

OWNER/APPLICANT: IRVING & RITA STEVENSON
7835 LOCHER WAY
CITRUS HEIGHTS, CA 95610

REQUEST: Standard Coastal Development Permit for the after-the-fact authorization of Major Vegetation Removal, and the construction of a single-family residence, garage, workshop, and associated development.

LOCATION: In the Coastal Zone, located on the west side of Fish Rock Road (CR 122), approximately 0.20 miles north of its intersection with Highway 1, located at 46800 Fish Rock Road (APN 144-012-10).

APPEALABLE: Yes (ESHA)

PERMIT TYPE: Standard Coastal Development Permit

TOTAL ACREAGE: 0.97 Acres

GENERAL PLAN/COASTAL PLAN: Rural Residential (RR)

ZONING: Rural Residential, five acre minimum or two acre minimum (RR5(2))

EXISTING USES: Vacant

ADJACENT ZONING: North: RR5(2)
East: RR5(1)
South: RR5(2)
West: RR5(2)

SURROUNDING LAND USES: North: Single-Family Residential
East: Single-Family Residential
South: Single-Family Residential
West: Vacant- Blufftop

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

PROJECT DETERMINATION: Approve with Conditions

PROJECT DESCRIPTION: The project is for the after-the-fact approval for Major Vegetation Removal within an environmentally sensitive habitat area, construction of a single-family residence, garage, workshop and associated development.

SITE DESCRIPTION AND SETTING: The 0.97 acre subject parcel is situated on the southwest side of Fish Rock Road (CR 122), east of Highway 1, approximately 1 mile north of the town of Anchor Bay. The vacant parcel is surrounded by residential development on all sides. The subject parcel was the subject of a violation case in 2011 where Major Vegetation Removal was conducted without the proper permits.

OTHER RELATED APPLICATIONS:

- ST#26297 approved design for proposed septic system.
- ZC #2011-0011 violation case for unpermitted Major Vegetation Removal without the benefit of permits. This Coastal Development Permit seeks to permit the violation and conduct mitigation and restoration of the site.

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning – Ukiah	No previous applications on site.
Mendocino Department of Transportation	Requires issuance of an encroachment permit.
Environmental Health – Fort Bragg	Approved Site Evaluation Report on file. DEH can ok CDP at this time. ST#26297
Building Inspection – Fort Bragg	No comment
Assessor	No response
U.S. Fish and Wildlife Service	No response
Sonoma State University	No previous surveys of site. Recommend completion of a study prior to commencement of project activities.
Department of Fish and Wildlife	Provided recommendations as outlined in Attachment A and included conditions of approval, included as Condition 10.
Coastal Commission	Comments provided related to restoration/mitigation, and conditions of approval as described in Attachment A.
Gualala Municipal Advisory Council	Recommended conditions of approval, as outlined in Attachment A.
Native Plant Society	No response
County Water Agency	No response
Calfire	No response
South Coast Fire Protection District	Recommend installation of a 2,500 gallon water storage tank for fire use only.
Mendocino County Archaeological Commission	No survey required.

KEY ISSUES: Coastal Development Permit applications are subject to the findings enumerated in Section 20.532.095 and Section 20.532.100 of the Mendocino County Code (MCC). **ATTACHMENT A** of this report individually addresses each of the Required Findings for all Coastal Development Permits and any Supplemental Findings applicable to this project.

The issues listed below are drawn from **ATTACHMENT A** and have been determined to be “key issues” because they either require special conditions for the findings to be made, or they address matters of particular concern by referral agencies.

Land Use

The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended “to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability” (MCC Section 20.376.05). The principally permitted use designated for the Rural Residential land use classification is “one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation” (Chapter 2.2 of the County of Mendocino General Plan).

The parcel is currently vacant and this application proposes a single-family residence, a principally permitted use, and accessory uses that are incidental and subordinate to the principal use of the parcel. The proposed project is therefore consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

Erosion/Drainage

The proposed structures are located on the top of the slope, nearest Fish Rock Road, due to the presence of sensitive habitat on the toe of the slope. Approximately thirty (30) cubic yards of grading will be required to accommodate the proposed project on the site. In addition, Major Vegetation Removal was also conducted on the property without the proper permits, which utilized heavy equipment and disturbed a large area on the parcel. The Gualala Municipal Advisory Council (GMAC) recommended preparation of a grading plan including all proposed grading activities on the site prior to commencement of construction activities. Of special concern to GMAC was the well site and road to the site. **Condition 9** is recommended to ensure that the proposed development will not result in substantial erosion.

Spade Natural Resources Consulting and the California Department of Fish and Wildlife submitted comments for the proposed project related to protection of sensitive habitats from potential erosion-causing activities. **Condition 10 (b), (c), (h)** is recommended to ensure that the project does not result in impacts to sensitive resources from erosion-causing activities.

Fire

The site is designated by the California Department of Forestry and Fire Protection (CalFire) to have a high Fire Hazard Severity Classification. Recommendations from CalFire were submitted with the application (CDF#183-12) for address, driveway, and defensible space standards. The South Coast Fire Protection District also recommended the installation of a 2,500 gallon water storage tank with good road access for fire use only. **Condition 11** is recommended to require the installation of the recommended storage tank.

Natural Resources

Protection of natural resources is addressed in Chapter 3.1 of the Mendocino County Coastal Element and implemented by MCC Chapter 20.496.

In 2011, complaints were received regarding Major Vegetation Removal activities on the subject parcel in a known northern bishop pine forest rare plant community. A violation case, ZC #2011-0011, was opened on the subject parcel for Major Vegetation Removal in a sensitive habitat area without the proper permits. This permit seeks after-the-fact authorization for the Major Vegetation Removal activities and recommends appropriate mitigation and restoration activities for the site.

Spade Natural Resources Consulting (SNRC) conducted several biological and botanical surveys of the parcel. A Biological Scoping Survey was prepared in February 2010, a Botanical Survey Report was prepared in July 2010, and a Biological Scoping and Botanical Update Survey Report was prepared in January 2015. A Reduced Buffer Analysis was included in the 2015 Update Survey Report as Appendix D in the Report. SNRC determined that the western portion of the parcel, and areas beyond it to the west, support bishop pine trees with an understory of Pacific reedgrass (*Calamagrostis nutkaensis*) and California coffeeberry (*Frangula californica*). In 2011 a number of bishop pine trees were cut on the property including within the area of northern bishop pine forest (NBPF). In 2010, within the "additional information" section of the Less than 3-Acre Conversion Exemption application, Forester John Williams noted that "the vegetation on the site consists primarily of bishop pine and associated brush species. The stand age is estimated to be between 70 and 80 years old with sign of senescence. The bishop pine primarily ranges between 10" and 20" DBH and are in declining health. A large pocket of dead pine trees exists in the western portion of the property and extends into the neighboring parcel." SNRC provided a 2013 aerial photograph in the Biological Scoping and Botanical Update Survey Report in 2015.

SNRC noted that a number of young bishop pine trees, ranging from one to three years old, are present within the area where mature trees were cut in 2011.

SNRC noted that in 2010 mixed coniferous forest dominated the eastern two-thirds of the parcel and in 2011 the majority of mature trees on the parcel were cut. SNRC documented that much of the understory vegetation remains; however, some bare ground remains as a result of the logging operation. Black wattle acacia (*Acacia decurrens*) has become established in a utility corridor that is regularly disturbed by the utility company. All development would occur within the area of mixed coniferous forest.

SNRC identified a single occurrence of coast lily (*Lilium maritimum*) was located on the western edge of the property. The seasonal spring where this plant was located was dry by the time coast lily came into bloom, provides reliable year-round habitat. This occurrence is over one-hundred (100) feet from the proposed development.

SNRC stated that if the proposed development is located within the cleared area of mixed coniferous forest, it is not likely to impact any special status species or natural communities so long as a minimum buffer area of fifty (50) feet is observed to the NBPF area. Mitigations are recommended to improve habitat values and to avoid potential introduction of invasive plants.

The California Department of Fish and Wildlife (CDFW) provided comments on the proposed project, and confirmed that a fifty (50) foot buffer is appropriate from sensitive habitats. CDFW also provided recommendations to provide for the protection of sensitive habitats on the parcel in perpetuity and to remediate the unpermitted Major Vegetation Removal that occurred in 2011. The recommendations of both SNRC and CDFW have been included as **Condition 10**.

In summary, the proposed project impacts biological resources due to unpermitted development that occurred in a sensitive habitat without the benefit of permits. With the inclusion of the recommended conditions made later in this document, the project is found consistent with MCC Chapter 20.496.

Access Roads

The parcel's access is off of Fish Rock Road (CR #122), which intersects Highway 1 approximately 0.2 miles northwest of the site. Mendocino County Department of Transportation (DOT) provided comments for the proposed project, stating that the applicant shall be required to obtain an encroachment permit for the proposed driveway and make the appropriate improvements to protect the County Road. **Condition 12** is recommended to provide adequate access to the parcel and achieve compliance with the recommended condition.

The proposed use is consistent with Mendocino County's Local Coastal Program and is a low-trip generating use, which will not degrade performance of the existing public roadway.

California Environmental Quality Act

A draft Initial Study and Proposed Mitigated Negative Declaration has been prepared for the project drawing from supporting materials provided by the applicant and consulting agents. The supporting materials were used, in part, to identify potentially significant impacts pursuant to CEQA Guidelines Section 15063. The draft environmental document is attached as **Attachment B - Mitigated Negative Declaration**. All application materials are available for review at the Fort Bragg office of the Department of Planning and Building Services.

With the implementation of mitigation measures recommended in the Proposed Mitigated Negative Declaration, the proposed development will not have any significant adverse impacts on the environment within the meaning of CEQA.

PROJECT DETERMINATION FINDINGS AND CONDITIONS:

ENVIRONMENTAL FINDINGS: The Coastal Permit Administrator finds 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 adverse environmental impacts will result from this project; therefore, a Mitigated Negative Declaration is adopted.

COASTAL DEVELOPMENT PERMIT FINDINGS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, based on the following findings and conditions:

1. The proposed development is in conformity with the certified Local Coastal Program. The Major Vegetation Removal that was conducted on the site was not in conformance with the Mendocino County Local Coastal Program's policies for protection of Environmentally Sensitive Habitat Areas. The subject permit remediates the violation and provides for the future protection of the

documented sensitive habitats on the parcel, and proposes residential development in conformity with applicable development regulations on a parcel appropriately zoned for residential development; and

2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project includes the installation of the approved septic system design, construction of a well for the domestic water source, and a residential driveway approach with appropriate improvements. Adequate utilities shall be provided to the site; and
3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district. The site is zoned Rural Residential, which is intended for parcels where small agricultural operations can compliment residential development. The proposed project includes a greenhouse structure, supporting potential light agricultural use at the site in addition to residential development. The proposed development does not conflict with the intent of the district; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, within the meaning of the California Environmental Quality Act; an Initial Study has been completed and adoption of a Mitigated Negative Declaration is recommended; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. The proposed project was reviewed by the California Historic Resource Inventory System (CHRIS) office at Sonoma State University's Northwest Information Center, the site was suggested to have a possibility of containing unrecorded archaeological sites. The Mendocino County Archaeological Commission further reviewed the project and determined that an archaeological survey was not necessary at this time. With the inclusion of the Mendocino County Standard Discover Clause (Condition 8), the project is not anticipated to have an impact on any known archaeological or paleontological resources; and
6. Solid waste, public roadway capacity and other public facilities have been considered and are adequate to serve the proposed development. The site is not anticipated to generate a significant amount of solid waste; appropriate disposal sites and curbside pick up are available to serve the development. The Mendocino County Department of Transportation did not state concerns related to public roadway capacity; and
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The project site is located east of Highway 1, and is not designated as a potential public access trail location on the Local Coastal Plan maps. There is no evidence of prescriptive access on the site, nor would the development generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation; and
8. The proposed development is in conformity with Resource Protection Impact Findings for Development in Environmentally Sensitive Habitat Areas. The resource as identified will not be significantly degraded by the proposed development. There is no feasible less environmentally damaging alternative. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud;
 - b. One or more of the conditions upon which the permit was granted have been violated;
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance; or
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.
9. Prior to issuance of any building permit, encroachment permit, well permit, or septic permit, the applicant shall prepare a grading plan for all proposed construction activities on the site.
10. In order to provide for the protection of natural resources the following conditions shall be complied with:
 - a. A fifty (50) foot buffer shall be established from the NBPF, which includes the area with Pacific reedgrass and California coffeeberry understory where NBPF was cut. This buffer has been agreed upon by CDFW.
 - b. Erosion control fencing shall be installed along the western edge of construction site along the fifty (50) foot buffer to the NBPF.
 - c. Only wildlife-friendly, 100 percent biodegradable erosion control products that will not entrap or harm wildlife shall be used. Erosion control products shall not contain synthetic (e.g. plastic or nylon) netting. Photodegradable synthetic products are not considered biodegradable.

- d. Young bishop pines shall be allowed to become reestablished wherever they are present outside the construction site. Within the western portion of the parcel, consideration shall be given to removal of Douglas fir and other tree seedlings that may compete with the young bishop pines for light and space.
- e. Vegetation removal and construction shall be initiated in the bird non-breeding season between September and January. If these activities cannot be done in the non-breeding season, Mendocino County Department of Planning and Building Services shall be contacted to determine appropriate alternative measures.
- f. Invasive acacia (*Acacia decurrens*), cotoneaster (*Cotoneaster franchetii*), scotch broom (*Cytisus scoparius*), French broom (*Genista monspessulana*), English ivy (*Hedera helix*), pampas grass (*Cortaderia jubata*) and English holly (*Ilex aquifolium*) shall be removed from all portions of the property to the greatest extent practicable without the use of heavy equipment.
- g. During construction, any stockpiled materials shall be checked around and moved carefully in order to avoid accidental crushing or other damage to California red-legged frogs.
- h. Plant species used for erosion control, landscaping, and revegetation should be native. If non-native plants are used, they shall be non-invasive. Drought-tolerant species are preferable. Exotic plant species to avoid include those identified in the California Invasive Plant Council's database, which is accessible at: <http://www.cal-ipc.org/paf/>. Landscaping on the parcel shall not include any invasive plants and shall ideally consist of native plants compatible with the adjacent plant communities.
- i. Prior to issuance of any building permit, encroachment permit, well permit or septic permit, a five-year restoration and monitoring plan shall be prepared by a qualified professional for review and concurrence by CDFW and the County. At minimum, this plan shall include the following:
 - i. An inventory by species, number and diameter class of the native trees that were removed.
 - ii. An inventory by species, number and diameter class of native trees currently regenerating on the site.
 - iii. Performance criteria specifying the minimum number and species composition of trees to be present at the end of five years. The replacement ratio of removed trees shall be no less than 3:1. Replacement trees may be a combination of those naturally regenerating, and planted individuals. If the number of regenerating trees is not adequate, planting shall be required. Any additional trees shall be from a local seed source, and planted during the appropriate season (generally after the first seasonal rains have saturated soils beyond the first several inches). If revegetation will occur outside of the appropriate season, trees shall be watered as needed until seasonal rains begin in order to facilitate establishment. Any damaged or dead plant shall be replaced, at minimum, on an annual basis.
 - iv. A monitoring, maintenance, and reporting schedule. This shall include a plan for supplemental watering if necessary, as well as plans for thinning, if necessary, to "release" crowded individuals for more rapid tree growth. Results of restoration activities shall be submitted to CDFW, the County, and California Coastal Commission on an annual basis at minimum.
- j. In order to ensure that protective measures and recommended conditions are enforceable and that ESHAs are protected, permit conditions shall be permanently recorded in a deed restriction prior to issuance of the Coastal Development Permit.

11. Prior to finalization of the building permit for the residence, the applicant shall install a 2,500 gallon water storage tank with a 2.5 inch fire fitting outlet dedicated for fire use only. The tank shall be accessible from the road side of the proposed project.
12. The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall complete, to the satisfaction of the Department of Transportation, a residential driveway approach onto Fish Rock Road (CR 122). The approach shall have a minimum width of ten (10) feet, and a length of fifteen (15) feet measured perpendicular to the edge of the County road, and be paved with surfacing comparable to that on the County road.

Staff Report Prepared By:

DATE

JULIA ACKER
PLANNER I

September 27, 2015
JA/at

Mitigated Negative Declaration

Appeal Period: Ten calendar days for the Mendocino County Board of Supervisors, followed by ten working days for the California Coastal Commission following the Commission's receipt of the Notice of Final Action from the County.

Appeal Fee: \$945 (For an appeal to the Mendocino County Board of Supervisors.)

ATTACHMENTS:

- A. Coastal Permit Approval Checklist
- B. Initial Study and Mitigated Negative Declaration
- C. Location Map
- D. 2014 NAIP Imagery
- E. Site Plan
- F. Elevations (East/South)
- G. Elevations (North/West)
- H. Residence Floor Plan
- I. Driveway Profile
- J. Erosion Plan
- K. General Plan Classifications
- L. LCP Map 30: Anchor Bay
- M. Adjacent Parcels
- N. Fire Hazard Zones
- O. Ground Water Resources
- P. Estimated Slope
- Q. Local Soils
- R. Earthquake Fault Zones

**ATTACHMENT A: COASTAL PERMIT APPROVAL CHECKLIST
CDP_2011-0023 (STEVENSON)
NOVEMBER 18, 2015**

PROJECT TITLE: CDP_2011-0023 (STEVENSON)

PROJECT LOCATION: 46800 FISH ROCK ROAD
GUALALA, CA 95445

**LEAD AGENCY NAME,
ADDRESS AND CONTACT PERSON:** Julia Acker
Mendocino County Planning and Building Services
120 West Fir Street, Fort Bragg, California 95437
707-964-5379

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT Rural Residential, five acre minimum or two acre minimum (RR5(2))

DESCRIPTION OF PROJECT: The project is for the after-the-fact approval for Major Vegetation Removal within an environmentally sensitive habitat area, construction of a single-family residence, garage, workshop and associated development.

SITE DESCRIPTION AND SETTING: The 0.97 acre subject parcel is situated on the southwest side of Fish Rock Road (CR #122), east of Highway 1, approximately 1 mile north of the town of Anchor Bay. The parcel is surrounded by residential development on all sides. The subject parcel is currently vacant and was the subject of a violation case in 2011 where Major Vegetation Removal was conducted without the proper permits.

DETERMINATION: The proposed project **conditionally satisfies all required findings for approval of a Coastal Development Permit**, pursuant to Section 20.532.095 and 20.532.100 of the Mendocino County Coastal Zoning Code, as individually enumerated in this Coastal Permit Approval Checklist.

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:				
(1) The proposed development is in conformity with the certified local coastal program.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made:				
(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

➤ **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

Consistent (with conditions of approval)

The Local Coastal Program sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River. The Local Coastal Program addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The Local Coastal Program serves as an element of the General Plan and includes Division II of Title 20 of the Mendocino County Code (MCC), and its policies must be consistent with the goals of the California Coastal Act.

Various aspects of the Local Coastal Program are specifically addressed by separate Required and Supplemental Findings for Coastal Development Permits, including utilities, transportation, zoning, CEQA, archaeological resources, public services, coastal access, and resource protection. The following is a discussion of elements of the Local Coastal Program not specifically addressed elsewhere in this checklist.

General Plan Land Use – Rural Residential

The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended “to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability” (MCC Section 20.376.05). The principally permitted use designated for the Rural Residential land use classification is “one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation” (Chapter 2.2 of the County of Mendocino General Plan).

The parcel is currently vacant and this application proposes a single-family residence, a principally permitted use, and accessory uses that are incidental and subordinate to the principal use of the parcel. The proposed project is therefore consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

Hazards

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone. The subject property is located east of Highway 1, on the northwest side of Fish Rock Road. Slopes on the site range from approximately 15% to 30%. There are no translational/rotational or debris slides mapped on the subject parcel.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. The San Andreas fault is located approximately two (2) miles to the northeast of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

Landslides: There are no translational/rotational or debris slides mapped on the subject parcel (Department of Conservation, Division of Mines and Geology 1984).

Erosion: The proposed structures are located on the top of the slope, nearest Fish Rock Road, due to the presence of sensitive habitat on the toe of the slope. Approximately thirty (30) cubic yards of grading will be required to accommodate the proposed project on the site. In addition, Major Vegetation Removal was also conducted on the property without the proper permits, which utilized heavy equipment and disturbed a large area on the parcel. The Gualala Municipal Advisory Council (GMAC) recommended preparation of a grading plan including all proposed grading activities on the site prior to commencement of construction activities. Of special concern to GMAC was the well site and road to the site. **Condition 9** is recommended to ensure that the proposed development will not result in substantial erosion.

Condition 9: Prior to issuance of any building permit, encroachment permit, well permit, or septic permit, the applicant shall prepare a grading plan for all proposed construction activities on the site.

Spade Natural Resources Consulting and the California Department of Fish and Wildlife submitted comments for the proposed project related to protection of sensitive habitats from potential erosion-causing activities. **Condition 10 (b), (c), (h)** is recommended to ensure that the project does not result in impacts to sensitive resources from erosion-causing activities.

Condition 10: In order to provide for the protection of natural resources the following conditions shall be complied with:

- b. Erosion control fencing shall be installed along the western edge of construction site along the fifty (50) foot buffer to the NBPF.
- c. Only wildlife-friendly, 100 percent biodegradable erosion control products that will not entrap or harm wildlife shall be used. Erosion control products shall not contain synthetic (e.g. plastic or nylon) netting. Photodegradable synthetic products are not considered biodegradable.
- h. Plant species used for erosion control, landscaping, and revegetation shall be native. If non-native plants are used, they shall be non-invasive. Drought-tolerant species are preferable. Exotic plant species to avoid include those identified in the California Invasive Plant Council's database, which is accessible at: <http://www.cal-ipc.org/paf/>. Landscaping on the parcel shall not include any invasive plants and shall ideally consist of native plants compatible with the adjacent plant communities.

Flooding: There is no mapped floodplain on the subject parcel, no conditions are necessary to ensure consistency with flood policy.

Fire: The site is designated by the California Department of Forestry and Fire Protection (CalFire) to have a high Fire Hazard Severity Classification. Recommendations from CalFire were submitted with the application (CDF#183-12) for address, driveway, and defensible space standards. The South Coast Fire Protection District also recommended the installation of a 2,500 gallon water storage tank with good road access for fire use only. **Condition 11** is recommended to require the installation of the recommended storage tank.

Condition 11: Prior to finalization of the building permit for the residence, the applicant shall install a 2,500 gallon water storage tank with a 2.5 inch fire fitting outlet dedicated for fire use only. The tank shall have good access from the road side of the proposed project.

Visual Resources

Protection of visual resources is a specific mandate of Section 30251 of the Coastal Act, and is subsequently addressed in Chapter 3.5 of General Plan's Coastal Element and implemented by MCC Chapter 20.504.

The project is not located in an area that is designated Highly Scenic by the Local Coastal Program. Consequently, the project is not subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas.

MCC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources. Exterior lighting is required to be within the zoning district's height limit regulations, and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. Exterior lighting is proposed around the exterior of the residence, as shown on the elevations for the residence. All exterior lights will be shielded and downcast, consistent with Mendocino County Code requirements. The project is therefore consistent with the exterior lighting regulations set forth in MCC Section 20.504.025.

Natural Resources

Protection of natural resources is addressed in Chapter 3.1 of the Mendocino County Coastal Element and implemented by MCC Chapter 20.496.

In 2011, complaints were received regarding Major Vegetation Removal activities on the subject parcel in a known northern bishop pine forest rare plant community. A violation case, ZC #2011-0011, was opened on the subject parcel for Major Vegetation Removal in a sensitive habitat area without the proper permits. This permit seeks after-the-fact authorization for the Major Vegetation Removal activities and recommends appropriate mitigation and restoration activities for the site.

Spade Natural Resources Consulting (SNRC) conducted several biological and botanical surveys of the parcel. A Biological Scoping Survey was prepared in February 2010, a Botanical Survey Report was prepared in July 2010, and a Biological Scoping and Botanical Update Survey Report was prepared in January 2015. A Reduced Buffer Analysis was included in the 2015 Update Survey Report as Appendix D in the Report. SNRC determined that the western portion of the parcel, and areas beyond it to the west support bishop pine trees with an understory of Pacific reedgrass (*Calamagrostis nutkaensis*) and California coffeeberry (*Frangula californica*). In 2011 a number of bishop pine trees were cut on the property including within the area of northern bishop pine forest (NBPF). In 2010, within the "additional information" section of the Less than 3-Acre Conversion Exemption application, Forester John Williams noted that "the vegetation on the site consists primarily of bishop pine and associated brush species. The stand age is estimated to be between 70 and 80 years old with sign of senescence. The bishop pine primarily ranges between 10" and 20" DBH and are in declining health. A large pocket of dead pine trees exists in the western portion of the property and extends into the neighboring parcel." SNRC provided a 2013 aerial photograph (Figure 1 below) in the Biological Scoping and Botanical Update Survey Report in 2015.



Figure 1. GoogleEarth image of dead bishop pine trees to the west of subject parcel (SNRC 2015)

SNRC noted that a number of young bishop pine trees, ranging from one to three years old, are present within the area where mature trees were cut in 2011.

SNRC noted that in 2010 mixed coniferous forest dominated the eastern two thirds of the parcel and in 2011 the majority of mature trees on the parcel were cut. SNRC documented that much of the understory vegetation remains; however, some bare ground remains as a result of the logging operation. Black wattle acacia (*Acacia decurrens*) has become established in a utility corridor that is regularly disturbed by the utility company. All proposed development would occur within the area of mixed coniferous forest.

SNRC identified a single occurrence of coast lily (*Lilium maritimum*), located on the western edge of the property. The seasonal spring where this plant was located, already was dry by the time coast lily came into bloom, but provides reliable year round habitat. This occurrence is over one-hundred (100) feet from the proposed development.

SNRC states that if the proposed development is located within the cleared area of mixed coniferous forest, it is not likely to impact any special status species or natural communities so long as a minimum buffer area of fifty (50) feet is observed to the NBPF area. Mitigations are recommended to improve habitat values and to avoid potential introduction of invasive plants.

The California Department of Fish and Wildlife (CDFW) provided comments on the proposed project, and confirmed that a fifty (50) foot buffer is appropriate from sensitive habitats. CDFW also provided recommendations to provide for the protection of sensitive habitats on the parcel in perpetuity and to remediate the unpermitted Major Vegetation Removal from 2011. The recommendations of both SNRC and CDFW have been included as **Condition 10**.

Condition 10: In order to provide for the protection of natural resources the following conditions shall be complied with:

- a. A fifty (50) foot buffer shall be established from the NBPF, which includes the area with Pacific reedgrass and California coffeeberry understory where NBPF was cut. This buffer has been agreed upon by CDFW.
- b. Erosion control fencing shall be installed along the western edge of construction site along the fifty (50) foot buffer to the NBPF.
- c. Only wildlife-friendly, 100 percent biodegradable erosion control products that will not entrap or harm wildlife shall be used. Erosion control products shall not contain synthetic (e.g. plastic or nylon) netting. Photodegradable synthetic products are not considered biodegradable.
- d. Young bishop pines shall be allowed to become reestablished wherever they are present outside the construction site. Within the western portion of the parcel, consideration shall be given to removal of Douglas fir and other tree seedlings that may compete with the young bishop pines for light and space.
- e. Vegetation removal and construction shall be initiated in the bird non-breeding season between September and January. If these activities cannot be done in the non-breeding season, Mendocino County Department of Planning and Building Services shall be contacted to determine appropriate alternative measures.
- f. Invasive acacia (*Acacia decurrens*), cotoneaster (*Cotoneaster franchetii*), scotch broom (*Cytisus scoparius*), French broom (*Genista monspessulana*), English ivy (*Hedera helix*), pampas grass (*Cortaderia jubata*) and English holly (*Ilex aquifolium*) shall be removed from all portions of the property to the greatest extent practicable without the use of heavy equipment.
- g. During construction, any stockpiled materials shall be checked around and moved carefully in order to avoid accidental crushing or other damage to California red-legged frogs.
- h. Plant species used for erosion control, landscaping, and revegetation should be native. If non-native plants are used, they shall be non-invasive. Drought-tolerant species are preferable. Exotic plant

species to avoid include those identified in the California Invasive Plant Council's database, which is accessible at: <http://www.cal-ipc.org/paf/>. Landscaping on the parcel shall not include any invasive plants and shall ideally consist of native plants compatible with the adjacent plant communities.

- i. Prior to issuance of any building permit, encroachment permit, well permit or septic permit, a five-year restoration and monitoring plan shall be prepared by a qualified professional for review and concurrence by CDFW and the County. At minimum, this plan shall include the following:
 - i. An inventory by species, number and diameter class of the native trees that were removed.
 - ii. An inventory by species, number and diameter class of native trees currently regenerating on the site.
 - iii. Performance criteria specifying the minimum number and species composition of trees to be present at the end of five years. The replacement ratio of removed trees shall be no less than 3:1. Replacement trees may be a combination of those naturally regenerating, and planted individuals. If the number of regenerating trees is not adequate, planting shall be required. Any additional trees shall be from a local seed source, and planted during the appropriate season (generally after the first seasonal rains have saturated soils beyond the first several inches). If revegetation will occur outside of the appropriate season, trees shall be watered as needed until seasonal rains begin in order to facilitate establishment. Any damaged or dead plant shall be replaced, at minimum, on an annual basis.
 - iv. A monitoring, maintenance, and reporting schedule. This shall include a plan for supplemental watering if necessary, as well as plans for thinning, if necessary, to "release" crowded individuals for more rapid tree growth. Results of restoration activities shall be submitted to CDFW, the County, and California Coastal Commission on an annual basis at minimum.
- j. In order to ensure that protective measures and recommended conditions are enforceable and that ESHAs are protected, permit conditions shall be permanently recorded in a deed restriction prior to issuance of the Coastal Development Permit.

In summary, the proposed project impacts biological resources due to unpermitted development that occurred in a sensitive habitat without the benefit of permits. With the inclusion of the recommended conditions and findings made later in this document, the project is found consistent with MCC Chapter 20.496.

➤ **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

Consistent (with conditions of approval)

Utilities: The proposed improvements include the development of a well on the parcel to support the proposed development. The Mendocino County Coastal Groundwater Study (1986) designated the subject parcel as having Critical Water Resources (CWR). The Mendocino County Coastal Groundwater Development Guidelines (1989) states, in Table 1 of the document, that single-family residences on existing lots of record shall not be required to demonstrate proof of water or perform a hydrological study. Therefore, the proposed project shall have adequate water facilities to support the proposed development.

A septic system is proposed on the parcel to accommodate the wastewater generated by the proposed residence and associated improvements. The Mendocino County Division of Environmental Health did not state any concerns with the project. The site has an approved septic system design (ST#26297).

Access Roads: The parcel is currently provided access off of Fish Rock Road (CR 122), which intersects Highway 1 approximately 0.2 miles northwest of the site. Mendocino County Department of Transportation (DOT) provided comments for the proposed project, stating that the applicant shall be required to obtain an encroachment permit for the proposed driveway and make the appropriate improvements to protect the County Road. **Condition 12** is recommended to provide adequate access to the parcel and achieve compliance with the recommended condition.

Condition 12: The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall complete, to the satisfaction of the Department of Transportation, a residential driveway approach onto Fish Rock Road (CR #122). The approach shall have a minimum width of ten (10) feet, and a length of fifteen (15) feet measured perpendicular to the edge of the County road, and be paved with surfacing comparable to that on the County road.

The proposed use is consistent with Mendocino County's Local Coastal Program for the area and is a low-trip generating use, which will not degrade performance of the existing public roadway.

Drainage: Drainage is subject to MCC Section 20.492.025, which provides regulations mitigating the impact of stormwater runoff and erosion. The proposed structures are located on the top of the slope, nearest Fish Rock Road, due to the presence of sensitive habitat on the toe of the slope. Approximately thirty (30) cubic yards of grading will be required to accommodate the proposed project on the site. In addition, Major Vegetation Removal was also conducted on the property without the proper permits, which utilized heavy equipment and disturbed a large area on the parcel. The Gualala Municipal Advisory Council (GMAC) recommended preparation of a grading plan including all proposed grading activities on the site prior to commencement of construction activities. Of special concern to GMAC was the well site and road to the site. **Condition 9** is recommended to ensure that the proposed development will not result in substantial erosion.

- **20.532.095(A)(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.**

Consistent (without conditions of approval)

Intent: The subject parcel is zoned Rural Residential. The intent of the Rural Residential zoning district is "to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability" (MCC Section 20.376.05). This application is to authorize after-the-fact Major Vegetation Removal and propose construction of a single-family residence and associated accessory improvements. The proposed improvements are consistent with the intent of the Rural Residential zoning district.

Use: The applicant proposes a single-family residence and accessory improvements consisting of a garage, workshop, septic system and well. A single family residence and associated improvements are consistent with the allowable uses within the zoning district.

Density: The maximum dwelling density in the Rural Residential zoning district is one single family dwelling per five (5) acres. The parcel is designated with a variable density zoning classification therefore allowing an increase in dwelling density to one single family dwelling per two (2) acres. The proposed development does not conflict with the dwelling density standards of the Rural Residential zoning district.

Yards: The minimum required front, side, and rear yards in the Rural Residential zoning district for a parcel of this size are twenty (20) feet from the front and rear yards and six (6) feet in the side yard (MCC Section 20.376.030 through Section 20.376.035). The proposed development is consistent with the yard setback requirements of the Rural Residential zoning district. Calfire requires thirty (30) foot setbacks from all property boundaries for adequate fire protection.

Height: The maximum permitted building height for habitable structures is twenty-eight (28) feet and for uninhabited accessory structures in the Rural Residential zoning district is thirty-five (35) feet (MCC Section 20.376.045). The proposed improvements are compliant with the requirements for the zoning district.

Lot Coverage: The maximum permitted lot coverage in the Rural Residential zoning district is twenty (20) percent for a parcel of this size (MCC Section 20.376.065). The parcel is approximately 42,254 square feet, allowing for a maximum permitted lot coverage of approximately 8,450 square feet. The lot coverage on the parcel from the proposed improvements would be less than 5,000 square feet for a lot coverage percentage of approximately eight (8) percent. The proposed development is therefore consistent with the lot coverage requirements of the Rural Residential zoning district.

- **20.532.095(A)(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.**

Consistent (without conditions of approval)

A draft Initial Study and Proposed Mitigated Negative Declaration has been prepared for the project drawing off of supporting materials provided by the applicant and consulting agents. The supportive materials were used, in part, to identify potentially significant impacts pursuant to CEQA Guidelines Section 15063. The draft environmental document is attached as **Attachment B - Mitigated Negative Declaration**. All application materials are available for review at the Fort Bragg office of the Department of Planning and Building Services.

With the implementation of mitigation measures recommended in the proposed Mitigated Negative Declaration, the proposed development will not have any significant adverse impacts on the environment within the meaning of CEQA.

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

Consistent (with conditions of approval)

The proposed project was referred the Sonoma State University's Northwest Information Center for the California Historical Resources Information System (CHRIS) to determine potential impacts to archaeological and paleontological resources. CHRIS responded that the office has no record of any previous cultural resource studies for the proposed project area and the project area has the possibility of containing unrecorded archaeological sites. Therefore, a study of archaeological resources was recommended.

The project was then referred to the Mendocino County Archaeological Commission to determine if a survey of archaeological resources was warranted prior to commencement of construction activities. The project was heard by the Mendocino County Archaeological Commission on April 8, 2015. The Commission determined that an archaeological survey is not required. The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

With the inclusion of the recommended condition of approval, the project is found consistent with protection of paleontological and archaeological resources.

- **20.532.095(A)(6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.**

Consistent (without conditions of approval)

Solid Waste: The South Coast Transfer Station is located approximately five (5) miles from the project site, providing for the disposal of solid waste resulting from the existing residential uses on the parcel. Additionally, curbside pickup is available, should the owner choose to purchase the service. The development of a single-family residence will contribute solid waste. Solid waste disposal is adequate to serve the proposed development.

Roadway Capacity: The parcel's access is off of Fish Rock Road (CR #122), which intersects Highway 1 approximately 0.2 miles northwest of the site. Mendocino County Department of Transportation (DOT) provided comments for the proposed project, stating that the applicant shall be required to obtain an encroachment permit for the proposed driveway and make the appropriate improvements to protect the County Road. **Condition 12** is

recommended to provide adequate access to the parcel and achieve compliance with the recommended condition.

The proposed use is consistent with Mendocino County’s Local Coastal Program for the area and is a low-trip generating use, which will not degrade performance of the existing public roadway. The existing roadways and proposed private access are adequate to serve the proposed development.

➤ **20.532.095(B)(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.**

Consistent (without conditions of approval)

The project site is located east of Highway 1, and is not designated as a potential public access trail location on the Local Coastal Plan maps. There is no evidence of prescriptive access on the site, nor would the development generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation. Therefore, the proposed development is in conformity with the public access and public recreation policies of the Coastal Act and the Coastal Element of the General Plan.

20.532.100 (A) Resource Protection Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(1) Development in Environmentally Sensitive Habitat Areas. No development shall be allowed in an ESHA unless the following findings are made:				
(a) The resource as identified will not be significantly degraded by the proposed development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) There is no feasible less environmentally damaging alternative.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings

➤ **20.532.100(A)(1), et. seq. No development shall be allowed in an ESHA unless the following findings are made...**

Not Applicable

In 2011, complaints were received regarding Major Vegetation Removal activities on the subject parcel in a known northern bishop pine forest rare plant community. A violation case, ZC #2011-0011, was opened on the subject parcel for Major Vegetation Removal in a sensitive habitat area without the proper permits. This permit seeks after-the-fact authorization for the Major Vegetation Removal activities and recommends appropriate mitigation and restoration activities for the site.

Spade Natural Resources Consulting (SNRC) conducted several biological and botanical surveys of the parcel. A Biological Scoping Survey was prepared in February 2010, a Botanical Survey Report was prepared in July 2010, and a Biological Scoping and Botanical Update Survey Report was prepared in January 2015. A Reduced Buffer Analysis was included in the 2015 Update Survey Report as Appendix D in the Report. SNRC determined that the western portion of the parcel, and areas beyond it to the west support bishop pine trees with an understory of Pacific reedgrass (*Calamagrostis nutkaensis*) and California coffeeberry (*Frangula californica*). In 2011 a number of bishop pine trees were cut on the property including within the area of northern bishop pine forest (NBPF). In 2010, within the “additional information” section of the Less than 3-Acre Conversion Exemption application, Forester John Williams noted that “the vegetation on the site consists primarily of bishop pine and associated brush species. The stand age is estimated to be between 70 and 80 years old with sign of senescence. The bishop pine primarily ranges between 10” and 20” DBH and are in declining health. A large pocket of dead pine trees exists in the western portion of the property and extends into the neighboring parcel.” SNRC provided a 2013 aerial photograph in the Biological Scoping and Botanical Update Survey Report in 2015. SNRC noted that a number of young bishop pine trees, ranging from one to three years old, are present within the area where mature trees were cut in 2011.

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The California Department of Fish and Wildlife (CDFW) provided comments on the proposed project, and confirmed that a fifty (50) foot buffer is appropriate from sensitive habitats. CDFW also provided recommendations to provide for the protection of sensitive habitats on the parcel in perpetuity and to remediate the unpermitted Major Vegetation Removal from 2011. The recommendations of both SNRC and CDFW have been included as **Condition 10**.

Based on the findings of the various studies completed on the site and with the recommended mitigation measures and restoration, the project is consistent with the requirements for development within in an environmentally sensitive habitat area buffer. **Condition 10** is recommended which provides mitigation measures to be implemented to reduce any potential impacts to the existing natural resources present on the parcel and to ensure that no development occurs within the ESHA or associated buffer. Therefore, with the inclusion of the required mitigation and protection measures by **Condition 10**, Resource Protection Impact Findings, enumerated in Section 20.532.100(A), can be made.

DATE: NOVEMBER 18, 2015

CASE NUMBER: CDP_2011-0023

OWNER/APPLICANT: IRVING & RITA STEVENSON

PROJECT DESCRIPTION: The project includes request for after-the-fact approval for Major Vegetation Removal, construction of a single-family residence, garage, workshop and associated development.

LOCATION: In the Coastal Zone, located on the west side of Fish Rock Road (CR 122), approximately 0.2 miles north of its intersection with Highway 1, located at 46800 Fish Rock Road (APN 144-012-10).

Environmental Checklist.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist. This includes explanations of "no" responses.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

I. AESTHETICS. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

The 0.97 acre subject parcel is situated on the southwest side of Fish Rock Road, east of Highway 1, approximately 1 mile north of the town of Anchor Bay. The parcel is surrounded by residential development on all sides. The subject parcel is currently vacant and was the subject of a violation case in 2011 where Major Vegetation Removal was conducted without the proper permits.

The project is not located in an area that is designated Highly Scenic by the Local Coastal Program. Consequently, the project is not subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas.

The proposed development consists of after-the-fact vegetation removal authorization, construction of a single-family residence, garage, workshop and other associated improvements. The character of the area is that of a rural residential community and the proposed development will fit well into these surroundings.

Exterior lighting is proposed around the exterior of the residence, as shown on the elevations for the residence. All exterior lights will be shielded and downcast, consistent with Mendocino County Code requirements.

No conditions of approval are necessary to ensure project impacts will be held to a less than significant level.

II. AGRICULTURE AND FORESTRY RESOURCES. 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"/>

The project site is located in an area designated as "Mendocino Grazing Land" (on the western portion) and "Urban and Built-up Land" (on the eastern portion) by the State of California Department of Conservation. The parcel is zoned Rural Residential, as are surrounding parcels, and as such agricultural uses are not permitted in the Rural Residential zoning district, approval of this application would not convert any agriculturally zoned lands to non-agricultural uses. The project would not convert any land designated "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to non-agricultural uses.

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

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

The project is located within the jurisdiction of the Mendocino County Air Quality Management District (AQMD). Any new emission point source is subject to an air quality permit, consistent with the district's air quality plan, prior to project construction.

The project will not include a new point source, and would contribute minimally to emissions. The generation of dust during grading activities, a type of area-source emission, will be limited by the County's standard grading and erosion control requirements (MCC Sections 20.492.010; -020). These policies limit ground disturbance and require immediate revegetation after the disturbance. Consequently, these existing County requirements will help to ensure PM10 generated by the project will not be significant and that the project will not conflict with nor obstruct attainment of the air quality plan PM10 reduction goals. The project is consistent with and will not obstruct the implementation of the air quality plan.

The project will authorize the after-the-fact removal of vegetation, construction of a residence and associated improvements within a rural residential coastal setting where the site is surrounded by residential uses. Approval of this project will not permit large-scale development that may result in a cumulatively considerable net increase in air pollution, including PM10.

Additionally, there are no short-term or long-term activities or processes associated with the proposed development that will create objectionable odors. Nor are there any uses in the surrounding area that are commonly associated with a substantial number of people (i.e., churches, schools, etc.) that could be affected by any odor generated by the project.

No conditions are necessary to reduce potential project impacts to a less than significant level.

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 Game 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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

In 2011, complaints were received regarding Major Vegetation Removal activities on the subject parcel in a known northern bishop pine forest rare plant community. A violation case, ZC #2011-0011, was opened on the subject parcel for Major Vegetation Removal in a sensitive habitat area without the proper permits. This permit seeks after-the-fact authorization for the Major Vegetation Removal activities and recommends appropriate mitigation and restoration activities for the site.

Spade Natural Resources Consulting (SNRC) conducted several biological and botanical surveys of the parcel. A Biological Scoping Survey was prepared in February 2010, a Botanical Survey Report was prepared in July 2010, and a Biological Scoping and Botanical Update Survey Report was prepared in January 2015. A Reduced Buffer Analysis was included in the 2015 Update Survey Report as Appendix D in the Report. SNRC determined that the western portion of the parcel, and areas beyond it to the west support bishop pine trees with an understory of Pacific reedgrass (*Calamagrostis nutkaensis*) and California coffeeberry (*Frangula californica*). In 2011 a number of bishop pine trees were cut on the property including within the area of northern bishop pine forest (NBPF). In 2010, within the “additional information” section of the Less than 3-Acre Conversion Exemption application, Forester John Williams noted that “the vegetation on the site consists primarily of bishop pine and associated brush species. The stand age is estimated to be between 70 and 80 years old with sign of senescence. The bishop pine primarily ranges between 10” and 20” DBH and are in declining health. A large pocket of dead pine trees exists in the western portion of the property and extends into the neighboring parcel.” SNRC provided a 2013 aerial photograph (Figure 1 below) in the Biological Scoping and Botanical Update Survey Report in 2015.



Figure 1. GoogleEarth image of dead bishop pine trees to the west of subject parcel (SNRC 2015)

SNRC noted that a number of young bishop pine trees, ranging from one to three years old, are present within the area where mature trees were cut in 2011.

SNRC noted that in 2010 mixed coniferous forest dominated the eastern two thirds of the parcel and in 2011 the majority of mature trees on the parcel were cut. SNRC documented that much of the understory vegetation remains; however, some bare ground remains as a result of the logging operation. Black wattle acacia (*Acacia decurrens*) has become established in a utility corridor that is regularly disturbed by the utility company. All proposed development would occur within the area of mixed coniferous forest.

SNRC identified a single occurrence of coast lily (*Lilium maritimum*), located on the western edge of the property. The seasonal spring where this plant was located, already was dry by the time coast lily came into bloom, but provides reliable year round habitat. This occurrence is over one-hundred (100) feet from the proposed development.

SNRC states that if the proposed development is located within the cleared area of mixed coniferous forest, it is not likely to impact any special status species or natural communities so long as a minimum buffer area of fifty (50) feet is observed to the NBPF area. Mitigations are recommended to improve habitat values and to avoid potential introduction of invasive plants.

The California Department of Fish and Wildlife (CDFW) provided comments on the proposed project, and confirmed that a fifty (50) foot buffer is appropriate from sensitive habitats. CDFW also provided recommendations to provide for the protection of sensitive habitats on the parcel in perpetuity and to remediate the unpermitted Major Vegetation Removal from 2011. The recommendations of both SNRC and CDFW have been included as **Condition 10**.

Condition 10: In order to provide for the protection of natural resources the following conditions shall be complied with:

- a. A fifty (50) foot buffer shall be established from the NBPF, which includes the area with Pacific reedgrass and California coffeeberry understory where NBPF was cut. This buffer has been agreed upon by CDFW.
- b. Erosion control fencing shall be installed along the western edge of construction site along the fifty (50) foot buffer to the NBPF.
- c. Only wildlife-friendly, 100 percent biodegradable erosion control products that will not entrap or harm wildlife shall be used. Erosion control products shall not contain synthetic (e.g. plastic or nylon) netting. Photodegradable synthetic products are not considered biodegradable.
- d. Young bishop pines shall be allowed to become reestablished wherever they are present outside the construction site. Within the western portion of the parcel, consideration shall be given to removal of Douglas fir and other tree seedlings that may compete with the young bishop pines for light and space.
- e. Vegetation removal and construction shall be initiated in the bird non-breeding season between September and January. If these activities cannot be done in the non-breeding season, Mendocino County Department of Planning and Building Services shall be contacted to determine appropriate alternative measures.
- f. Invasive acacia (*Acacia decurrens*), cotoneaster (*Cotoneaster franchetii*), scotch broom (*Cytisus scoparius*), French broom (*Genista monspessulana*), English ivy (*Hedera helix*), pampas grass (*Cortaderia jubata*) and English holly (*Ilex aquifolium*) shall be removed from all portions of the property to the greatest extent practicable without the use of heavy equipment.
- g. During construction, any stockpiled materials shall be checked around and moved carefully in order to avoid accidental crushing or other damage to California red-legged frogs.
- h. Plant species used for erosion control, landscaping, and revegetation should be native. If non-native plants are used, they shall be non-invasive. Drought-tolerant species are preferable. Exotic plant species to avoid include those identified in the California Invasive Plant Council's database, which is accessible at: <http://www.cal-ipc.org/paf/>. Landscaping on the parcel shall not include any invasive plants and shall ideally consist of native plants compatible with the adjacent plant communities.
- i. Prior to issuance of any building permit, encroachment permit, well permit or septic permit, a five-year restoration and monitoring plan shall be prepared by a qualified professional for review and concurrence by CDFW and the County. At minimum, this plan shall include the following:
 - i. An inventory by species, number and diameter class of the native trees that were removed.
 - ii. An inventory by species, number and diameter class of native trees currently regenerating on the site.
 - iii. Performance criteria specifying the minimum number and species composition of trees to be present at the end of five years. The replacement ratio of removed trees shall be no less than 3:1. Replacement trees may be a combination of those naturally regenerating, and planted individuals. If the number of regenerating trees is not adequate, planting shall be required. Any additional trees shall be from a local seed source, and planted during the appropriate season (generally after the first seasonal rains have saturated soils beyond the first several inches). If revegetation will occur outside of the appropriate season, trees shall be watered as needed until seasonal rains begin in order to facilitate establishment. Any damaged or dead plant shall be replaced, at minimum, on an annual basis.
 - iv. A monitoring, maintenance, and reporting schedule. This shall include a plan for supplemental watering if necessary, as well as plans for thinning, if necessary, to "release" crowded individuals for more rapid tree growth. Results of restoration activities shall be submitted to CDFW, the County, and California Coastal Commission on an annual basis at minimum.
- j. In order to ensure that protective measures and recommended conditions are enforceable and that ESHAs are protected, permit conditions shall be permanently recorded in a deed restriction prior to issuance of the Coastal Development Permit.

In summary, the proposed project impacts biological resources due to unpermitted development that occurred in a sensitive habitat. The mitigation recommended reduces project impacts to a less than significant level.

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project was referred the Sonoma State University’s Northwest Information Center for the California Historical Resources Information System (CHRIS) to determine potential impacts to archaeological and paleontological resources. CHRIS responded that the office has no record of any previous cultural resource studies for the proposed project area and the project area has the possibility of containing unrecorded archaeological sites. Therefore, a study of archaeological resources was recommended.

The project was then referred to the Mendocino County Archaeological Commission to determine if a survey of archaeological resources was warranted prior to commencement of construction activities. The project was heard by the Mendocino County Archaeological Commission on April 8, 2015. The Commission determined that an archaeological survey is not required. The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the “Discovery Clause.” Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

With the inclusion of the recommended condition of approval, the project is found consistent with protection of paleontological and archaeological resources.

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

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. The San Andreas fault is located approximately two (2) miles to the northeast of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

The subject property is located east of Highway 1, on the northwest side of Fish Rock Road with varied topography ranging from slopes of approximately 15% to 30%. There are no translational/rotational or debris slides mapped on the subject parcel.

The proposed structures are located on the top of the slope, nearest Fish Rock Road, due to the presence of sensitive habitat on the toe of the slope. Grading shall be required to accommodate the proposed project on the site and has been estimated to be approximately thirty (30) cubic yards. In addition, Major Vegetation Removal was also conducted on the property without the proper permits. The Gualala Municipal Advisory Council has recommended preparation of a grading plan including all proposed grading activities on the site prior to commencement of construction activities. Of special concern to the Council was the well site and road to the site. **Condition 9** is recommended to ensure that the proposed development will not result in substantial erosion or loss of topsoil.

Condition 9: Prior to issuance of any building permit, encroachment permit, well permit, or septic permit, the applicant shall prepare a grading plan for all proposed construction activities on the site.

The site is currently vacant. The site has an approved septic system design (ST#26297). Therefore, the site has been determined to have soils capable of supporting a sewage disposal system.

With the inclusion of the recommended condition, the proposed project will have a less than significant impact.

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

Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) 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 statutes 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 (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. This project as proposed, creating one single-family residence will associated improvements, will have no impact and be below the threshold for project significance of 1,100 metric tons CO₂e.

Given the limited scale of development on the parcel, the GHG generated by the project will not have a significant impact on the environment.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project is for the after-the-fact authorization for Major Vegetation Removal and construction of a single-family residence with associated improvements. The project may sometimes involve the routine transport, use and disposal of hazardous materials in small quantities. These materials include household cleaners, paint, gardening supplies, etc. Storage of these materials in the open may result in contaminated stormwater runoff being discharged into nearby water bodies, including the Pacific Ocean.

This potential hazard is not significant if these materials are properly stored on the project site and then disposed at an approved collection facility. Potential impacts involving the transport, use or disposal of hazardous materials is less than significant.

The California Coastal Commission has recommended the inclusion of a condition prohibiting the use of rodenticides and pesticides on the property, to minimize potential adverse impact of rodenticide and pesticide use on the environment and environmentally sensitive wildlife species. **Condition 13** is recommended to reduce potential impacts from the proposed development to less than significant levels.

Condition 13: The use of rodenticides and pesticides on the parcel shall be prohibited.

The proposed project is not anticipated to release hazardous emissions, or handle hazardous materials or waste. There are no schools in close proximity to the proposed project. Therefore, there will be no impact.

The site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5. The site is also not within an Airport Height combining district (AH) and therefore is not located within an area with an airport land use plan nor a private airstrip. Therefore, there will be no impact.

The proposed project will not interfere with any emergency response plan or evacuation plan. Therefore, there will be no impact.

The site is designated by the California Department of Forestry and Fire Protection (CalFire) to have a high Fire Hazard Severity Classification. Recommendations from Calfire were submitted with the application (CDF#183-12) for address, driveway, and defensible space standards. The South Coast Fire Protection District also recommends the installation of a 2,500 gallon water storage tank with good road access for fire use only. **Condition 11** is recommended to require the installation of the recommended storage tank.

Condition 11: Prior to finalization of the building permit for the residence, the applicant shall install a 2,500 gallon water storage tank with a 2.5 inch fire fitting outlet dedicated for fire use only. The tank shall have good access from the road side of the proposed project.

With the inclusion of the recommended conditions, potential project impacts will be reduced to a less than significant level.

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

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed improvements include the development of a well on the parcel to support the proposed development. The Mendocino County Coastal Groundwater Study (1986) designated the subject parcel as having Critical Water Resources (CWR). The Mendocino County Coastal Groundwater Development Guidelines (1989) states, in Table 1 of the document, that single-family residences on existing lots of record shall not be required to demonstrate proof of water or perform a hydrological study. Therefore, the proposed project is not anticipated to have a significant effect on groundwater resources.

The project is not located within a mapped 100-year flood hazard area, and therefore will not impede or redirect flood flows, and will not expose people or structures to a significant risk involving flooding, including flooding as a result of the failure of a levee or dam.

Hydrology and water quality impacts are not anticipated, the nearest feature that may be impacted is the seasonal spring at the northern corner of the parcel. Erosion control measures and the preparation of a grading plan are recommended as **Conditions 9 and 10**, to help insure that impacts remain less than significant.

With the inclusion of the recommended conditions, project impacts are anticipated to be less than significant.

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

The project site is situated in a long-established rural residential area, and the proposed development is adjacent to existing residential development. The project site is currently vacant with the request for development of a single-family residence and associated development. The proposed development would not divide an established community, therefore there will be no impact.

The proposed project is consistent with all policies of the Local Coastal Program of the General Plan and the MCC, except Section 20.496.020(A)(1) relating to buffer widths from Environmentally Sensitive Habitat Areas, due to the clearing of vegetation within a known sensitive habitat area. Mitigation measures and restoration activities are recommended as **Condition 10**.

There are currently no applicable habitat conservation or natural community conservation plans applicable to this site; therefore, there will be no impact.

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

The project is not located in an area of known mineral resources. No impact is expected and no mitigation is required.

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

With the exception of short-term construction related noise, the proposed development will not create a new source of noise that will impact the community. Noise created by the single-family residence and associated improvements is not anticipated to be significant, and no mitigation is required. The applicant is advised of the Exterior Noise Limit Standards contained in MCC Title 20, Division II, Appendix B.

<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"/>
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The project would permit a single-family residence and associated improvements in a zoning district and General Plan land use designation intended for residential development and in an area where residential development exists on the adjacent parcels. The project would not trigger the need for new public roads or other infrastructure that may indirectly trigger population growth. Consequently, the project would not generate unanticipated population growth in the local area. No impacts are expected, and no mitigation is required.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or require the construction of additional facilities. Recommendations from both the California Department of Forestry and Fire Protection and the South Coast Fire Protection District were provided for the project to ensure that the site is developed in an appropriate manner for protection from fire hazards. No new additional facilities are required to service the proposed development; therefore, impacts to public services shall be less than significant.

<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"/>

The project site is located east of Highway 1, and is not designated as a potential public access trail location on the Local Coastal Plan maps. There is no evidence of prescriptive access on the site, nor would the development generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation, and no mitigation is required.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

The parcel is currently provided access off of Fish Rock Road (CR 122), which intersects Highway 1 approximately 0.2 miles northwest of the site. Mendocino County Department of Transportation (DOT) provided comments for the proposed project, stating that the applicant shall be required to obtain an encroachment permit for the proposed driveway and make the appropriate improvements to protect the County Road. **Condition 12** is recommended to provide adequate access to the parcel and achieve compliance with the recommended condition.

Condition 12: The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall complete, to the satisfaction of the Department of Transportation, a residential driveway approach onto Fish Rock Road (CR 122). The approach shall have a minimum width of ten (10) feet, and a length of fifteen (15) feet measured perpendicular to the edge of the County road, and be paved with surfacing comparable to that on the County road.

The proposed use is consistent with Mendocino County's Local Coastal Program for the area and is a low-trip generating use, which will not degrade performance of the existing public roadway. The project is not located within an area subject to a congestion management program. The proposed driveway project would not create a hazard due to a design feature. The proposed residential use is compatible with the residential uses in the area.

The site is designated by the California Department of Forestry and Fire Protection (Calfire) to have a high Fire Hazard Severity Classification. Recommendations from Calfire were submitted with the application (CDF#183-12) for address, driveway, and defensible space standards. **Condition 4** requires the applicant to comply with the recommendations from Calfire. With the inclusion of the recommended condition, the proposed project will be provided adequate emergency access and therefore result in a less than significant impact.

The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities; therefore there is no impact.

Impacts to transportation and circulation are less than significant.

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

The proposed project will not exceed any known wastewater treatment regulations of the local Regional Water Quality Control Board. The Mendocino County Division of Environmental Health did not state any concerns with the project. The site has an approved septic system design (ST#26297). Therefore, environmental impacts should be less than significant from the installation of the approved septic system.

The applicant is required to obtain an encroachment permit from the Mendocino County Department of Transportation. The encroachment permit will require construction of a culvert within the existing road drainage ditch to allow for appropriate drainage on the roadway after the driveway is constructed. Impacts will be less than significant.

The proposed improvements include the development of a well on the parcel to support the proposed development. The Mendocino County Coastal Groundwater Study (1986) designated the subject parcel as having Critical Water Resources (CWR). The Mendocino County Coastal Groundwater Development Guidelines (1989) states, in Table 1 of the document, that single-family residences on existing lots of record shall not be required to demonstrate proof of water or perform a hydrological study. Therefore, the proposed project shall have adequate water facilities to support the proposed development.

The proposed site is not served by a wastewater treatment provider. A septic system is proposed on the parcel to accommodate the wastewater generated by the proposed residence and associated improvements. Therefore, there shall be no impact to wastewater treatment facilities.

There is the South Coast Transfer station approximately five (5) miles northeast of the project site. Curbside pick-up is also available. The proposed project is provided with adequate disposal facilities.

Condition 4 requires the applicant to be compliant with all federal, state, and local statutes and regulations as necessary. Solid waste from construction activities shall be disposed of in an appropriate manner at an approved disposal facility. Therefore, impacts shall be less than significant from the proposed development.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project's potential to degrade the quality of the environment will be less than significant provided it incorporates the mitigation measures recommended in this Initial Study.

None of the project's mitigated impacts are cumulatively considerable because the project's potential impacts are limited to the project site, and the approval and establishment of the project will not alter the existing setting nor amend an existing regulation that would create a circumstance where the incremental effect of a probable future project will generate a potentially significant environmental impact.

The project will not generate any potential direct or indirect environmental effect that will have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise and fire hazards.

DETERMINATION:

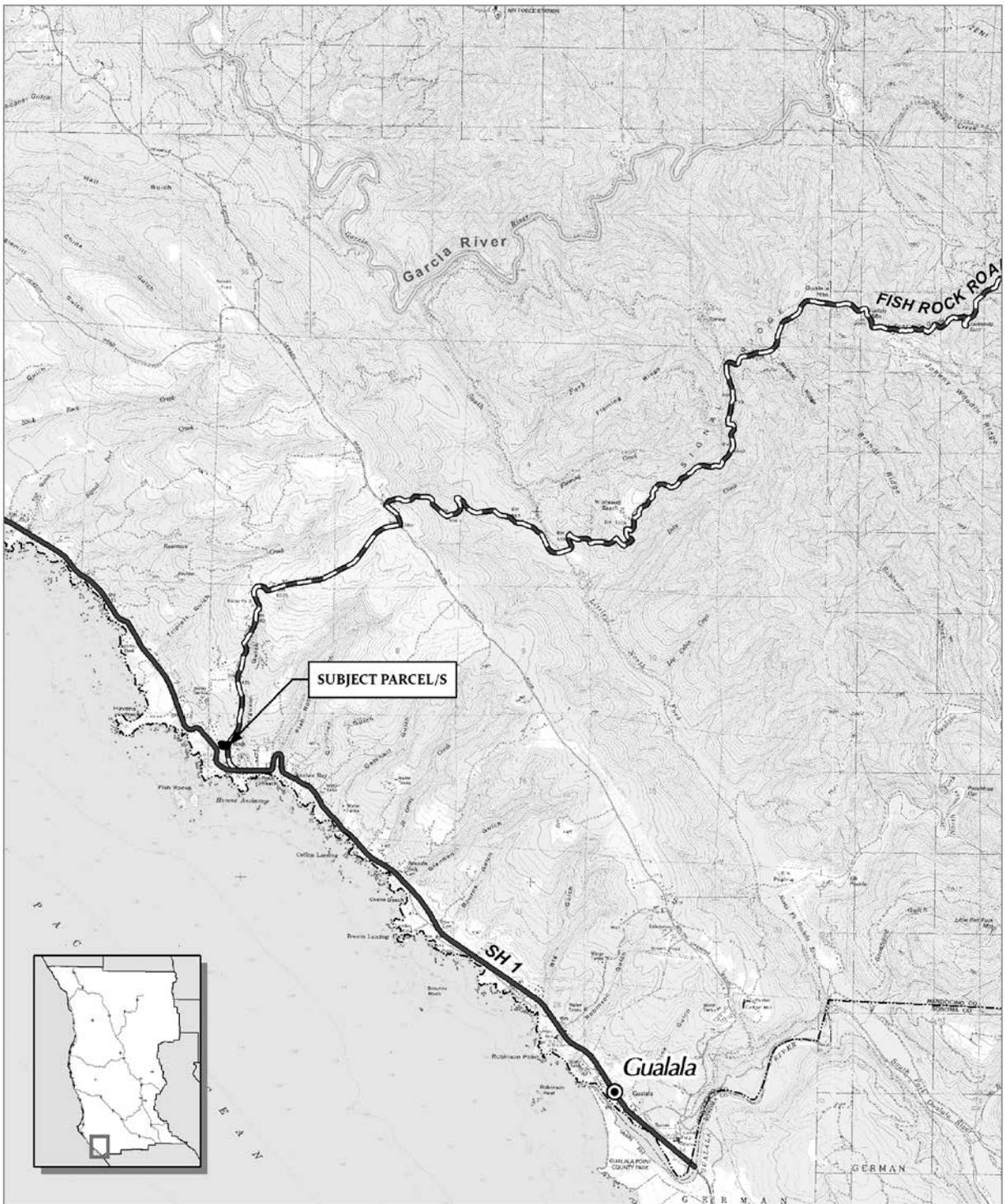
On the basis of this initial evaluation:

- 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.

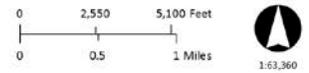
DATE

JULIA ACKER
PLANNER I



CASE: CDP 2011-0023
 OWNER: STEVENSON, Irving
 APN: 144-012-10
 APLCT: Irving Stevenson
 ADDRESS: 46800 Fish Rock Rd., GU

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



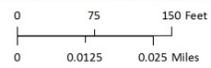
LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, September, 2013
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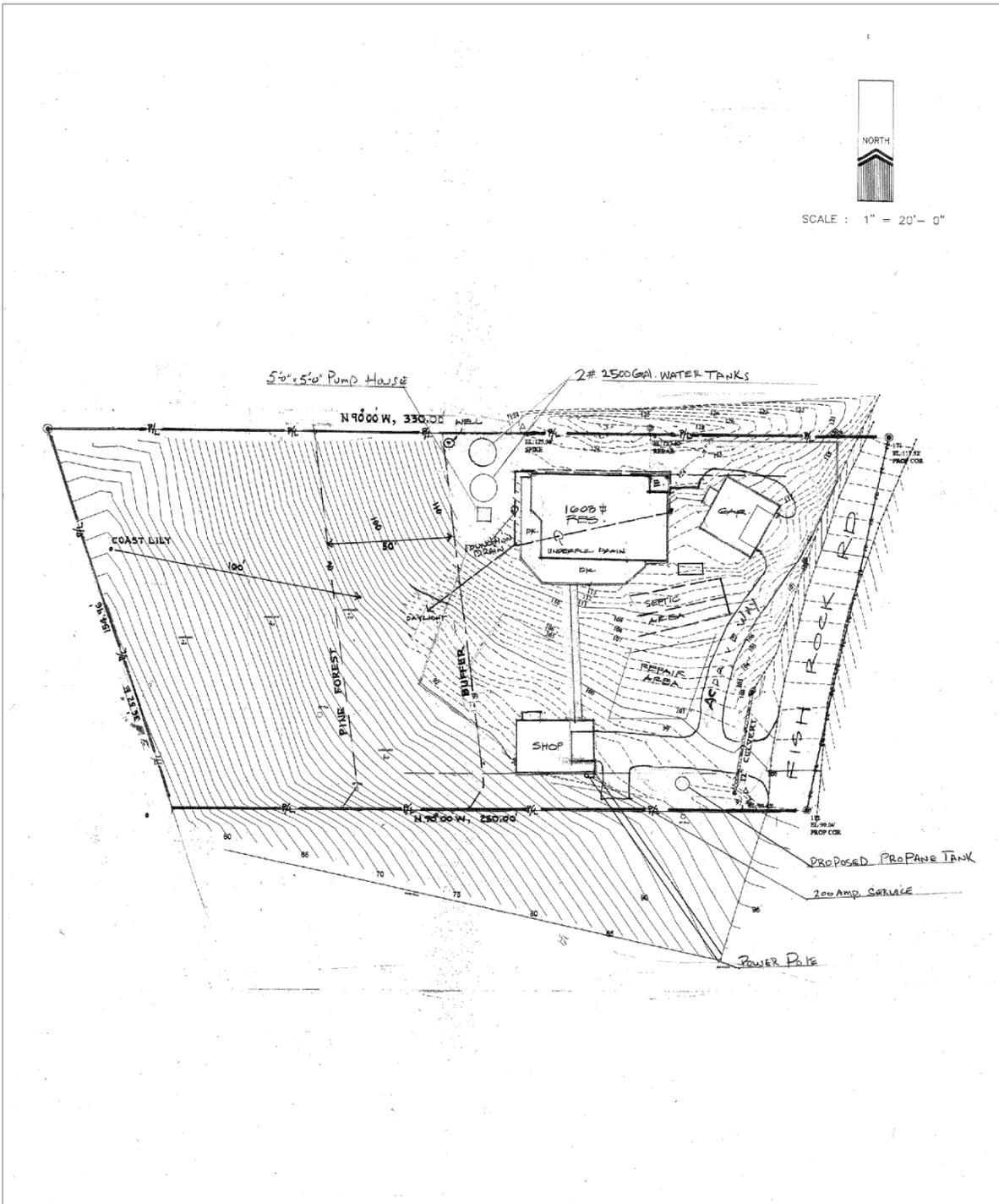
CASE: CDP 2011-0023
OWNER: STEVENSON, Irving
APN: 144-012-10
APLC: Irving Stevenson
ADDRESS: 46800 Fish Rock Rd., GU

Public Roads



2014 NAIP IMAGERY

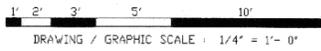
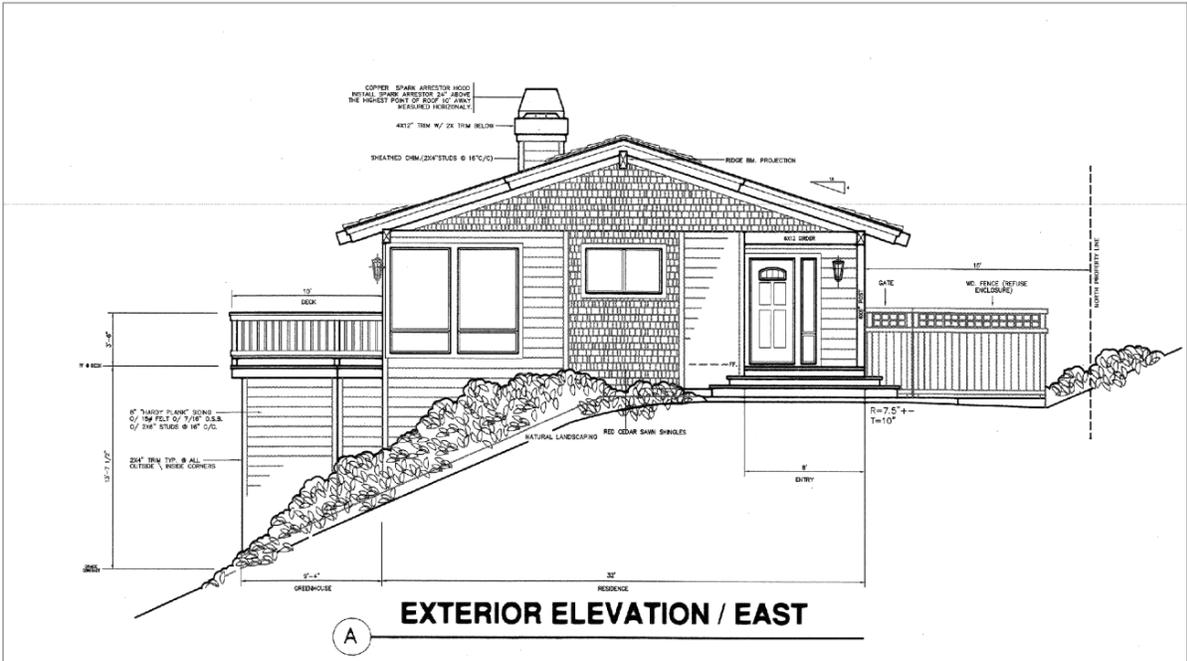
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CASE: CDP 2011-0023
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NO SCALE

SITE PLAN



THIS PLAN IS SUBJECT TO
 ALL THE APPLICABLE
 ORDINANCES OF THE
 LOCAL GOVERNMENT
 GROUP

CASE: CDP 2011-0023
 OWNER: STEVENSON, Irving
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 APLCT: Irving Stevenson
 ADDRESS: 46800 Fish Rock Rd., GU

NO SCALE

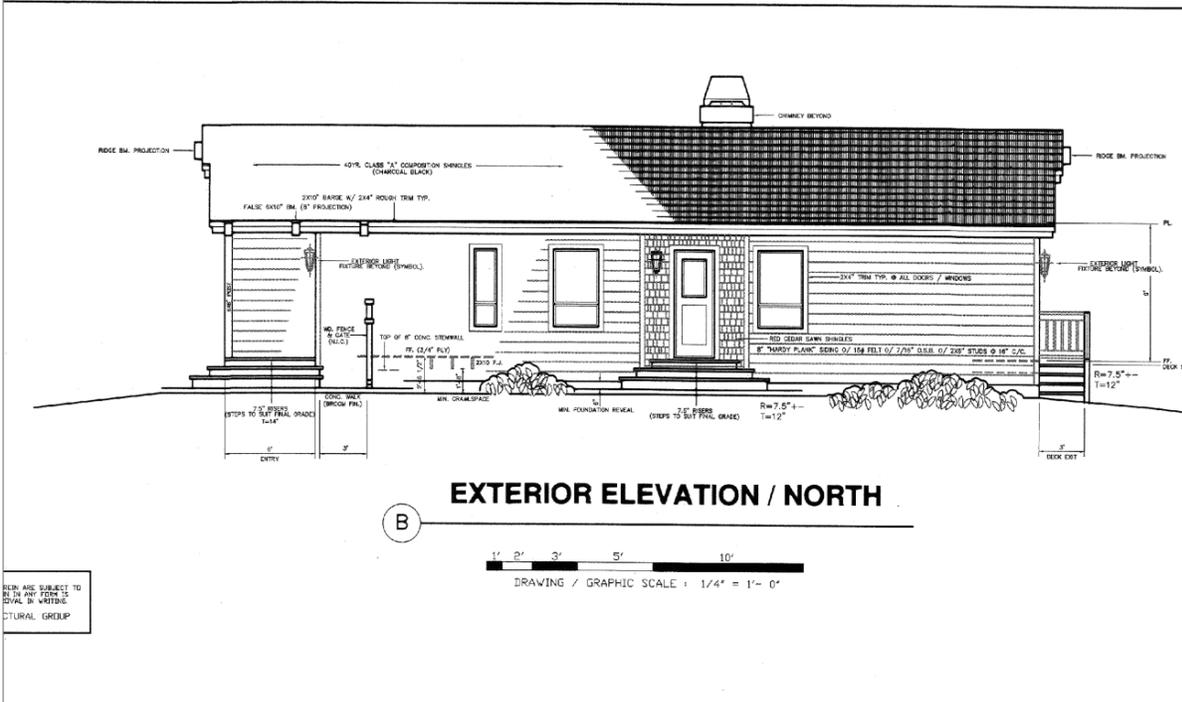
ELEVATIONS (EAST/SOUTH)

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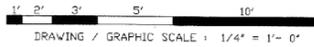
EXTERIOR ELEVATION / WEST

A



EXTERIOR ELEVATION / NORTH

B

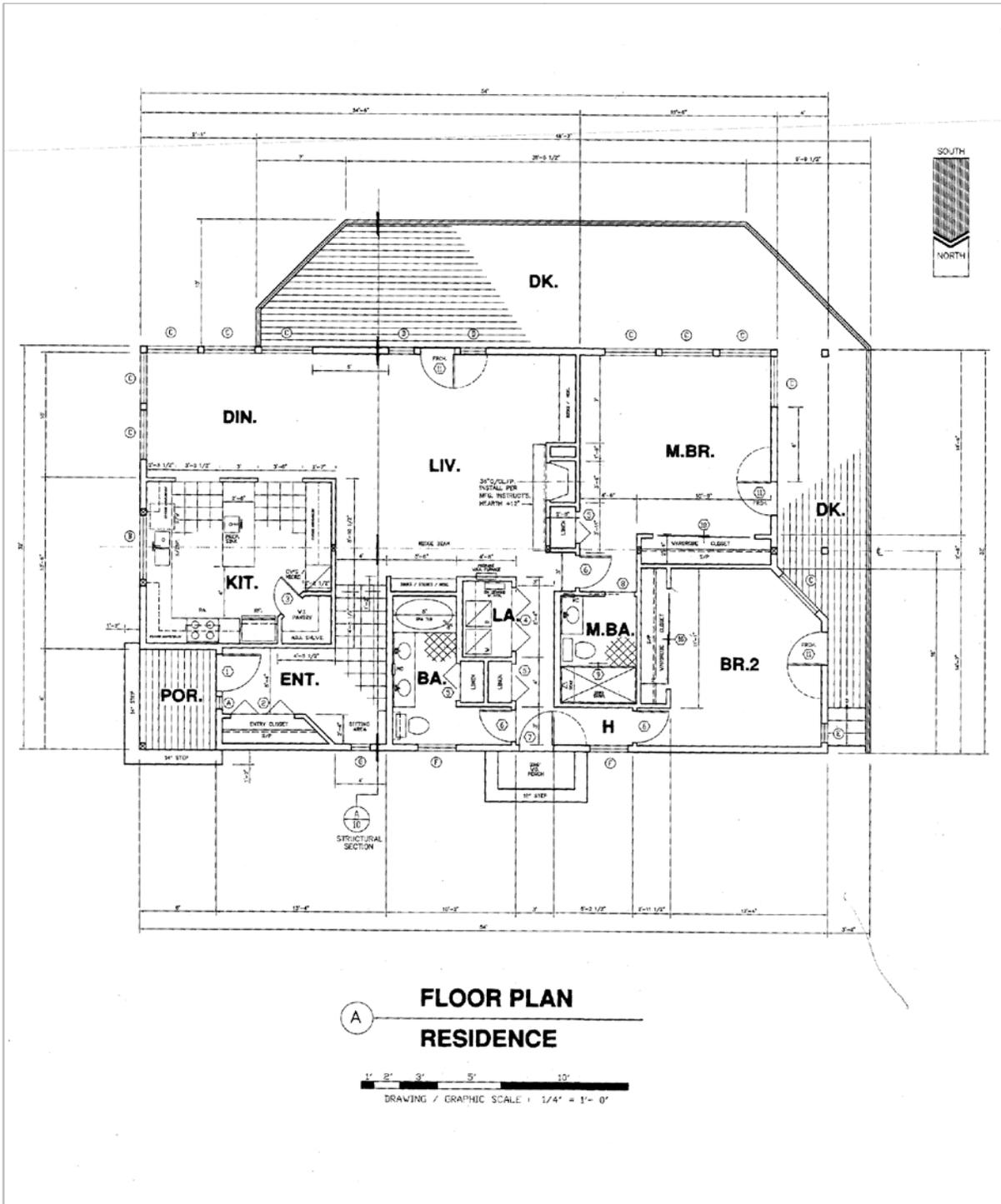


SEEN ARE SUBJECT TO
 BE IN ANY FORM IS
 SHALL IN WRITING
 CULTURAL GROUP

CASE: CDP 2011-0023
 OWNER: STEVENSON, Irving
 APN: 144-012-10
 APLCT: Irving Stevenson
 ADDRESS: 46800 Fish Rock Rd., GU

NO SCALE

ELEVATIONS (NORTH/WEST)



**FLOOR PLAN
RESIDENCE**

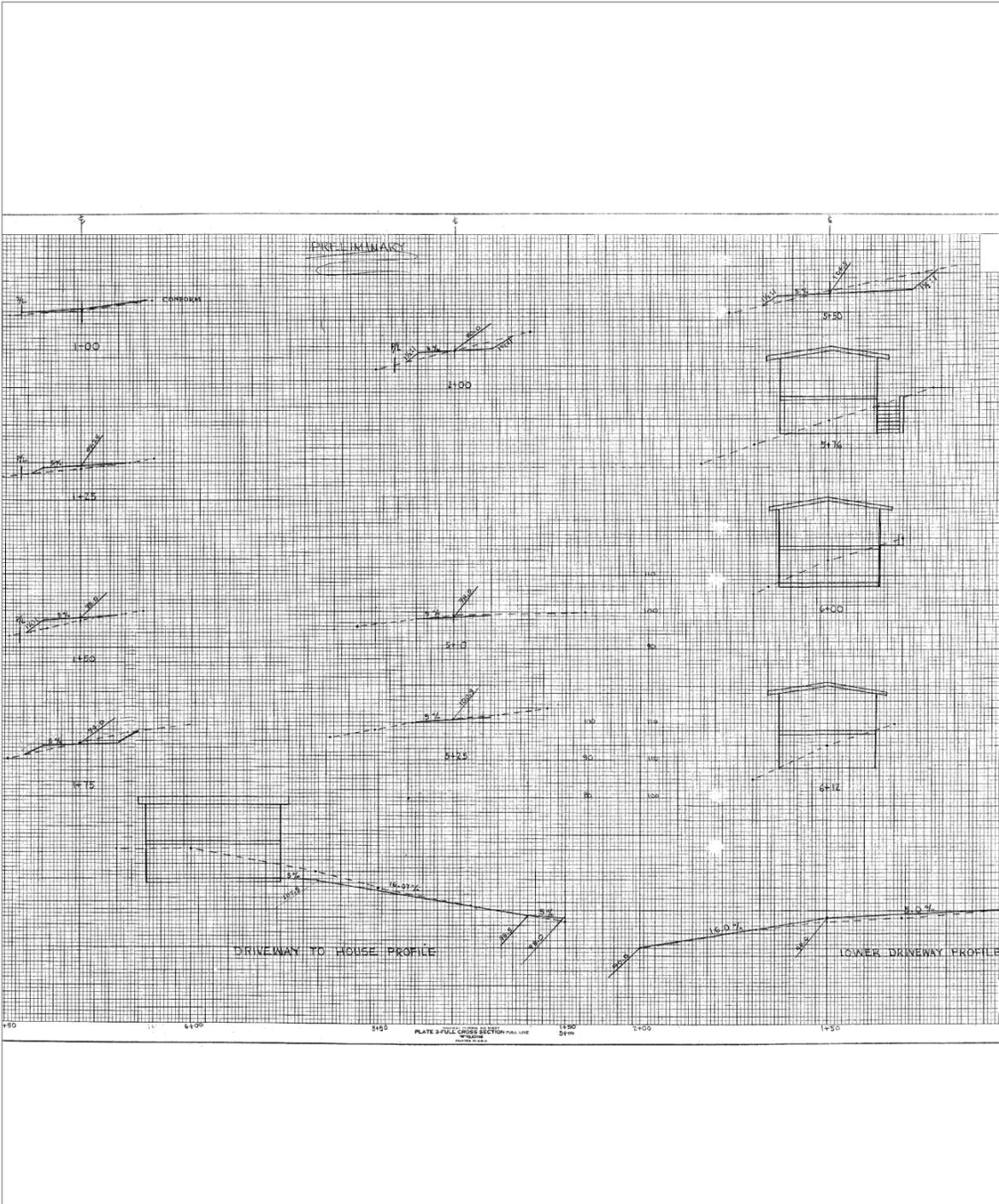
1' 2' 3' 5' 10'
DRAWING / GRAPHIC SCALE : 1/4" = 1'-0"

CASE: CDP 2011-0023
OWNER: STEVENSON, Irving
APN: 144-012-10
APLCT: Irving Stevenson
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NO SCALE

RESIDENCE FLOOR PLAN

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NO SCALE

DRIVEWAY PROFILE

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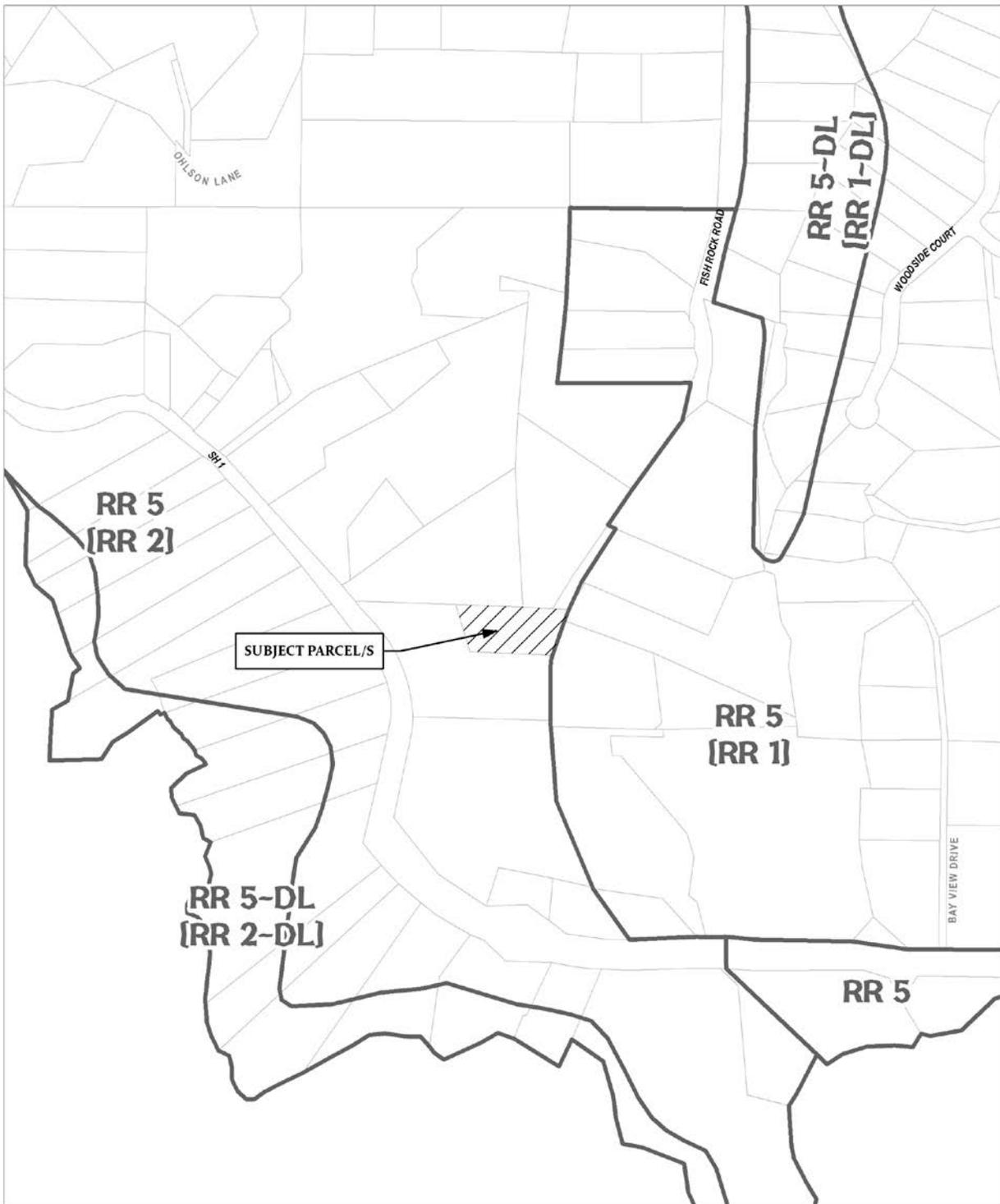


CASE: CDP 2011-0023
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NO SCALE

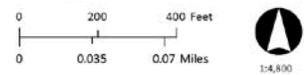
EROSION PLAN

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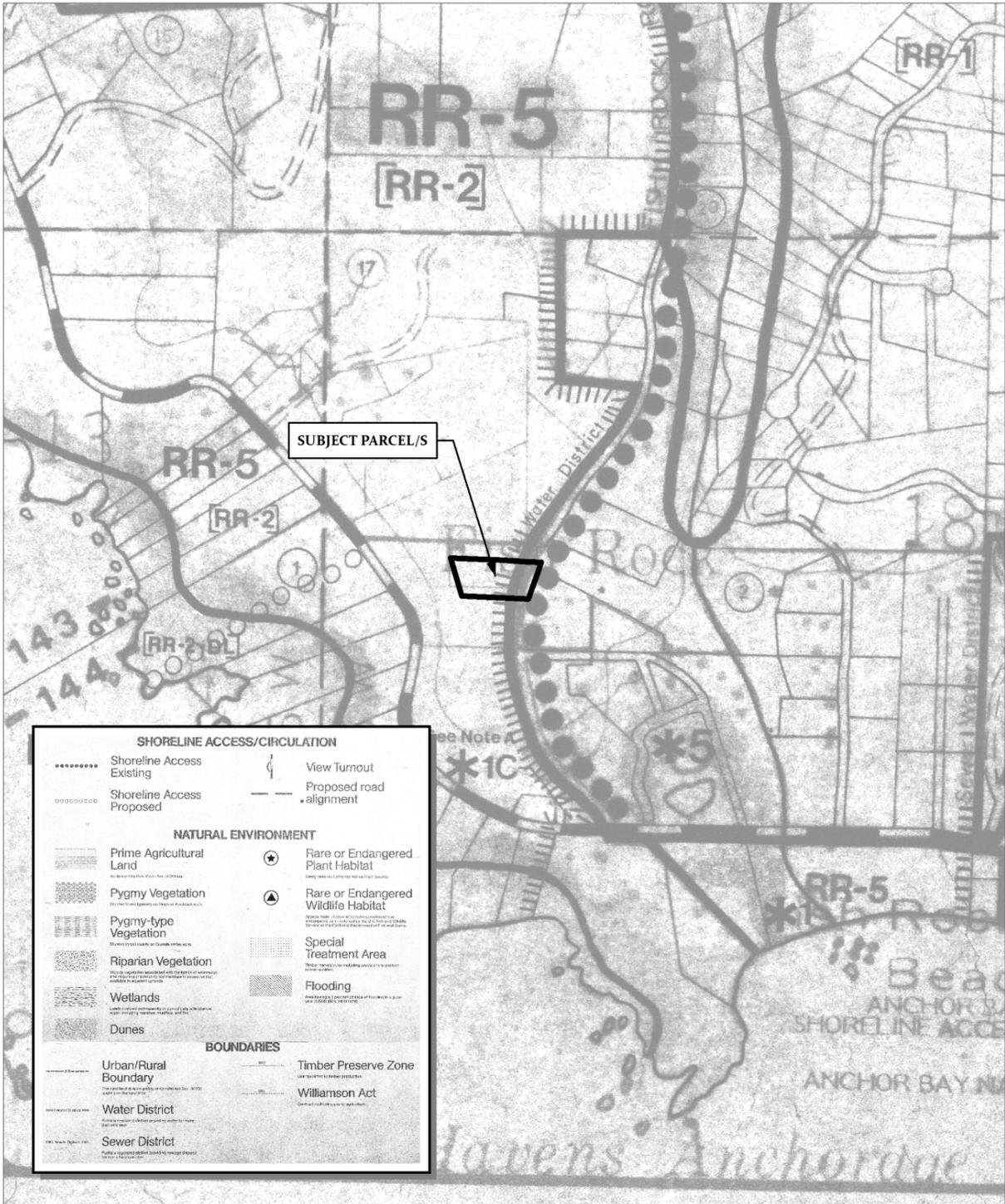
CASE: CDP 2011-0023
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 General Plan Master



GENERAL PLAN CLASSIFICATIONS

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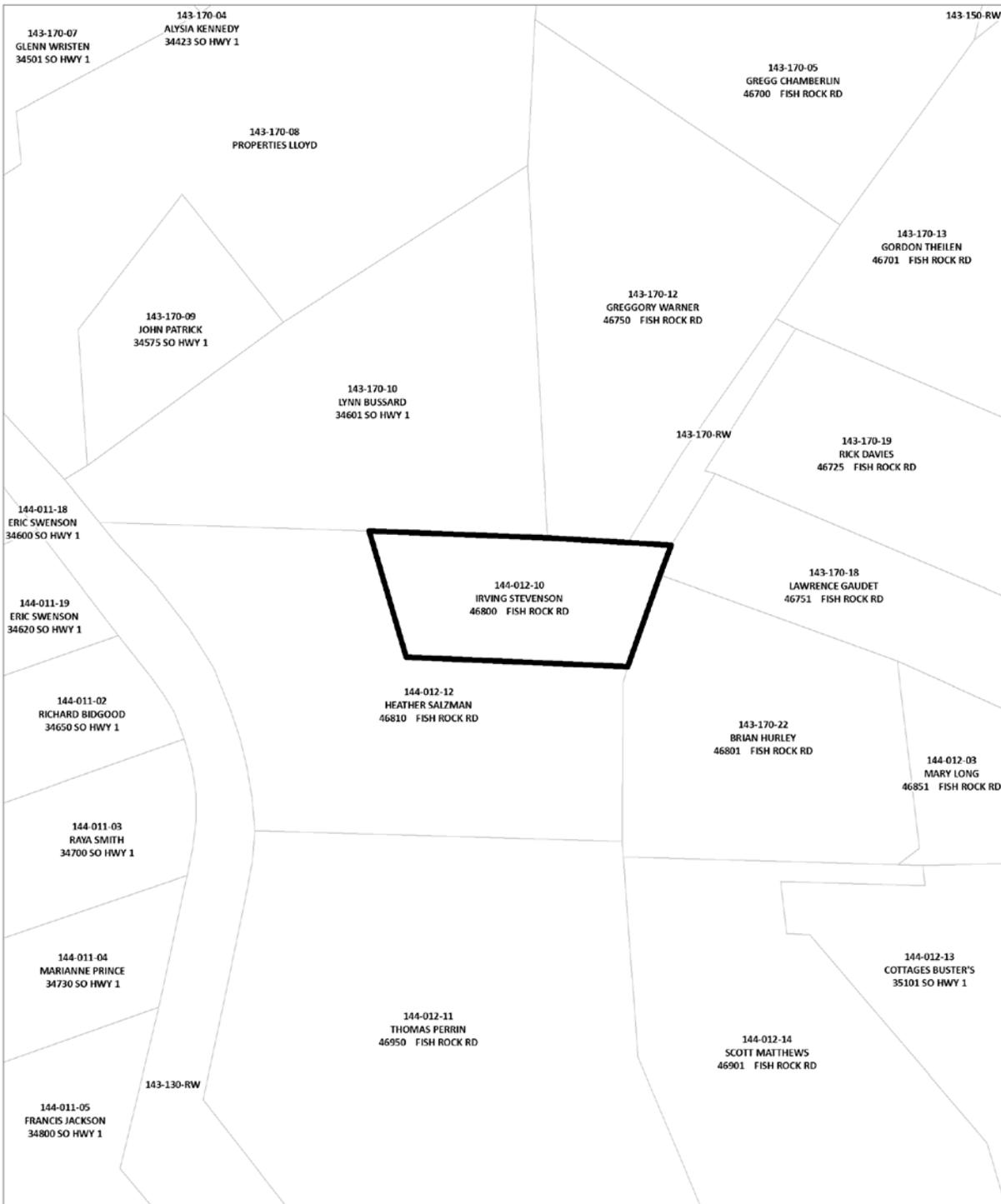


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OWNER: STEVENSON, Irving
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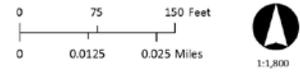


LCP MAP 30: ANCHOR BAY

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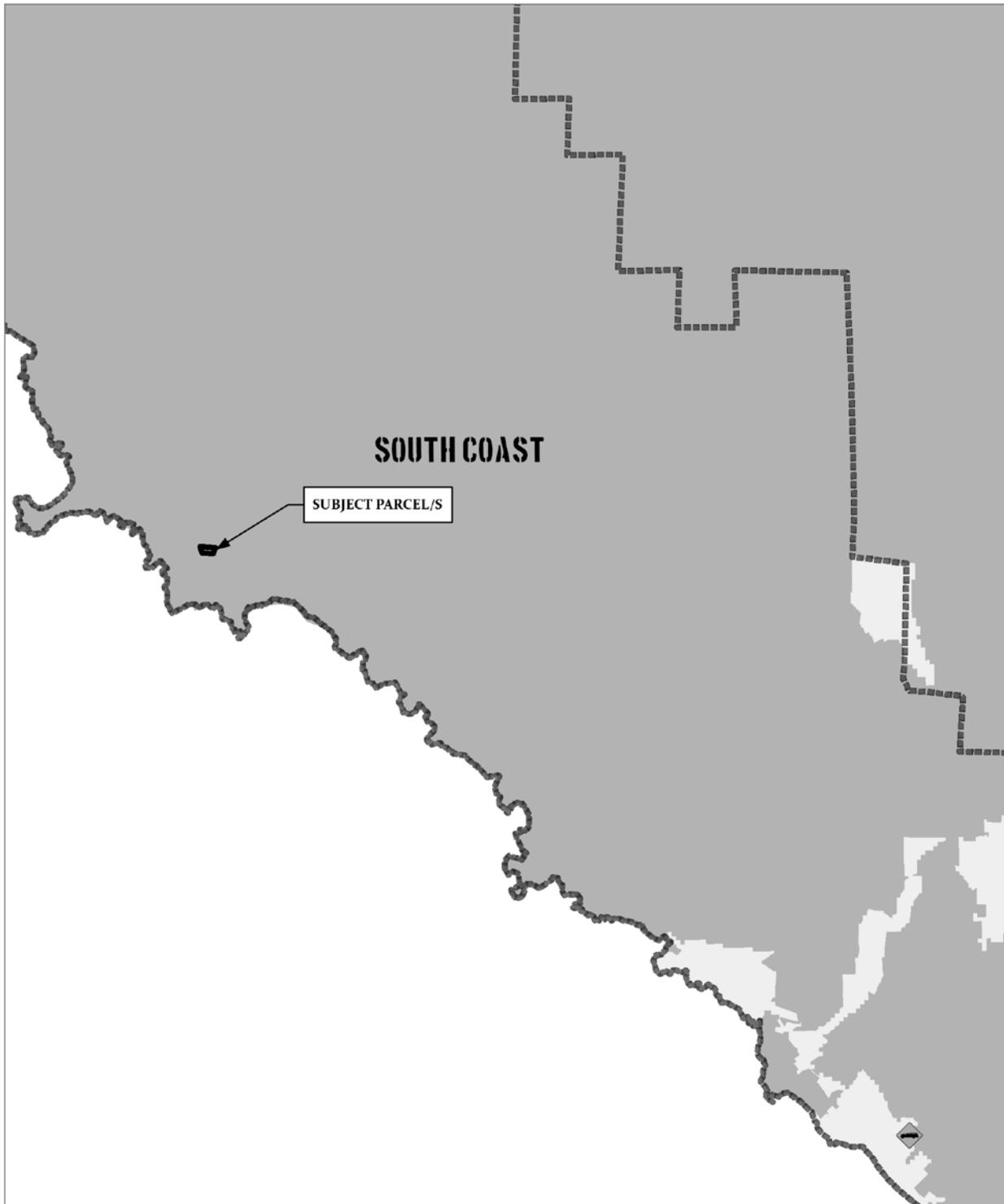


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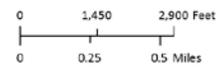
ADJACENT PARCELS

Map produced by the Mendocino County Planning & Building Services, September, 2011
 All spatial data is approximate. Map provided without warranty of any kind.



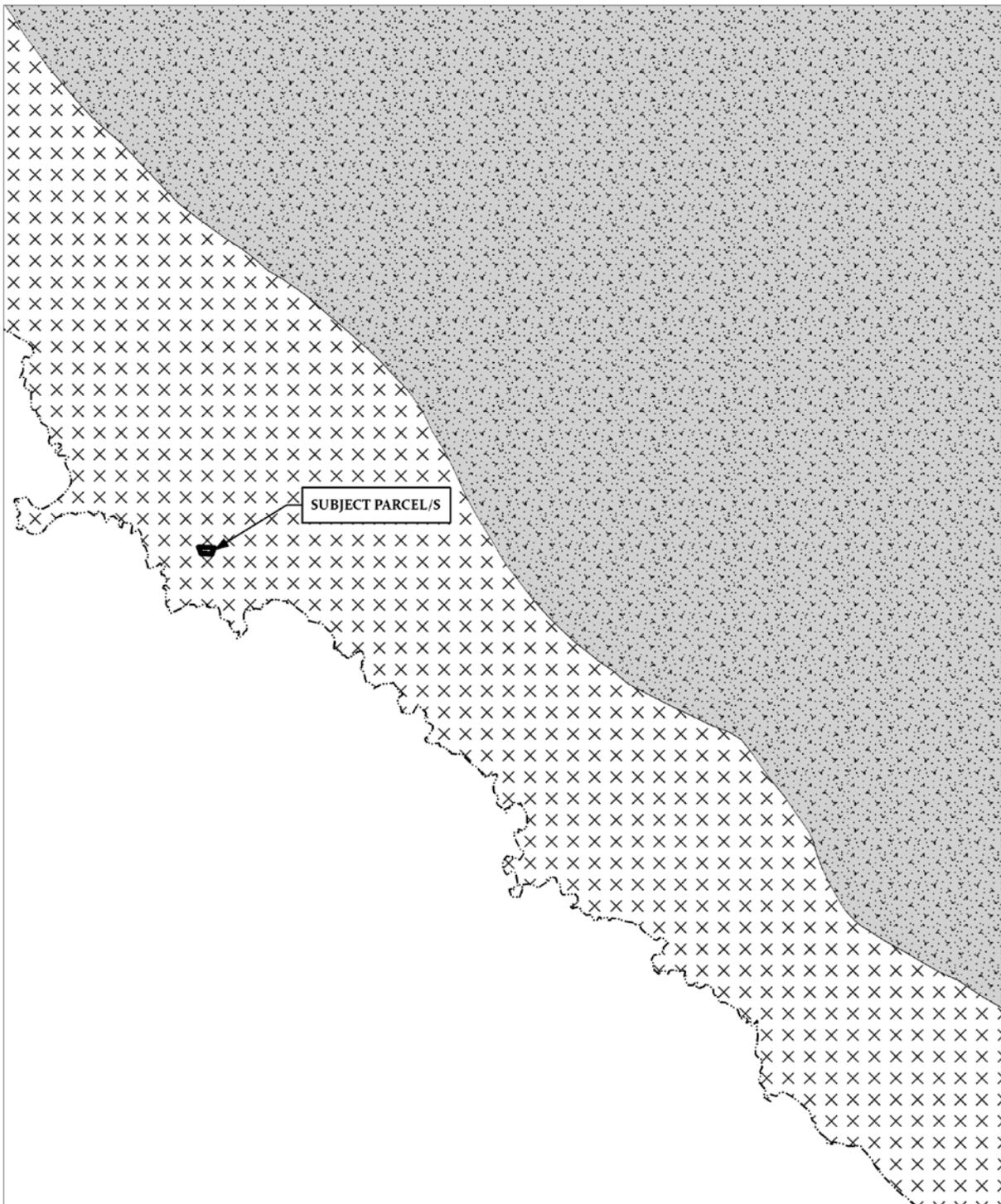
CASE: CDP 2011-0023
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APLCT: Irving Stevenson
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-  Fire Stations
-  Moderate Fire Hazard
-  High Fire Hazard
-  County Fire Districts



ADJACENT PARCELS

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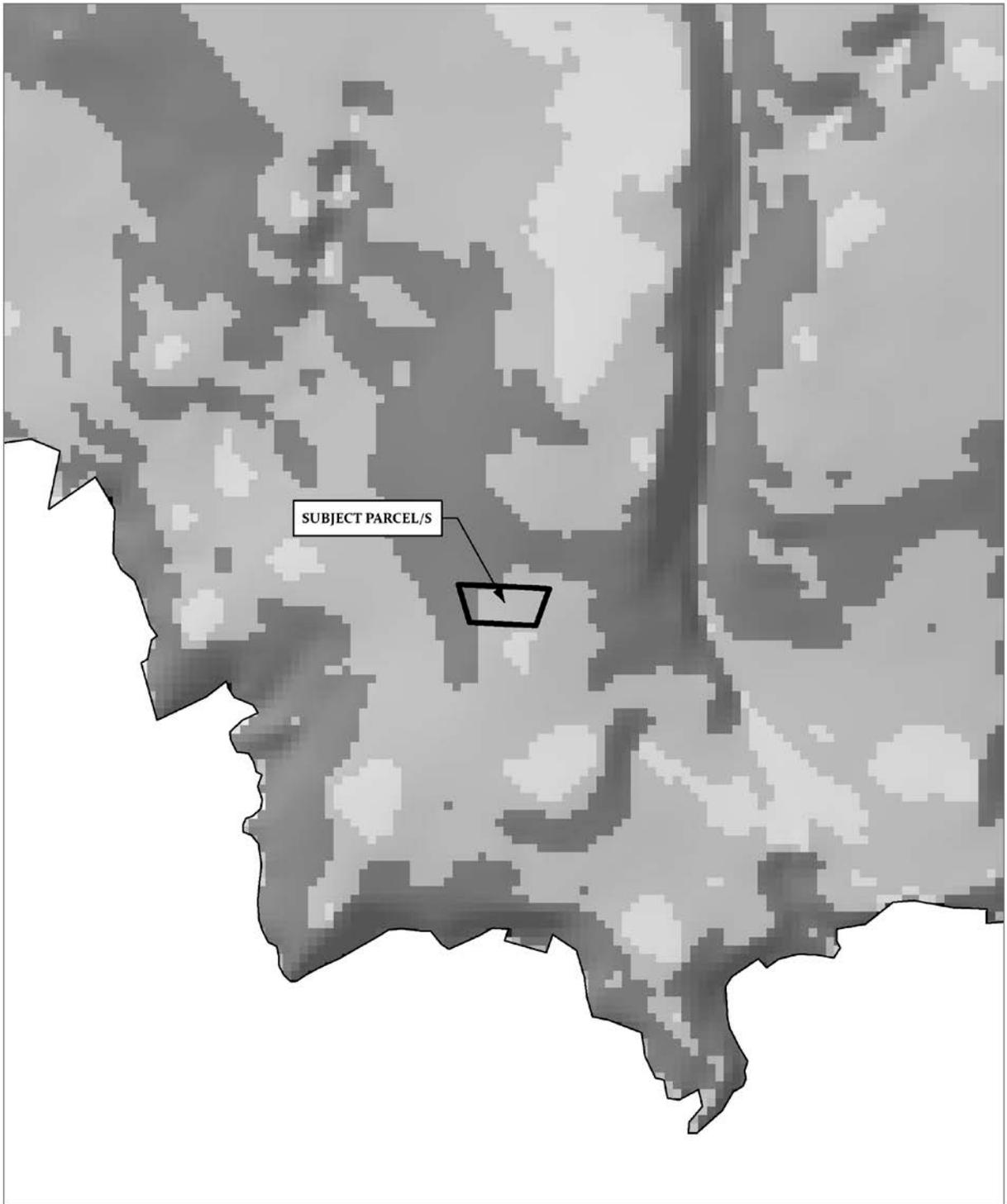
CASE: CDP 2011-0023
OWNER: STEVENSON, Irving
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-  Critical Water Areas
-  Critical Water Resources Bedrock

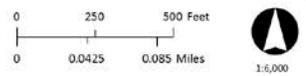
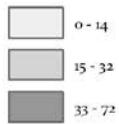


GROUND WATER RESOURCES

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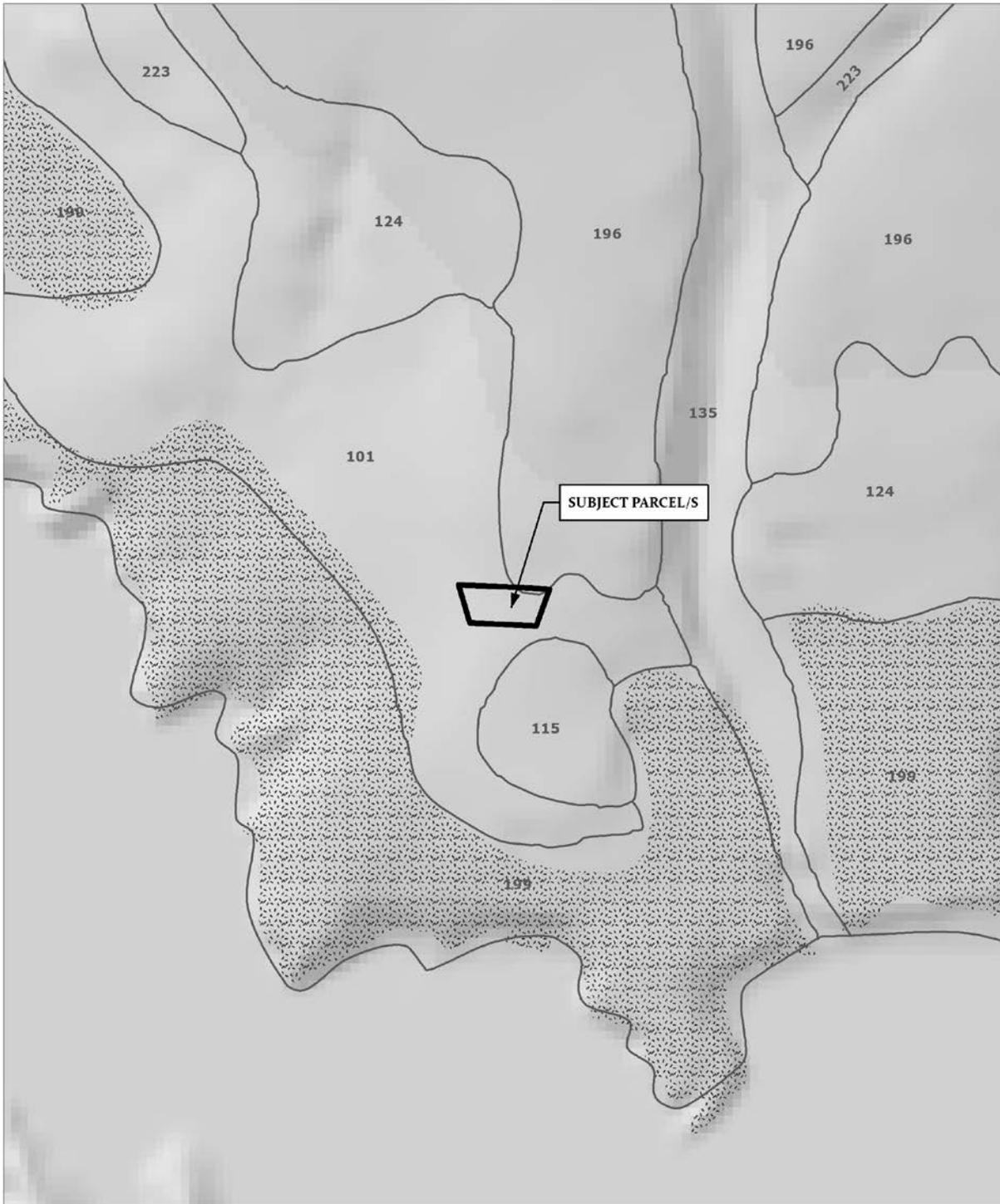


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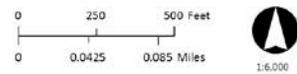
ESTIMATED SLOPE

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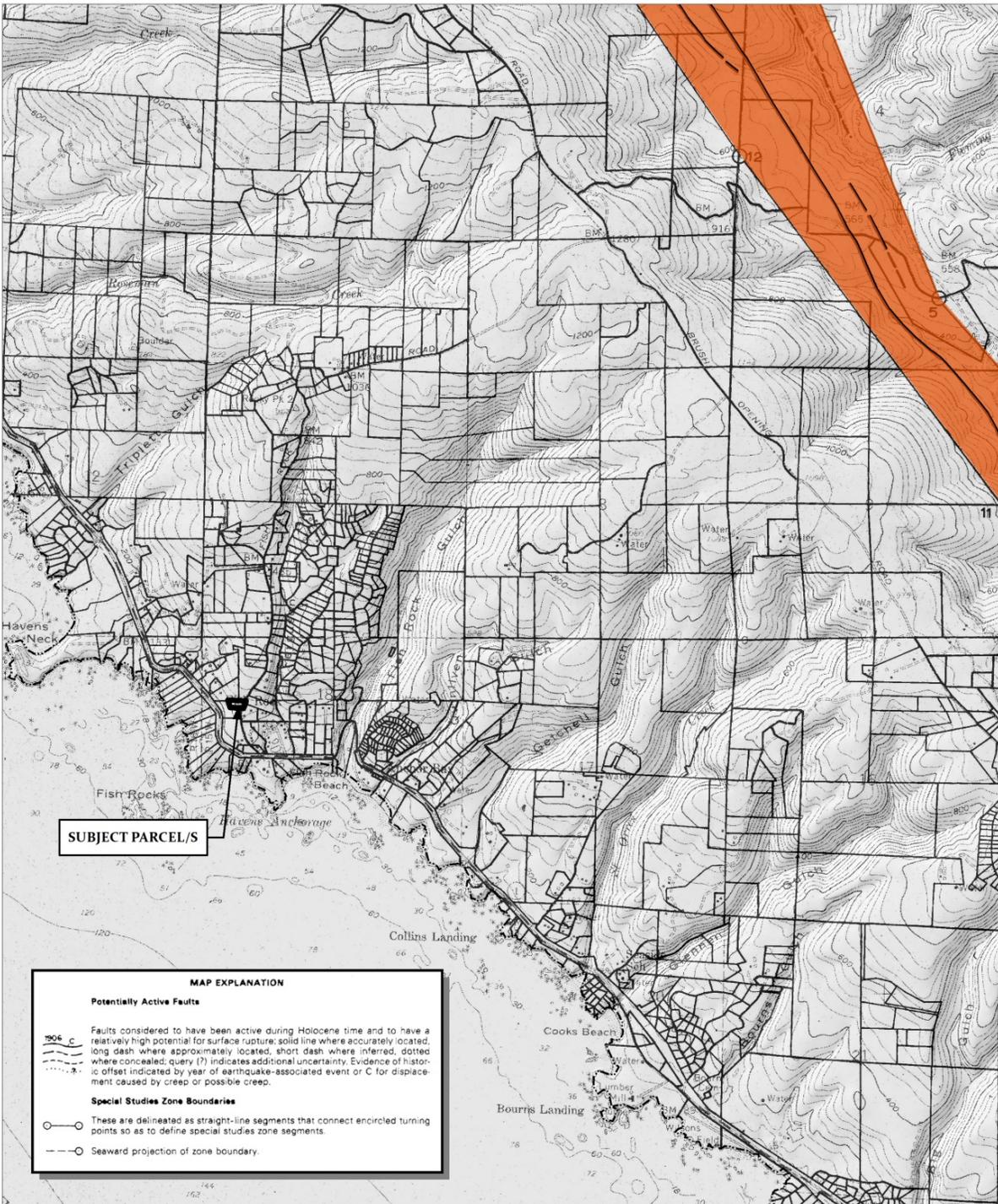
CASE: CDP 2011-0023
OWNER: STEVENSON, Irving
APN: 144-012-10
APLCT: Irving Stevenson
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 Western Soils
 S-G Complex



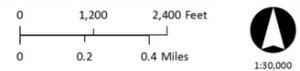
LOCAL SOILS

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 San Andreas Fault Zone



EARTHQUAKE FAULT ZONES