Pomo Indians | No Response |
| Cloverdale Rancheria | No Response |
| Ukiah Valley Sanitation District | No Response |
| City of Ukiah Planning | No Response |
| Ukiah Unified School District | No Response |

KEY ISSUES

1. General Plan and Zoning Consistency: The project would be consistent with the General Plan designation of Suburban Residential. The Land Use Section of the General Plan states the following as the intent of the Suburban Residential Land Use Category, Policy DE-13:

“The Suburban Residential classification is intended to be applied to transitional lands adjacent to cities or towns, including in portions of Community Planning Areas where only residential activities are considered desirable, which lands are appropriate to accommodate future growth. Lands within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within public service districts or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions, or retained in parcels of sufficient size to be economically developed as subdivisions at some future time.”

The new parcels would be accessed via Crestview Drive (CR 210A) and served by the Willow County Water District and Ukiah Valley Sanitation District. Based on acreage alone, the property has potential to be subdivided through a major subdivision. However, given the site constraints from a drainage easement which traverses much of property from east to west and significant slopes present on the northwestern portion of the parcel, the proposed larger lot sizes are more appropriate in this instance.

The Zoning designation for the project site is Single Family Residential (R1:6K), which is compatible with its Land Use designation by the General Plan. The proposed parcels would maintain the 6,000 square foot minimum lot area requirement for the Single Family Residential (R1:6K) zone district.

3. Division of Land Regulations: The project was reviewed by the County Subdivision Committee on November 9, 2017, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required finding prescribed in MCC §17-48.5.

An exception request pursuant to Article X of Chapter 17 of the MCC (Division of Land Regulations) has been submitted by the applicant to reduce portions of the private access easement width from 60 feet to 55 feet. The 60 foot easement standard is prescribed in the County of Mendocino Department of Transportation Road and Development Standards manual adopted by Board of Supervisors Resolution NO. 08-136 dated August 5, 2008 (Page C-7, last paragraph). These Road and Development Standards are correspondingly cross referenced in Sections 17-48.5(A)(1)(i) and 17-66 of the Division of Land Regulations.

The configuration of the parcel boundaries would restrict the easement width to 55 feet on the narrow portion of the eastern third of the parcel (see Tentative Map). The easement width reduction exception to 55 feet has been deemed acceptable by the Mendocino County Department of Transportation (DOT) and

the Ukiah Valley Fire District. DOT is also amenable to a 30 foot half width easement where the centerline of the existing access easement falls on the southern property line. Otherwise, the 60 foot width can be accommodated for all other portions of the easement. These specific exceptions are incorporated into DOT's conditions of approval. CalFire was also referred regarding the exception request, however, no responses was received.

Otherwise, no conflicts with the County Division of Land Regulations were identified.

4. Environmental Protection: An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff has found that the project will have a less than significant impact on the environment, without mitigation. Therefore, a Negative Declaration is recommended.

RECOMMENDATION

By resolution, the Planning Commission adopt the Negative Declaration and grant Minor Subdivision MS_2017-0002, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval in Exhibit A.

5/18/2018
DATE

Julia Dostalek for
ROBERT DOSTALEK
PLANNER III

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

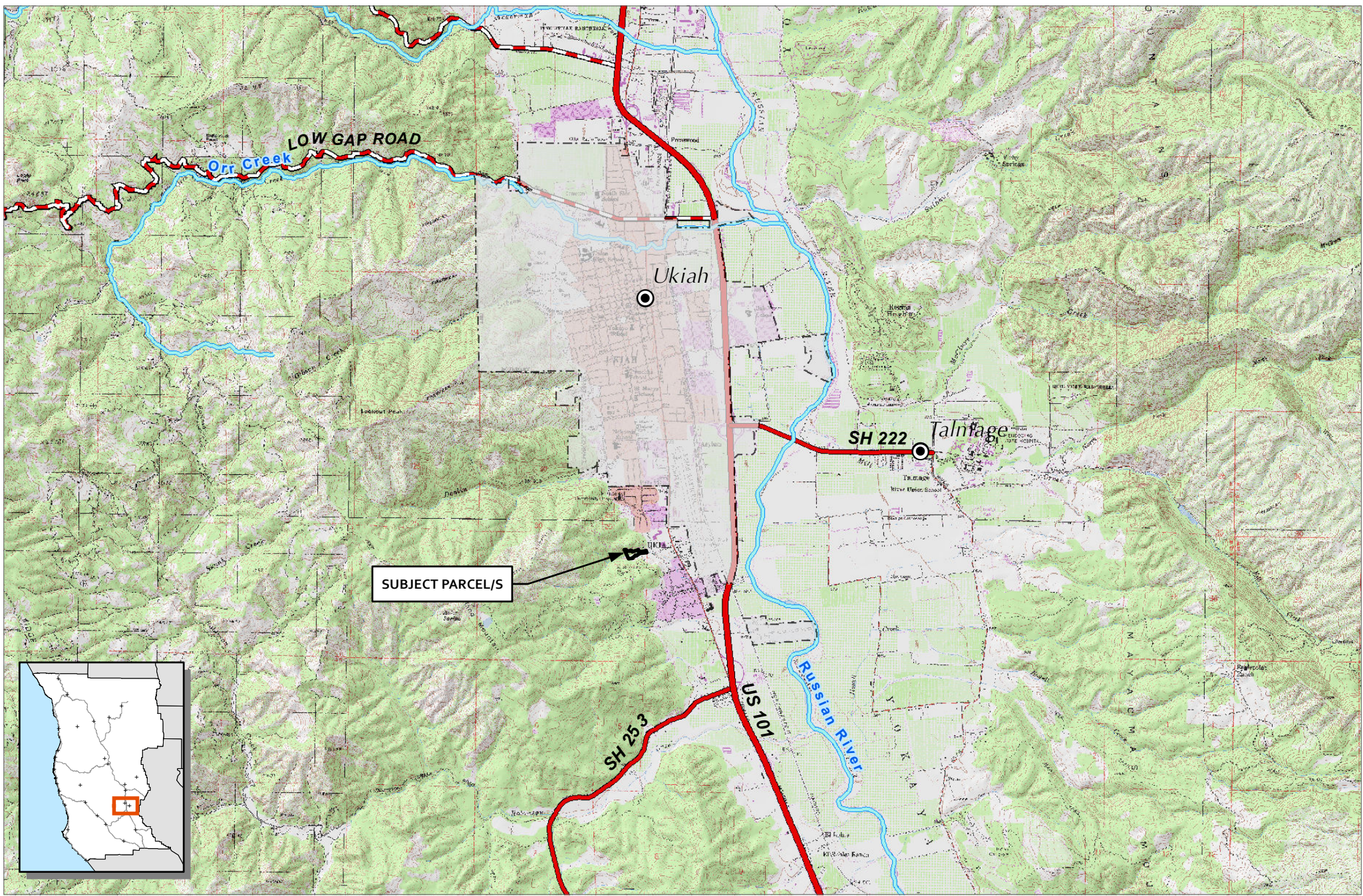
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Tentative Parcel Map
- D. Adjacent Owner Map
- E. Zoning Map
- F. General Plan
- G. Fire Hazards Map
- H. Flood Map
- I. Wildland-Urban Interface Zones
- J. Water District Map
- K. Sanitation Districts
- L. Slope Map
- M. Airport Zones
- N. Estimated Slopes
- O. Stormwater

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

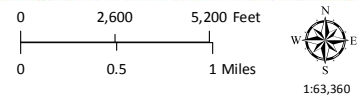
NEGATIVE DECLARATION Initial Study available online at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>



CASE: MS 2017-0002
OWNER: ALVAREZ, Francisco & Isabel
APN: 180-220-21
APLCT: Pope Engineering
AGENT: Sam Pope
ADDRESS: 315 Crestview Drive, Ukiah

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads



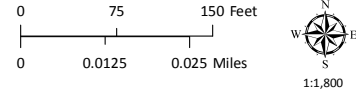
LOCATION MAP



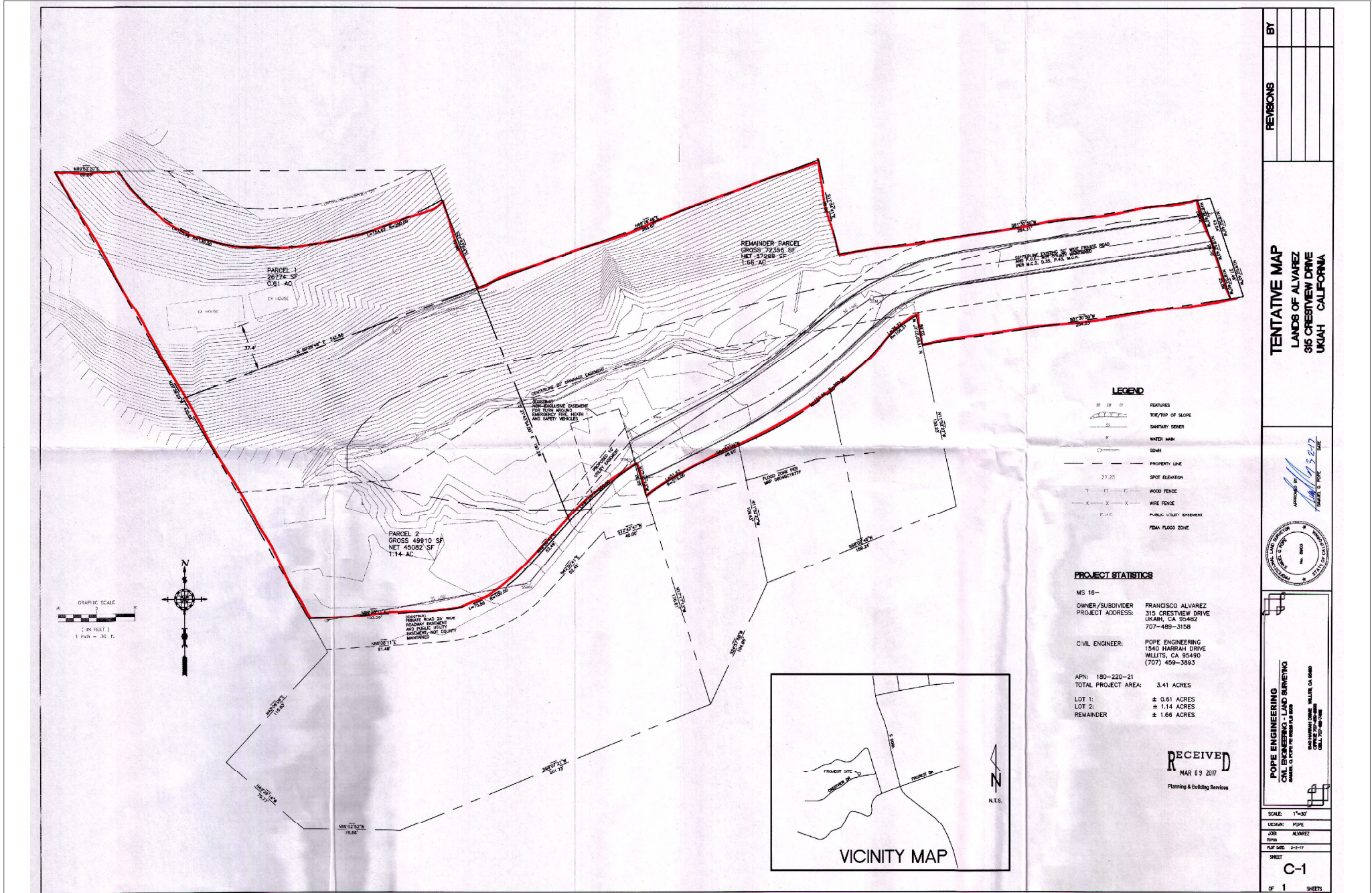
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY

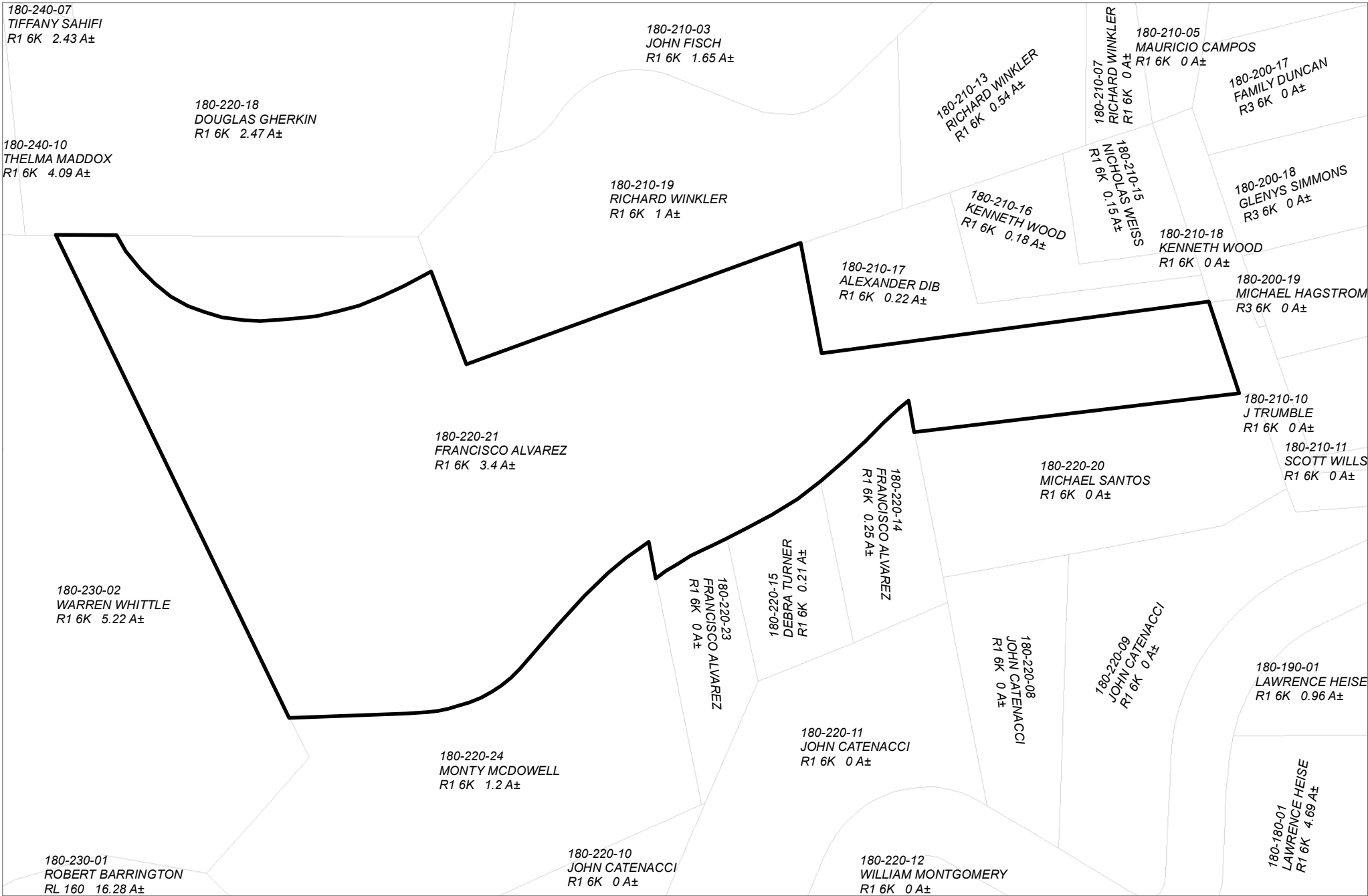


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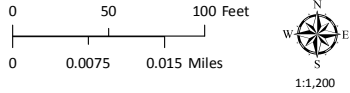
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NO SCALE

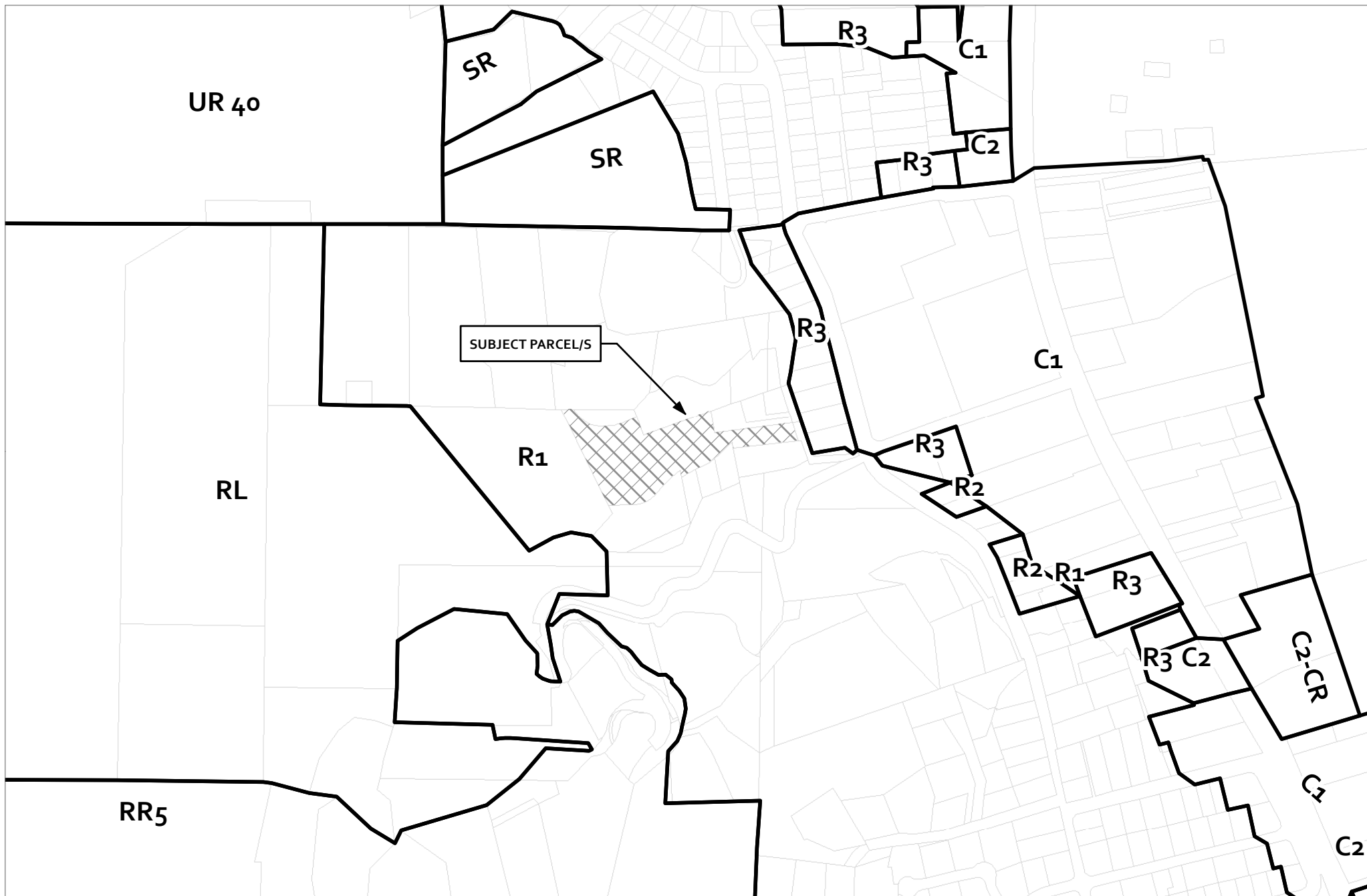
REVISED TENTATIVE MAP




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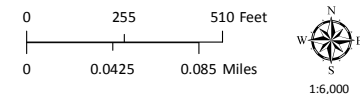


ADJACENT PARCELS



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 Zoning Districts



ZONING DISPLAY MAP

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RMR 40

MU-2

PS

SUBJECT PARCEL/S

SR

RL 160

C

MU-2

RR 5

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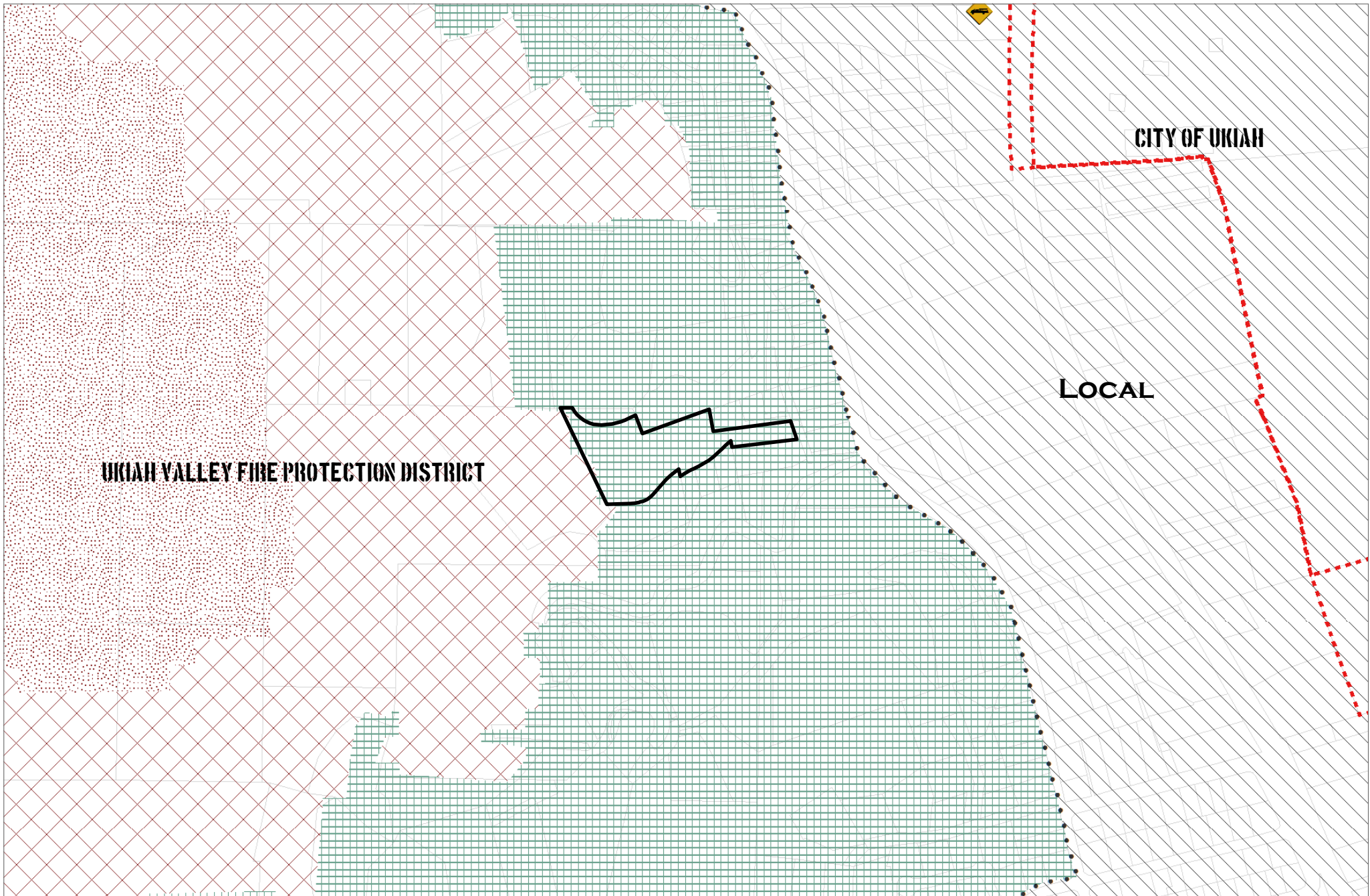
General Plan Classes

0 255 510 Feet
0 0.0425 0.085 Miles



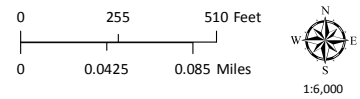
GENERAL PLAN CLASSIFICATIONS

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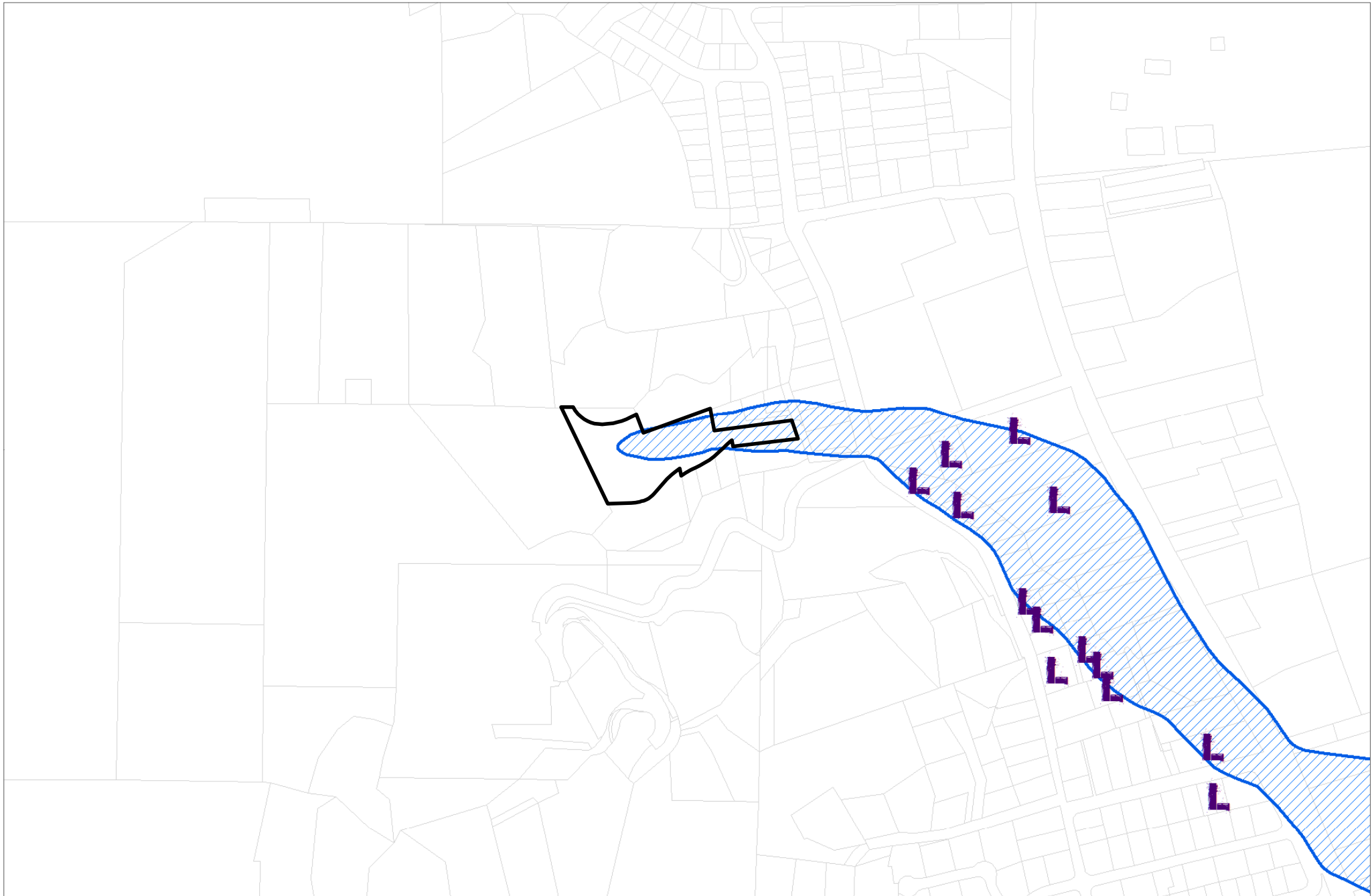
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- | | | | |
|---|----------------------------|---|-----------------------|
|  | Fire Stations |  | Very High Fire Hazard |
|  | County Fire Districts |  | High Fire Hazard |
|  | Local Responsibility Areas |  | Moderate Fire Hazard |





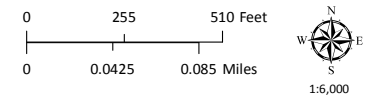
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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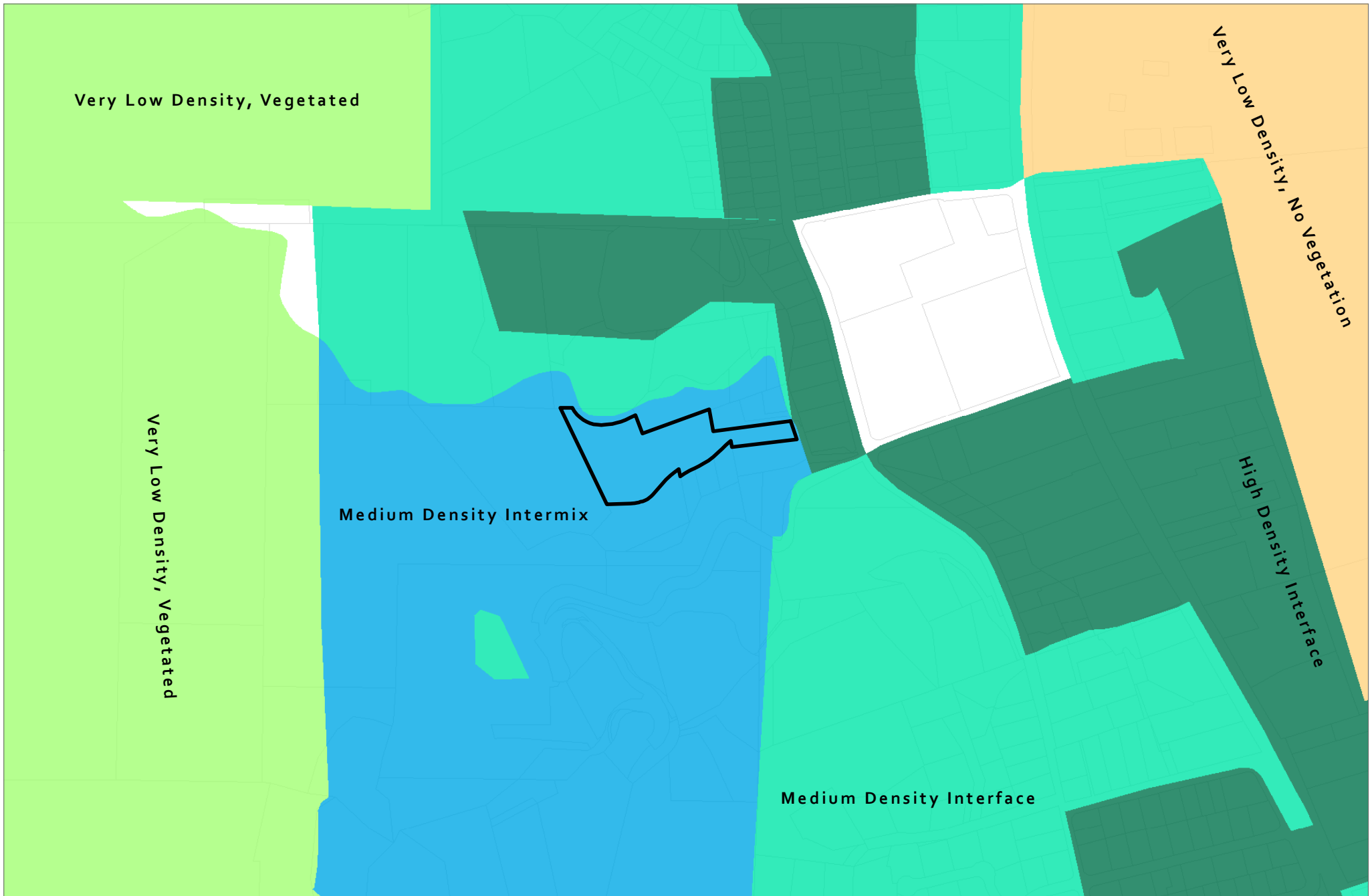
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 LOMA Letters
 Flood Zone

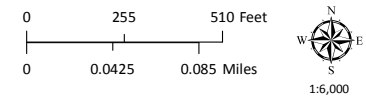


FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

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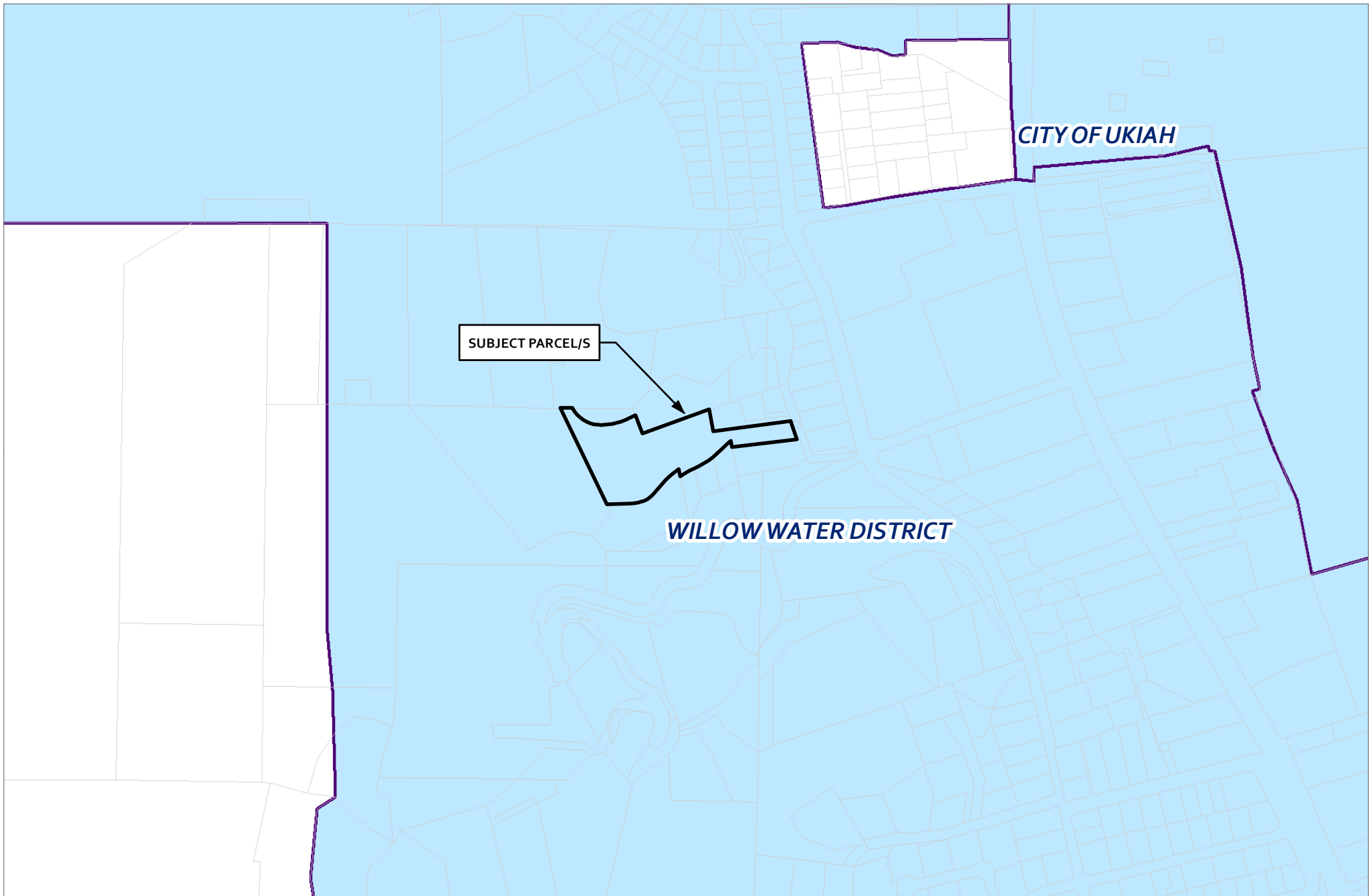


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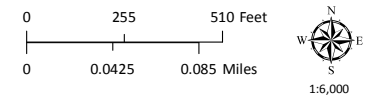
WILDLAND-URBAN INTERFACE ZONES

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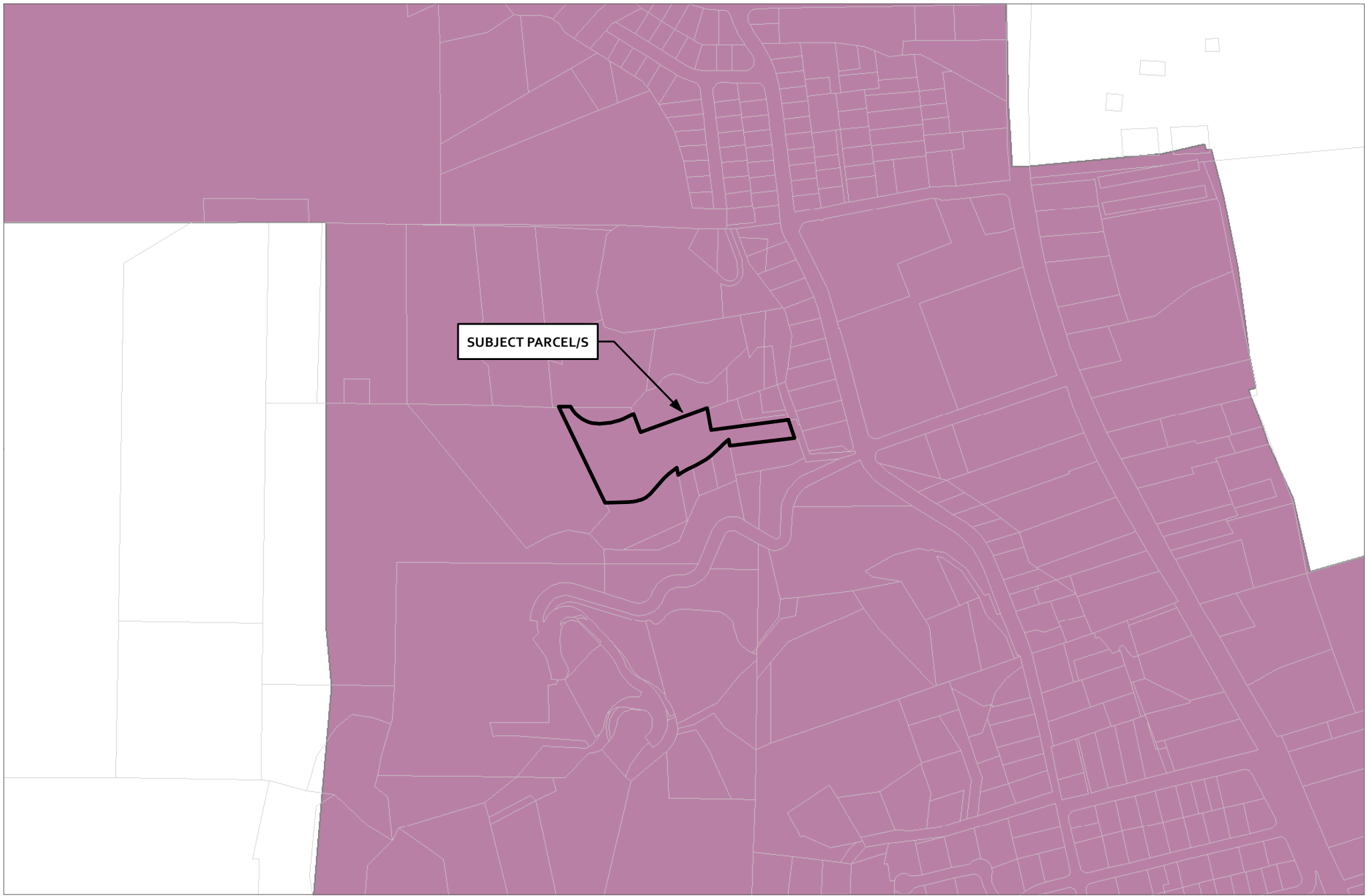
 County Water Districts



WATER DISTRICTS

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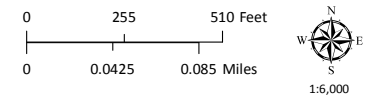
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SUBJECT PARCEL/S

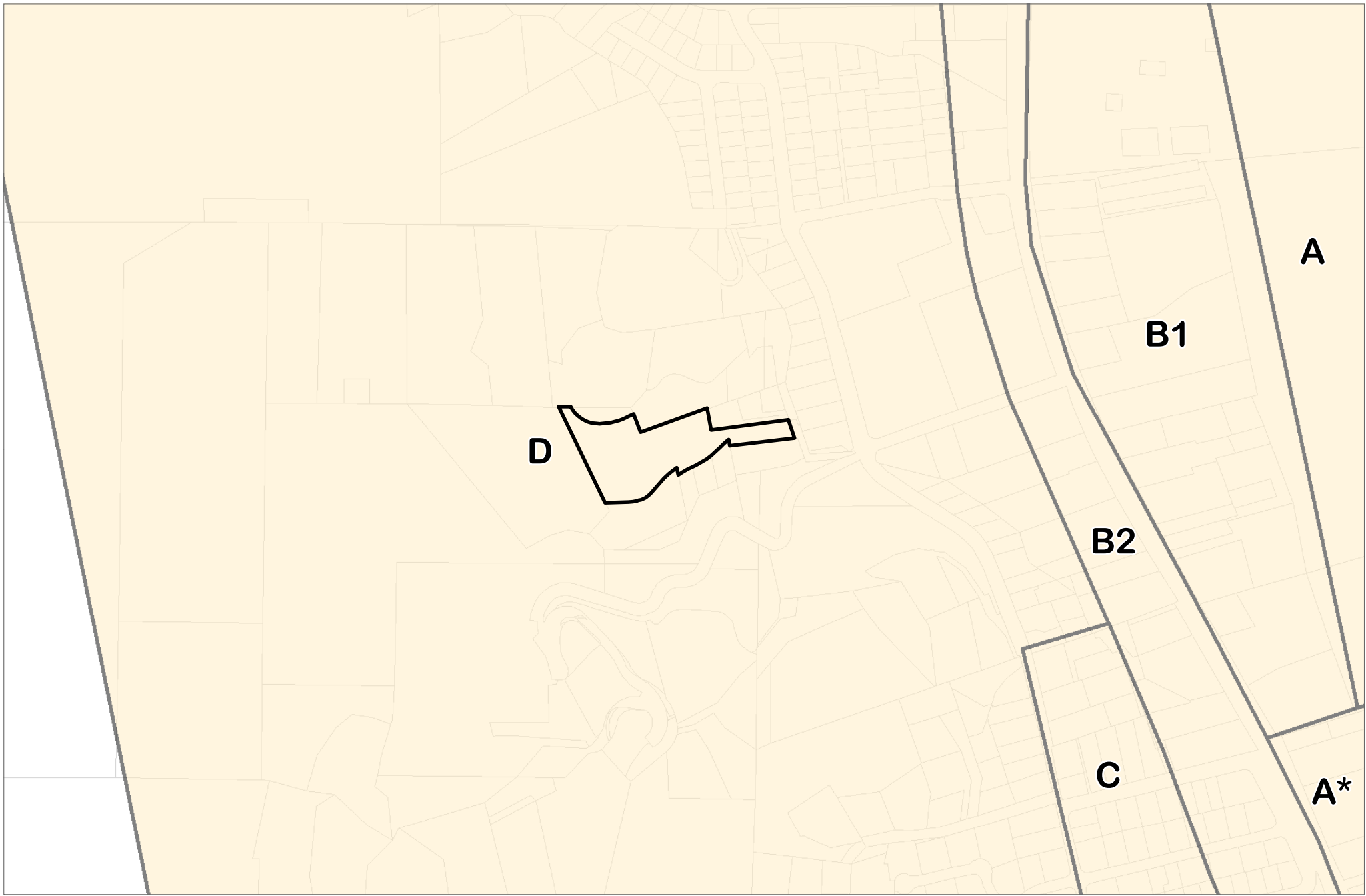
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Ukiah Valley Sanitation Dist.



SANITATION DISTRICT

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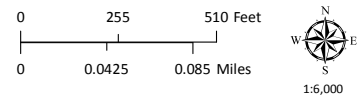
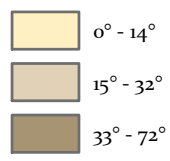


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AIRPORT ZONES

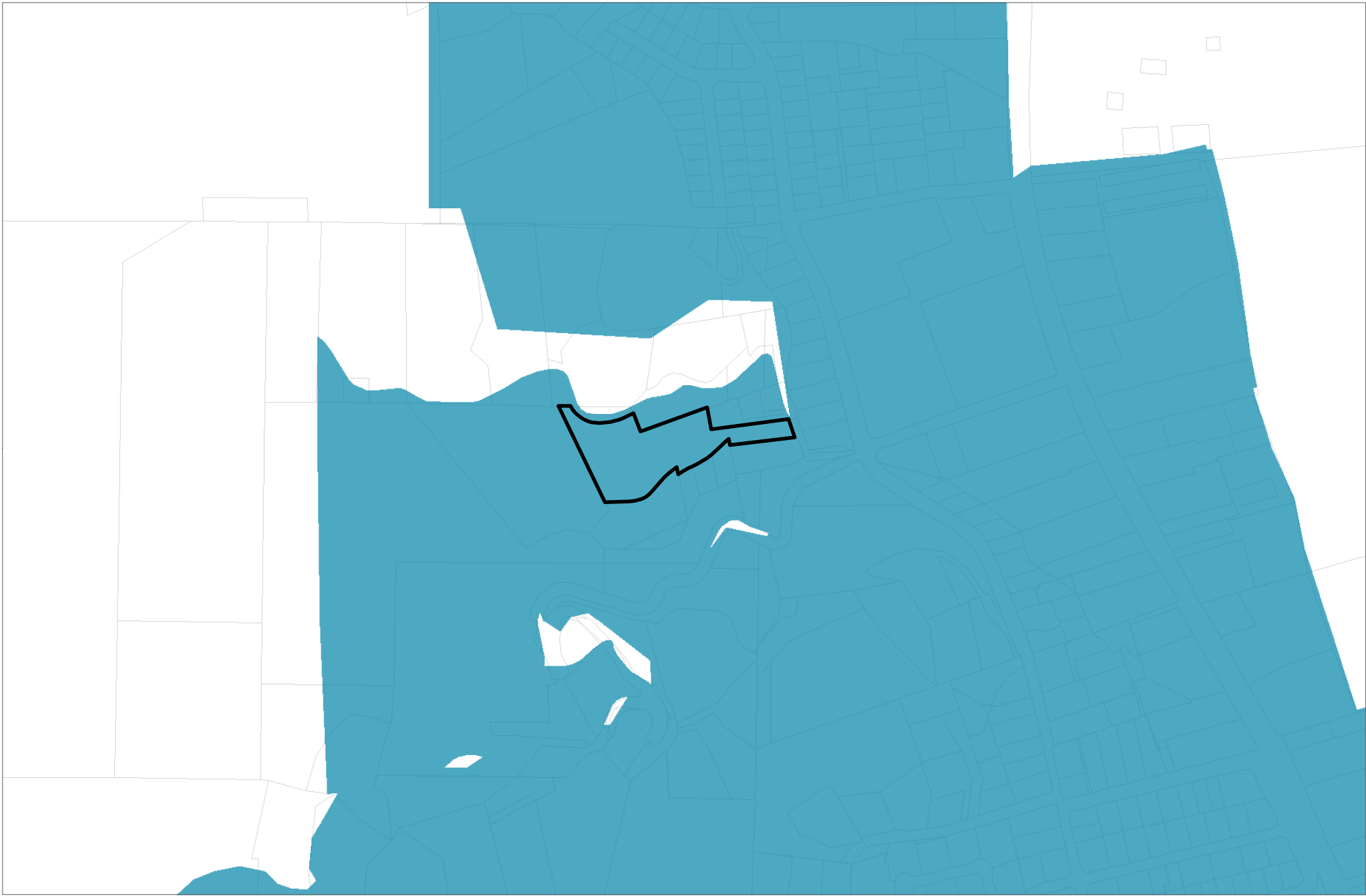


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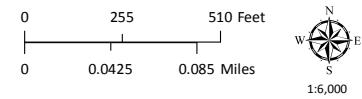
ESTIMATED SLOPE

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 Ukiah Stormwater Areas



MS4 STORMWATER PERMITTING ZONES

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Section I Description Of Project.**DATE:** JUNE 7, 2018**CASE#:** MS_2017-0002**DATE FILED:** 1/30/2017**OWNER:** FRANCISCO & ISABEL ALVAREZ**APPLICANT:** POPE ENGINEERING**REQUEST:** Minor subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 60 foot access easement width to 55 feet.**LOCATION:** 2.3± miles south of Ukiah town center, lying on the west side of South State Street (CR 104A), 0.05± miles from its intersection with Fircrest Drive (CR 210) and South Dora Street (CR 209), located at 315 Crestview Drive, Ukiah (APN: 180-220-21).**ENVIRONMENTAL DETERMINATION:** Negative Declaration**STAFF PLANNER:** Robert Dostalek**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.

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

- a-d) **No Impact:** The proposed subdivision would not have any substantial adverse effects on a scenic vista. The proposed subdivision would not substantially damage any scenic resources. The proposed subdivision will not substantially degrade the existing visual character nor will it degrade the quality of the site and its surroundings. The proposed subdivision, itself, will not create a new source of substantial light, though there is potential for new sources of light in the future with the development of the subdivided parcels.

| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program 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"/> |

| II. AGRICULTURE AND FORESTRY RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| 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-e) **No Impact:** The proposed subdivision will not convert any Farmland to a non-agricultural use. The proposed subdivision will not conflict with any existing land used for agriculture, or with any Williamson Act contract. The proposed subdivision will not conflict with any existing forest land, timberland, or timberland production zone. The proposed subdivision will not result in the loss of any forest land or in the conversion of any forest land.

| 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: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of any applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

- a-e) **Less than Significant Impact:** The private access road is existing and surfaced. Should it be determined that re-surfacing be required to meet Department of Transportation or Fire Department standards, the roadway improvement construction may temporarily effect air quality in the vicinity of the project site (e.g., dust, odor). However, no potentially significant effects to air quality were identified as an overall result of the proposed subdivision.

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

| <u>IV. BIOLOGICAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| Wildlife Service? | | | | |
| 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) **No Impact:** The proposed subdivision would not have any substantial adverse effect on a habitat or any species identified by any local or regional plan, or any state regulatory body. The proposed subdivision will have no adverse effect on any riparian habitat or sensitive natural community. The proposed subdivision would not have a substantial impact on federally protected wetlands. The proposed subdivision will not interfere with the movement of native resident, migratory fish, or wildlife species. The proposed subdivision does not conflict with any local policies, nor does it conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan.

| <u>V. CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource 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"/> |

| <u>V. CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| 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-d) No Impact: An archaeological survey was prepared for the project. The survey was accepted at the August 9, 2017 Mendocino County Archaeological Commission meeting with a finding that no cultural, historical or archaeological sites were observed. The proposed subdivision will not cause any adverse change to a historical or archaeological resource. The proposed subdivision will not, directly or indirectly, destroy a unique paleontological resource, nor should it disturb any human remains.

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

a-e) No Impact: The proposed subdivision would not expose any people or structures to potential substantial adverse effects related to fault zones, strong seismic ground shaking, ground failure, or landslides. Additionally, the proposed subdivision would not result in soil erosion or be located on unstable or expansive soils.

| <u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| 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"/> |

a-b) **No Impact:** The proposed subdivision will not generate any greenhouse gas emissions that will have a significant impact on the environment, nor does the proposed subdivision conflict with any applicable plan, policy, or regulation aimed at reducing greenhouse gas emissions.

| <u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input 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-d) **No Impact:** The proposed subdivision would not create a hazard to the public or environment through routine transport, use, or disposal of hazardous materials. There is little to no likelihood that the proposed subdivision will result in the release of hazardous materials into the environment. The proposed subdivision will not emit hazardous emissions, nor handle any hazardous materials, within one quarter mile of any existing or proposed school.
- e) **Less Than Significant:** The proposed subdivision is located within Ukiah Airport Zone D as identified in the Mendocino County Airport Comprehensive Land Use Plan. Although there is relatively low physical impact hazard risk, there is potential for noise annoyance from overflights (see Noise Section for more information).
- f-h) **No Impact:** The proposed subdivision will not impair or physically interfere with any emergency response or evacuation plan. The proposed subdivision will not expose people or structures to significant loss, injury, or death involving wildland fires.

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

| <u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| 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) **No Impact:** The proposed subdivision would not violate any water quality standards or waste discharge requirements. The proposed subdivision would not substantially deplete groundwater supplies or substantially interfere with groundwater recharge. The proposed subdivision would not substantially alter any existing drainage pattern of the site or area. The proposed subdivision would not create or contribute any runoff water which would exceed the capacity of a stormwater drainage system. The proposed subdivision would not substantially degrade water quality.

The proposed subdivision would not place any housing or structure within a 100 year flood hazard. The proposed subdivision would not expose people or structures to any significant risk of loss, injury, or death involving flooding. The proposed subdivision is not within any inundation zone, nor would it impact any aquatic, wetland, or riparian habitat.

The proposed subdivision would not result in any pollutant discharges or have an impact on groundwater quality. However, there is potential in the future for these issues because of the potential for future development of the subject parcel; more intensive uses could result in pollutant discharges and impacts on groundwater quality.

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

a-c) **No Impact:** The proposed subdivision will not physically divide any established community, nor will it conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The proposed subdivision will not conflict with any applicable habitat conservation plan or natural community conservation plan.

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

a-b) **No Impact:** The proposed subdivision will not result in any loss of mineral resources, nor would it result in the loss of any available locally important mineral resource recovery site.

| <u>XII. NOISE.</u> Would the project result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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-d, f) **No Impact:** The proposed subdivision would not expose persons to noise levels in excess of established standards, nor will the proposed subdivision expose persons to excessive ground borne vibration. While the subdivision itself would not increase any ambient noise levels, an increase in intensity, such as new residences, could affect ambient noise levels.

e) **Less Than Significant Impact:** The proposed subdivision is located within an airport land use plan for the Ukiah Airport (Zone D). The plan recommends recordation of a deed notice on the Parcel Map to alert future property owners of the potential inconvenience, annoyance or discomfort arising from the noise of standard airport operations.

| <u>XIII. POPULATION AND HOUSING.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| 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-c) **No Impact:** The proposed subdivision will not induce substantial population growth, nor will it displace a substantial number of existing homes or people.

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

a) **No Impact:** The proposed subdivision would not result in substantial adverse impacts associated with the provision of government facilities.

| <u>XV. RECREATION.</u> | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| 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 proposed subdivision would not increase the use of an existing neighborhood or regional park, nor would the proposed subdivision require the construction or expansion of recreational facilities.

| <u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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"/> |

- a, f) **Less than Significant Impact:** The proposed subdivision would not immediately generate substantial additional vehicular movement, have an impact on existing transportation systems, or increase traffic hazards to motor vehicles, bicyclists, or pedestrians. Should the proposed subdivision be further developed at a later date, there could be a small increase of impacts that affect these issues.
- b-e) **No Impact:** The proposed subdivision will not affect any existing parking facilities, nor would it create a demand for new parking. The proposed subdivision would not alter any patterns of circulation or movement of people and/or goods, nor will it result in inadequate emergency response access.

| <u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| <u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | | | | |
| b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a-b) **No Impact:** On April 5, 2017, the Sherwood Valley Band of Pomo Indians, Redwood Valley Rancheria (Redwood Valley Little River Band of Pomo Indians), and Cloverdale Rancheria were solicited for comments regarding the project. A response was received by the Redwood Valley Little River Band of Pomo Indians indicating the project site is not within their immediate cultural territory. No responses were received from the other solicited tribes.

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

| <u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a-g) **No Impact:** The proposed subdivision would not exceed wastewater treatment requirements. The proposed subdivision would not result in the construction of any new water, wastewater treatment, or storm water drainage facilities. The proposed subdivision would be served by the Willow County Water District and would have sufficient water supplies. The project would be served by the Ukiah Valley Sanitation District and would not require a determination by the wastewater treatment provider regarding adequate capacity. The proposed subdivision would not have any issues regarding sufficient landfill capacity and disposal needs, and it would comply with all federal, state, and local statutes and regulations related to solid waste.

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

- a-c) **Less than Significant Impact:** The proposed subdivision does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, nor eliminate important examples of the major periods of California history or prehistory. The proposed subdivision does not any issues that are individually limited, but cumulatively impactful. The proposed subdivision will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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.

5/18/2018
DATE

Julia Oaker for
ROBERT DOSTALEK
PLANNER III

Resolution Number _____

County of Mendocino
Ukiah, California
June 7, 2018

MS_2017-0002 - FRANCISCO & ISABEL ALVAREZ

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND GRANTING A DIVISION OF LAND FOR A 2-PARCEL MINOR SUBDIVISION WITH REMAINDER PARCEL AND AN EXCEPTION PER MCC §17-48.5(A)(1)(i) TO REDUCE THE REQUIRED 60-FOOT ACCESS EASEMENT WIDTH TO 55 FEET.

WHEREAS, the applicant, Francisco & Isabel Alvarez and Pope Engineering, filed an application for division of land with the Mendocino County Department of Planning and Building Services to subdivide a 3.4± acre lot into two new parcels and a remainder parcel. The project also includes an Exception request to the 60-foot road width requirement. The new parcels would be 0.61± acres and 1.14± acres with a remainder parcel of 1.66± acres, 2.3± miles south of Ukiah town center, lying on the west side of South State Street (CR 104A), 0.05± miles from its intersection with Fircrest drive (CR 210) and South Dora Street (CR 209), located at 315 Crestview Drive (CR 210A), Ukiah (APN: 180-220-21), General Plan SR; Zoning R1:6K/FP, AZ; 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 May 16, 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 June 7, 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 on 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 Suburban Residential (SR) and the Project is consistent with the intent of the General Plan classification. Additionally, the subject parcel lies within the Zoning District of Single Family Residential (R1:6K) and the Project is consistent with the Zoning District per MCC 20.072.
2. **Environmental Protection Findings:** The CEQA initial study completed by staff identified the Project to have less than significant 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 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 Division of Land, subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

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

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

ATTEST: VICTORIA DAVIS
Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
Interim Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL MS_2017-0002 - FRANCISCO & ISABEL ALVAREZ JUNE 7, 2018

APPROVED PROJECT DESCRIPTION: Minor subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 60-foot access easement width to 55 feet.

CONDITIONS OF APPROVAL: 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 DATE OF APPROVAL, UNLESS RENEWED PURSUANT TO THE MENDOCINO COUNTY CODE.

AESTHETICS/VISUAL RESOURCES

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: "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: "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 or Current Fee shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and 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 June 26, 2017, prepared by Alex DeGeorgey (ALTA Archaeological Consulting), 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.
6. A note shall appear on the Parcel Map stating that in the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

GEOLOGY/SOILS

7. The sub-divider 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 1st.
 - e. All earth moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - 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 m³) on any one lot and does not obstruct a drainage.

HAZARDS/HAZARDOUS MATERIALS

8. The sub-divider shall comply with those recommendations in the California Department of Forestry preliminary clearance form (CalFire# 531-17) 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.

9. The sub-divider shall comply with recommendations of the Ukiah Valley Fire District or other alternatives as acceptable to the Ukiah Valley Fire District. Written verification shall be submitted from the Ukiah Valley Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Ukiah Valley Fire District.

HYDROLOGY AND WATER QUALITY

10. The applicant shall either (1) submit to the Division of Environmental Health, a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17.55 & 17.56); or (2) the applicant shall submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered improvement plans for the future installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the county engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII.
11. The subject project is within the Ukiah Valley Sanitation District boundaries and shall, upon payment of sewer connection fees, connect to the public sewer at the time of development. Easements for the sanitary sewer main and services shall be provided on the parcel map or by separate instrument at the time of development, to the satisfaction of the Ukiah Valley Sanitation District.
12. All areas within the subdivision subject to flooding shall be clearly identified on the Parcel Map. The information on the parcel map shall be based on a flood hazards report prepared by a Civil Engineer and filed with the Planning and Building Services Department and the Mendocino County Department of Transportation. The flood hazards report, using data developed by the Federal Emergency Management Agency, shall clearly identify the magnitude of the flood potential as such relates to the subdivision. A reference to the report shall be made on the parcel map.

The area of the subdivision within the "floodway" as defined by the federal Emergency Management Agency and on file with the Mendocino County Planning and Building Services Department shall be delineated as a drainage easement on the Parcel Map.
13. A note shall appear on the Parcel Map stating: "Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code."
14. A note shall appear on the Parcel Map stating: "No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway."

LAND USE AND PLANNING

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.
16. That verification must be received by a licensed civil engineer or surveyor that each parcel created is a minimum of 6,000 square feet net.

NOISE

17. The sub-divider shall record a deed notice on the Parcel Map to alert future property owners of the potential inconvenience, annoyance or discomfort arising from the noise of standard airport operations. The the deed notice shall be reviewed and approved by the Director of Planning and Building Services and shall be in a form and content acceptable to County Counsel. A fee, set by the current fee schedule, shall be made payable to County Counsel for review services. Said deed notice shall appear on and be recorded with the Parcel Map.

POPULATION/HOUSING

18. The sub-divider shall pay into the County Affordable Housing Trust Fund (per County Code Section 20.238.035) an amount equaling 2% of the County-wide median sales price of a single family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map.

TRANSPORTATION/CIRCULATION

19. There shall be provided an access easement of 60 feet in width from a publicly maintained road to each parcel being created. Where centerline of existing access easement falls on southerly property line, a 30 foot half width easement shall be sufficient. Documentation of access easement(s) shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
20. Applicant has submitted a request for an exception to the requirement to provide a 60 foot easement where 60 feet cannot be achieved due to width of parcel. Department of Transportation has reviewed and recommends approval of this request. Where a 60 foot easement cannot be achieved due to width of parcel, there shall be provided an access easement of 55 feet in width.
21. 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 of record or a minimum of 10 feet, whichever is greater.
22. All natural drainage and water courses shall be considered as easements. Minimum width shall be 20 feet, or to the high water level plus 5 feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map.
23. Subdivision road within the access easement shall be improved in accordance with County of Mendocino Road and Development Standards drawing A10H and the following minimum standards:

| | |
|----------------------|-------------------------------------|
| Road Width | 26 feet |
| Surface Width | 20 feet |
| Minimum Ditch Offset | 5 feet |
| Design Speed | 25 miles per hour |
| Base | 12 inch min. Class 2 aggregate base |
| Surface Type | Double Chip seal |
24. A standard residential driveway approach shall be constructed to access Parcel 1 to a minimum width of 10 feet, with improved approach extending 15 feet from the edge of the County road, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
25. A standard private road approach shall be constructed to access Parcel 2 to a minimum width of 18 feet, with improved approach extending 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.

26. A "Hammerhead-T" turnaround shall be constructed within a 40 foot wide by 80 foot long easement at the terminus of the access easement. Turnaround shall be constructed with 8 inch minimum rock base, 20 feet wide and 60 feet long, with 20 foot radius surfacing returns.
27. Road improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. Current improvement plan checking and inspection fees apply. When specifically requested by the applicant and approved in advance by the County Engineer, required improvements may be constructed without formal improvement plans. If so approved, all work must be completed under the direct supervision and control of a California Registered Civil Engineer who, upon completion of the improvements, shall file a report with the Mendocino County Department of Transportation verifying the road improvements have been constructed in substantial compliance with the prescribed minimum standards and accepted industry practices.
28. If approval of the tentative map is conditioned upon certain improvements being made by the sub-divider, the sub-divider 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.
29. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

SPECIAL CONDITIONS

30. 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 per MCC Sec. 17-52.(I).
31. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the sub-divider 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.