



PUBLIC DRAFT
**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

SCH: XXXXXX

FOR
**THOMAS AND SUSANNE OTTOBONI
COASTAL DEVELOPMENT PERMIT
AT 15220 IRISH BEACH DRIVE; APN: 132-050-17**
File No. CDP_2024-0010

LEAD AGENCY:
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August 22, 2024

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INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration (MND) for the proposed remodel of a single-family residence, garage with office, and CALFIRE turnout at 1311 Cameron Road, Elk; APN: 126-070-14 (Project). This Draft IS/MND includes a description of the Project; the location of the Project site; an evaluation of the potential environmental impacts of Project implementation; and written statement that an Environment Impact Report (EIR) is not required because the project will not have a significant adverse impact on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the County of Mendocino is the Lead Agency for the Project. As the Lead Agency, The County of Mendocino has the principal responsibility for carrying out the project and has the authority to approve the Project and its accompanying environmental documentation. In addition to addressing the potential environmental impacts that would result from the Project, this Draft IS/MND serves as the primary environmental document for future activities associated with the Project, including discretionary approvals requested or required for Project implementation.

Questions in the Initial Study Checklist are provided with their respective answers based on analysis undertaken. An explanation for all checklist responses is included, and all answers take account of 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.

PROJECT INFORMATION

FILE NUMBER: CDP_2024-0010

OWNER: Thomas and Susanne Ottoboni
15220 Irish Beach Drive
Manchester, CA 95459

APPLICANT: Katherine Haley
PO Box 2385
Fort Bragg, CA 95437

AGENT: Katherine Haley and Mo Whiteside
PO Box 2385
Fort Bragg, CA 95437

PROJECT LOCATION: In the Coastal Zone, 3.5± miles north of Manchester town center, 0.12± miles west of the intersection of Irish Beach Road and State Route 1 (SR 1), located at 15220 Irish Beach Drive, Manchester; APN: 132-050-17.

TOTAL ACREAGE: 2.5± Acres

GENERAL PLAN: Rural Residential – Planned Development – Suburban Residential (RR5:PD) [SR:PD]

ZONING: Rural Residential 5-Acre Minimum (RR5)

PROJECT DESCRIPTION: Pursuant to CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline physical conditions. For this project, the baseline conditions include all existing development and the current parcel configuration. The applicant requests a Standard Coastal Development Permit to remove an existing driveway, construct a new 22-foot-wide driveway encroachment, a detached 1,041 square-foot garage that includes a workshop and an exercise room, replace the roof of the existing single-family residence, replace existing garage door with a wall with three (3) 4'x2' windows and siding to match existing materials and paint. The existing driveway would be replaced with landscaping. The Project has been approved by the Irish Beach Architectural Design Committee.

The project site is located in the Coastal Zone, 3.5± miles north of Manchester town center, 0.12± miles west of the intersection of Irish Beach Road (County Road 539) and State Route 1 (SR 1), located at 15220 Irish Beach Drive. A recent boundary line adjustment (B_2023-0006) combined and merged the 2.3± acre subject parcel. The site is situated on a blufftop west of Irish Beach Road and located within the Mallo Pass Creek to Iversen Road Planning Area, specifically in Irish Beach.¹ The subject parcel is developed with a single-family residence, a patio to the east side, a deck to the west, and an attached one-car garage to the north.

The proposed development would be 20-feet setback from the bluff edge to the west, 5-feet from the existing residence to the south, and 20-feet from the property line to the east. The subject parcel has a very gentle slope from 10 to 12 percent grade toward the west leading to the bluff edge.² The elevation of the building envelope is 200± feet above sea level. The Irish Beach property is mapped as a High Fire Hazard area within the Redwood Coast Fire Protection District. The Irish Beach County Water District serves the project site with water services and septic system maintenance. The surrounding Land Uses and Zoning are detailed in the following table.

TABLE 1: ADJACENT LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential Planned Development (RR5PD(SR))	Rural Residential (RR5)	1.4± Acres	Residential
EAST	Rural Residential Planned Development (RR5PD(SR))	Rural Residential (RR5)	0.30± Acre	Residential
SOUTH	Rural Residential Planned Development (RR5PD(SR))	Rural Residential (RR5)	1.6± Acres	Residential
WEST	Pacific Ocean	N/A	N/A	N/A

Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements): California Department of Fish and Wildlife and California Coastal Commission.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? No.

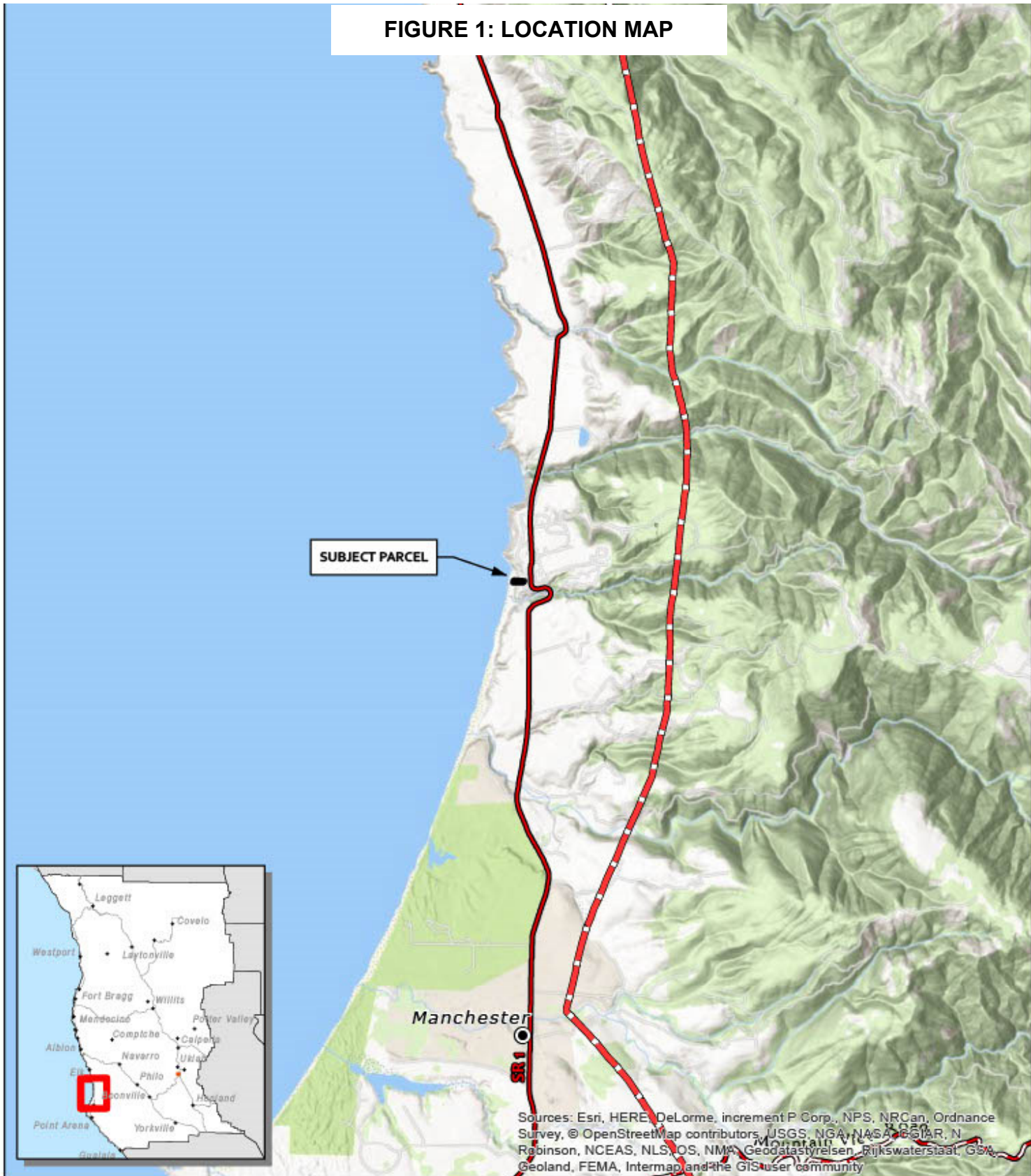
¹ Mendocino County General Plan – Coastal Element.

² Geotechnical Investigation and Coastal Bluff Stability Analysis. SHN Engineering. 2022

Pursuant to the consultation requirements of Assembly Bill (AB) 52, in July 2022, the County of Mendocino (County) provided formal notification to the California Native American tribes that requested notification of all new potential Negative Declarations within the County. The following tribes were notified on March 4, 2024, and no response was received.

PROJECT PLOT PLAN: See Page 6 of this document.

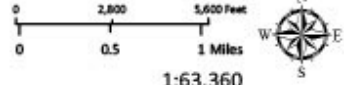
FIGURE 1: LOCATION MAP



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, GSIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataswetisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2024-0010
OWNER: OTTOBONI, Tom & Sue
APN: 132-050-05
APLCT: Katherine Haley
AGENT: Katherine Haley & Mo Whiteside
ADDRESS: 15220 Irish Beach Dr., Manchester

- Major Towns & Places
- Coastal Zone Boundary
- Highways
- Major Roads



1:63,360
LOCATION


THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

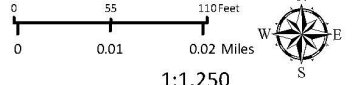
FIGURE 2: AERIAL IMAGERY



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: CDP 2024-0010
OWNER: OTTOBONI, Tom & Sue
APN: 132-050-17
APLCT: Katherine Haley
AGENT: Katherine Haley & Mo Whiteside
ADDRESS: 15220 Irish Beach Dr., Mancheter

 Assessors Parcels



1:1,250

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Ag and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings
of Significance |

DETERMINATION

Based on this initial evaluation:

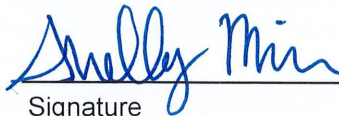
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.

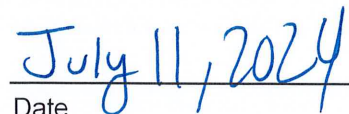
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation 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.


Signature

SHELBY MILLER

Printed Name


Date

PLANNER I

Title

ENVIRONMENTAL CHECKLIST

5.1 AESTHETICS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>

DISCUSSION: A scenic vista is defined as a location that offers a high quality, harmonious, and visually interesting view. One roadway in Mendocino County, State Route (SR) 128, was officially added to the eligibility list of State Scenic Highways by California State Assembly Bill 998 on July 12, 2019. According to California Department of Transportation, SR 1 and SR 20 are “eligible” for designation as scenic highways but have not been officially designated as such.

State Route 1 is part of the California Freeway and Expressway System, and through the Los Angeles metro area, Monterey, Santa Cruz, San Francisco metro area, and Leggett, is part of the National Highway System, a network of highways that are considered essential to the country's economy, defense, and mobility by the Federal Highway Administration. State Route 1 is eligible to be included in the State Scenic Highway System; however, only a few stretches between Los Angeles and San Francisco have officially been designated as a “scenic highway”, meaning that there are substantial sections of highway passing through a “memorable landscape” with no “visual intrusions.”

Additionally, the County has two roadway segments designated as “heritage corridors” by California Public Resources Code Section 5077.5. The North Coast Heritage Corridor includes the entire segment of SR 1 in the county, as well as the segment of U.S. Highway 101 from the junction with SR 1 in Leggett, north to the Humboldt County line. The Tahoe-Pacific Heritage Corridor extends from Lake Tahoe to the Mendocino County coast. It includes the entire segment of SR 20 within the county and the segment of US 101 from the SR 20 junction north of Calpella to the SR 20 highway exit south of Willits. Mendocino County's General Plan Resource Management Goal RM-14's (Visual Character) objective is: *Protection of the visual quality of the county's natural and rural landscapes, scenic resources, and areas of significant natural beauty.*

The main source of daytime glare in the unincorporated portions of the Mendocino County is from sunlight reflecting off of structures with reflective surfaces, such as windows. A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by “light pollution.” Two elements of light pollution may affect county residents: sky glow (a result of light fixtures that emit a portion of their light directly upward in the sky), and light trespass (poorly shielded or poorly aimed fixtures which cast light into unwanted areas, such as neighboring properties and homes). Different lighting standards are set by classifying areas by lighting zones (LZ). The 2000 Census classified the majority of Mendocino County as LZ2 (rural), which requires stricter lighting standards in order to protect these areas from new sources of light pollution and light trespass. Mendocino County's General Plan Resource Management Goal RM-15's (Dark Sky) objective is, “*Protection of the qualities of the county's nighttime sky and reduced energy use.*”

- a, b) **No Impact:** The Irish Beach parcel is not located in a Highly Scenic Area, nor adjacent to scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- c, d) **Less Than a Significant Impact:** The subject parcel lies west of State Route 1 and is accessed via a county-maintained road. The project site is situated in the Irish Beach Subdivision. The neighborhood consists of non-native grassland and lawns with landscaping shrubs. The project site is 200 feet above sea level and contains native shrubs such as Coyote Brush Scrub and Thimbleberry. While the addition of any development would change the current visual character of the site, the addition of a two-car garage that is similar in size and scale to those on the property and adjacent properties is not an impact to the visual character of the area. The project proposes construction and colors that will blend with surrounding residences and the landscape.

The project, as proposed, would be similar to the natural setting of the area and would not alter the natural landforms. The proposed two-car garage and the removal of the existing garage door, and replacement of windows and a wall would match the exterior finish of the existing single-family residence. The roof would be replaced with the same color and finish of the existing roof. The proposed exterior lighting on the two-car garage includes wall-mounted downlights at either side of the garage doors, pedestrian doors and tool storage area and would be shielded and downcast. Conditions of approval are included to require exterior lighting to be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Aesthetics.

5.2 AGRICULTURE AND FORESTRY RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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 (FMMP) 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 PRC 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 forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The State of California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP mapping survey covers roughly 98% of privately owned land in the state and updates each map approximately every two years to provide an archive of land use change

over time. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called “Prime Farmland,” with other critical designations including “Unique Farmland,” or “Farmland of Statewide Importance.”

The Williamson Act (officially the California Land Conservation Act of 1965) provides preferential tax assessments to owners of farmland and open-space land in exchange for a ten year agreement that the land will not be developed or otherwise converted to another use. Since the early 1980’s participation in the program has hovered around 16 million acres enrolled under contract, constituting about one third of all privately held land in the state and about one half of the state’s agricultural land. The intent of the Williamson Act is to preserve a maximum amount of a limited supply of prime agricultural land to discourage premature and unnecessary conversion of prime agricultural land to urban uses.

The Timberland Production Zone (TPZ) was established in 1976 in the California Government Code as a designation for lands for which the Assessor’s records as of 1976 demonstrated that the “highest and best use” would be timber production and its accessory uses. Public improvements and urban services are prohibited on TPZ lands except where necessary and compatible with ongoing timber production. The original purpose of TPZ Zoning District was to preserve and protect timberland from conversion to other more profitable uses and ensure that timber producing areas not be subject to use conflicts with neighboring lands.

- a-e) **No Impact:** The project site is located in an area designated as “Grazing Land (G)” and “Urban & Built Up Land (D)” by the State of California Department of Conservation. The parcel is zoned Rural Residential with a Planned Development Combining District. Approval of this permit 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.

The subject site is not under, nor is it adjacent to any parcels currently under Williamson Act contract. The current proposal does not impact existing or potential TPZ lands nor will it convert farmland to non-agricultural use or forest land to non-forest use.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **NO IMPACT** on Agricultural and Forestry Resources.

5.3 AIR QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Mendocino County is located within the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. Additionally, the Mendocino County Air Quality Management District (MCAQMD) is responsible for enforcing state and federal clean air acts, as well as local air quality protection regulations. 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 MCAQMD also

enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions.

MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County has been determined to be in attainment for all Federal criteria air pollutants and in attainment for all State standards except Particulate Matter less than 10 microns in size (PM10). In January of 2005, MCAQMD adopted a Particulate Matter Attainment Plan establishing a policy framework for the reduction of PM10 emissions, and has adopted Rule 1-430 which requires specific dust control measures during all construction operations, the grading of roads, or the clearing of land as follows:

- 1) All visibly dry, disturbed soil road surfaces shall be watered to minimize fugitive dust emissions;
- 2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour;
- 3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed;
- 4) Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts;
- 5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour;
- 6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours; and
- 7) The operator shall keep a daily log of activities to control fugitive dust. In December 2006, MCAQMD adopted Regulation 4, Particulate Emissions Reduction Measures, which establishes emissions standards and use of wood burning appliances to reduce particulate emissions. These regulations applied to wood heating appliances, installed both indoors and outdoors for residential and commercial structures, including public facilities. Where applicable, MCAQMD also recommends mitigation measures to encourage alternatives to woodstoves/fireplaces, to control dust on construction sites and unpaved access roads (generally excepting roads used for agricultural purposes), and to promote trip reduction measures where feasible. In 2007, the Air Resources Board (ARB) adopted a regulation to reduce diesel particulate matter (PM) and oxides of nitrogen (NOx) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation imposes limits on idling, requires a written idling policy, and requires disclosure when selling vehicles. Off-road diesel-powered equipment used for grading or road development must be registered in the Air Resources Board DOORS program and be labeled accordingly. The regulation restricts the adding of older vehicles into fleets and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies. In 1998, the California Air Resources Board established diesel exhaust as an Air Toxic, leading to regulations for categories of diesel engines. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material which contributes to PM2.5. All stationary and portable diesel engines over 50 horsepower need a permit through the MCAQMD.

Receptors include sensitive receptors and worker receptors. Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (these sensitive land uses may also be referred to as sensitive receptors). Worker receptors refer to employees and locations where people work.

- a) **No Impact:** The project site is located within the North Coast Air Basin (Basin) which is governed by the MCAQMD. The MCAQMD enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions. The proposed project to construct

a new driveway approach and a new two-car garage would not conflict with the District's air quality plan.

- b-d) **Less Than a Significant Impact:** The MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County has been determined to be in attainment for all Federal criteria air pollutants and in attainment for all State standards except Particulate Matter less than 10 microns in size (PM₁₀). In January of 2005, MCAQMD adopted a Particulate Matter Attainment Plan establishing a policy framework for the reduction of PM₁₀ emissions and has adopted Rule 1-430 which requires specific dust control measures during all construction operations, the grading of roads, or the clearing of land. The applicant will be required to adhere to all MCAQMD recommendations.

The project site consists of an existing single-family residence and the proposed development has the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment and vehicles would access and move within the Project site throughout the short construction duration. The project would not include any sources likely to create objectionable odors. Construction would involve the temporary use of construction equipment and materials, such as fuels, that may generate intermittent, minor odors. Odors that occur in equipment exhaust would be minimized and would cease at the end of construction. Though the minimal paving and grading is not expected to result in significant odors, MCAQMD can determine that a source of odors be considered a public nuisance due to received complaints. MCAQMD then has the authority to require the source to implement mitigation measures to correct the nuisance conditions. This regulatory structure ensures that unanticipated odor sources that may arise from the project are handled appropriately. This would ensure that the impact would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Air Quality.

5.4 BIOLOGICAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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, and 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"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Mendocino County’s Biology and Ecology Resources Policy RM-28 states: *all discretionary public and private projects that identify special-status species in a biological resources evaluation (where natural conditions of the site suggest the potential presence of special-status species) shall avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction.*

The California Natural Diversity Database (CNDDDB) provides location and natural history information on special status plants, animals, and natural communities to the public, other agencies, and conservation organizations. The data helps drive conservation decisions, aid in the environmental review of projects and land use changes and provide baseline data helpful in recovering endangered species and for research projects. Currently, the CNDDDB has 32 species listed for Mendocino County that range in listing status from Candidate Threatened, Threatened, or Endangered.

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered “rare” and are vulnerable to extirpation as the state’s human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as “Candidates” for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as “Species of Special Concern”. The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened, or endangered. Collectively, these plants and animals are referred to as “special status species.”

Section 404 of the Clean Water Act defines wetlands as *“those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bog and similar areas.”*

Mendocino County currently has one active Habitat Conservation Plan (HCP) with the California Department of Fish and Wildlife which provides protections for the Point Arena Mountain Beaver. The Fisher Family HCP (Permit #TE170629-0) covers 24 acres of coastal scrub and was adopted December 3, 2007, for a period of 50 years. The Fisher Family HCP applies to parcel APN 027-211-02 located at 43400 Hathaway Crossing, Point Arena. Additionally, since 2003, the Mendocino Redwood Company (MRC) has managed the County’s only Natural Community Conservation Plan which covers all lands owned by the MRC to preserve regionally important habitat.

- a) **Less Than a Significant Impact with Mitigation:** Per the Biological Scoping, Point Arena Mountain Beaver, & Floristic Survey Report prepared by Wynn Coastal Planning (WCPB), one special status species, Point Arena Mountain Beaver (PAMB), was determined to be present on the subject parcel. PAMB is Federally listed under the Endangered Species Act and a species of special concern by the State of California. A WCPB biologist and a US Fish and Wildlife Service (USFWS) biologist and PAMB Specialist met on project site for survey confirmation and project consultation. PAMB presence/absence surveys were conducted using a wandering transect technique in all potential habitat areas on site.

A Reduced Buffer Analysis was conducted to assist in the determination of suitable protection for the PAMB on the project site. The proposed development would occur primarily in an area that is vegetated with non-native grassland, lawn, and landscaping plants. The PAMB habitat on project site consists of brushy natural vegetation west of the bluff edge. PAMB burrows were found in the coastal scrub habitat below the upper terrace of the parcel. The Reduced Buffer Analysis indicates that a 50-foot buffer is recommended along with mitigation measures to ensure all impacts from the proposed development would have a less than a significant impact on the PAMB.

In addition, the California Department of Fish and Wildlife (CDFW) and County Staff conducted a site visit on March 28, 2024. Following the site visit, CDFW recommended to install symbolic fencing to the west of the bluff edge, a deed restriction, and to plant native species that are appropriate to the natural community. CDFW concurs with the 50-foot buffer reduction if all said recommendations are included in the conditions of approval and mitigation measures. The U.S Fish and Wildlife Service drafted a list of Mitigation Measures to apply to projects that would typically result in a low likelihood of incidental “take” of Point Arena Mountain Beaver. These Mitigation Measures have been included below.

- b) **Less Than a Significant Impact with Mitigation:** The subject parcel is located on a blufftop northwest of Manchester. The elevation of the building envelope in the study area is about 200 feet above sea level. The proposed development would be situated 20 feet from the top of the cliff edge. Per the Biological Scoping, Point Arena Mountain Beaver, & Floristic Survey Report, Point Arena Mountain Beavers were identified within the vegetated bluff face areas. The Point Arena Mountain Beaver (*Aplodontia rufa nigra*) was listed as a federally endangered species by the U.S Fish and Wildlife Service on December 12, 1991.³ It is also listed as a highest priority “Species of Special Concern” by the State of California. Pursuant to the U.S Fish and Wildlife Service Recovery Plan for the Point Arena Mountain Beaver, the PAMB’s sensitivity to disturbance is largely unknown nevertheless buffer areas should be implemented to minimize disturbances.

Per the Biological Scoping Report, mitigation measures and a 50-foot buffer have been included in the conditions of approval. The PAMB habitat would be less than significant with mitigation.

- c) **No Impact:** The project does not propose any direct removal, filling, or hydrological interruption by any means on wetlands.
- d) **Less Than a Significant Impact:** The subject parcel is vegetated with non-native grassland, lawn, and landscaping plants around the residence and Coyote Brush Scrub habitat to the north of the residence. Vegetation to the west of the residence was dense, diverse, and dominated by native shrubs including Coyote Brush, Thimbleberry, Poison Oak, And Twinberry. The proposed project would not interfere substantially with the movement of any native resident, or migratory fish or wildlife species, or with established native resident, or migratory wildlife corridors with incorporated avoidance measures.
- e, f) **Less Than a Significant Impact:** The Point Arena Mountain Beaver is listed as a Federally listed endangered species and a special species of concern by the state. The subject parcel is not located within any adopted Habitat Conservation Plan, Natural Community Conservation Plan or any other local, regional, or state conservation plan area. The proposed project would not conflict with any adopted Conservation Plan or local ordinance.

MITIGATION MEASURES:

- **BIO-1 Seasonal Avoidance.** No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If vegetation removal or development is to occur during

³ U.S Fish and Wildlife Service “The Recovery Plan for the Point Arena Mountain Beaver (*Aplodontia rufa nigra*). https://ecos.fws.gov/docs/recovery_plan/980602.pdf. June 1998.

the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of vegetation removal or construction to ensure that no nesting birds will be disturbed during development.

- **BIO-2** Nest Avoidance. If active native bird nests are observed, no vegetation removal or construction activities with the potential to disrupt nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.
- **BIO-3** Avoidance Measure: Construction activity only during daylight hours. Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.
- **BIO-4** Potential Impact to Special Status Amphibians: Construction activities will involve driving vehicles and walking across areas where amphibians may be traveling. Staging of materials and removal of construction debris could also disturb special status amphibians that may be hiding underneath these materials. To minimize impacts to amphibians, the following avoidance measures should be followed.
 - **BIO-4.1** Avoidance Measure: Pre-construction search. During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.
 - **BIO-4.2** Avoidance Measure: Careful debris removal. During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.
 - **BIO-4.3** Avoidance Measure: Move species of special concern and document with CNDDDB. If a special status amphibian is detected in the construction area during activities with the potential to harm the animal, it shall be relocated out of the work area into a safe and appropriate habitat area. Construction workers should photograph the amphibian and notify the biologist that trained the crew. Special status species observed during the course of the project should be documented with a CNDDDB form submitted to CDFW.
 - **BIO-4.4** Avoidance Measure: Qualified Personnel Move Listed Species. If a California or Federally listed threatened or endangered species is detected in the construction area during activities with the potential to harm the animal, work shall stop until the animal leaves the area on its own or it shall be relocated out of the work area into a safe and appropriate habitat area by an individual authorized to handle the listed species. Construction workers and/or the biologist moving the animal should photograph the amphibian and notify the relevant agencies of the action taken. Special status species observed during the course of the project should be documented with a CNDDDB form submitted to CDFW.
- **BIO-5** Mitigation Measure: Prevent Encroachment. Install symbolic fencing to the west off the bluff edge to prevent encroachment into PAMB habitat. This fencing should be low and not impede wildlife movement.
- **BIO-6** Potential Impact to Point Arena Mountain Beaver: Construction activities that cause ground vibration may disturb PAMB behavior and collapse their burrows. Removal of vegetation with occupied habitat may limit PAMBs access to food and leave them vulnerable to predators. Removal of potential habitat contiguous with, or near, occupied habitat may limit dispersal into new areas and/or between areas where less related individuals may come in contact. Light direct toward PAMB habitat may affect their activity or increase predation. Domestic dogs and cats may catch, hurt or kill PAMB. The PAMB breeding season is December 1 through June 30.
 - **BIO-6.1** Avoidance Measure: Follow all guidelines presented in the Draft Point Arena Mountain Beaver Standard Protection Measures for “No Take” Determinations. USFWS has prepared a list of mitigation that should prevent impact to the PAMB. Mitigation

Measures presented in the Draft Point Arena Mountain Beaver Standard Protection Measures for “No Take” Determinations have been included in this Initial Study report.

- **BIO-6.2** Avoidance Measure: 50-foot buffer around occupied and unsurveyed potential habitat. A 50-foot buffer shall be established around habitat with active burrows. Potential PAMB habitat that has not been surveyed for PAMB presence/ absence should be treated as it is occupied habitat. No vegetation removal, construct, ground vibration, or materials stockpiling shall occur within the buffer area during any portion of the year.
- **BIO-6.3** Avoidance Measure: Construction only during non-breeding season. Because the proposed development is within 100 feet of occupied habitat, construction activities with the potential to disrupt breeding should be conducted only during the non-breeding season, July 1 through November 30.
- **BIO-6.4** Avoidance Measure: No ground noise-generating equipment during breeding season. Operation of above ground noise-generating equipment (including gas powered chainsaws and weed eaters) should not occur within 100 feet of active burrows or unsurveyed suitable habitat during the breeding season. Hand tools and electric weed eaters may be used within 100 feet of active burrows during the breeding season.
- **BIO-6.5** Avoidance Measure: Ground vibration disturbance buffer. Operation of mechanical equipment that is in direct contact with, or below, the ground which causes ground vibrations (including water well drilling, heavy equipment such as graders, soil excavators, air compressors, and directional boring equipment) should not occur within 100 feet of active burrows or unsurveyed suitable habitat during the breeding season, and not within 50 feet during the remainder of the year. This includes the use of power mowers and ditch cleaning with motorized equipment; however, small mowers with rubber tires may be considered to only result in noise disturbance and not vibration disturbance. Directional boring beneath active burrows or unsurveyed suitable habitat should not occur at any time.
- **BIO-6.6** Avoidance Measure: Minimize removal or degradation of potential PAMB habitat. Removal of brushy vegetation that is potential habitat for PAMB should be avoided if possible, within 400 feet of active burrows. Potential habitat removal should only occur if necessary for fire safety.
- **BIO-6.7** Avoidance and minimization measure: Minimize light directed toward habitat. Installation of lighting or extended use of night time illumination should not occur within 100-feet of active burrows or unsurveyed suitable habitat. Installation and use of lights on the west side of the garage toward PAMB habitat should be avoided.
- **BIO-6.8** Avoidance Measure: Avoid pets encroaching into PAMB habitat. Domestic or feral dogs and cats are known to kill mountain beavers and should not be allowed within areas containing burrow systems or within unsurveyed suitable habitat.
- **BIO-6.9** Avoidance Measure: Avoid severe ground vibration disturbance. Operation of mechanical equipment that is in direct contact with the ground, or below ground, which causes severe ground vibrations (including log landings and soil compaction with vibrators) should not occur within 500 feet of active burrows or unsurveyed suitable habitat during the breeding season, and not within 100 feet during the remainder of the year.
- **BIO-6.10** Avoidance Measure: Damage to Burrow Systems. No vehicle use, human foot traffic, soil excavation, cattle grazing or movement, or other potential sources of burrow collapse should occur within 25 feet of active burrows or unsurveyed suitable habitat at any time. By necessity, surveyors may approach to within 25 feet of active burrows or unsurveyed suitable habitat. No activity should occur that alters water drainage or hydrology of areas contain burrow systems or in unsurveyed suitable habitat.
- **BIO-7** Mitigation Measure: Rodent Control. No rodent control measures (including trapping and application of poison bait or fumigants) should occur within 400 feet of active burrows or

unsurveyed suitable habitat at any time. However, baits intended to kill commensal rodents (i.e., rodenticides) near human structures that are less than 400 feet from active burrows or unsurveyed suitable habitat, can be used when placed in tamper resistant bait boxes placed in areas inaccessible to PAMB. The purchase, possession, and use of second-generation anticoagulant rodenticides that contain the active ingredients brodifacoum, bromodialone, difenacoum, or difethialone are prohibited in California except by certified pesticide applicators.⁴

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT WITH MITIGATION** on Biological Resources.

5.5 CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §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 archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Archeological resources are governed by MCC Sec. 22.12.090, which echoes state law regarding discovery of artifacts and states, in part, *“It shall be unlawful, prohibited, and a misdemeanor for any person knowingly to disturb, or cause to be disturbed, in any fashion whatsoever, or to excavate, or cause to be excavated, to any extent whatsoever, an archeological site without complying with the provisions of this section”*. MCC Section 22.12.090 governs discovery and treatment of archeological resources, while Section 22.12.100 speaks directly to the discovery of human remains and codifies the procedures by which said discovery shall be handled. Pursuant to California Code of Regulations, Title 14, Chapter 3, Sub Section 15064.5, *“If an archeological resource is neither a unique archeological nor an historic resource, the effects of the project on those resources shall not be considered a significant effect on the environment.”*

a-c) **Less Than a Significant Impact:** No historical or cultural resources have been identified as being directly or indirectly impacted as a result of the proposed project. No component of the proposed project intends to allow for or facilitate disturbance of sites that contain human remains or internment locations. The project was referred to Northwest Information Systems. The proposed project was referred to Northwest Information Center (NWIC) and the Mendocino County Archaeological Commission (ARCH). NWIC responded by stating that the proposed project area has the possibility of containing unrecorded archaeological sites due to the proximity of known archaeological sites located in similar environments as the proposed project area. The proposed project was scheduled for the Archaeological Commission public hearing on April 10, 2024. The Archaeological Commission determined no further study for archaeological resources is recommended, and to recommend the inclusion of the Discovery Clause as a condition of approval.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Cultural Resources.

5.6 ENERGY

⁴ California Department of Pesticide Regulation. 2014.

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015), which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million of therms (MM) in 2015 up to 1,174 MM in 2029 (CEC, 2017).

Permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The 2019 Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient, or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. It is estimated that single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards (CEC, 2016).

- a, b) **Less Than a Significant Impact:** The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation, nor would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency. As noted above, permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The proposed project is not anticipated to use or waste significant amounts of energy or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. A less than significant impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Energy.

5.7 GEOLOGY AND SOILS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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"/>

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	<input 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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The vast majority of Mendocino County is underlain by bedrock of the Franciscan Formation. Thick soil development and landslides very commonly cover the underlying bedrock throughout the county. Due to the weak and deformed nature of the Franciscan rocks, they are prone to deep weathering and development of thick overlying soils. Soil deposits in swales and on the flanks of slopes commonly contain substantial amounts of clay and weathered rock fragments up to boulder size. These soils can be unstable when wet and are prone to slides. Land sliding of such soils is widespread in Mendocino County, particularly in the eastern belt of the Franciscan Formation beneath the eastern portion of the county. Human activities that affect vegetation, slope gradients, and drainage processes can also contribute to landslides and erosion.

Areas susceptible to erosion occur throughout Mendocino County where surface soils possess low-density and/or low-strength properties. Slopes are another factor in soil erosion – the greater the slope, the greater the erosion hazard, especially if the soil is bare. Soils on nine (9) percent slopes and greater have a moderate erosion hazard, and soils on slopes greater than fifteen (15) percent have a high erosion hazard.

In 1991, the U.S. Department of Agriculture and Soil Conservation Service, in partnership with several other agencies, published the Soil Survey of Mendocino County, Eastern Part, and Trinity County, Southwestern Part, California. The survey assigns different soils to Map Unit numbers. In 2002, the accompanying Soil Survey of Mendocino County, California, Western Part was published.

The California Geological Survey (CGS) houses the web-based California Earthquake Hazards Zone Application (EQ Zapp), which allows a user to check whether a site is in an earthquake hazard zone. The California Department of Conservation also houses a general-purpose map viewer that contains layers displaying locations and data related to the California Landslide Inventory, the Seismic Hazards Program, Earthquake Shaking Potential, Historic Earthquakes, and others.

Development can result in soil erosion or loss of topsoil if project activities result in deep slope rills, gullies, or unmanageable accumulation of sediment. Ground disturbing activities most often result in impacts, including grading. Soil can be exposed during construction activities and increase the potential for soil erosion to occur, especially during storm events. Impervious surface areas would not be prone to erosion or siltation because no soil is included in these areas but increased impervious surfaces may impact surrounding hydrology and result in erosion impacts nearby.

Lateral spreading often occurs on gentle slopes or flat terrain and consists of lateral extension accompanied by shear or tensile fracture. Lateral spreading is often caused by liquefaction, which in turn is triggered by rapid ground motion from earthquakes or artificial activities. Bedrock or soil resting on materials that liquefy can undergo fracturing and extension and may then subside, translate, rotate, disintegrate, or liquefy and flow.

Subsidence refers to broad-scale change in the elevation of land. Subsidence is commonly caused by groundwater extraction, oil extraction, underground reservoir pumping of gas, dissolution of limestone aquifers (sinkholes), collapse of a mine, drainage of organic soil, or initial wetting of dry soil (hydrocompaction). The US Geological Survey (USGS) regularly publishes information on land subsidence in California, including a map showing areas of land subsidence due to groundwater pumping, peat loss, and oil extraction.⁵

The Mendocino County Local Agency Management Plan establishes standards for on-site treatment of wastewater, including site evaluation, design, construction, and monitoring requirements. The Plan is administered by the Division of Environmental Health.

Unique geologic features are rocks or formations which:

- Are the best example of their kind locally or regionally; or
- Embody the characteristics of a geologic principle that is exclusive to the locality or region; or
- Provide a key piece of information important in geology or geologic history; or
- Are a “type locality” of a geologic feature.

Impacts to unique geologic features could include material impairment through destruction or alteration, including grading, rock hunting, human encroachment, or permanent covering of the feature.

- a) **No Impact:** A Geotechnical Report and Slope Stability Analysis was conducted by SHN Engineering on October 5, 2023, to provide recommendations for foundation support and to assess geologic risks associated with the proposed development. The project site is not located within an Alquist-Priolo Earthquake Fault Zone (1974) and there is no evidence to suggest that active faults cross the site.⁶ The project site is 200± feet above sea level.⁷ The San Andreas fault is located 3,700 feet southwest to the project site and due to the proximity, the site is likely to experience strong seismic ground shaking resulting from earthquakes during the design life of the proposed addition.⁸

The project site and existing residence is situated on marine terrace sediments and bedrock deposits. Following the geotechnical report, SHN Engineering observed the following: Liquefaction susceptibility on site is considered low, the potential for lateral spreading, tsunamis, and soil swelling is insignificant. In addition, SHN Engineering stated there were no indications of recent erosion, landslides, soil sloughing, etc. along the upper edge of the bluff. Thus, the proposed project would not expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.

⁵ U.S. Geological Survey. Liquefaction Susceptibility. Retrieved from <https://earthquake.usgs.gov/education/geologicmaps/liquefaction.php>.

⁶ Geotechnical Report. SHN Engineering. 2022.

⁷ Ibid.

⁸ Ibid.

- b) **Less Than a Significant Impact with Mitigation:** As with any development within Mendocino County, the proposed project would be required to employ Standard Best Management Practices (BMPs), such as straw bales, fiber rolls, and/or silt fencing structures. This is to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas. BMPs would be required to stabilize disturbed soils, and vegetate bare soil created by the construction phase of the project with native vegetation, and/or native seed mixes for soil stabilization as soon as feasible. As a result, the proposed project would not result in substantial soil erosion, or the loss of topsoil.
- c) **Less Than a Significant Impact with Mitigation:** The Mendocino County Local Coastal Plan (LCP) Land Capabilities & Hazards map indicates the western portion of the subject parcel is susceptible to flooding. The remaining portion of the parcel is designated as “Bedrock (zone 1)”. The Geotechnical Report prepared by SHN Engineering states that the bedrock underlying the site is mapped as Tertiary to Cretaceous age Coastal Belt Franciscan Complex bedrock. There is no evidence of liquefaction and the potential for lateral spreading, tsunami hazard, and soil swelling is negligible. SHN Engineering stated there were no indications of erosion, landslides, soil sloughing along the upper edge of the bluff and the visible portions of the upper bluff below the residence and proposed addition. However, mitigation measures GEO-1, GEO-3 through GEO-6, address minimizing erosion and potential on-site landsliding associated with the proposed project. With the mitigation incorporated, the proposed project would have minimal impact on soil instability.
- d) **Less Than a Significant Impact with Mitigation:** Expansive soils generally comprise cohesive, fine-grained clay soils, and represent a significant structural hazard to buildings erected on them, especially where seasonal fluctuations in soil moisture occur at the foundation-bearing depth. According to the Soil Survey of Mendocino County, the project site is situated on Dystropepts soil, which consists of soils on side slopes of marine terraces.⁹ “In addition, Dystropepts are shallow or moderately deep to bedrock and are well drained. Permeability and available water capacity are extremely variable in the Dystropepts. The effective rooting depth is limited by bedrock at a depth of 10 to 40 inches. Surface runoff is rapid or very rapid, and the hazard of water erosion is severe or very severe.”¹⁰

Per the Geotechnical Report, “in order to provide uniform foundation conditions below the entire building slab-on-grade and foundations, and to reduce the potential for differential settlement, over excavation will need to encompass the entire building area”. Thus, mitigation measures are included in the conditions of approval to ensure that the proposed development would have a less than significant impact.

- e) **Less Than a Significant Impact:** The subject parcel contains a single-family residence with associated structures including a septic tank. The proposed additional garage would not increase the use of a septic system and would not create a need for an additional septic system. A less than significant impact would occur.
- f) **Less Than a Significant Impact:** The potential exists for unique paleontological resources, or site for unique geological features to be encountered within the project area, as ground-disturbing construction activities, including grading, and excavation, would be required for the proposed project. However, in the event that any archaeological or paleontological resources are discovered during site preparation, grading or construction activities, notification would be required, pursuant to County Code Chapter 22.12 – Archaeological Resources.

MITIGATION MEASURES:

- **GEO-1** Fertilize, mulch, and plant erosion-resistant vegetation on graded slopes promptly after grading. Water lightly at appropriate intervals until growth is established and consider using drip irrigation systems.

⁹ Soil Survey of Mendocino County, California, Western Part.

¹⁰ Ibid.

- **GEO-2** A Geotechnical Engineer or qualified field technician should approve all fill prior to placement and perform field density tests in accordance with ASTM D 6938 at random locations throughout each lift to verify that the specified compaction is being achieved. Samples of proposed import fill materials should be submitted to SHN for approval at least three business days prior to use at the site. A qualified field technician must be present to observe fill placement and perform density tests in accordance with ASTM D 6938 at random locations throughout each lift to verify the specified compaction is being achieved.
- **GEO-3** To minimize water infiltration into the subgrade, water-intensive landscaping and irrigation is prohibited around structures.
- **GEO-4** Planting trees with large roots near structures is prohibited. Large roots can dry out the soil beneath foundations and lead to settlement.
- **GEO-5** Maintain consistent moisture levels around foundations to prevent large differential movements in expansive soils, which can cause slab cracking and architectural damage.
- **GEO-6** All recommendations listed on the Geotechnical and Slope Stability Analysis Report including Construction Phase Monitoring must be adhered to. Including, prohibiting grading during the winter, spring, or after a period of excessive rainfall.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT WITH MITIGATION** on Geology and Soils.

5.8 GREENHOUSE GAS EMISSIONS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Senate Bill No. 32 (SB32), 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. SB 32 established a state goal of reducing GHG emissions to 40% below the 1990 level by 2030. 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. Additionally, Mendocino County's building code requires new construction to include energy efficient materials and fixtures.

- a) **Less Than a Significant Impact:** This project as proposed will have no impact and be below the threshold for project significance of 1,100 metric tons CO₂e. Additionally, Mendocino County's building code requires new construction to include energy efficient materials and fixtures. Given the limited scale of the new house, the GHG generated by the project will not have a significant impact on the environment. Given the relatively small size of the project

scale, the project would not have a measurable or considerable contribution to the cumulative GHG impact at the local, regional, or State level. The project will not generate a significant amount of additional vehicle miles traveled.

- b) **No Impact:** There are no adopted local plans for reducing the emission of greenhouse gases.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Greenhouse Gas Emissions.

5.9 HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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 checked="" type="checkbox"/>	<input 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 checked="" 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: California Health and Safety Code states: "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (California Health and Safety Code Section 25501 (m)).

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in this General Plan emphasize source reduction and recycling of hazardous wastes and express a preference for onsite hazardous waste treatment over offsite treatment. The Hazardous Waste Management Plan proposed a number of hazardous waste programs and set forth criteria to guide the siting of new offsite hazardous waste facilities. However, to date, no facilities have been cited in the county. In 1997, the County Division

of Environmental Health assumed responsibility for administering hazardous waste generation and treatment regulations. Solid Waste and Hazardous Waste and Materials Management Policy DE-203 states: *All development projects shall include plans and facilities to store and manage solid waste and hazardous materials and wastes in a safe and environmentally sound manner.*

The California Air Resources Board classifies asbestos as a known human carcinogen. Asbestos of any type is considered hazardous and may cause asbestosis and lung cancer if inhaled, becoming permanently lodged in body tissues. Exposure to asbestos has also been shown to cause stomach and other cancers. Asbestos is the general name for a group of rock-forming minerals that consist of extremely strong and durable fibers. When asbestos fibers are disturbed, such as by grading and construction activities, they are released into the air where they remain for a long period of time. Naturally occurring asbestos is an issue of concern in Mendocino County, which contains areas where asbestos-containing rocks are found. The presence of ultramafic rocks indicates the possible existence of asbestos mineral groups. Ultramafic rocks contain 90 percent or more of dark-colored, iron-magnesium-silicate minerals. Ultramafic rocks may be partially or completely altered to a rock known as serpentinite, more commonly called serpentine.

The Mendocino County Air Quality Management District enforces state regulations to reduce the effects of development projects involving construction sites and unpaved roads in areas tested and determined by a state-registered geologist to contain naturally occurring asbestos. Serpentine and ultramafic rocks are common in the eastern belt of the Franciscan Formation in Mendocino County. Small, localized areas of serpentinite do occur in the coastal belt of the Franciscan Formation, but they are significantly less abundant.

Mendocino County's aviation system is composed of airports, privately owned aircraft of various types, privately operated aircraft service facilities, and publicly and privately operated airport service facilities. Most aircraft are privately owned, small single or twin-engine planes flown primarily for personal business. Six public use airports in Mendocino County provide for regional and interregional needs of commercial and general aviation. Actions involving areas around airports will continue to be evaluated for consistency with the County's Airport Comprehensive Land Use Plan and applicable federal regulations. Mendocino County's Airport Policy DE-167 states: *"Land use decisions and development should be carried out in a manner that will reduce aviation-related hazards (including hazards to aircraft, and hazards posed by aircraft)"*.

The California Department of Forestry and Fire Protection divides the County into fire severity zones. These maps are used to develop recommendations for local land use agencies and for general planning purposes.

a, b) **Less Than a Significant Impact:** The project will establish a residential use involving the routine transport, use, and disposal of hazardous materials in small or limited quantities. These materials include construction materials, household cleaning supplies, and other materials including but not limited to fuel, cleaning solvents, lubricants associated with automobiles, small craft engines, and power tools. Storage of these materials in the open may result in contaminated storm water runoff being discharged into nearby water bodies, including the Pacific Ocean. This potential hazard is not significant if these materials, particularly construction debris, are properly stored on the project site, and then disposed at an approved collection facility. Cleaning supplies and other household hazardous materials are less of a concern as they are routinely collected with the household waste and transported by waste haulers to approved disposal facilities.

c-f) **No Impact:** The proposed project will not emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school, Manchester Elementary, is approximately 4 miles south of the project site. Due to the project location, and residential nature, there will be no impact.

The proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, the development of a single-family residence, and associated improvements on the subject parcel would not create a significant hazard to the public, or the environment.

The project site is not subject to any airport land use plan, nor is the project site located within the vicinity of a private airstrip. As a result of the project's location outside of any airport

influence area, or private airstrip, there will be no impact in terms of safety hazards for people residing or working in the project area. The project site is not subject to any airport land use plan, nor is the project site located within the vicinity of a private airstrip. As a result of the project's location outside of any airport influence area, or private airstrip, there will be no impact in terms of safety hazards for people residing or working in the project area.

- g) **Less Than a Significant Impact:** The proposed project will not increase any existing wildland fire hazard in the area. Residential development is located on surrounding properties, and the addition of one new single-family residence will not substantially increase the existing hazard in the area. The parcel is located in an area classified with a "High Fire Hazard" severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire). The project application was referred to the Redwood Coast Fire Protection District for input; the fire district had no comment. The project application was referred to CalFire for input; however, no responses were received. Staff finds the project would not result in significant impacts. The applicant will be required to comply with the minimum fire safety standards for Hazardous Fire Areas, per the Public Resources Code, and Cal Fire address, driveway, and defensible space standards and recommendations. With adherence to the CalFire recommendations the project will have a less than significant impact in terms of exposure of people to risks related to wildland fires.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Hazards or Hazardous Materials.

5.10 HYDROLOGY AND WATER QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) 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"/>
iii) 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"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Regulatory agencies include the state and regional water quality control boards; State Water Resources Control Board (SWRCB) and the North Coast Regional Quality Control Board (NCRWQCB). The State Water Resources Control Board is responsible for implementing water quality standards in California. Water Code Section 13050(d) states: *Waste includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.* Typical activities and uses that affect water quality include, but are not limited to, discharge of process wastewater from factories, confined animal facilities, construction sites, sewage treatment facilities, and material handling areas which drain into storm drains.

Water Code Section 1005.1 defines groundwater as *water beneath the surface of the ground, whether or not flowing through known and definite channels.* Both surface water and groundwater define a watershed, as they move from higher to lower elevations. In Mendocino County, groundwater is the main source for municipal and individual domestic water systems, outside of the Ukiah Valley, and contributes significantly to irrigation. Wells throughout Mendocino County support a variety of uses, including domestic, commercial, industrial, agricultural needs, and fire protection. The County's groundwater is found in two distinct geologic settings: the inland valleys and the mountainous areas. Mountainous areas are underlain by consolidated rocks of the Franciscan Complex, which are commonly dry and generally supply less than 5 gallons per minute of water to wells. Interior valleys are underlain by relatively thick deposits of valley fill, in which yields vary from less than 50 gallons per minute to 1,000 gallons per minute. There are six identified major groundwater basins in Mendocino County. Groundwater recharge is the replacement of water in the groundwater aquifer. Recharge occurs in the form of precipitation, surface runoff that later enters the ground, irrigation, and in some parts of California (but not in Mendocino County) by imported water. Specific information regarding recharge areas for Mendocino County's groundwater basins is not generally available, but recharge for inland groundwater basins comes primarily from infiltration of precipitation and intercepted runoff in stream channels, and from permeable soils along the margins of valleys. Recharge for coastal groundwater basins takes place in fractured and weathered bedrock and coastal terraces, and along recent alluvial deposits and bedrock formations. If recharge areas are protected from major modification - such as paving, building and gravel removal - it is anticipated that continued recharge will re-supply groundwater reservoirs.

The basic source of all water in Mendocino County is precipitation in the form of rain or snow. Average annual rainfall in Mendocino County ranges from slightly less than 35 inches in the Ukiah area to more than 80 inches near Branscomb. Most of the precipitation falls during the winter, and substantial snowfall is limited to higher elevations. Rainfall is often from storms which move in from the northwest. Virtually no rainfall occurs during the summer months.

- a) **Less Than a Significant Impact:** The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The permanent structures proposed on-site would be constructed in accordance with the most recent standards set by all regulatory agencies, including but not limited to the County and state and local water quality control boards [State Water Resources Control Board (SWRCB) and the North Coast Regional Quality Control Board (NCRWQCB)]. Best Management Practices (BMPs) should be implemented to ensure the project would not violate any water quality standards or waste discharge requirements.
- b) **No Impact:** The proposed project to construct a two-car garage would not increase the demand on water resources, nor create any impact on groundwater supplies or interfere with groundwater recharge.
- c) **Less Than Significant Impact:** Although the existing drainage patterns of the site may be slightly altered through the addition of impervious surfaces associated with the permanent structures proposed on the site, the project would not result in substantial erosion or siltation on- or off-site as the project would be subject to Mendocino County Ordinance No. 4313, Stormwater Runoff Pollution Prevent Procedure (Mendocino County Code Chapter 16.30). Chapter 16.30 requires any person performing construction and grading work anywhere in the County to implement appropriate BMPs to prevent the discharge of construction waste, debris

or contaminants from construction materials, tools and equipment from entering the storm drainage system (off-site). In addition, due to the small development footprint of the project, infiltration into the site's soils would continue, reducing the potential for increased peak runoff flow and removing potential pollutants from stormwater flow. As a result, the introduction of limited impervious surfaces and the slight modification to existing topography resulting from the development and driveway construction would not result in substantial erosion or siltation.

The project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, 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. Storm drainage infrastructure within the vicinity of the site is limited. Although development is proposed on-site, due to the proposed development footprint, site drainage would continue follow a natural flow pattern and infiltrate into the ground.

The project site is not located in a mapped flood zone area by FEMA, though there is a flood zone area noted along the bluff edge (farthest from the development). As a result, the project would not impede or redirect flood flows and no impact would occur.

- d) **No Impact:** The portion of the property proposed to be developed is not located in a mapped flood zone area by FEMA. The project elevation is approximately 200 feet above mean sea level. As such, there is a low risk of tsunami. There are no large bodies of water in close proximity that may result in a seiche affecting the parcel. As a result, the project would not risk the release of pollutants due to inundation and no impact would occur.
- e) **No Impact:** As previously discussed, the project would be required to comply with Mendocino County Ordinance No. 4313, Stormwater Runoff Pollution Prevent Procedure (Mendocino County Code Chapter 16.30 et.seq.), which requires any person performing construction and grading work anywhere in the County to implement appropriate BMPs to prevent the discharge of construction waste from entering the storm drainage system (off-site). Compliance with these regulations would facilitate the implementation of water quality control efforts at the local and state levels. Therefore, the proposed project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

MITIGATION MEASURES: None

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Hydrology and Water Quality.

5.11 LAND USE AND PLANNING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: All lands within the unincorporated portions of Mendocino County are regulated by the General Plan and zoning ordinance, as well as several more locally derived specific plans, such as the Gualala Town Plan, or Ukiah Valley Area Plan. The proposed project is not within the boundaries of a locally derived specific plan. During project referrals, a number of agencies that may have jurisdiction over the project were contacted.

- a) **No Impact:** The project site is situated in a long-established residential area and proposed adjacent to existing residential development. The low-density development will be consistent

with the established community. Therefore, there will no division of an established community as a result of the project.

- b) **Less Than a Significant Impact:** The proposed project is consistent with all policies of the Local Coastal Program of the General Plan, including Coastal Element Chapter 4.11, Mallo Pass Creek to Iversen Road Planning Area. The findings included in the Staff Report address the analysis of alternatives, the mitigation measures proposed to offset impacts, and other analysis of the proposed garage development.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Land Use and Planning.

5.12 MINERAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	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"/>

DISCUSSION: The Surface Mining and Reclamation Act (SMARA) of 1975 provides a comprehensive surface mining and reclamation policy with the regulation of surface mining operations to assure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. SMARA also encourages the production, conservation, and protection of the state’s mineral resources. SMARA requires the State Mining and Geology Board to adopt State policy for the reclamation of mined lands and the conservation of mineral resources.

The most predominant minerals found in Mendocino County are aggregate resources, primarily sand and gravel. Three sources of aggregate materials are present in Mendocino County: quarries, instream gravel, and terrace gravel deposits. The demand for aggregate is typically related to the size of the population, and construction activities, with demand fluctuating from year to year in response to major construction projects, large development activity, and overall economic conditions. After the completion of U.S. 101 in the late 1960s, the bulk of aggregate production and use shifted primarily to residential and related construction. However, since 1990, use has begun to shift back toward highway construction.

- a) **No Impact:** The project is not located in an area of known mineral resources.
- b) **No Impact:** The project is not located in an area designated a locally important mineral resource recovery site.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Mineral Resources.

5.13 NOISE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of private airstrip or 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"/>

DISCUSSION: Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment. Mendocino County relies principally on standards in its Noise Element, its Zoning Ordinance, and other County ordinances, and the Mendocino County Airport Comprehensive Land Use Plan to evaluate noise-related impacts of development. Land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

- a) **Less Than a Significant Impact:** 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 construction of the two-car garage, removal of existing driveway, and paving of new driveway approach are not anticipated to be significant, and no mitigation is required. The proposed development is similar to and compatible with the uses that already exist in the area.

Construction of the garage and use of construction equipment would cause temporary increases in noise; however, these impacts would only be associated with construction, and would be temporary in nature.

- b) **Less Than a Significant Impact:** Given the small size of the project, it is anticipated that the effects of construction noise levels and vibration would be less than significant through the implementation of standard permit conditions and would be temporary in nature. Standard permit conditions require limiting construction hours within 500 feet of residential uses to the hours of 7:00 a.m. and 7:00 p.m. weekdays, using quiet models of air compressors and other stationary noise sources where technology exists, use of mufflers on all internal combustion engine-driven equipment, and locating staging areas as far away as possible from noise-sensitive land use areas.

Upon build-out of the project, operational noise would be associated with use of the site for residential purposes. Due to the location of the project is a residential neighborhood, and since a single-family residence is all that is proposed at the site under this project, it is determined that a less than significant impact would occur.

- c) **No Impact:** The project is not located within the vicinity of a private airstrip or an airport land use. The nearest airport is the Boonville Airport and is located 30± miles southwest of the project site.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Noise.

5.14 POPULATION AND HOUSING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The most recent census for Mendocino County was in 2020, with an estimated population of 87,497. The county has undergone cycles of population boom followed by periods of slower growth. For example, the county population increased by approximately 25 percent between 1950 and 1960, but barely grew from 1960 to 1970. Between 1990 and 2000, the population of Mendocino County increased 7.4 percent, a much slower rate of growth than the 20 percent increase from 1980 to 1990. Population growth slowed further from 2000 to 2007, increasing only 4.6 percent.

Mendocino County’s Housing Element is designed to facilitate the development of housing adequate to meet the needs of all County residents. The Mendocino Council of Government’s (MCOG) Regional Housing Needs Plan assigned the County a production goal of 2,552 housing unit for the unincorporated area between 2009 and 2014. Goals and policies were set forth in order to facilitate the development of these housing units at a range of sizes and types to address this need.

- a, b) **No Impact:** The proposed project to construct a new two-car garage and driveway approach would not induce substantial unplanned population growth in an area, either directly or indirectly. The proposed development would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement house anywhere.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **NO IMPACT** on Population and Housing.

5.15 PUBLIC SERVICES

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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The Mendocino County Office of Emergency Services (OES) is the primary local coordination agency for emergencies and disasters affecting residents, public infrastructure, and government operations in the Mendocino County Operational Area. The subject parcel is serviced by the Round Valley Unified School District, Round Valley Indian Health Center, Round Valley County Water District, and the Covelo Fire Protection District.

a-e) **No Impact:** The proposed project is solely for a two-car garage. There would be no density increase. The project would not substantially increase the usage of Fire Protection Services, Police Protection Services, Schools, Parks, or any public facilities.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **NO IMPACT** on Public Services.

5.16 RECREATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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) 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"/>

DISCUSSION: The County of Mendocino manages a variety of public recreation areas including the Low Gap Park in Ukiah, Bower Park in Gualala, Mill Creek Park in Talmage, Faulkner Park in Boonville, Indian Creek Park and Campground in Philo, and the Lion’s Club Park in Redwood Valley, all of which are operated by the Mendocino County Cultural Services Agency. Additionally, the County is host to a variety of state parks, reserves, other state protected areas used for the purpose of recreation, with 13 located along the coast and 8 located throughout inland Mendocino County. The closest protected area to the proposed project is the Mendocino National Forest, located 9± miles east of the subject parcel.

a, b) **No Impact:** The proposed two-car garage and driveway project would not increase density and therefore would not increase the use of the existing neighborhood and regional parks or other recreational facilities. The development would not generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation. The nearest public access point is Alder Creek Beach. However, the project would not result in any impact to recreation in that area, nor would it require the construction of new or expanded facilities, which could cause an adverse impact on the environment.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **NO IMPACT** on Recreation.

5.17 TRANSPORTATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Since the site is currently undeveloped, there will be an increase in traffic to and from the site for any future development of the land. It is expected that construction of any project will result in a slight increase in traffic to and from the site, as construction workers arrive and leave the site at the beginning and end of the day, in addition to minor interruption of traffic on adjacent streets, when heavy equipment necessary for project construction is brought to and removed from the site. Once construction is complete, these workers would no longer be required at the site. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the land use designations were assigned to the site. The development proposed on-site is not expected to significantly impact the capacity of the street system, level of service standards established by the County, or the overall effectiveness of the circulation system, nor substantially impact alternative transportation facilities, such as transit, bicycle, or pedestrian facilities, as a substantial increase in traffic trips or use of alternative transportation facilities is not anticipated. A less than significant impact would occur.

- a) **Less Than a Significant Impact:** The proposed project to construct a two-car garage and a 22-foot-wide driveway is not expected to significantly impact the capacity of the street system or the overall effectiveness of the circulation system, nor substantially impact alternative transportation facilities, such as transit, bicycle, or pedestrian facilities as a substantial increase in traffic trips or use of alternative transportation facilities is not anticipated.
- b) **Less Than a Significant Impact:** A significant impact may occur if a project's vehicle miles traveled (VMT) substantially increase compared to existing VMT. SB 743 updates the way transportation impacts are measured in California for new development projects. This change will help California achieve climate commitments, preserve the environment, and improve health and safety. Among the changes to the guidelines was the removal of vehicle delay and level of service (LOS) from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. Under SB 743, over 50 percent of development within the state could forego transportation analysis and mitigation entirely. Development projects that can forego transportation analysis include affordable housing, housing within ½ mile of transit, and housing projects generating fewer than 110 trips per day. However, the proposed garage would not increase the density of the neighborhood, but instead would act as a place to store the applicants' vehicles.
- c) **No Impact:** The project site is located 0.12± miles west of State Route 1 on Irish Beach Drive. The project does not propose any activities, or development that would substantially increase hazards due to a design feature (sharp curves or dangerous intersections), or incompatible uses.

- d) **Less Than a Significant Impact:** The applicant will be required to adhere to all CalFire recommendations regarding address standards, driveway standards, and defensible space standards. With adherence to the CalFire recommendations the project will have a less than significant impact in terms of emergency access.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Transportation.

5.18 TRIBAL CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) 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 §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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 §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §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"/>

DISCUSSION: Public Resources Code Section 21074 defines Tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. Historical resources, unique archaeological resources, or non-unique archaeological resources may also be tribal cultural resources if they meet these criteria.

The area known now as Mendocino County has a long history of occupation and use by Native American groups. Notably the Russian and Eel Rivers as well as other watercourses, valleys, and coastal areas provided rich and varied habitat for early human occupation. The first dated chronological periods and related cultural patterns within the region were developed by David A. Fredrickson in his 1973 Ph.D. dissertation¹¹ and 1984 regional synthesis.¹² This research provides a baseline archaeological information for the area, but there still remains significant gaps in archaeological data for the region that affects our understanding of regional cultural history.

From this understanding, ten (10) Native American tribes had territory within the County's current borders. The southern third of the County was the home Native Americans speaking the Central Pomo languages.

¹¹ Fredrickson, David, A. 1973. *Early Cultures of the North Coast of the North Coast Ranges, California*, UC Davis

¹² Fredrickson, David, A. 1984. *The North Coastal Region*, California Archaeology

To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake in Lake County. The Coast Yuki occupied a portion of the coast extending from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. The territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.

- a) **Less Than a Significant Impact:** The proposed project was referred to Northwest Information Center (NWIC) and the Mendocino County Archaeological Commission (ARCH). NWIC responded by stating that the proposed project area has the possibility of containing unrecorded archaeological sites due to the proximity of known archaeological sites located in similar environments as the proposed project area. The proposed project was scheduled for the Archaeological Commission public hearing on April 10, 2024. The Archaeological Commission determined no further study for archaeological resources is recommended, and to recommend the inclusion of the Discovery Clause as a condition of approval.

The project site is not 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 §5020.1(k), nor has it been deemed to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **NO IMPACT** on Tribal Cultural Resources.

5.19 UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: Public sewer systems in Mendocino County are provided by cities, special districts, and some private water purveyors. There are 13 major wastewater systems in the county, four of which primarily serve the incorporated cities, but also serve some unincorporated areas. Sewage collected by the Brooktrails Township Community Services District and Meadowbrook Manor Sanitation District is treated

at the City of Willits Wastewater Treatment Plant. The City of Ukiah’s Wastewater Treatment Plant also processes wastewater collected by the Ukiah Valley Sanitation District. Sewage disposal in the remainder of the county is generally handled by private onsite facilities, primarily septic tank and leach field systems, although alternative engineered wastewater systems may be used.

Solid waste management in Mendocino County has undergone a significant transformation from waste disposal in landfills supplemented by transfer stations to a focus on transfer stations and waste stream diversion. These changes have responded to rigorous water quality and environmental laws, particularly the California Integrated Waste Management Act of 1989 (AB 939). The Act required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000 through source reduction, recycling, composting, and other programs. Chapter 3 (Development Element) of the Mendocino County General Plan (2009) notes there are no remaining operating landfills in Mendocino County, and as a result, solid waste generated within the County is exported for disposal to the Potrero Hills Landfill in Solano County. The Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards and is estimated to remain in operation until February 2048.

Mendocino County’s Development Goal DE-21 (Solid Waste) states: *Reduce solid waste sent to landfills by reducing waste, reusing materials, and recycling waste.* Solid Waste and Hazardous Waste and Material Management Policy DE-201 states the County’s waste management plan *shall include programs to increase recycling and reuse of materials to reduce landfilled waste.* Mendocino County’s Environmental Health Division regulates and inspects more than 50 solid waste facilities in Mendocino County, including: 5 closed/inactive municipal landfills, 3 wood-waste disposal sites, 2 composting facilities, and 11 transfer stations.

- a-e) **Less Than a Significant Impact:** The subject parcel is supplied with water and septic services by the Irish Beach Water District. The project to construct a two-car garage and a driveway would only require electric power. The project as proposed, would not require, or result in the relocation or construction of new or expanded water, wastewater, natural gas, or telecommunication facilities. The project would not result in creating an impact on the wastewater treatment provider. In addition, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

The two-car garage is not a habitable space and would not increase the density of the property. Therefore, the project is not expected to generate more solid waste. The property is serviced by a local provider. As such, the proposed project would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT** on Utilities and Service Systems.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The County of Mendocino County adopted a *Mendocino County Operational Area Emergency Operations Plan* (County EOP) on September 13, 2016, under Resolution Number 16-119. As noted on the County’s website, the County EOP, which complies with local ordinances, state law, and stated and federal emergency planning guidance, serves as the primary guide for coordinating and responding to all emergencies and disasters within the County. The purpose of the County EOP is to “*facilitate multi-agency and multi-jurisdictional coordination during emergency operations, particularly between Mendocino County, local and tribal governments, special districts as well as state and Federal agencies*” (County of Mendocino – Plans and Publications, 2019).

- a) **Less Than a Significant Impact:** The County of Mendocino County adopted a Mendocino County Operational Area Emergency Operations Plan (County EOP) on September 13, 2016, under Resolution Number 16-119. As noted on the County’s website, the County EOP, which complies with local ordinances, state law, and stated and federal emergency planning guidance, serves as the primary guide for coordinating and responding to all emergencies and disasters within the County. The purpose of the County EOP is to “*facilitate multi-agency and multi-jurisdictional coordination during emergency operations, particularly between Mendocino County, local and tribal governments, special districts as well as state and Federal agencies*” (County of Mendocino – Plans and Publications, 2019).

As discussed under Section IX, Hazards and Hazardous Materials, above, there are no components of the project that would impair an adopted emergency response plan or emergency evaluation plan, including the adopted County EOP. The applicant will be required to adhere to all CalFire recommendations regarding address standards, driveway standards, and defensible space standards. With adherence to the CalFire recommendations the project will have a less than significant impact in terms of emergency access

- b) **Less Than a Significant Impact:** Under the proposed project, it is not anticipated that wildfire risks would be exacerbated due to slope, prevailing winds, and other factors. The site is relatively level and would be cleared of vegetation for defensible space. The project would require compliance with CalFire’s Fire Safe Regulations to ensure adequate fire protection measures and access.
- c) **Less Than a Significant Impact:** The project site is developed with a single-family residence and associated structures. The proposed project would not require the installation or maintenance of associated infrastructure as it is currently developed.
- d) **Less Than a Significant Impact:** The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges, as the site is relatively level and located in a rural area with similar residential development on surrounding parcels. Mitigation measures have been included in Geology and Soils and Hazards sections to reduce the project to a less than significant impact.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT** on Wildfire.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION: Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

- a) **Less Than a Significant Impact with Mitigation:** The project could potentially result in impacts to biological resources which could be significant if left unmitigated. However, incorporation of mitigation measures (**BIO-1 to BIO-7**) and recommended conditions as outlined in the staff report, ensure that any potential impacts would be mitigated to levels that are less than significant.
- b) **Less Than a Significant Impact:** A condition of approval on the staff report consists of a Deed Restriction that would restrict development outside of the building envelope. The project would not have impacts that are cumulatively considerable.
- c) **Less Than a Significant Impact with Mitigation:** All impacts identified in this report are less than significant with the incorporation of mitigation. With mitigation incorporated (**GEO-1 – GEO-6**) the proposed project would not generate any potential direct or indirect environmental effects that would 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.

MITIGATION MEASURES:

- **BIO-1** Seasonal Avoidance. No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If vegetation removal or development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of vegetation removal or construction to ensure that no nesting birds will be disturbed during development.
- **BIO-2** Nest Avoidance. If active native bird nests are observed, no vegetation removal or construction activities with the potential to disrupt nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.
- **BIO-3** Avoidance Measure: Construction activity only during daylight hours. Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.
- **BIO-4** Potential Impact to Special Status Amphibians: Construction activities will involve driving vehicles and walking across areas where amphibians may be traveling. Staging of materials and removal of construction debris could also disturb special status amphibians that may be hiding underneath these materials. To minimize impacts to amphibians, the following avoidance measures should be followed.
 - **BIO-4.1** Avoidance Measure: Pre-construction search. During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.
 - **BIO-4.2** Avoidance Measure: Careful debris removal. During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.
 - **BIO-4.3** Avoidance Measure: Move species of special concern and document with CNDDDB. If a special status amphibian is detected in the construction area during activities with the potential to harm the animal, it shall be relocated out of the work area into a safe and appropriate habitat area. Construction workers should photograph the amphibian and notify the biologist that trained the crew. Special status species observed during the course of the project should be documented with a CNDDDB form submitted to CDFW.
 - **BIO-4.4** Avoidance Measure: Qualified Personnel Move Listed Species. If a California or Federally listed threatened or endangered species is detected in the construction area during activities with the potential to harm the animal, work shall stop until the animal leaves the area on its own or it shall be relocated out of the work area into a safe and appropriate habitat area by an individual authorized to handle the listed species. Construction workers and/or the biologist moving the animal should photograph the amphibian and notify the relevant agencies of the action taken. Special status species observed during the course of the project should be documented with a CNDDDB form submitted to CDFW.
- **BIO-5** Mitigation Measure: Prevent Encroachment. Install symbolic fencing to the west off the bluff edge to prevent encroachment into PAMB habitat. This fencing should be low and not impede wildlife movement.
- **BIO-6** Potential Impact to Point Arena Mountain Beaver: Construction activities that cause ground vibration may disturb PAMB behavior and collapse their burrows. Removal of vegetation with occupied habitat may limit PAMBs access to food and leave them vulnerable to predators. Removal of potential habitat contiguous with, or near, occupied habitat may limit dispersal into new areas and/or between areas where less related individuals may come in contact. Light direct toward

PAMB habitat may affect their activity or increase predation. Domestic dogs and cats may catch, hurt or kill PAMB. The PAMB breeding season is December 1 through June 30.

- **BIO-6.1** Avoidance Measure: Follow all guidelines presented in the Draft Point Arena Mountain Beaver Standard Protection Measures for “No Take” Determinations. USFWS has prepared a list of mitigation that should prevent impact to the PAMB. Mitigation Measures presented in the Draft Point Arena Mountain Beaver Standard Protection Measures for “No Take” Determinations have been included in this Initial Study report.
- **BIO-6.2** Avoidance Measure: 50-foot buffer around occupied and unsurveyed potential habitat. A 50-foot buffer shall be established around habitat with active burrows. Potential PAMB habitat that has not been surveyed for PAMB presence/ absence should be treated as it is occupied habitat. No vegetation removal, construct, ground vibration, or materials stockpiling shall occur within the buffer area during any portion of the year.
- **BIO-6.3** Avoidance Measure: Construction only during non-breeding season. Because the proposed development is within 100 feet of occupied habitat, construction activities with the potential to disrupt breeding should be conducted only during the non-breeding season, July 1 through November 30.
- **BIO-6.4** Avoidance Measure: No ground noise-generating equipment during breeding season. Operation of above ground noise-generating equipment (including gas powered chainsaws and weed eaters) should not occur within 100 feet of active burrows or unsurveyed suitable habitat during the breeding season. Hand tools and electric weed eaters may be used within 100 feet of active burrows during the breeding season.
- **BIO-6.5** Avoidance Measure: Ground vibration disturbance buffer. Operation of mechanical equipment that is in direct contact with, or below, the ground which causes ground vibrations (including water well drilling, heavy equipment such as graders, soil excavators, air compressors, and directional boring equipment) should not occur within 100 feet of active burrows or unsurveyed suitable habitat during the breeding season, and not within 50 feet during the remainder of the year. This includes the use of power mowers and ditch cleaning with motorized equipment; however, small mowers with rubber tires may be considered to only result in noise disturbance and not vibration disturbance. Directional boring beneath active burrows or unsurveyed suitable habitat should not occur at any time.
- **BIO-6.6** Avoidance Measure: Minimize removal or degradation of potential PAMB habitat. Removal of brushy vegetation that is potential habitat for PAMB should be avoided, if possible, within 400 feet of active burrows. Potential habitat removal should only occur if necessary for fire safety.
- **BIO-6.7** Avoidance and minimization measure: Minimize light directed toward habitat. Installation of lighting or extended use of night time illumination should not occur within 100-feet of active burrows or unsurveyed suitable habitat. Installation and use of lights on the west side of the garage toward PAMB habitat should be avoided.
- **BIO-6.8** Avoidance Measure: Avoid pets encroaching into PAMB habitat. Domestic or feral dogs and cats are known to kill mountain beavers and should not be allowed within areas containing burrow systems or within unsurveyed suitable habitat.
- **BIO-6.9** Avoidance Measure: Avoid severe ground vibration disturbance. Operation of mechanical equipment that is in direct contact with the ground, or below ground, which causes severe ground vibrations (including log landings and soil compaction with vibrators) should not occur within 500 feet of active burrows or unsurveyed suitable habitat during the breeding season, and not within 100 feet during the remainder of the year.

- **BIO-6.10** Avoidance Measure: Damage to Burrow Systems. No vehicle use, human foot traffic, soil excavation, cattle grazing or movement, or other potential sources of burrow collapse should occur within 25 feet of active burrows or unsurveyed suitable habitat at any time. By necessity, surveyors may approach to within 25 feet of active burrows or unsurveyed suitable habitat. No activity should occur that alters water drainage or hydrology of areas contain burrow systems or in unsurveyed suitable habitat.
- **BIO-7** Avoidant Measure: Rodent Control. No rodent control measures (including trapping and application of poison bait or fumigants) should occur within 400 feet of active burrows or unsurveyed suitable habitat at any time. However, baits intended to kill commensal rodents (i.e., rodenticides) near human structures that are less than 400 feet from active burrows or unsurveyed suitable habitat, can be used when placed in tamper resistant bait boxes placed in areas inaccessible to PAMB. The purchase, possession, and use of second-generation anticoagulant rodenticides that contain the active ingredients brodifacoum, bromodialone, difenacoum, or difethialone are prohibited in California except by certified pesticide applicators.¹³
- **GEO-1** Fertilize, mulch, and plant erosion-resistant vegetation on graded slopes promptly after grading. Water lightly at appropriate intervals until growth is established and consider using drip irrigation systems.
- **GEO-2** A Geotechnical Engineer or qualified field technician should approve all fill prior to placement and perform field density tests in accordance with ASTM D 6938 at random locations throughout each lift to verify that the specified compaction is being achieved. Samples of proposed import fill materials should be submitted to SHN for approval at least three business days prior to use at the site. A qualified field technician must be present to observe fill placement and perform density tests in accordance with ASTM D 6938 at random locations throughout each lift to verify the specified compaction is being achieved.
- **GEO-3** To minimize water infiltration into the subgrade, water-intensive landscaping and irrigation is prohibited around structures.
- **GEO-4** Planting trees with large roots near structures is prohibited. Large roots can dry out the soil beneath foundations and lead to settlement.
- **GEO-5** Maintain consistent moisture levels around foundations to prevent large differential movements in expansive soils, which can cause slab cracking and architectural damage.
- **GEO-6** All recommendations listed on the Geotechnical and Slope Stability Analysis Report including Construction Phase Monitoring must be adhered to.

FINDINGS: The proposed project would have **LESS THAN A SIGNIFICANT IMPACT WITH MITIGATION** on Mandatory Findings of Significance.

¹³ California Department of Pesticide Regulation. 2014.