

COUNTY OF MENDOCINO

GENERAL PLAN UPDATE

FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME I

Prepared for:

COUNTY OF MENDOCINO
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UKIAH, CA 95482

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FEBRUARY 2009

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1.0 INTRODUCTION

This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The County of Mendocino is the lead agency for the environmental review of the proposed Mendocino County General Plan Update and has the principal responsibility for approving the project. This FEIR provides responses to comments received on the Draft EIR, incorporates the analysis of the Draft EIR, and provides minor edits and clarifications to the Draft EIR.

1.1 BACKGROUND AND PURPOSE OF THE EIR

OVERVIEW OF CEQA REQUIREMENTS FOR PREPARATION OF AN EIR

The County of Mendocino (County), serving as the lead agency, has prepared an EIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed General Plan Update. As set forth in the provisions of CEQA and implementing regulations, public agencies are charged with the duty to consider the environmental impacts of proposed development and to minimize these impacts where feasible while carrying out an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

State CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the project.

CEQA requires the preparation of an environmental impact report prior to approving any project which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines Section 15378[a]). With respect to the proposed Mendocino County General Plan Update, the County has determined that the proposed General Plan Update is a "project" within the definition of CEQA.

1.2 OVERVIEW OF THE GENERAL PLAN AND ENVIRONMENTAL REVIEW PROCESS

OVERVIEW OF THE GENERAL PLAN UPDATE PROCESS

In 2001, the County of Mendocino began a comprehensive update of the Mendocino County General Plan, which had last been updated in 1981. The purpose of this update was to reflect changing conditions, issues, requirements, and desired direction for the future growth and development of the unincorporated county for the next 20 years.

During the update process, the County has conducted numerous public workshops to gather information and to learn about the needs of the county's residents. The County has also held numerous Planning Commission and Board of Supervisors meetings to discuss the policies and action items set forth in the General Plan Update document.

Several major documents have been prepared to date through this process. The Background Report (Existing Conditions) was released to the public in 2003 and the Housing Element was adopted by the Board of Supervisors in 2004.

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The Framework General Plan, which collected all of the proposed policies into a single document, was published in 2005.

In 2007, a Working Draft General Plan Update was released. The Working Draft General Plan reflected a new format for the General Plan (consolidating most policies into two elements on the issues of development and resource management).

Finally, in July 2008, a Public Review Draft General Plan was published and released for public review and comment. The Public Review Draft General Plan reflects comments on the Working Draft from the public, the Planning Commission, and the Board of Supervisors, and it is the document that this EIR examines.

OVERVIEW OF THE ENVIRONMENTAL REVIEW PROCESS FOR THE GENERAL PLAN UPDATE

The following is an overview of the environmental review process for the Mendocino County General Plan Update that has led to the preparation of this FEIR.

Notice of Preparation

In accordance with Section 15082 of the State CEQA Guidelines, the County prepared a Notice of Preparation (NOP) of an EIR for the proposed General Plan Update on June 19, 2008. The County was identified as lead agency for the proposed project. This notice was circulated to the public, local, state, and federal agencies, and other interested parties to solicit comments on the General Plan Update. A scoping meeting was held on June 26, 2008, to receive additional comments. The deadline for receiving written comments was extended to August 11, 2008. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses by interested parties are presented in Appendix A of the Draft EIR.

Draft EIR

The Draft EIR, along with technical appendices, was released for public and agency review on September 18, 2008. The 45-day public review period was scheduled to end on November 3, 2008. At a Board of Supervisors public hearing on October 27, 2008, the Board extended the comment period to a full sixty (60) days, to November 18, 2008, in response to numerous letters from residents requesting an extension of the public review period. The Draft EIR contains a description of the proposed General Plan Update project, a description of the environmental setting, identification of project impacts, mitigation measures for impacts found to be significant, an analysis of project alternatives, and all other contents required for Draft EIRs in State CEQA Guidelines, Article 9.

Final EIR

Within the public review period, the County has received approximately 205 comment letters from agencies, interest groups, and the public regarding the Draft EIR and the General Plan Update. There were also approximately 23 additional written and verbal comments received at the public workshops and public hearings. This document responds to each of the written comments received as required by CEQA and also contains text changes to the Draft EIR, which are included in Section 4.0, Errata. This document and the Draft EIR constitute the Final EIR.

Certification of the Final EIR/Project Consideration

The County will review and consider the FEIR. If the County finds that the FEIR is “adequate and complete,” the County may certify the EIR at a public hearing. The rule of adequacy generally holds that the EIR can be certified if it (1) shows a good faith effort at full disclosure of environmental information, and (2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the FEIR, the County may take action to adopt, revise, or reject the proposed Mendocino County General Plan Update. A decision to adopt the General Plan Update would be accomplished by written findings in accordance with State CEQA Guidelines Section 15091 and Section 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of the project approval in order to mitigate or avoid significant effects on the environment.

1.3 TYPE OF DOCUMENT

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168.

A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically,*
- 2) As logical parts in the chain of contemplated actions,*
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program, or*
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

A Program EIR allows the County to consider the broad policy alternatives and program-wide mitigation measures at an early time (the inception of the General Plan), when the agency has greater flexibility to deal with issues posed by the proposed land use and policy changes, provides for consideration of cumulative impacts that might be slighted in a project-by-project analysis, and avoids duplicative reconsideration of basic policy considerations.

This EIR will be used to evaluate subsequent projects under the proposed Mendocino County General Plan. Additional environmental review would be required and would be generally based on the subsequent project's consistency with the General Plan and the analysis in this EIR, as required under CEQA.

1.4 INTENDED USES OF THE EIR

This EIR has been prepared in accordance with the California Environmental Quality Act. The EIR is intended to evaluate the environmental impacts of the General Plan Update to the greatest extent possible. In accordance with State CEQA Guidelines Section 15126, this EIR should be

1.0 INTRODUCTION

used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the county. Subsequent actions that may be associated with the General Plan Update are identified in Section 3.0, Project Description, of the Draft EIR.

1.5 ORGANIZATION AND SCOPE OF THE FINAL EIR

This document is organized in the following manner:

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an overview of the General Plan Update and EIR process to date and what the FEIR is required to contain.

SECTION 2.0 – EXECUTIVE SUMMARY

This section provides a brief summary project description and presents a summary table of probable environmental effects edited as a result of comments received on the Draft EIR and minor staff edits.

SECTION 3.0 – COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

Section 3.0 provides a list of commenters, copies of written comments (coded for reference), and the responses to those written comments as well as master responses to common comments made on the Draft EIR.

SECTION 4.0 – ERRATA

Section 4.0 consists of minor text changes made to the Draft EIR as a result of comments on the Draft EIR and minor staff edits.

2.0 EXECUTIVE SUMMARY

This section provides an overview of the General Plan Update and the environmental analysis. For additional detail regarding specific issues, please consult sections 4.1 through 4.14 of the Draft Environmental Impact Report (DEIR).

2.1 PURPOSE AND SCOPE OF THE EIR

This Environmental Impact Report (EIR) provides, to the fullest extent possible, an analysis of the potential environmental effects associated with implementation of the General Plan Update, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses on potential environmental impacts arising from the project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from General Plan implementation.

2.2 PROJECT CHARACTERISTICS

The proposed County of Mendocino General Plan would update the existing General Plan, which was adopted by the Board of Supervisors in 1981. As described in the introduction to the proposed County of Mendocino General Plan, the plan serves to chart a course for County government over the next 20 years to horizon year 2030 for the purposes of this analysis. The goals, policies, and programs in the General Plan represent the County's statement of how Mendocino County should grow or change in the coming decades (or where it should remain the same) and how today's challenges will be met.

The General Plan identifies overarching Principles that provide the basis for the goals and policies included in the rest of the plan. The Principles embody key issues identified by the residents of Mendocino County, such as stewardship of county resources, planning for growth, and the efficient and equitable provision of public services. The Principles are divided into three categories: (1) overall planning principles, (2) economic development and jobs/housing principles, and (3) coordination, partnerships, and funding principles. Refer to DEIR pages 2.0-1 through -8 for a list of the General Plan Update Planning Principles.

2.3 PROJECT ALTERNATIVES SUMMARY

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. The alternatives analysis provides a comparative analysis between the project and three selected alternatives. Section 6.0, Alternatives, of the DEIR evaluates alternatives to the proposed General Plan project.

2.4 AREAS OF CONTROVERSY

The County of Mendocino was identified as lead agency for the proposed General Plan project. In accordance with State CEQA Guidelines Section 15082, the County prepared a Notice of Preparation (NOP) of an EIR that was circulated for public review on June 19, 2008, and included a summary of probable environmental effects from the implementation of the proposed project. This notice was circulated to the public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed General Plan project. Written comments received in response to the NOP were considered in preparation of the EIR. A summary of NOP comments is included in DEIR Section 1.0, Introduction, and the actual NOP comments received are included in Appendix A of the DEIR.

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2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

The following table presents a summary of impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s). Minor revisions to impacts and mitigation measures from comments received on the Draft EIR and minor staff edits are indicated by revision marks (underline for new text and ~~strike-out~~ for deleted text).

For detailed discussions of all impacts and mitigation measures, the reader is referred to the topical environmental analysis sections in Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, of the DEIR.

**TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Aesthetics/Light and Glare				
Impact 4.1.1 Subsequent land use activities associated with implementation of the proposed General Plan Update have the potential to allow development in areas that are currently undeveloped. This development has the potential to alter or degrade existing views or visual quality in the unincorporated portions of the county.	Policies: CP-AV-2, CP-AV-4, CP-AV-20, CP-AV-21, CP-C-1, CP-C-4, CP-H-5, CP-H-6, CP-H-13, CP-L-1, CP-PV-3, CP-RV-3, CP-RV-6, DE-2325, DE-3738, DE-3839, DE-6669, DE-7680, DE-8387, DE-9498, RM-1922, RM-2023, RM-2431, RM-7379, RM-7783, RM-8086, RM-9298, RM-99106, RM-118126, RM-122130, RM-123131, RM-124132, RM-128137 Action Items: DE-76.180.1, RM-123.1131.1	LTS	None required.	LTS

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.1.2 Subsequent land use activities associated with implementation of the proposed General Plan Update may create new sources of daytime glare and could change nighttime lighting and illumination levels.	Policies: DE-7680, DE-8791, DE-128137, DE-430139 Action Items: DE-76.180.1, RM-130.1139.1	LTS	None required.	LTS
Impact 4.1.3 Subsequent land use activities associated with implementation of the proposed General Plan Update is not expected to result in damage to scenic resources in or near designated wild and scenic rivers.	Policies: RM-1, RM-2023, RM-7379, RM-126135, RM-127136	LTS	None required.	LTS
4.2 Agriculture				
Impact 4.2.1 Subsequent land use activities associated with implementation of the proposed General Plan Update could result in the conversion of agricultural land to urban uses.	Policies: RM-32, RM-9399, RM-94100, RM-97104, RM-102109, RM-106113, RM-109117, RM-112120, RM-113121, RM-114122, RM-117125, RM-118126, RM-120128,	LTS	None required.	LTS

Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		121 <u>129</u> Action Items: RM-94.1 <u>100.1</u> , RM-97.1 <u>104.1</u>			
Impact 4.2.2	Subsequent land use activities associated with implementation of the proposed General Plan Update could result in a conflict with existing Williamson Act contracts.	Policies: RM-101, RM-109, RM-104 <u>111</u> , RM-105 <u>112</u> Action Items: RM-105.1 <u>112.1</u> , RM-105.2 <u>112.2</u> , RM-105.4 <u>112.4</u>	LTS	None required.	LTS
Impact 4.2.3	Subsequent land use activities associated with implementation of the proposed General Plan Update could result in the placement of urban uses adjacent to agricultural uses within the unincorporated county.	Policies: RM-92 <u>98</u> , RM-98 <u>105</u> , RM-99 <u>106</u> , RM-100 <u>107</u> , RM-102 <u>109</u> , RM-103 <u>110</u> , RM-125, RM-129 RM-125, RM-127, RM-129	LTS	None required.	LTS
4.3 Air Quality					
Impact 4.3.1	Subsequent land use activities associated with implementation of the proposed General Plan Update could result in emissions greater than the standards	Policies: RM-27 <u>34</u> , RM-	LTS	None required.	LTS

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
identified by the 2005 Mendocino County AQMD Particulate Matter Plan.	2936, RM-3037 Action Items: RM-29-134.1, RM-35-142.1			
Impact 4.3.2 Subsequent land use activities associated with implementation of the proposed General Plan may result in short-term emissions generated by construction and demolition activities that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts.	Policies: RM-2936, RM-3542 Action Items: RM-29-334.2, RM-35-142.1, RM-41-147.1	S	None available.	SU
Impact 4.3.3 Negative air quality impacts associated with long-term emissions from projected growth over the planning horizon of the General Plan Update may result in violations of ambient air quality standards or create significant nuisance impacts (e.g., wood smoke).	Policies: DE-6973, DE-7074, DE-7175, DE-8286, DE-8993, DE-9296, DE-128138, DE-145158, DE-147160, DE-154167, RM-3037, RM-3138, RM-3239, RM-3743 Action Items: DE-151-1165.1, RM-32-139.1,	S	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	RM-40.146.1			
Impact 4.3.4 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in projects that would include sources of toxic air contaminants which may affect surrounding land uses and/or place sensitive land uses near existing sources toxic air contaminants.	Policies: RM-3844, RM-3945, RM-4046 Action Item: RM-40.146.1	S	None available.	SU
Impact 4.3.5 Subsequent land use activities associated with implementation of the proposed General Plan Update could include sources that would expose sensitive receptors to construction and long-term odorous emissions.	Policies: RM-4046, RM-403110 Action Item: RM-29.334.2	LTS	None required.	LTS
4.4 Biological Resources				
Impact 4.4.1 Subsequent land use activities and growth under the proposed General Plan Update could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status plant or animal species in the county.	Policies: RM-1922, RM-2023, RM-2124, RM-2225, RM-2326, RM-27, RM-30, RM-2431, RM-2532, RM-2633, RM-6470, RM-6571, RM-6672, RM-6773, RM-6874, RM-6975, RM-7076, RM-7177, RM-7278, RM-	PS	MM 4.4.1a The County shall define “sensitive resources” in the General Plan to include all species and habitat identified, tracked, or listed in local or regional plans, policies, or regulations, or by California Department of Fish and Game, U.S. Fish and Wildlife Service, or NOAA Fisheries, and wetlands, riparian corridors, oak woodlands, or other sensitive biotic community identified in local or regional plans, policies, or regulations, or by the CDFG or USFWS. MM 4.4.1b The County shall provide a policy in the General Plan Update that requires all	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	<p>7379, RM-7480, RM-7581, RM-7682, RM-7783, RM-7884, RM-7985, RM-8086, RM-8187, RM-8288, RM-8389, RM-8490, RM-8591, RM-8692, RM-8793, RM-8894, RM-8995, RM-9096, RM-9197</p> <p>Action Items:</p> <p>RM-26.133.1, RM-72.178.1, RM-72.278.2, RM-72.378.3, RM-73.179.1, RM-81.187.1, RM-81.287.2, RM-90.196.1</p>		<p>public and private projects that identify special status species in a biological resources evaluation (where natural conditions of the site suggest the potential presence of special status species) to avoid impacts to special status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) including, but not limited to, the following strategies:</p> <ul style="list-style-type: none"> • Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special status species. Connectivity shall be determined based on the specifics of the species' needs. • Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife. • Provide protection for habitat and 	

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>the known locations of special status species through adequate buffering or other means.</p> <ul style="list-style-type: none"> Provide replacement habitat of like quantity and quality on or off site for special status species. Enhance existing special status species habitat values through restoration and replanting of native plant species. Provision of temporary or permanent buffers of adequate size (based on the specifics of the special status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities. Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species. <p><u>None required.</u></p>	
Impact 4.4.2 Subsequent land use activities and growth under the proposed General Plan Update could have a substantial adverse effect on any wetlands, riparian, or other sensitive biotic community or native habitat within the county.	Policies: <u>RM-2023, RM-28, RM-6470, RM-6571, RM-6672, RM-6773, RM-6874, RM-6975, RM-7076,</u>	PS	MM 4.4.2a The County shall provide a policy or an implementation in the General Plan that requires the development of CEQA standards that require disclosure of impacts to all sensitive biotic communities during review of discretionary projects. The County, in its discretion, shall require mitigation that	SU

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	<p>RM-7177, RM-7278, RM-7379, RM-7480, RM-7581, RM-7682, RM-7783, RM-7884, RM-8086, RM-8288, RM-8389, RM-8490, RM-8591, RM-8692, RM-8793, RM-8894, RM-8995, RM-9096, RM-9197</p> <p>Action Items:</p> <p>RM-27.1, RM-72.178.1, RM-72.278.2, RM-72.378.3, RM-73.179.1, RM-86.192.1, RM-90.196.1</p>		<p>results in the following standards:</p> <p>— SENSITIVE BIOTIC COMMUNITIES — For all sensitive biotic communities that are listed in the DEIR, restore or create habitat at a no net loss standard of habitat value lost. Where it is determined that restoration or creation are ecologically infeasible, preserve at a 2:1 ratio for habitat loss.</p> <p>— OAK WOODLAND Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity and wildlife habitat through the following measures:</p> <ul style="list-style-type: none"> • Preserve, to the maximum extent possible, oak trees and other significant vegetation that occur near the heads of drainages or depressions on north facing slopes to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects. • Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4) regarding oak woodland preservation to conserve the integrity and diversity of oak woodlands, and retain to the maximum extent feasible existing oak woodland and chaparral communities and other significant 	

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>vegetation as part of residential, commercial, and industrial approvals.</p> <p>• Provide appropriate replacement of lost oak woodlands or preservation at a 2:1 ratio for habitat loss.</p> <p>MM 4.4.2c The County shall provide a policy in the General Plan that requires all public and private discretionary projects to avoid impacts to wetlands if feasible. If avoidance is not feasible, projects shall achieve no net loss of wetlands, consistent with state and federal regulations.</p> <p><u>None available.</u></p>	
Impact 4.4.3 Subsequent land uses and growth under the proposed General Plan Update could result in the loss of wildlife movement and plant dispersal opportunities in the county.	Policies: RM-1922, RM-2023, RM-2124, RM-29, RM-2431, RM-6470, RM-6571, RM-6672, RM-6773, RM-6975, RM-7076, RM-7177, RM-7278, RM-7379, RM-7480, RM-7884, RM-8288, RM-8389, RM-8490, RM-8591, RM-8692, RM-8793, RM-8894, RM-8995,	PS	<p>MM 4.4.3 The County shall provide a policy in the General Plan that requires individual projects to retain movement corridor(s) adequate (both in size and in habitat quality) to allow for continued wildlife use based on the species anticipated to use the corridor.</p> <p><u>None required.</u></p>	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	RM-9096 Action Items: RM-23.126.1, RM-72.178.1, RM-72.278.2, RM-72.378.3, RM-73.179.1, RM-86.192.1, RM-90.196.1			
Impact 4.4.4 Subsequent land use activities and growth under the proposed General Plan Update would not conflict with any adopted Habitat Conservation Plan (HCP), recovery plan, natural community conservation plan, local ordinance or other approved local, regional, or state plans and policies intended to protect biological resources.		LTS	None required.	LTS
4.5 Cultural Resources				
Impact 4.5.1 Subsequent land use activities associated with implementation of the General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Policies: DE-4115, DE-2116, DE-3117, DE-4118, DE-119	PS	MM 4.5.1 The following provisions shall be added to the Development Element of the Mendocino County General Plan: <ul style="list-style-type: none"> • Cultural resources evaluations (i.e., archaeological and historical investigations) shall be conducted at the County's determination for all project applications, where it is determined that cultural resources may occur. The evaluations should identify cultural resources (i.e., prehistoric sites and isolated artifacts and features) in a project 	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in a project area that cannot be avoided. Cultural resources evaluations shall be completed by a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history.</p> <ul style="list-style-type: none"> • If, during the course of implementing County approved projects, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) are discovered, all work shall be halted immediately within 50 feet of the discovery, the County Planning and Building Services Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology shall be retained to determine the significance of the discovery. • The County and project applicant shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for 	

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>Professional Qualifications in archaeology for any unanticipated discoveries. The County and project applicant shall consult and agree upon implementation of a measure or measures that they deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant will implement the agreed upon mitigation measures necessary for the protection of cultural resources.</p> <p><u>None required.</u></p>	
<p>Impact 4.5.2 Subsequent land use activities associated with the implementation of the proposed General Plan Update could result in the potential disturbance of paleontological resources (i.e., fossils).</p>	<p>The proposed General Plan Update includes no policy provisions regarding paleontological resources.</p> <p>Policy:</p> <p><u>DE-120</u></p>	PS	<p>MM 4.5.2 The following provisions shall be added to the Development Element of the Mendocino County General Plan:</p> <ul style="list-style-type: none"> • Paleontological resources studies shall be conducted at the County's discretion for all project applications. The studies should identify paleontological resources in a project area and provide mitigation measures for any resources in a project area that cannot be avoided. • If, during the course of implementing County approved projects any paleontological resources (fossils) are discovered, all 	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>work shall be halted immediately within 50 feet of the discovery, the County Planning and Building Services Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery.</p> <p>• The County and project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The County and project applicant shall consult and agree upon implementation of a measure or measures that they deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant will implement the agreed upon mitigation measures necessary for the protection of paleontological resources.</p> <p><u>None required.</u></p>	
4.6 Geology, Soils, and Mineral Resources				
Impact 4.6.1	<p>Subsequent land use activities associated with implementation of the General Plan Update may result in the placement of structures and development in areas of seismic sensitivity.</p> <p>Policies: DE-218236, DE- 219237, DE- 220238, DE- 221239, RM-</p>	LTS	None required.	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	5460 , RM-5561 Action Items: DE-219.1237.1, DE-220.1238.1, DE-220.2238.2, DE-220.3238.3, DE-220.4238.4			
Impact 4.6.2 Subsequent land use activities associated with implementation of the General Plan Update may allow for development in areas with unstable soils.	Policies: DE-218236, DE-219237, RM-5460, RM-5561 Action Items: DE-219.1237.1, RM-54.160.1	LTS	None required.	LTS
Impact 4.6.3 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in a reduction in the availability of locally important or known mineral resources.	Policies: RM-5864, RM-5965, RM-6066, RM-6268, RM-6369 Action Items: RM-58.164.1, RM-58.264.2, RM-58.364.3, RM-58.464.4	LTS	None required.	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.6.4 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in construction and site preparation activities, as well as other ground disturbances. These activities increase soil erosion, wind and water erosion, and siltation of local drainages during construction, excavation, and grading activities.	Policies: RM-15, RM-16 <u>18</u> , RM-17 <u>19</u> , RM-18 <u>20</u> , RM-34 <u>41</u> , RM-54 <u>60</u> , RM-57 <u>63</u> , RM-96 <u>103</u> Action Items: RM-6.3, RM-34 <u>40.1</u>	LTS	None required.	LTS
Impact 4.6.5 Subsequent land use activities associated with implementation of the proposed General Plan Update may allow for development in areas where sewers are not available for the disposal of wastewater or where soils are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.	Policies: DE-113 <u>121</u> , DE-114 , DE-115 <u>123</u> , DE-116 <u>124</u> , DE-117 <u>125</u> , DE-119 <u>127</u> Action Items: DE-122.1	LTS	None required.	LTS
4.7 Hazards/Hazardous Materials				
Impact 4.7.1 Subsequent land use activities associated with implementation of the proposed General Plan Update would continue to allow for uses including transportation of hazardous materials, as well as the use and disposal of hazardous materials.	Policies: DE-195 <u>209</u> , DE-200 <u>214</u> , DE-201 <u>215</u> Action Item:	LTS	None required.	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	DE-200.1214.1			
Impact 4.7.2 Subsequent land use activities associated with implementation of the proposed General Plan Update could result in the release hazardous materials into the environment should an accident occur.	Policies: DE-201.215, DE-202.216 Action Items: DE-201.1215.1, DE-201.2215.2, DE-201.3215.3	LTS	None required.	LTS
Impact 4.7.3 Subsequent land use activities associated with implementation of the proposed General Plan Update could involve hazardous materials used during construction and operational activities, which may expose nearby students, faculty, and staff at local schools to toxic emissions.	Policy: DE-200.214 Action Item: DE-200.1214.1	LTS	None required.	LTS
Impact 4.7.4 Subsequent land use activities associated with implementation of the proposed General Plan Update may be proposed on a site which is included on the list of hazardous material sites compiled pursuant to Government Code 65962.5 and would create a significant hazard to the public or environment.	Policy: DE-200.214 Action Item: DE-200.1214.1	LTS	None required.	LTS
Impact 4.7.5 Subsequent land use activities associated with implementation of the proposed General Plan Update could result in safety hazards associated with airport operations in areas proposed for	Policies: DE-157.170, DE-158.171, DE-159.172	LTS	None required.	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
development.	Action Item: DE-159.1 <u>DE-172.1</u>			
Impact 4.7.6 Subsequent land use activities associated with implementation of the General Plan could result in safety hazards associated with wildland fires in residential areas adjacent to open space and natural areas.	Policies: DE-203.2 <u>DE-218</u> , DE-204.2 <u>DE-219</u> , DE-205.2 <u>DE-220</u> , DE-206.2 <u>DE-221</u> , DE-207.2 <u>DE-222</u> , DE-208.2 <u>DE-223</u> , DE-209.2 <u>DE-224</u> , DE-210.2 <u>DE-225</u> , DE-211.2 <u>DE-226</u> , DE-213.2 <u>DE-228</u> Action Items: DE-205.1 <u>DE-220.1</u> , DE-211.1 <u>DE-226.1</u> , DE-211.2 <u>DE-226.2</u> , DE-211.3 <u>DE-226.3</u>	LTS	None required.	LTS
4.8 Hydrology and Water Quality				
Impact 4.8.1 Subsequent land use activities associated with implementation of the proposed General Plan Update could result in adverse impacts to surface water quality during construction activities.	Policies: RM-47.1 <u>RM-19</u> , RM-48.2 <u>RM-54</u> <u>60</u> , RM-57.6 <u>3</u>	LTS	None required.	LTS
Impact 4.8.2 Subsequent land use activities associated with implementation of the proposed General Plan Update could introduce new and additional point and nonpoint source pollutants to downstream surface	Policies: RM-15 , RM-46.1 <u>8</u> , RM-47.1 <u>19</u> , RM-48.2 <u>RM-19</u>	LTS	None required.	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
waters.	5460, RM-5763, RM-96103 Action Item: <u>RM-6.3</u>			
Impact 4.8.3 Subsequent land use activities associated with implementation of the proposed General Plan Update could result in the degradation of groundwater quality.	Policies: RM-15, RM-1618, RM-1719, RM-1820, RM-96103, DE-179 Action Items: <u>RM-6.3, DE-193.3</u>	LTS	None required.	LTS
Impact 4.8.4 Subsequent land use activities associated with implementation of the proposed General Plan Update may increase the demand for water from groundwater sources and could thus result in overdraft.	Policies: RM-6, RM-7, RM-89, RM-910, RM-1011, RM-1113, RM-1214, RM-1315, RM-14	PS	None available.	SU
Impact 4.8.5 Subsequent land use activities associated with implementation of the proposed General Plan Update could expose people and structures to flooding impacts resulting from alterations to existing drainage patterns, by placing housing and other structures in the 100-year floodplain, and by dam inundation.	Policies: DE-184198, DE-185199, DE-186201, DE-187200, DE-188202, DE-189203, DE-190204,	LTS	None required.	LTS

Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		191205 , DE- 192206 , RM-3, RM- 8490			
Impact 4.8.6	Subsequent land use activities associated with implementation of the proposed General Plan Update could expose people and structures to impacts resulting from inundation by tsunami.		LTS	None required.	LTS
4.9 Land Use					
Impact 4.9.1	Subsequent land use activities associated with implementation of the proposed General Plan Update may have the potential to physically divide or impact an established community.	Policies: DE-2224 , DE-2325 , DE-2830 , DE-2931 , DE-3032 , DE-3133 , DE-3637 , DE-5455 Action Item: DE-22.124.1	LTS	None required.	LTS
Impact 4.9.2	Subsequent land use activities associated with implementation of the proposed General Plan Update may have the potential to conflict with applicable land use plans, policies, or regulations of agencies with land use jurisdiction over the unincorporated county.	Policies: DE-33 , DE-3435 , DE-6264	LTS	None required.	LTS
4.10 Noise					
Impact 4.10.1	Construction activities associated with subsequent activities under the proposed	No applicable proposed	PS	MM 4.10.1 The following provisions shall be added to the Development Element of the	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
General Plan Update could result in elevated noise levels and noise-sensitive land uses. Increases in ambient noise levels, particularly during the nighttime hours, could result in increased levels of annoyance and potential sleep disruption.	General Plan policies/action items related to construction-generated noise have been identified.		Mendocino County General Plan: <ul style="list-style-type: none"> The County will amend its Zoning Code noise standards to include standards to address and mitigate the temporary impacts of construction noise and ground vibration. Such standards will include restriction of construction hours to daytime periods and requirements to utilize construction noise measures (e.g., use of temporary sound barriers, setbacks, equipment noise control devices, ground vibration control measures). 	
Impact 4.10.2 Subsequent land use activities associated with implementation of the proposed General Plan Update could possibly increase traffic on the existing roadway network. Projected increases in traffic noise levels could adversely affect noise-sensitive land uses.	Policies: DE-99, DE-101 <u>105</u> , DE-102 <u>106</u> , DE-103 <u>107</u> , DE-104 <u>108</u> , DE-105 , DE-106 <u>112</u> Action Items: DE-99.1 <u>102.1</u> , DE-99.2 <u>102.2</u>	LTS	None required.	LTS
Impact 4.10.3 Sensitive land uses constructed as part of the proposed General Plan Update would be exposed to aircraft noise from airports located within the county.	Policies: DE-99, DE-101 <u>105</u> , DE-102 <u>106</u> , DE-103 <u>107</u> , DE-104 <u>108</u> , DE-105 ,	LTS	None required.	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	DE-159 <u>172</u> Action Items: DE-99.1 <u>102.1</u> , DE-99.2 <u>102.2</u>			
Impact 4.10.4 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in the potential for new noise-sensitive land uses to encroach upon existing or proposed stationary noise sources.	Policies: DE-99, DE-100 <u>104</u> , DE-101 <u>105</u> , DE-102 <u>106</u> , DE-103 <u>107</u> , DE-104 <u>108</u> , DE-105 , DE-106 <u>112</u> Action Items: DE-99.1 <u>102.1</u> , DE-99.2 <u>102.2</u>	LTS	None required.	LTS
Impact 4.10.5 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in the potential for new noise-sensitive land uses to encroach upon existing or proposed sources of groundborne vibration.	No applicable proposed General Plan policies/action items related to groundborne vibration noise have been identified.	PS	Implementation of mitigation measure MM 4.10.1 .	LTS
4.11 Population/Housing/Employment				
Impact 4.11.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in an		LTS	None required.	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
increase in population and housing to the area.				
Impact 4.11.2 Subsequent land use activities associated with implementation of the proposed General Plan Update would not result in the displacement of housing and/or persons.		LTS	None required.	LTS
4.12 Public Services				
Impact 4.12.1.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may increase the demand for fire protection and emergency medical services and facilities.	Policies: DE-203218, DE-204219, DE-205220, DE-206221, DE-207222, DE-208223, DE-209224, DE-210225, DE-211226, DE-212227, DE-213228 Action Items: DE-205.1220.1, DE-211.1226.1, DE-211.2226.2, DE-211.3226.3	PS	None available.	SU
Impact 4.12.2.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may result in increased demand for law enforcement services, potentially resulting in the need	Policies: DE-214229, DE-215230, DE-231, DE-232, DE-	PS	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
for additional law enforcement personnel and related facilities.	216233, DE-217234. In addition to the policies listed above, two policies were taken from the Errata sheet dated July 21, 2008.			
Impact 4.12.3.1 Subsequent land use activities associated with implementation of the proposed General Plan Update would increase student enrollment in Mendocino County and could require the construction of new schools and related facilities to serve the anticipated demand.	Policies: DE-222240, DE-223241	LTS	None required.	LTS
Impact 4.12.4.1 Subsequent land use activities associated with implementation of the General Plan Update may increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth.	Policies: DE-163177, DE-164178, DE-165179, DE-166180, DE-167181, DE-168182, DE-169183, DE-170184, DE-171185, DE-172186, DE-173187, DE-174188, DE-175189, DE-176190	LTS	None required.	LTS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
	Action Items: DE-163.1 <u>177.1</u> , DE-163.2 <u>177.2</u> , DE-172.1 <u>186.1</u>				
4.13 Transportation and Circulation					
Impact 4.13.1	Subsequent land use activities in the county could result in additional traffic on area highways, which could exceed level of service standards. Implementation of the proposed General Plan Update would contribute to this impact.	Policies: DE-123 <u>133</u> , DE-131 <u>143</u> , DE-136 <u>148</u> , DE-137 <u>149</u> , DE-138 <u>150</u> , DE-141 <u>153</u>	S	None available.	SU
Impact 4.13.2	Subsequent land use activities associated with implementation of the proposed General Plan Update could result in increased levels of traffic on local roadways, including the unpaved roads.	Policies: DE-131 <u>143</u> , DE-139 <u>151</u> , DE-141 <u>153</u>	LTS	None required.	LTS
Impact 4.13.3	Subsequent land use activities associated with implementation of the proposed General Plan Update would not result in a substantial change in air traffic patterns.	Policies: DE-123 <u>133</u> , DE-157 <u>170</u> , DE-158 <u>171</u> , DE-159 <u>172</u>	LTS	None required.	LTS
Impact 4.13.4	Subsequent land use activities associated with implementation of the proposed General Plan Update would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible	Policy: DE-132 <u>144</u>	LTS	None required.	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
uses (e.g., farm equipment).				
Impact 4.13.5 Subsequent land use activities associated with implementation of the proposed General Plan Update would result in inadequate emergency access.	Policies: DE-200214, DE-207222	LTS	None required.	LTS
Impact 4.13.6 Subsequent land use activities associated with the proposed General Plan Update could create additional demand for parking facilities and therefore inadequate parking capacity if these facilities are not constructed.	There are currently no proposed policies or action items that provide mitigation for impacts on parking capacity.	LTS	None required.	LTS
Impact 4.13.7 Implementation of the proposed General Plan Update could conflict with the Mendocino County Regional Transportation Plan and other planning efforts associated with transit provision and pedestrian and bicycle facilities.	Policies: DE-447160, DE-449162, DE-452164, DE-454167	LTS	None required.	LTS
4.14 Utilities and Service Systems				
Impact 4.14.1.1 Subsequent land use activities associated with implementation of the proposed General Plan Update could require additional water supplies, storage capacity, and treatment and conveyance facilities to adequately serve subsequent development.	Policies: DE-477192, DE-478193, DE-479, DE-480194, DE-481195, DE-482196, DE-483197, RM-6, RM-7, RM-89, RM-910, RM-1011, RM-1113,	PS	None available.	SU

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	<p>RM-1214, RM-1315, RM-14, CP-AV-11, CP-AV-12</p> <p>Action Items:</p> <p>RM-6.1, DE-193.1207.1, DE-193.3, CP-AV-11.1</p>			
<p>Impact 4.14.2.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may require additional wastewater services, including treatment capacity, conveyance facilities, and septage disposal facilities to adequately serve subsequent development.</p>	<p>Policies:</p> <p>DE-177192, DE-178193, DE-179, DE-180194, DE-181195, DE-182196, DE-183197, CP-AV-11, CP-AV-12</p> <p>Action Items:</p> <p>DE-193.1207.1, DE-193.3, CP-AV-11.1</p>	LTS	None required.	LTS
<p>Impact 4.14.3.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may increase solid waste generation and the demand for related services.</p>	<p>Policies:</p> <p>DE-193207, DE-194208, DE-195209</p> <p>Action Items:</p> <p>DE-193.1207.1,</p>	LTS	None required.	LTS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	DE-193.2207.2			
Impact 4.14.4.1 Subsequent land use activities associated with implementation of the proposed General Plan Update may increase demand for electrical, natural gas, and telecommunications services and related infrastructure.	Policies: DE-198212, DE-199213, RM-4451, RM-4553, RM-4654, RM-4755, RM-48 Action Items: RM-45.153.1, RM-45.253.2, RM-45.353.3, RM-45.453.4	LTS	None required.	LTS
5.0 Cumulative Impacts				
Impact 5.0.1 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development, is not expected to result in the degradation of the county's scenic resources, including scenic vistas, visual character, daytime glare and nighttime lighting, and Wild and Scenic River resources.	Policies: DE-2325, DE-3738, DE-3839, DE-6669, DE-6771, DE-7680, DE-8387, DE-8791, DE-9498, RM-1, RM-1922, RM-2023, RM-2431, RM-7379, RM-7783, RM-8086, RM-9298, RM-99106, RM-112120, RM-118126, RM-122130, RM-123131, RM-	LTCC	None required.	LTCC

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	124132, RM- 125133, RM- 126135, RM- 127136, RM- 128137, RM- 130139 Action Items: DE-76.180.1, RM-123.1131.1, RM-130.1139.1			
Impact 5.0.2 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the region, would contribute to the additional conversion of important farmlands to other uses and may increase agriculture/urban interface conflicts.	Policies: RM-9298, RM- 9399, RM- 94100, RM- 97104, RM- 98105, RM- 99106, RM- 100107, RM- 102109, RM- 103110, RM- 104111, RM- 105112, RM- 106113, RM- 109117, RM- 112120, RM- 113121, RM- 114122, RM- 117125, RM- 118126, RM- 120128, RM- 121129	LTCC	None required.	LTCC

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	Action Item: RM-94.1100.1, RM-97.1104.1, RM-105.1112.1, RM-105.2112.2, RM-105.4112.4			
Impact 5.0.3 Subsequent land use activities associated with implementation of the proposed General Plan along with existing, approved, proposed, and reasonably foreseeable development in the county would contribute to regional air quality impacts.	Policies: RM-2734, RM-2936, RM-3037, RM-3138, RM-3239, RM-3542, RM-3743, RM-3844, RM-3945, RM-4046, RM-53, RM-54, RM-55, RM-403110, DE-6973, DE-7074, DE-7175, DE-8286, DE-8993, DE-9296, DE-128138, DE-145158, DE-147160, DE-154167 Action Items: RM-29.334.2, RM-29.434.3, RM-32.139.1, RM-35.142.1, RM-40.146.1, RM-41.147.1, RM-53.2, DE-	CC	None available.	SU

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	151.1 <u>165.1</u>			
Impact 5.0.4 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the county, would result in the cumulative increase of greenhouse gases including CO2 emitted into the atmosphere.	<p>Policies:</p> <p>RM-3743, RM-4349, DE-8286, DE-8993, DE-128138, DE-145158</p> <p>Action Items:</p> <p>RM-43.149.1, RM-43.249.2, RM-43.349.3, DE-151.1165.1</p>	CC	None available.	SU
Impact 5.0.5 The impacts of global climate change would cumulatively result in the potential decrease in water supply, increase in air pollutants, and increase in health hazards.	<p>Policies:</p> <p>RM-3743, RM-4349, DE-8286, DE-8993, DE-128138, DE-145158</p> <p>Action Items:</p> <p>RM-43.149.1, RM-43.249.2, RM-43.349.3, DE-151.1165.1</p>	CC	None available.	SU
Impact 5.0.6 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development,	<p>Policies:</p> <p>RM-1922, RM-2023, RM-2124, RM-2225, RM-</p>	CC	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>would substantially contribute to cumulative impacts associated with significant effects to special-status plant and wildlife species, sensitive natural communities, and movement corridors.</p>	<p>2326, RM-2431, RM-2532, RM-2633, RM-6470, RM-6571, RM-6672, RM-6773, RM-6874, RM-6975, RM-7076, RM-7177, RM-7278, RM-7379, RM-7480, RM-7581, RM-7682, RM-7783, RM-7884, RM-7985, RM-8086, RM-8187, RM-8288, RM-8389, RM-8490, RM-8591, RM-8692, RM-8793, RM-8894, RM-8995, RM-9096, RM-9197</p> <p>Action Items:</p> <p>RM-23.126.1, RM-26.133.1, RM-72.178.1, RM-72.278.2, RM-72.378.3, RM-73.179.1, RM-79.185.1, RM-81.187.1, RM-81.287.2, RM-86.192.1, RM-90.196.1</p>			

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 5.0.7 Subsequent land use activities associated with implementation of the General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development within the county, could contribute to cumulative impacts to prehistoric resources, historic resources, and human remains.	Policies: DE-4115, DE-2116, DE-3117, DE-4118, DE-119	CC	Implementation of mitigation measures MM 4.5.1. <u>None required.</u>	LTCC
Impact 5.0.8 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development within the county, could contribute to cumulative impacts to paleontological resources (i.e., fossils and fossil formations).	There are currently no proposed policies or actions that provide mitigation for impacts to paleontological resources. Policies: <u>DE-120</u>	CC	Implementation of mitigation measure MM 4.5.2. <u>None required.</u>	LTCC
Impact 5.0.9 Subsequent land use activities associated with implementation of the General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the county, may result in cumulative geologic and seismic hazards.	Policies: DE-218236, DE-219237, DE-220238, DE-221239, RM-5460, RM-5561 Action Items: DE-219.1237.1, DE-220.1238.1, DE-220.2238.2,	LTCC	None required.	LTCC

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	DE- 220.3 238.3, DE- 220.4 238.4, RM- 54.1 60.1			
Impact 5.0.10 Subsequent land use activities associated with implementation of the General Plan Update, in combination with existing, approved, proposed and reasonably foreseeable development in the county, may result in a reduction in the availability of locally important or known mineral resources.	Policies: RM- 58.6 4, RM- 59.6 5, RM- 60.6 6, RM- 61.6 7, RM- 62.6 8, RM- 63.6 9 Action Items: RM- 58.1 64.1, RM- 58.2 64.2, RM- 58.3 64.3, RM- 58.4 64.4	LTCC	None required.	LTCC
Impact 5.0.11 Subsequent land use activities associated with implementation of the General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the county, could expose persons to hazards and health risks.	Policies: DE- 157 170, DE- 158 171, DE- 159 172, DE- 195 209, DE- 200 214, DE- 201 215, DE- 202 216, DE- 203 218, DE- 204 219, DE- 205 220, DE- 206 221, DE- 207 222, DE- 208 223, DE- 209 224, DE- 210 225, DE- 211 226, DE-	LTCC	None required.	LTCC

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	<p>213<u>228</u></p> <p>Action Items:</p> <p>DE-159.1<u>172.1</u>, DE-200.1<u>214.1</u>, DE-205.1<u>220.1</u>, DE-211.1<u>226.1</u>, DE-211.2<u>226.2</u>, DE-211.3<u>226.3</u></p>			
<p>Impact 5.0.12</p> <p>Subsequent land use activities associated with implementation of the General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the region, would contribute to cumulative water quality impacts.</p>	<p>Policies:</p> <p>RM-15, RM-46<u>18</u>, RM-47<u>19</u>, RM-18<u>20</u>, RM-54<u>60</u>, RM-57<u>63</u>, RM-96<u>103</u></p> <p>Action Items:</p> <p>RM-6.3</p>	LTCC	None required.	LTCC
<p>Impact 5.0.13</p> <p>Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the region, would contribute to the drawdown of underlying aquifers and decreased recharge in the North Coastal Basin.</p>	<p>Policies:</p> <p>RM-6, RM-8<u>9</u>, RM-10<u>11</u>, RM-11<u>12</u>, RM-13<u>14</u>, RM-14<u>15</u>, RM-15<u>16</u></p> <p>Action Items:</p> <p>RM-6.1</p>	CC	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 5.0.14 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the region, could increase flood conditions in the region.	Policies: DE-185199 , DE-192206 , RM-3, RM-8490	LTCC	None required.	LTCC
Impact 5.0.15 Subsequent land use activities associated with implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in incorporated and unincorporated Mendocino County, would contribute to cumulative land conflicts.	Policies: DE-2224 , DE-2325 , DE-2830 , DE-2931 , DE-3032 , DE-3133 , DE-33 , DE-3435 , DE-3637 , DE-5455 , DE-6264 Action Item: DE-22-124.1	LTCC	None required.	LTCC
Impact 5.0.16 Subsequent land use activities associated with implementation of the proposed General Plan Update, along with existing, approved, proposed, and reasonably foreseeable development in the region, could result in increased traffic noise conflicts.	Policies: DE-99 , DE-101105 , DE-102106 , DE-103107 , DE-104108 , DE-105 , DE-106112 Action Item: DE-99.1102.1 , DE-99.2102.2	CC	None available.	SU

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 5.0.17 Subsequent land use activities associated with implementation of the proposed General Plan Update, in addition to existing, approved, proposed, and reasonable foreseeable development, could result in a cumulative increase in population and housing growth in the unincorporated areas of Mendocino County as well as in surrounding counties, along with associated environmental impacts.	Policy: DE-35 <u>36</u>	LTCC	None required.	LTCC
Impact 5.0.18 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development in the county, would increase development and population and contribute to the cumulative demand for fire protection and emergency medical services.	Policies: DE-203 <u>218</u> , DE-204 <u>219</u> , DE-205 <u>220</u> , DE-206 <u>221</u> , DE-207 <u>222</u> , DE-208 <u>223</u> , DE-209 <u>224</u> , DE-210 <u>225</u> , DE-211 <u>226</u> , DE-212 <u>227</u> , DE-213 <u>228</u> Action Items: DE-205.1 , DE-211.1 <u>226.1</u> , DE-211.2 <u>226.2</u> , DE-211.3 <u>226.3</u>	CC	None available.	SU
Impact 5.0.19 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or	Policies: DE-214 <u>229</u> , DE-215 <u>230</u> ,	CC	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	reasonably foreseeable development in the county, would contribute to the cumulative demand for additional law enforcement services and facilities.	216 233, DE- 217 234		
Impact 5.0.20	Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development in the county, would result in a cumulative increase in student enrollment and require additional schools and related facilities to accommodate the growth.	Policies: DE-222 240, DE- 223 241	LTCC None required.	LTCC
Impact 5.0.21	Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development, would increase the demand for park and recreation facilities within Mendocino County.	Policies: DE-463 177, DE- 464 178, DE- 465 179, DE- 466 180, DE- 467 181, DE- 468 182, DE- 469 183, DE- 470 184, DE- 471 185, DE- 472 186, DE- 473 187, DE- 474 188, DE- 475 189, DE- 476 190 Action Items: DE-463.1 177.1, DE-463.2 177.2, DE-469.1 183.1,	LTCC None required.	LTCC

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	DE-472.1 <u>186.1</u>			
Impact 5.0.22 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development in the county, would result in cumulative traffic impacts on area highways.	Policies: DE-423 <u>133</u> , DE-425 <u>135</u> , DE-430 <u>141</u> , DE-434 <u>143</u> , DE-432 <u>144</u> , DE-436 <u>148</u> , DE-437 <u>149</u> , DE-438 <u>150</u> , DE-441 <u>153</u> , DE-447 <u>160</u> , DE-449 <u>162</u> , DE-452 <u>164</u> , DE-454 <u>167</u> , DE-457 <u>170</u> , DE-458 <u>171</u> , DE-459 <u>172</u> , DE-200 <u>214</u> , DE-207 <u>222</u> Action Items: DE-425.1 <u>135.1</u>	CC	None available.	SU
Impact 5.0.23 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development in the North Coastal Basin, may contribute to the cumulative demand for water supplies and associated facilities.	Policies: DE-477 <u>192</u> , DE-478 <u>193</u> , DE-479 , DE-480 <u>194</u> , DE-481 <u>195</u> , DE-482 <u>196</u> , DE-483 <u>197</u> , RM-8 , RM-7 , RM-89 , RM-910 , RM-	CC	None available.	SU

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	1011, RM-1113, RM-1214, RM-1315, RM-14 Action Item: RM-6.1, DE-193.4207.1, DE-193.3			
Impact 5.0.24 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development in the county, could contribute to the cumulative demand for wastewater services and associated facilities.	Policies: DE-177192, DE-178193, DE-179, DE-180194, DE-181195, DE-182196, DE-183197 Action Items: DE-193.4207.1, DE-193.3	LTCC	None required.	LTCC
Impact 5.0.25 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with other existing, approved, proposed, or reasonably foreseeable development, would increase solid waste generation and contribute to the cumulative demand for solid waste services and facilities.	Policies: DE-193207, DE-194208, DE-195209 Action Item: DE-193.4207.1, DE-193.2207.2	LTCC	None required.	LTCC

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 5.0.26 Subsequent land use activities associated with implementation of the proposed General Plan Update, in combination with existing, approved, proposed, or reasonably foreseeable development, may contribute to the cumulative demand for electrical, natural gas, and telecommunications services and associated infrastructure.	Policies: DE-198212, DE-199213, RM-4451, RM-4553, RM-4654, RM-4755, RM-48 Action Items: RM-45.153.1, RM-45.253.2, RM-45.353.3, RM-45.453.4	LTCC	None required.	LTCC

3.0 COMMENTS AND RESPONSES

3.0 COMMENTS AND RESPONSES

Section 3.0 – Comments and Responses is presented in Volumes II-A and II-B of this FEIR.

4.0 ERRATA

4.1 INTRODUCTION

This section includes minor edits and other text changes to the Draft EIR. These modifications resulted in response to comments received during the Draft EIR public review period as well from staff-initiated changes.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strike-out~~ for deleted text), and are organized by Draft EIR section.

4.2 MINOR EDITS AND TEXT CHANGES TO THE DRAFT EIR

1.0 INTRODUCTION

The title for subsection 1.0 on DEIR page 1.0-1 has been changed as follows:

"1.2 KNOWN TRUSTEE AND RESPONSIBLE AGENCIES AND INTERESTED PARTIES"

The text on DEIR page 1.0-7 has been added as follows:

"MITIGATION MONITORING

Public Resources Code Section 21081.6(a) requires lead agencies to adopt a reporting and mitigation monitoring program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The specific "reporting or monitoring" program required by CEQA is not required to be included in the EIR; however it will be presented to the Board of Supervisors for adoption. Throughout the EIR, however, mitigation measures have been clearly identified and presented in language that will facilitate establishment of a monitoring and reporting program."

3.0 PROJECT DESCRIPTION

Figure 3.0-1 has been changed to include the Ten Mile, Albion, and Gualala rivers. See the end of this section for the updated figure.

Figures 3.0-1 and 3.0-2 have been changed to include State Routes 175 and 253. See the end of this section for the updated figure.

4.2 AGRICULTURE

The text on DEIR page 4.2-1, below Table 4.2-1, has been changed as follows:

"The value of wine grapes dropped between 2002 to and 2004, as well as from 2006 to 2007."

The text on DEIR page 4.2-6, below Table 4.2-4, has been changed as follows:

"Mendocino County has the ~~third~~ second highest number of organic farmers in the state...(Bengston, 2008c)."

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The text in the last sentence before Table 4.2-9 on DEIR page 4.2-13, has been changed as follows:

"However, ~~the~~ the value of only one fruit product – wine grapes – was greater than the value of timber."

The text on DEIR page 4.2-14 has been changed as follows:

"The NRCS summarizes FPPA implementation in an annual report to Congress. ~~The FPPA also established the Farm and Ranch Lands Protection Program and the Land Evaluation and Site Assessment, which are discussed below.~~

Farm and Ranch Lands Protection Program

~~The NRCS administers the Farm and Ranch Lands Protection Program (FRPP), which is a voluntary program aimed at keeping productive farmland in agricultural uses. Under the FRPP, the NRCS provides matching funds to state, local, or tribal government entities and nonprofit organizations with existing farmland protection programs to purchase conservation easements. According to the 1996 Farm Bill, the goal of the program is to protect between 170,000 and 340,000 acres of farmland per year. Participating landowners agree not to convert the land to nonagricultural use and retain all rights to use the property for agriculture. A conservation plan must be developed for all lands enrolled based upon the standards contained in the NRCS Field Office Technical Guide. A minimum of 30 years is required for conservation easements and priority is given to applications with perpetual easements. The NRCS provides up to 50 percent of the fair market value of the easement being conserved (NRCS, 2004).~~

~~To qualify for a conservation easement, farm or ranch land must meet several criteria. The land must be:~~

- ~~• Prime, Unique, or other productive soil, as defined by NRCS based on factors such as water moisture regimes, available water capacity, developed irrigation water supply, soil temperature range, acid-alkali balance, water table, soil sodium content, potential for flooding, erodibility, permeability rate, rock fragment content, and soil rooting depth;~~
- ~~• Included in a pending offer to be managed by a nonprofit organization, state, tribal, or local farmland protection program;~~
- ~~• Privately owned;~~
- ~~• Placed under a conservation plan;~~
- ~~• Large enough to sustain agricultural production;~~
- ~~• Accessible to markets for the crop that the land produces; and~~
- ~~• Surrounded by parcels of land that can support long-term agricultural production."~~

The text on DEIR page 4.2-15, 4th paragraph, has been changed as follows:

"Cancellation is not appropriate when objectives served by cancellation could be served by non-renewal. ~~Cancellation is reserved for unusual, "emergency" situations. In~~

order to approve tentative cancellation, a board or council must make specific findings based on substantial evidence that a cancellation is consistent with the purposes of ~~the~~ California Government Code Section 51282 or in the public interest."

The text in the last paragraph on DEIR page 4.2-15 has been changed as follows:

"Mendocino County had approximately ~~499,314~~ 497,929 acres of land under Williamson Act contracts as of 2007...the county had approximately ~~465,013~~ 499,314 acres of land in active contracts in 2006."

The text under the Mendocino County Resource Preserves Ordinance heading on DEIR page 4.2-17 has been changed as follows:

"As of 2007, there were approximately ~~497,143~~ 497,949 acres of land in agricultural preserve ~~(Mendocino County Draft General Plan, 2008).~~"

The text in the last paragraph on DEIR page 4.2-17 has been changed as follows:

~~"Since the Important Farmland Maps prepared pursuant to the Farmland Mapping and Monitoring Program are still in draft form for Mendocino County, impacts to the loss of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will not be discussed further in this DEIR."~~

The text in the second paragraph under Impact 4.2.1 on DEIR page 4.2-18 has been changed as follows (also to update acreage numbers):

"Approximately 736.46 vacant acres ~~have been approved~~ are proposed for land use changes by the Board of Supervisors in conjunction with the proposed General Plan Update. These changes involve a variety of land uses, resulting in either a net gain or loss of acreage for the 16 different land use designations. These changes result in a net gain of ~~6.39~~ 670.30 acres of AG 40, a net ~~gain~~ loss of ~~66.62~~ 645.30 acres of Rangeland, and a net loss of ~~104.73~~ 107.10 acres in Forestland. Overall, as a result of the approved land use changes, ~~31.72~~ 82.10 acres of agricultural lands (including agriculture, farm land and forest land) would be converted to another land use designation. Of the total vacant land in the county (1,881,946.1 acres), the net loss of ~~31.72~~ 82.10 acres of agricultural lands would be approximately ~~0.0001744~~ percent of land within the county. Out of the 82.10 acres of vacant agricultural lands associated with the proposed land use changes, only 1.82 acres are prime agricultural land, which equals only 0.02 percent of potential prime agricultural land lost with the proposed land use changes. In comparison, land use designation changes with the greatest gains are ~~218.76~~ 190.80 acres of Remote Residential (20ac min), ~~99.97~~ 109.70 acres of Rural Residential (10ac min), and ~~92.72~~ 92.72 acres of Remote Residential (40ac min). Thus, the unincorporated area of the county is not expected to result in a substantial conversion of designated agricultural lands."

The text in the third paragraph under Impact 4.2.1 on DEIR page 4.2-18 has been changed as follows:

"The proposed General Plan Update includes policies intended to protect and preserve agricultural land. Nonetheless, the proposed General Plan Update would not explicitly preclude the conversion of farmland of concern under CEQA (Prime Farmland, Farmland of Statewide Importance and Unique Farmland) to other uses in the future. Out of the 736.46 vacant acres proposed for land use changes in the proposed General Plan

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Update, there are approximately 0.94 acres of Prime Farmland and 10.68 acres of Unique Farmland."

The text in the last paragraph on DEIR page 4.2-18 has been changed as follows:

"The county's timberlands are managed by the ~~U.S. Forest Service~~ California Department of Forestry and Fire Protection (CalFire), through private Timber Protection Zones, the Bureau of Land Management, and other public agencies."

The text in the 4th paragraph on DEIR page 4.2-19, has been changed as follows:

"The TPZ Timberland Production Zoning District is intended to be applied to areas of the county, which because of their general soil types, location and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber related products."

The text in the last paragraph under the list of county codes on DEIR page 4.2-19 has been changed as follows:

"~~Together, these County Code sections provide for designation of areas within the county that are suitable for agricultural pursuits. Additionally, these sections provide a "Right-To-Farm" ordinance and awareness to property owners of the surrounding agricultural or timber operations.~~"

The text on DEIR page 4.2-19 has been added as follows:

"Policy RM-32 reduces development of open space and agricultural land by encouraging multistory developments."

The text in the first paragraph under Impact 4.2.2 has been changed as follows:

"Within Mendocino County, there ~~are were~~ approximately ~~465,013~~ 499,314 acres of land under active Williamson Act contract as of 2006 (see **Figure 4.2-2**). Approximately 2.8 percent of contracts are in non-renewal status. ~~As of 2007, there were approximately 497,929 acres of active Williamson Act contracts. There were approximately 34,758 acres of Type I contracts, and approximately 463,171 acres of Type II contracts.~~"

Policy RM-101 will be added to the list of policies on DEIR page 4.2-21 as follows:

"Policy RM-101 provides for the priority of protection of lands designated as Type I contracts under the Williamson Act over the protection of lands designated as Type II contracts."

The following text has been added to DEIR page 4.2-21, as follows:

"Policy RM-109 states that building envelopes, clustered development, and commercial, industrial, civic, and sensitive uses shall be designed with buffers or setbacks from lands classified Agricultural Lands or Range Lands. Buffers are defined generally as a physical separation of 200 - 300 feet (depending on pesticide application impacts) with the potential for a reduced separation when a topographic feature, substantial tree-stand, landscaped berm, watercourse, or similar existing or constructed feature is provided and maintained."

The text under the Proposed General Plan Policies and Action Items that Provide Mitigation subheading on DEIR pages 4.2-22 and 4.2-23 has been changed as follows:

"Policy RM-125 protects forest conservation and timber harvesting operations by minimizing conflicts posed by non-resource uses.

Policy RM-127 states that discretionary projects and parcels created by new land divisions shall be designed and sized to be compatible with contiguous lands zoned Forestlands or Timberland Production.

Policy RM-129 provides for guidelines for all projects contiguous to lands designated as Forest Lands on the Land Use Map, such as the number of ownerships and land use intensities on adjacent parcels shall be minimized. Also, potential conflicts related to dust, noise, chemicals, spraying, burning, vandalism and trespass, and other issues associated with forest management or timber operations shall be mitigated by the new discretionary project."

An additional reference has been added to DEIR page 4.2-24 as follows:

"Bengston, D. 2008c. Personal Communication (Comment Letter), David Bengston, Mendocino County Agricultural Commissioner, Mendocino County Department of Agriculture. November 18, 2008."

4.4 BIOLOGICAL RESOURCES

The text in the first paragraph under Section 4.4.1, Existing Setting, Regional Setting, on Draft EIR page 4.4-1 has been changed as follows:

"This trend consists of a series of long, linear, major and lesser valleys, separated by steep, rugged ridge and hill systems of moderate relief that have been deeply incised by their drainage systems.

A component of the Coast Ranges is the Mendocino Range, which encompasses Mendocino County. The Mendocino Range runs south from the Klamath Mountains in northern Humboldt County south to where they transition into the Mayacamas Mountains and Sonoma foothills. The block of Pacific seafloor earth crust from which the Mendocino Range was formed was uplifted bodily above sea level and parts were crumpled into broad folds and faulted locally, the western part taking place along the San Andreas Fault (Howard 1979). The vast majority of bedrock ("parent") material that forms the Mendocino Range is that of the Franciscan Formation, an assemblage of rock types with major component being greywacke sandstone and varying smaller amounts of shale, siltstone, altered basalt, and ultrabasic (comprised of ferromagnesian minerals) intrusive rocks (NRCS 1993). The Franciscan Formation underlies nearly all of Mendocino County. Soils derived from this parent material tend to be well drained to excessively well-drained depending upon the slope and aspect of the mountain ridges and hill slopes upon which they exist. In general, the steeper the slope, the faster the rate of erosion. The level of forest cover also influences the rate of erosion from both the forest canopy slowing and dispersing the rate of infiltration into the soils and erosive impact of rain, and by the presence of understory vegetation and mats of vegetative litter and duff. Areas of exposed grasslands that are extensively used for grazing see greater degrees of accelerated erosion and gullyng.

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Large outcrops of ultrabasic seafloor rocks occur in those areas compressed between faults, predominantly found south of the Round Valley area, the ridges east of Piercy and west of Hopland, and in the ridges south of Booneville trending southeast down to Cloverdale (USGS 1966). In these areas, due to the impermeability to water infiltration of some of the components of these bedrock materials (most notably serpentinite), roadcuts and other ground-leveling and disturbance that results in the removal of toe slopes at the bases of mountains and hillsides often results in the failure of those slopes, and slumping, landslides and other massive erosion events are common and ongoing in some of these areas.

On the coast, west of the San Andreas fault (traced by the ridgeline west of the Garcia and South Fork Gualala rivers, including all of Point Arena), are uplifted marine terraces of unconsolidated sands that support coastal scrub and grassland communities on the seaward side and oak woodlands in the inland-facing slopes and valleys. Due to the level bedding of the sandstones underlying this area—a result of steady, gradual uplift as compared to the crumpling, folding and tilting of the bedrock layers characterized by the inland mountains—and poorly drained nature of the developed soils, erosion tends to run very rapidly down to the ocean over a short distance rather than traveling a long distance overland, resulting in short watercourses eroding small areas. Narrow stream terrace deposits of similar poorly drained character are found in Anderson Valley and Laytonville, though their sediments were derived from the surrounding Franciscan materials rather than marine sources (USGS 1966).

Finally, there are two areas where the underlying rock consists of recent sedimentary, alluvial-deposited materials: these are the large landlocked basin valleys of Round Valley and Ukiah. More detailed descriptions of all of these geologic and soil units are found in Section 4.6, Geology, Soils, and Mineral Resources.

The dominant vegetation from the coast eastward consists of grasses on the youngest coastal terraces, coniferous forest dominated by redwood trees on the older terraces and on mountains that have strong or moderate marine influence, coniferous forest dominated by Douglas-fir on mountains that have little marine influence, and grass, hardwoods, and brush on some south-facing slopes (NRCS 1993).

Mendocino County is located within the California Floristic Province, the portion of the state west of the Sierra Crest that is known to be particularly rich in endemic plant species (Hickman, 1993; Stein et al., 2000). Regional natural plant communities in the proposed project area include those that are common to the northern California Coast Ranges and northern California coast ecoregions (Miles and Goudey, 1997)."

The text in the second paragraph under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Redwood (RDW) on DEIR page 4.4-4 has been changed as follows:

"Nearly 200 species of wildlife can be found in the redwood community. Some, like the chickaree (*Tamiasciurus douglasii*), also known as the Douglas squirrel, which feeds primarily on coast redwood seeds, are completely dependent upon redwoods for their survival. Others, such as the marbled murrelet (*Brachyramphus marmoratus*), a sea bird that is federally listed as threatened and state listed as endangered, nests exclusively in the tops of old-growth redwood-dominated forests within the redwood belt up to 6 miles inland (CDEG 2009), but can also nest in old-growth Douglas-fir trees within the redwood forest. Amphibians, and reptiles that occur in redwood forests include including the

Pacific giant salamander (*Dicamptodon tenebrosus*), California giant salamander (*Dicamptodon ensatus*), and California slender salamander (*Batrachoseps attenuatus*) rely upon the consistently moist conditions beneath the redwood forest canopy, as do many types of fungi that have mycorrhizal interrelationships with redwood roots and provide food sources for California banana slugs (*Ariolimax columbianus*) and winter forage for indicator species such as black bear (*Ursus americanus*). The constant fog drip down to the forest floor is essential for many understory plant species like huckleberry (*Vaccinium ovatum*), salmonberry (*Rubus spectabilis* var. *franciscanus*), thimbleberry (*Rubus parviflorus* var. *velutinus*), redwood sorrel, and several varieties of ferns. Other common species that occur in redwood forests and throughout Mendocino County include the northern alligator lizard (*Elgaria coerulea*), ~~and western terrestrial garter snake (*Thamnophis elegans*)~~. Birds species that occur in redwood forests include turkey vulture (*Cathartes aura*), great horned owl (*Bubo virginianus*), ~~gray jay (*Perisoreus canadensis*)~~ Stellar's jay (*Cyanocitta stelleri*), Pacific-slope flycatcher (*Onychorhynchus difficilis*), Swainson's thrush (*Catharus ustulatus*), varied thrush (*Ixoreus naevius*), ~~and~~ pine siskin (*Carduelis pinus*), ~~—Mammals include~~ coyote (*Canis latrans*), gray fox (*Urocyon cinereoargenteus*), and mule deer (*Odocoileus hemionus*)."

The text in the first two paragraphs under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Redwood (RDW) on DEIR page 4.4-4 has been changed as follows:

"Prior to the last ice age, the range of coast redwood (*Sequoia sempervirens*) extended across the higher latitudes of North America, as evidenced by a "forest" of fossilized trunks of the species in Yellowstone National Park. The current range restriction of the species—an approximately 450-mile stretch of Pacific Coast no more than 30 miles wide extending from just over the Oregon border to near the San Luis Obispo County line—is a result of it being outside the most southwestern extent of the Pleistocene continental glaciation. Therefore, this forest type is now unique to this part of the planet. Coast redwood is also a species uniquely adapted to the northern Pacific coastal climate, flourishing wherever wet winters and fog-laden summer conditions allow. Their broad, flat needles collect the fog condensation, and steadily drip it down to very shallow root systems, which provide the constant water requirement necessary to sustain such tall and massive trees. Period floods along creek bottoms can also nurture pure, thick stands on flats.

Thick, fire-resistant outer bark allows the trees to survive frequent and periodically recurring fires, enabling them to be extremely long-lived, with some extant individuals in excess of 2,000 years old. Coast redwood is also among the world's fastest-growing conifers. They are also the tallest living things: some have been measured at more than 375 feet in height. Based upon the fossil record, coast redwoods have existed in their current range for approximately 20 million years, making the remaining intact old-growth groves and patches of forest truly ancient. Only about 5 percent of the original range has not been logged, nearly all of this preserved in parks or other public trust lands (Save the Redwoods League 2009). The fire-, rot- and insect-resistant wood, with long, straight grain and diameter-at-breast height commonly 10 to 15 feet made logging of the forests the driving force that built the communities, cities and economies throughout the region from the late 1800s into the 1970s. Due to diminishing old-growth stock, evolving watershed and ecosystem protection regulation aimed at redwood forest-dependent species and water quality, the protected status of remaining old-growth stands, and contingent changes in forestry practices, the dependence upon redwood harvesting as

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the primary economic base of local economies in the region has declined significantly in the past three and a half decades.

~~Redwood forest occurs along the California coast from southern Monterey County to the Oregon border. In Mendocino County, redwood forests are found within 25 miles of the coast on cool, moist slopes and along streams.~~ Near the coast, redwood forest communities intergrade into coastal scrub, coastal prairie, and closed-cone pine communities. Inland, redwood trees are most commonly associated with the ~~Douglas fir~~ Douglas-fir forest, but are also found near montane hardwood and montane conifer-hardwood forests. Old growth redwood forests are included as a sensitive habitat.

In general, the ~~The~~ redwood community is characterized by a highly variable assemblage of conifer and hardwood species. The ~~coastal redwood (Sequoia sempervirens)~~ coast redwood is the dominant tree on slopes nearest the coast, along with riparian areas within the coastal influence. The community in these areas is characterized by a dense upper canopy and a sparse, heavily shaded lower canopy consisting primarily of ~~tanbark oak~~ tanoak (*Lithocarpus densiflorus*), alder (*Alnus* spp.), and California bay-laurel (*Umbellularia californica*). Drier slopes within the redwood community are characterized by an increasing dominance of ~~Douglas fir~~ Douglas-fir (*Pseudotsuga menziesii*) in the upper canopy and an assemblage of hardwoods and conifers in the lower canopy. Composition and density of the understory varies with microclimate, but can include ~~tanbark oak~~ tanoak, California black oak (*Quercus kelloggii*), canyon live oak (*Quercus chrysolepis*), ponderosa pine (*Pinus ponderosa*), and Pacific madrone (*Arbutus menziesii*). Redwood forest communities generally lack a dense herbaceous layer, but may contain patches of common species such as deerweed (*Lotus scoparius*), bracken fern (*Pteridium aquilinum*), ~~poison oak~~ poison-oak (*Toxicodendron diversilobum*), redwood sorrel (*Oxalis oregana*), and ~~redosier dogwood (Cornus sericea)~~ Pacific dogwood (Cornus nuttallii). Riparian areas within the redwood community are characterized by a greater relative density of redwoods in the upper canopy and a greater dominance of riparian species such as California bay-laurel and big leaf maple (*Acer macrophyllum*) in the understory."

The text in the first two paragraphs under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Douglas-fir (DFR) on DEIR page 4.4-4 and -5 has been changed as follows:

~~"Douglas fir~~Douglas-fir forests occur in montane habitats throughout ~~Northern~~northern California. Within Mendocino County, ~~Douglas fir~~Douglas-fir forest is common in areas that are too dry for redwood or hardwood communities and too low in elevation for other conifer types. ~~Douglas fir~~Douglas-fir communities are characterized by an upper canopy dominated primarily by ~~Douglas fir~~Douglas-fir and a lower canopy composed of a number of conifer and hardwood species. Common species in the lower canopy include California black oak, canyon live oak, ~~tanbark oak~~tanoak, ~~coastal~~ coast live oak, and Pacific madrone. The understory in ~~Douglas fir~~Douglas-fir communities is variable, ranging from sparse to very dense, and can include a number of common herbs and shrubs, such as Pacific trillium (*Trillium ovatum*), western swordfern (*Polystichum munitum*), California honeysuckle (*Lonicera hispidula*), western fescue (*Festuca occidentalis*), and common beargrass (*Xerophyllum tenax*). In more mesic habitats and in riparian areas, the community composition is similar to both redwood and montane riparian forest communities. At low elevations and near the coast, ~~Douglas fir~~Douglas-fir typically intergrades into redwood or grassland communities. Inland, ~~Douglas fir~~Douglas-fir

fir commonly intergrades with montane hardwood, Klamath mixed conifer, ponderosa pine, and various grassland and chaparral communities.

Douglas-fir is second only to redwood in Mendocino County in terms of economic importance as a forest product species; it brings a higher price due to its rot and insect resistance, and versatility and attractiveness as a finished product. Similar to the current limited stock of old-growth redwoods, the availability of mostly younger stands results in a lesser quality of the lumber produced, and more restrictive harvesting methods and regulatory prohibitions have equally reduced the viability of Douglas-fir forest products to sustain local economies.

In older and old-growth stands of Douglas-fir forest, there can often be a preponderance of snags resulting from tree senescence and fire events. A large amount of snags in a forest ecosystem provides shelter, nesting, and food storage habitat for many wildlife species. ~~Douglas fir~~Douglas-fir forests support a high density of birds. Amphibians and reptiles commonly found in the Douglas fir forests include ensatina (*Ensatina eschscholtzii*), Pacific giant, California giant, and California slender salamanders, tailed frog (*Ascaphus truei*), northern alligator lizard, and northwestern garter snake (*Thamnophis ordinoides*). Bird species found in Douglas fir forests include western flycatcher (*Empidonax* sp.), chestnut-backed chickadee (*Parus rufescens*), golden crowned kinglet (*Regulus satrapa*), solitary vireo (*Vireo solitarius*), varied thrush, turkey vulture, great horned owl, gray jay, Stellar's jay (*Cyanocitta stelleri*), olive-sided flycatcher (*Contopus cooperi*), and pine siskin. Mammals include bushy-tailed woodrat (*Neotoma cinerea*), coyote, gray fox, tule elk (*Cervus nannodes*), mule deer, deer mouse (*Peromyscus maniculatus*), Douglas' squirrel (*Tamiasciurus douglasii*), and shrew-mole (*Neurotrichus gibbsii*) wildlife species. One species that is particularly dependent upon this forest type in Mendocino County is the blue grouse (*Dendragapus obscurus*), due to the fact that the species' winter diet comprises Douglas-fir and other conifer needles, and they rely heavily on understory shrubs for escape cover. They also use the many thickets, log tangles, and the spaces under logs and stumps in these coniferous forests for rest and concealment during the breeding season (Schroeder 1984). The Pacific fisher (*Martes pennanti*), a candidate for federal listing and a California species of special concern, is also found in this habitat type."

The text in the second paragraph under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, White Fir (WFR) on DEIR page 4.4-5 has been changed as follows:

"Wildlife species found in white fir forests are generally similar to those found in Douglas fir forests and oak woodlands. White fir forests are probably the coolest, moistest non-riparian habitat in northern California at lower to mid elevations. As stands mature, physical and biological factors contribute to downed logs and standing snags that greatly benefit cavity-dependent wildlife species, such as pileated woodpecker (*Dryocopus pileatus*). White fir is the preferred species for the insect-gleaning forage habits of resident and migrating yellow-rumped warbler (*Dendroica coronata*) and western tanager (*Piranga ludoviciana*), as well as other insectivorous birds."

A new second paragraph has been added, and the text in the now third paragraph under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Ponderosa Pine (PPN) on DEIR page 4.4-6 has been changed as follows:

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"Ponderosa pines are well-adapted to tolerate frequent low-intensity (non-stand-reducing) surface fire events and are considered one of the most fire-resistant conifers. Resistance actually increases as the trees mature. The bark is thick and exfoliates when the bark is on fire. Presumably, this helps "take away" heat as flaming bark flecks flake off, thus reducing or preventing heat transfer and minimizing injury to the cambium layer. Ponderosa pine also has a deep rooting habit compared to other western conifer species. Although a surface fire may heat the soil and kill some surface roots, deeper roots remain intact and allow for continued uptake of water and nutrients. The open crown structure and branching pattern of ponderosa pine allows for better mixing of air and dissipation of heat within stands during a fire, thus reducing the potential for crown scorch. The open crown structure may also dampen fire-spread through tree crowns in less extreme fire. Ponderosa pine has long needles with high moisture content that surround terminal buds. Although needles may be scorched and killed by heat, they help protect critical apical meristem tissue within the bud, allowing branch tips to refoliate, and the buds themselves have thick outer scales that also help protect meristem from heat. Additionally, ponderosa pine has ability to "self-prune" (gradual shedding of lower branches). Presumably, this mechanism lifts the lower crown over time and prevents surface fires from moving up into the tree's canopy. This self-pruning is likely a result of either repeated surface fires, which scorch and kill lower branches when trees are young and lower branches have small diameters, and/or death of lower branches from competition (shading) from neighboring trees. In both cases, dead branches are shed and remaining stubs are grown over after decades or centuries of tree growth (Fitzgerald 2005).

Wildlife found in ponderosa pine forests is similar to other forested habitats in the region, including those species found in ~~Douglas fir~~Douglas-fir and white fir forests and in oak woodlands. ~~Ponderosa pine may provide transitional or migratory habitat for mule deer and can be extremely important to deer nutrition in migration holding areas."~~

The text in the first paragraph under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Mixed Chaparral (MCH) on DEIR page 4.4-9 has been changed as follows:

"At higher elevations, montane chaparral communities are associated with ~~Douglas fir~~Douglas-fir, Klamath mixed conifer, white fir, and red fir forests. It should be noted that Chaparral communities are communities of high fire danger, with many plant species being either dependent or fire adapted. Chaparral is a general term that applies to various types of brushland found in southern California and the southwestern U.S. This community contain the most flammable type of vegetation found in the U.S., as well as many species well adapted to fire and some that even promote fire. One chaparral plant, Ceanothus, has leaves that are coated with flammable resins, seeds that require intense heat for germination, and roots that are specially adapted to enable the plant to grow in areas that were recently burned. The leaves of other chaparral plants that contain flammable oils and resins in their leaves also remain small in size, adding to their flammability. These plants sprout quickly, grow, and spread rapidly. In addition, their heat-resistant seeds are able to remain dormant yet viable in ground litter and contribute to the ability of chaparral to recover quickly following a fire. Furthermore, burning releases many of the nutrients that are locked up in the chaparral, and these nutrients are recycled back into the soil. With age, chaparral plants become less productive but are not overtaken by invading species. Fire in this type of community serves to replace older plants with younger, more productive ones of the same species rather than to

eliminate exotic species and replace them with native ones, as is the case in the tallgrass prairies (OSU 2009)."

A new second paragraph has been added under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Valley Oak Woodland (VOW) on DEIR page 4.4-14 as follows:

"Agricultural conversion and urban development continue to put pressure on valley oak woodlands throughout their range, and loss of valley oaks is of particular concern because of their limited distribution and inadequate regeneration. Like all oak species in California, the majority of valley oak exists on private land, which complicates research and conservation efforts. Researchers generally agree that valley oak is not regenerating adequately to sustain current stand levels over most of its range. Along with inadequate regeneration within populations, valley oaks are being lost to California's continued urban expansion and need for agricultural land. This conversion of land affects the remaining populations of valley oaks through both removal of individuals and fragmentation of populations. Ecologists are uncertain what impact fragmentation will have on the habitat quality and animal diversity of the remaining 0.1 percent of valley oak woodland habitat in Mendocino County."

New paragraphs have been added below the first paragraph under Section 4.4.1, Existing Setting, Local Setting, Vegetative Communities, Terrestrial Communities, Aquatic Habitats (LAC, RIV, EST) on DEIR page 4.4-16, and the text in the last sentence of the last paragraph has been changed as follows:

"Anadromous fisheries resources in Mendocino County add significant contributions to Mendocino County's (and the state's) economy as well as to recreation and tourism. Noyo Harbor at Fort Bragg was first in the state in 1979 for the total value of its salmon catch and second for total numbers, contributing about 20 percent of the state total catch. The Eel River ranks second in the state for coho salmon and steelhead production, third in chinook salmon production, and second in the North Coast for sport fishing. Anadromous fish species also have a natural, ecological value in their existence which is unrelated to human needs or uses, such as cycling ocean nutrients upstream to the land and providing important seasonal food sources for terrestrial species such as northern river otter (*Lontra canadensis*), black bear, and bald eagles (*Haliaeetus leucocephalus*).

Even so, local salmon and steelhead populations continue to decline. Counts of steelhead in the Eel River at Van Arsdale Dam declined 86 percent over the past four decades, while chinook salmon declined 70 percent and coho salmon 64 percent in the South Fork Eel River. The summer steelhead of the Middle Fork Eel River represents 80 percent of the state's remaining population, but its numbers are still vulnerably low, ranging in number from 200 to 1500 over the last 13 years. As a result of the decreasing runs of summer steelhead, the U.S. Forest Service has declared the Middle Fork Eel River summer steelhead a "sensitive" species, to be managed to prevent its becoming listed as rare or endangered. Observations in the smaller coastal streams indicate that present populations are also smaller than those of the early 1960s. The probable reasons for the declines are several, including substantial damage to fish habitat from the major floods of 1955 and 1964, road building, logging, overgrazing, flow diversions for residential, agricultural and industrial uses, and poaching and other illegal fishing practices.

Several projects are currently underway in Mendocino County to enhance the county's fisheries. A Salmon/Steelhead Enhancement Program is being operated by the Center

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for Education and Manpower Resources (CEMR), with state and local funding, to identify and remove stream blockages and debris. The County Fish and Game Advisory Committee supports a steelhead rearing pond on Mill Creek, off the Russian River. Citizen groups on the coast have operated salmon rearing ponds for several years: on Ten Mile River and Big River (by Salmon Restoration Committee) and near Point Arena (by Save Our Salmon). Juvenile fish for these rearing ponds come from California Department of Fish and Game hatcheries as surplus to state programs. Recently a new salmon restoration program began with four lumber companies contributing \$5,000 each to build a portable egg-taking station, construct new fish-rearing ponds, and on more stream clearance work. While the offshore fishery is also important to the local catch, the county can have much more direct influence on its inland fishery (Mendocino County 2009).

Wildlife species utilizing aquatic habitat include Pacific giant and California giant salamanders, several species of newts and frogs, western pond turtle (*Actinemys marmorata*), western terrestrial garter snake, several species of loons and grebes, brown pelican (*Pelecanus occidentalis*), American white pelican (*Pelecanus erythrorhynchos*), great blue heron (*Ardea herodias*), a wide variety of ducks, geese, gulls, and shorebirds, osprey (*Pandion haliaetus*), bald eagle (~~*Haliaeetus leucocephalus*~~), ~~American beaver (*Castor canadensis*)~~, common muskrat (*Ondatra zibethicus*), coyote, raccoon, and northern river otter (~~*Lontra canadensis*~~).

New paragraphs have been added following the existing paragraphs under Section 4.4.1, Existing Setting, Sensitive Natural Communities, Old Growth, on DEIR page 4.4-20, as follows:

"Known old-growth forest that exists in Mendocino County with some level of protection includes nearly 4,800 acres currently held in the State Park system [Reynolds Wayside Campground, Smithe Redwoods State Natural Reserve (SNR), Standish-Hickey SRA, Sinkyone Wilderness State Park (SP), Admiral William Standley Redwoods SRA, Jug Handle SNR, Montgomery Woods SNR, Navarro River Redwoods SP, Hendy Woods SP, and Mailliard Redwoods SNR]. The Save the Redwoods League has recently acquired a 401-acre Mendocino County coastal property and will partner with the Coastal Land Trust to manage and oversee the planning and development of public access and educational opportunities on the property (Save the Redwoods League 2009).

Additionally, approximately 2.1 percent of the forested land in Mendocino County is set aside as Reserved Forest, which removes the land from timber production by statute (Siem 1998). Some of these Reserved Forests contain old-growth components and character, but exact acreages tallies within these units is not currently known. There are also some old growth redwood stands within the Jackson Demonstration State Forest, but the protection from logging status of the remaining old growth in this property is currently being litigated and under review by the State Board of Forestry.

No comprehensive or accurate figures for old-growth forest acreage existing on private land throughout Mendocino County are currently available."

The text in the 4th paragraph on DEIR page 4.4-21 has been changed as follows:

Portions of the valley that have not been developed are primarily used for ~~vineyards and~~ cattle and sheep grazing.

The text in the second and last paragraphs under Section 4.4.1, Existing Setting, Other Important Ecological Features, Wildlife Movement Areas, found on DEIR pages 4.4-35 and -36 respectively, have been changed as follows:

"Importance of Wildlife Movement Areas

Wildlife movement areas, or habitat linkages, are areas that provide habitat connections (i.e., corridors) for wildlife between ~~two distinct points~~ different landscapes.

Figure 4.4-7 presents the major wildlife movement corridors in Mendocino County as determined by the Missing Linkages Report (Report) (California Wilderness Coalition, 2001). The numbers associated with the directional paths depicted on **Figure 4.4-7** correspond to the following named corridors ("linkages") in the report:

Map ID	Linkage Name	Linkage Type	Rank
5	South Fork Eel River source	Landscape linkage, Choke-point	High
6	Mendocino Redwood Circle	Landscape linkage	High
8	Red Mountain – Sinkyone	Missing Link	Medium
9	Coastal Prairie and Wetlands	Landscape linkage	Medium
10	Yolla Bolly – Snow Mountain Wilderness	Landscape linkage	High
11	Red Mountain – Yolla Bolly	Landscape linkage	High
16	Montgomery Woods – Mayacamas	Missing Link	Medium
21	Lake Sonoma – Cooley Ranch	Landscape linkage	High
22	South Fork Eel – Ten Mile River Mouth	Landscape linkage	Medium

Source: California Wilderness Coalition, 2001.

The linkage types are defined in the report as follows:

Landscape Linkage = Large, regional connections between habitat blocks ("core areas") meant to facilitate animal movements and other essential flows between different sections of the landscape. These linkages are not necessarily constricted yet, but are essential to maintain connectivity function in the ecoregion. These may include habitat linkages, riparian corridors, etc.

Connectivity Choke-Point = A narrow, impacted or otherwise tenuous habitat linkage connecting two or more habitat blocks. Choke-points are essential to maintain landscape-level connectivity, but are particularly in danger of losing connectivity function. An example of a connectivity choke-point is a narrow peninsula of habitat, surrounded by a human-dominated matrix, that connects larger habitat blocks. Another

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example would be an underpass under a major roadway that is critical to allow animal movement between habitat blocks.

Missing Link = A highly impacted area currently providing limited to no connectivity function (due to intervening development, roadway, etc.), but based on location, one that is critical to restore connectivity function. For example, a missing link might be a critical section of a major highway that bisects two larger habitat blocks but that is currently impermeable to animal movement.

The rank of each linkage refers to the overall threat to connectivity function, from no threat/secure (low) to severe threat/loss imminent (high)."

A reference to Figure 4.4-6, Critical Habitat within Mendocino County, is found on DEIR page 4.4-34, and the streams depicted in the figure are those that have been designated as critical habitat for the species and not necessarily that the streams currently support the species. Figure 4.4-6 has also been updated to reflect streams that have been designated as critical habitat for coho salmon. See the end of this section for the updated Figure 4.4-6.

Some of the text in Table 4.4-4 beginning on DEIR page 4.4-45 has been changed as follows:

ID: 2; CNDDDB Occurrence: ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 6; CNDDDB Occurrence: ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 2; Aerial Photography Analysis: Although this area has been mapped with several habitat types the area is significantly disturbed. The area has been cleared of any trees or shrubs. ~~It is adjacent to the Eel River.~~ **CNDDDB Occurrence:** ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 8; Aerial Photography Analysis: Wetlands evident onsite from aerial photography. ~~River flows~~ Creeks flow through area. **CNDDDB Occurrence:** ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 13; CNDDDB Occurrence: ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 17; Aerial Photography Analysis: Although mapped as cropland, the area appears to ~~be contain~~ annual grasslands. Swales are present. ~~The Eel river is approximately 25 feet away from the property.~~ **CNDDDB Occurrence:** ~~California Coast Chinook salmon (CNDDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** HighLow

ID: 18; Aerial Photography Analysis: The barren land within the area seems to already be used as industrial, possibly a gravel mining industry. There is a road leading up to the property. The area includes ~~the Eel River~~ Outlet Creek and its floodplain. **CNDDDB**

Occurrence: ~~California Coast Chinook salmon (CNDDB) is located adjacent to the area. No previously recorded occurrences are located within of adjacent to the area.~~ **Impact:** ~~High~~Low

ID: 19; Aerial Photography Analysis: ~~Bakers Creek, a tributary to the~~ the Russian River is located within and adjacent to property. Riparian habitat is also present, mapped as montane hardwood by CALVEG.

ID: 20; Aerial Photography Analysis: The area is adjacent to Bakers Creek, a tributary to the Russian River. Roadways and residences are present. Riparian habitat is also present, mapped as montane hardwood by CALVEG.

ID: 23; Impact: ~~High~~ Moderate

The text in Table 4.4-4 on DEIR page 4.4-47 for ID 10, for the aerial photography analysis has been changed as follows:

~~"This area contains pristine redwood forest a mixture of redwood and Douglas fir with a significant tanoak component. There is no evidence of human presence on or surrounding the property. There is no evidence of any structure on site or on adjacent properties; however, it is covered by large trees so any structures that may exist in the area are not visible from an aerial photograph."~~

The text on DEIR page 4.4-58 in the first bullet of MM 4.4.2a has been changed as follows:

~~"Preserve, to the maximum extent possible, oak trees and other significant vegetation that occur near the heads of drainages or depressions on north-facing slopes to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects."~~

The text on DEIR page 4.4-59 has been changed as follows:

~~"...incorporation of mitigation measures MM 4.4.2a through 4.4.2d and MM 4.4.2b..."~~

4.4 CULTURAL RESOURCES

The following text on DEIR page 4.5-1, first paragraph, has been changed as follows:

~~"Cultural resources include historic buildings and structures, historic districts, historic sites, prehistoric and historic archaeological sites, and other prehistoric and historic objects and artifacts, as well as known Native American gathering harvesting sites for culturally significant materials. Other cultural resources include past and present harvesting sites, sacred landscapes and sacred sites. Paleontological resources include vertebrate..."~~

The text has been changed on DEIR page 4.5-1 as follows:

~~"Historic properties is a term defined by the National Historic Preservation Act (NHPA) as any prehistoric or historic district, site, building, structure, or object significant in American history, architecture, archaeology, engineering or culture, and is included in, or eligible for inclusion on, the National Register of Historic Places (NRHP), including artifacts, records, and material remains related to such a property."~~

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The following text on DEIR page 4.5-1, first paragraph under Prehistory subheading, has been changed as follows:

"The Russian and Eel Rivers and other watercourses, valleys, and coastal areas provided a rich and varied habitat for Native Americans who have occupied the area for ~~over 6,000~~ thousands of years."

The following text on DEIR page 4.5-3, third paragraph, under the Pomo subheading, has been changed as follows:

"Pomo subsistence strategies highlighted the ~~exploitation~~ manipulation and use of a wide variety of plant and animal resources from many native ecosystems within Mendocino County."

The following text on DEIR page 4.5-3, last paragraph, under Coast Yuki, Yuki, and Huchnom subheading, has been changed as follows:

"The history of these three groups becomes merged in the 1860s as they ~~join other groups at~~ were forced on to the Round Valley Indian Reservation that was established in 1858 (Miller, 1978). Northern and central California Indian Tribes as well as some Pomo groups were also forced onto the Round Valley Reservation. The Round Valley Indian Reservation at the northern end of Round Valley is the largest contiguous enclave of Indian land in Mendocino County and one of the largest in California."

The following text on DEIR page 4.5-4, last paragraph, first sentence, has been changed as follows:

"The process of missionization disrupted the traditional Native American way of life, and ~~they were generally slow to adapt~~ many rejected adaptation to the mission system."

The following text on DEIR page 4.5-5, third full paragraph, first and second sentences, has been changed as follows:

~~"In 1846 the United States declared war on Mexico. The concept of Manifest Destiny brought American settlers and the U.S. Army, and American settlers in California feared they might be driven from the region by the Mexican government. Consequently, In 1846 the United States declared war on Mexico as the American settlers in California feared they might be driven from the region by the Mexican government."~~

The text in the first paragraph on DEIR page 4.5-6 has been changed as follows:

"Vichy Springs, originally named ~~Deolan Ukiah~~ Vichy Day's Soda Springs, began operation in ~~the late 1880s~~ 1852 (www.vichysprings.com, 2009) and is one of the oldest continuously operated hot springs resorts in the country (Hoover et al., 1966)."

The following text on DEIR page 4.5-7, first paragraph has been changed to reflect the Commission's comments, but also to maintain the format of the DEIR. The changes are as follows:

"Under State CEQA Guidelines Section 15060, public agencies..."

The following text on DEIR page 4.5-10, under Local subheading, has been changed as follows:

~~"The Commission conducts CEQA review reviews CEQA documents and recommends may require an archaeological survey be performed and may propose mitigation regarding archaeological resources."~~

The following text has been added to DEIR page 4.5-10, under the Local subheading as follows (including the earlier recommended changes to this section):

"The Commission, under lead agency of Mendocino County Planning and Building Services, reviews ministerial and discretionary projects for potential impacts to prehistoric and historic resources, and may require an archaeological survey be performed and may propose mitigation regarding archaeological resources be added to CEQA documents."

The text on DEIR page 4.5-11, under the subheading Proposed General Plan Policies and Action Items that Provide Mitigation has been changed as follows:

"Policy DE-~~109~~ encourages collaboration..."

Policy DE-~~2110~~ states that the Mendocino County Museum...

Policy DE-~~3111~~ encourages the county and other public agencies...

Policy DE-~~4112~~ requires that historical, archaeological and cultural resources..."

The following text on DEIR page 4.5-15, the first bullet of mitigation measure MM 4.5.1, has been changed as follows:

~~"The evaluations should identify The Archaeological Commission may require an archaeological survey be prepared for the identification of cultural resources (i.e., prehistoric sites and isolated artifacts and features) in a project area. A professional archaeologist may determine their eligibility for inclusion in the National Register of Historical Resources and California Register of Historical Resources, and provide may recommend mitigation measures for any resources in a project area that cannot be avoided."~~

4.4 GEOLOGY, SOILS, AND MINERAL RESOURCES

Figure 4.6-5 has been changed. See the end of this section for the updated figure.

4.7 HAZARDS/HAZARDOUS MATERIALS

The text on Draft EIR page 4.7-24, under Impact 4.7.4 has been changed as follows:

~~"There are currently seven properties in the county that are found on the list of hazardous material sites compiled pursuant to Government Code 65962.5 ("Cortese List"). None of these sites, except for Ralph Beam Logging in Manchester, are located in the unincorporated county. Review of the Geotracker database identified 658 records of potential contamination in the county."~~

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The text on DEIR page 4.7-27 has been changed as follows:

"CalFire and the U.S. Forest Service have responded to over 263 wildland fires in Mendocino County from 1922 to 2006, 29 of which have burned 5,000 acres or more. The largest fire, the 1987 Mendenhall Fire in northeastern Mendocino County, burned 65,468 acres (URS, 2008, p. 5-21). The most recent large wildland fire was the Mendocino County Lightning Complex, which began on June 20, 2008 at 6:00 p.m. and burned 54,817 acres (<http://www.fire.ca.gov/>, 2008). Based on previous occurrences, Mendocino County can expect a wildland fire of over 500 acres to occur about every 2.5 years."

4.8 HYDROLOGY AND WATER QUALITY

The text on Draft EIR page 4.8-7, under the subheading Laytonville Valley Groundwater Basin, has been changed as follows:

"The Laytonville Valley Groundwater Basin, also known as Long Valley, is a narrow, northwest-trending basin located in northwest-central Mendocino County. The basin covers 5,020 acres of surface area (8 square miles). The town of Laytonville is situated in the north-central part of the basin. The main part of the valley is about 6 miles long and averages 0.5 mile in width and consists of a narrow alluvium-filled trough bounded by bedrock of the Franciscan Complex on the east side and by discontinuous, dissected alluvial terraces and bedrock on the west side. Water-bearing units within the basin include Quaternary alluvium and terrace deposits. Bedrock of the Franciscan Complex surrounds the basin and is considered to be non-water-bearing (DWR, 2004b).

The water-yielding potential of the terrace deposit unit is limited by the reduction in permeability due to cementation and by its thinness except where covered by Holocene alluvium. Wells completed in places where the terrace deposits are less than about 15 feet thick and where there is no overlying alluvium, commonly go dry during autumn. More commonly the terrace deposits are partially saturated all year and can provide enough water to supply domestic wells (Farrar, 1986).

The alluvial materials are highly permeable and are generally saturated below a depth of 10 to 20 feet. The high permeability, combined with the thick zone of saturation, makes the alluvium a productive aquifer. Taken as a whole, the valley has abundant ground water resources; however, the distribution is not uniform. In general, the chemical quality of water is acceptable for most uses (Farrar, 1986).

Based on limited information, groundwater levels in the basin show typical seasonal water level fluctuations but no significant long-term changes."

The text on Draft EIR page 4.8-7, under the subheading Little Lake Valley Groundwater Basin, has been changed as follows:

"The Little Lake Valley Groundwater Basin is an irregular shaped basin located in the Coast Ranges within central Mendocino County. The basin is approximately 7 miles in length and up to 3 miles wide near the middle of the valley and covers 10,020 acres of surface area (16 square miles). The City of Willits is situated in the west-central portion of the valley (DWR, 2004c).

The basin was likely formed by faulting along the Maacama Fault Zone on the southwest and northeast margins of the valley. The attitude of beds in the southern part of the

basin suggests the presence of a broad anticline plunging to the north. The contact between alluvium/continental deposits and bedrock of the Jurassic-Cretaceous Franciscan Complex constitutes the basin boundary (DWR, 2004c). Water-bearing formations in the basin consist of the Quaternary alluvial deposits and older Pliocene to Pleistocene continental basin deposits. Groundwater is locally available in fractures in the underlying and surrounding consolidated bedrock; however, little data is available regarding groundwater from bedrock (DWR, 2004c).

The continental basin deposits in most parts of the valley are capable of yielding a few gallons per minute, which is sufficient for domestic use. The alluvium is the most productive aquifer in Little Lake Valley and is the only unit that can supply sufficient water for irrigation or municipal supply wells (Farrar, 1986).

Based on limited information, groundwater levels in the basin show typical seasonal water level fluctuations but no significant long-term changes."

The text on Draft EIR pages 4.8-8 and 4.8-9, under the subheading Ukiah Valley Groundwater Basin, has been changed as follows:

"The Ukiah Valley groundwater basin, located in southeastern Mendocino County, is approximately 22 miles long and 5 miles wide at the widest point, covers 37,500 acres of surface area (59 square miles), and is the largest of several groundwater basins along the Russian River. Ukiah is the largest city within the valley and is located on its southwest side. Other cities include Talmage, east of Ukiah, and Calpella on the south end of Redwood Valley (DWR, 2004f).

The basin is part of the Ukiah Valley and the Redwood Valley to the north and their tributary valleys. The low-lying regions of the Ukiah and Redwood valleys, as well as those sloping areas along the valley edges that include Quaternary and Tertiary-age sediments, define the areal extent of this north-south-trending basin. Groundwater-bearing units of primary importance within the basin include recent alluvium, as well as alluvium of Pliocene and Pleistocene age. The terrace deposits and dissected alluvium of Pleistocene age are of lesser importance with regard to groundwater production. Underlying these deposits is moderately to highly fractured basement rock consisting of the Franciscan and Knoxville Formations. Even when highly fractured, these formations have limited permeability, and are considered to yield only small quantities of water locally (DWR, 2004f).

Valley fill occupies about 70 square miles in Ukiah Valley. The fill has been subdivided into continental basin deposits, continental terrace deposits, and Holocene alluvium. Wells completed in the continental deposits produce water slowly because of the fine-grained material and consequent low permeability. Wells completed in terrace deposits generally yield from 1 to 10 gallons per minute; yields as high as 100 gallons per minute have been reported. The alluvium is the most productive aquifer in Ukiah Valley and can provide sufficient water for sustained pumpage from municipal and irrigation wells (Farrar, 1986).

The quality of Ukiah Valley ground water is generally good and the water is suitable for most uses (Farrar, 1986).

Based on five wells monitored by the Department of Water Resources, groundwater levels in the basin in the past 30 years have remained relatively stable. During drought

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conditions, there is increased drawdown during summer months and less recovery in winter months. Post-drought conditions rebound to approximately the same levels as pre-drought conditions."

The text on Draft EIR page 4.8-17, last paragraph, has been changed as follows:

"In addition, under Phase II requirements dischargers in any location whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres are required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The General Permit also does not apply to ground-disturbing activities directly associated with the planting and maintenance of agricultural fields (e.g., planting of crops), but does apply to ground disturbance associated with the construction of structures and buildings supporting agricultural uses. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general..."

The text on DEIR page 4.8-21, 1st sentence under the subheading Groundwater Rights, has been changed as follows:

"Groundwater rights in California are similar to surface water rights ~~(see Chapter 15, Surface Water Hydrology, of the Baseline Data Report)~~; however, no permit system or comprehensive regulatory method exists."

The text on Draft EIR page 4.8-26 above "Mendocino County Codes that Provide Mitigation" has been added as follows:

"Recent resolutions by both the State Water Resources Control Board and the California Ocean Protection Council cite the need for sustainable water resources management with new and redevelopment construction projects. Low Impact Development includes stormwater management techniques to maintain or restore the natural hydrologic functions of a site by detaining water on-site, filtering out pollutants, and facilitating the infiltration of water into the ground. This approach helps meet water quality and water supply objectives and maintain healthy sustainable watersheds."

The text on Draft EIR page 4.8-26, under "Mendocino County Codes that Provide Mitigation" has been changed as follows:

"There are currently no ordinances or codes that provide mitigation for surface water quality impacts from construction activities. Chapter 20.492 (Grading, Erosion and Runoff) and Chapter 20.496 (Environmentally Sensitive Habitat and Other Resource Areas) of the County Code both apply to coastal areas and include surface water quality protection measures. The chapters include requirements that erosion rates do not exceed natural or existing conditions prior to development (see Section 20.492.015), provision of water quality control features (see Sections 20.492.015, 20.492.020 and 20.492.025), and use of buffer areas (see Section 20.496.020)."

The text on Draft EIR page 4.8-28, under "Mendocino County Codes that Provide Mitigation", has been changed as follows:

"Section 10A.04.020 of the Mendocino County Code prohibits the aerial application, in any amount, of phenoxy herbicides to agricultural uses. Chapter 20.492 (Grading, Erosion and Runoff) and Chapter 20.496 (Environmentally Sensitive Habitat and Other Resource Areas) of the County Code both apply to coastal areas and include surface water quality protection measures. This includes erosion and runoff standards (see Section 20.492.015 and 20.492.025), and use of buffer areas (see Section 20.496.020)."

4.12 PUBLIC SERVICES

The following text on DEIR page 4.12 -1, second paragraph, has been changed as follows:

"The majority of Mendocino County lands are in SRAs (see **Figure 4.12.1-1**). It should be noted that the service area boundaries of local fire service agencies shown in **Figure 4.12.1-1** and listed in **Table 4.12.1-1** are also located within SRAs, with the exception of the Local Responsibility Areas (LRAs) shown in the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) map "Mendocino County State Responsibility Areas for Fire Protection" (December 4, 2006). LRAs in Mendocino County include the following areas: Covelo and the surrounding area; incorporated Willits and surrounding areas; area to the northeast of Ukiah surrounding the East Fork of the Russian River; incorporated Ukiah and surrounding area to the north, east, and southeast; Hopland and surrounding area; and incorporated Point Arena. Fire agencies have mutual aid agreements to assist each other in handling fire and other emergency calls."

The text on DEIR page 4.12 -9, has been changed as follows:

"Mendocino County Code Sections that Provide Mitigation"

~~Section 8.80.020 of the Mendocino County Code indicates that the County will respond to emergencies in the unincorporated areas of the county that are not within a legal fire or rescue protection jurisdiction."~~

4.14 UTILITIES AND SERVICE SYSTEMS

The text on DEIR page 4.14 -1, first paragraph, has been changed as follows:

"This section describes the utilities and service systems that serve Mendocino County. Specifically, this section includes an examination of water service, wastewater service, solid waste service and electrical, natural gas, and telecommunication ~~telephone~~ services. Each subsection includes descriptions of existing providers and facilities, as well as potential environmental impacts resulting from implementation of the proposed General Plan Update. General Plan policies that would serve to reduce impacts are also identified."

On Draft EIR page 4.14-12, the following text change is made to the paragraph under "Covelo Community Services District":

"The Covelo Community Services District (CSD) provides sewer service to approximately 281 active connections, or 360 residential equivalent units. 750 residential, commercial,

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and institutional users. The WWTF provides secondary treated wastewater using two oxidation ponds that can be operated in series or parallel and two holding ponds. The WVVIT includes gravity sand filters and chlorination/dechlorination capability.

Typically, this facility discharges wastewater to unlined ponds located within approximately 50 feet of Grist Creek. Due to the fact that these ponds are unlined and are located in an area of permeable soils and because discharges soak into the ground prior to discharge directly to surface waters through Discharge Point 101, it is likely that wastewater pollutants from this facility are being discharged to surface water via hydrogeologic connectivity with the pond system. Covelo CSD is currently planning to upgrade the WWTF by lining the treatment ponds and constructing a wetland within the first holding pond to prevent unintended discharges and increase treatment capabilities. The CSD uses an estimate of 200 gallons per day (gpd) per household to project wastewater generation. The current capacity of the wastewater treatment plant is 80,000 gpd, and historically inflow ranges from 150,000 to 300,000 gpd with peaks of 600,000 gpd.

Approximately 5,000 feet of main sewer lines were replaced in 2008. The funding sources for all of the district's operations include sewer rates, capacity fees, inspection fees, and septage disposal fees (Dennis, 2009)."

On Draft EIR page 4.14-13, the following text change is made to the paragraph under "Gualala Community Services District":

"The wastewater treatment plant is permitted under its existing permit to treat up to 131,000 gallons per day (average dry weather flow) combined wastewater flow generated within the Gualala CSD and the Sonoma County Service Area No. 6. Over the period from 2006 to 2008, the average dry weather flow (June through September) has been 133,000 gallons per day, exceeding the permitted dry weather flow. Following treatment, Gualala CSD discharges tertiary-treated wastewater to the Sea Ranch Golf Links for irrigation during the dry season. When weather conditions are not conducive to water reclamation at the Golf Links, up to 28.25 million gallons of treated wastewater may be stored in ponds at the treatment plant for later reuse at the Golf Links."

On Draft EIR page 4.14-13, the following text change is made after the second paragraph under "Hopland Public Services District":

"The treatment and settling ponds are lined with at least a 2-foot thickness of selected clay fill described as fine-grained clayey silt capable of maintaining permeability of less than 1 x 10⁻⁸ cm/sec at 95 percent relative compaction.

From June 2008 through August 2008, the average dry weather flow was 41,700 gallons per day based on monitoring data, an increase above historical dry weather flows. The volume of septage received has decreased from a daily average of 5,000 gallons per day in previous years to an average of 660 gallons per day from June 2008 through August 2008."

On Draft EIR page 4.14-14, the following text is added after the second paragraph under "City of Fort Bragg" as follows:

"During the period from January 1, 2003 through October 31, 2007, the City of Fort Bragg experienced 23 prohibited discharges consisting of 13 sanitary sewer overflows (SSOs)

and 10 other waste discharge events. Eleven of the 13 SSOs and all 10 of the other discharge events resulted in discharges to the receiving waters and public use beach shorelines tributary to the Pacific Ocean. In response to these prohibited discharges, the Regional Water Board issued an administration liability on July 24, 2008 in the amount of \$56,000, with \$35,500 of this amount to be applied toward the completion of a Supplemental Environmental Project.

The City of Fort Bragg experiences peak daily influent waste flow of up to 7 million gallons per day during wet weather, or over 15 times the average dry weather flow of 0.45 million gallons per day. High peak influent flows during wet weather conditions are indicative of excessive inflow and infiltration (I/I) within the sanitary sewer system. Excessive I/I reduces the effective treatment capacity of the treatment plant, decreases treatment performance, and increases the potential for SSOs. The City of Fort Bragg is currently developing a Sewer System Maintenance Plan to address operation and maintenance concerns, including excessive I/I within its wastewater collection system."

On Draft EIR page 4.14-14, the following text change is made to the paragraph under "City of Willits" as follows:

"The City of Willits wastewater treatment plant provides service to 2,366 active connections in the City of Willits, Brooktrails Township, Meadowbrook subdivision, and the Sherwood Reservation. The City of Willits owns and operates a wastewater treatment facility (WWTF) that consists of collection, extended aeration, settling, disinfection and dechlorination. The WWTF provides secondary treatment to over 5,000 people living in the City of Willits as well as the 3,000 people who live in the adjacent community of Brooktrails.

Secondary-treated effluent from the WWTF is discharged into Baechtel Creek just below its confluence with Broaddus Creek during the winter discharge period of October 1 to May 14. Baechtel Creek is tributary to Outlet Creek, which is a tributary to the Eel River. Pursuant to provisions of the Basin Plan, discharges of wastewater during the period of October 1 through May 14 shall not exceed one percent of flow in the receiving water, unless granted a variance to the Basin Plan requirement. The volume of effluent discharged from the Willits WWTF consistently exceeds one percent of the receiving water flow in violation of permit and Basin Plan conditions.

The Willits WWTP is currently operating at capacity of 1.3 mgd, although wastewater flows fluctuate depending on the season. The City is currently upgrading the WWTP and plans to upgrade the wastewater collection system as funding permits. Once complete, the upgraded WWTP will be rated to handle approximately 7 mgd, which would provide service to approximately 11,936 residents (Trincado, 2008).

Under order from the Regional Water Board the City has been pursuing compliance alternatives. The City's current plan to construct a combination of mechanical treatment and a polishing wetland is underway. The upgraded treatment facility will provide consistently higher-quality effluent and allow for issuance of a variance to the Basin Plan's one percent requirement."

On Draft EIR page 4.14-14, the following text has been added after the first paragraph under "City of Ukiah and the Ukiah Valley Sanitation District" as follows:

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"While the majority of the sewers are gravity collection lines, lift stations from El Dorado Estates and Vichy Springs discharge to force mains that cross under the Russian River at two locations. Infiltration and inflow (I/I) into the collection system has historically been a problem for the City and the Ukiah Valley Sanitation District, resulting in significantly higher influent flows during storm events. The City's current I/I program includes plans to conduct video inspections of the entire collection system, implement a program to address and repair major problems found during the video inspections, public outreach and education, and implementation of a lateral inspection program. The City is currently developing a Sewer System Maintenance Plan to address operation and maintenance concerns, including excessive I/I, within its wastewater collection system."

The text on DEIR page 4.14-9, 4th paragraph, has been changed as follows:

"Assuming a 1 percent annual growth rate, the unincorporated county would have a population of 77,160, as well as 27,725 housing units, in the year 2030. In addition to this growth, subsequent land use activities (e.g., continued agricultural activities) associated with implementation of the proposed General Plan Update would add to an increased demand for water supplies, storage capacity, and treatment and conveyance facilities."

The text on DEIR page 4.14-10, third paragraph, has been changed as follows:

"With no substantial additional sources identified for the unincorporated area (beyond groundwater), subsequent land use activities associated with the proposed General Plan Update could result in groundwater overdraft ~~would likely occur~~ that would impact existing wells and could require the re-drilling to deepen wells and/or restrictions regarding groundwater usage that could limit land uses (such as limitations on agricultural uses)."

The text on DEIR page 4.14-12 under the subheading Mitigation Measures has been changed as follows:

"~~None additional mitigation is available to reduce this impact to less than significant.~~"

The following text on Draft EIR pages 4.14-12 and 4.14-20 has been included as follows:

"Policy CP-AV-11 states that services and infrastructure in Anderson Valley should be available to serve the level of development planned for the area, and to reduce costs and preclude unplanned growth should be sized to accommodate only the level of development shown in the Development Management Element and described in the Community Policies for Anderson Valley.

Action Item CP-AV-11.1 states that the County will assist the Yorkville, Boonville, Philo, and Navarro communities in their efforts to provide small, decentralized water and wastewater treatment services deemed necessary to support growth consistent with the land use patterns and densities established in the General Plan.

Policy CP-AV-12 states that the County encourages the Anderson Valley Community Services District to pursue the provision or management of water and/or wastewater treatment services."

The text on DEIR page 4.14-16, first paragraph, has been changed as follows:

"However, failing septic tanks are a problem in Mendocino County (NCRWQCB, 2005). In 1999, approximately an average of 140 of the 446 systems in the county needed repair every year (CWTRC, 2002). The operation of faulty septic systems can lead to groundwater and surface water contamination with nutrients, sediment, and pathogens."

The text on DEIR page 4.14-16, second paragraph, has been changed as follows:

"The County Division of Environmental Health cites the lack of sites for disposal of septage pumped from private on-site systems as a countywide issue. Septage is defined as material that has been removed, typically pumped, from a treatment tank or waste holding tank and hauled to another location for final disposition or additional treatment (CWTRC, 2002). In all of Mendocino County, there are ~~four~~ five facilities that accept septage. ~~All four are wastewater treatment facilities~~ (see **Table 4.14.2-1** below).

TABLE 4.14.2-1
SEPTAGE HANDLING FACILITIES IN MENDOCINO COUNTY

Facility	Quantity of Septage Handled Annually (in gallons)
Fort Bragg City WWTP	20,000
Hopland PUD WWTP	1,900,000
Ukiah City WWTP	766,650
Willits Water Quality Control Plant	Unknown
Covelo CSD *	5,000 gallons per day
Hay Site (privately owned)	Unknown
Tunzi Site (privately owned site in Comptche)	Unknown

* The Covelo CSD has indicated that after upgrades to the WWTP ponds, they will no longer accept septage. The upgrades are currently awaiting funding.

Source: CWTRC, 2002; Hoy, 2009"

The following text is added to the Draft EIR page 4.14-16 after Table 4.14.2-1:

"Individual private wastewater systems must comply with the Basin Plan's Policy on the Control of Water Quality with respect to On-site Waste Treatment and Disposal Practices. The policy establishes minimum standards and requirements for site evaluation, design criteria, and other technical guidelines for the installation of individual on-site systems. Local policies and ordinances related to on-site systems are required to meet the minimum requirements in the Basin Plan Policy. When properly sited, designed, constructed, operated and maintained, private on-site wastewater treatment systems can adequately protect water quality and public health. Where minimum standards cannot be met, variances to minimum Basin Plan standards may be granted by the local regulatory agency where it can be demonstrated that granting the variance will not adversely impact public health or cause nuisance or pollution, and will not cause impairment of the beneficial uses of groundwater and surface water.

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Over 400 waivers of minimum Basin Plan standards have been granted by the Mendocino County Department of Environmental Health for individual private wastewater systems since 2001. The issuance of waivers has been widespread throughout Mendocino County, but appears to be common in the following areas: Redwood Valley, Fort Bragg between Pudding Creek and Virgin Creek, Fort Bragg south of the Noyo River, Albion along Albion Ridge Road, Manchester, and the unsewered areas of Gualala and Anchor Bay. The preponderance of waivers (most commonly for lack of soil depth or inadequate separation to groundwater) indicates that site conditions in these areas are not ideal for on-site waste disposal and raises the question whether the clusters of substandard systems are having cumulative impacts on groundwater quality in their respective areas. The potential cumulative effect of these on-site systems and of systems in other failure-prone areas should be evaluated through sanitary surveys.

There are 94 mobile home parks, RV parks, and campgrounds in Mendocino County permitted by the California Department of Housing and Community Development. Eighty percent of these facilities use large volume private on-site wastewater treatment and disposal systems for waste disposal, primarily standard septic tank leachfield systems. At least ten facilities using private on-site systems have been identified by the Mendocino Department of Environmental Health or the Regional Water Board as operating marginally, in trouble, or in failure."

The following is added to the text on Draft EIR page 4.14-17, second paragraph, as follows:

"The RWQCB implements a General Permit for Discharges of Winery Waste to land (Order No. R1-2002-0012). Permit coverage is needed for discharges of winery process wastewater and discharges of grape pomace to land."

The following text changes are made to Draft EIR page 4.14-17, under the subheading "State" as follows:

"State Water Resources Control Board

General Waste Discharge Requirements for Sanitary Sewer Systems

To provide a consistent, statewide regulatory approach to address sanitary sewer overflows (SSOs), the State Water Resources Control Board (State Water Board) adopted Statewide General Waste Discharge Requirements for Sanitary Sewer Systems, Water Quality Order No. 2006-0003 (Sanitary Sewer Order), on May 2, 2006. The Sanitary Sewer Order requires public agencies that own or operate sanitary sewer systems greater than one mile in length to enroll in the Sanitary Sewer Order and report all SSOs to the State Water Board's online SSO database. To comply with the Sanitary Sewer Order, every enrollee is required to develop and implement a sewer system management plan (SSMP). The SSMP documents an enrollee's program to properly operate and maintain its sanitary sewer system. Each SSMP should consist of:

- 1) Legal Authority to implement the SSMP
- 2) Operation and Maintenance Program
- 3) Design and Performance Provisions
- 4) Overflow Emergency Response Plan

- 5) Fats, Oils, and Grease (FOG) Control Program
- 6) System Evaluation and Capacity Assurance Plans
- 7) SSMP Program Audits
- 8) Communication Program"

The following text changes are made to Draft EIR page 4.14-17, under the subheading "Regional Water Quality Control Board" as follows:

"Water Reuse Requirements

The primary responsibility of the Regional Water Quality Control Board for recycled water is to ensure that all recycled water uses meet state wastewater regulations to protect the environment and human health and safety.

The RWQCB issues water reuse requirements (permits) for projects that reuse treated wastewater and may incorporate requirements into the permit in addition to those specified in the State Water Recycling Criteria. This typically includes periodic inspection of recycled water systems, periodic cross-connection testing, periodic training of personnel that operate recycled water systems, maintaining a database and/or permitting individual use sites, periodic monitoring of recycled water and groundwater quality, and periodic reporting.

Graywater Reuse

California Water Code section 14876 states that, "'Graywater' means untreated wastewater which has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and which does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. Graywater includes wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs but does not include wastewater from kitchen sinks or dishwashers. The issuance of a variance from Basin Plan requirements for wastewater disposal design criteria for a graywater system should only apply to systems which do not receive wastewater from kitchen sinks or dishwashers.

Waste Discharge Requirements

~~A Waste Discharge Requirement (WDR) permit is typically required for any facility that discharges or proposes to discharge waste that may affect groundwater quality. This may include systems that have waste storage systems with land disposal, such as a seasonal storage and reuse. Potential dischargers must file a complete Report on Waste Discharge with the RWQCB at least 120 days prior to discharging waste. Issuance of a WDR permit is based on information provided in the Report on Waste Discharge. A WDR permit may set effluent standards for activities that do not pose a threat or nuisance to water quality.~~

The authority of the Regional Water Quality Control Boards to regulate the quality of waters of the state is derived from the Constitution, statutes, and regulations. Statutes passed by the legislature, such as Division 7 of the California Water Code (Water Code), also known by the title Porter-Cologne Water Quality Control Act, established the State

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Water Board, Regional Water Boards, and their respective responsibilities, duties, and powers.

Regulations, found in the California Code of Regulations, are rules adopted by a state regulatory agency to implement, interpret, or make specific the law enforced or administered by the agency, or to govern its procedures. A regulation adopted by a state agency, approved by the Office of Administrative Law and filed with the Secretary of State has the force of law. The regulatory portions of water quality control plans are treated as regulations.

Water Code Section 13260 requires any person who is a citizen, domiciliary, or political agency or entity of this state to file a report of waste discharge for any discharge; proposed discharge; or change in material, nature, or location of an existing discharge that could affect the quality of waters of the state. A report of waste discharge is not required if discharge occurs into a community sewer system or if waived pursuant to Water Code Section 13269. Failure to submit a report of waste discharge is subject to enforcement remedies by the State or Regional Water Boards, including administrative civil liabilities per day of violation assessed or referral to the State Attorney General for judicial sanctions.

The report of waste discharge features a technical report that characterizes a discharge and describes its potential to threaten water quality. The technical report is the primary basis for evaluating a discharge and determining whether degradation can and should be authorized by waste discharge requirements. A complete report of waste discharge provides a means for evaluating a discharge and its effect on water quality and provides the basis for developing waste discharge requirements."

The discussion under Impact 4.14.1 on DEIR page 4.14-19 has been changed as follows:

"Subsequent land use activities associated with the implementation of the proposed General Plan Update may result in an increased demand for wastewater services, including treatment capacity, conveyance facilities, and septage disposal facilities. Furthermore, much of the county is currently served by private on-site wastewater treatment systems. Population and housing growth could increase the number of such systems in the county, which could also increase the amount of septage and the need for septage disposal in the county. There are currently five facilities that accept septage in Mendocino County (see **Table 4.14.2-1** above). In addition, septage can be trucked out of the county to other facilities in surrounding counties."

The text under Impact 4.14.3.1 on DEIR page 4.14-25 has been changed as follows:

"Assuming that each person generates 2 pounds of waste per day as estimated for the unincorporated county by the CIWMB, implementation of the proposed General Plan Update would generate an additional 30,340 pounds (0.015 15.17 tons) of solid waste per day over 2008 conditions."

5.0 CUMULATIVE IMPACTS

The following policies have been added under Impact 5.0.3 on DEIR page 5.0-10:

"Policy RM-53 encourages research and development of distributed, renewable energy sources to meet current and increasing energy demands. Action Item RM-53.2

encourages investment in distributed renewable energy resources either through incentives offered to commercial developers or under the Community Choice Aggregation model.

Policy RM-54 requires the incorporation of energy conservation and renewable energy sources for public, residential, educational, institutional, commercial, and industrial facilities and uses.

Policy RM-55 requires the incorporation of strategies for renewable energy and energy conservation into development planning, design and operation, such as subdivision, lot orientation and building design for optimal heating, cooling and cogeneration opportunities, including passive solar heating; increasing the amount of tree cover to provide shade during hot summer months; and facilities and operations that accommodate use of alternative and renewable energy transportation modes."

6.0 ALTERNATIVES

The text on DEIR page 6.0-9, second paragraph, has been changed as follows:

"However, with the implementation of General Plan policies and incorporation of mitigation measures MM 4.4.1a through 4.4.1c, MM 4.4.2a ~~through 4.4.2d~~ and 4.4.2b, and MM 4.4.3, this impact is considered to be **cumulatively considerable** and **significant and unavoidable**."

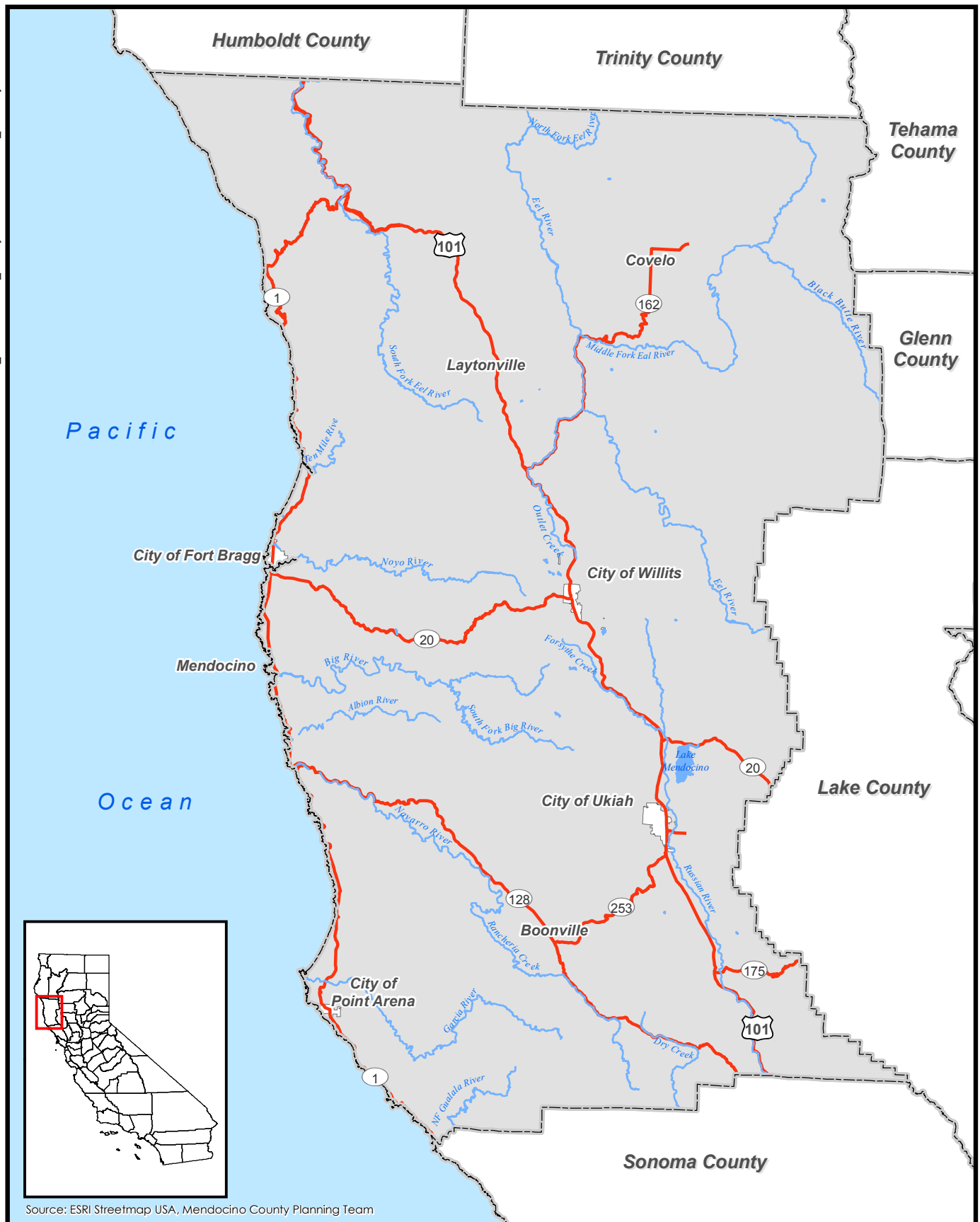


Figure 3.0-1
Project Location

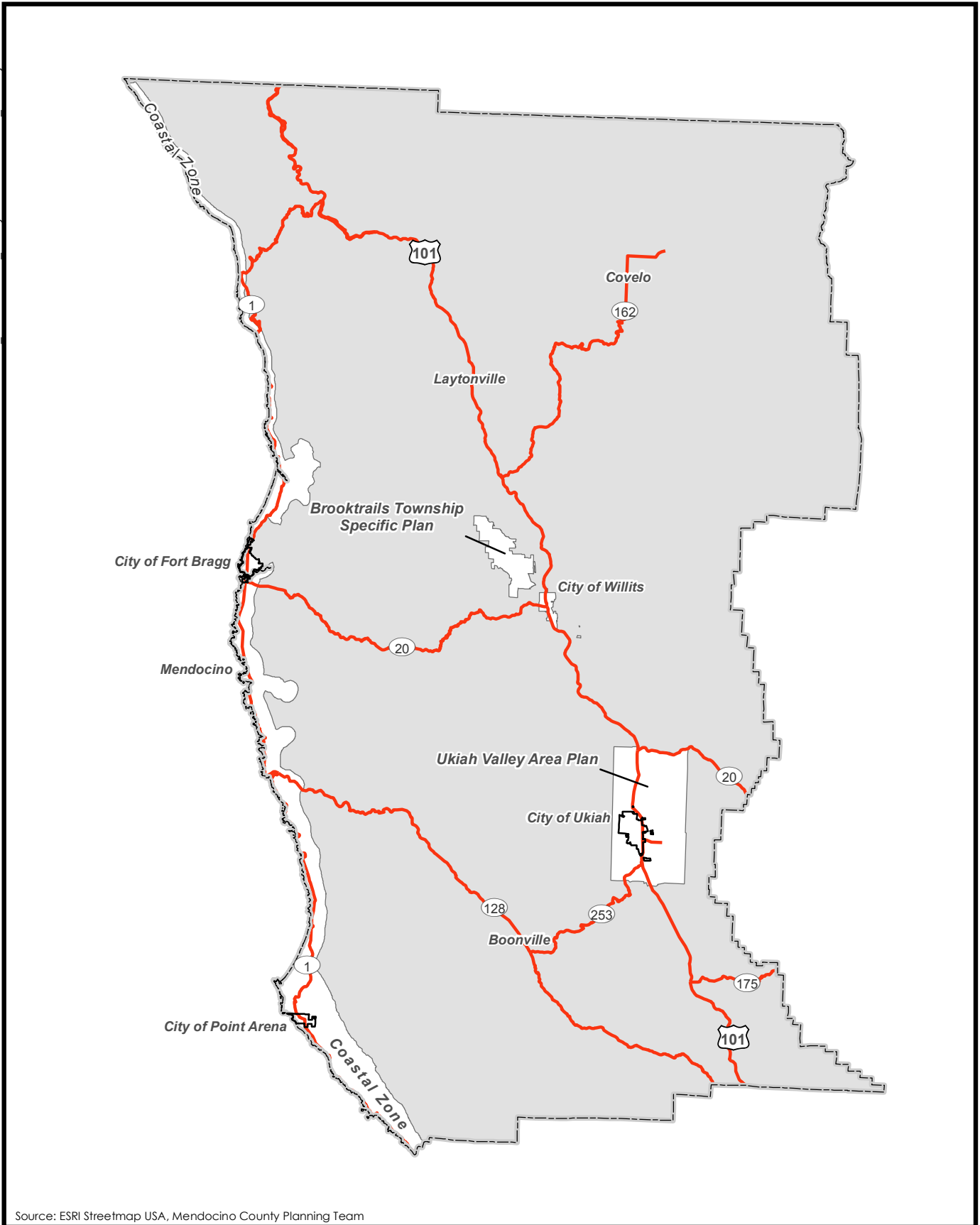


Figure 3.0-2
Mendocino County
PMC

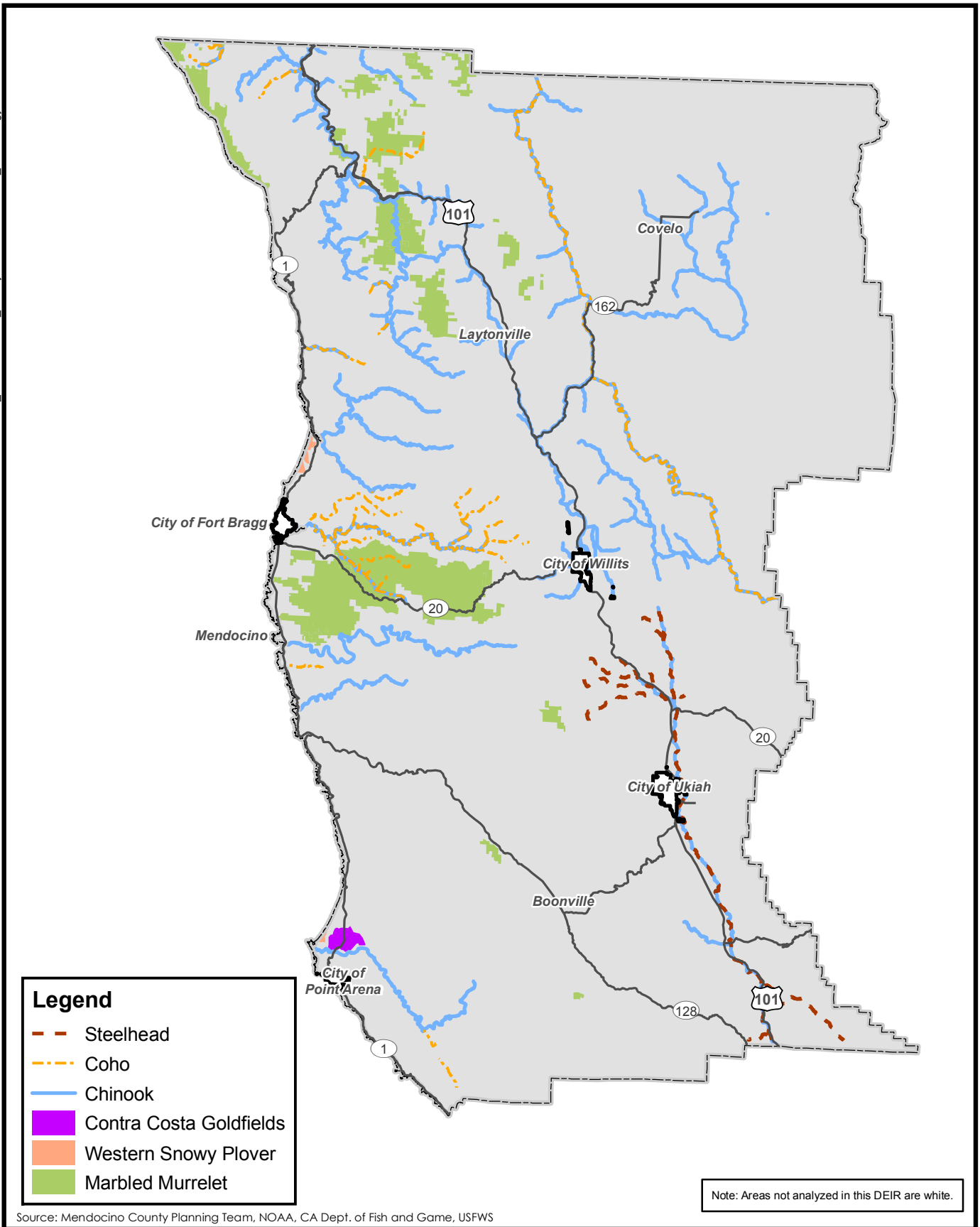


Figure 4.4-6
Critical Habitat within Mendocino County
PMC

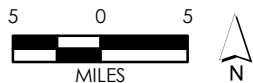
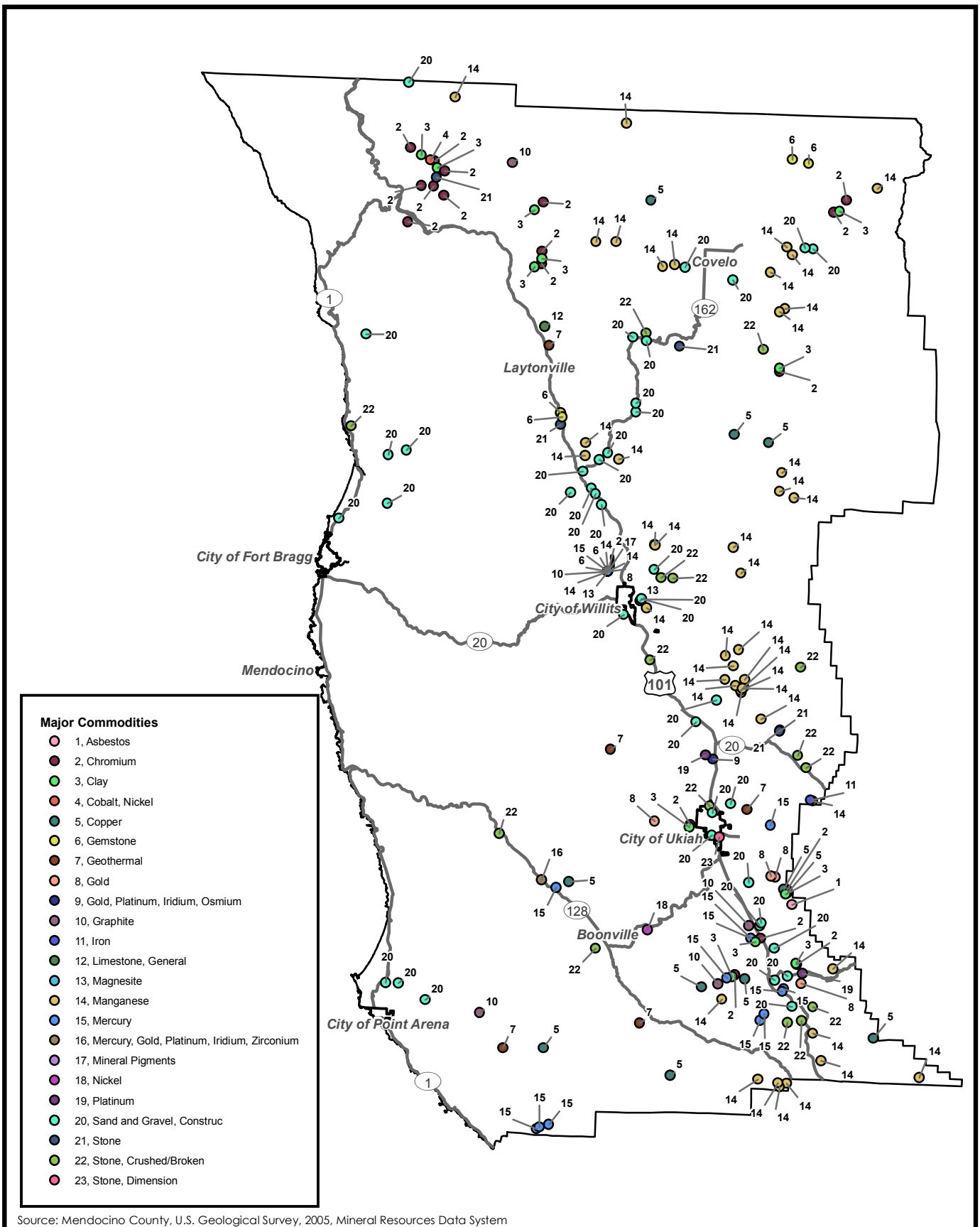


Figure 4.6-5
Aggregate and Mineral Resources

APPENDIX A

TABLE A-1
SURFACE WATER QUALITY STATUS FOR MENDOCINO COUNTY WATERWAYS

Water Body	303(d) List Impairment	Source of Sediment of Temperature Impairment and Percentage of the Source
Eel River North Fork	Temperature	<ul style="list-style-type: none"> • Habitat Modification • Removal of Riparian Vegetation • Streambank Modification/Destabilization • Nonpoint Source
	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides and smaller features) (68%) • Road and Timber Harvest Related Landslides (24%) • Road-Related Sources (4%) • Timber Harvest (Tractor and Cable) (3%) • Agriculture/Grazing Related (1%)
Eel River Middle Fork	Temperature	<ul style="list-style-type: none"> • Removal of Riparian Vegetation • Nonpoint Source
	Sediment	<ul style="list-style-type: none"> • Natural Sources (95%) • Management Related (landslides and small management sources) (5%)
Eel River South Fork	Temperature	<ul style="list-style-type: none"> • Hydromodification • Flow Regulation/Modification • Removal of Riparian Vegetation • Erosion/Siltation • Nonpoint Source
	Sediment	<ul style="list-style-type: none"> • Natural Sources (earth flows, shallow landslides, soil creep) (53%) • Road Related Sources (road surface erosion and road crossing failures) (27%) • Road and Timber Harvest (shallow landslides) (18%) • Timber Harvest Sources (skid trail erosion) (2%)
Eel River Upper Mainstream	Sediment	<ul style="list-style-type: none"> • Natural Sources (68%) • Management Related (15%) • Timber Harvest Sources (8%) • Road Related Sources (6%) • Ag and Grazing Sources (3%)
	Temperature	<ul style="list-style-type: none"> • Channelization • Habitat Modification • Removal of Riparian Vegetation • Streambank Modification/Destabilization • Drainage/Filling Of Wetlands • Nonpoint Source
Eel River Middle Mainstream	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides/other large features, debris slides and bank erosion) (69%) • Road Related Sources (landslides and small features such as gullies and stream crossing failures) (24%)

Water Body	303(d) List Impairment	Source of Sediment of Temperature Impairment and Percentage of the Source
		<ul style="list-style-type: none"> • Timber Harvest Sources (6%) • Grazing and Homestead Sources (1%)
	Temperature	<ul style="list-style-type: none"> • Upstream Impoundment • Habitat Modification • Removal of Riparian Vegetation • Streambank Modification/Destabilization • Drainage/Filling Of Wetlands • Channel Erosion • Erosion/Siltation
Russian River	Sediment	The sediment TMDL for the Russian River watershed, which includes the Laguna de Santa Rosa and Santa Rosa Creek watersheds, has not been developed and an estimate of sediment sources is not available.
	Temperature	<ul style="list-style-type: none"> • Hydromodification • Flow Regulation/Modification • Habitat Modification • Removal of Riparian Vegetation • Nonpoint Source • Upstream Impoundment • Streambank Modification/Destabilization
Albion River	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides, surface erosion, fluvial and stream bank erosion) (38%) • Road-Related Sources (road related landslides and surface erosion) (37%) • Timber Harvest Sources (harvest related landslides and skid trail related surface erosion) (25%)
Albion River	Temperature	<ul style="list-style-type: none"> • Unknown
Big River	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides, surface erosion, fluvial and stream bank erosion) (50%) • Road-Related Sources (road related landslides and surface erosion) (29%) • Timber Harvest Sources (harvest related landslides and skid trail related landslides and surface erosion) (17%) • Management Related Sources (grassland related surface erosion) (4%)

Water Body	303(d) List Impairment	Source of Sediment of Temperature Impairment and Percentage of the Source
	Temperature	<ul style="list-style-type: none"> Habitat Modification Removal of Riparian Vegetation Streambank Modification/Destabilization Drainage/Filling Of Wetlands Erosion/Siltation Nonpoint Source
Garcia River	Sediment	<ul style="list-style-type: none"> Road Related Sources (mass wasting, fluvial erosion, surface erosion, surface erosion) (70%) Timber Harvest Sources (12%) Natural Sources (12%)
Garcia River	Temperature	<ul style="list-style-type: none"> Habitat Modification Nonpoint Source Removal of Riparian Vegetation Streambank Modification/Destabilization
Gualala River	Sediment	<ul style="list-style-type: none"> Road Related Sources (road related landslides and surface erosion, road stream crossing failures, road related gullies) (58%) Natural Sources (landslides and stream bank erosion) (31%) Timber Harvest Sources (11%)
	Temperature	<ul style="list-style-type: none"> Removal of Riparian Vegetation Streambank Modification/Destabilization Channel Erosion Erosion/Siltation Nonpoint Source
Mattole River	Temperature	<ul style="list-style-type: none"> Range Grazing-Riparian and/or Upland Silviculture Road Construction Habitat Modification Removal of Riparian Vegetation Natural Sources Nonpoint Source
	Sediment	<ul style="list-style-type: none"> Road Related Sources (road related mass wasting, road related surface erosion, road stream crossing failures, road related gully) (46%) Natural Sources (mass wasting and streambank erosion) (36%) Timber Harvest Sources (18%)
Navarro River	Temperature	

Water Body	303(d) List Impairment	Source of Sediment of Temperature Impairment and Percentage of the Source
		<ul style="list-style-type: none"> • Agriculture • Agricultural Return Flows • Resource Extraction • Flow Regulation/Modification • Water Diversions • Habitat Modification • Removal of Riparian Vegetation • Streambank Modification/Destabilization • Drainage/Filling Of Wetlands • Nonpoint Source
	Sediment	<ul style="list-style-type: none"> • Natural Sources (shallow and deep-seated landslides, gullies, bank erosion, inner gorge/stream-side delivery) (60%) • Road Related Sources (road related stream crossing failures, road related mass wasting, gully) (32%) • Management Related Mass Wasting (3%) • Agriculture Related (vineyard erosion) (3%) • Timber Harvest Sources (skid trail erosion) (2%)
Noyo River	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides, surface erosion, fluvial and stream bank erosion) (67%) • Road Related Sources (26%) • Timber Harvest Sources (5%) • Management Related Sources (5%)
Noyo River	Temperature	<ul style="list-style-type: none"> • Unknown
Ten Mile River	Sediment	<ul style="list-style-type: none"> • Natural Sources (landslides, surface erosion, fluvial and stream bank erosion) (49%) • Road Related Sources (42%) • Timber Harvest Sources (9%)
	Temperature	<ul style="list-style-type: none"> • Habitat Modification • Removal of Riparian Vegetation • Streambank Modification/Destabilization • Nonpoint Source

Sources:

North Coast Regional Water Quality Control Board. April 8, 2008. Regional Water Board Staff Work Plan to Control Excess Sediment in Sediment Impaired Watersheds. (Sediment Information)

2006 Clean Water Act Section 303(d) List of Water Limited Segments (U.S. EPA Approval Date June 28, 2007)

TABLE A-2
NCRWQCB WORK PLAN FOR MENDOCINO COUNTY WATERWAYS

Number	Task	Description	Notes
Regional Task 1	Develop the Measures to Control Excess Sediment Amendment and bring it to the Board for their consideration.	Regional Water Board staff are currently developing a proposed Basin Plan amendment: "Measures to Control Excess Sediment." This task was determined by the Regional Water Board to be a high priority during the 2007 Triennial Review process (it ranked second out of twenty-nine projects). In its current form, the proposed amendment will include a prohibition against the discharge or threatened discharge of excess sediment from human caused activities to waters of the state. Excess sediment is defined as soil, rock, and sediments discharged to waters of the state in an amount that could be deleterious to beneficial uses or cause a nuisance. The proposed amendment also includes an implementation plan with guidance for landowners and for Regional Water Board staff. Under the implementation plan, new projects will be encouraged to prevent, minimize, monitor, and use adaptive management. Existing discharges should be inventoried, prioritized, controlled, monitored, and have adaptive management applied.	
Regional Task 2	Develop the Stream and Wetland Systems Protection Policy and Bring it to the Regional Water Board for their Consideration	Regional Water Board staff is currently developing a proposed Basin Plan amendment titled the Stream and Wetland Systems Protection Policy. This task was determined by the Regional Water Board to be a high priority during the 2007 Triennial Review process (it ranked third out of twenty-nine projects). The proposed amendment will include new narrative water quality objectives for watershed hydrology that deals with infiltration capacity, stream channel equilibrium, floodplain connectivity; riparian vegetation, and wetland structure. The proposed amendment also includes an implementation plan that will describe criteria and actions to evaluate and ensure compliance with the new objectives. The implementation plan will likely include guidance and new performance criteria for permits, prohibitions on certain types of discharges, new WDRs	

		and conditional waivers, and non-regulatory actions such as issuing grant funding.	
Regional Task 3	Develop the Instream Flow Objective and Bring it to the Regional Water Board for their Consideration	<p>The task of developing an instream flow water quality objective was identified in the 2007 Triennial Review of the Basin Plan as a high priority for Regional Water Board staff to work on between 2007 and 2010. The task received a rank of ten out of twenty-nine basin planning-related projects. The instream flow objective will likely be a narrative objective that ensures natural hydrologic connectivity is maintained and protected in a manner that produces the seasonal patterns and ranges of flow necessary to support beneficial uses. Staff expect the instream flow objective will address issues beyond the scope of excess sediment control.</p>	
Regional Task 5	Conduct Outreach and Education	In order to help landowners and other stakeholders better understand excess sediment control practices and new or revised regulations (such as the Measures to Control Excess Sediment Amendment and the Stream and Wetland Systems Protection Policy, should they be adopted), staff believe it is necessary to conduct extensive outreach and coordination meetings, workshops, and engage in other informative and educational activities.	
Regional Task 7	Develop General WDRs and a Conditional Waiver for Vineyards	Vineyards are a source of excess sediment in the North Coast Region, both during and after construction. One ongoing program that addresses excess sediment from vineyards is Fish Friendly Farming (FFF). The FFF program is an incentive-based certification for vineyards and ranches that provides for self-determined compliance with water quality laws and the ESA. Under FFF, farmers develop a Farm Conservation Plan which includes a property wide inventory of sediment sources, a monitoring plan, and identifies beneficial management practices. Regional Water Board staff are currently and have been issuing letters recognizing the effort to protect and/or improve riparian conditions and fish habitat to farms that meet the intent of the FFF program. The Regional Water Board has also been involved with providing \$750,000 to the California Land Stewardship for the Fish	<p>The FFF program certified 54 farms and farmers in Sonoma and Mendocino Counties in fisheries and aquatic resources conservation farming techniques, including sustainable watershed restoration projects such as the planting of native vegetation, and erosion prevention structures on many of these farms. The landowners provided cost share funding for much of this work, with sustainable downstream</p>

		Friendly Farming Program Agriculture Clean Water Implementation grant project, as of April 2007.	benefits to the multiple public resources of the watersheds (NPS 5 Yr Plan, 2003)
Regional Task 15	Continue to Implement the General WDRs and Conditional Waiver for Non-Federal Timber Harvest Activities	In June 2004, the Regional Water Board adopted general WDRs (Order No. R1- 2004-0030) and a conditional waiver (Order No. R1-2004-0016) for discharges related to timber harvest activities on non-federal lands. - Continue to implement the general WDRs and conditional waiver for timber harvest activities on non-federal lands to prevent, minimize, and control excess sediment. - Continue to work with and participate in Cal FIRE's timber harvest project approval process to ensure excess sediment from commercial timber harvest activities is prevented, minimized, and controlled. Continue to use Senate Bill 810 authority when appropriate. Continue to comment on rule making by the Board of Forestry.	
Regional Task 16	Continue to Implement the Conditional Waiver for Federal Timber Harvest Activities	Since 2004, timber harvest activities on federal lands have been eligible for a conditional waiver if several conditions are met. Some of these conditions are (1) conducting an environmental review of the proposed project pursuant to NEPA, (2) the maintenance of a water quality program consistent with the Basin Plan, and (3) a verification system acceptable to the Regional Water Board that includes inspection, surveillance, enforcement, and monitoring of management practices. The conditional waiver expires in 2009. - Continue to implement the current conditional waiver for timber harvest activities on federal land.	
Regional Task 17	Develop WDRs or a Conditional Waiver for the USFS for Non-Timber Harvest Activities	Six national forests are located in the North Coast Region and are managed by the United States Forest Service (USFS). Of these, four national forests have sediment impaired rivers within their boundaries: the Klamath National Forest, Mendocino National Forest, Shasta-Trinity National Forest, and Six Rivers National Forest. The Modoc National Forest and Shasta-Rogue River National Forest are the exceptions. All four national forests fall within the Northern Province of the Pacific Southwest Region (Region 5) of the USFS.	

APPENDIX A

		Develop WDRs or a conditional waiver of WDRs for the USFS for the control of excess sediment from non-timber harvesting activities, such as general access roads, recreation, grazing, and other land use activities. In other words, the WDRs or conditional waiver would be applicable to all USFS land and activities not covered under the current conditional waiver for timber harvest activities (described in Regional Task 17). Bring the WDRs to the Regional Water Board for their consideration. If adopted, implement the WDRs.	
Regional Task 19	Continue to Implement, Review, and Potentially Revise the Permits for the Municipal, Construction, and Industrial Storm Water Program		
Regional Task 20	Continue to Implement the 401 Certification Program		
Regional Task 21	Continue to Fund Excess Sediment Control Projects through Grants and Loans		
Regional Task 26	Work with Counties to Update their General Plans	<p>Each county is required to adopt a general plan which prescribes the policies and guidelines used by the county in making land use decisions. General plans are long term, local planning documents that are often updated just once every twenty years. Sonoma, Mendocino, and Humboldt counties are currently working on updates.</p> <p>Research and determine the content of an adequate and effective general plan that will prevent and control excess sediment and be consistent with the Basin Plan. - Review and comment on draft and final general plan updates. - Participate in technical or advisory committees for the development of general plan updates.</p>	
Regional Task 27	Coordinate with County Staff	Meet regularly with staff of County Planning, Transportation, Public Works, and/or Community Development	

		Departments to discuss and coordinate municipal and construction storm water control efforts, general plan updates, county roads activities, and other excess sediment control activities. Meetings should happen annually to semi-annually. - Assign staff liaisons to the cities and counties in the North Coast Region to aid them in controlling excess sediment. Possible assignments include assisting with the development and/or implementation of grading ordinances, outreach and education activities, general plan updates, and other projects. Consider locating liaisons at county or city offices.	
Multi-Watershed Task 1	Develop ownership-wide WDRs for Green Diamond		
Multi-Watershed Task 2	Develop ownership-wide WDRs for Mendocino Redwood Company		
Multi-Watershed Task 8	Work with North Coast Railroad Authority.		
Multi-Watershed Task 16	Develop dairy-focused outreach and education program.		
Eel - NF, MF, and Middle Mainstream Tasks	Work with Round Valley Indian Tribes	Meet with tribal representatives of the Round Valley Reservation to discuss stream restoration work, encourage continued restoration efforts, suggest restoration techniques, warn against other restoration techniques, encourage source control and road repair, and requirements for 401 Certifications for dredge and fill activities on non-tribal land. Offer assistance. - Work with the Round Valley Indian Tribes to coordinate workshops on excess sediment control.	
Eel – Lower Mainstream Task 15	Develop Watershed-wide WDRs for Timber Harvest Activities in the Bear Creek Watershed	Develop watershed-wide WDRs for timber harvest activities in the Bear Creek watershed. Bring the WDRs to the Regional Water Board for their consideration. If adopted, implement the WDRs. The primary landowner in the Bear Creek watershed at the time of this writing is the Pacific Lumber Company (PALCO). Therefore, the WDRs may also take the form of	

APPENDIX A

		ownership-wide WDRs for PALCO for all their activities in the Bear Creek watershed.	
Eel – Lower Mainstream Task 16	Develop Watershed-wide WDRs for Timber Harvest Activities in the Jordan Creek Watershed	Develop watershed-wide WDRs for timber harvest activities in the Jordan Creek watershed. Bring the WDRs to the Regional Water Board for their consideration. If adopted, implement the WDRs. The primary landowner in the Jordan Creek watershed at the time of this writing is the Pacific Lumber Company (PALCO). Therefore, the WDRs may also take the form of ownership-wide WDRs for PALCO for all their activities in the Jordan Creek watershed.	
Garcia River Task 1	Continue to Implement the Garcia River TMDL Action Plan	Implementation actions to control excess sediment in the Garcia River have already been developed and are currently being executed under the Action Plan for the Garcia River Watershed Sediment Total Maximum Daily Load. The Action Plan is already a part of the Basin Plan and includes the sediment TMDL, implementation plan, and monitoring plan for the Garcia River watershed. The Action Plan has been in effect since January 3, 2002. Progress is being made, including significant land owner participation.	
Gualala River Task 9	Develop Ownership-Wide WDRs for Gualala Redwoods Inc.	Develop ownership-wide WDRs for Gualala Redwoods Inc. to address excess sediment and other water quality concerns on their ownership. Bring the WDRs to the Regional Water Board for their consideration. If adopted, implement the WDRs. The scope of the ROWD and WDR is currently being developed by Jim Burke. The ROWD is expected to be submitted in summer 2007. The WDR will intensely focus on roads and road-caused excess sediment sites.	
Russian River Task 2	Conduct Outreach and Education and Work with Interested Stakeholders	Conduct outreach and education efforts and work with interested stakeholders and watershed groups to promote excess sediment control in the Russian River watershed, with a focus on the smaller private landowners. See Regional Task 5 for a description of likely outreach and education efforts, such as hosting public workshops.	

Source: North Coast Regional Water Quality Control Board. April 8, 2008. Regional Water Board Staff Work Plan to Control Excess Sediment in Sediment Impaired Watersheds

APPENDIX B

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 10-2005
Applicant(s):	Dennis Linney, Judith Geer
Existing Designation(s):	Rural Residential 5 acre minimum (RR5)
Proposed Designation(s):	Rural Residential 2 acre minimum (RR2)
Size of request:	2.0 Acres
New Unit Potential:	zero (<i>property already has two structures</i>)
Brief Description:	Applicant is requesting a redesignation so that the property could be split in two with one home on each new parcel. This would allow the owner to sell one or both parcels separately.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would create no new environmental impacts to the request area as the property already contains the maximum number of residences.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Introduction of a more intensive designation where none currently exists• Redesignation of subject parcel would create an RR1 “island”• Creation of additional small parcels or ownerships adjacent to active agricultural operations are to be minimized (draft General Plan Policy RM-100) <p>Redesignating the surrounding area to match the request would create new potentially significant environmental impacts. These impacts are water, traffic, and public services. It would also go against policy RM-100 to reduce rural residential densities adjacent to active agricultural areas.</p>

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 11-2005
Applicant(s): Steve Carpenter

Existing Designation(s): Public Lands (PL)
Proposed Designation(s): Remote Residential 40 acre minimum (RMR40)

Size of request: 32.9 Acres
New Unit Potential: One (*No structures present*)

Brief Description: Applicant is requesting a redesignation from PL as the property is no longer government-owned.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: This request would create very limited environmental impacts; or mainly from the potential construction of a single new residential structure.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- Requested designation is the same designation as exists to the south and east of the property and does not increase the residential density of the area.
- Redesignation of the parcel would remove a PL “island”
- No modification to surrounding properties is necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 1-2006
Applicant(s): Jim Apperson

Existing Designation(s): Rural Residential 5-acre minimum (RR5)
Proposed Designation(s): Rural Residential 2-acre minimum (RR2)

Size of request: 5.95 Acres
New Unit Potential: One (*One structure is already present*)

Brief Description: Applicant is requesting a RR2 to split off a portion of the property.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: This request would create very limited environmental impacts mainly from the construction of a single new residential structure.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- Requested designation is the same designation as exists to the west of the property.
- The new classification would only marginally increase the residential density of the area.
- No modification to surrounding properties is necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 10-2006 GPU 11-2006
Applicant(s):	Julia Christian Harlin & Betty Bozarth
Existing Designation(s):	Remote Residential 20-acre minimum (RMR20)
Proposed Designation(s):	Rural Residential 2-acre minimum (RR2)
Size of request:	25.16 Acres
New Unit Potential:	Up to six additional (<i>four structures are already present</i>)
Brief Description:	Applicants are requesting RR2 to allow some additional subdivision of the two large parcels. The two small parcels on either side are also recommended for redesignation, but do not increase the development potential.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	This request would create limited environmental impacts; mainly from the construction of new residential structures. Although a maximum of 6 new residences are possible, it is likely fewer could be constructed due to the configuration of the existing houses.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The RR2 designation would create a transition between the denser designations closer to Willits and the less dense RMR20 to the south and west.• Redesignation would only marginally increase the residential density of the area.• No additional modifications beyond the two adjacent parcels would be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 12-2006
Applicant(s): Pamela Roscoe

Existing Designation(s): Public Lands (PL)
Proposed Designation(s): Rangelands 160-acre minimum (RL160)

Size of request: 287.2 Acres
New Unit Potential: Up to four additional (*no structures are currently present*)

Brief Description: Applicant is requesting to remove the PL designation and replace it with RL160 to reflect the fact that the BLM no longer owns this property.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: This request would create limited environmental impacts mainly from the construction of new residential structures and driveways. Although it is unknown if any of the four parcels will ever be developed, the maximum number of units would not exceed four.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The RL160 designation is consistent with the area.
- Redesignation would match the residential density of the area.
- No additional modifications to the surrounding area would be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 13-2006
Applicant(s): Richard and Janine O'Neil

Existing Designation(s): Rural Residential 5-acre minimum (RR5)
Proposed Designation(s): Industrial (I)

Size of request: 2.8 Acres
New Unit Potential: None

Brief Description: Applicant is requesting to change from RR5 to I to fit the needs of the existing business (porta-potty service firm).

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: This request would create no additional land use impacts. It would simply alter the designation to match the nature of the existing land use.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The parcels to the north are already designated I.
- Redesignation would lower the residential density of the area and be a more appropriate land use in the vicinity of the nearby airport.
- No additional modifications to the surrounding area would be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 15-2006
Applicant(s): Joe and Roxane Boyl

Existing Designation(s): Suburban Residential (SR)
Proposed Designation(s): Commercial (C)

Size of request: 2.04 Acres
New Unit Potential: None

Brief Description: Applicant is requesting to change from SR to C.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: This request could cause limited environmental impacts from future commercial activities that may occupy the site. Those impacts would be disclosed and mitigated during the use permit process.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The parcels to the south are already designated C.
- Redesignation would lower the residential density of the area.
- No additional modifications to the surrounding area would be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 16-2006
Applicant(s):	Susan Garret et al.
Existing Designation(s):	Rural Residential 5-acre minimum (RR5)
Proposed Designation(s):	Rural Residential 2-acre minimum (RR2)
Size of request:	9.91 Acres
New Unit Potential:	Three (<i>one unit is present</i>)
Brief Description:	Applicant is requesting to change from RR5 to RR2 to split the property four ways.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	<p>This request would have limited environmental impacts mostly due to the construction of additional residential units in a congested area with only one point of ingress and egress. A small potential for water quality impacts to the Fort Bragg water system also exists due to the site's proximity to the City's point of intake.</p>
Plan Consistency:	<p>This request is not consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The surrounding parcels are designated RR5.• The subject parcel represents a long established transition between the smaller parcels to the west and larger parcels to the east. Redesignation would alter that balance and increase the residential density of the area.• Additional modifications to the surrounding area to make the map more consistent would create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed in a more detailed EIR.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 1-2007
Applicant(s):	Peter and Lorna Opatz
Existing Designation(s):	Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Agricultural 40-acre minimum (AG40)
Size of request:	154.59 Acres
New Unit Potential:	Two additional units (<i>no units are present, but two are potentially developable under the current designation</i>)
Brief Description:	Applicant is requesting to change from RL160 to AG40 to better reflect the agricultural nature of the existing land use (vineyards).
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Viticulture is an allowable use under both the RL and AG designations so any environmental impact would occur from the construction of new residential units. Those environmental impacts would likely be very minor.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The neighboring parcels are designated RMR40, a classification that has the same residential density as AG40.• Redesignation would not alter the residential density of the area.• No additional modifications would be needed to the surrounding area to make the map more consistent.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 02-2007
Applicant(s): Randy and Mary MacDonald.

Existing Designation(s): Remote Residential 20-acre minimum (RMR20)
Proposed Designation(s): Remote Residential 10-acre minimum (RR10)

Size of request: 41.61 Acres
New Unit Potential: Up to two additional units (*one is currently present and a second is potentially developable under the existing designation*)

Brief Description: Applicant is requesting to change from RMR20 to RR10.

Included in: Board of Supervisors Alternative only

FINDINGS

Impacts: Increasing the residential unit potential from 2 to 4 would not pose significant environmental impacts to this area due to the large parcel sizes and low residential densities.

Plan Consistency: This request is not consistent with the existing and proposed General Plan for the following reasons:

- The neighboring parcels are designated RMR20 and a change would create an RR10 “island”.
- The subject parcel represents a transition between the smaller parcels and RR5 designation closer in and less dense parcels further out. Redesignation would alter that balance and increase the residential density of the area.
- Additional modifications to the surrounding area to make the map more consistent would create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed in a more detailed EIR.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 03-2007
Applicant(s): Betty Delaney

Existing Designation(s): Rangeland 160-acre minimum (RL160)
Proposed Designation(s): Rural Residential 10-acre minimum (RR10)

Size of request: 25.36 Acres
New Unit Potential: One additional unit (*one unit is currently present*)

Brief Description: This property is bisected by SR 175 and was never legally divided into two portions. The applicant is requesting to change from RL160 to RR10 to be able to split off the portion of the property on the other side of the highway.

Included in: Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts: Increasing the residential unit potential by an additional unit would not pose significant environmental impacts to this area.

Plan Consistency: This request is not consistent with the existing and proposed General Plan for the following reasons:

- The neighboring parcels are designated RL160 and a change would create an RR10 “island.”
- Redesignation would introduce a denser classification and encourage a more spread-out pattern of growth that the draft General Plan policies try to limit.
- Additional modifications to the surrounding area to make the map more consistent would create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed in a more detailed EIR.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 04-2007
Applicant(s):	Snow Mountain Tree Farm
Existing Designation(s):	Forestland 160-acre minimum (RL160), Industrial (I)
Proposed Designation(s):	Rural Residential 10-acre minimum (RR10) with clustering
Size of request:	97.33 Acres
New Unit Potential:	Up to 9 additional units (<i>none are currently present</i>)
Brief Description:	This property is the former Louisiana Pacific Mill Site along the Eel River. The property owner is asking for the option to create up to nine residential parcels clustered in a smaller area outside of the flood plain with a majority of the site placed into a conservation easement.
Included in:	Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts:	Increasing the residential unit potential by nine additional units could pose significant environmental impacts with water, sanitation and services to this area. With proper mitigation at the building permitting stage, these impacts could be reduced to a less than significant status.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would better reflect the existing and proposed uses than the FL and I classifications do.• Although no additional General Plan designations are required for consistency, the adjacent property owner to the east requested the identical classification for his parcel.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 05-2007
Applicant(s):	Karen Calvert
Existing Designation(s):	Forestland 160-acre minimum (RL160)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	40.6 Acres
New Unit Potential:	Up to one additional unit (<i>one residential entitlement currently exists although no units are present</i>)
Brief Description:	This request is to increase the residential density of this property by allowing for a simple split.
Included in:	Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts:	<p>This request would pose negligible environmental impacts from the construction of one additional residential structure. This request could result in a loss of timberland production on this property and impinge on production on neighboring parcels.</p>
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The requested designation is already present on the southern and eastern boundaries.• The change would not change the character of the area.• The resulting parcel sizes would still be large enough to protect timber harvesting to the west and north of the property• No additional General Plan designation changes are required to make this request consistent.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 06-2007
Applicant(s):	Linda and Niels Bjerre
Existing Designation(s):	Remote Residential 20-acre minimum (RMR20)
Proposed Designation(s):	Rural Residential 2-acre minimum (RR2)
Size of request:	7.33 Acres
New Unit Potential:	Up to two additional units (<i>one residential unit is already present</i>)
Brief Description:	This request is to increase the residential density of this property by allowing for a 3-way minor subdivision.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would pose minimal environmental impacts from the potential construction of two additional residential structures on seven acres of land. Most impacts could be mitigated at the building permit stage. The increase in residential density would not overburden the surrounding area.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The requested designation is not present anywhere near the subject parcel and would create a general plan classification “island.”• Changing the designation would change the character of the surrounding area and disrupt the transition of higher density classifications to the west and lower density classification to the east.• Changing the surrounding designations to match the request would create significant growth-related impacts that would require additional mitigation.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 09-2007
Applicant(s):	JCA Associates LLC
Existing Designation(s):	Forestland 160-acre minimum (RL160), Industrial (I)
Proposed Designation(s):	Rural Residential 10-acre minimum (RR10) with clustering
Size of request:	11.68 Acres
New Unit Potential:	No additional units (<i>none are currently present, one unit is permissible under the existing classification</i>)
Brief Description:	This property is the former Louisiana Pacific Mill Site along the Eel River. The property owner is asking to match the General Plan designation with the property to the west.
Included in:	Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts:	Negligible impacts from construction of the entitled unit, no additional environmental impacts are anticipated.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would better reflect the existing and proposed uses than the FL and I classifications do.• No additional General Plan designations are required to make this request consistent.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 13-2007
Applicant(s):	Rick and Donna Hewitt
Existing Designation(s):	Remote Residential 40-acre minimum (RMR40)
Proposed Designation(s):	Rural Residential 10-acre minimum (RR10)
Size of request:	42.37 Acres
New Unit Potential:	Up to three new units (<i>one is currently present</i>)
Brief Description:	This property is located off of Simpson Lane adjacent to the City of Fort Bragg water intake facility. The owner is interested in subdividing the property into four parcels.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	Minor impacts from the construction of the one to three additional units, additional water-related mitigation may be required by the City of Fort Bragg to protect their water supply.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would introduce a new residential classification for that property only, creating an “island”• The designation would interrupt the transition from denser classifications to the south and west and less dense classifications to the north and east.• Reclassifying surrounding parcels to attain consistency would result in potentially significant growth-related impacts that would need additional study.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 14-2007
Applicant(s):	Anderson
Existing Designation(s):	Forestland / Rangeland 160-acre minimums (FL160/RL160)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	165 Acres
New Unit Potential:	Six new units (<i>although no units are currently present, two are allowed for under the existing classifications</i>)
Brief Description:	The 236-acre property holding has three classifications: RR5, RL160 and FL160. This request only covers the latter two classifications on the eastern two-thirds of the property. Reclassification would increase residential density on that portion of the property by six units.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Minor impacts from the potential construction of up to six additional. Due to the parcelization of the subject property, development could occur as two minor subdivisions or a standard subdivision request.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Although the new designation would introduce a new residential classification for that property only, the result would create a transition between the denser residential classifications to the west, north and south and the resource lands to the east.• The resulting residential density would not be out of character with the surrounding vicinity.• Reclassifying surrounding parcels to attain consistency would not be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 15-2007
Applicant(s):	Peter / Michael Mikhail
Existing Designation(s):	Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Agriculture 40-acre minimum (AG40)
Size of request:	180 Acres
New Unit Potential:	Two new units (<i>although no units are currently present, two are allowed for under the existing classifications</i>)
Brief Description:	The property owners are requesting to change their classification from a rangeland classification to an agricultural one.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	Minimal impacts from the construction of up to two additional units in addition to the two allowed for under the existing classifications. The eventual unit count is unknown. Possible additional impacts associated with new intensive agricultural activities. Overall impact from this request is negligible to minimal and can be mitigated with standard building codes and conventional agricultural practices.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would introduce a new classification for that property only, resulting in an “island.”• Reclassification to AG40 is not necessary to allow for agricultural activities; the RL160 already permits viticulture and other farming practices.• Reclassifying surrounding parcels to attain consistency would not be practical due to topographical constraints.

Land Use Change Request (REVISED)

BACKGROUND INFORMATION

Application Number:	GPU 16-2007
Applicant(s):	Carolynn Logan
Existing Designation(s):	Remote Residential 40-acre minimum (RMR40)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	40 Acres
New Unit Potential:	Up to two new unit (<i>one unit is currently present</i>)
Brief Description:	The property owner is requesting to change their classification from RMR40 to RMR20 to be able to split off the lower half of an extremely steep parcel.
Included in:	Preferred Project (<i>STAFF RECOMMENDATION AFTER FURTHER REVIEW</i>), Board of Supervisors Alternative only

FINDINGS

Impacts:	Minimal to negligible impact from the construction of one to two addition housing units
Plan Consistency:	<p>This request can be considered consistent with the existing and proposed General Plan if:</p> <ul style="list-style-type: none">• The RMR20 designation is extended northward to include this property and the neighboring parcels to the east and west. <p>If agreed to by the Board of Supervisors, redesignation of a limited number of properties immediately to the east and west of the subject parcel would limit potential growth related impact to a two new residential units. If this expanded RMR20 classification were to occur, this request could be considered consistent with the existing and proposed General Plan. It would also improve the General Plan boundaries for this area without increasing residential densities or introducing new classifications.</p>

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 20-2007
Applicant(s):	Harwood Investment Company
Existing Designation(s):	Agricultural 40-acre minimum (AG40)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	60.97 Acres plus adjacent 9.53 acres to the south
New Unit Potential:	Two new units (<i>one unit is permissible under existing classification although no units are currently present</i>)
Brief Description:	The property owner is requesting to change their classification from AG40 to RMR20 to legally split their holdings into three parcels. The subject property has not been cultivated for a substantial length of time and is not under Williamson Act protection. The parcel immediately to the south of the subject site will be redesignated as well.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Minimal to negligible environmental impact from the potential construction of one to two additional housing units. Potentially minor impacts due to a loss of agriculturally designated land, albeit of low quality due to encroaching incompatible uses.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would introduce a new classification for that area that better reflects the current and future land uses.• Reclassification would create a transition between the denser uses to the west and the less dense uses to the east.• For better consistency with surrounding classifications, the RMR20 designation would be extended to include the adjacent parcel to the south. This extension would result in no change in residential density.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 21-2007
Applicant(s): Arthur C. Harwood

Existing Designation(s): Industrial (I)
Proposed Designation(s): Rural Community(RC)

Size of request: 11.09 Acres
New Unit Potential: As many as ten units and/or additional commercial space (*15 units and a school currently present*)

Brief Description: The property owner is requesting to change their General Plan classification from I to RC to better conform with the existing uses on the property which is adjacent to the Branscomb Mill site.

Included in: Preferred Project and Board of Supervisors Alternatives

FINDINGS

Impacts: No environmental impacts would occur without additional development at the mill site. This is a possibility given the subsequent closure of the Branscomb Mill. Minimal environmental impacts are possible if additional housing units or other uses were added to the site. At this point it is impossible to gauge how many new units, if any are likely to occur on the site.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The new designation would introduce a new classification for that area that better reflects the current and future land uses in that area.
- The surrounding industrial classification allows for similarly intensive land uses.
- No additional reclassification of surrounding properties is necessary for consistency.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 22-2007
Applicant(s):	Michelle Tellier
Existing Designation(s):	Rural Residential 5-acre minimum (RR5)
Proposed Designation(s):	Rural Residential 2-acre minimum (RR2)
Size of request:	5.97 Acres
New Unit Potential:	One to two additional units (<i>one unit is currently present</i>)
Brief Description:	The property owner is requesting to change their General Plan classification from RR5 to RR2 to allow for a minor subdivision of her property.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	Limited environmental impact from the potential construction of one to two additional housing units.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would introduce a new classification for that area that is not currently present, creating a classification “island.”• Increasing the residential density of the subject site would be out of character with the surrounding area.• Additional reclassification of surrounding properties to create an area that is consistent would result in significant new growth-related impacts that would warrant additional study.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 23-2007
Applicant(s):	Timothy Zimmerer
Existing Designation(s):	Rural Residential 1-acre minimum (RR1)
Proposed Designation(s):	Industrial (I)
Size of request:	1.32 Acres
New Unit Potential:	Not applicable
Brief Description:	The property owner is requesting to change their General Plan classification from RR1 to I to allow for different uses of their property.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Limited environmental impact from the potential construction of new structures.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation is present on adjacent properties and in the vicinity.• The character of the area is increasingly non-residential and this classification would be appropriate with the surrounding area.• The General Plan policies promote land use compatibility with parcels located along railroads.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 25-2007

Applicant(s): John Fetzer

Existing Designation(s): Agriculture 40-acre minimum (AG40)

Proposed Designation(s): Rural Residential 5-acre minimum (RR5)

Size of request: 11.3 Acres

New Unit Potential: Two new units (*none are currently constructed*)

Brief Description: The property owner is requesting to change their General Plan classification from AG40 to RR1 to allow for a simple split of their property.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: Limited environmental impact from the construction of two new structures and a loss of ten acres of vineyards.

Plan Consistency: Consistency with the existing and proposed General Plan cannot be determined for the following reasons:

- The existing General Plan designation boundaries on the County of Mendocino maps are inaccurate in this area.
- This request would introduce a new classification for the property, creating a General Plan classification “island,” however;
- denser land uses classification exist on adjacent properties and in the vicinity. Redesignation would create a transition between those areas and the less dense properties to the west.
- Although the request would slightly increase residential density of the area, that increase is in keeping with the character of that neighborhood.
- Redesignating additional properties to the north would also be appropriate, but not required, for consistency.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 26-2007
Applicant(s):	James and Barbara McCulloch
Existing Designation(s):	Agriculture 40-acre minimum (AG40) and Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Remote Residential 40-acre minimum (RR40)
Size of request:	132.52 Acres
New Unit Potential:	None
Brief Description:	The property owner is requesting to change their General Plan designations of AG40 and RL160 to RMR40 to place all of their parcels into the same General Plan classification.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	No additional impacts as this request does not increase residential density or authorize new uses. Minor loss of agriculturally designated land.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation is present on adjacent properties and in the vicinity.• This request simplifies the land use map in this area.• This request does not change the character of the property or the surrounding area.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 27-2007
Applicant(s): Granite Construction

Existing Designation(s): Rangeland 160-acre minimums (RL160)
Proposed Designation(s): Industrial (I)

Size of request: 35.31 Acres
New Unit Potential: None (*non-residential*)

Brief Description: The property owner has a properly permitted surface mining operation on the parcel which is designated RL160. One condition on their permit required the owner to seek a General Plan Amendment to change their classification to industrial to allow for the processing of the aggregate stream.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: No additional environmental impact as the ongoing activities were covered in the Surface Mining and Reclamation Act (SMARA) permit, various use permits and associated environmental documentation for that property.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The new designation would introduce a new classification for that area that better reflects the existing operation.
- Previously approved use permits called for this designation change.
- No additional reclassification of surrounding properties will be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 28, 36 and 37-2007
Applicant(s):	DeBold, Gillespie, and Joyner
Existing Designation(s):	Remote Residential 40-acre minimums (RMR40) Rangeland 160-acre minimums (RL160)
Proposed Designation(s):	Remote Residential 20-acre minimums (RMR20)
Size of request:	240.27 Acres
New Unit Potential:	Up to seven (<i>three units are present with an addition one potentially allowed for under existing designations</i>)
Brief Description:	All three owners are requesting the RMR20 designation to split off the parcels that were created but never legally severed when Ball Springs Road was constructed. Due to the uncertainty on the final configuration of the parcel lines, between three and seven new parcels could be created.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would have only minor impacts on the environment, with the most significant concern dealing with the increased risk of accidents at the intersection of Ball Springs Road and US 101.
Plan Consistency:	<p>Consistency with the existing and proposed General Plan cannot be determined for the following reasons:</p> <ul style="list-style-type: none">• The existing General Plan designation boundaries on the County of Mendocino maps are imprecise in this area.• This request would introduce a new classification that allows for a higher residential density than is currently found in this area. It would not however, create a classification “island.”• Denser residential densities land uses exist to the west and south; however, increasing densities in this remote area is contrary to General Plan goals to focus development nearer to existing settlements.• Redesignating additional properties to the west would also be appropriate but not required for consistency.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 29 and 30-2007
Applicant(s):	M&R Vineyards / Middleridge Vineyards.
Existing Designation(s):	Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Agricultural 40-acre minimum (AG40)
Size of request:	Slightly over 1600 Acres
New Unit Potential:	21-26 additional units (<i>several dwelling units are present, with up to 14 available under existing classifications. This does not include or preclude farm worker housing units</i>)
Brief Description:	Applicants are requesting to change from RL160 to AG40 to better reflect the well-established large-scale agricultural operations in this area (vineyards).
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Viticulture is an allowable use under both the RL and AG designations so any environmental impacts would occur if new residential units were constructed. These impacts would likely be relatively minor. Up to 26 new parcels could be created. Since the entire holdings are covered by prime and non-prime Williamson Act protection, subdivision would be difficult and no evidence exists that this would be attempted.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The request connects two large, discontinuous AG40 areas into a larger contiguous unit, simplifying the land use map.• Redesignation to AG40 reflects and better protects the agricultural land uses in that area.• Redesignation could potentially increase the residential density of the area but is not likely to do so.• No additional modifications would be needed to the surrounding area to make the map more consistent.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 31-2007
Applicant(s):	Daisy Cochrane
Existing Designation(s):	Rural Residential 10-acre minimum (RR10)
Proposed Designation(s):	Rural Residential 5-acre minimum (RR5)
Size of request:	22.42 Acres
New Unit Potential:	Up to two additional units (<i>two units are permissible under the existing general plan classification although none are currently present</i>)
Brief Description:	The property owner requests the property be designated RR5 to allow for a four-way minor subdivision of the property.
Included in:	Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts:	Increasing the residential unit potential by an additional two units (for a total of four) would not pose significant environmental impacts to this area.
Plan Consistency:	<p>This request is not consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The neighboring parcels are designated RMR20 and RR10 and a change would create an RR5 “island.”• Redesignation would introduce a denser classification and encourage a more spread-out pattern of growth that the draft General Plan policies try to limit.• Additional modifications to the surrounding area to make the map more consistent would create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed in a more detailed EIR.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 32-2007
Applicant(s):	Thomas and Maryann Adkisson
Existing Designation(s):	Forestland / Rangeland 160-acre minimums (RL160 / FL160)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	71.74 Acres
New Unit Potential:	Up to two additional units are mathematically possible, although the configuration will probably limit growth to one parcel (<i>one unit is currently present</i>)
Brief Description:	The property owner requests the property be designated RMR20 to split off the parcel that was created but never legally severed when US 101 was constructed.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	Increasing the residential unit potential by up to two units would not pose significant environmental impacts to this area.
Plan Consistency:	<p>This request is not consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The neighboring parcels are designated RL160 and FL160 and a change would create an RMR20 “island.”• Redesignation would introduce a denser classification and encourage a more spread-out pattern of growth that the draft General Plan policies try to limit.• Additional modifications to the surrounding area to make the map more consistent would create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed in a more detailed EIR.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 33-2007
Applicant(s):	Thomas and Maryann Adkisson
Existing Designation(s):	Rural Residential 10-acre minimum (RR10)
Proposed Designation(s):	Rural Residential 5-acre minimum (RR5)
Size of request:	24.16 Acres
New Unit Potential:	Three to four additional units, depending on the final parcel boundary lines (<i>one unit is currently present</i>)
Brief Description:	The property owner requests the property be designated RR5 to undertake a minor subdivision of this property.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Increasing the residential unit potential by up to four units would pose minor environmental impacts to this area that could be mitigated through standard building practices.
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The adjacent parcel to the south under same ownership is already designated RR5 and would not create a classification “island.”• Redesignation would be consistent with the surrounding classifications and reflect the character of the area.• Additional modifications to the surrounding area to make the map more consistent are not necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 34-2007
Applicant(s):	Stephen and Star Roberts
Existing Designation(s):	Agricultural 40-acre minimum (AG40)
Proposed Designation(s):	Rural Residential 5-acre minimum (RR5)
Size of request:	11.18 Acres
New Unit Potential:	One additional unit (<i>one unit is currently present</i>)
Brief Description:	The property owner requests the property be designated RR5 to divide the parcel into two.
Included in:	Preferred Project and the Board of Supervisors Alternative

FINDINGS

Impacts:	Increasing the residential unit potential by an additional unit would not pose any significant environmental impact to this area.
Plan Consistency:	<p>This request is not consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The surrounding parcels are designated AG40 and a change would create an RR5 “island.”• Redesignation would introduce a denser classification and encourage a more spread-out, albeit limited, pattern of growth that the draft General Plan policies try to limit.• Additional modifications to the surrounding area to make the map more consistent would impact agricultural operations to the northwest and potentially create significant new water, sewer, public services, transportation and land use impacts that would need to be addressed separately.• The existing General Plan map for this area is already imprecise and this redesignation, absent further changes, would exacerbate that situation.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 38-2007
Applicant(s):	Robert Rosetti
Existing Designation(s):	Commercial and Suburban Residential (split C/SR)
Proposed Designation(s):	Suburban Residential (uniform SR)
Size of request:	2.49 Acres
New Unit Potential:	One additional parcel (<i>several structures are present and around nine to ten new units are possible at the densest configuration under the existing SR designated area</i>)
Brief Description:	Applicant is requesting to remove the commercial designation from the parcel for a uniform classification of SR throughout.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	<p>This request could potentially create an opportunity for an additional residential unit. Although this unit itself would create a less than significant impact to the environment, cumulatively, it and the ten new parcels that could be created would pose a potentially significant new demand to the local water district. It is unlikely that any new structures would be constructed until the constraints posed by the existing structures, road access and a moratorium on new water connections have been suitably addressed. Outside of water and improved road access, this request would pose only limited impacts under CEQA.</p>
Plan Consistency:	<p>This request is consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Most of the subject parcel is already designated SR• Redesignation to SR would match the residential density of the area and would occur in an existing settlement with access to services.• No additional modifications to the surrounding area would be necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number: GPU 39-2007
Applicant(s): Pepper / Ryan

Existing Designation(s): Rural Residential 10-acre minimum (RR10)
Proposed Designation(s): Rural Residential 5-acre minimum (RR5)

Size of request: 10.03 Acres
New Unit Potential: One additional unit (*one unit is currently present*)

Brief Description: The property owner requests the property be designated RR5 to split this property.

Included in: Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts: Increasing the residential unit potential by another unit would not pose significant environmental impacts to this area.

Plan Consistency: This request is consistent with the existing and proposed General Plan for the following reasons:

- The adjacent parcel to the west is already designated RR5. This change would simply extend the RR5 classification.
- Redesignation would be consistent with the surrounding classifications and reflect the character of the area.
- Additional modifications to the surrounding area to make the map more consistent are not necessary.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 40-2007
Applicant(s):	Ron & Petra Meaux
Existing Designation(s):	Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Agriculture 40-acre minimum (AG40)
Size of request:	207 Acres
New Unit Potential:	Up to 4 additional units (<i>one unit currently exists</i>)
Brief Description:	The property owners are requesting to change their classification from a rangeland classification to an agricultural one.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	Minor impacts from the construction of up to four additional units although the eventual unit count is unknown. Possible additional impacts associated with new intensive agricultural activities, if introduced to this area, including increased traffic on Orr Springs Road. Overall impact from this request is likely to be insignificant to minimal and could probably be mitigated with standard building codes and conventional agricultural practices.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The new designation would introduce a new classification for that property only, resulting in an “island.”• Reclassification to AG40 is not necessary to allow for agricultural activities; the RL160 already permits most farming practices.• Reclassifying surrounding parcels to attain consistency would not be practical or make sense due to topographical constraints.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 41-2007
Applicant(s):	Dunlap / Bloom / Black
Existing Designation(s):	Remote Residential 20-acre minimum (RMR20)
Proposed Designation(s):	Suburban Residential 40,000 sq. ft lot minimum (SR)
Size of request:	6.37 Acres
New Unit Potential:	Three additional units (<i>three units are currently present</i>)
Brief Description:	The property owners requests the three parcels be designated SR to allow for division of each parcel into two pieces.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	Increasing the residential unit potential by up to three units would pose minor environmental impacts to this area that could be mitigated through standard building practices. Due to infrastructure limitations and lot configurations, subdivision into lot sizes smaller than 40,000 square feet is not likely
Plan Consistency:	<p>This request is mostly consistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• The adjacent parcel to the west is already designated SR• Redesignation would be consistent with the surrounding classifications and reflect the character of the area.• Additional modifications to the surrounding area to make the map more consistent are not necessary. <p>This property is not consistent with Goal 2, Policy 2a under “Agriculture” in the Land Use Element of the Existing General Plan in that the new parcels would be smaller than the 5 acre minimum for properties adjacent to Type 1 Williamson Act Ag Preserves. Mitigating that inconsistency somewhat is the fact that the adjacent parcel is not designated AG40 and not used for agricultural purposes.</p>

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 42-2007
Applicant(s):	Douglas and Ruthann Volz
Existing Designation(s):	Rural Residential 5 acre minimum (RR5)
Proposed Designation(s):	Rural Residential 1 acre minimum (RR1)
Size of request:	2.39 Acres
New Unit Potential:	One new unit (<i>property already has one structure</i>)
Brief Description:	Applicant is requesting a redesignation so that the property could be split in two. This would allow the owner to sell one or both parcels separately.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would create minimal new environmental impacts to the area, limited mostly to the potential addition of a single new home.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Introduction of a more intensive designation where none currently exists,• Redesignation of subject parcel would create an RR1 “island,”• Creation of additional small parcels or ownerships adjacent to active agricultural operations are to be minimized (draft General Plan Policy RM-100). <p>Redesignating the surrounding area to match the request would create new potentially significant environmental impacts. These impacts are water, traffic, and public services. It would also go against policy RM-100 to reduce rural residential densities adjacent to active agricultural areas.</p>

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 44-2007
Applicant(s):	Fernando Garcia
Existing Designation(s):	Remote Residential 20 acre minimum (RR20)
Proposed Designation(s):	Remote Residential 10 acre minimum (RR10)
Size of request:	Around 20 acres
New Unit Potential:	One new unit (<i>one structure is permissible under the existing classification</i>)
Brief Description:	Applicant is requesting a redesignation so that the property could be split in two. This would allow the owner to sell one or both parcels separately.
Included in:	Preferred Project and Board of Supervisors Alternative

FINDINGS

Impacts:	This request would create minimal new environmental impacts to the area, limited mostly to the potential addition of another new single family home.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Introduction of a more intensive designation where none currently exists• Redesignation of subject parcel would create an RR10 “island”• Redesignating the surrounding area to match the request would create new potentially significant environmental impacts.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 45-2007
Applicant(s):	Wellik
Existing Designation(s):	Agricultural 40 acre minimum (AG40)
Proposed Designation(s):	Rural Residential 1 acre minimum (RR1)
Size of request:	4.3 Acres
New Unit Potential:	One to three new units depending on the final configuration (<i>property already has one structure</i>)
Brief Description:	Applicant is requesting a redesignation to allow for a minor subdivision of the property.
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would create minor impacts to the area, limited mostly to the increased water use and residential density in close proximity to active agricultural operations.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Introduction of a more intensive designation where none currently exists,• Redesignation of subject parcel would create an RR1 “island,”• Creation of additional small parcels or ownerships adjacent to active agricultural operations are to be minimized (draft General Plan Policy RM-100),• The request would also violate Goal 2, Policy 2a under “Agriculture” in the Land Use Element of the Existing General Plan in that the new parcels would be smaller than the 5 acre minimum for properties adjacent to Type 1 Williamson Act Ag Preserves. <p>Redesignating the surrounding area to connect the request area to RR1 areas to the west and east would create new, potentially significant environmental impacts. These impacts are water, traffic, and public services. It would also impact the viability of active agriculture operations in that area.</p>

Land Use Change Request (REVISED)

BACKGROUND INFORMATION

Application Number:	GPU 46-2007
Applicant(s):	Jonathon & Katrina Frey
Existing Designation(s):	Rangeland 160-acre minimum (RL160)
Proposed Designation(s):	Remote Residential 20-acre minimum (RMR20)
Size of request:	153 Acres
New Unit Potential:	Up to three new units (<i>one unit is currently present</i>)
Brief Description:	The property owner is requesting to change their RL160 designated upland portion of this split-zoned parcel to RMR40 to potentially split off a portion of the property. No change is being proposed for the AG40 part of the property.
Included in:	Preferred Project (<i>STAFF RECOMMENDATION AFTER FURTHER REVIEW</i>), Board of Supervisors Alternative only

FINDINGS

Impacts:	Minimal to negligible impact from the construction of one to three addition housing units. Although redesignation would not impact the existing Type II Williamson Act Ag contracts for this area, any minor subdivision / lot split and sale may necessitate contract modification or non-renewal.
Plan Consistency:	<p>This request can be considered consistent with the existing and proposed General Plan if:</p> <ul style="list-style-type: none">• The RMR40 designation is extended to include this property and the four parcels to the north and six parcels to the south, forming a contiguous RMR40 classification area. If agreed to by the Board of Supervisors, redesignation of a limited number of properties immediately to the north and south of the subject parcel would limit potential growth related impact to two new residential units on the subject parcel and an additional one to the south. If this expanded RMR40 classification were to occur, this request could be considered consistent with the existing and proposed General Plan. It would also improve the General Plan boundaries for this area without increasing residential densities or introducing new classifications.

Land Use Change Request

BACKGROUND INFORMATION

Application Number:	GPU 47-2007
Applicant(s):	Gitlin / Frey
Existing Designation(s):	Rural Residential 5 acre minimum (RR5)
Proposed Designation(s):	Rural Residential 2 acre minimum (RR2)
Size of request:	12.5 Acres
New Unit Potential:	Up to three additional parcels depending on the final configuration (<i>property already has several structures and can be configured into three separate parcels</i>)
Brief Description:	Applicant is requesting a redesignation to allow the creation of up to six total parcels on the 12.5 acres
Included in:	Board of Supervisors Alternative only

FINDINGS

Impacts:	This request would create minor impacts to the area, limited mostly to the increased water use and residential density in close proximity to active agricultural operations.
Plan Consistency:	<p>This request is inconsistent with the existing and proposed General Plan for the following reasons:</p> <ul style="list-style-type: none">• Introduction of a more intensive designation• Redesignation of subject parcel would create an RR2 “island,”• Creation of additional small parcels or ownerships adjacent to active agricultural operations are to be minimized (draft General Plan Policy RM-100),• The request would also violate Goal 2, Policy 2a under “Agriculture” in the Land Use Element of the Existing General Plan in that the new parcels would be smaller than the 5 acre minimum for properties adjacent to Type 1 Williamson Act Ag Preserves. <p>Redesignating the parcel and surrounding area to RR1 and connecting it to the RR1 area to the south would create new, potentially significant environmental impacts. These impacts are water, traffic, and public services. It would also impact the viability of active agriculture operations in that area.</p>