



PLANNING COMMISSION - STAFF REPORT SEPTEMBER 20, 2018
REZONE & MINOR SUBDIVISION R_2017-0004 / MS_2017-0005

SUMMARY

OWNER: SHASTA and JOHN BOARDMAN
3571 TOLLINI LN
UKIAH, CA 95482

APPLICANT: JOHN BOARDMAN
3571 TOLLINI LN
UKIAH, CA 95482

AGENT: RON W. FRANZ
2335 APPOLINARIS DR.
UKIAH, CA 95482

REQUEST: Rezone of a 1.74± acre parcel from Rural Residential (RR-1) to Suburban Residential (SR) and subdivide into two parcels of 1.01± and 0.73± acres.

LOCATION: 3.2± miles north of Ukiah town center, between Tollini Ln. (CR 228) and Hwy. 101 (SH 101), located at 3571 Tollini Ln., Ukiah (APN: 169-071-23).

TOTAL ACREAGE: 1.74±

GENERAL PLAN: Suburban Residential (SR)

ZONING: Rural Residential (RR-1)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Eduardo Hernandez

BACKGROUND

PROJECT DESCRIPTION: Rezone of a 1.74± parcel from Rural Residential (RR-1) to Suburban Residential (SR) and its subdivision creating two (2) parcels of 1.01± and 0.73± acres for residential use. The proposed rezone would make the parcel consistent with its General Plan land use designation of Suburban Residential (SR), and the new parcels would be consistent with the minimum lot size.

APPLICANT'S STATEMENT: This is a 1.74± acre parcel located at 3571 Tollini Lane, Ukiah. There are two existing houses on the property; each with its attached garage, water meter, and two (2) leachfields. It is proposed to have the parcel rezoned from RR-1 to SR, and subdivide it into two parcels. The new property line would be perpendicular to Tollini Lane, leaving a house with its accessories on each new parcel. No improvements, grading, or utility work will be needed for this division. The site is open and flat and is bordered between Tollini Lane and U.S. Highway 101. The area is mostly residential with 1± acre parcels, and agricultural land at south. See attached Tentative Map for more details.

RELATED APPLICATIONS ON-SITE:

- General Plan Amendment GP 7-94 & Rezone R 9-94 – Involved multiple parcels and it modified the subject parcel’s land use to Suburban Residential (SR).
- Minor Subdivision MS 44-87 – Subdivision of former parcel (APN: 169-071-13) into four parcels ending on 20, 21, 22, and subject parcel 23.

Neighboring Property:

- Minor Subdivision MS 63-83 – Subdivision of former parcel (APN: 169-071-14) into four parcels ending on 16, 17, 18, and 19.

SITE CHARACTERISTICS: The project site is located 3.2± miles north of Ukiah town center and is 1.74± acres in size. The parcel is about a quarter-mile north from the Highway 101/West Lake Mendocino Drive interchange. The front of the property faces Tollini Lane (CR 228). The site is fully-developed and it has a 6-foot wooden fence as noise barrier facing Hwy 101. There is no proposed development of the property, upon subdivision the configuration of the site will be as follows:

Parcel 1:

- Single family residence
- Garage
- Carport
- Pool
- Leachfield
- Water service

Parcel 2:

- Single family residence
- Garage
- Deck
- Leachfield
- Water service

SURROUNDING LAND USE AND ZONING:

| | GENERAL PLAN | ZONING | LOT SIZES | USES |
|--------------|--|---------------------|------------------|--------------|
| NORTH | Suburban Residential | Rural Residential 1 | 0.92± Ac. | Residential |
| EAST | Suburban Residential | Rural Residential 1 | HWY 101 | Right of Way |
| SOUTH | Agriculture 40 | Agriculture 40 | 14.71± Ac. | Agricultural |
| WEST | Rural Residential 1 & Suburban Residential | Rural Residential 1 | 1 – 4.51± Ac. | Residential |

PUBLIC SERVICES:

Access: U.S. Highway 101 to West Lake Mendocino Drive (CR 227C) to Tollini Lane (CR 228)
 Fire District: Ukiah Valley Fire District
 Water District: Millview County Water District
 Sewer District: Ukiah Valley Sanitation District
 School District: Ukiah Unified School District

AGENCY COMMENTS: On August 28 and November 14, 2017 project referrals were sent to the ATTACHMENT H

following responsible or trustee agencies with jurisdiction over the project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

| REFERRAL AGENCIES | COMMENT |
|--|-------------|
| MC Dept. of Transportation | Comments |
| MC Dept. of Environmental Health-Ukiah | Comments |
| MC PBS, Building Services Division-Ukiah | No Comments |
| MC Assessor's Office | No Response |
| Agriculture Commissioner | No Response |
| MC Air Quality Management | No Comments |
| MC Water Agency | No Comments |
| Archaeological Commission | Comments |
| Northwest Information Center, Sonoma State University | Comments |
| MS4 Ukiah Stormwater | No Response |
| Russian River Flood Control / Water Conservation Improvement District | No Comments |
| State Clearinghouse | No Response |
| Caltrans | No Response |
| Regional Water Quality Control Board | No Response |
| Army Corps of Engineers | No Response |
| Mendocino Transit Authority | No Response |
| Ukiah Unified School District | No Response |
| Ukiah Valley Fire District | No Comments |
| Millview County Water District | No Comments |
| Cloverdale Rancheria | No Response |
| Redwood Valley Little River Band of Pomo Indians | Comments |
| Sherwood Valley Band of Pomo Indians | No Response |

KEY ISSUES

1. General Plan and Zoning Consistency: The project is consistent with the General Plan designation of Suburban Residential. Both of the proposed parcels will maintain the 12,000 square foot minimum lot area requirement. The Land Use Section of the General Plan states the following as the intent of the Suburban Residential Land Use Category, Policy DE-13:

The Suburban Residential classification is intended to be applied to transitional lands adjacent to cities or towns, including in portions of Community Planning Areas where only residential activities are considered desirable, which lands are appropriate to accommodate future growth. Lands within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly maintained road network, and should be located within public service districts or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions; or retained in parcels of sufficient size to be economically developed as subdivisions at some future time.

The subject property complies with the Suburban Residential land use category. Given the lot's size, existing development, and services provided, it will be developed as intended by the General Plan.

The proposed Zoning designation of the site is Suburban Residential; which unlike the current Zoning designation of Rural Residential, is compatible with its Land Use designation by the General Plan. The Zoning Ordinance states the following as intent of the Suburban Residential District, per Mendocino

County Code Section 20.044.005:

This district is intended to create and enhance neighborhoods where a mixture of residential, public facilities and services and community oriented commercial uses are desired. Typically the S-R District would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses are to be subordinate to the dominant residential character of the area. Areas designated Suburban Residential should be served by a publicly maintained road network, and should be located within public service districts or logical extensions thereof.

The project site is served by a publicly maintained road network, it is provided with public water, and it is located where the nearest sanitation district could be extended. Given the overall characteristics of the site, it will be developed as intended by the Zoning Ordinance.

2. Division of Land Regulations: The project was reviewed by the County Subdivision Committee on June 14, 2018, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required finding found in Mendocino County Code Section 17-48.5. No conflicts with the County Division of Land Regulations were identified.

3. Environmental Protection: An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff has found that the project will have a less than significant impact on the environment, without mitigation. Therefore, a Negative Declaration is recommended.

4. Ukiah Valley Area Plan: The proposed project is subject to the Ukiah Valley Area Plan and has been found to be consistent with the policies of the Plan. In particular, Land Use and Community Development, Policy LU 1.3e "Residential Areas" encourages residential development in a variety of locations, densities, and housing. The proposed project supports this policy by providing an opportunity for additional housing in an existing residential area.

RECOMMENDATION

By resolution, the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration, grant the Rezone, and approve the Minor Subdivision for the Project, as proposed by the applicant, based on the facts and evidence contained in the record and subject to Conditions of Approval.

08/28/2018

DATE

EDUARDO HERNANDEZ
PLANNER II

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

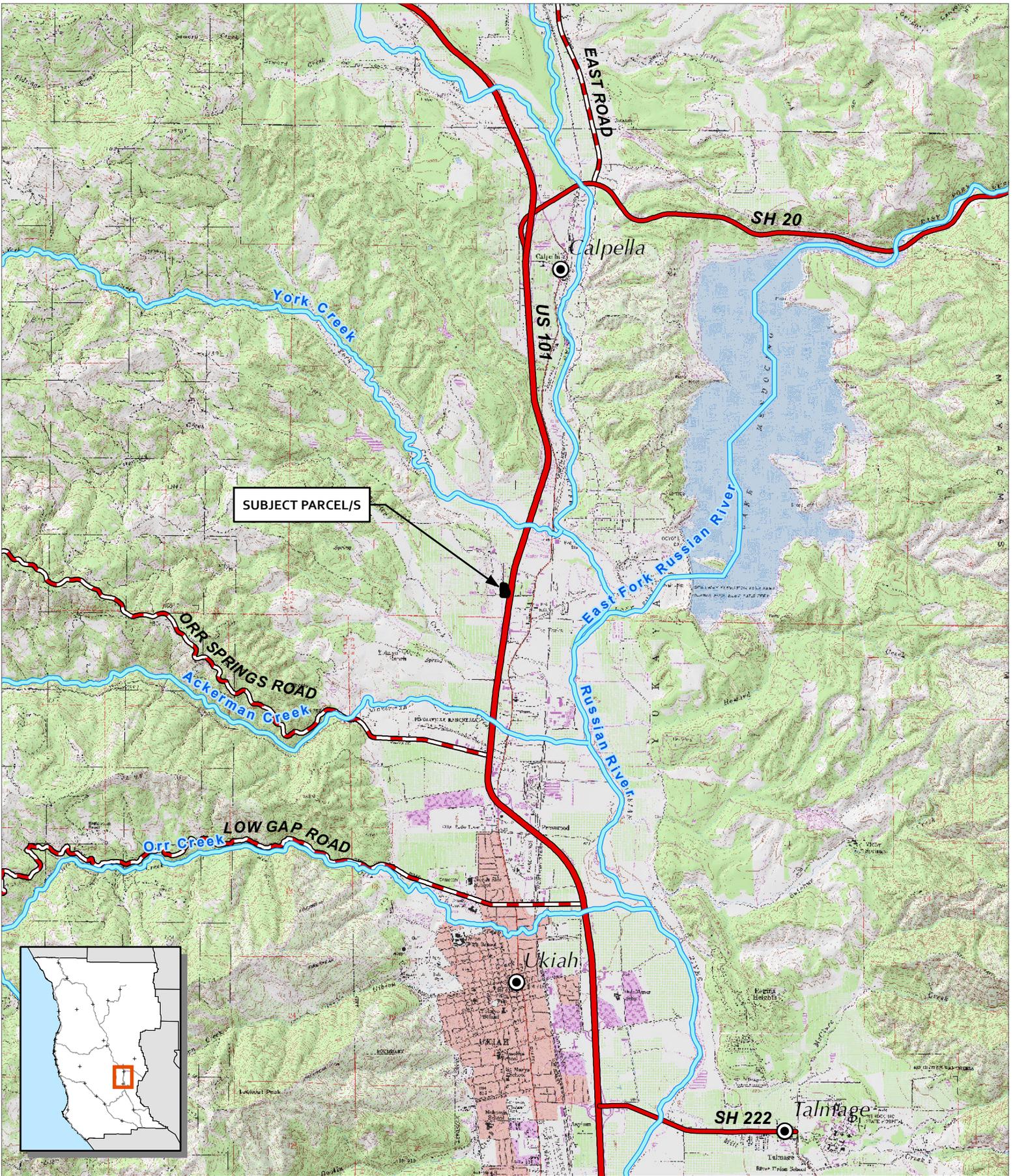
ATTACHMENTS:

- | | |
|---|---|
| A. Location Map | G. General Plan Classifications |
| B. Topographic Map | H. Adjacent Parcels |
| C. Aerial Map (ESRI Imagery) | I. Fire Hazard Zones & Responsibility Areas |
| D. Site Plan (manipulated Google Earth) | J. Water Districts |
| E. Tentative Map | K. Inundation Zones |
| F. Zoning Display Map | L. MS4 Stormwater Permitting Areas |

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

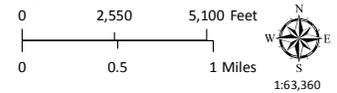
NEGATIVE DECLARATION Initial Study available online at:

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



CASE: R 2017-0004 & MS 2017-0005
 OWNER: BOARDMAN, Shasta and John
 APN: 169-071-23
 APLCT: John Boardman
 AGENT: Ron W. Franz
 ADDRESS: 3571 Tollini Lane, Ukiah

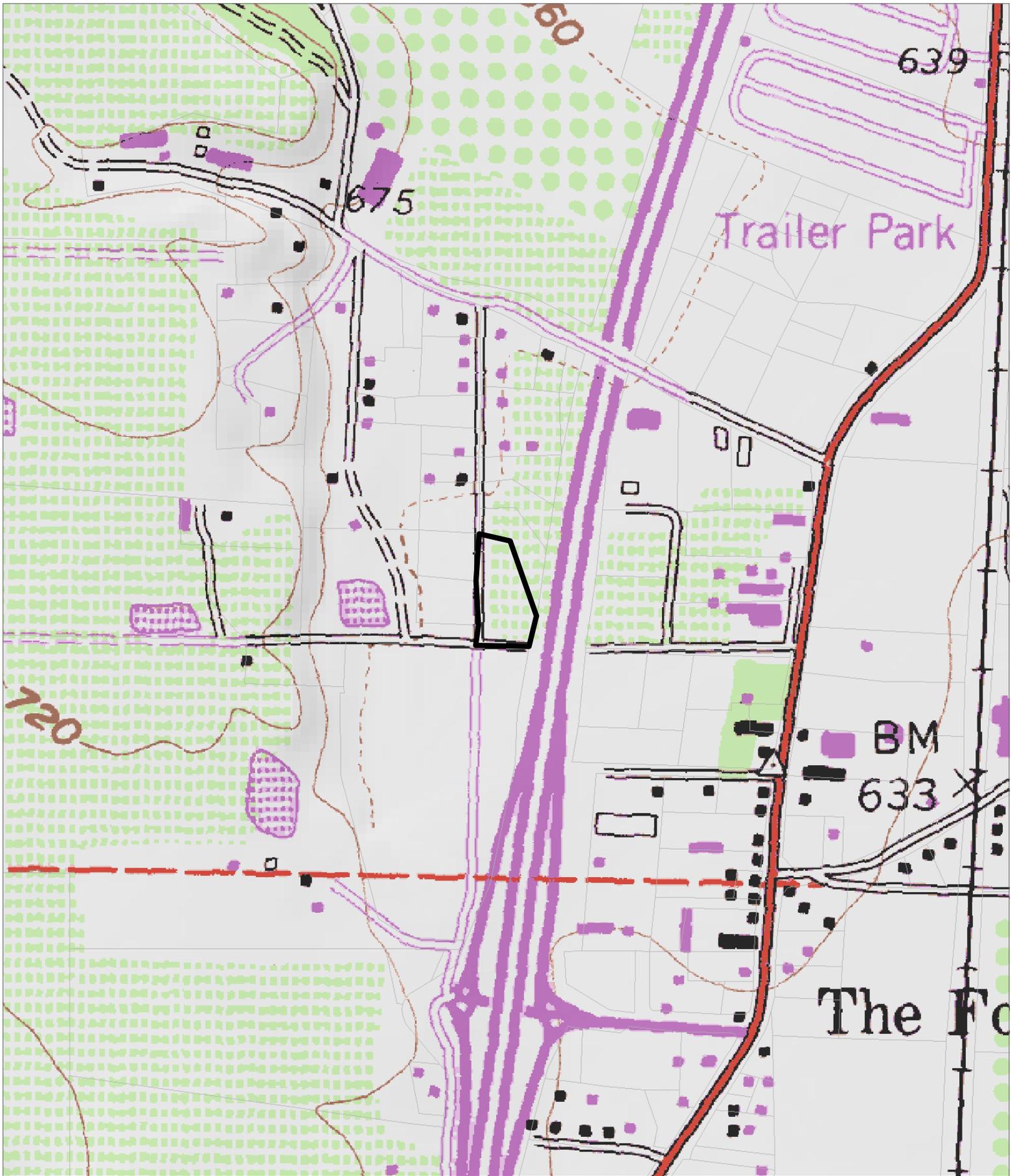
- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



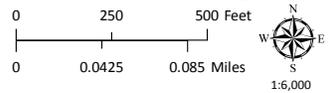
LOCATION MAP

ATTACHMENT H

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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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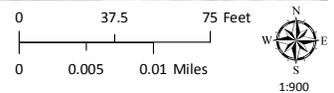
ATTACHMENT H



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

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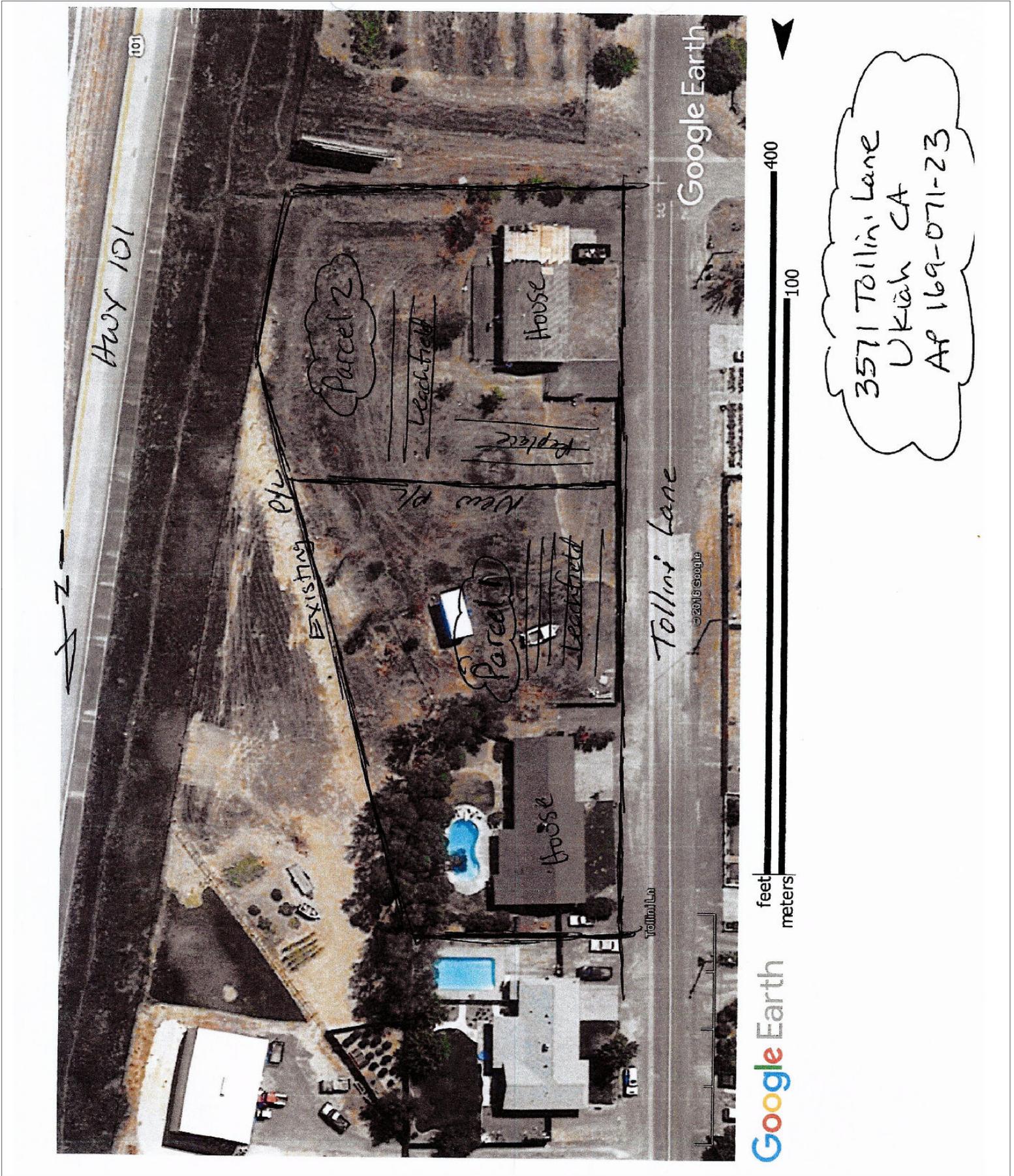
- Highways
- Public Roads
- - - Driveways/Unnamed Roads



AERIAL IMAGERY

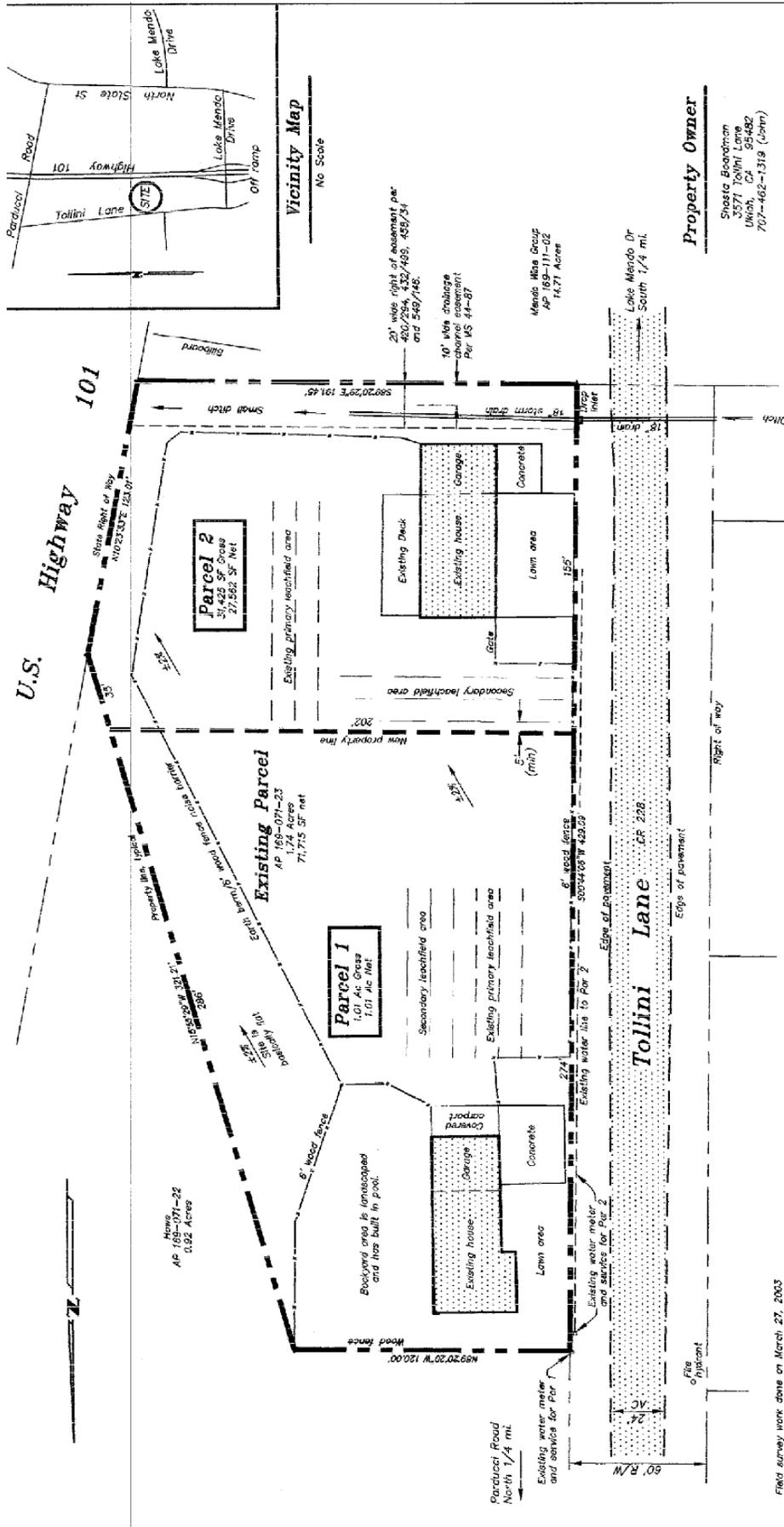
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FIELD survey work done on March 27, 2003
 by Ron Franz and John Boardman.

Horizontal datums = found monuments as shown
 on the Parcel Map filed in Map Case 2, Drawer
 47, Page 45, Mendocino County Records.



Prepared By:
 Ron W. Franz, RCE, PLS
 2325 Apoclinch Drive
 Ukiah, CA 95482
 707-462-1087

Property Data

AP 169-071-23
 Current use = inst No. 2016-10414, MCR
 Base Zoning = RRI
 General Plan = SR (12,000 SF net, min.)
 Public Water = Milview Water District
 Sewer = Septic
 Both parcels have Milview Water meters and
 both have an existing house and existing
 driveway. Improvements are needed.
 No improvements are needed.

Title Report

Refer to Preliminary Title Report prepared by
 Redwood Empire Title Company of Mendocino County
 Claim No. 2017-0006, dated May 30, 2017.
 Easements 3 and 4 of Title Report refer to an old
 road that is not locatable.
 Easements 5 and 8 noted in Title Report are shown
 hereon on the southern section of the property.

Tentative Map
 for a proposed Minor Subdivision
 3571 Tollini Lane, Ukiah
 June 19, 2017 --- Scale: 1"=40'



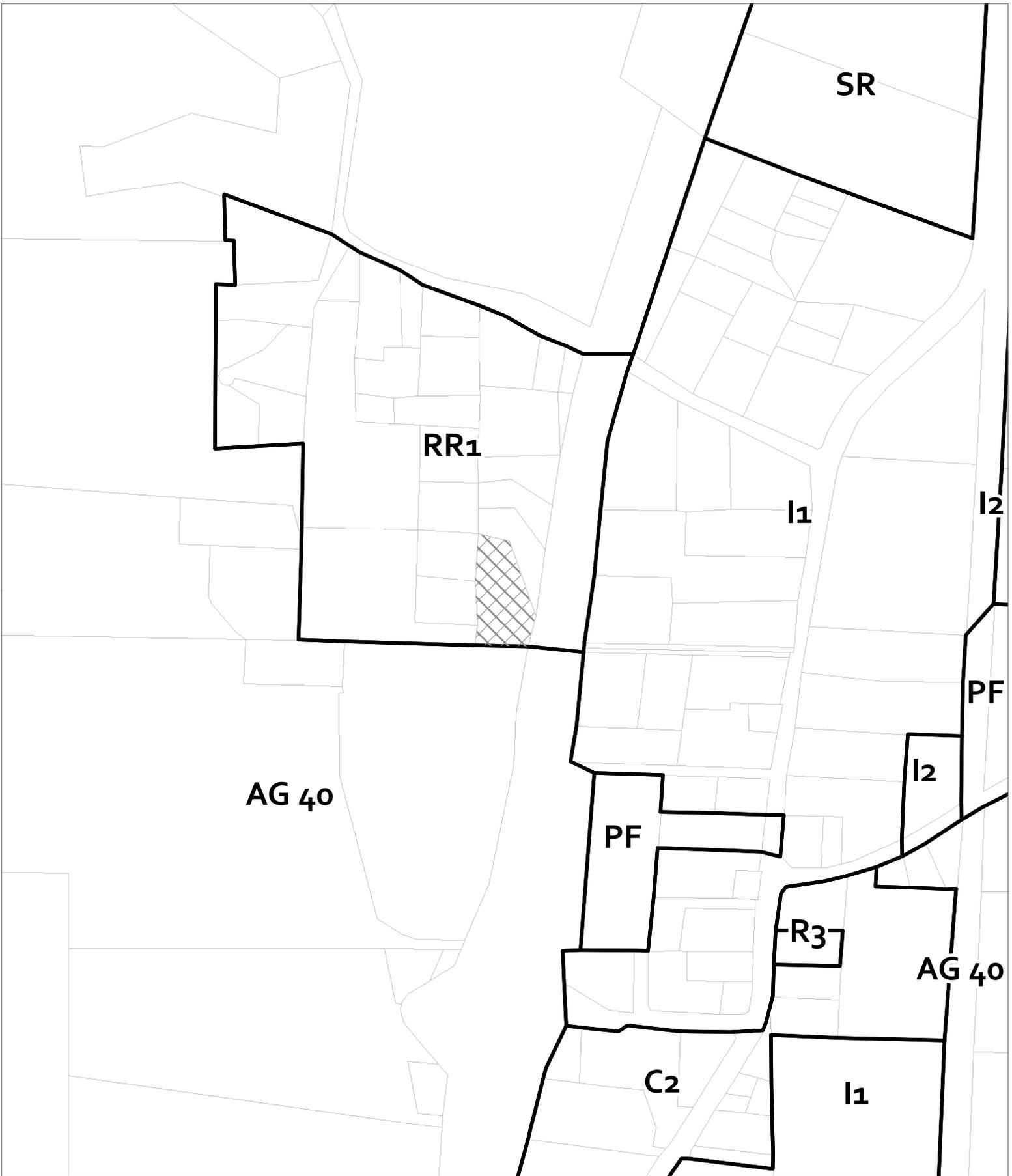
MS 2017-0005

Property Owner
 Shasta Boardman
 3571 Tollini Lane
 Ukiah, CA 95482
 707-462-1319 (John)

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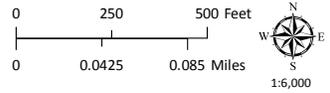
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TENTATIVE MAP
 ATTACHMENT H



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 Zoning Districts

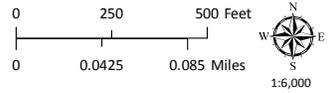


ZONING DISPLAY MAP
 ATTACHMENT H

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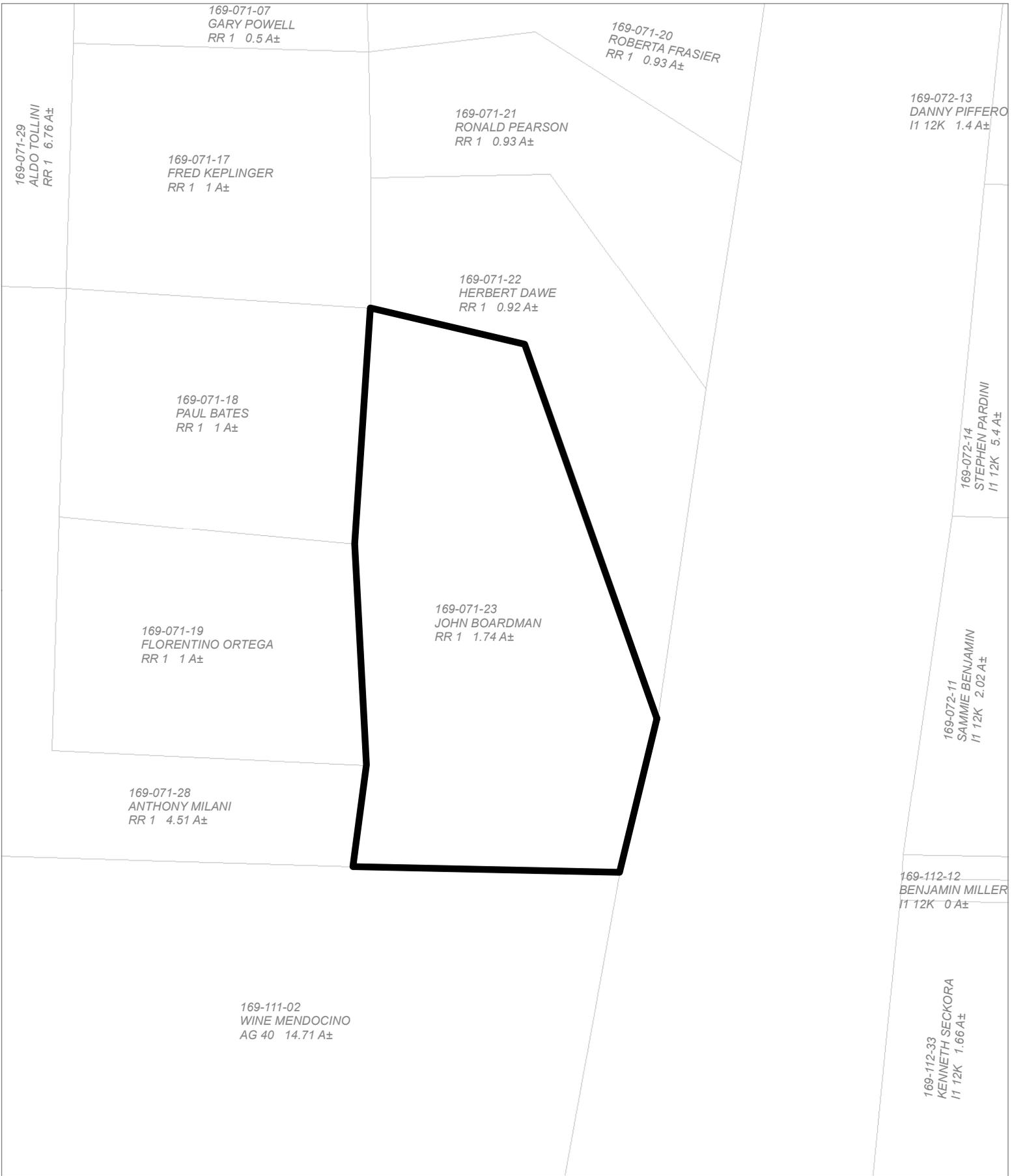
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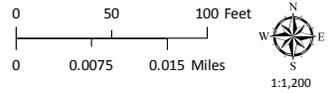
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS
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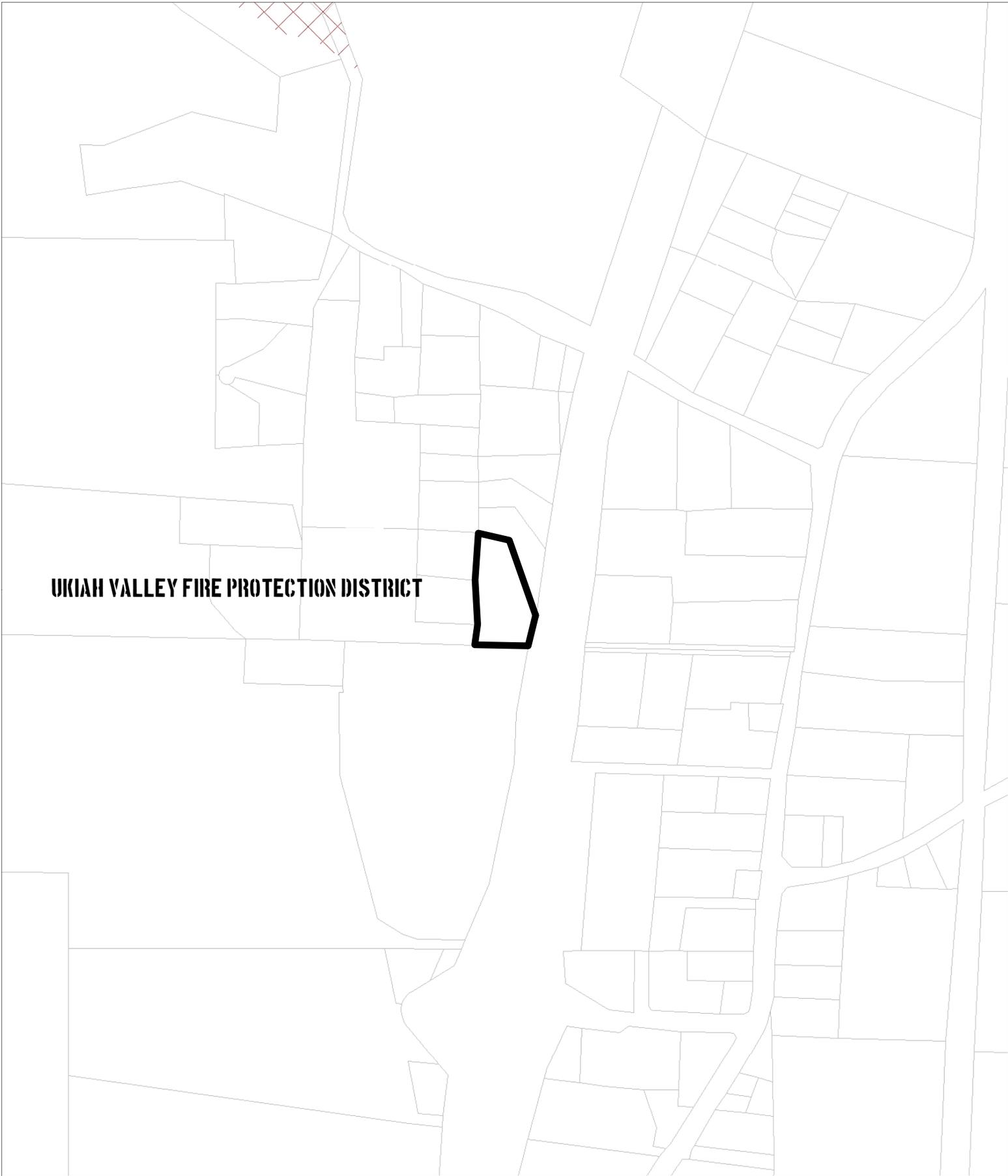


ADJACENT PARCELS

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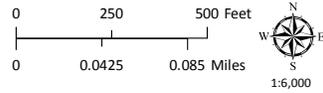
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UKIAH VALLEY FIRE PROTECTION DISTRICT

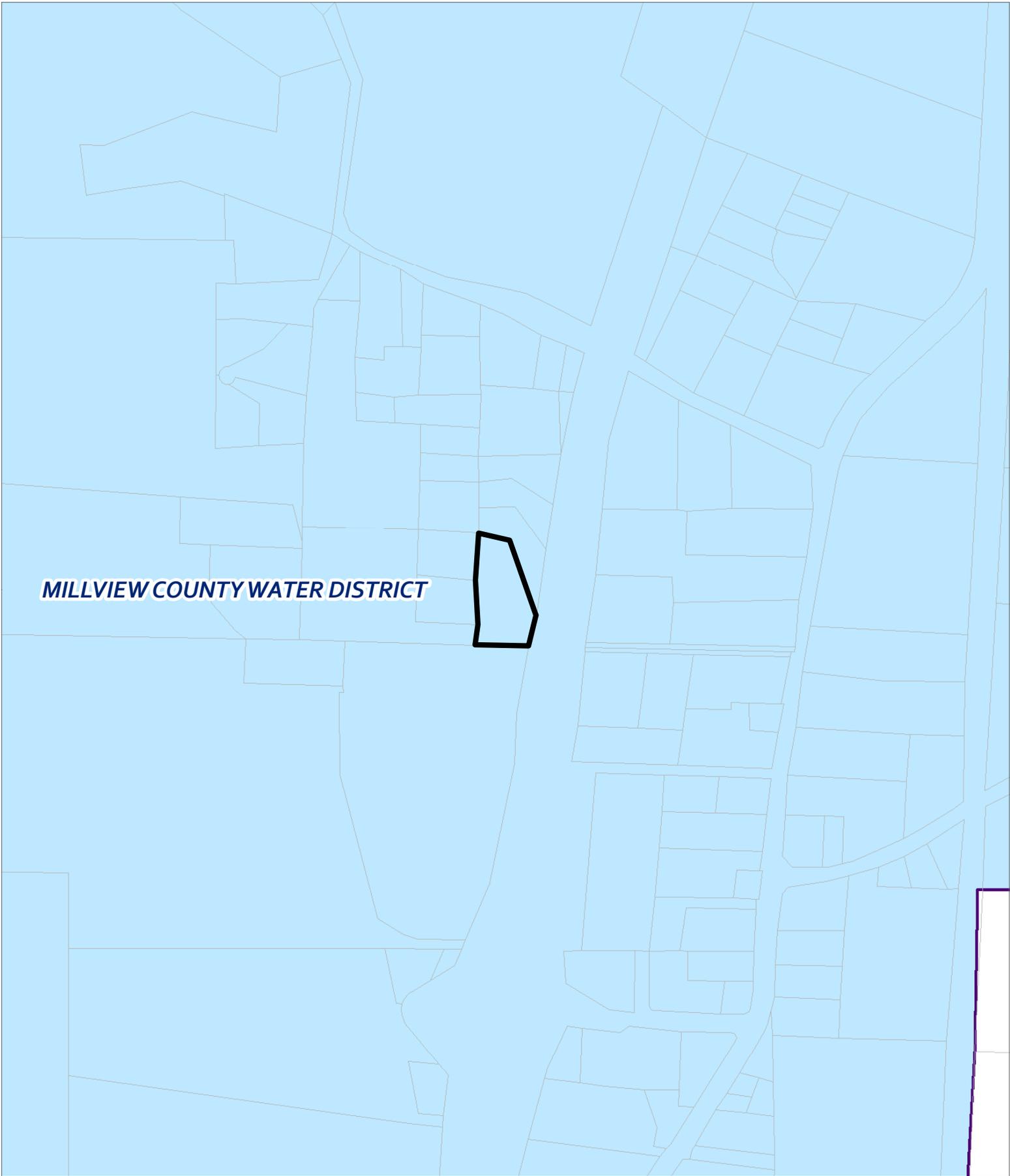
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-  County Fire Districts
-  High Fire Hazard



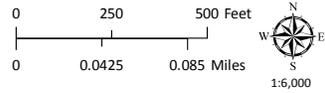
FIRE RESPONSIBILITY AREAS
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MILLVIEW COUNTY WATER DISTRICT

 County Water Districts

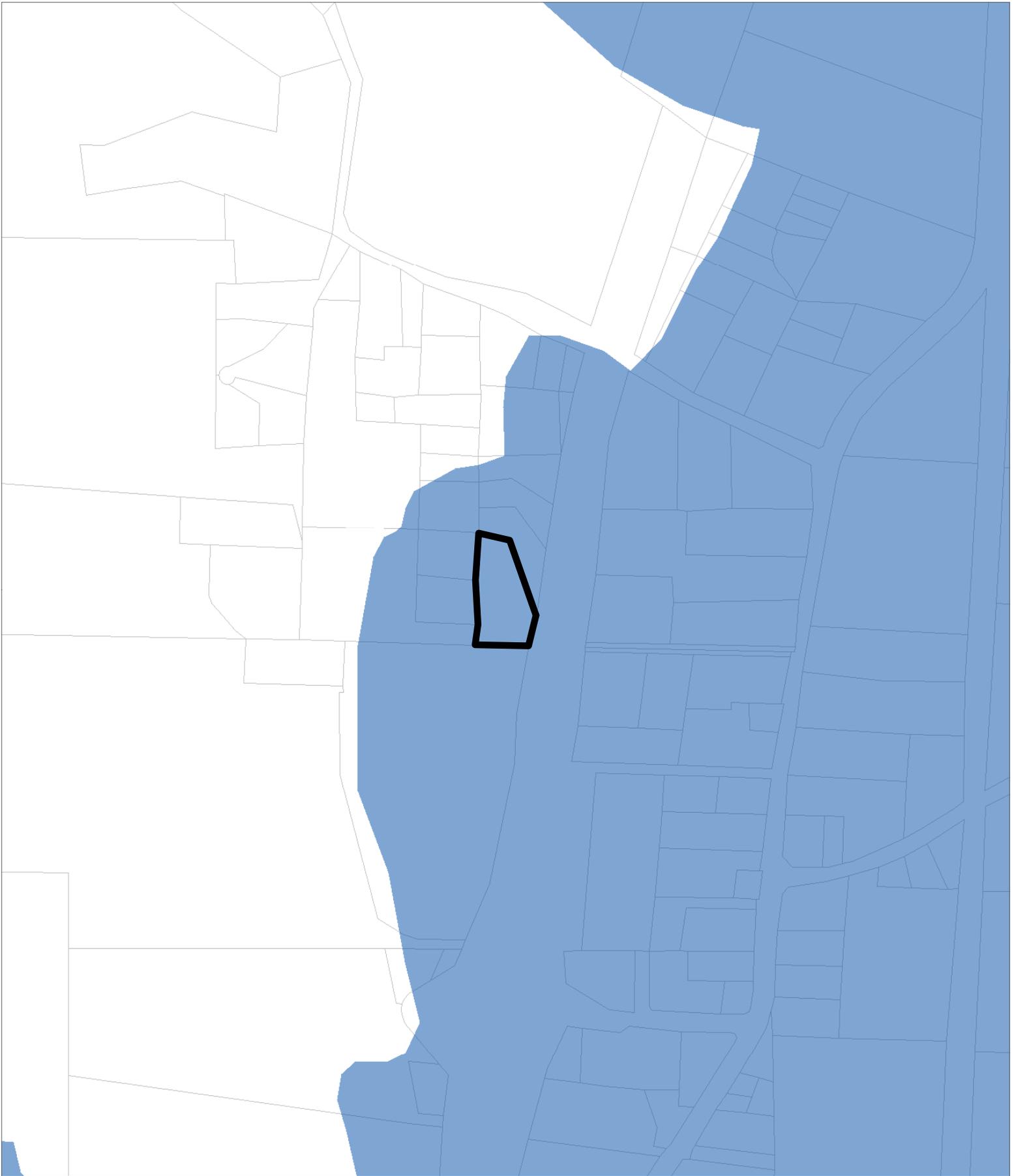


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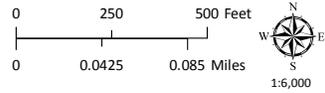
WATER DISTRICTS

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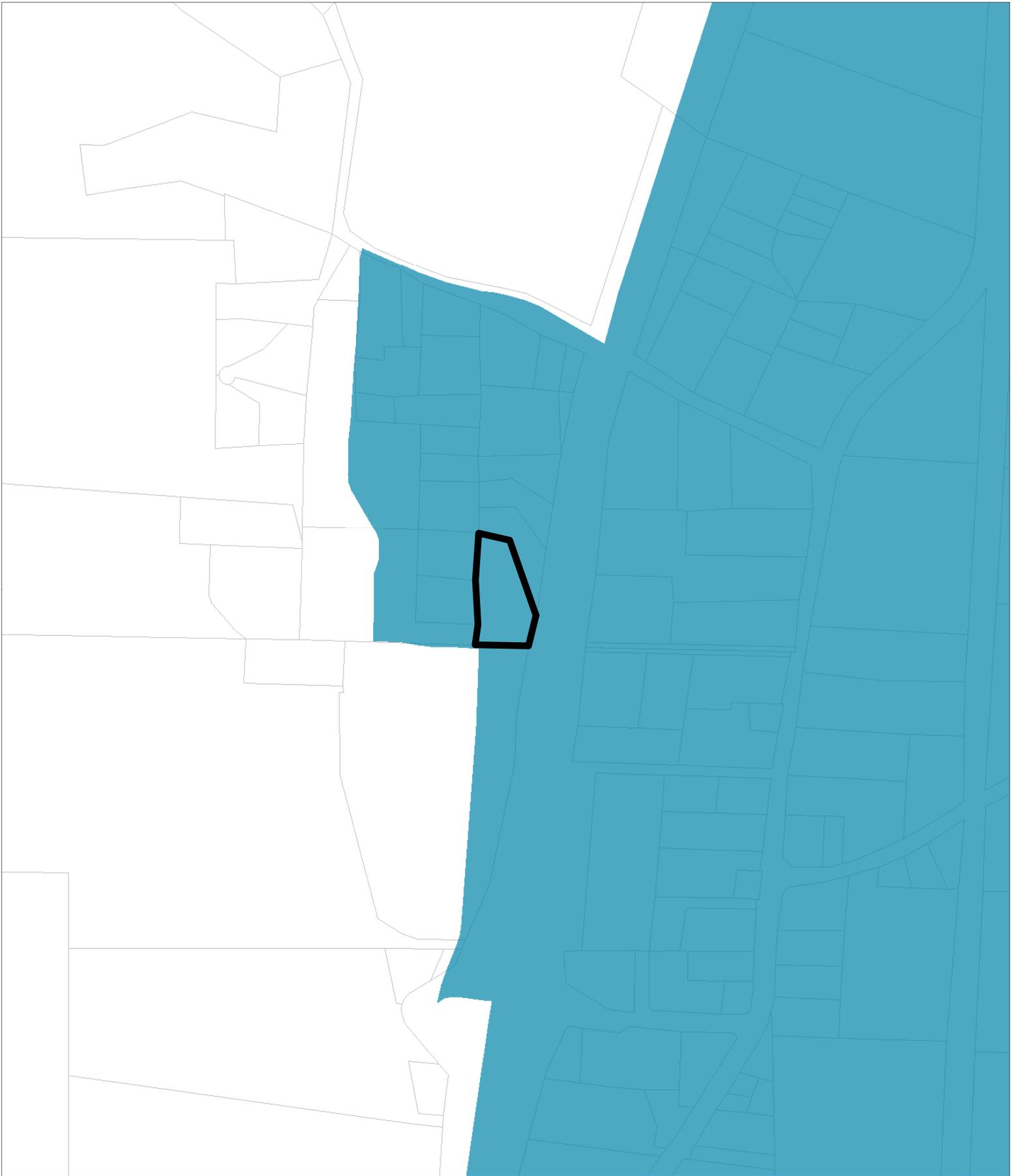


 Estimated Inundation Zones

INUNDATION ZONES

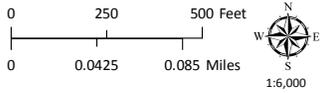
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 Ukiah Stormwater Areas



STORMWATER PERMITTING ZONES
ATTACHMENT H

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| |
|---|
| Section I Description Of Project. |
| <p>DATE: July 12, 2018 CASE#: R_2017-0004 / MS_2017-0005 OWNERS: SHASTA AND JOHN BOARDMAN APPLICANTS: JOHN BOARDMAN REQUEST: Rezone of a 1.74± acre parcel from Rural Residential (RR-1) to Suburban Residential (SR) and subdivide into two parcels of 1.01± and 0.73± acres. LOCATION: 3.2± miles north of Ukiah town center, between Tollini Ln. (CR 228) and Hwy. 101 (SH 101), located at 3571 Tollini Ln., Ukiah (APN: 169-071-23). ENVIRONMENTAL DETERMINATION: Negative Declaration STAFF PLANNER: Eduardo Hernandez</p> |
| Section II Environmental Checklist. |
| <p><i>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</i></p> |

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

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

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

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

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

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

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

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

| <u>I. AESTHETICS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

b) **No Impact:** There are currently no scenic highways anywhere in Mendocino County, just eligible ones. The closest one is the Hwy 101 interchange with Hwy 20 East located 3± miles north of the project site; thus there will be no adverse impact on any scenic resources.

a, c, d) **Less Than Significant Impact:** The project site is visible from Hwy 101 and is adjacent to agriculture land; however it also forms part of a residential area and is already developed with two residences and accessory structures to the residences. The proposed subdivision itself does not degrade quality of the site, but allows for development in the future that could change the existing visual character. However, due to the size of the parcels being created, any future development would have a “less than significant impact” on the aesthetic quality of the site. A condition is recommended to lessen the impacts any new source of light might have on nighttime views in the area.

| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

b) **Less Than Significant Impact:** The project site is adjacent to agricultural land, and it is not expected to interfere with the adjacent agricultural operations. However, a condition has been made to alert any future occupants of the subject site about the possible inconvenience or discomfort of living next to agricultural land.

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

| 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 |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a, b, d, e) **No Impact:** Both of the new proposed parcels are already developed with own residence, leachfield, and accessory structures to the residence; no additional development is proposed with the subdivision. A condition is included to ensure that any future construction activity will not conflict with any air quality plan or violate any air quality standard.
- c) **Less Than Significant Impact:** The proposed subdivision itself will not increase any pollutants, however, there is potential for some pollutants to increase with future development of either parcel, such as dust from driveways. However, this increase is not expected to exceed state or federal standards. Conditions will ensure that the project will achieve compliance with the Mendocino County Air Quality Management District (AQMD) standards.

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

a-f) **No Impact:** The proposed subdivision is not located near any sensitive habitats, thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. There is no potential for the proposed project to have a substantial adverse impact on any sensitive species or native residents.

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

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

a-e) **Less Than Significant Impact:** The proposed subdivision request was reviewed at the April 11, 2018, Archaeological Commission, which reviewed the archaeological survey prepared by Thad M. Van Bueren dated January 23, 2017. The survey did not identify any archaeological, paleontological, or cultural resources that could be adversely impacted by the proposed subdivision. The Archaeological Commission accepted the survey, a condition for this project applies.

| <u>VI. GEOLOGY AND SOILS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <u>VI. GEOLOGY AND SOILS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a, c, d e) **No Impact:** The project site is flat, and is not in an earthquake fault zone. No new development is being proposed that would result in any impacts to geology and soils, or to any existing structures. Displacement of soil within the project area resulting from future earth movement is expected to be minimal. Furthermore, the existing soil type does not reflect any incapability to adequately support the use of a septic system or alternative system as two septic systems already exist in the property.

b) **Less Than Significant Impact:** The site is already developed with two residences and accessory structures. There is no proposed development with the subdivision. Significant erosion from the site and the related placement of additional structures is unlikely. Potential impacts caused by grading activities in the future will be limited by implementation of a condition to implement "Best Management Practices."

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

a) **Less Than Significant Impact:** While the proposed subdivision itself will not generate any greenhouse gas emissions, any future development on the new parcels has the potential to generate such emissions. However, this is considered to be a less than significant impact because of the minimal scale at which any future development would occur.

b) **No Impact:** Since the scale at which any potential generation of greenhouse gas emissions is minimal, there will be no conflicts with any plan, policy, or regulation regarding such emissions.

| <u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a–h) **No Impact:** No hazardous sites are located near the project site, nor is the site within an airport land use planning area. Additionally, the project is not located in a wildland fire area, and has year round structural fire coverage provided by the Ukiah Valley Fire District. Impacts are not anticipated and no mitigation is required. A condition is recommended to ensure the project satisfies the requirements from the Local Fire Authority.

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

| <u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100 year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Have a potentially significant impact on groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Impact aquatic, wetland or riparian habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a, c – k) **Less Than Significant Impact:** The proposed subdivision itself will not violate any water quality standards or waste discharge requirements. The proposed subdivision itself will not result in any pollutant discharges which would degrade groundwater quality. However, should the parcels be developed any further in the future, there is the potential that more intensive uses could result in pollutant discharges and impacts on water quality. The site is not located within the 100 year flood area. The project location it is within an inundation zone and floods can occur due to levee or dam failure; however both proposed new parcels are already developed with a residence each, making the inundation zone having a less than significant impact.
- b, l) **No Impact:** The proposed new parcels will both have a residence with connection to the local water district (all existing). Any future development on either parcel would be accessory to the existing residence with a lesser water usage; therefore, it will not substantially deplete any groundwater supplies. The project was reviewed by the Division of Environmental Health during the Subdivision Committee meeting on June 14, 2018 and did not provide any recommendation specific to hydrology or water quality.
- m) **No Impact:** There are no identified aquatic, wetland or riparian habitat on or near the project site; therefore no wildlife impact is projected. A Condition reinforcing wildlife protection is however recommended as stated in Section IV of this report to be in compliance with Department of Fish and Wildlife Code 711.4.

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

- a–c) **No Impact:** As the proposed subdivision is the subdivision of a single parcel, it will not physically divide any established community, nor will it conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The subject parcel is to be rezoned from Rural Residential (RR-1) with 40,000 sq. ft. minimum lot area, to Suburban Residential (SR) with 12,000 sq. ft. minimum lot area. Both of the proposed parcels will meet the minimum parcel size requirement, this will be verified through a condition having an appropriate professional certifying minimum lot area compliance. Additionally, there are no identifiable conservation plans for special habitats or natural communities in the vicinity, therefore no impact is projected in those areas.

| <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"/> |

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

a–b) **No Impact:** The proposed project site has not been identified as a location with mineral resources, thus it will not result in any loss of mineral resources, nor will it result in the loss of any available locally important mineral resource recovery sites.

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

a, b, d) **Less Than Significant Impact:** As shown on the tentative map both of the new parcels have already been developed and there is no proposed new structures at this time. However, after subdivision approval additional living spaces would be permitted on each new parcel. There is a potential for people to be exposed to increased noise levels and ground borne vibrations during new construction; although it is to be less than significant. While the subdivision itself would not increase any ambient noise levels, future development of the parcels could increase ambient noise levels, either permanently or temporarily. No excessive noise will result from the project and no mitigation is required.

c, e, f) **No Impact:** The proposed project will not create a substantial permanent increase in ambient noises. The subdivision is not located within an airport land use plan, the nearest airport zone is in Ukiah; 2.9± miles south of the project. There are no private airstrips in the vicinity of the project site, therefore no people residing or working in an airport would be affected by this project.

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

a) **Less Than Significant Impact:** The project does not propose any development and both of the new parcels will have an existing residence each. However, the subdivision would allow for more housing to be developed later, as the Mendocino County Code allows for up to two single family residences on each of the new parcels. The project would split one parcel into two, thus population growth is possible but at a small scale. No mitigation is required.

b-c) **No Impact:** The proposed project does not propose the demolition of any housing, thus there will be no displacement of housing or people as a result of the project.

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

a) **Less Than Significant Impact:** The project location is within the Local Responsibility Area of the Ukiah Valley Fire Protection District, therefore a condition is recommended to ensure the applicant meets the standards of the Fire Department.

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

a-b) **No Impact:** The closest park to the project site is Low Gap Park, a County park, and it is 2± miles south. The project will not result in any impact to recreation in the area. No mitigation is required.

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

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

b, d, e) **No Impact:** The proposed subdivision will not affect existing parking facilities nor will it create demand for new parking as the project only entails the split of one residential parcel into two new residential parcels. However, future development could lead to an increased need for parking, but this would be alleviated through the creation of on-site parking. There will not be any issues regarding emergency access as the proposed parcels are located less than 0.25± miles from entrances to Hwy 101.

The Mendocino County Department of Transportation (MCDOT) provided their recommendations of approval on September 26, 2017, and were later reassured during the project's public review during the Subdivision Committee meeting on June 14, 2018. These recommendations are reflected in the recommended conditions, which will ensure the project satisfies MCDOT requirements.

| <u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|------------------|
| | | | | |

| <u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a – b) **Less Than Significant Impact:** As stated in Section V of this report, an archaeological survey dated January 23, 2018 was prepared by Thad M. Van Bueren. It was reviewed and accepted by the County’s Archaeological Commission on April 11, 2018. The Archaeological Commission provided a recommendation made a condition to ensure tribal cultural resources are protected.

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

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

a-g) **No Impact:** The project would not result in any significant impacts to utility or services systems. Millview County Water District will continue to provide water service to the existing residential dwelling units. The property is not within a Sanitation District, thus the provision of such service is restricted to on-site septic systems. Each of the new parcels will keep one of the existing leachfields. The Division of Environmental Health (DEH) reviewed the project during the June 14, 2018 Subdivision Committee meeting, and did not provide any requirements for septic and water, since the water connections and septic systems for each parcel are already existing. The proposed subdivision will comply with federal, state, and local regulations regarding solid waste.

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

08/28/2018

DATE



EDUARDO HERNANDEZ
PLANNER II

Resolution Number _____

County of Mendocino
Ukiah, California
September 20, 2018

R_2017-0004 / MS_2017-0005 – SHASTA and JOHN BOARDMAN

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS, ADOPT A NEGATIVE DECLARATION AND GRANT A REZONE FROM RR-1 (RURAL RESIDENTIAL) TO SR (SUBURBAN RESIDENTIAL) AND A TWO PARCEL SUBDIVISION.

WHEREAS, the applicant, John Boardman, filed an application for a property Rezone from Rural Residential (RR-1) to Suburban Residential (SR) and Minor Subdivision to subdivide an approximately 1.74 acres lot into 2 parcels, 3.2± miles north of Ukiah town center, between Tollini Ln. (CR 228) and Hwy. 101 (SH 101), located at 3571 Tollini Ln., Ukiah (APN: 169-071-23); General Plan SR; Zoning RR-1; Supervisorial District 5; (the "Project"); and

WHEREAS, a Negative Declaration was prepared for the Project and noticed and made available for agency and public review on August 29, 2018 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, September 20, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the Board of Supervisors make the following findings, based upon the evidence in the record;

1. **General Plan Findings:** The subject property is classified Suburban Residential (SR) under the General Plan, and the Project is consistent with the General Plan per Policy DE-13.
2. **Zoning Findings:** The subject property is currently designated as Rural Residential (RR-1). The Rezone aspect of the Project is to change the zoning designation to Suburban Residential (SR) to make the subject parcels zoning consistent with the General Plan land use classification of SR. The project is consistent with the development standards for the SR zoning district, as provided in Mendocino County Code §20.044.
3. **Environmental Findings:** A CEQA initial study was completed by staff, which determined the Project to have a less than significant to no impact on the environment, and any concerns are adequately addressed through the conditions of approval so that no adverse environmental impacts will result from the Project; therefore a Negative Declaration is adopted.
4. **Ukiah Valley Area Plan Consistency Findings:** The proposed project is located within the UVAP and as such the proposal seeks to bring the zoning district into compliance with the land use classification provided in the UVAP.

5. **Division of Land Regulations:** The Planning Commission finds the Project to be consistent with Chapter 17 of the Mendocino County Code, Division of Land Regulations.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the Board of Supervisors adopt the Negative Declaration which has been completed, reviewed, and considered, together with the comments received during the public review process and the evidence in the record, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the Board of Supervisors approve the requested (1) Rezone and (2) Minor Subdivision as described in the staff report and attachments subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

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

ATTEST: VICTORIA DAVIS
Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
Interim Director

MADOLIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL R_2017-0004 / MS_2017-0005 – SHASTA and JOHN BOARDMAN SEPTEMBER 20, 2018

APPROVED PROJECT DESCRIPTION: Rezone of a 1.74± acre parcel from Rural Residential (RR-1) to Suburban Residential (SR) and sub-divide into two parcels of 1.01± and 0.73± acres.

CONDITIONS OF APPROVAL: For a Minor Subdivision which has been approved according to the Mendocino County Code, the following “Conditions of Approval” shall be completed prior to filling a Parcel Map. Rezone must occur prior to the completion of this Subdivision.

ALL CONDITIONS OF APPROVAL MUST BE MET PRIOR TO EXPIRATION OF TWENTY-FOUR (24) MONTHS FROM DATE OF APPROVAL, UNLESS RENEWED PURSUANT TO THE MENDOCINO COUNTY CODE.

Aesthetics:

1. A notation shall appear on the Parcel Map stating all future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.

Agricultural/Forestry:

2. Pursuant to Mendocino County Code Chapter 10A.13 (Nuisance and Consumer Disclosure), a notation shall appear on the Parcel Map stating that “the property is adjacent to Agricultural Lands and residents of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, and from the pursuit of agricultural operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting, crop protection, which occasionally generate dust, smoke, noise and odor, and protecting animal husbandry from depredation, and should be prepared to accept such inconvenience or discomfort as normal and necessary to farming operations.”

Air Quality:

3. A notation shall appear on the Parcel Map stating that “future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.”
4. A note shall appear on the Parcel Map stating that “prior to the development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring.”

Biological Resources:

5. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$ 2,330.75 (effective January 1, 2018) OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the Board of Supervisors approval.** Any

waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void.

The applicant has the sole responsibility to insure timely compliance with this condition.

Cultural Resources:

6. Those “Recommendations” outlined in the Archaeological Report dated January 23, 2018, prepared by Thad M. Van Bueren, Registered Professional Archaeologist shall be complied with. Per the Archaeological Commission recommendation, a professional archaeologist shall be present on-site during any ground disturbance. In the event that any additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Mendocino County Code §22.12 relating to archaeological discoveries have been satisfied.

Geology & Soils:

7. The sub-divider shall **acknowledge in writing** to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards:
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not

intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.

Hazards & Hazardous Materials:

8. The sub-divider shall comply with any recommendations of the Ukiah Valley Fire Protection District to prevent or minimize safety hazards from the project. Written verification shall be submitted from the Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Fire District.

Land Use & Planning:

9. That a Change of Zone be approved in conformance with the Mendocino County General Plan prior to final approval of this application.
10. That verification be received by a licensed civil engineer or surveyor that each parcel created is a minimum of 12,000 square feet net.
11. All existing structures shall meet current setback requirements to newly proposed property lines. A site map shall be submitted to the satisfaction of Planning and Building Services clearly identifying compliance.

Transportation:

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

13. EASEMENTS & DEDICATIONS

- a. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of 10 feet, whichever is greater.
- b. This subdivision is located on or near a State Highway. For dedications along the State Highway, Mendocino County Department of Transportation defers to the recommendations of California Department of Transportation (Caltrans).

14. ROAD IMPROVEMENT REQUIREMENTS

- a. **A standard private road approach** shall be constructed to each parcel with a minimum width of 10 feet, with improved approach extending 15 feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
- b. If approval of the tentative map is conditioned upon certain improvements being made by the sub-divider, the sub-divider shall notify the Mendocino County Department of Transportation when such improvements have been completed. Prior to the filing of the parcel map, required road improvements must be inspected and approved by the Department of Transportation. Current inspection fees apply.
- c. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

Additional Conditions:

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

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

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

DELETION OF THESE CONDITIONS MAY AFFECT THE ISSUANCE OF A NEGATIVE DECLARATION.