



**PLANNING COMMISSION
STAFF REPORT- MINOR SUBDIVISION**

**DECEMBER 17, 2015
#MS 2014-0005**

OWNER: AARON & MARY ELLEN NORTH AND
CHEYANNE RIVER
PO BOX 526
LAYTONVILLE, CA 95454

APPLICANT: CHEYANNE RIVER
1800 HILLTOP DRIVE
WILLITS, CA 95454

AGENT: JIM RONCO
445 N. STATE STREET
UKIAH, CA 95482

REQUEST: Subdivision of a 4.7± acres parcel, creating two (2) parcels
of 2.3± acres and 2.4± acres in size.

DATE DEEMED COMPLETE: August 17, 2015

LOCATION: 1.5 miles north-west of Laytonville, lying on the east side of
Branscomb Road (CR 429) 500± feet north of its intersection
with North Road (CR 319), located at 901 Branscomb Road;
APN 014-180-22.

TOTAL ACREAGE: 4.7± acres

GENERAL PLAN: Rural Residential-1 acre minimum (RR 1)

ZONING: Rural Residential-1 acre minimum (RR 1)

ADJACENT USES: Residential and vacant

SUPERVISORIAL DISTRICT: 3

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve the request with conditions

PROJECT COORDINATOR: FRED TARR

OTHER RELATED APPLICATIONS ON SITE

- Boundary Line Adjustment (B 113-89)-created configuration of the subject property.

PROJECT DESCRIPTION: The property owner proposes a minor subdivision of a 4.7± acre property to create two parcels of 2.3± acres and 2.4± acres. The property is located 1.5± miles northwest of Laytonville on the east side of Branscomb Road (CR 429) approximately 500 feet north of its intersection with North Road (CR 319). According to the agent, there are two domestic water hook-ups provided by the Laytonville County Water District with meters in place. Individual sanitary septic sewer systems will

serve each of the proposed parcels. There are no existing structures on the property at this time according to the information provided on the minor subdivision application.

The project site consists of two oak and conifer populated terraces joined together by an existing road system. The wooded areas cover approximately 70% of the property. The applicants have indicated that future residential development will utilize the 30% of the existing open space area on each parcel thereby eliminating the need to remove any existing trees or heavy undergrowth.

The property slopes upward from the west property line to the east property line at an average 6-7% slope.

APPLICANT’S STATEMENT: *A Class three intermittent stream (appears to provide storm water transference from properties lying to the northeast) runs along the majority of the western boundary of Parcel One. An existing drainage system allows surface flows to pass into the existing County Road drainage system. Due to the topography, a nearly level terrace located in the eastern portion of each parcel, seems to be the most reasonable area for development. The terrace area on each parcel also appears to be the area that best affords development of septic systems and limits the amount of any vegetation disturbance.*

*The site is populated by native flora and fauna as well as occasional domesticated animals intruding from neighboring parcels. No known endangered, threatened or “of interest” species is located on site to the knowledge of the owner (The Natural Diversity Database map indicates the possibility of **Viburnum ellipticum** plants in the area-see Key Issue #4 for further discussion). Site is primarily vacant save the road system in place when the owners acquired the property. No evidence of any culturally or historically significant prior use is evident on the property. Site is best classified as rural conversion land. No other practical use of the land other than “none” is apparent. Eventual development with residential structures is consistent with the land uses occurring on neighboring properties.*

Neighboring parcels can be classified as rural conversion lands populated by native flora and fauna as well as occasional domesticated animals. Properties are primarily developed with single family residential uses and low intensity domestic garden and animal husbandry uses. Topography is nearly level to slopes of less than 25%. Predominant vegetative species are oaks and conifers (fir and varied species of pine) with grass lands created by previous “European settler” development. No evidence of any culturally or historically significant prior use on the properties is evident.

SERVICES:

- Access: Private Road-The two proposed parcels will be accessed by a private road off of Branscomb Road (CR 329). The private road will extend approximately 80 feet over proposed Parcel 2 where the 20 foot wide road will terminate with a hammerhead “T” turnaround. The hammerhead “T” will also lead to driveways to provide access to the future building sites.
- Fire District: Long Valley Fire District and CalFire
- Water District: Laytonville County Water District
- Sewer District: N/A
- School District: Laytonville Unified School District

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR 1	RR 1	19± acre	Residential
EAST	RR 1	RR 1	3.39± acre	Residential
SOUTH	RR 1	RR 1	9.89± acre	Residential
WEST	RR 1	RR 1	10± acre	Residential

REFERRAL AGENCY COMMENTS:

Agency comments relevant to this application are listed within the Key Issues Section of this report and are noted within the Conditions of Approval. Several of the reviewing agencies had no comment regarding the proposed project.

REFERRAL AGENCIES	NOT RETURNED	"NO COMMENT"	COMMENTS
DOT- County Transportation			X
Environmental Health- Ukiah			X
Building Services-Ukiah PBS		X	
County Addresser			X
Sonoma State Univ.			X
Archaeological Commission			X
Dept. of Fish and Wildlife			X
CalFire			X
Laytonville MAC	X		
Long Valley Fire District	X		
Laytonville Co. Water District			X

KEY ISSUES:

Issue #1-Land Use General Plan Consistency: The project is consistent with the General Plan designation Rural Residential-one acre minimum. The Land Use Section Policy DE-15 of the General Plan states the following for the intent of Remote Residential:

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

The proposed parcels will each have a net acreage minimum (minus easements) of 2+ acres, which meets the minimum parcel size requirement of the RR 1 classification.

Issue #2-Zoning Requirements: A solid fence that is six (6)± feet in height was erected within the twenty (20) foot front setback area and will have to be moved to meet the required twenty (20) foot front setback per Section 20.152.015 (E) of Mendocino County Code prior to recordation of this parcel map. *See Condition # 18*

Issue #3-Division of Land Regulations: The project was reviewed by the County Subdivision Committee on September 10, 2015, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required findings found in Section 17-48.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

Issue #4-Biological Resources: The Natural Diversity Data Base Map identified a rare plant that exists or once existed in the vicinity of the subject property. Staff consulted with a representative of the State Department of Fish and Wildlife and it was determined that a botanical survey would be required at the time of development of the property. *See Condition # 3*

It is also noted that there is a class 3 stream that traverses the northwest corner of the subject property and there is riparian habitat associated with this stream. Staff recommends that the parcel map delineate a 50 foot buffer from the riparian habitat area where no development will take place. *See Condition # 4*

There is a potential for further development of the proposed parcels and because of this there is the potential for removing additional habitat areas from the subject property. Staff recommends that the State

Fish and Wildlife fee for habitat preservation be required prior to the recordation of a negative declaration.
See Condition # 5

Issue #5-Environmental Review: Staff has completed an Initial Study for the proposed project in accordance with the California Environmental Quality Act and has determined that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval or features of the project design, so that no significant impacts will result from this project.

Therefore, a Negative Declaration can be certified for the project.

STAFF RECOMMENDATION:

The Planning Commission, based on the following findings, adopts the attached resolution to certify the Negative Declaration and approves the request for Minor Subdivision MS_2014-0005.

Environmental Findings: The environmental impacts identified for the project can be adequately addressed through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Negative Declaration is adopted.

Division of Land Findings:

- 1.) Pursuant to California Government Code Section 66445(e), the Planning Commission finds that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.
- 2.) The proposed minor subdivision complies with all requirements of the Subdivision Map Act and of the Mendocino County Code, specifically with respect to lot area, improvement and design, flood, and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection.
- 3.) The proposed minor subdivision is consistent with the applicable goals and policies of the General Plan and consistent with the Zoning Code as subject to the conditions of approval.

Fire Hazard Findings: In accordance with California Government Code 66474.12, the Subdivision as a whole is consistent with the applicable regulation adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 and 4291 of the Public Resources Code:

- 1.) The existing development on the proposed parcels and any future structures on the proposed parcel will be able to meet the required State Board of Forestry and Fire Protection Regulations that are found in Sections 4290 and 4291 of the Public Resources Code in maintaining defensible space for fire protection of existing and future structures. CalFire Conditions of Approval listed under CalFire File #15-14 include provisions for maintaining defensible space for fire protection and of existing and new structures.
- 2.) Structural fire protection and suppression services will be available for the subdivision by a funded public entity (Long Valley Fire Protection District) that is organized **solely** to provide fire protection Services.
- 3.) Ingress and egress for the subdivision will meet CalFire and local ordinance regulations regarding road standards for fire equipment access. CalFire File #15-14 includes the required private road/driveway widths, maximum grades and type of surface required to accommodate fire equipment.

FT/at
September 18, 2015

Negative Declaration
Appeal Fee - \$910.00
Appeal Period - 10 days

RESOLUTION AND EXHIBIT A

ATTACHMENTS:

- A. Environmental Review/Initial Study
- B. Location Map
- C. Topographic
- D. Street View
- E. Aerial Photo
- F. Wide Aerial Photo
- G. Tentative Map
- H. Zoning Map
- I. General Plan
- J. Adjacent Owners
- K. Fire Hazard Map
- L. Water District
- M. Soils Map

Resolution Number _____

Planning Commission
County of Mendocino
Ukiah, California
December 17, 2015

MS_2014-0005

AARON & MARY ELLEN NORTH AND CHEYANNE RIVER

RESOLUTION OF THE Planning Commission, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A Negative Declaration AND GRANTING APPROVAL for a Minor Subdivision located 1.5± miles southwest of Laytonville, lying east of Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E). Located at 901 Branscomb Road, Laytonville; APN 014-180-22.

WHEREAS, the owner and applicant, Aaron and Mary Ellen North and Cheyanne River, filed an application for the minor subdivision with the Mendocino County Department of Planning and Building Services to create two parcels of 2.3± acres and 2.4± acres, 1.5± miles southwest of Laytonville, lying east of Branscomb Road approximately 500 feet north of its intersection with North Road 101, at 901 Branscomb Road, Laytonville; APN 014-180-22.; General Plan: Rural Residential (RR 1); Zoning: Rural Residential (RR 1); Supervisorial District 3; and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review for the proposed project in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on December 17, 2015, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

Division of Land Findings:

- 1.) Pursuant to California Government Code Section 66445(e), the Planning Commission finds that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.
- 2.) The proposed minor subdivision complies with all requirements of the Subdivision Map Act and of the Mendocino County Code. Specifically with respect to lot area, improvement and design, flood, and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection.
- 3.) The proposed minor subdivision is consistent with the applicable goals and policies of the General Plan and consistent with the Zoning Code as subject to the conditions of approval.

Environmental Findings: The environmental impacts identified for the project can be adequately addressed through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Negative Declaration is adopted.

Fire Hazard Findings:

- 1.) The existing development on the proposed parcels and any future structures on the proposed parcel will be able to meet the required State Board of Forestry and Fire Protection Regulations that are found in Sections 4290 and 4291 of the Public Resources Code in maintaining defensible space for fire protection of existing and future structures. CalFire Condition of Approval listed under CalFire File #15-14 includes provisions for maintaining defensible space for fire protection and fire protection of existing and new structures.
- 2.) Structural fire protection and suppression services will be available for the subdivision by a funded public entity (Long Valley Fire Protection District) that is organized solely to provide fire protection services.
- 3.) Ingress and egress for the subdivision will meet CalFire and local ordinance regulations regarding road standards for fire equipment access. CalFire #356-10 includes the required private road/driveway widths, maximum grades and type of surface required to accommodate fire equipment.

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

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested INLAND MINOR SUBDIVISION, subject to the Conditions of Approval in Exhibit A, attached hereto.

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

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

ATTEST: ADRIENNE M. THOMPSON
Secretary to the Planning Commission

MOLLY WARNER, Chair
Mendocino County Planning Commission

By _____

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

APPROVED AS TO FORM
KATHERINE ELLIOTT, County Counsel

BY: STEVEN D. DUNNICLIFF
Director

Deputy

EXHIBIT A

CONDITIONS OF APPROVAL MINOR SUBDIVISION - MS_2014-0005 DECEMBER 17, 2015

Minor Subdivision located 1.5± miles southwest of Laytonville, on Branscomb Road (CR 429) 500± feet north of North Road (CR 319E) Located at 901 Branscomb Road, Laytonville; APN 014-180-22.

APPROVED PROJECT DESCRIPTION: Subdivision of a 4.7± acres parcel, creating two (2) parcels of 2.3± acres and 2.4± acres in size.

CONDITIONS OF APPROVAL:

Aesthetics

1. The following note shall be placed on the **Parcel Map**:

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

The Planning and Building Services Department will review and sign-off all building permit applications for new structures and will verify that all future lighting associated with the new structures are downcast or positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.

Air Quality

2. ** The following note shall be placed on the **Parcel Map**:

“Prior to the development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR Section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos.”

Mendocino County Grading Permits for access roads, driveways and interior circulation routes will require sign-off from the Air Quality Management District prior to issuance.

Biological Resources

- 3.** The following note shall be placed on the **Parcel Map**:

“Prior to any development on Parcel #1 or #2, a botanical survey must be prepared, specifying avoidance measures for any sensitive species that are found.”

- 4.** The following note shall be placed on the **Parcel Map**:

“Prior to any development on Parcel #1, a botanical survey must be prepared, to provide a fifty (50) foot buffer from the riparian habitat area of the Class 3 Stream to any development.”

5. ** This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,260.00 (or current fee) shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to December 30, 2015 (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

The California Department of Fish and Wildlife filing fee is required to be paid prior to the recordation of the Notice of Determination.

Cultural Resources

6. ** A note shall appear on the *Parcel Map* that in the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

This note will be placed on the recorded *Parcel Map*.

Geology & Soils

7. ** The subdivider shall acknowledge in writing to the Department of Planning and Building Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:

1. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.

A grading permit will be required for construction of roads, driveway and building pads and BMP will be required through the Division of Building Services.

8. A notation shall be placed on the Parcel Map Agreement stating that, "Future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval".

See mitigation monitoring for Condition #7.

9. ** The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.

The Division of Environmental Health will be the responsible agency for this mitigation monitoring condition. This must be met prior to recordation of the parcel map.

10. ** The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for parcel(s) 1 and 2 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).

See mitigation monitoring for Condition #9.

11. ** The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for parcel(s) 1 and 2 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).

See mitigation monitoring for Condition #9.

12. ** The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch= 50 feet showing all adjacent parcels on one sheet completed by a qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development.

See mitigation monitoring for Condition #9.

Fire

13. ** The subdivider shall comply with those recommendations in the **California Department of Forestry and Fire Prevention** letter of January 23, 2014 (**Cal Fire # 15-14**), or other alternatives as acceptable to the **Cal Fire**. Written verification shall be submitted from **Cal Fire** to the Department of Planning and Building Services that these conditions have been met to the satisfaction of **Cal Fire**.

Cal Fire is the responsible agency for this mitigation monitoring condition and the County of Mendocino will not record the parcel map until Cal Fire's conditions are met.

- 14.** Written verification shall be submitted from **Long Valley Fire District** to the Department of Planning and Building Services that the required regulations have been met to the satisfaction of the **District**.

All of Long Valley Fire District's required regulations must be met prior to recordation of the parcel map.

Hydrology and Water Quality

- 15.** The applicant shall submit to the Division of Environmental Health acceptable water quantity evaluation(s): 1200 Gallon Proof of Water Test Form 26.05 per current requirements.

Inland Areas: (DEH FORM # 26.05) completed by a qualified individual of a water source located on Parcels 1 or 2 of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).

The Division of Environmental Health will be the responsible agency for this mitigation monitoring condition. This must be met prior to recordation of the parcel map.

- 16.** The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from a source of water on the subdivision. Compounds to be tested for, at a minimum are: Calcium, Iron (total), Magnesium, Manganese (total), Potassium, Sodium, Bicarbonate, Carbonate, Corrosivity (pH), Alkalinity (total), total dissolved solids, Turbidity, Chloride, Fluoride, Nitrate, Sulfate, Calcium hardness, Magnesium Hardness and total hardness.

See mitigation monitoring for Condition # 15.

- 17.** All existing wells on the subject property must be at least ten (10) feet from property lines.

See mitigation monitoring for Condition # 15.

Land Use and Planning

- 18.** The existing solid fence which is located in the front setback area of proposed Parcels # 1 and 2 must meet the provisions of Section 20.152.015 (E) of the Mendocino County Inland Zoning Code.

This mitigation monitoring condition must be met prior to recordation of the Parcel Map.

Transportation

19. There shall be provided an access easement of 60 feet in width (as per tentative map) from a publicly maintained road to each parcel being created. Documentation of access easement shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
20. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
21. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.

22. If a Parcel Map is filed, all natural drainage and water courses shall be shown as easements on the final parcel map. Minimum width shall be twenty (20) feet or to the high water level plus five (5) feet horizontal distance, whichever is greater.
- 23.** Construct a twenty-two (22) foot wide rocked road within the access easement, including eight (8) inch minimum rock base from Branscomb Road. Place drainage culverts where necessary. New or replaced culverts shall be a minimum of 18 inches in diameter.

The Mendocino County Department of Transportation is the responsible agency for this condition and the parcel map will not be recorded until this condition has been met.

- 24.** A standard private road approach shall be constructed from Branscomb Road to a minimum width of twenty-two (22) feet and improved length of twenty (20) feet from the edge of the County Road.

See mitigation monitoring for condition 23

25. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
- 26.** A forty (40) foot radius turnaround shall be constructed within a fifty (50) foot radius easement at terminus of access easements to the satisfaction of the Mendocino County Department of Transportation. If approved in writing by the applicable fire protection service provider(s), in lieu of the turnaround described above, the subdivider shall construct a "Hammerhead-T" turnaround within a forty (40) foot wide by eighty (80) foot long easement at the terminus of the access easement. Turnaround shall be constructed with four (4) inch minimum rock base, eighteen (18) feet wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns.

Standard/Special Conditions

27. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the **Parcel Map**, the subdivider must: (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

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

- ** Indicates Mitigation Monitoring and Reporting Program conditions associated with the Environmental document.

Section I Description Of Project.
<p>DATE: December 17, 2015 CASE#: MS_2014-0015 DATE FILED: 03/21/2014 OWNER: AARON & MARY ELLEN NORTH AND CHEYANNE RIVER APPLICANT: CHEYANNE RIVER AGENT: JIM RONCO REQUEST: Minor Subdivision creating two (2) parcels of 2.3± and 2.4± acres. ENVIRONMENTAL DETERMINATION: Negative Declaration LOCATION: In Laytonville, 1.5± miles southwest of town center, lying 500 feet north of North Road (CR 319E), lying on the east side of Branscomb Road (CR 429) PROJECT COORDINATOR: FRED TARR</p>
Environmental Checklist.
<p><i>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</i></p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

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

- a) *Have a substantial adverse effect on a scenic vista?* **No Impact:** The proposed building sites are located in wooded areas and do not effect scenic vistas.
- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact:** Branscomb Road is not a state scenic highway.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **No Impact:** The project may result in four additional single family dwellings and may require some grading however, the project that we are considering is for a minor subdivision and will be screened by trees and scrubs from the public view.
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **Less than Significant Impact:** *Condition Number 1* is recommended requiring that all external lighting be shielded and down cast to prohibit light from being cast beyond the property boundaries.

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?* **No Impact:** The subject property does not consist of prime, unique or important farmland, nor is it suited for extensive agricultural uses.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* **No Impact:** The subject property is not under a Williamson Act contract nor is it suited for extensive agricultural uses. Surrounding properties are not within Williamson Act contracts. The surrounding properties are zoned RR-1 (Rural Residential) and are not suited for commercial agricultural uses. No conflicts exist with existing zoning for agricultural use or with lands that are under Williamson Act contracts.
- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?* **No Impact:** The subject property is not adjacent to nor would it impact forest land.
- d) *Result in the loss of forest land or conversion of forest land to non-forest use?* **No Impact:** The subject property is not adjacent to nor would it impact forest land.
- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?* **No Impact:** The subject property and surrounding properties are not suited for commercial agricultural uses or forest land uses. The surrounding properties are zoned either RR-1.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) and c)-e) **No Impact:** The Mendocino County Air Quality Management District (AQMD) is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations. The project will not conflict with or obstruct implementation of any air quality plan, will not cumulatively result in a considerable net increase of any criteria pollutant, will not expose sensitive receptors to substantial pollutant concentrations and will not create objectionable odors affecting a substantial number of people.
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
Less than Significant Impact: The project site may lie within an area likely to contain Naturally Occurring Asbestos (NOA) according to County maps. While the County AQMD did not provide comments to Planning’s referral, standard requirements for an Asbestos Dust Mitigation Plan and/or Geologic Survey will apply in order to comply with local and State regulations (see *Condition Number 2*).

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

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.* **Less than Significant Impact with Mitigation:** The Natural Diversity Data Base Map (NDDDB) indicates the possibility of a rare and endangered plant in the subject property area. The plant is **Viburnum Ellipticum** and is listed as a rare, threatened and endangered plant on the California Native Plant Society inventory list. Staff recommends that a Botanical Survey be completed when construction is proposed and if the plant(s) is located on the property, mitigation as recommended in the Survey must be followed. (See *Condition # 3*).

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations and or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?* **Less than Significant Impact:** A Class 3 Stream traverses the northwest corner of proposed Parcel 1 and staff recommends that a 50 foot no build buffer from the riparian habitat of the stream be delineated on the Parcel Map. (See *Condition # 4*).
- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **No Impact:** No identifiable marshes, vernal pools, or marshes are located on the subject parcel.
- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* **Less than Significant Impact:** No development is proposed at this time. No mitigation is required.
- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **Less than Significant Impact:** As noted, there is potential for further development and because of this there is the potential for removing additional habitat areas from the subject parcel. Staff recommends that the State Fish and Wildlife fee for habitat preservation be required. (See *Condition # 5*)
- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?* **No Impact:** There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans for the site of the proposed project.

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

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.* **Less than Significant:** The Mendocino County Archaeological Commission required that an Archaeological Survey be prepared for this project. The survey, dated March 20, 2015, was prepared by Jay Flaherty and did not result in a discovery of any historical resource. Staff will recommend that the “Discovery Clause” be invoked in the event that any such discoveries are made in the process of developing the property. (See *Condition # 6*).
- b) *Cause a substantial adverse change in the significant of an archaeological resource.* **Less than Significant Impact:** The Archaeological Survey that was prepared by Jay Flaherty did not result in a discovery of any archaeological resources. Staff will recommend that the “Discovery Clause” be invoked in the event that any such discoveries are made in the process of developing the property. (See *Condition # 6*).
- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **Less than Significant Impact:** The Archaeological Survey that was prepared by Jay Flaherty did not result in a discovery of any paleontological resource or site or unique geologic feature. Staff will recommend that the

“Discovery Clause” be invoked in the event that any such discoveries are made in the process of developing the property. (See *Condition # 6*).

- d) *Disturb any human remains, including those interred outside of formal cemeteries?* **Less than Significant Impact:** The Archaeological Survey that was prepared by Jay Flaherty did not result in a discovery of human remains. Staff will recommend that the "Discovery Clause" be invoked in the event that any such discoveries are made in the process of developing the property. (See *Condition # 6*).

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

- a) i) ii) iii) and iv) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?* **No Impact:** There are no known earthquakes fault-lines in the immediate vicinity of this project.

- b) *Result in substantial soil erosion or the loss of topsoil?* **Less than Significant Impact:** There is the potential for additional development on both parcels however given the amount of potential disturbance relative to the overall size of the proposed parcels, staff does not anticipate any significant impacts from the project with respect to ground or soil resources aside from minor disruptions or displacement of the soil associated with future grading, road construction or residential development. *Conditions Numbers 7 and 8* are recommended to ensure that Best Management Practices are employed during any future construction. As a result, erosion related impacts from the project are expected to be less than significant.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* **No Impact:** Existing slopes are gentle and stable given the vegetated topography. No significant impacts would occur from future home sites or accessory related improvements.
- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?* **No Impact:** The soils on the subject property are best suited for home sites.
- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?* **Less than Significant Impact:** The soils on the subject property often have high water tables and are not conducive to traditional sanitary septic systems. The County Division of Environmental Health has recommended *Conditions Numbers 9 through 12* to ensure adequate soils for septic purposes or the use of non-traditional sanitary septic systems.

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

a) & b) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **Less than Significant Impact-** Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006, recognized that California is a source of substantial amounts of greenhouse gas (GHGs) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statues were amended to require evaluation of GHG emission which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (MCAQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project's individual emissions would be cumulatively considerable. According to the MCAQMD, these CEQA thresholds of significance are the same as those which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 Metric tons CO₂e (CO₂ equivalent) of operations emission on an annual basis. The project, as proposed, would create one (1) additional parcel, which will result in CO₂e emissions well below the threshold for project significance of 1,100 Metric tons CO₂e. Thus the impacts of the project will be less than significant. No mitigation required.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* **No Impact:** No hazardous materials will be used while improving the access roads or when developing the proposed parcels. Standard fuels will be used and standard protocols for the safe handling of fluids will be followed.
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* **No Impacts:** Fuels would be used for standard residential purposes and will not pose a significant risk of release into the environment.
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* **No Impact:** No schools are located within a quarter mile of the project site.
- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* **No Impact:** There are no hazardous materials sites or other cleanups on the site listed in the EnviroStor database.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* **No Impact:** This project is not located near a public use airport and will not result in a safety hazard for people residing or working in the area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact:** There are no private airstrips in the vicinity of the project area.
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact:** Residential uses of the project site would not impair implementation of or physically interfere with future emergency evacuation plans.
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Less than Significant:** The subject parcel is located in a high fire hazard zone within Cal Fire jurisdiction. Compliance with **CDF File Number 15-14** and those recommendations of the **Long Valley Fire District** will mitigate impacts from wildland fires in the area of the proposed parcel. See *Condition #s 13 and 14*

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?				
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *through e) and k)* **Less than Significant:** There are no structures on Proposed Parcels 1 and 2, however there is a potential for a total of four (4) single family dwellings if this project is approved. The Laytonville County Water District has indicated that there is one active water hook-up and one inactive water hook-up for the subject property. The property owners would either have to acquire two additional water hook-ups from Laytonville County Water District or have approved two water wells to build out to four (4) dwelling units. The County Division of Environmental Health (DEH) has recommended standard site evaluation reports of any additional on-site sewage disposal systems along with standard evaluations for water sources. *Condition #s 15 & 16* are recommended to ensure that overall project impacts are held to less than significant levels with respect to water quality or quantity in the area.

f) *through j) and l)* **No Impact:** The project will result in residential development with a maximum of four (4) additional residences. The County Division of Environmental Health will require that all future water supplies meet standard quality and quantity requirements. The property is neither subject to flooding nor inundation by seiche, tsunami or mudflow. The project is not within a dam inundation zone, and would not create an impoundment, reservoir, or levee that could threaten surrounding residences. Development of the proposed parcels will not significantly alter the existing drainage pattern of the site. The project would not create polluted runoff at the site and there is no use or construction proposed on the site that would substantially degrade water quality. No significant impacts to water quality are anticipated if the proposed parcels are further developed.

m) The Class 3 Stream, located in the northwest corner of proposed Parcel 1 has riparian habitat areas. Staff recommends that a 50 foot buffer be provided between the riparian habitat areas and future building sites, (*See Condition # 4*).

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

a) *Physically divide an established community?* **No Impact:** The project will not result in any physical improvements or barriers that would divide an established community.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Less than significant:*** The project does not conflict with any applicable land use plan, zoning ordinance, policy or regulations of an agency with jurisdiction over the project however there is a six (6) +/- foot solid wood fence located in the front setback area which needs to be relocated or removed to meet the Mendocino Zoning Code requirements. See Condition # 18
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? **No Impact:*** The project is not located within any habitat conservation or natural community conservation plan areas.

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

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No Impacts:*** There are no known mineral resources on the site that would be of value to the region or the residents of the state. In addition, future development would not preclude future extraction efforts on the site.
- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **No Impacts:*** The project site does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

XII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

- a) and d) **Less than Significant Impact:** Although an increase in noise levels will most likely result from any grading and housing construction phases of the development, overall, the project would not cause significant impacts beyond the minor inconvenience endured during this period. No mitigation is required.
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* **No Impact:** There are no activities associated with the project that would generate excessive ground borne vibrations or ground borne noise levels.
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* **No Impact:** The project will not result in any permanent increase in ambient noise levels in the project vicinity.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* **No Impact:** There are no airports located within two miles of the project site.
- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?* **No Impact:** There aren't any private airstrips within the vicinity of the project site.

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

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* **No Impact:** The project could result in a total of four (4) residential units.
- b) & c) **No Impact:** The project would allow for an insignificant increase of residential development, incurring no displacement as a result.

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

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities?* **Less than Significant Impact or No Impact:** The property is designated as an area of High Fire Hazard, located within a responsibility area of the California Department of Forestry and Fire Protection (Cal-Fire) and also within the Long Valley Fire District. Comments received from Cal-Fire (CDF# 15-14 dated January 23, 2014) recommending standard road width and defensible space conditions. Also recommended was a requirement for a minimum emergency water supply. *Condition #s 13 and 14* are recommended to require adherence to standards of both service providers which are expected to mitigate impacts relating to emergency services. Other types of public services are not expected to be significantly affected by the project.

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

XV Recreation a) and b) **No Impact:** No impacts to existing recreational facilities/parks and no development of new facilities/parks is required. No mitigation required.

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

- a) *Generation of substantial additional vehicular movement?* **Less than Significant Impact:** The property is located on Branscomb Road, a county road, However both parcels will be served by a private road that traverses proposed Parcel 2. Comments received from the County Department of Transportation (DOT) recommended that one standard private road approach be constructed to serve Parcels 1 and 2 and that they be in accordance with DOT encroachment procedures. DOT also recommends that County private road standard be used. *Condition #s 19 through 26* are recommended to address standard requirements of the County DOT.
- b) *Effect existing parking facilities, or demand for new parking?* **No Impact:** Adequate parking is available on-site to accommodate residential development of the project area.
- c) *Substantial impact upon existing transportation systems?* **Less than Significant Impact:** Additional traffic generated from the project would not be significant. There is adequate capacity on Branscomb Road to accommodate the traffic generated by the possible four (4) single family dwelling units. Staff does point out that the applicant will have to relocate the solid fence that is located in the front yard setback area to meet County Code. Currently it appears to be a safety issue with site distance. *See Condition # 18*
- d) *Alter present patterns of circulation or movement of people and/or goods?* **No Impact:** No present patterns of circulation will be impacted by the project
- e) *Result in inadequate emergency access?* **No Impact:** Adequate emergency access exists for each of the newly created parcels.
- f) *Increase in traffic hazards to motor vehicles, bicyclists or pedestrians.* **Less than Significant Impact:** Additional traffic generated from the project would not be significant. Site distance appears to be a safety (hazard) issue. This safety issue will be eliminated by the relocation of solid fence that is located in the front yard setback.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII Utilities and Service Systems a) through g) No Impact: The subject property has one active water hook-up and one inactive water hook-up from Laytonville County Water District and also receives electrical service from PG&E. The new parcels will be served by private sanitary septic systems and possibly private water wells which must be approved by the Mendocino County Division of Environmental Health. There will be no major improvements to any utility or service systems.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII Mandatory Findings of Significance

- a) **Less than significant impact:** There is a possibility that a rare and endangered plant, *Viburnum Ellipticum*, is located in the area. Staff is requiring that a Botanical Survey be prepared prior to the development of either of the parcels to determine if the plant is located on the parcels and if so, to require the recommended mitigation measures to protect the plant.
- b) *and c)* **No Impact:** Impacts from the project will not be significant on an individual or cumulative level.

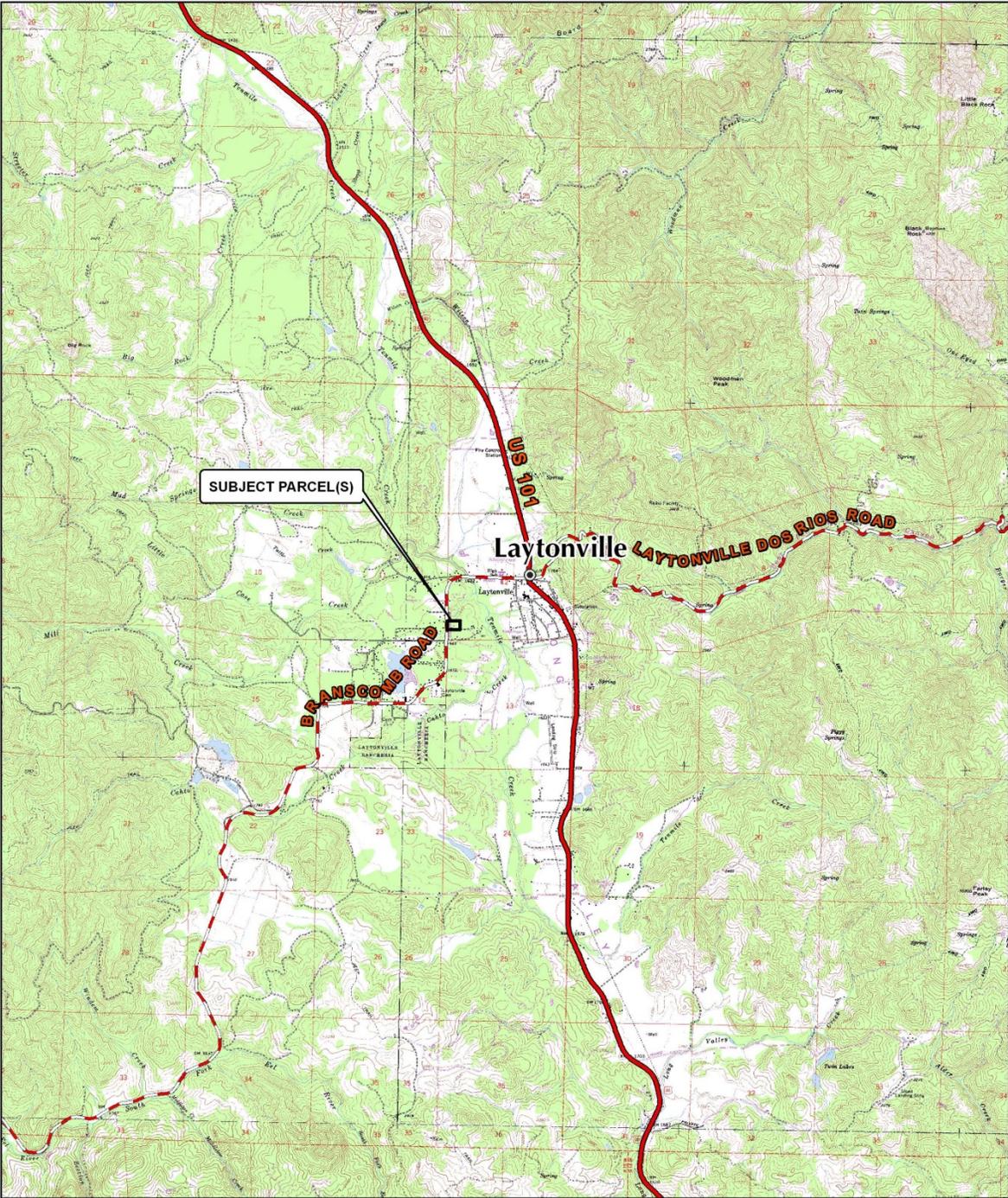
DETERMINATION:

On the basis of this initial evaluation:

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

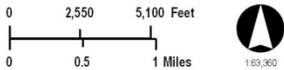
DATE

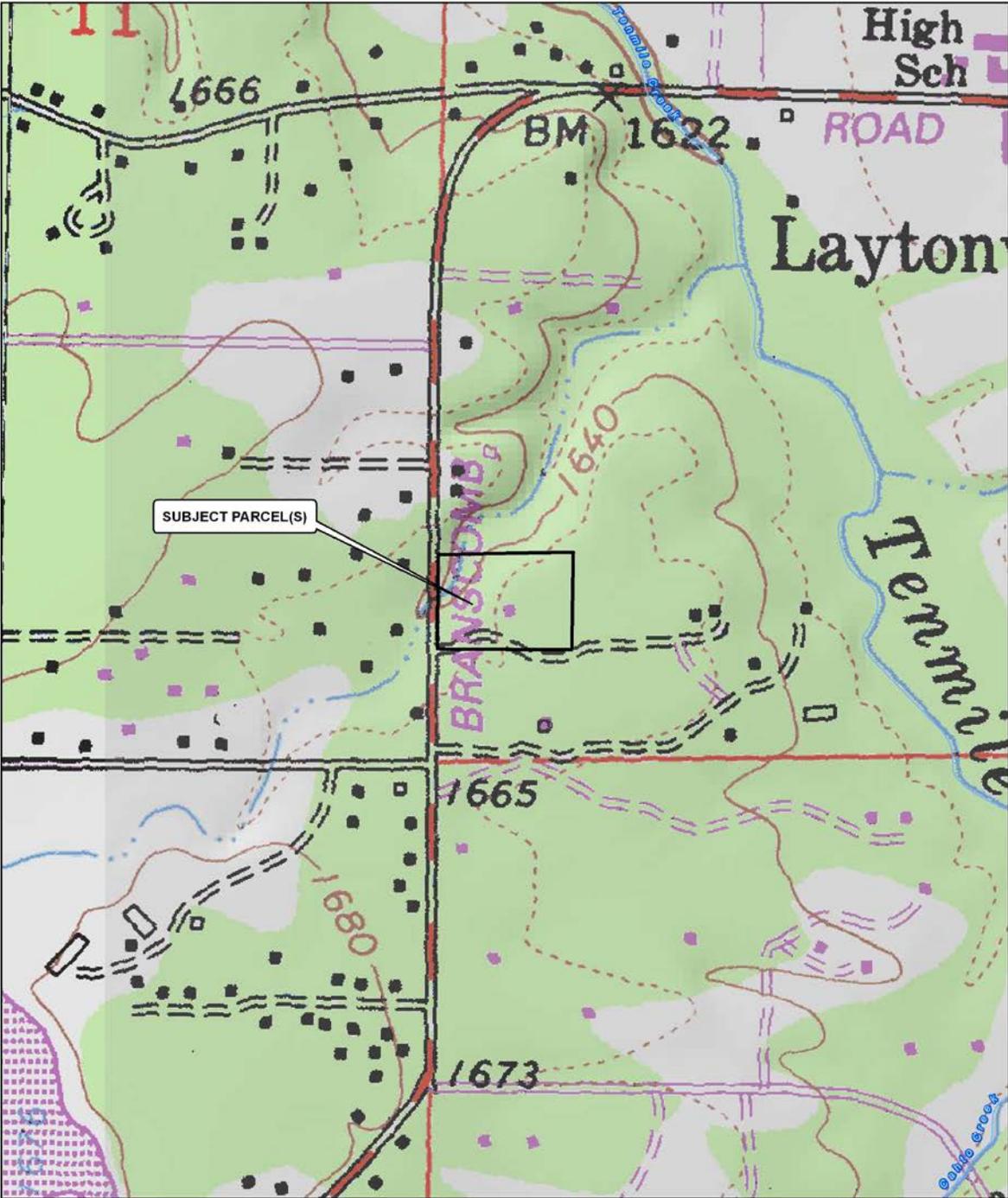
FRED TARR



CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

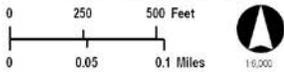
LOCATION MAP





CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET





CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

GOOGLE STREET VIEW IMAGERY
IMAGE DATE: June, 2012

NO SCALE



CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

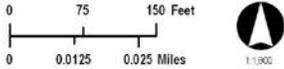
GOOGLE EARTH IMAGERY
IMAGE DATE: July 9, 2012

NO SCALE



CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

2010 NAIP AERIAL ORTHOPHOTO





SCALE: 1"=50'

OWNER INFORMATION:

Aaron & Mary Ellen North
 Cheyanne North
 P.O. Box 526
 Laytonville, CA 95454
 707-671-5110
 APN 014-180-02

SITE ADDRESS:

901 Branscomb Rd.
 Laytonville, CA 95454
 APN: 014-180-22

UTILITIES:

Water: Laytonville County Water District
 Electricity: PG&E
 Natural Gas: Propane/tank
 Telephone: On Branscomb Road
 Septic: To Be Developed

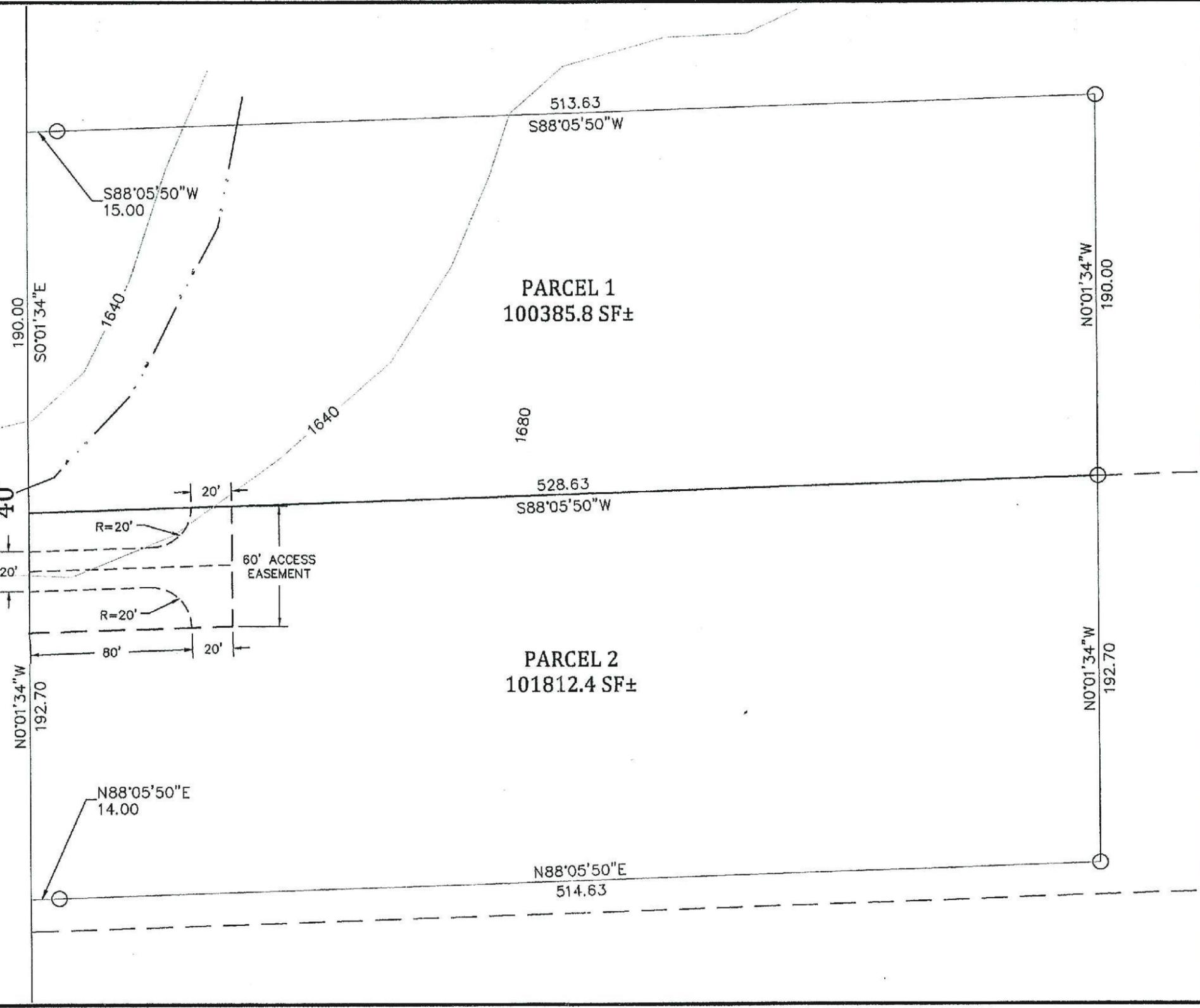
**TENTATIVE MAP
 FOR THE LANDS OF
 NORTH**

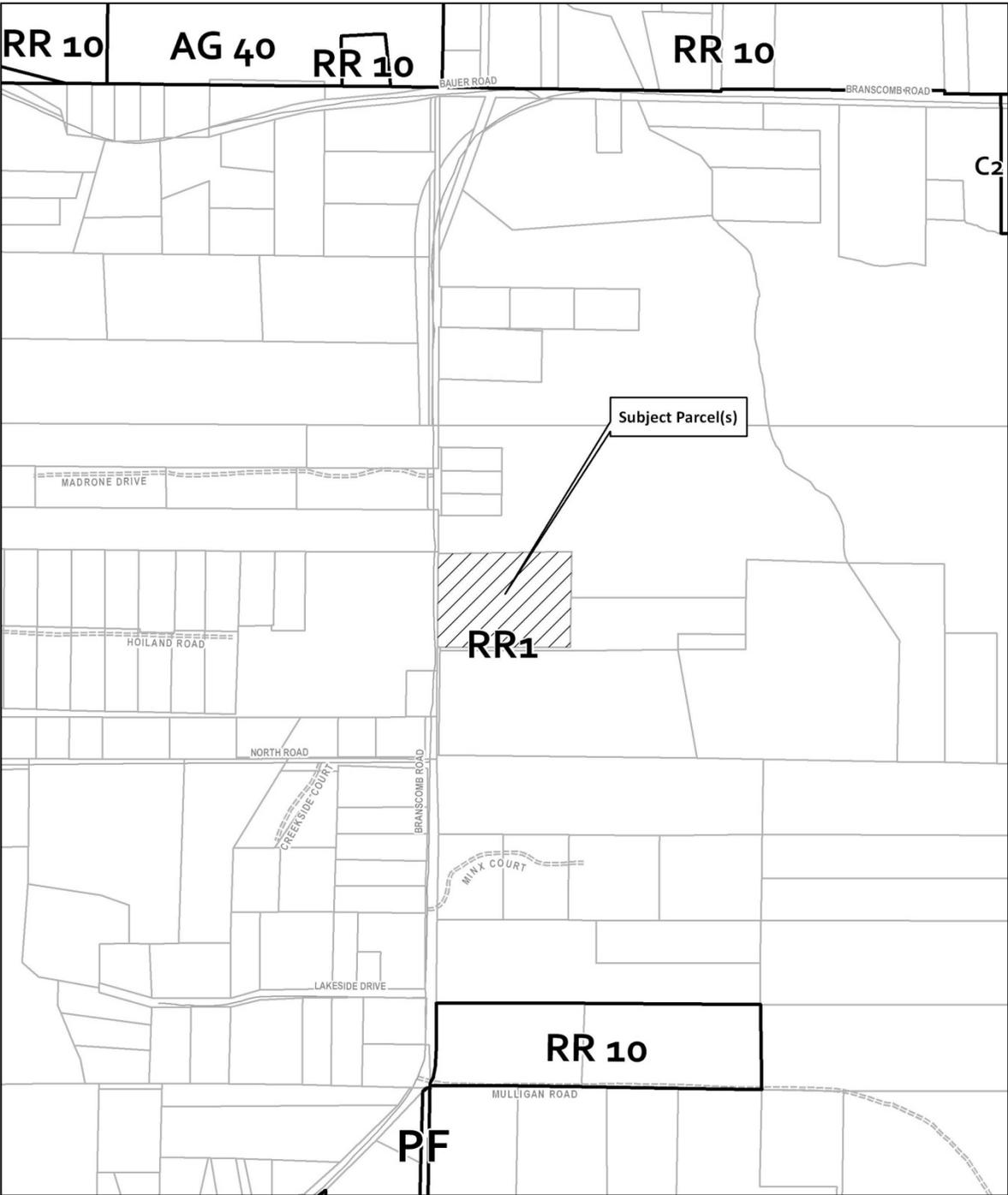
BRANSCOMB ROAD LAYTONVILLE, CA.

**MAP PREPARED
 UNDER THE DIRECTION OF:**

JIM RONCO CONSULTING
 700 E. Gobbi St. # 14
 Ukiah, Ca. 95482
 707-477-7616
 jrm@jimroncoconsulting.com

CO. RD. 429 (BRANSCOMB RD)

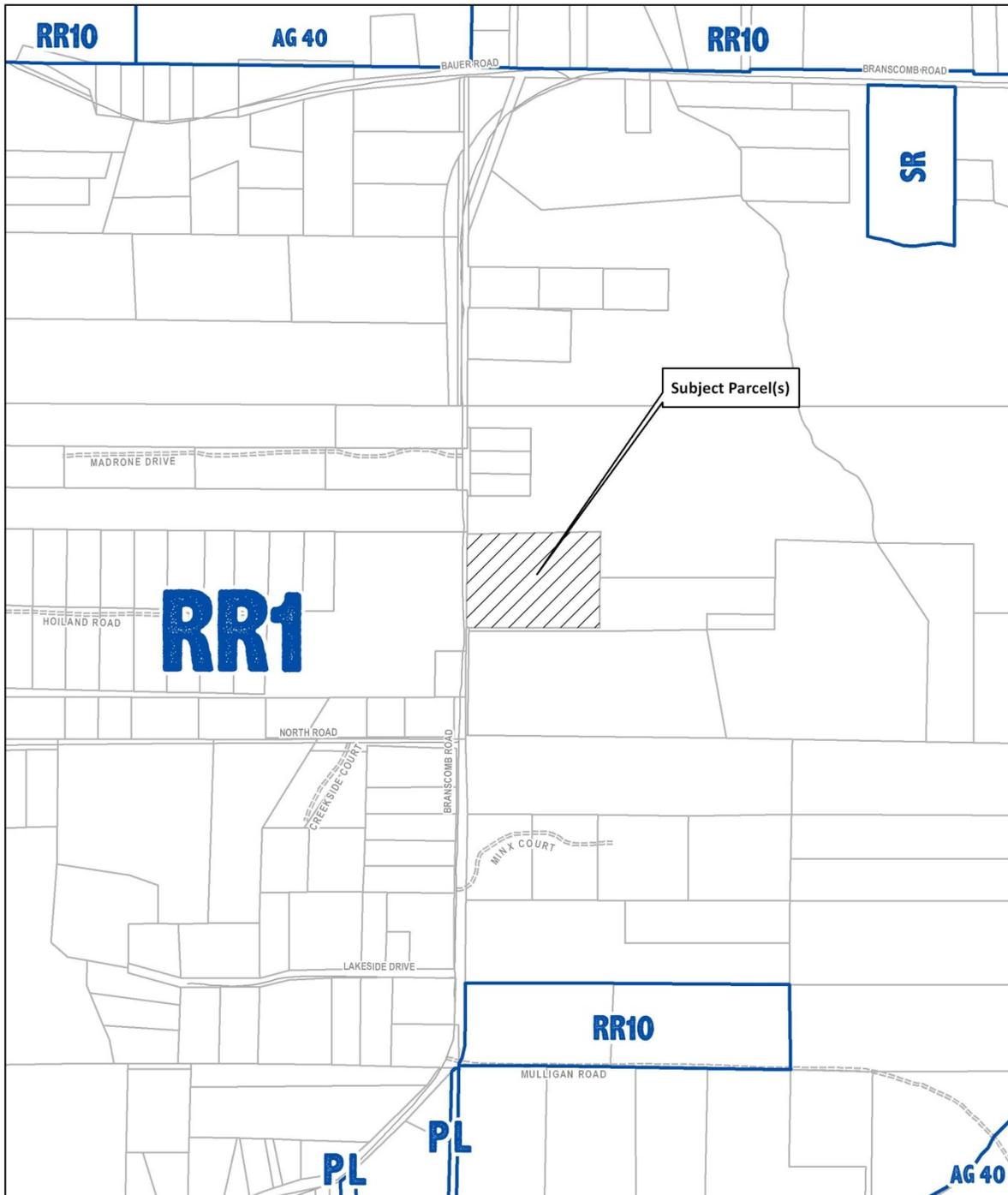




CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyenne
APN: 014-180-22
GP/ZONE: RR 1 / RR 1
ADDRESS: 901 Branscomb Road, Laytonville

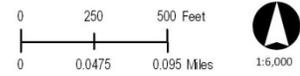
ZONING DISPLAY MAP

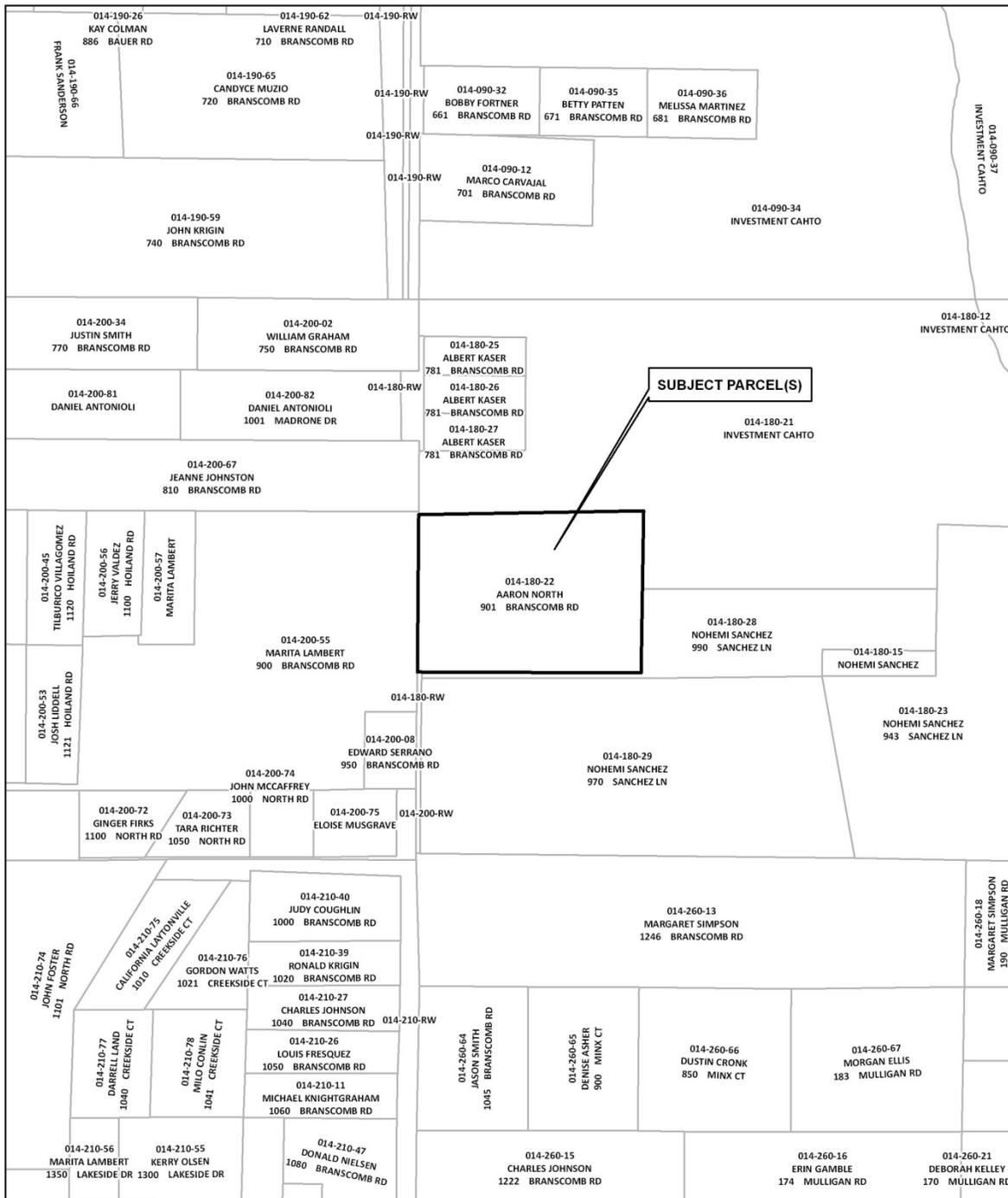




CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyenne
APN: 014-180-22
GP/ZONE: RR 1 / RR 1
ADDRESS: 901 Branscomb Road, Laytonville

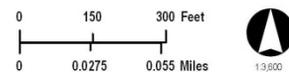
GENERAL PLAN DESIGNATIONS

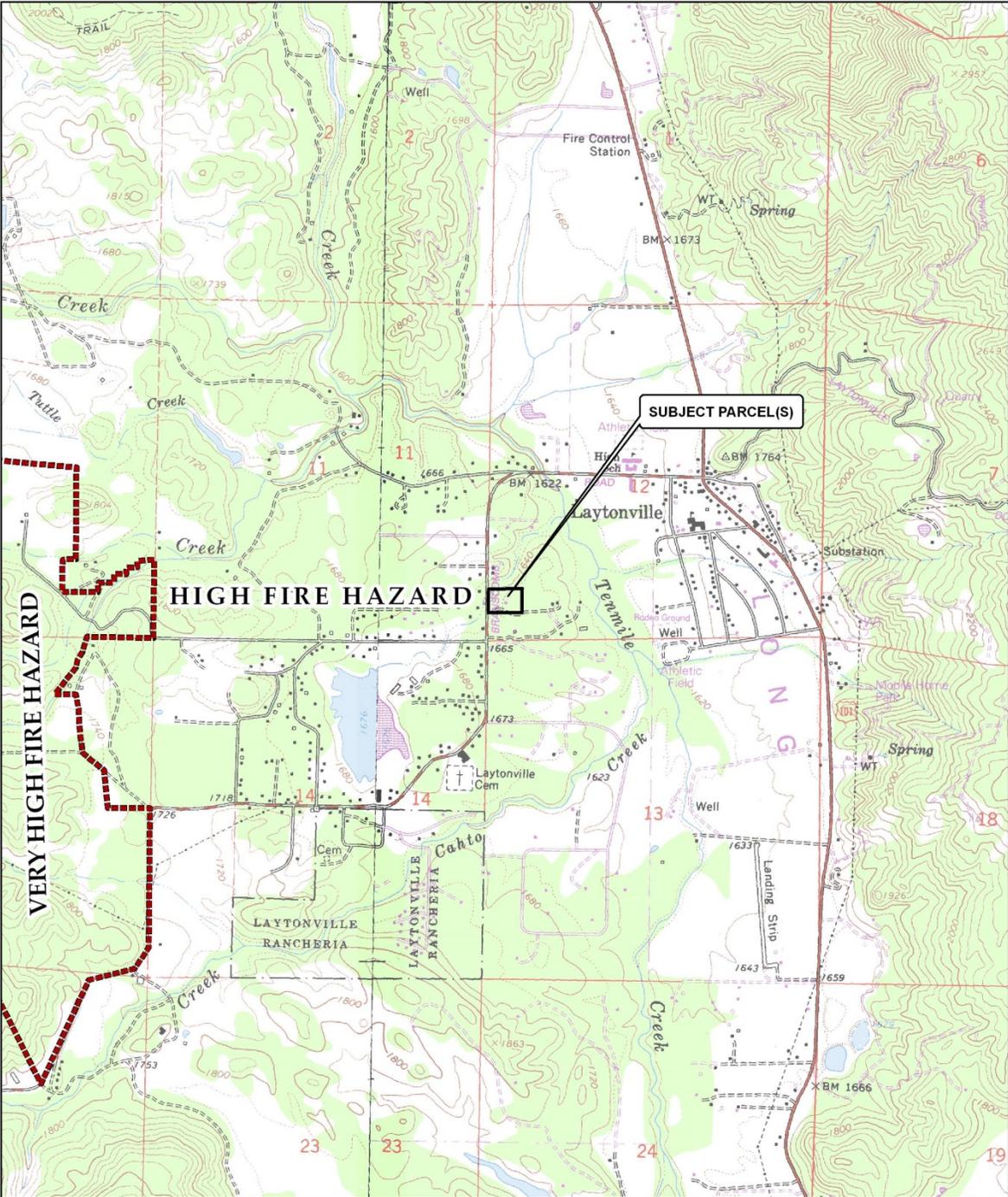




CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

ADJACENT PROPERTY OWNERS





CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

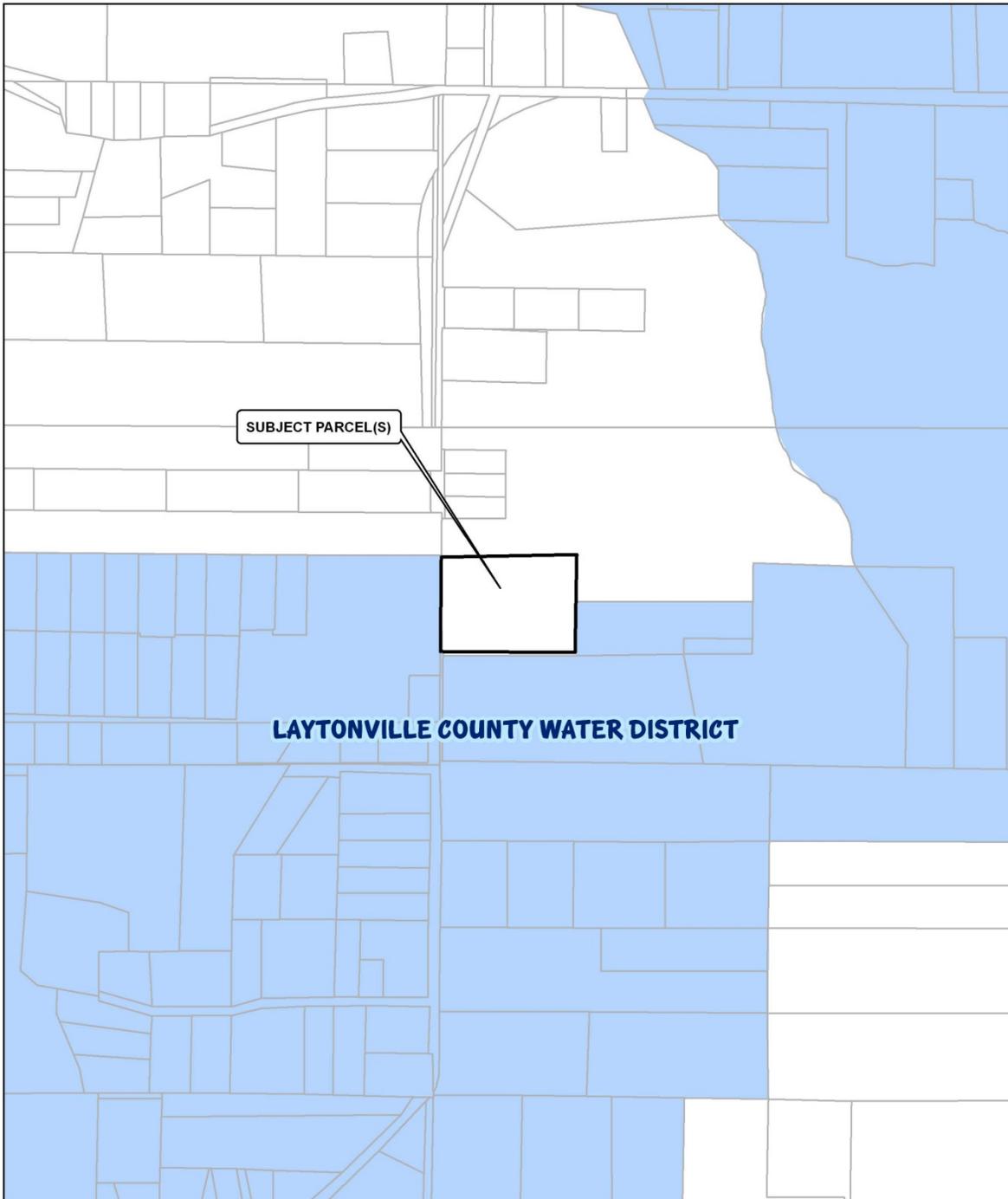
FIRE HAZARD SEVERITY ZONES
 LONG VALLEY FIRE DISTRICT

0 950 1,900 Feet

0 0.2 0.4 Miles

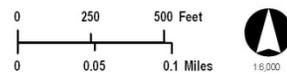


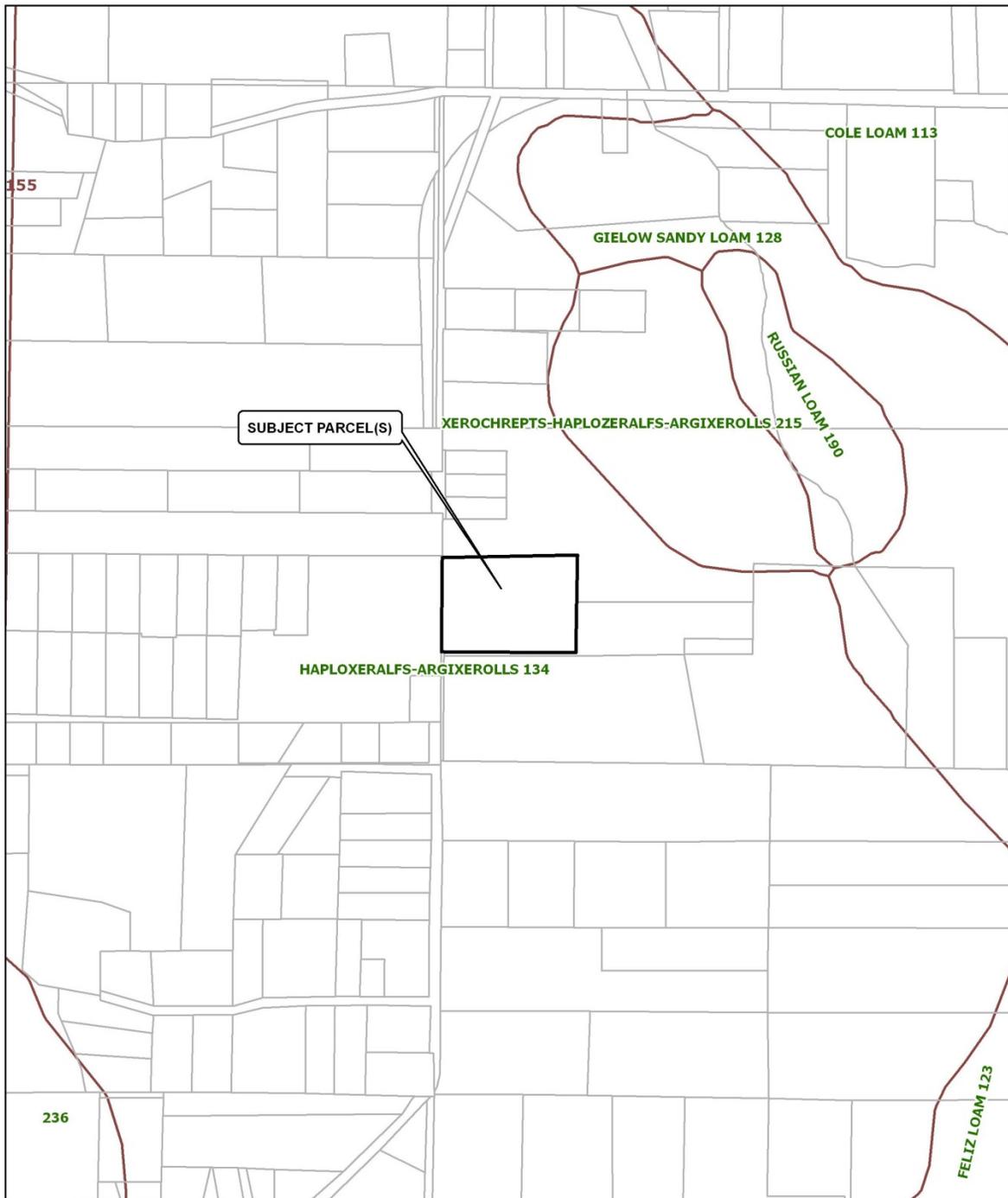
1:24,000



CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

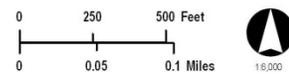
WATER DISTRICTS





CASE: MS 5-2014
OWNER: NORTH, Aaron, Mary & Cheyanne
APN: 014-180-22
AGENT: Jim Ronco
ADDRESS: 901 Branscomb Road, Laytonville

LOCAL SOIL TYPES





COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

November 10, 2015

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, December 17, 2015, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: ARVIN REED AND AARON & MARY ELLEN NORTH

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

PROJECT COORDINATOR: FRED TARR

REQUEST: Subdivision of a 4.7± acre parcels to create a 2.3± acre parcels and a 2.4± acre parcel.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5 miles southwest of Laytonville, lying east on Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E), located at 901 Branscomb Road, Laytonville; APN 014-180-22.

A copy of the Draft Negative Declaration is available for public review at 860 North Bush Street, Ukiah, California, and at 120 West Fir Street, Fort Bragg, California. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning.

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than December 16, 2015. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

STEVE DUNNICLIFF, Director of Planning and Building Services



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

November 10, 2015

Fort Bragg Planning & Building Services
Department of Transportation
Environmental Health

Assessor
Department of Forestry/ CalFire
Department of Fish and Game

* Laytonville MAC
* Long Valley Fire District

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, December 17, 2015, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: ARVIN REED AND AARON & MARY ELLEN NORTH

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

PROJECT COORDINATOR: FRED TARR

REQUEST: Subdivision of a 4.7± acre parcels to create a 2.3± acre parcels and a 2.4± acre parcel.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5 miles southwest of Laytonville, lying east on Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E), located at 901 Branscomb Road, Laytonville; APN 014-180-22. A copy of the Draft Negative Declaration is attached for your review.

RESPONSE DUE DATE: December 16, 2015. If no response is received by this date, we will assume no recommendation or comments are forthcoming and that you are in agreement with the contents of the Draft Negative Declaration.

It should be noted that the decision making body may consider and approve modifications to the requested project(s). Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street Ukiah, California. Oral comments may be presented to the Planning Commission during the public hearing(s).

The Planning Commission's action shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th calendar day after the Planning Commission's decision. If appealed, the Board of Supervisors action shall be final. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing(s). All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

STEVE DUNNICLIFF, Director of Planning and Building Services



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

November 10, 2015

TO: Mendocino County Observer
FROM: Heidi Morrison
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on November 12, 2015 in the Legal Notices Section of the Mendocino County Observer.

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, December 17, 2015, at 9:00 a.m., to be held in the Board of Supervisors Chamber, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: ARVIN REED AND AARON & MARY ELLEN NORTH

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

PROJECT COORDINATOR: FRED TARR

REQUEST: Subdivision of a 4.7± acre parcels to create a 2.3± acre parcels and a 2.4± acre parcel.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5 miles southwest of Laytonville, lying east on Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E), located at 901 Branscomb Road, Laytonville; APN 014-180-22.

A copy of the Draft Negative Declaration is available for public review at 860 North Bush Street, Ukiah, California and at 120 West Fir Street, Fort Bragg, California. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning.

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California 95482, no later than December 16, 2015. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

STEVE DUNNICLIFF, Director of Planning and Building Services