

**MENDOCINO COUNTY ENVIRONMENTAL REVIEW GUIDELINES
INITIAL STUDY**

DATE:
<p>CASE#: MS 2012-0003 DATE FILED: 12/03/2012 OWNER/APPLICATION: Snow Mountain Tree Farm REQUEST: Minor Subdivision to create four (4) parcels containing 4.1±, 5.1±, 5.7± and 6.5± acres along with a remainder parcel containing 75.9± acres. LOCATION: 3.9± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B), 0.1± mile E of its intersection with Van Arsdale Road (CR 242). PROJECT COORDINATOR: DUSTY DULEY</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 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

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

DUSTY DULEY
PLANNER III

DD/hm

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND):

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

a) No Impact

A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The property is located on alluvial plain bordering the Eel River and is surrounded by mountains. As the property is relatively flat and at a lower elevation than surrounding lands, the project will not significantly obstruct any scenic views. There are no unique visual features or scenic vistas in the project area that would be impacted by the project.

b) No Impact

There are no officially designated State Scenic Highways or Routes in the project vicinity (Caltrans 2014). Therefore, the project would have no impact on scenic resources such as rock outcroppings, trees, or historic buildings within view from a scenic highway.

c) Less than Significant Impact

Visual character is descriptive and non-evaluative, which means it is based on defined subjective attributes that are neither good nor bad in and of themselves. The ability of an area to absorb visual change is dependent on its context. The property is vacant and void of any significant vegetation. Surrounding parcels are heavily forested, range in size from 6.69 acres to 135.71 acres and are primarily used to support timber production and single-family residential uses. Due to existing residential uses in the area, lower property elevation in relation to surrounding area and lack of the significant vegetation on the site, the potential development of the proposed subdivided lots would not substantially degrade the existing visual character or quality of the site or its surroundings, and the impact would be less than significant.

d) Less than Significant Impact

While no exterior lighting is currently proposed as part of the project, additional exterior lights may be installed at a future time in association with residential uses. County General Plan Policy RM-134 states,

The County shall seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience.

The amount of light and glare to be potentially generated as a result of this subdivision is likely to be minimal.

However, the cumulative effects from rural development do impact the night sky. To ensure that the project is consistent with the dark sky policy, staff recommends Condition Number 1 requiring a note be placed on the Parcel Map stating that:

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
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) No Impact

According to maps provided by the California Department of Conservation, the subject property does not contain any land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2012a).

b) No Impact

The vacant property is zoned Rural Residential and is not in an Agricultural Preserve under the Williamson Act.

c) No Impact

The land use classification for the parcel is Rural Residential. The project will not result in the rezoning of any forest land or Timberland Production zoned property.

d) **No Impact**

The property is almost entirely devoid of vegetation, other riparian vegetation along the Eel River at the northern end of the property. The project site is heavily disturbed as it was formerly used to support a sawmill operation. The project will not require the removal of trees.

e) **No Impact**

The property is currently vacant and is zoned for residential use. The project will not convert any farming or forestland uses.

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

a) **No Impact**

The project is located within a part of the North Coast Air Basin. 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. AQMD did not find any issue with the project in their response to staff's project referral.

b) **Less than Significant Impact**

Approval of the minor subdivision application would not change the allowable land uses on the property, but would allow for the potential for 6 additional single-family residential units to be constructed. Future development may occur without a discretionary approval, if the future project is consistent with the general plan designation and zoning. The potential increase in residential density will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Less than Significant Impact

While AQMD provided a “no comment” response to the project referral, comments received for past projects have noted,

The District is in attainment for all Federal criteria air pollutants and is also in attainment for all State standards except Particulate Matter less than 10 microns in size (PM₁₀).

The most common source of this pollutant is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A PM-10 attainment plan was finalized in 2005 that provides mitigation measures for construction and grading activities and unpaved roads. The project will create the potential for additional residential homes, increase in vehicle trips and use of wood stoves which will increase PM₁₀ emissions. AQMD, whom is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations, did not find issue with the proposed subdivision. Condition Number 2 is recommended to insure that all grading activities comply with State and Local regulations relating to naturally occurring asbestos.

d) Less than Significant Impact

Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. Staff is aware of 6 residences within 0.5 mile of the property. Emissions would occur during construction from construction equipment as well as from increased vehicle trips. AQMD staff reviewed the project and did not find issue with the project. The project would not result in a significant exposure of sensitive receptors to substantial pollution concentrations from approval of the proposed minor subdivision.

e) Less than Significant Impact

The property is located in a relatively rural area with scattered residences in surrounding forestlands. The only potential odors associated with the project are from diesel exhaust during construction activities on subdivided parcels. These odors, if perceptible, would dissipate rapidly as they mix with the surrounding air. The project would not create objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Game 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) Less than Significant Impact

The property includes approximately 3,000 feet of Eel River frontage. The Eel River provides habitat for protected salmonids including Coho salmon, Chinook salmon and steelhead which are federally-listed as "threatened" pursuant to the Endangered Species Act. The project had the potential to impact water quality in the Eel River and its fish habitat from grading and construction activities. Condition Numbers 3 and 4 require erosion control measures to be established prior to earth moving activities to address immediate and short-term impacts from grading activities. Uniform application of these standard conditions will ensure the project's impact on Eel River habitat will be less than significant.

b) Less than Significant Impact

The portion of the property bordering the Eel River, approximately 3,000 feet does contain segmented areas of riparian habitat. Parcels to be created are approximately 600 to 1,000 feet away from the Eel River. The property is highly disturbed and was previously used to support a large sawmill operation. No riparian vegetation is proposed to be removed or is necessary to support the project. The project will not result in a significant impact to riparian habitat.

c) No Impact

There are no identified wetlands on the property. Grading will be required to develop the project, but would not involve the removal, filling, or hydrological interruption of existing wetlands. Therefore, there would be no impact to federally protected wetlands as a result of the proposed project.

d) No Impact

The Eel River provides habitat for protected salmonids including Coho salmon, Chinook salmon and steelhead. The site is heavily disturbed and is void of any significant vegetation. The project will not interfere 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.

e) No Impact

The proposed project would not conflict with local ordinances or policies protecting biological resources.

f) **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.

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

V. Cultural Resources a) through e) **No Impact**

The property is highly disturbed and was previously used to support a large sawmill operation. The County Archaeological Commission reviewed the project at the April 10, 2013 meeting and determined that it is unlikely that cultural resources will be discovered during project construction based on previous land disturbances. Condition Number 6 will be required to help ensure that the project will achieve compliance with the County's archaeological ordinance and protection of any archaeological resources that may be discovered on the site. Commission did request the owner to provide written history and any available photos of the old mill to the Northwest Information Center.

The property is vacant. There are no historical resources on site or in the vicinity that would be impacted by the proposed project. The project is not located in a geologic formation that commonly contains paleontological resources, nor does the site contain unique geologic features. The site is within a highly disturbed property and there are no visible unique geologic features on site. There are no formal cemeteries in the vicinity of the project site. It is very unlikely that human remains will be encountered at the site during construction. However, if remains are encountered, California Health and Safety Code 7050.5 require that the County Coroner be contacted immediately. If the County Coroner determines the remains to be Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resource Code 5097.98.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact**

According to the Division of Mines and Geology Special Publication 42 index map, the Maacama Fault is located approximately 10.2 miles west of the project site. The project will not expose people or the structure to fault rupture. The site is located in Northern California which does have the potential to be exposed to strong earthquakes. Any project in the area could be subjected to a strong earthquake affecting the region. Any future structures would need to be built to modern construction standards and would be designed to withstand earthquakes that can be expected in the region.

b) **Less than Significant Impact**

Grading will be required to complete road improvements and is anticipated to support future residential development. Condition Numbers 3 and 4 will address immediate and short-term impacts from grading activities and ensure that adequate drainage is provided.

c) **No Impact**

The relatively flat site and limited grading associated with the project indicates that the site would not become unstable as a result of the proposed project. There are no landslides visible in a review of aerial imagery in the area, and it is unlikely, given the soil type, vegetation, and topography of the site that the project would result in on- or off-site landslide as a result of the proposed project.

d) **No Impact**

The soil on site is a Pinole Gravelly Loam. This soil type is not considered to be an expansive soil as defined in Table 18-1-B of the Uniform Building Code.

e) **No Impact**

Future residential development on the subdivided parcels will be served by on-site septic systems. The County Division of Environmental Health has identified standards conditions to ensure that adequate disposal systems will be installed to support any future development. See Condition Numbers 8 and 9.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

(a) and (b) **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, AQMD 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 AQMD, 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 operation emission on an annual basis. The project, as proposed, would create four (4) additional parcels, 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
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) Less than Significant Impact

Construction activities will require the use of standard fuels, lubricants, and other potentially hazardous materials for the proper functioning of construction equipment. All industry standard protocols for the safe handling of fluids refueling practices will be followed during the construction period. No mitigation required.

b) No Impact

The project does not require hazardous materials to be stored on site.

c) No Impact

There are no existing or proposed schools within a quarter mile of the project site.

d) No Impact

There are no hazardous materials sites or other cleanups on site listed in the EnviroStor database maintained by the California Department of Toxic Substance Control (California Department of Toxic Substance Control, 2014).

The property was historically used to support a sawmill operation and according to Regional Water Quality Control Board (RWQCB) in a letter to staff dated March 12, 2013, activities resulted in petroleum hydrocarbons, wood treatment chemicals pentachlorophenol and tetrachlorophenol, semivolatile organic compounds, and dioxins and furans being discharged to soil and groundwater. RWQCB determined that further assessment of the property was warranted before determining the property's suitability to support residential use.

The applicant contracted the services of PES Environmental, Inc. whom completed a Phase I Environmental Site Assessment, dated August 29, 2013, of the property to assess whether the property may be suitable for residential development. The Assessment concluded that no current or recognized environmental conditions (REC) exist on the property. The American Society for Testing and Materials (ASTM) defines REC as,

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

RWQCB reviewed the Assessment and provided a letter to staff dated September 9, 2014 stating that they had no objection to the project proposal. Pacific Gas and Electric (PG&E), whom placed the residential use restriction on the deed prepared a letter to the owner dated October 16, 2002, stating that PG&E agrees to remove the residential restriction once the owner receives written verification from appropriate environmental agencies, including RWQCB, confirming the property is suitable for supporting residential purposes. Condition Number 7 required the residential use deed restriction to removed prior to Parcel Map recordation.

e) No Impact

The property is not applicable to any airport land use plan nor is it within two miles of a public airport or public use airport. The project will not result in a safety hazard to those working at or around the project area.

f) No Impact

There are no private airstrips within the vicinity of the project site. The project will not result in a safety hazard to those working at or around the project area.

g) No Impact

Mendocino County has an Emergency Operations Plan adopted in 2006. The plan outlines areas of responsibility for the County's different departments and protocols for responding to disasters, but does not designate evacuation routes or other specifics. Eel River Road (CR 240B) is a main thoroughfare in the area and it is likely that during an evacuation that many residents would use Eel River Road to travel north or south. However, the proposed project would not impede traffic nor would there be any significant increase in traffic as a result of the proposed project that would impede an evacuation.

h) Less than Significant Impact

The project does occur where residences are intermixed with wildlands. Surrounding lands are heavily forested and could pose a risk to future residents in the event of a forest fire. The project site is located in a High Fire Hazard Area within the State Responsibility Area of the California Department of Forestry and Fire Protection (CalFire). CalFire identified fire safe measures for the project within State Fire Regulations Application # 197-12 to including adequate access improvements and emergency water supply. Condition Number 23 requires applicant to adhere to CalFire State Fire Regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>IX. HYDROLOGY AND WATER QUALITY.</u>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) through m) **No Impact or Less than Significant Impact**

See discussion under Item IV Biological Resources. DEH has reviewed the proposed minor subdivision with regards to water quality and quantity. Condition Numbers 10 and 11 will ensure adequate and safe water is available to serve the subdivided parcels. Condition Numbers 12 through 14 are offered to ensure that the project is consistent with applicable Mendocino County Flood Plain Regulations.

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

a) **No Impact**

The property is located in a rural area of the County where established communities are relatively spread out geographically. There are no neighborhoods in the area in the traditional sense, as residences are typically separated by nearly a quarter mile. The project will not result in any physical improvements or barriers that would divide an established community.

b) **No Impact**

The project is consistent with the General Plan designation Rural Residential-10 acre minimums. The Land Use Section Policy DE-14 of the General Plan states the following for the intent of Rural 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 property is also designated with the Cluster combining district which allows for subdivided parcels to be smaller than 10 acres provided the overall property does not exceed the maximum allowed density within the General plan. The applicant is proposing to cluster the proposed 4 parcels at the southeast portion of the 97.3± acres property and away from the Eel River. The subdivision is consistent with the allowed density provided by the zoning. Discussion of additional applicable regulations for the Cluster combining district are as follows.

Section 20.116.010(D)(1) states,

Residential development shall be limited to twenty-five percent (25%) of the area of the property.

The subdivided parcels contain approximately 21.4 acres of the 97.3 acres property or approximately 22 percent of the total property. The applicant may identify additional lands to include up to 25 percent of the total property. The project is consistent with this standard.

Section 20.116.010(D)(2) states,

Open Space easements or other methods will be required on all open space not included within the residential development area on both parcel groups and dwelling groups.

The "parcel group" or cluster of parcels includes the 4 subdivided parcels which may include residential development. Consistent with Section 20.116.010(D)(2), at least 75 percent of the property, shall be placed in a deed restriction. Condition Number 15 requires the applicant to record a deed restriction on the property, consistent with this regulation and the intent of the Cluster combining district.

Section 20.116.010(E)(5) states,

If clustering is accomplished by the filing of a parcel or final map, the Open Space parcel shall be noted on said map as "Not a Residential Building Site."

Condition Number 18 requires a note be placed on the parcel map stating the portion of property subject to the deed restriction is not a residential building site.

County General Plan Resource Management Policy RM-109 states in part,

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

The adjacent parcel to the east, identified as assessor parcel number (APN) 171-210-07, has a General Plan classification of Rangeland. To be consistent with Policy RM-109, Condition Number 19 requires a 200 foot buffer be established within the subdivided parcels as measured from the property boundaries of APN 171-210-07. No residential uses may be established within the buffer area. The purpose of the buffer is to minimize potential conflicts that may arise between residential and resource land activities. Staff determined that adequate area remains on all subdivided parcels to support a single-family residence.

County General Plan Resource Management Policy RM-109 also states,

Residential uses and subdivisions shall maintain a ten (10) acre minimum parcel size adjacent to lands under active Williamson Act contracts which are classified Agricultural or Range Lands. Parcels classified with a smaller minimum parcel size, or zoned Planned Development or Clustering, may exceed these densities, provided that the criteria in policies RM-98 to RM-109 are also employed to reduce impacts.

The adjacent property (APN 171-210-07) with the Rangeland classification is also within a type II Agricultural Preserve under a Williamson Act contract, however it should be noted that County determined that the property was not in compliance with the terms of the contract and therefore disqualified the contract. The property is near its 5th year of a 9 year rollout period. Policy RM-109 does allow for parcels to exceed a density of 10 acres provided they are consistent with Policy RM-109 and RM-98. Condition Number 19 is required ensuring project consistency with Policy RM-109 as discussed above. Policy RM-98 is relevant to water development projects and is not applicable to this subdivision. Staff finds that the proposed subdivision may exceed the 10 acres densities and is consistent with Policy RM-109

The project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

c) **No Impact**

The project is not located within any habitat conservation or natural community conservation plan areas.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XI. MINERAL RESOURCES.</u> Would the project:				
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) **No Impact**

There are no known mineral resources on the site that would be of value to the region or the residents of the state.

b) **No Impact**

The property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XII. NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

in the project area to excessive noise levels?				
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) **No Impact**

The County has identified noise standard within the County General Plan to ensure noise compatibility between land uses. The project is subject to the noise standards found in the County General Plan including:

- The Exterior Noise Level Standards (Table 3-J) General Plan Policy DE-100
- The Noise Compatibility Guidelines (Table 3-K) General Plan Policy DE-101
- Maximum Acceptable Interior Noise Levels (Table 3-L) General Plan Policy DE-103

An increase in noise levels will most likely result from potential grading, road construction and housing construction phases of any future development. However, the project will not conflict with applicable noise standards identified in the General Plan.

b) **No Impact**

There are no activities associated with the project that would generate excessive groundborne vibration or groundborne noise levels.

c) **No Impact**

The project will not result in any permanent increase in ambient noise levels in the project vicinity.

d) **Less than Significant Impact**

The increase in residential density that could result from the project will not significantly increase existing (or expose people to severe) noise levels. Likewise, although an increase in noise levels will most likely result from potential grading, road construction and housing construction phases of any future development, overall, the project would not cause significant impacts beyond the minor inconvenience during this notably short term period.

e) **No Impact**

There are no airports located within two miles of the project site.

f) **No Impact**

There are no private airstrips within the vicinity of the project site.

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

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less than Significant Impact**

The project will result in an increase in the potential to develop eight additional single-family homes as a permitted use. The project is in a rural area with parcels typically ranging in lot sizes between approximately 6.7 and 135.7 acres. The potential increase in residential density will not directly or indirectly induce substantial population growth in the area.

The Mendocino County Inclusionary Housing Ordinance was adopted by the County to meet the housing demand for all economic levels of society, to fulfill policies of the State of California as well as to better serve the County itself. County Code Section 20.238.010 states that the ordinance shall apply at the "subdivision level" for projects entailing residential development of two or more units. The proposed project will result in four new undeveloped lots which have the potential for four residential units. Staff notes, per the ordinance the potential for second residences on subdivided parcels are not included in calculation. The inclusionary Housing Ordinance requires that an in-lieu fee of 5% of the County-wide median sales price of a single-family residence in Mendocino County would be required prior to the recording of the final map. See Condition Number 22.

b) **No Impact**

The property is vacant. The project will not displace any existing housing.

c) **No Impact**

The project will not displace any residents or create the need for housing elsewhere.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XIV. PUBLIC SERVICES.</u>				
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"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less than Significant Impact**

The project site is located in the State Responsibility Area and fire protection services are provided primarily by CalFire. Condition Number 23 is recommended to provide for review and approval by CalFire to ensure fire safe

measures to minimize fire hazards to and from future residential development on the site is addressed. No significant impacts to police, schools or parks will result with the creation of four additional parcels.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XV. RECREATION.</u>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) & b) **Less than Significant Impact**

The potential for a total of eight single-family homes to be constructed on the subdivided parcels will not significantly increase the use of recreational facilities that would result in substantial deterioration or generate demand for new or expanded recreational facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact**

Access to the subdivided parcels will be provided by existing private road off Eel River Road (CR 240B) that will be improved to meet applicable County road standards as identified by the Department of Transportation (DOT) in Condition Numbers 24 through 32. Road improvement conditions recommended by DOT would address any current or future potential impacts therefore staff cannot foresee any significant impacts in regards to traffic as a result of this project.

b) **No Impact**

Future permitted residential development on the subdivided parcels would increase vehicle trips on Eel River Road (CR 240). The property is in a rural area of the County and local roads do not currently experience traffic congestion.

c) **No Impact**

The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) **No Impact**

The applicant is proposing to make improvements to an existing private road to serve the subdivided parcels consistent with County road standards. No other road alterations are proposed or necessary to support the project. The project will not increase hazards due to its design feature.

e) **No Impact**

CalFire is requesting the applicant to construct private road improvements to facilitate emergency access to the facility pursuant to CalFire File Number 197-12. No aspect of the project hinders existing emergency access routes.

f) **No Impact**

The property is in a rural area of the County and is not served by public transportation. The property is not subject to any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

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

facilities or expansion of existing facilities, the construction of which could cause significant environmental 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact**

New development on the subdivided parcels will be served by on-site septic systems. Regional Water Quality Control Board (RWQCB) staff reviewed the project and did not find issue related to wastewater treatment with regards to the project.

b) **No Impact**

New development on the subdivided parcels will be served by on-site septic systems subject to County standards as identified by the County Division of Environmental Health (DEH). See Condition Numbers 8 and 9.

c) **No Impact**

There are no storm water facilities at the rural location of the site, nor are any required for the proposed development.

d) **No Impact**

The property is not served by a water district. Water to the subdivided parcels will be provided by on-site wells. Proof of adequate water quality and quantity consistent with County standards will be required prior to recording of the parcel map. See Condition Numbers 10 and 11.

e) **No Impact**

Development on subdivided parcels will be served by on-site septic systems.

f) **Less than Significant Impact**

The project has the potential to result in the construction of eight single-family residences as a permitted use. The project will not result in solid waste disposal needs that would significantly impact a landfill.

g) No Impact

The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

a) Less than Significant Impact

Based on the discussion in Section IV Biological Resources and throughout the report, there is no evidence that the project has the potential to degrade river water quality and its fish habitat. Condition Numbers 3 and 4 have been identified to control erosion. Staff does not find evidence that the project would substantially reduce the habitat of a fish or wildlife species, to cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Based on discussion in Section V Cultural Resources and throughout the report, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

b) No Impact

There are no proposed projects in the immediate area. There are no impacts associated with the current project that become significant when considered in conjunction with other projects in the vicinity.

c) No Impact

The project is not expected to have any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The project poses no significant impacts related to the mandatory findings of significance.

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