



**PLANNING COMMISSION
STAFF REPORT- MINOR SUBDIVISION**

**JULY 19, 2018
MS_2016-0004**

SUMMARY

OWNERS: DON DOOLEY & PAULINE WRIGHT-DOOLEY
3760 KING RANCH ROAD
UKIAH, CA 95482

APPLICANTS: ZACHARY A. KUCHERA & RANI L. WEITALA
705 N. STATE STREET, #632
UKIAH, CA 95482

AGENT: GEORGE C. RAU
100 N. PINE STREET
UKIAH, CA 95482

REQUEST: Subdivision of an approximately 12 acre parcel creating two (2) parcels, each 6± acres in size.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47).

TOTAL ACREAGE: 11.95± acres

GENERAL PLAN: Rural Residential (RR:1)

ZONING: Rural Residential (RR-1)

SUPERVISORIAL DISTRICT: 1

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Eduardo Hernandez

BACKGROUND

PROJECT DESCRIPTION: Subdivision of a 12± acre parcel creating two (2) parcels, each 6± acres in size.

RELATED APPLICATIONS ON-SITE: Boundary Line Adjustment (B_2016-0003) transferred 1.3± acres from project's parcel to northern parcel (APN: 162-210-46).

SITE CHARACTERISTICS: The project site is located 1.3± miles southwest of Redwood Valley town center and is 12± acres in size. The parcel is less than 150 feet west of US Highway 101, and lies adjacent to Vineyard Oaks Drive (CR 236B). There is a 30 ft. wide driveway at the north of the property, which will be used to access both of the new parcels. There is an existing 1,200 sq. ft. single-family residence at the northeast corner of the property and a 480± sq. ft. garage south of the residence. There is an existing leachfield just east of the proposed parcel boundary, and a septic tank between the residence and the garage. A water easement with Redwood Valley County Water District is proposed at the southern portion of the property, and another one would run across "Parcel 3" to "Parcel 2" as identified on the Tentative Map. A utility easement is located in the same area as the access driveway north of the subject parcel and an electricity overhead easement runs just above the flood plain on the west portion of the parcel, next to Forsythe Creek.

Upon subdivision, "Parcel 2" will retain the existing structures and water service; while "Parcel 3" will be completely undeveloped until the new leachfield and future structures are put in place.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT ACREAGES	USES
NORTH	RR:1	RR-1	1.1± & 2.36±	Residential
EAST	RR:1	RR-1	1.24± & 1.47±	Residential
SOUTH	RR:1	RR-1	0.43±, 0.47± & 11.5±	Residential
WEST	RR:1	RR-1	1.52±, 1.94± & 2±	Residential

PUBLIC SERVICES:

Access: US Highway 101 to West Road (CR 237) to Vineyard Oaks Drive (CR 236B)
 Fire District: Redwood Valley-Calpella Fire District
 Water District: Redwood Valley County Water District*
 Sewer District: None
 School District: Ukiah Unified School District

* Redwood Valley County Water District will not be able to provide water to any new parcels at this time. The current connection will remain.

AGENCY COMMENTS: On August 14, 2017 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. A list of the agencies response is 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
MC Dept. of Transportation	Comments
MC Dept. of Environmental Health-Ukiah	Comments
MC PBS, Building Services Division-Ukiah	No Comments
MC Office of Emergency Services	No Comments
MC Assessor's Office	No Response
MC Water Agency	No Response
Archaeological Commission	Comments
Northwest Information Center, Sonoma State University	Comments
Russian River Flood Control / Water Conservation Improvement District	No Comments
CA Dept. of Fish and Wildlife	No Response
Regional Water Quality Control Board	No Comments
State Clearinghouse	No Response
Redwood Valley Municipal Advisory Council	No Response
MS4 Ukiah Storm-water	No Response
Redwood Valley County Water District	No Response
Redwood Valley – Calpella Fire District	Comments
Cloverdale Rancheria	No Response

REFERRAL AGENCIES	COMMENT
Redwood Valley Little River Band of Pomo Indians	Comments
Sherwood Valley Band of Pomo Indians	No Comments

KEY ISSUES

1. General Plan and Zoning Consistency: The project is consistent with the General Plan designation of Rural Residential. Both of the proposed parcels will maintain the 40,000 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.

The subject property generally complies with the Rural Residential (RR:1) land use category. Given the size of the lot and soils, it will be developed as intended by the General Plan.

The Zoning classification of the proposed project is Rural Residential, which is compatible with its General Plan land use designation by the General Plan. The Zoning Ordinance states the following as intent of the Rural Residential District (Mendocino County Code Section 20.048.005):

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

The proposed project is consistent with the Rural Residential (RR-1) zoning district classification, per intended uses and minimum parcels sizes.

2. Division of Land Regulations: The project was reviewed by the County Subdivision Committee on October 12, 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 Mendocino County Code Section 17-48.5. No conflicts with the County Division of Land Regulations were identified.

3. 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 a Negative Declaration and grant MS_2016-0004 for the Project, as proposed by the applicant, based on the facts and findings and subject to the Conditions of Approval.

07/05/2018

DATE



EDUARDO HERNANDEZ
PLANNER II

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

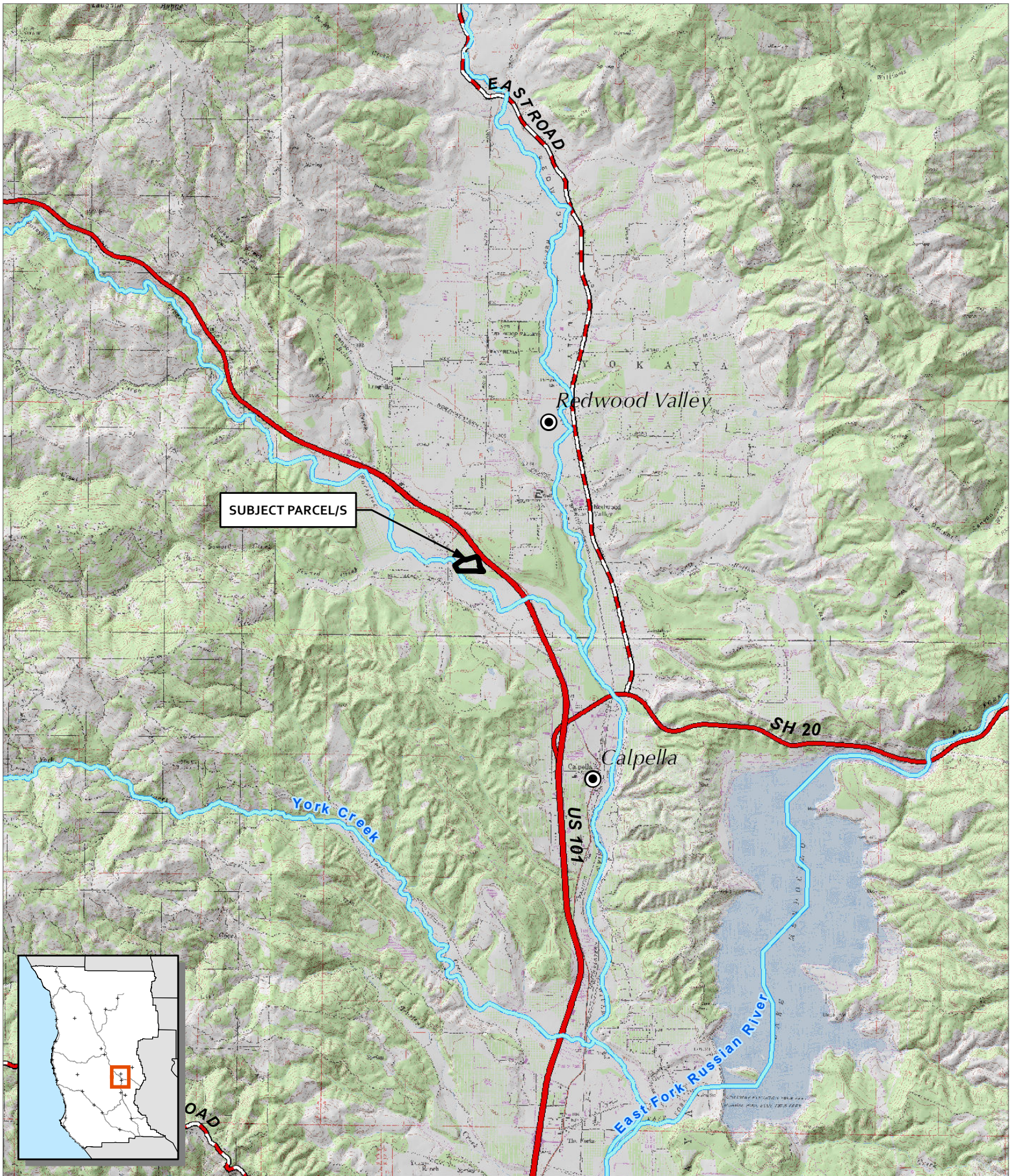
ATTACHMENTS:

- A. Location Map
- B. Topographic Map
- C. Aerial Map (ESRI Imagery)
- D. Tentative Map
- E. Zoning Display Map
- F. General Plan Classifications
- G. Adjacent Parcels
- H. Fire Hazard Zones & Responsibility Areas
- I. Important Farmland
- J. Water Districts
- K. Flood Zone (FEMA)
- L. MS4 Stormwater Permitting Areas

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

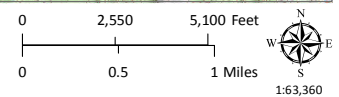
NEGATIVE DECLARATION Initial Study available online at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission



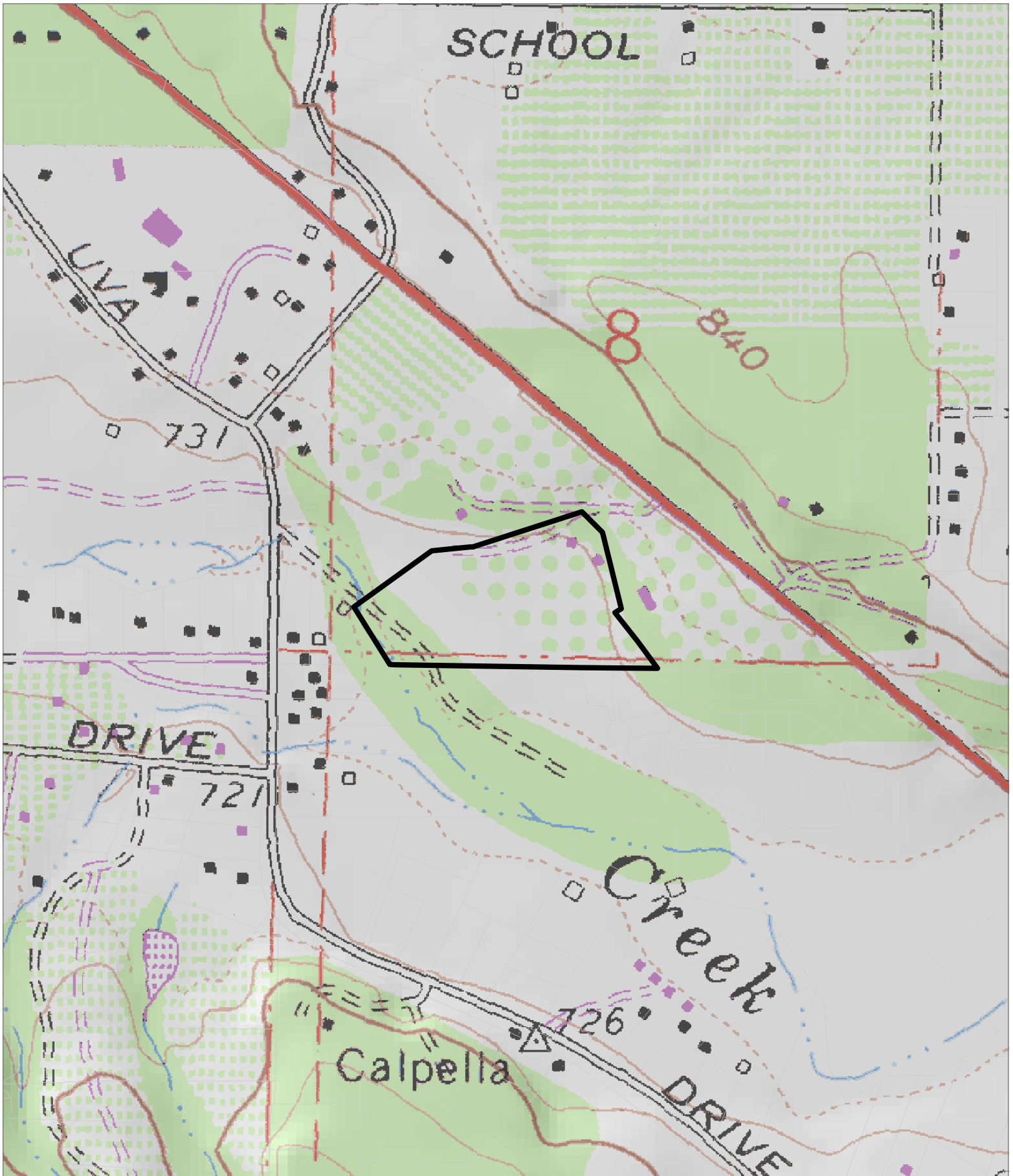
CASE: MS 2016-0004
OWNERS: DOOLEY, Don & Pauline, ET AL
APN: 162-210-47
APLCT: Zachary A. Kuchera & Rani L. Weitla
AGENT: Rau & Associates
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

- Major Towns & Places — Major Roads
— Major Rivers
— Highways

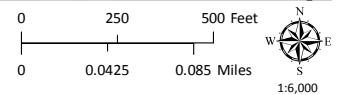


LOCATION MAP

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

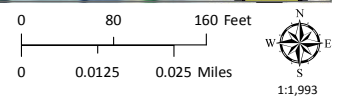
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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-  Major Rivers
-  Public Roads
-  Named Rivers
-  Highways



AERIAL IMAGERY

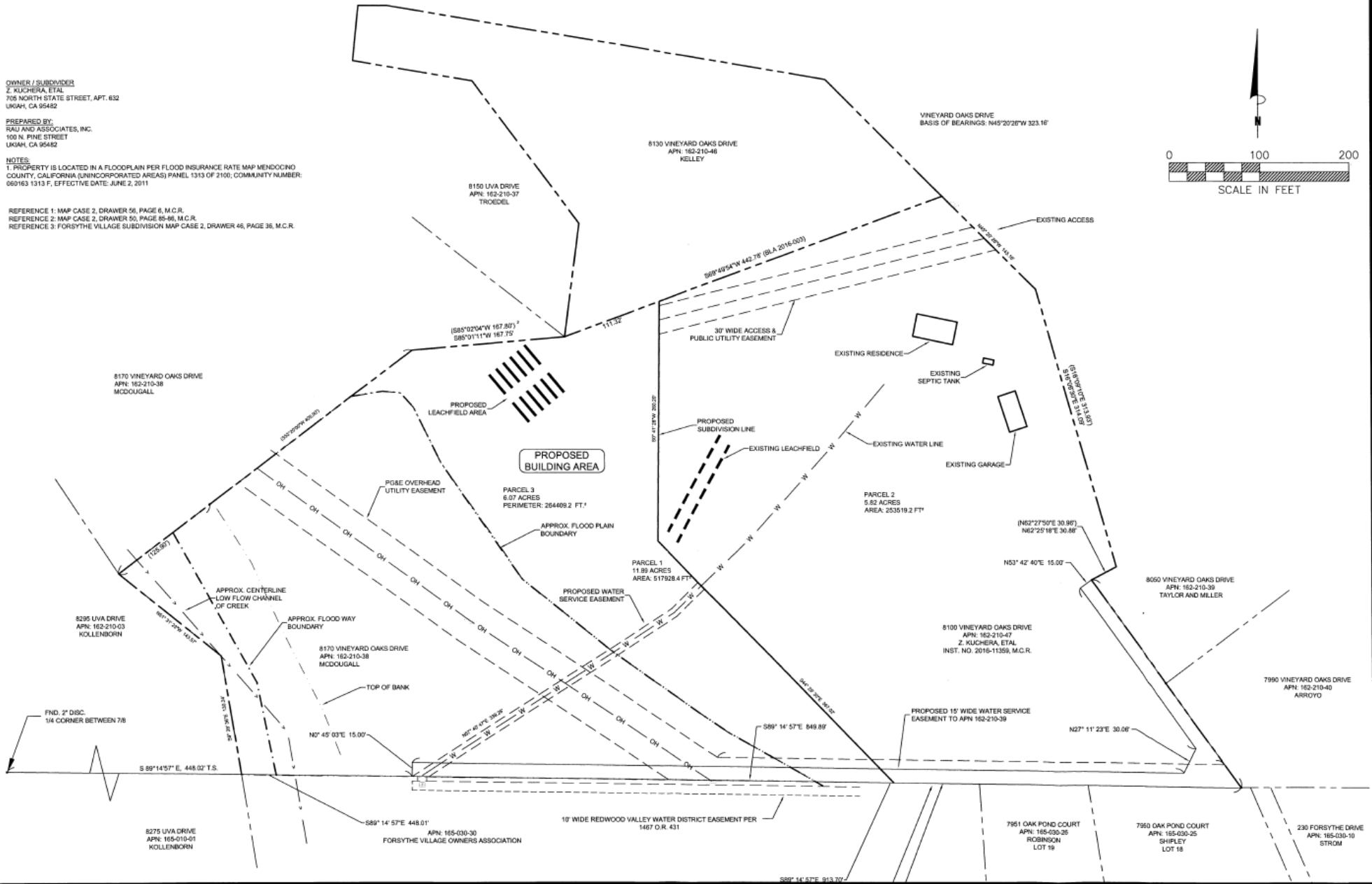
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OWNER / SUBDIVIDER
Z. KUCHERA, ET AL
705 NORTH STATE STREET, APT. 632
UKIAH, CA 95482

PREPARED BY:
RAU AND ASSOCIATES, INC.
100 N. PINE STREET
UKIAH, CA 95482

NOTES:
1. PROPERTY IS LOCATED IN A FLOODPLAIN PER FLOOD INSURANCE RATE MAP MENOCINO COUNTY, CALIFORNIA (UNINCORPORATED AREAS) PANEL 1313 OF 2100; COMMUNITY NUMBER: 060163 1313 F, EFFECTIVE DATE: JUNE 2, 2011

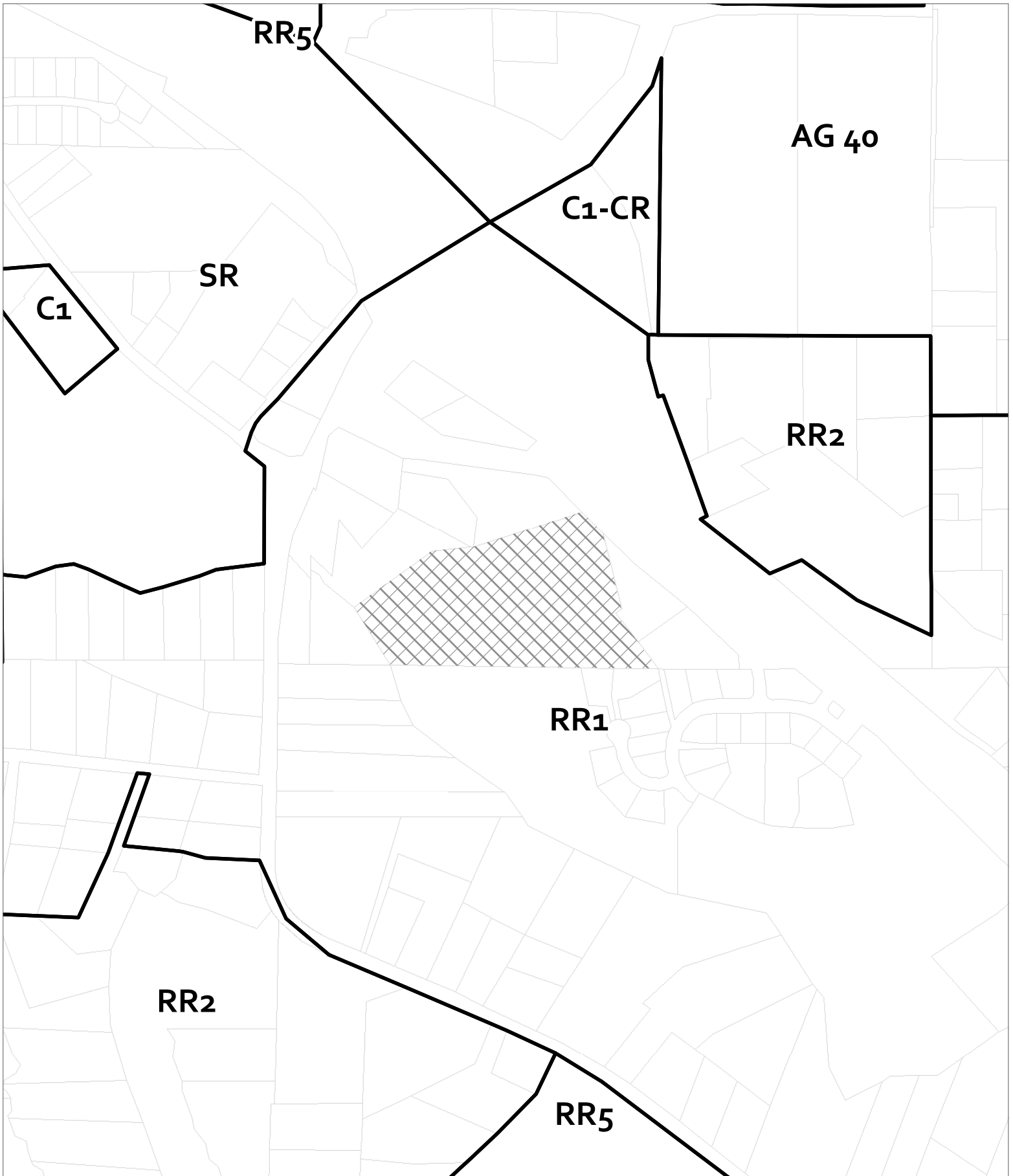
REFERENCE 1: MAP CASE 2, DRAWER 56, PAGE 6, M.C.R.
REFERENCE 2: MAP CASE 2, DRAWER 56, PAGE 85-86, M.C.R.
REFERENCE 3: FORSYTHE VILLAGE SUBDIVISION MAP CASE 2, DRAWER 46, PAGE 36, M.C.R.



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TENTATIVE MAP
REVISED ON 02/28/2018

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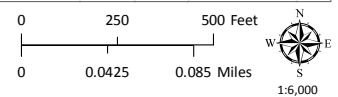


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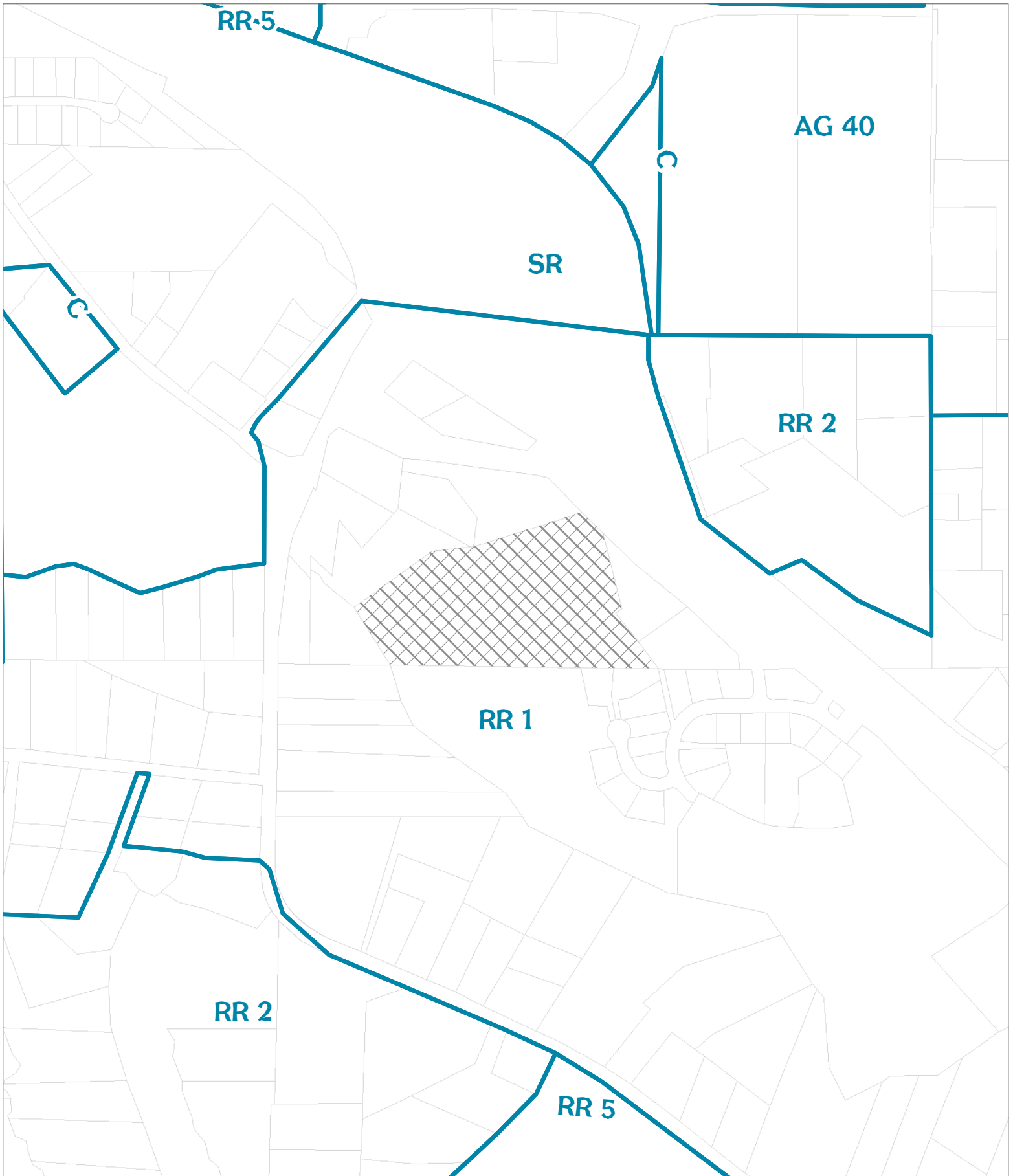
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

 Zoning Districts



ZONING DISPLAY MAP

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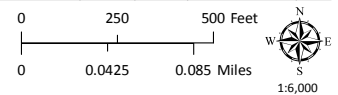
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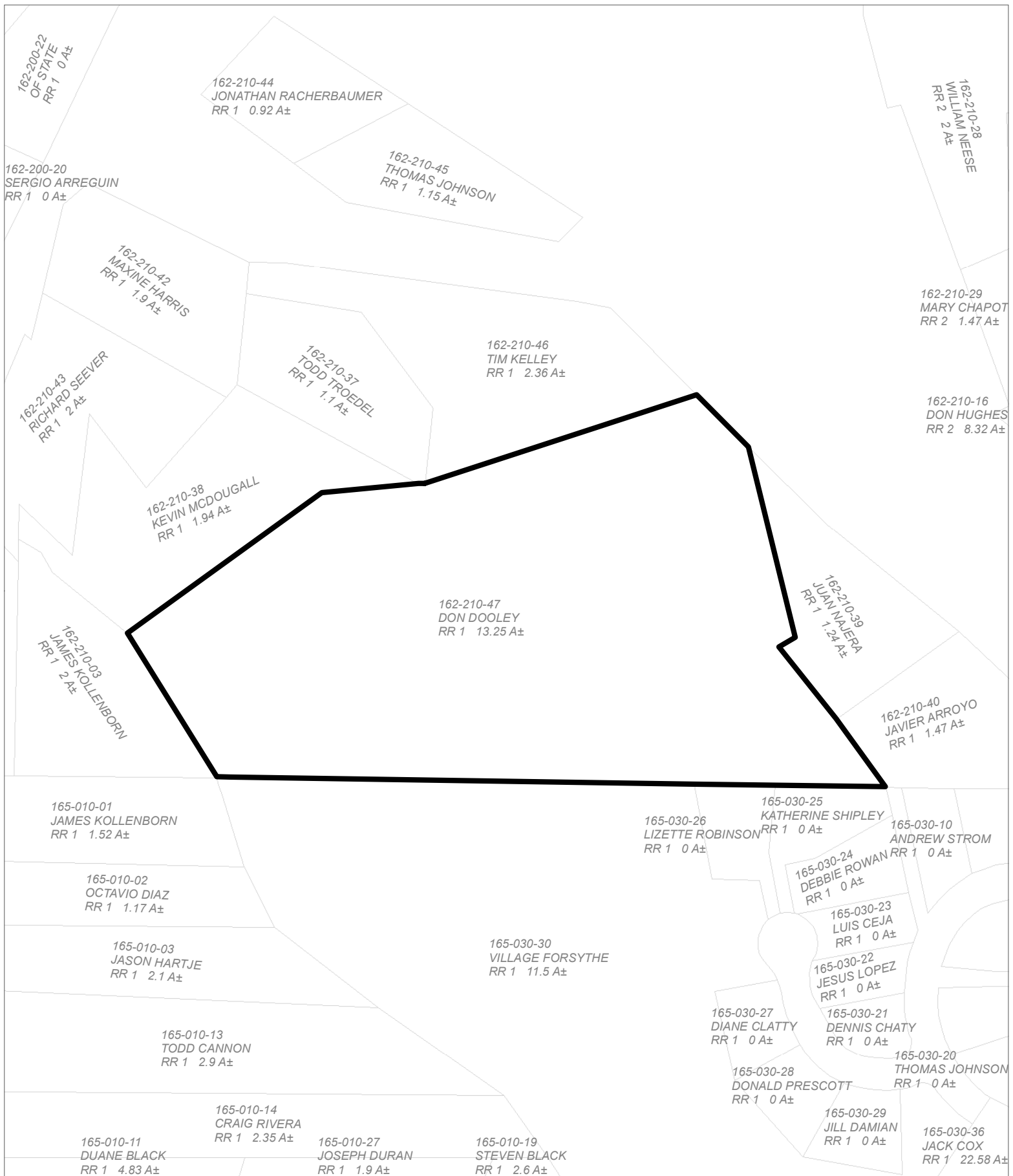


General Plan Classes

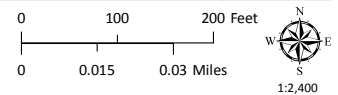


GENERAL PLAN CLASSIFICATIONS

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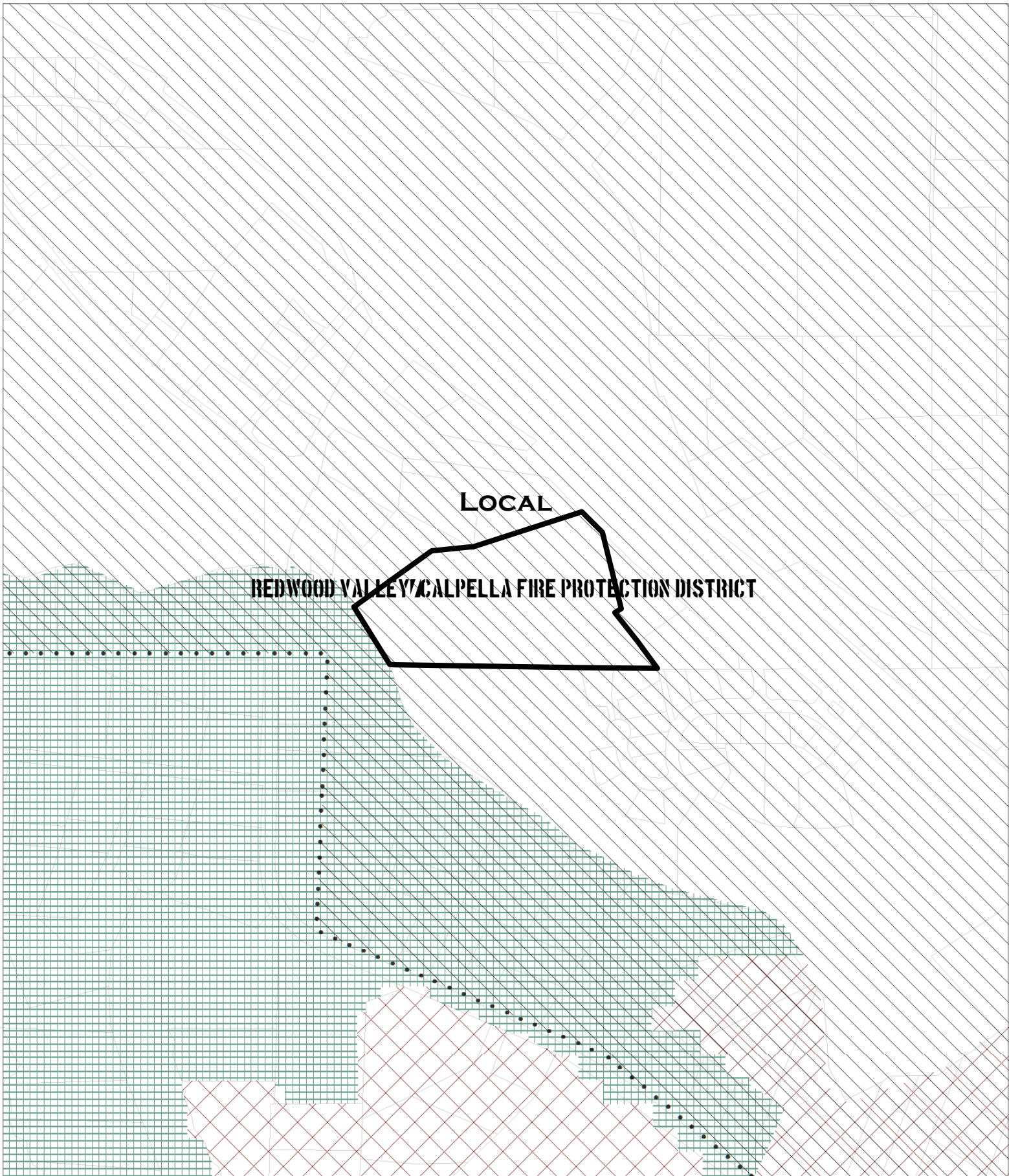


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ADJACENT PARCELS




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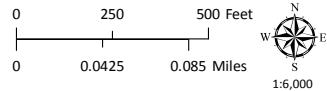
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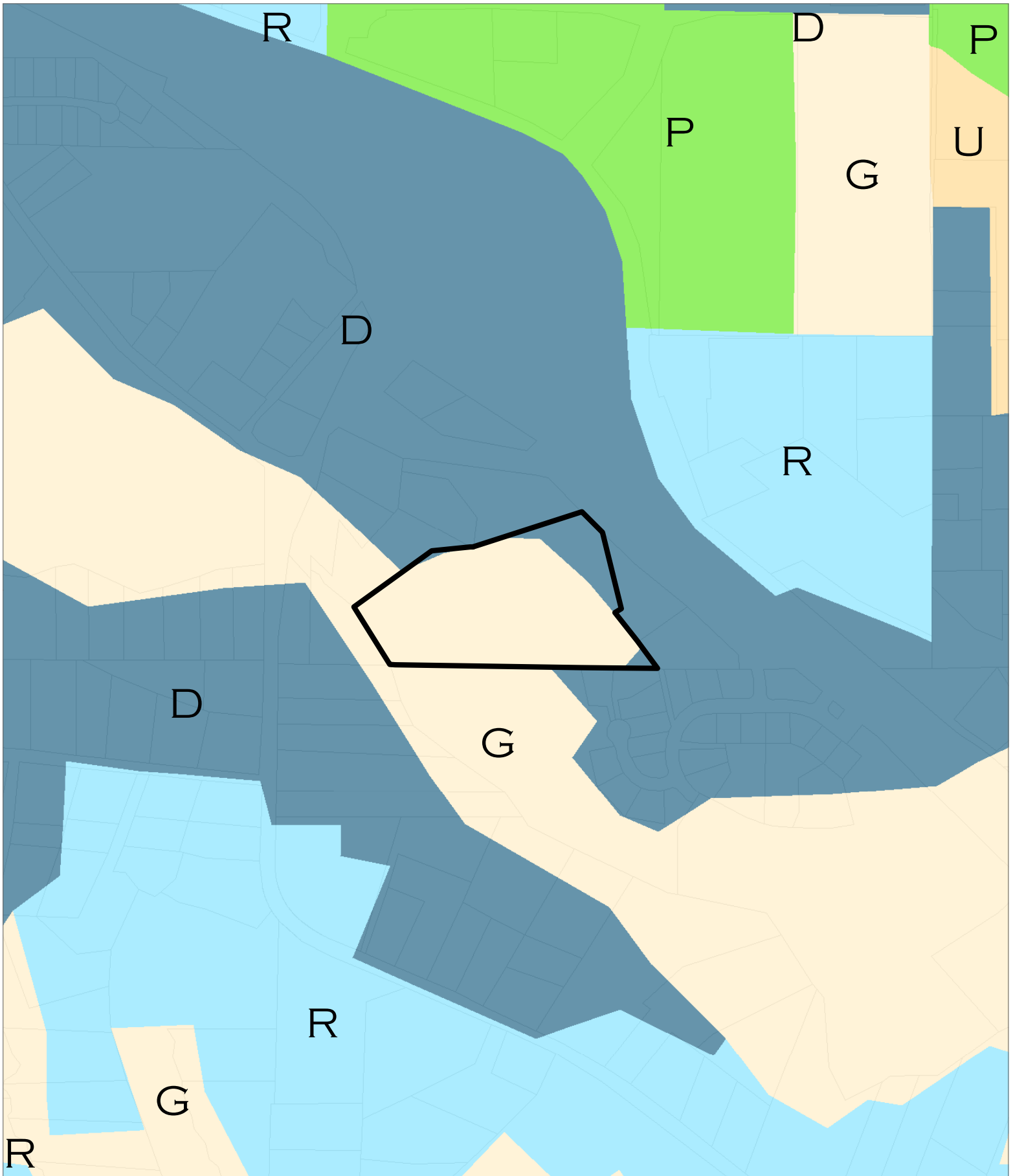
-  County Fire Districts
-  Local Responsibility Areas
-  High Fire Hazard

 Moderate Fire Hazard



FIRE HAZARD ZONES

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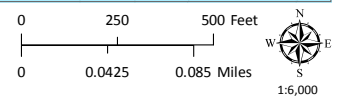


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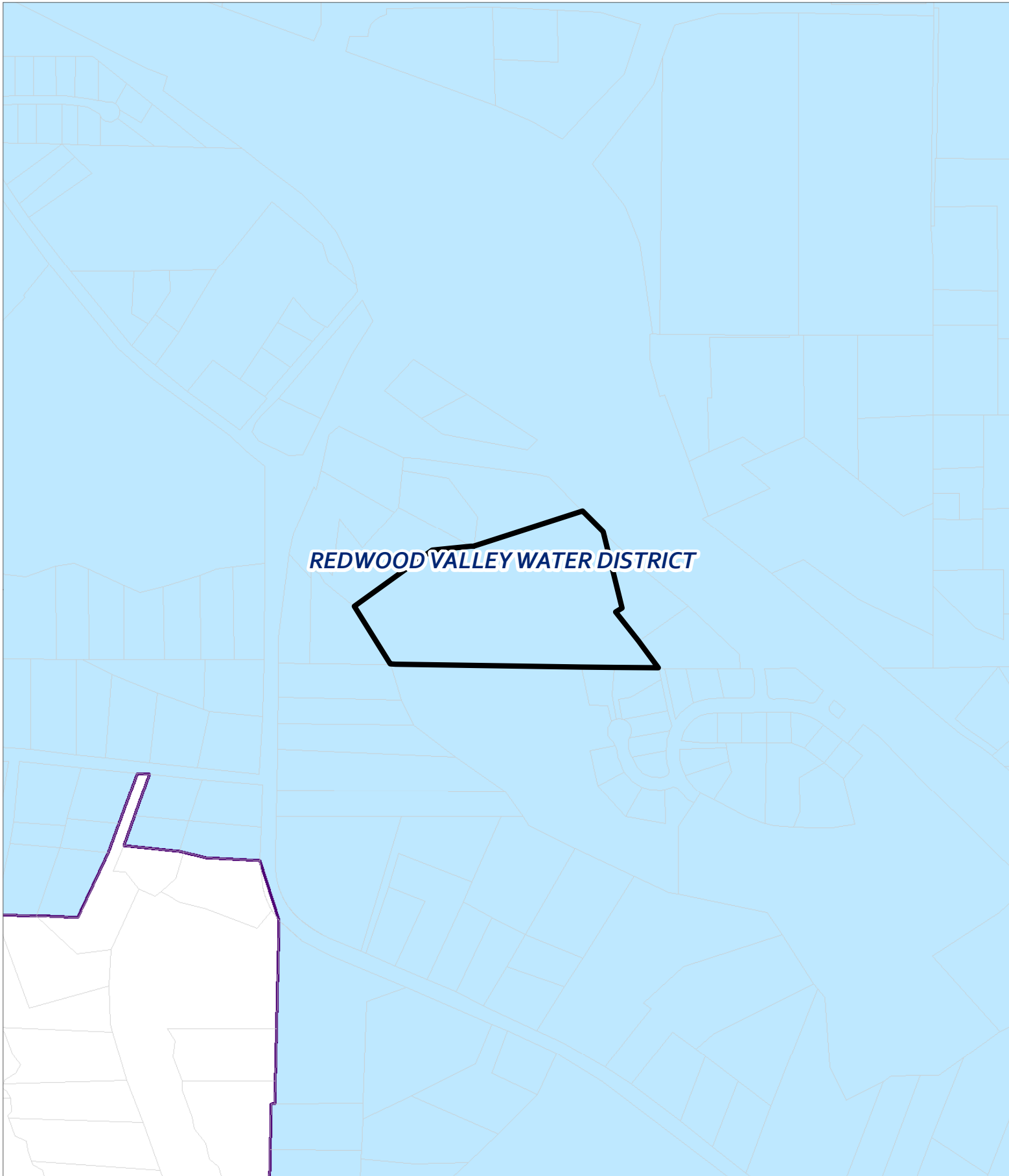
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Urban & Built-Up Land (D)



IMPORTANT FARMLAND

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REDWOOD VALLEY WATER DISTRICT

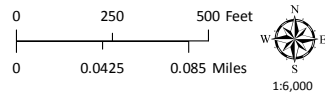
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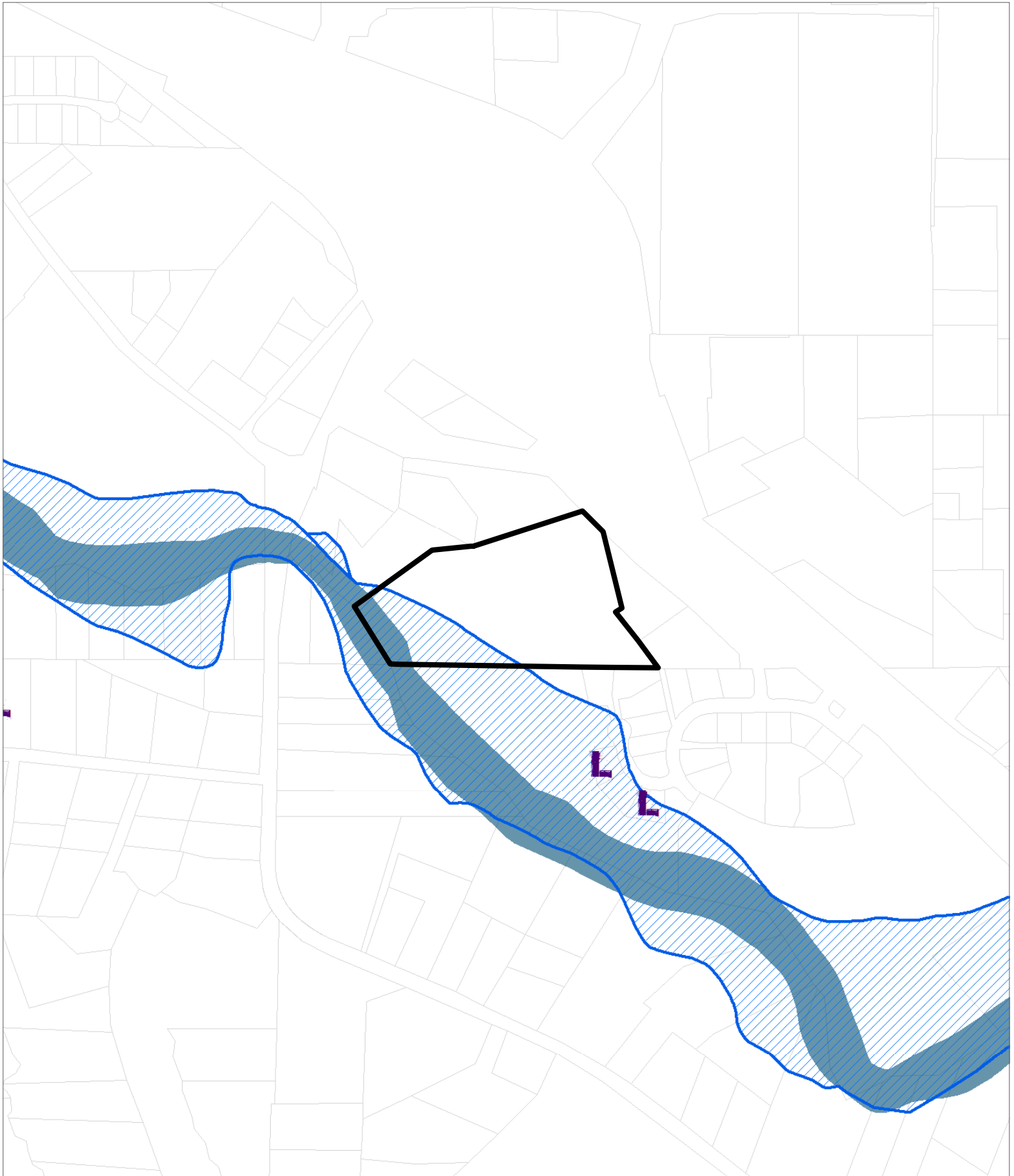


County Water Districts



WATER DISTRICTS




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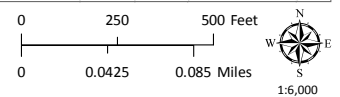


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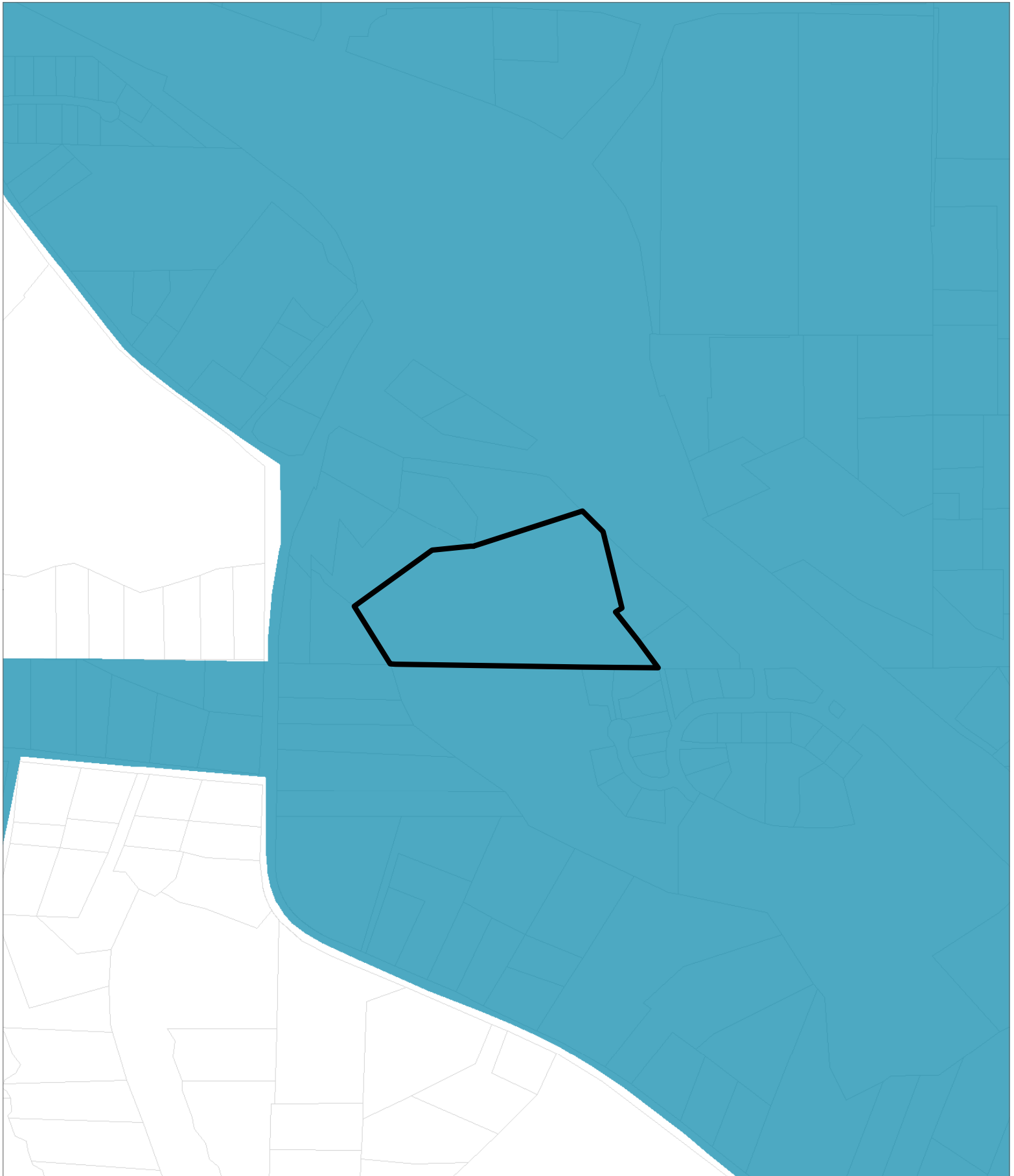
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 LOMA Letters  Floodway
 Flood Zone



FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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 Ukiyah Stormwater Areas

STORMWATER PERMITTING ZONES

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Section I Description Of Project.**DATE:** May 14, 2018**CASE#:** MS_2016-0004**OWNERS:** Don Dooley & Pauline Wright-Dooley**APPLICANTS:** Zachary A. Kuchera & Rani L. Weitala**REQUEST:** Subdivision of an approximately 12 acre parcel creating two (2) parcels, each 6± acres in size.**LOCATION:** In Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), off West Road (CR 237) and lying southwest of Vineyard Oaks Drive (CR 236B). Located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47).**ENVIRONMENTAL DETERMINATION:** Negative Declaration**STAFF PLANNER:** Eduardo Hernandez**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"/> Tribal Cultural Resources	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

c-d) **Less Than Significant Impact:** The proposed subdivision itself does not degrade quality of the site, but allows for development in the future that could change the existing visual character. However, due to the size of the parcels being created, any future development would have a "less than significant impact" on the aesthetic quality of the site. A Condition is recommended to lessen the impacts any new source of light might have on nighttime views in the area.

<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"/>

<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
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–e) **No Impact:** There is no farmland at the subject location, or the immediate vicinity. The proposed subdivision does not contain any land in an Agriculture Preserve, thus it will not conflict with any existing land used for agriculture, or with any Williamson Act contracted lands. Additionally, the proposed subdivision will not conflict with any existing forest land, timberland, or timberland production zoning as there are minimal forest resources found on the parcel. With the lack of forest and agricultural resources, there is little potential for the proposed subdivision to have any impact on forest land and Farmland with regards to their conversion to another use.

<u>III. AIR QUALITY.</u> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, d, e) **No Impact:** Upon subdivision of the property, it is proposed to build a new leachfield, and improve the access road per the Mendocino County Department of Transportation (MCDOT) requirements. A condition is included to ensure that any construction activity will not conflict with any air quality plan or violate any air quality standard.

- c) **Less Than Significant Impact:** The proposed subdivision itself will not increase any pollutants, however, there is potential for some pollutants to increase with future development of either parcel, such as dust from driveways. However, this increase is not expected to exceed state or federal standards. Conditions will ensure that the project will achieve compliance with the Mendocino County Air Quality Management District (AQMD) standards.

<u>IV. BIOLOGICAL RESOURCES.</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, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-f) **No Impact:** According to a botanical assessment prepared by Alicia Ives Ringstad dated March 24, 2017, the proposed subdivision is not located near any sensitive habitats; thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. The closest habitat is the Forsythe Creek, which lies on the west-side of the project site. Furthermore, as the subdivision is not located near any sensitive habitats, there is no potential for the proposed project to have an adverse impact on any sensitive species or native residents.

Additionally, the project is subject to the Department of Fish and Game Code Section 711.4 wildlife habitat loss mitigation fee. A condition is recommended to achieve compliance with the habitat loss mitigation fee.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a–e) **Less Than Significant Impact:** The proposed subdivision request was reviewed at the January 10, 2018, Archaeological Commission, which reviewed the archaeological survey prepared by Thad M. Van Bueren dated December 20, 2017. The survey did not identify any archaeological, paleontological, or cultural resources that could be adversely impacted by the proposed subdivision. The Archaeological Commission accepted the survey, a standard condition applies.

<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 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"/>

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project site is flat, and 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 the site and the related placement of additional structures is unlikely. Potential impacts caused by grading activities in the future will be limited by implementation of a condition. Furthermore, the existing soil type does not reflect any incapability to adequately support the use of a septic system or alternative system as a septic system already exists in the property; conditions are in place for soil testing on the new and undeveloped parcel.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** While the proposed subdivision itself will not generate any greenhouse gas emissions, the future development and use of the unimproved parcel has the potential to generate such emissions. However, this is considered to be a less than significant impact because of the minimal scale at which any future development would occur.
- b) **No Impact:** Since the scale at which any potential generation of greenhouse gas emissions is minimal, there will be no conflicts with any plan, policy, or regulation regarding such 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 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"/>

<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
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–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-Calpella Fire District. Impacts are not anticipated and no mitigation is required. A condition is recommended to ensure the project satisfies the requirements from the Local Fire Authority.

<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
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Redwood Valley is a community with a local water agency of name "Redwood Valley County Water District." There is currently a moratorium which impede any new connections to the Water District grid. The proposed subdivision includes only one water meter, which is to be used by "parcel 2" as identified on the tentative map. "parcel 3" would make use of a private well. The use of the private well has the preliminary approval from the County's Division of Environmental Health, subject to tests and permitting. There are studies pending to further analyze the current conditions and replenishment rate of the groundwater.

- a, c – k) **Less Than Significant Impact:** The proposed subdivision itself will not violate any water quality standards or waste discharge requirements. The proposed subdivision itself will not result in any pollutant discharges which would degrade groundwater quality. However, should the parcels be developed in the future, there is the potential that more intensive uses could result in pollutant discharges and impacts on water quality. Additional housing may be proposed upon subdivision approval, however no development is proposed within the 100 year flood area; per a note on the tentative map which labels area outside of the flood plain as "proposed building area." Furthermore, the proposed subdivision is not within an inundation zone, therefore no floods can occur due to levee or dam failure.

- b, l) **Less Than Significant Impact:** There is no evidence that the project would substantially deplete any groundwater supplies. However, there may be effects on such water issues should future development occur, though the potential impact on the site and area is considered less than significant. The Division of Environmental Health provided recommendations during the October 12, 2017 Subdivision Committee meeting, requiring a water test among other conditions; this is reflected in the recommended conditions.
- m) **Less Than Significant Impact:** While there is potential for future development to occur on the subdivision, there will be no impacts on drainage patterns, particularly those that would result in flooding, because of the topography of the project site. This includes the potential for drainage systems to be impacted by polluted runoff. The west side of the site has a relatively small riparian habitat portion. According to the Biological Assessment report prepared by Alicia Yves Ringstad dated March 24, 2017 there are no significant impacts on the riparian plants or animals. A Condition is recommended as stated in Section IV of this report to be in compliance with Department of Fish and Wildlife Code 711.4.

<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:** As the proposed subdivision is the subdivision of a single parcel, it 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 subject parcel is zoned Rural Residential (RR-1), with 40,000 sq. ft. minimum lot area. Both of the proposed parcels will meet the minimum parcel size requirement. Additionally, the project does not conflict with any identifiable conservation plans for special habitats or natural communities (as observed in both the County records and the Botanical Assessment).

<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 has not been identified as a location with mineral resources, thus it will not result in any loss of mineral resources, nor will it result in the loss of any available locally important mineral resource recovery sites.

<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 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 checked="" type="checkbox"/>	<input 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, b, d) **Less Than Significant Impact:** As shown on the tentative map the applicant has shown a proposed building area; however, no building permits have been submitted at this time. Therefore, after subdivision approval there is a potential for people to be exposed to increased noise levels and ground borne vibrations during construction; although it is to be less than significant. While the subdivision itself would not increase any ambient noise levels, future development of the parcels could increase ambient noise levels, either permanently or temporarily. No excessive noise will result from the project and no mitigation is required.

c, e, f) **No Impact:** The proposed project will not create a substantial permanent increase in ambient noises. The subdivision is not located within an airport land use plan, the nearest airport zone is in Ukiah; 8.5± miles south of the proposed subdivision. There are no private airstrips in the vicinity of the project site, therefore no people residing or working in an airport would be affected by this project.

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

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** The project does not propose any development but a new leachfield area, per the Division of Environmental Health recommendations reflected in the conditions. However, the subdivision would allow for more housing to be developed later, as Mendocino County Code allows for up to two single family residences per parcel. The project would split one parcel into two, thus population growth is possible but at a small scale. No mitigation is required.
- b-c) **No Impact:** The proposed project does not propose the demolition of any housing, thus there will be no displacement of housing or people as a result of the project.

<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 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:** The project location is within the Local Responsibility Area of the Redwood Valley/Calpella Fire District, therefore a condition is recommended to ensure the applicant meets the standards of the Fire Department.

<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"/>

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

a, c, f) **Less than Significant Impact:** The proposed subdivision will not immediately generate substantial vehicular movement, have an impact on existing transportation systems, or increase traffic hazards to motor vehicles, bicyclists, or pedestrians. However, should the proposed subdivision be developed in the future, there could be a small increase of the impacts caused by these matters.

b, d, e) **No Impact:** The proposed subdivision will not affect existing parking facilities nor will it create demand for new parking as the project only entails the split of one residential parcel into two new residential parcels. However, future development would lead to an increased need for parking, but this would be alleviated through the creation of on-site parking. There is not, nor will there be, any issues regarding emergency access as the proposed parcels are located less than 0.5± miles from entrances to the Highway 101.

The Mendocino County Department of Transportation (MCDOT) provided their recommendations of approval on September 26, 2017, and were later reassured during the project's public review during the Subdivision Committee meeting on October 12, 2017. These recommendations are reflected in the recommended conditions, which will ensure the project satisfies MCDOT requirements.

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

- a – b) **Less Than Significant Impact:** As stated in Section V of this report, an archaeological survey dated December 20, 2017 was prepared by Thad M. Van Bueren. It was reviewed and accepted by the County's Archaeological Commission on January 10, 2018. The Archaeological Commission recommendation was for the applicant to follow all the recommendations identified in the report; which includes to avoid development within 200 feet of Forsythe Creek on the west of the project's site. A condition is recommended to ensure the survey's recommendations are met.

<u>XVIII. 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"/>

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

- a–g) **No Impact:** The project would not result in any significant impacts to utility or services systems. Redwood Valley County Water District will continue to provide water service to the existing residential dwelling unit, which is identified as "parcel 2" on the tentative map. "Parcel 3" will have a well. The entire property is not within a Sanitation District, thus the provision of such service is restricted to on-site septic systems. A new leachfield area is identified on the applicant's tentative map for "parcel 3," while "parcel 2" will make use of the existing leachfield and septic tank. The Division of Environmental Health (DEH) provided comments on October 10, 2017; then reaffirmed during the October 12, 2017 Subdivision Committee meeting, providing requirements for septic and water. DEH comments are reflected in the conditions. The proposed subdivision will comply with federal, state, and local regulations regarding solid waste.

<u>XIV. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

<u>XVIV. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

07/05/2018

DATE

EDUARDO HERNANDEZ
PLANNER II

Resolution Number _____

County of Mendocino
Ukiah, California
July 19, 2018

MS_2016-0004 - DON DOOLEY AND PAULINE WRIGHT

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

WHEREAS, the applicants, Zachary A. Kuchera and Rani L. Weitala, filed an application for a Minor Subdivision with the Mendocino County Department of Planning and Building Services to subdivide an approximately 12 acres lot into 2 parcels, in Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), off West Road (CR 237) and lying southwest of Vineyard Oaks Drive (CR 236B). Located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47); General Plan RR:1; Zoning RR-1; 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 June 13, 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, July 19, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

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

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

1. **General Plan Findings:** The subject property is designated Rural Residential (RR-1) under the General Plan, and the Project is consistent with the General Plan per Policy DE-14.
2. **Zoning Findings:** The subject property is classified Rural Residential (RR-1). The Project is consistent with the County Zoning per Mendocino County Code §20.048.
3. **Environmental Findings:** A CEQA initial study was completed by staff, which determined the Project to have a 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.
4. **Division of Land Regulations:** The Planning Commission finds the Project to be consistent with Chapter 17 of the Mendocino County Code, Division of Land Regulations.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration set forth in 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 Minor Subdivision, subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 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 JULY 19, 2018 MS_2016-0004 – DON DOOLEY AND PAULINE WRIGHT

APPROVED PROJECT DESCRIPTION: Subdivision of an approximately 12 acre parcel creating two (2) parcels, each 6± acres in size.

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 filling 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:

1. A notation shall appear on the Parcel Map stating 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 August 3, 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 December 20, 2017, prepared by Thad M. Van Bueren, Registered Professional Archaeologist shall be complied with. Per the Archaeological Commission recommendation, a professional archaeologist shall be present on-site during any ground disturbance. In the event that any 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 Mendocino County Code §22.12 relating to archaeological discoveries have been satisfied.

Geology & Soils:

6. 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.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.

Hazards & Hazardous Materials:

7. 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 easement on the Parcel Map.

A note shall appear on the Parcel Map stating that "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."

8. A notation shall appear on the Parcel Map stating that "No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway."
9. The sub-divider shall comply with those recommendations of the Redwood Valley – Calpella Fire District to prevent or minimize safety hazards from the project. Written verification shall be submitted from the Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Fire District.

Hydrology & Water Quality:

10. 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.
11. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM #42.04) for 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 Requirements (DEH FORM # 26.09).
12. 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 structures located on the existing parcel 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 Requirements (DEH FORM # 26.09).
13. 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.
14. The applicant shall submit to the Division of Environmental Health acceptable water quantity evaluation of 1,200 gallon Proof of Water Test (DEH FORM #26.05). The evaluation must be completed by a qualified individual of a water source located on parcel 2 of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Requirements (DEH FORM #26.09).
15. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from an identified source on the subdivision. Compounds to be tested for, at a minimum are: Calcium, Iron (total), Magnesium, Manganese (total), Potassium, Sodium, Bicarbonate, Carbonate, Corrosivity (pH), Alkalinity (total), Total dissolved solids, Turbidity, Chloride, Fluoride, Nitrate, Sulfate, Calcium hardness, Magnesium hardness and Total hardness.

16. 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 (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 the 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 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.

Land Use & Planning:

17. 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:

18. The sub-divider shall comply with the Transportation conditions noted below; or other alternatives as acceptable to the Mendocino County Department of Transportation.

19. EASEMENTS & DEDICATIONS

- a. There shall be provided an access easement of forty (40) feet in width from a publicly maintained road to Parcel 2. Documentation of access easement shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
- b. 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.
- c. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map.

20. ROAD IMPROVEMENT REQUIREMENTS

- a. 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: **Twenty Two (22) foot wide, eight (8) inch minimum thickness Class 2 aggregate base rocked road.**
- b. Grades for subdivision roads must not exceed sixteen percent (16%). Where topography requires grades of greater than 16%, if requested in writing by applicant and if approved in writing by the applicable fire protection service provider(s), the Director of Transportation may approve grades exceeding 16% provided that such grades are surfaced with a double chip seal and contain turnouts and other features consistent with Fire Safe Regulations. The process of allowing grades exceeding 16% shall be in accordance with County of Mendocino Road and Development Standards Tab H – Exception Procedures. In no instances will grades greater than 20% be approved.
- c. **A standard private road approach** shall be constructed to a minimum width of eighteen (18) feet, with improved approach extending 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.

- d. A forty (40) foot radius turnaround shall be constructed within a fifty (50) foot radius easement at terminus of each access easement to the satisfaction of the Mendocino County Department of Transportation.
- e. 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.
- f. Any proposed work within the County right-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

Additional Conditions:

- 21. All building/development setbacks indicating front/rear/side to all property boundaries (existing and proposed) and roadway/easements shall be designated on the Parcel Map.
- 22. 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.