



**PLANNING COMMISSION
STAFF REPORT- MINOR SUBDIVISION**

**JUNE 19, 2025
MS_2024-0003**

PROJECT PLANNER CONTACT

Liam Crowley
860 North Bush Street
Ukiah, CA 95482
Phone: 707-234-6650
Fax: 707-463-5709
(crowleyl@mendocinocounty.gov)

SUMMARY

OWNER: Kenneth & Dawn Lorenzi
3991 East Side Calpella Road
Ukiah, CA 95482

APPLICANT: Phillip Delahoyde
6101 Central Ave
Ukiah, CA 95482

AGENT: LACO Associates
1072 N State Street
Ukiah, CA 95482

REQUEST: Minor Subdivision of an existing 32.72 acre parcel into two (2) lots and one (1) Remainder Parcel. Lot 1 would be 10.40 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.69 acres.

LOCATION: 2.5± miles southeast of Calpella, on the east side of East Side Calpella Road (CR 227) 0.65± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3991 East Side Calpella Road, Ukiah; APN 168-190-05.

TOTAL ACREAGE: 32.72± Acres

GENERAL PLAN: Rural Residential, 5-Acre Minimum (RR:5)

ZONING: Rural Residential, 5-Acre Minimum (RR:5)

SUPERVISORIAL DISTRICT: 1 (Cline)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: By resolution, the Planning Commission adopts the Mitigated Negative Declaration and grants MS_2024-0003, including an exception to flag lot depth standards, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

BACKGROUND

PROJECT DESCRIPTION: The Project would involve the Minor Subdivision of an existing 32.72 acre parcel into two (2) lots and one (1) Remainder Parcel. Lot 1 would be 10.40 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.69 acres. However, some physical development would be necessary to comply with standard conditional subdivision requirements, including soil testing to identify a replacement septic system for Lot 2 in accordance with Mendocino County Division of Environmental Health requirements and the construction of a standard private driveway approach onto East Side Calpella Road in accordance with Mendocino County Department of Transportation road standards.

RELATED APPLICATIONS.

On-Site

- **U 95-83:** Use Permit for a Dwelling Group to add a fourth single-family residence to the subject parcel. At the time, the lot included what is now APN 168-190-07 and a portion of 168-190-08. At the time, the lot contained three (3) single-family residences and a bar. The residences included 3991 East Side Calpella Road, 3993 East Side Calpella Road, and 1260 Lake Mendocino Drive (now on APN 168-190-07). The bar was at 1250 Lake Mendocino Drive. Approved 01/26/1984. The fourth residence was constructed on what is now APN 168-190-08 (3997 East Side Calpella Road).
- **MS 14-92:** Minor Subdivision to divide a 43.3± acre parcel into two (2) parcels and a Remainder Parcel. Lot 1 was 32.72± acres, Lot 2 was 5.07± acres, and the Remainder Parcel was 5.44± Acres. Approved 11/05/1992. MS 14-92 created the current configuration of the parcel subject to MS_2024-0003.
- **BL_1998-0227:** Business License for "food service". Approved 06/29/1998. No longer active.
- **BL_2003-0078:** Business License for "nursery". Approved 03/10/2003. No longer active.
- **BL_2003-0081:** Business License for "restaurant". Approved 03/11/2003. No longer active.
- **UK 734-89:** Building Permit for a "remodel" at 1250 Lake Mendocino Drive. Finalized 07/12/1989.
- **UK 779-89:** Building Permit for a "hood for stove" at 1250 Lake Mendocino Drive. Finalized 07/12/1989.
- **UK 90000700:** Building Permit for a "tank for appliances to restaurant" at 1250 Lake Mendocino Drive. Finalized 05/14/1990.
- **UK 287-90:** Building Permit for a "restaurant hood" at 1250 Lake Mendocino Drive. Finalized 06/19/1990.
- **UK 97000827:** Building Permit to "build 1,288 square foot addition to existing 2 bedroom 1 bath house - addition to be office - living room & entry, old living room in existing house to be used to dining" at 3993 East Side Calpella Road. Finalized 02/18/2003.
- **UK 98001201:** Building Permit to "rebuild existing 160 square foot deck with roof" at 3993 East Side Calpella Road. Finalized 02/18/2003.

Neighboring Property

- **UK 747-86:** Building Permit for the fourth residence authorized by U 95-83. Finalized 08/15/1989.
- **BL_2017-0333:** Boundary Line Adjustment which added 3.5± acres to the Remainder Parcel created by MS 14-92. Finalized 08/02/2017.

SITE CHARACTERISTICS: A sixty (60) foot wide easement intersects with East Side Calpella Road (CR 227) and bisects the property from west to east. The easement is intended for private access, water lines, and public utilities. A twenty (20) foot wide access easement lies within the sixty (60) foot easement. A sixteen and one half (16.5) foot wide private road (Deghi Lane) intersects with the sixty (60) foot easement and extends north along the western boundary of the proposed Lot 1. A small, separate rectangular parcel under separate ownership is located entirely within the existing lot and is not part of the proposed subdivision (Castro Parcel). A twenty (20) foot wide water line easement intersects with the sixty (60) foot wide access easement, extends south, and turns ninety (90) degrees west to a well near the southern boundary of the proposed Remainder Parcel. A thirty (30) foot by thirty (30) foot well easement surrounds the well and connects to the water line easement. A forty (40) foot wide utility easement granted to Pacific Gas & Electric Company intersects the proposed Lot 2 and Remainder Parcel. Several dirt roadways exist through the parcel in addition to the easements. Two (2) existing residences and one (1) existing miscellaneous structure are located on the property, each with a separate address. 3991 East Side Calpella Road is located on proposed Lot 1. 3993 East Side Calpella Road is located on the proposed Remainder Parcel. 1250 Lake Mendocino Drive is located on proposed Lot 2. Despite being labeled as a residence on the tentative map, the miscellaneous structure located at 1250 Lake Mendocino Drive was previously used as a restaurant (known as "Bob & Judy's Country Cookhouse"). The use was established prior to the application of the Rural Residential zoning district regulations and was considered a legally nonconforming use. However, use of the structure as a restaurant was eventually abandoned. In 1998, a Business License for "food service" was approved by the County. In 2003, two separate Business Licenses were approved for a "nursery" and a "restaurant". According to Google Maps imagery, the structure contained a sign for "Nickel Creek Nursery" as recently as July 2024, but the business licenses are no longer active and it appears that the nursery use has been abandoned. Much of the remaining property is used as a vineyard. A man-made pond is located on proposed Lot 2 and appears to be fed by drainage from the outlet of Coyote Valley Dam.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR:5)	Rural Residential (RR:5)	9± Acres	Residential, Cannabis Cultivation
EAST	Rural Residential (RR:5) & Public Facilities (PF)	Rural Residential (RR:5) & Public Facilities (PF)	5±, 500± Acres	Residential, Public Facilities
SOUTH	Suburban Residential (SR)	Suburban Residential (SR)	0.5-5± acres	Residential, Commercial
WEST	Suburban Residential (SR)	Suburban Residential (SR)	0.3-1± acres	Residential

PUBLIC SERVICES:

Access: East Side Calpella Road (CR 227) & Lake Mendocino Drive (CR 227B)
Fire District: Ukiah Valley Fire Authority (UVFA)
Water District: Millview County
Sewer District: None
School District: Ukiah Unified

AGENCY COMMENTS: On November 5, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments is listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comments
Division of Environmental Health	Comments
Building Inspection	No Response

Assessor	No Response
Farm Advisor	No Response
Agriculture Commissioner	No Response
Air Quality Management District	No Response
Archaeological Commission	Comments
Sonoma State University	Comments
California Department of Fish & Wildlife	Comments
Regional Water Quality Control Board	No Response
Army Corps of Engineers	No Response
County Addresser	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response
Millview County Water District	No Comment
Ukiah Valley Fire Authority	No Comment

KEY ISSUES

Zoning Consistency: The property is within the Rural Residential (RR) zoning district. According to Mendocino County Code Section 20.048.005, the RR district is *"intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the RR district would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired"*. The existing residential and agricultural use of the property would remain. Per Section 20.048.025(C), the minimum lot area of the property is five (5) acres. The proposed subdivision would create lots that are all greater than five (5) acres. Per Section 20.048.030(C), the maximum dwelling density of the property is one (1) unit per five (5) acres. The proposed subdivision would create new lots that each contain one (1) residential unit. The subdivision would allow future development of accessory residential uses, such as an Accessory Dwelling Unit or Second Residential Unit on each new lot. Per Sections 20.048.035 and 20.048.040, the minimum front, rear, and side yards for each new lot would be thirty (30) feet. The boundary between Lot 1 and Remainder Parcel has been configured in a way to allow the existing residence on the Remainder Parcel to meet the required thirty (30) foot front yard setback. To ensure that structures would meet setback requirements from any newly created lot lines, staff recommends that a condition of approval be adopted which would require that setbacks to all property boundaries and easements be designated on the Parcel Map.

Division of Land Regulations: According to Mendocino County Code Section 17-20, a Minor Subdivision is defined as a subdivision creating no more than four (4) lots or parcels. The proposed subdivision would create two (2) new lots and one (1) Remainder Parcel. Per Section 17-17(e)(1), *"in addition to the parcel or parcels being created, there shall be counted as a parcel every parcel contiguous to that being created, or contiguous to a parcel created subsequent to April 27, 1971, which has at any time subsequent to the aforesaid date been sold, leased, financed, given, conveyed, transferred, owned, or retained by the owner or subdivider"*. The subject parcel was involved in a prior subdivision that included the adjacent APNs 168-190-07 and -08 in 1992. However, the 1992 subdivision was carried out by a different subdivider and the parcels adjacent to the subject parcel have not been owned by the current owner/subdivider. Therefore, the adjacent parcels involved in the prior subdivision were not counted and the proposed subdivision was determined to be a Minor Subdivision.

County Code Sections 17-50 through 17-65 outline the general regulations and provisions for subdivisions. Section 17-52(C) requires that the lot area be not less than 12,000 square feet and the lot width shall not be less than eighty (80) feet. Each proposed lot would meet this requirement, except for a strip of Lot 1 that would extend from the intersection of the sixty (60) foot wide easement and Deghi Lane to the edge of East Side Calpella Road. This configuration would cause Lot 1 to be classified as a flag lot. According to Section 17-52(L), flag lots may be approved by the Planning Commission when necessitated by topography or other special condition. In this case, the subdivider intends to connect Lot 1 directly to East Side Calpella Road, allowing access to the publicly maintained street without the need to travel through a private easement.

The unusual shape of the existing lot prevents this connection without extending a strip south of the Ivasku and Loijos properties. Staff recommends that the Planning Commission approve this flag lot. However, Section 17-52(L) further requires that *"in no case shall the access strip be less than twenty (20) feet in width nor greater than three hundred (300) feet in depth"*. The proposed strip would be thirty (30) feet in width but would be approximately four hundred forty (440) feet in depth. Because the strip would not meet this requirement, the subdivider has requested that the Planning Commission grant an exception in accordance with Section 17-87. To grant an exception, the Planning Commission must find that (1) there are special circumstances or conditions affecting the proposed division of land, and (2) that the granting of the exception will not be detrimental to the public welfare or injurious to surrounding property. Staff recommends that the Planning Commission grant the exception. It is logical to use the existing private road (Lorenzi Road on the tentative map) as the boundary between Lot 1 and the Remainder Parcel. If Lot 1 were to make a direct connection to East Side Calpella Road while simultaneously being of sufficient width to no longer be classified as a flag lot, the boundaries of Lot 1 would necessarily include some portion of the vineyards south of Lorenzi Road. If Lot 1 and the Remainder Parcel are to remain bisected by Lorenzi Road, there is no other configuration of Lot 1 that could simultaneously make a direct connection to East Side Calpella Road while creating a strip of three hundred (300) feet or less due to the width of the Ivasku and Loijos properties. The exception would not be detrimental to public welfare or injurious to surrounding property because it would not impact existing access to adjacent properties.

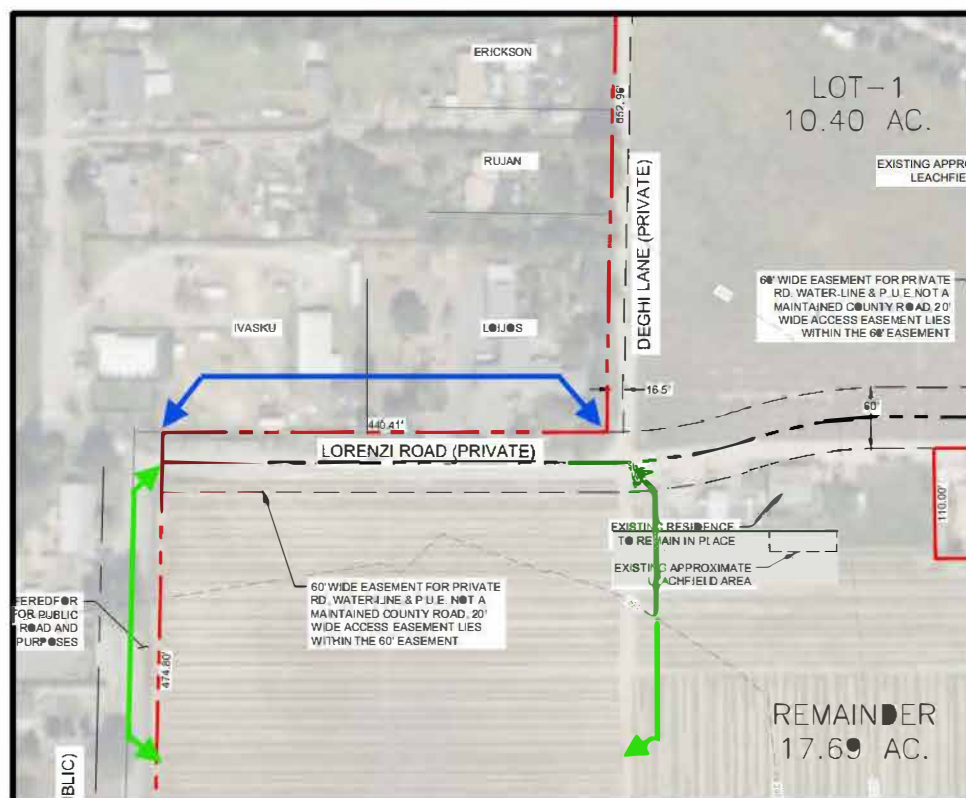


Fig 1. The blue lines show the width of adjacent properties that prevent the flag lot strip from meeting the 300-foot depth requirement. The green lines show where the width of the strip could be widened to prevent Lot 1 from being considered a flag lot.

Section 17-52(F) requires that no lot shall have a depth greater than three (3) times the average width of the lot. Each resulting lot would meet this requirement. Section 17-52(G) requires that the side lines of all lots, so far as possible, be at right angles to the center line of the street, or radial, or approximately radial to curved streets. Each new lot would meet this requirement.

Section 17-53 requires that every subdivision connect to a City, County, or State maintained street or highway. Each lot would connect to County maintained roads. The existing sixty (60) foot wide easement

was created by the prior 1992 subdivision and conforms to the circulation element of the General Plan. The Mendocino County Department of Transportation requires that a private road approach be constructed onto East Side Calpella Road. Section 17-55 requires that water mains and services be installed to serve each lot in the proposed subdivision. Each proposed lot is already served by existing connections to Millview County Water District. Regardless, the Division of Environmental Health (DEH) requires that the subdivider submit a letter from the water district confirming that services have been installed to serve each lot. Section 17-57 requires that all drainage and watercourses be identified as easements on the Parcel Map. Staff recommends that these requirements be adopted as conditions of approval.

General Plan & Ukiah Valley Area Plan (UVAP):

1. Land Use: The subject property is within the Rural Residential 5-Acre Minimum (RR-5) land use classification. Per General Plan Policy DE-14, the RR classification is intended “*to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area, and residences should be located to create minimal impact on agricultural viability*”. In addition, Policy DE-14 requires that the minimum parcel size for RR-5 shall be five (5) acres and the maximum dwelling density shall be one (1) dwelling per five (5) acres. The proposed subdivision is consistent with Policy DE-14 because (1) it would not conflict with the intent of the RR classification, (2) each new lot would be at least five (5) acres, and (3) each lot would contain one (1) dwelling unit. The proposed subdivision would not conflict with the intent of the RR classification because it would not change any existing uses of the property, including existing vineyards.

Policy DE-27 requires that “*regulations and decision making shall conform to Housing Element policies to the maximum extent possible*”. The proposed subdivision’s consistency with Housing Element policies is discussed further in the Housing Element section below.

2. Noise: General Plan Policies DE-99, 100, 101, 103, 105, and 106 establish standards for maximum exterior noise levels, noise compatibility guidelines, and acceptable intermittent indoor noise levels. A five decibel (dB) increase in Community Noise Equivalent Level (CNEL) is normally considered a significant increase in noise. Policy DE-106 gives individual property owners constructing their own home the option to not meet exterior or interior noise levels, provided they certify that they are aware of existing and future noise levels and their potential effects. The proposed subdivision would not create any direct noise impacts because no physical development is proposed. However, the construction of a private road approach required by subdivision conditions could create some temporary noise during construction. Future development of newly created lots could include residential or accessory structures, such as Second Residential Units or garages. These uses are not expected to create a new source of substantial noise, and an acoustical study is not warranted per Action Item DE-99.2.
3. Cultural/Archaeological Resources: General Plan Policies DE-114, 115, and UVAP Policy HA2.1d require that the County evaluate and protect historical, archaeological, and cultural resources through the development process. Cultural resource evaluations are required where it is determined that cultural resources may occur. Mendocino County Code Chapter 22.12 implements these requirements. In accordance with Chapter 22.12, the project was referred to the Northwest Information Center at Sonoma State University. On November 19, 2024, the Northwest Information Center at Sonoma State University (NWIC) noted that their office had no record of any previous cultural resource field survey for the proposed project area. NWIC recommended that local Native American tribes be contacted regarding the project. NWIC noted that the 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. NWIC recommended that a qualified professional archaeologist conduct further archival and field study of the project area. The project was then scheduled for a hearing before the Mendocino County Archaeological Commission on January 8, 2025. Considering NWIC’s recommendation, the Archaeological Commission required that a survey be conducted for the Project. An Archaeological

Survey Report conducted prepared by a qualified professional was subsequently submitted. A survey was conducted on February 3, 2025. No cultural resources were identified during the field survey. The archaeologist concluded that the project was not anticipated to cause a substantial adverse change in the significance of a historic property. Although no cultural resources were discovered, the report included recommendations for the unanticipated discovery of cultural resources or the possibility of encountering Native American remains. A subsequent hearing was held before the Archaeological Commission on March 12, 2025. The Commission accepted the survey with the condition that the "Discovery Clause" be added as a note on the Parcel Map. The Discovery Clause memorializes the requirements of Mendocino County Code Sections 22.12.090 and 22.12.100, which mirror the recommendations of the archaeologist for the unanticipated discovery of cultural resources or human remains. The Project would have a less than significant impact due to the negative survey findings. The inclusion of the Discovery Clause is not a mitigation measure because it memorializes an existing regulation. The project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. These tribes did not respond to the referral. Additionally, the archaeologist who conducted the survey sent a letter to the Tribal Historic Preservation Officer (THPO) or appropriate representative of each tribal group associated with the Project area. The Cahto Tribe of Laytonville Rancheria declined to comment as the Project area is outside their area of interest. The Pinoleville Pomo expressed interest in the Project area, but did not issue formal communication. Staff recommends that a condition of approval be adopted memorializing the requirements of Sections 22.12.090 and 22.12.100.

4. Infrastructure Water & Sewer Supply: General Plan Policy DE-121 requires that new discretionary development will be required to demonstrate that basic infrastructure is available and has adequate capacity to serve the project without degrading the existing level of service standards. Policies DE-196 and 197 require that development of residential uses be supported by water supply and wastewater treatment systems adequate to serve the long-term needs of the intended density, intensity, and use. Policies RM-17, 18, and UVAP Policy WM2.2a prohibit new development beyond proof of adequate water supply. Land use plans and development must minimize impacts to the quality or quantity of drinking water supplies. UVAP Policy LU 4.2a requires that new development applications identify the impacts on provision of public services and mitigate those impacts. Each proposed lot would be served by an existing permitted septic system and connection to Millview County Water District. However, the Division of Environmental Health (DEH) noted that a replacement area for the septic system on Lot 2 has not been identified. As such, DEH recommended that a condition of approval be adopted which would require that a Site Evaluation Report be submitted designating an adequate replacement area for Lot 2. The lots would all be served by existing access to County maintained roads.
5. Transportation: General Plan Policy DE-141 requires that all new development applying for discretionary approval comply with CAL FIRE requirements regarding ingress/egress issues to facilitate effective evacuation. However, the proposed subdivision is within the Local Responsibility and is not within the jurisdiction of CAL FIRE. Instead, the Ukiah Valley Fire Authority (UVFA) provides service. The project was referred to UVFA, who had no comments. Policy DE-220 requires that development not hinder the maintenance and use of routes and sites critical to evacuation, emergency operations, and recovery. The proposed subdivision is not expected to interfere with evacuation routes because the lots would have direct access to County maintained roads, including the possibility of a secondary evacuation route through connections to East Side Calpella Road or Lake Mendocino Drive. Policy DE-145 requires that land use density and intensity be coordinated with the road system's functional classifications and capacities. As explained in the Transportation section of the Mitigated Negative Declaration, the potential increase in population induced by the proposed subdivision would have a minimal impact on road capacity. Policy DE-151 requires that land divisions shall not be approved until access and road improvements adequate for the intended uses, density or intensity are identified or constructed, or funding mechanisms are in place. Under the proposed configuration, each lot would gain access directly from a County road. County DOT requires that a private road approach be constructed onto East Side Calpella Road to meet their road standards. This requirement has been recommended as a condition of approval.

UVAP Policy CT3.2a directs the County to prioritize development applications that rely on appropriately classified existing roads with available capacity, over proposals that would require new transportation facilities and infrastructure. Policy CT3.2b requires that major discretionary project applications include generalized traffic and circulation information, including possibly a traffic study prepared by a licensed professional. Policy CT3.2c requires that the County only approve projects that can provide adequate mitigation to maintain defined level of service standards. Because the proposed subdivision would not generate more than 110 trips per day under maximum future density, it is not considered a major discretionary project, and a traffic study is not warranted. As described in the Mitigated Negative Declaration, existing roads would continue to operate at acceptable levels.

6. Drainage and Flooding: General Plan Policy DE-201 says that *"to the maximum extent practical, avoid constructing critical facilities within the designated 500-year flood plain areas or areas potentially subject to dam inundation (or other water impoundment facilities) or seiches"*. The property is not within a FEMA-designated flood hazard area. Although the Coyote Valley Dam at Lake Mendocino is nearby, the National Inventory of Dams' inundation maps show that the entirety of the proposed subdivision would be outside of the inundated area under a "Maximum High, Breach" scenario (which typically results in the greatest flooded area, depth of downstream flood waters, life safety, and economic consequences).
7. Solid Waste & Hazardous Waste: General Plan Policy DE-212 requires that 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 proposed subdivision would not directly create solid waste or involve hazardous materials, but it may induce future residential development. Future residential development is not expected to generate substantial amounts of solid waste or hazardous materials. Regardless, transfer stations are available nearby in Ukiah to accept solid waste, which is then transported to the Potrero Hills landfill in Solano County.
8. Fire Protection: General Plan Policy DE-230 states that the *"approval of parcel maps and tentative maps in SRAs or VHFHSZs is conditional based on meeting the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding public and private road standards for ingress, egress, and fire equipment access"*. UVAP Policy HS1.3b prohibits approval of subdivisions in areas designated with a very high fire hazard rating unless the responsible agency determines that adequate access, evacuation routes, emergency response, and fire flow are available, and that the project complies with the most current State requirements for development in wildlands. In this context, SRA refers to State Responsibility Areas, but the proposed subdivision is within the Local Responsibility Area of UVFA. The proposed subdivision is within the recommended Very High Fire Hazard Severity Zone published by CAL FIRE in February 2025. However, these zones have not yet been officially adopted by UVFA, who maintains jurisdiction. In any case, future development on the newly created lots would be required to obtain approval from UVFA. Action Item DE-235.4 requires that fire agencies be notified of building permit application that involve new structures.
9. Hazards: General Plan Policy DE-251 requires that prior to recordation, new lots in areas zoned for residential use shall demonstrate sufficient areas with an acceptable risk of geologic, seismic, slope, and soil-related hazards to accommodate the proposed land uses, densities, and intensities. UVAP Policy HS1.1b prohibits construction in earthquake fault zones unless geotechnical studies indicate acceptable mitigations. Each lot within the proposed subdivision would maintain such areas. None of the lots are entirely encumbered by substantial slopes or are within an earthquake hazard zone. The general building permit process for new construction would ensure that future development on slopes or weak soils is properly engineered.
10. Ecosystems: General Plan Policy RM-28 requires that a biological resources evaluation be conducted where natural conditions of the site suggest the potential presence of special-status species. Due to the lack of proposed development, largely disturbed nature of the existing site, and

lack of prior observations of special status species in the California Natural Diversity Database, staff determined that a biological resources evaluation was not warranted for the proposed subdivision. The project was referred to the California Department of Fish & Wildlife (CDFW). CDFW recommended that a condition of approval be added to the subdivision whereby future development, including modifications to fencing, requires the installation of wildlife-friendly fencing, encourages landscaping with locally appropriate native species, and targets the removal of non-native invasive species. CDFW also recommended that if future development includes ground disturbance and/or vegetation removal (trees and shrubs) or grading, that a floristic survey conducted at the appropriate time of year be required. Staff recommends that CDFW recommendations be adopted as conditions of approval, to be placed as notes on the Parcel Map.

11. Air Quality: General Plan Policy RM-38 requires that private development shall not exceed Mendocino County Air Quality Management District (AQMD) emissions standards. Policy RM-39 requires that the County shall work to reduce or mitigate particulate matter emissions resulting from development, including emissions from wood-burning devices. Action Item RM-44.1 requires that the County continue to inform applicants about AQMD dust control and grading requirements. The project was referred to AQMD, who did not respond. Staff recommends that a condition of approval be adopted requiring that a note be placed on the Parcel Map informing future owners of AQMD dust control and grading requirements. Additionally, the property is within a mapped area with the potential to contain Naturally Occurring Asbestos. Accordingly, staff recommends a condition of approval requiring a note be placed on the Parcel Map that would require the subdivider to contact AQMD prior to development for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with AQMD and state regulations.
12. Agricultural Resources: The project may result in minor conversion of agricultural land to residential uses if additional residential or accessory structures were to be built on new lots in the future, such as Second Residential Units or garages. General Plan Policy RM-109 and UVAP Policy OC3.1b states that land shall not be converted from the Agricultural Lands or Range Lands classifications to non-agricultural classifications unless certain criteria are substantiated. Additionally, Policy RM-111 states that discretionary projects shall not undermine the integrity and economic viability of agricultural operations by causing or contributing to piecemeal land-use conversion, land fragmentation, urban encroachment, the introduction or concentration of incompatible uses on lands adjoining or within agricultural areas, or the extension of growth-inducing urban services such as public water or sewers. The subject property has been within the Rural Residential 5-acre minimum (RR-5) land use classification and zoning district since at least 1982. Therefore, Policies RM-109 and OC3.1b would not apply. The proposed subdivision would not conflict with Policy RM-111 because the land has been designated within the RR-5 classification for many years and public water service has already been extended to the site. The proposed subdivision may incrementally reduce the agricultural viability of the property by fragmenting the existing vineyards or allowing future conversion of agricultural land to Second Residential Units, but this conversion has been implicitly facilitated by application of the RR-5 classification. The property is not adjacent to any agriculturally classified lands.
13. Lighting: General Plan Policy RM-137 and UVAP Policy CD2.2a requires that the County seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience. Staff recommends that a condition of approval be adopted requiring that a note be placed on the Parcel Map requiring that all future external lighting meet these criteria.

Housing Element: Housing Element Action 3.1a directs the County to work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units. Action 3.2a directs the County to continue efforts around the development of ADUs and to encourage the production of ADUs for full-time occupancy. Action 3.5a(5) directs the County to identify possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels and to amend such codes where feasible. The proposed subdivision would not directly create any

new residential units but would allow the development of additional Second Residential Units or Accessory Dwelling Units on each newly created lot, whereas the current parcel configuration already exceeds maximum density limits.

Environmental Determination: An Initial Study for the proposed project was completed by staff in accordance with the California Environmental Quality Act (CEQA). Based on this initial evaluation, it was found that the project would not produce any significant environmental impacts with mitigation measures incorporated. As such, a Mitigated Negative Declaration was prepared. It is noted in the Initial Study that the proposed project could result in some environmental impacts, but these were considered less-than-significant with mitigation incorporated.

05/13/25

DATE



LIAM CROWLEY
PLANNER II

Appeal Period: 10 Days

Appeal Fee: \$2,674.00

ATTACHMENTS:

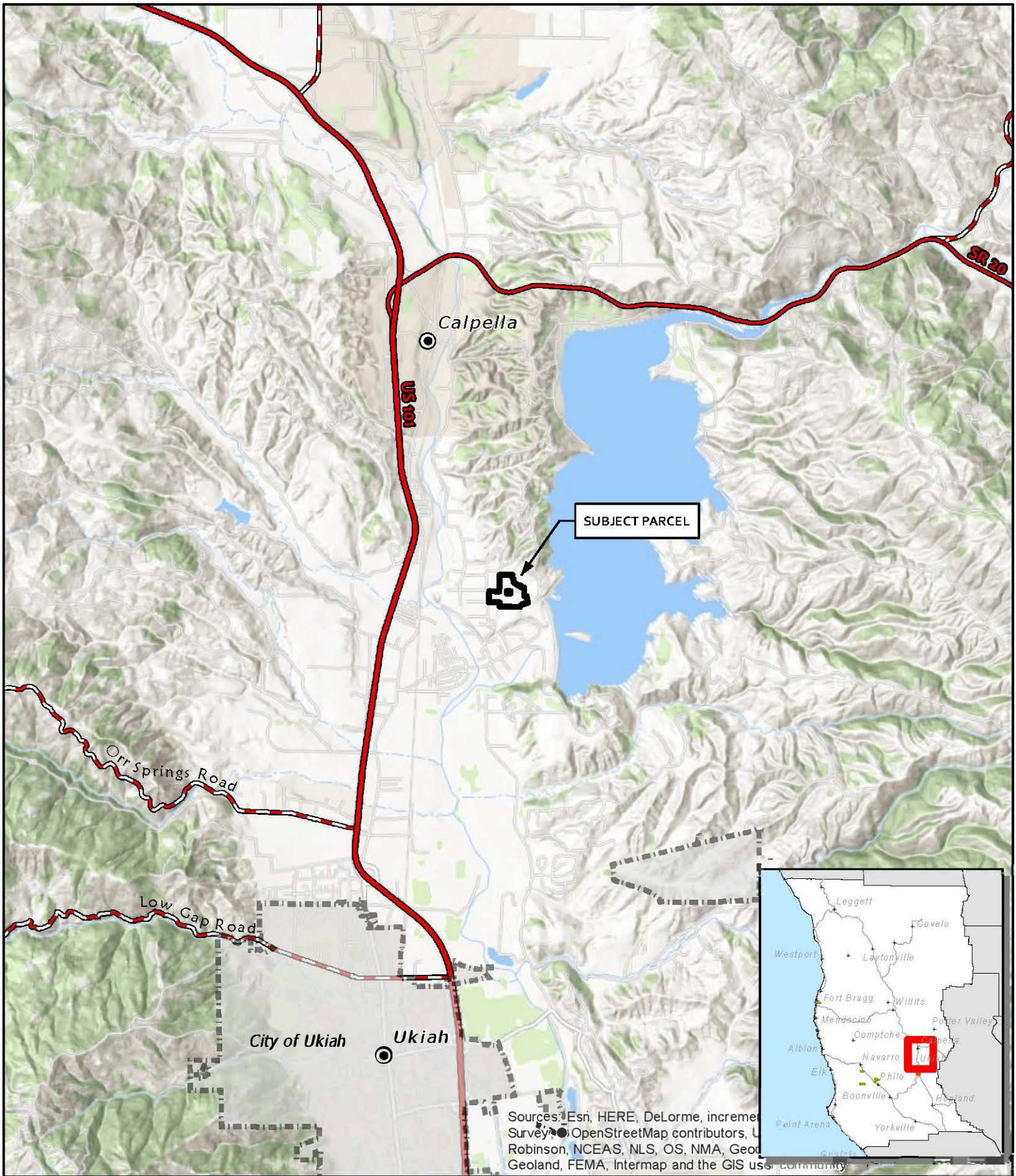
- | | |
|---|---------------------------------|
| A. Location | K. Wildland-Urban Interface |
| B. Aerial Imagery (Vicinity) | L. Dam Inundation Zone |
| C. Aerial Imagery (Detail) | M. MS4 Stormwater Area |
| D. Tentative Map | N. Estimated Slope |
| E. MS 14-92 Parcel Map | O. Eastern Soil Classifications |
| F. 1980 Record of Survey | P. Important Farmlands |
| G. Zoning | Q. Crop Types |
| H. General Plan | R. School District |
| I. Adjacent Parcels | S. Water District |
| J. Fire Hazard Zones & Responsibility Areas | T. Ukiah Valley Area Plan |

Resolution & Conditions of Approval (Exhibit A):

Mitigation Monitoring and Reporting Program (Exhibit B):

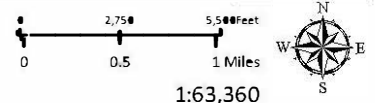
Initial Study/Mitigated Negative Declaration available online at:

<https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>



CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

Major Towns & Places Major Roads
 City Limits
 Highways



LOCATION

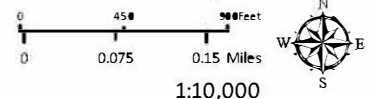
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **MS 2024-0003**
OWNER: **LORENZI, Kenneth & Dawn**
APN: **168-190-05**
APLCT: **Phillip Delahoyde**
AGENT:
ADDRESS: **3991 East Side Calpella Rd, Ukiah**

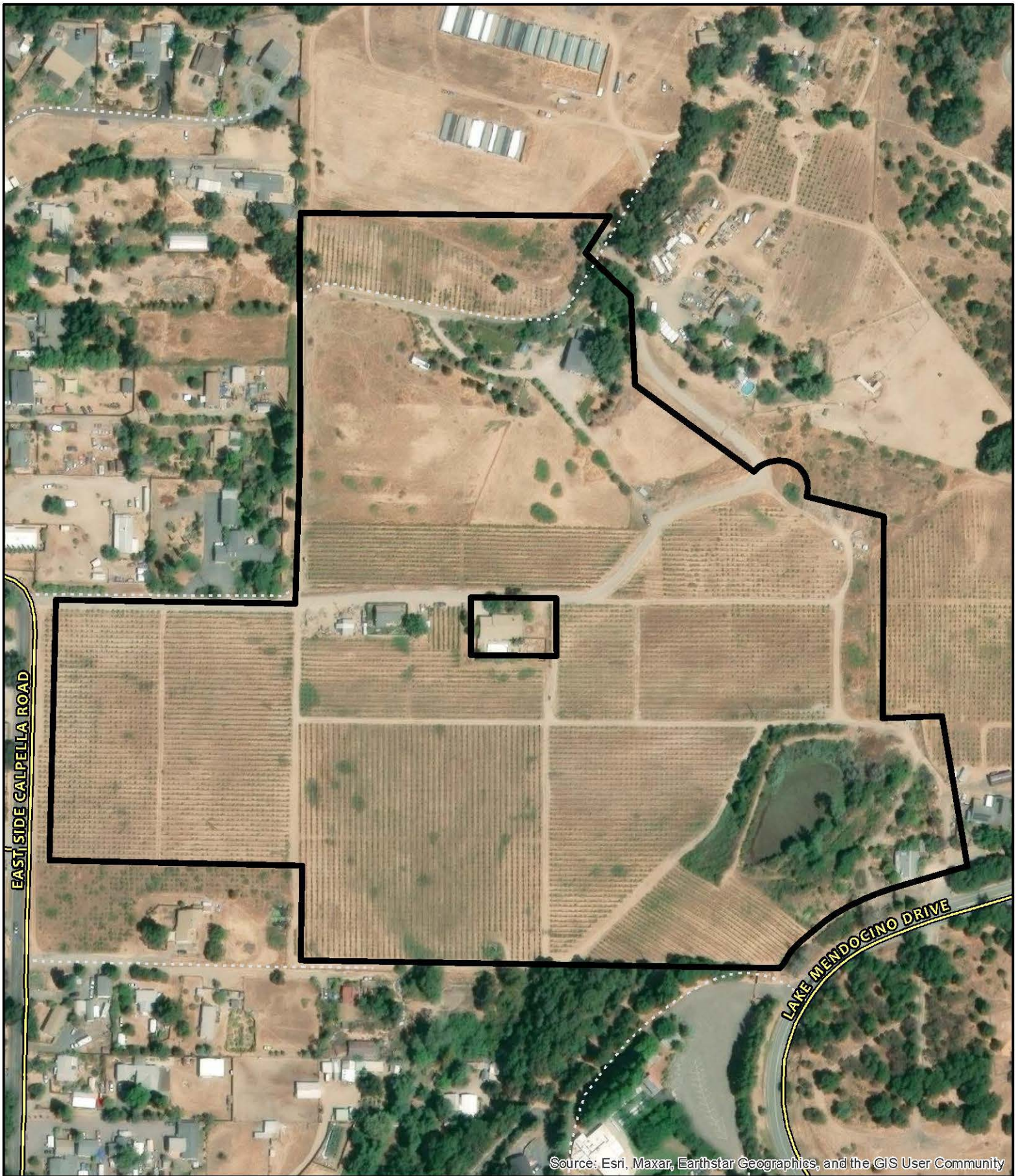
Public Roads
Private Roads
Driveways/Unnamed Roads

Railroads



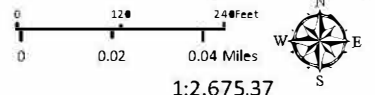
AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **MS 2024-0003**
OWNER: **LORENZI, Kenneth & Dawn**
APN: **168-190-05**
APLCT: **Phillip Delahoyde**
AGENT:
ADDRESS: **3991 East Side Calpella Rd, Ukiah**

Public Roads
Private Roads
Driveways/Unnamed Roads

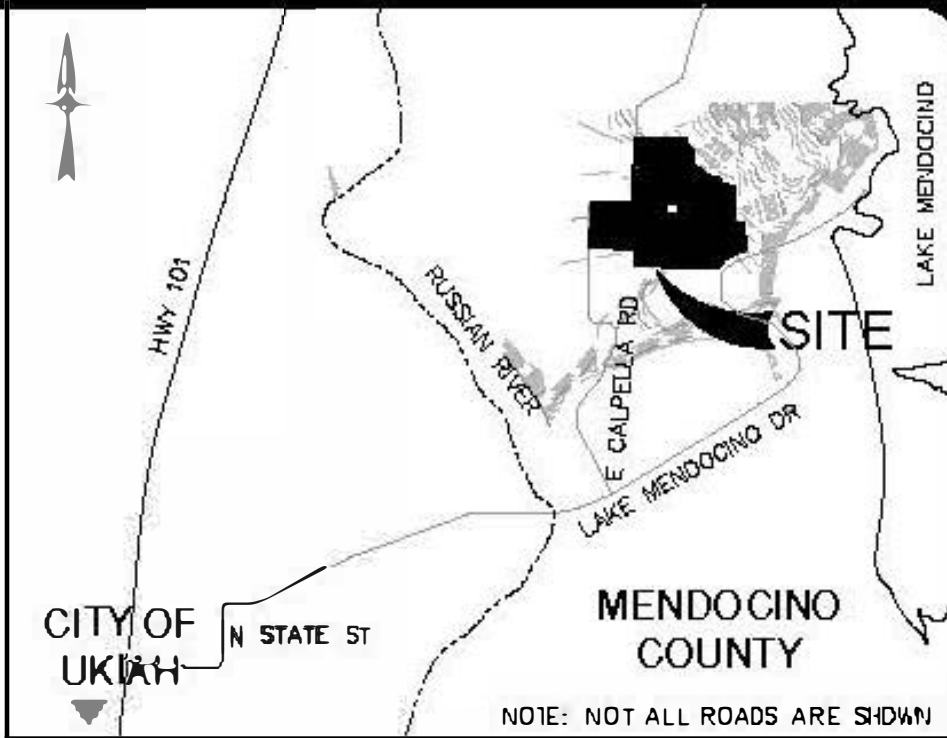
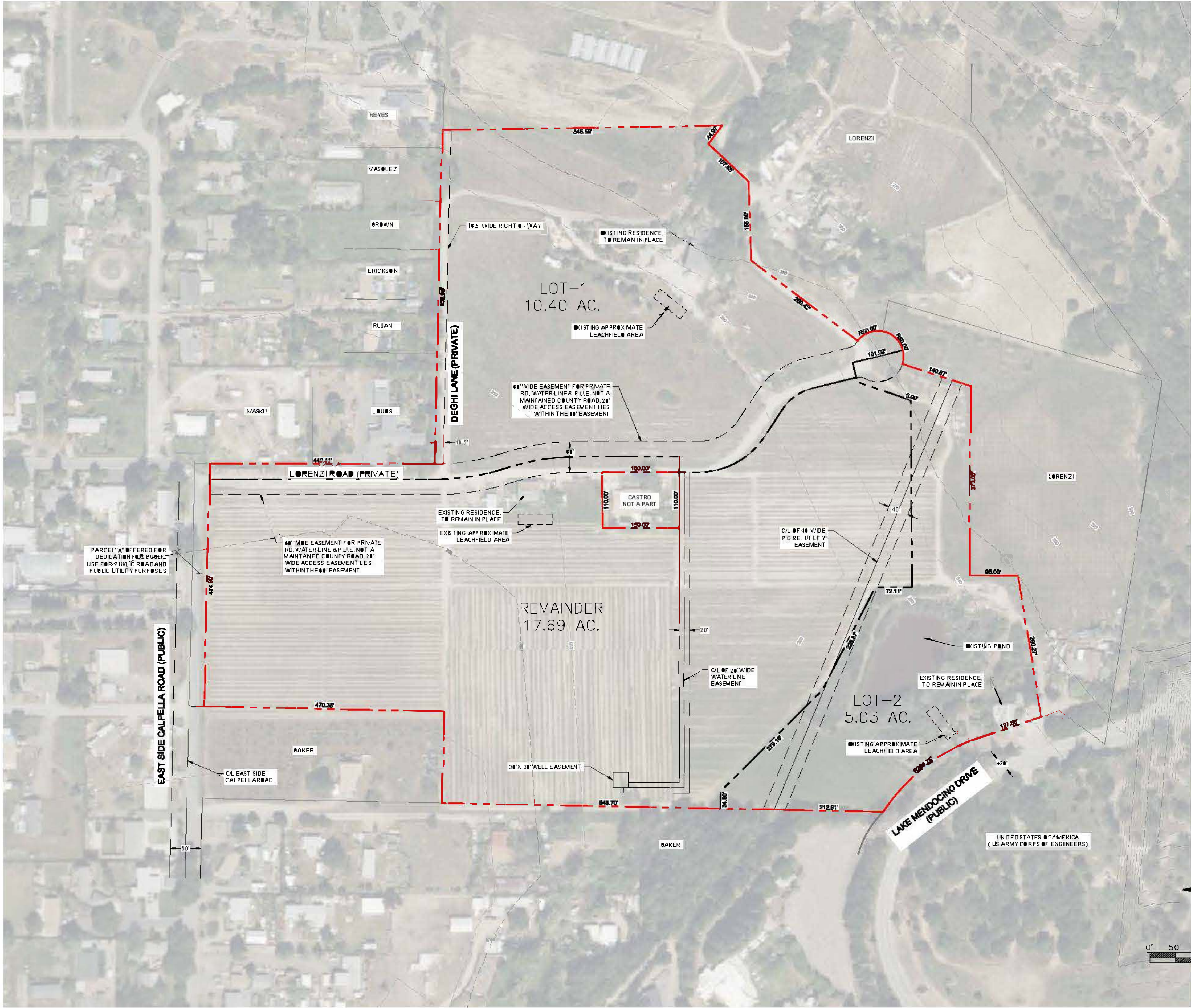


1:2,675.37

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Date: Feb 05, 2025, 3:06pm User ID: 1064000-PLAN TENTATIVE.dwg
Path: J:\Shared\Projects\1064000-PLAN TENTATIVE.dwg



LOCATION MAP
NOT TO SCALE

NOTES:

OWNER - KEN & DAWN LORENZI
3991 EAST SIDE CALPELLA ROAD
UKIAH, CA 95482
707-927-1802

SUBDIVIDER APPLICANT - PHILIP DELAHOYDE
585 NORTH STATE STREET
UKIAH, CA 95482
707-381-8581

MAP PREPARER - LACO ASSOCIATES
1072 N STATE ST
UKIAH, CA 95482
707-443-5054

PROPERTY AND EASEMENT INFORMATION SHOWN FROM PARCEL MAP OF
MINOR SUBDIVISION NO. 14-92, SEPTEMBER, 1992

CONTOURS GENERATED FROM USGS 7.5-MINUTE TOPD QUAD MAP, 2024.

PROJECT DATA:

EXISTING PARCEL INFORMATION
APN: 189-190-05
ACREAGE: 32.724
ADDRESS: 3991 & 3993 EAST SIDE CALPELLA RD; 1250 LAKE MENDOCINO DR.
REQUEST: MINOR SUBDIVISION OF AN EXISTING 33.1 ACRE PARCEL INTO TWO (2) PARCELS AND ONE (1) REMAINDER PARCEL. PARCEL 1 WOULD BE 10.10 ACRES, PARCEL 2 WOULD BE 5.03 ACRES AND THE REMAINDER PARCEL WOULD BE 17.59 ACRES.
ZONING DISTRICT: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
GENERAL PLAN LAND USE: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
COASTAL ZONE: NO
SPECIFIC PLAN AREA: UKIAH VALLEY AREA PLAN (UVA)
EXISTING DEVELOPMENT: VINEYARDS, POND, THREE (3) SINGLE-FAMILY RESIDENCES, AND ACCESSORY STRUCTURES.

PROPOSED LOT-1 INFORMATION
ACREAGE: 10.40
ZONING DISTRICT: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
GENERAL PLAN LAND USE: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
COASTAL ZONE: NO
SPECIFIC PLAN AREA: UKIAH VALLEY AREA PLAN (UVA)
EXISTING DEVELOPMENT: VINEYARDS, POND, ONE (1) SINGLE-FAMILY RESIDENCE, AND ACCESSORY STRUCTURES.

PROPOSED LOT-2 INFORMATION
ACREAGE: 5.03
ZONING DISTRICT: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
GENERAL PLAN LAND USE: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
COASTAL ZONE: NO
SPECIFIC PLAN AREA: UKIAH VALLEY AREA PLAN (UVA)
EXISTING DEVELOPMENT: VINEYARDS, POND, ONE (1) SINGLE-FAMILY RESIDENCE, AND ACCESSORY STRUCTURES.

REMAINDER LOT INFORMATION
ACREAGE: 17.69 AC.
ZONING DISTRICT: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
GENERAL PLAN LAND USE: RURAL RESIDENTIAL 5-ACRE MINIMUM (RR-5)
COASTAL ZONE: NO
SPECIFIC PLAN AREA: UKIAH VALLEY AREA PLAN (UVA)
EXISTING DEVELOPMENT: VINEYARDS, POND, ONE (1) SINGLE-FAMILY RESIDENCE, AND ACCESSORY STRUCTURES.

LORENZI/DELAHOYDE: MINOR SUBDIVISION
3991 EAST SIDE CALPELLA RD, UKIAH, CA, APN 189-190-05

MINOR SUBDIVISION TENTATIVE MAP

PLAT NO. _____
JOB NO. 1064.00
DATE August 24
DESIGNER KD
CHECKED KO DRAWN BC
SHEET C1

LACO
SURVEYORS | ENGINEERS | PLANNERS | GRANT WRITERS
lacoassociates.com

NO.	REVISION	DATE
1	LOT 1 FLAG	02/05/2025

OWNER'S STATEMENT

The undersigned being all parties having any record title interest in the land within this division, hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the following:

A. A strip of land designated on this map as "Parcel A" for public road and utility purposes.

Harry L. Lorenzi

Harry L. Lorenzi

ACKNOWLEDGEMENT

County of Mendocino
State of California

On Sept 13, 1992 before me Janet H. Ford, Notary Public, personally appeared, Harry L. Lorenzi

, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Janet H. Ford (Seal)

My Commission Expires 9/20/96

BOND STATEMENT

I, Joyce A. Beard, Clerk of the Board of Supervisors of the County of Mendocino, State of California hereby state that the bond or deposit as required by the "Subdivision Map Act" Section 66464 of Title 7 of the Government Code, Division 2, (commencing with Section 66410) has been filed.

Dated this _____ day of _____, 1994.
Joyce A. Beard, Clerk of the Board of Supervisors

By: _____, DEPUTY

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Harry L. Lorenzi on March 1, 1992. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I further state that all monuments are of the character and occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

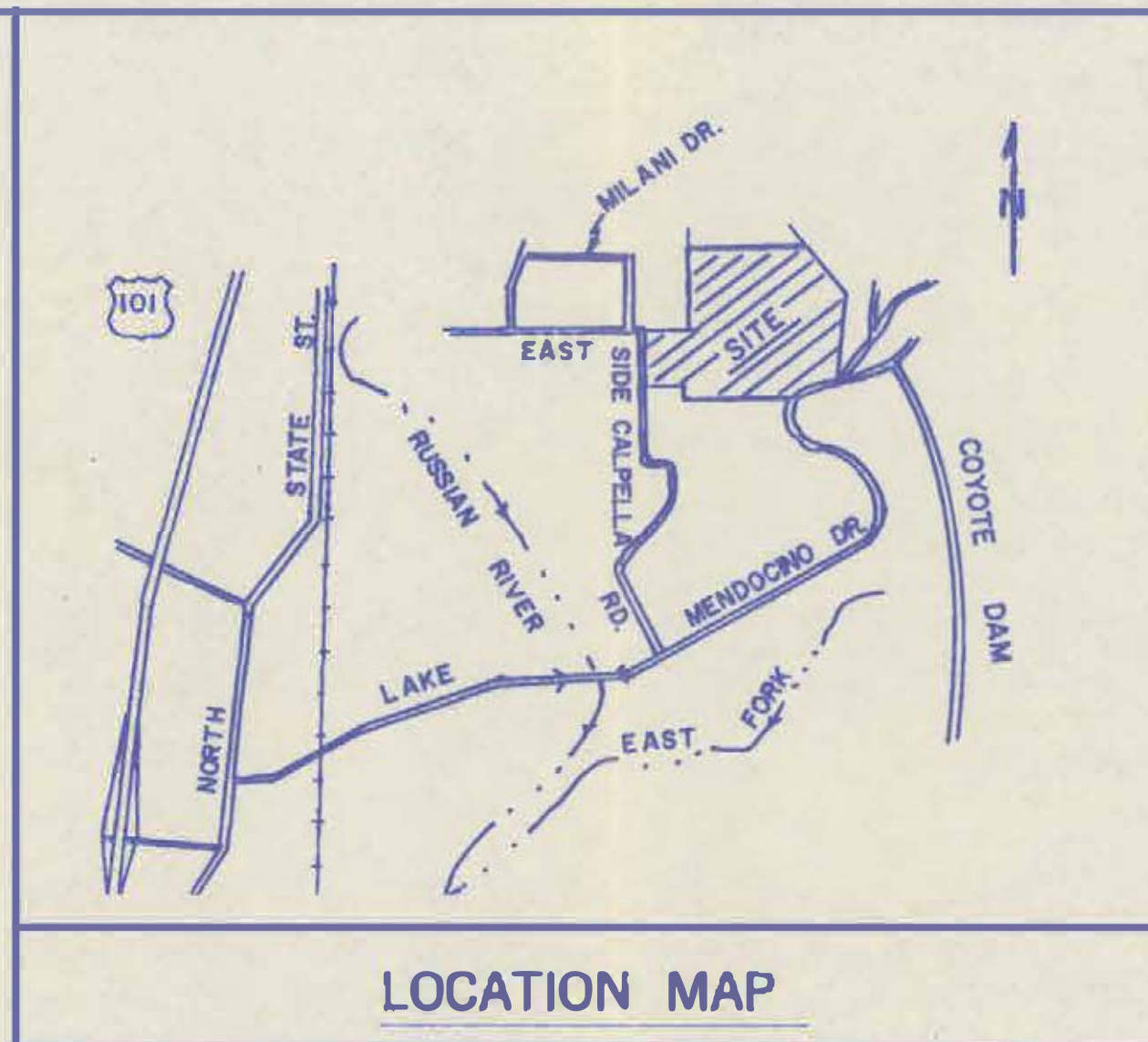
Stephen M. Brooks 12-10-93

Stephen M. Brooks
L.S. 4205 License Expires 5/30/1996



BROOKS VOGEL CIVIL ENGINEERING & LAND SURVEYING
160 E. GOBBY - UKIAH, CA. 462-2303

92-03



SIGNATURE OMISSIONS

SIGNATURES OF PARTIES OWNING THE FOLLOWING TYPES OF RECORD TITLE INTERESTS HAVE BEEN OMITTED PURSUANT TO APPLICABLE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE, SECTION 66436. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RISE INTO A FEE.

NAME	RECORD DATA	NATURE OF INTEREST
JAMES L. & MARGARET LOWERY	58 O.R. 366	EASEMENT-UNDISCLOSED PURPOSES
GIACONDO LORENZI	160 O.R. 142 & 145 O.R. 458	R/W OR EASEMENT-UNDISCLOSED
PACIFIC GAS & ELECTRIC CO.	242 O.R. 297 & 831 O.R. 499	EASEMENT-POLES & WIRES
UNITED STATES OF AMERICA	766 O.R. 185	EASEMENT & R/W FOR ROAD
DONALD J. & PATRICIA REHA	856 O.R. 439	ACCESS EASEMENT
MILLVIEW CO. WATER DIST.	1703 O.R. 645	EASEMENT WATER PIPELINE

NOTE -- P.G. & E. EASEMENT 254 O.R. 37 AS MENTIONED ON THE TITLE REPORT IS NOT LOCATED ON THE PROPERTY SHOWN ON THIS MAP.

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, Joyce A. Beard, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby state that said Board of Supervisors by Resolution on the _____ day of _____, 1994, approved the within map, and accepted on behalf of the public, all lands, rights-of-way and easements offered for the public use as designated on the within map for the purposes specified thereon.

In witness whereof, I have hereunto set my hand and caused the seal of this office to be affixed.

DATED _____ DAY OF _____, 19____

JOYCE A. BEARD
CLERK OF THE BOARD OF SUPERVISORS

By: _____, DEPUTY

COUNTY SURVEYOR'S STATEMENT

I have examined this map; the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; all provisions of Chapter 2, Division 2, of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with; I am satisfied the map is technically correct.

Dated _____ 199____
C. F. CAMPBELL, County Surveyor
Mendocino County
State of California

By: _____, Deputy
GEORGE F. PRIDE, L.B. 3747
License Expires 6/30/95

DIRECTOR OF PLANNING'S STATEMENT

This map substantially conforms to the approved tentative map and the conditions of approval thereof.

Dated _____ 1994.

Raymond Hall, Director of Planning and Building Services
Mendocino County, State of California

By: _____, Deputy

ACCURACY STATEMENT

I, Stephen M. Brooks, hereby state that all survey work required in the preparation of this map and related monumentation was performed to a minimum accuracy of one foot in 5,000 feet.

Stephen M. Brooks 12-10-93

Stephen M. Brooks L.S. 4205
License Expires 6/30/1996



PROOF OF OWNERSHIP STATEMENT

I hereby state that the proof of ownership report made by _____ this _____ day of _____, 1994 conforms to the provisions of the Subdivision Map Act.

MARSHA A. YOUNG, COUNTY RECORDER
MENDOCINO COUNTY, CALIFORNIA

By: _____, Deputy

PARCEL MAP OF MINOR SUBDIVISION NO. 14 - 92 BEING A PORTION OF LOT 16 OF THE YOKAYO RANCHO

MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER, 1992

COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 1994, at _____ m.
in Map Case _____, Drawer _____, Page _____,
at the request of Stephen M. Brooks

Marsha A. Young, County Recorder
Mendocino County, California

By: _____, Deputy Sheet 1 of 2

Fee _____

CASE _____

DRAWER _____

PAGE _____

PLANNING CHECK PRINT



PARCEL "A" OFFERED FOR DEDICATION FOR PUBLIC USE FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

BASIS OF BEARINGS

N35°54'20"W 630.17' (630.33') BETWEEN FD. 6"x6" CONC. MONUMENTS WITH A BRASS CAP MKD. U.S. ARMY PER MAP FILED IN M.C. 2, DR. 36, PG. 27, M.C.R.

NOTE

ALL NATURAL DRAINAGE AND WATER COURSES CONSTITUTE A DRAINAGE EASEMENT, WIDTH OF SAID EASEMENT BEING DETERMINED BY THE HIGH WATER MARK PLUS 5 FEET OR A MINIMUM OF 20 FEET WHICHEVER IS GREATER.

NO NATURAL DRAINAGE OR WATER COURSES WERE OBSERVED ON THIS PROPERTY.

BROOKS VOGEL CIVIL ENGINEERING & LAND SURVEYING
160 E. 608th - Ukiah, CA. 462-2303

92-03 SMB

LEGEND

- = 1/2" DIA. IRON PIPE WITH A PLASTIC PLUG STAMPED L.S. 4205, SET THIS SURVEY.
- = FD. 1/2" DIA. IRON PIPE PER MAP FILED IN M.C. 2, DR. 36, PG. 27, M.C.R., TAGGED R.C.E. 15311.
- ⊙ = FD. 2" DIA. IRON PIPE PER MAP FILED IN M.C. 2, DR. 36, PG. 27, M.C.R., NO TAG, NOW TAGGED L.S. 4205 THIS SURVEY.
- ⊗ = FD. 6"x6" CONC. MON. WITH A BRASS CAP MKD. U.S. ARMY PER MAP FILED IN M.C. 2, DR. 2, PG. 98, M.C.R.
- = FD. 1/2" IRON PIPE TAGGED L.S. 2613, ACCEPTED AS BEING 1/2" IRON PIPE PER MAP FILED IN M.C. 2, DR. 36, PG. 27, M.C.R.
- △ = FD. 1/2" IRON PIPE TAGGED L.S. 3348 PER MAP FILED IN M.C. 2, DR. 16, PG. 36, M.C.R.
- ✕ = FD. 1/2" IRON PIPE TAGGED R.C.E. 12103, NO REFERENCE.

() = RECORD BEARINGS AND DISTANCES AGREE WITH THIS SURVEY UNLESS SHOWN OTHERWISE.

RECORD DATA FROM-

- () = M.C. 2, DR. 36, PG. 27, M.C.R.
- () = DEED 1488 O.R. 684, M.C.R.
- () = DEED 483 O.R. 500, M.C.R.
- () = M.C. 2, DR. 16, PG. 36, M.C.R.
- () = DEED 766 O.R. 185, M.C.R.
- () = DEED 1703 O.R. 545, M.C.R.
- () = DEED 831 O.R. 499, M.C.R.
- () = DEED 242 O.R. 297, M.C.R.

CURVE DATA TABLE

C1	Δ=18°31'22"	R=420'	L=135.78'
C2	Δ=18°00'16"	R=480'	L=150.83'
C3	Δ=56°35'44"	R=95'	L=93.84'
C4	Δ=42°46'28"	R=155'	L=115.72'
C5	Δ=42°50'01"	R=25'	L=18.69'
C6	Δ=0°40'10"	R=50'	L=3.64'
C7	Δ=63°36'04"	R=50'	L=55.50'
C8	Δ=97°17'29"	R=50'	L=84.90'
C9	Δ=100°36'11"	R=50'	L=87.79'
C10	Δ=42°50'01"	R=25'	L=18.69'
C11	Δ=42°46'28"	R=95'	L=70.92'
C12	Δ=56°35'44"	R=155'	L=153.11'
C13	Δ=18°00'16"	R=420'	L=131.98'
C14	Δ=18°31'22"	R=480'	L=155.18'

LINE DATA TABLE

L1	N89°59'20"E	2350.6'
L2	N33°23'36"E	64.49'
L3	N76°10'04"E	89.45'
L4	N89°59'20"E	37.70'
L5	N89°59'20"E	47.36'
L6	N89°29'34"W	431.32'
L7	(N71°59'25"E	73.02') ⁵
L8	(S52°45'00"E	35.75') ⁴
L9	(N52°43'54"W	58.97') ⁵
L10	(N66°44'31"E	13.10') ⁶
L11	(N67°16'32"E	48.65') ⁵
L12	EAST	30.00'
L13	NORTH	30.00'
L14	EAST	109.91'
L15	N00°00'00"W	617.41'
L16	N71°16'14"W	37.114'
L17	N88°52'01"W	30.00'
L18	N89°29'34"W	30.00'
L19	N89°29'34"W	20.00'
L20	N0°22'09"E	478.71'

PARCEL MAP
OF
MINOR SUBDIVISION NO. 14-92
BEING A PORTION OF LOT 116
OF THE YOKAYO RANCHO
MENDOCINO COUNTY, CALIFORNIA
SCALE 1"=200' SEPTEMBER, 1992

SHEET 2 OF 2

CASE _____
DRAWER _____
PAGE _____

PLANNING CHECK PRINT

LEGEND

□ Found 6'x6" Concrete Monument with Disk stamped U.S. Army per Map filed in M.C.2,0,2, P.98, M.C.R.

△ Nothing Found and Nothing Set

● Found Monument as noted

★ Found 1/2" Iron Pipe tagged L.S. 4043 per Map filed in M.C. 2, D. 27, P.84, M.C.R.

✕ Found 1/2" Iron Pipe tagged L.S. 3348 per Deed recorded in Book 856 OR. 439, M.C.R.

○ Set 1/2" Iron Pipe tagged R.C.E. 15311

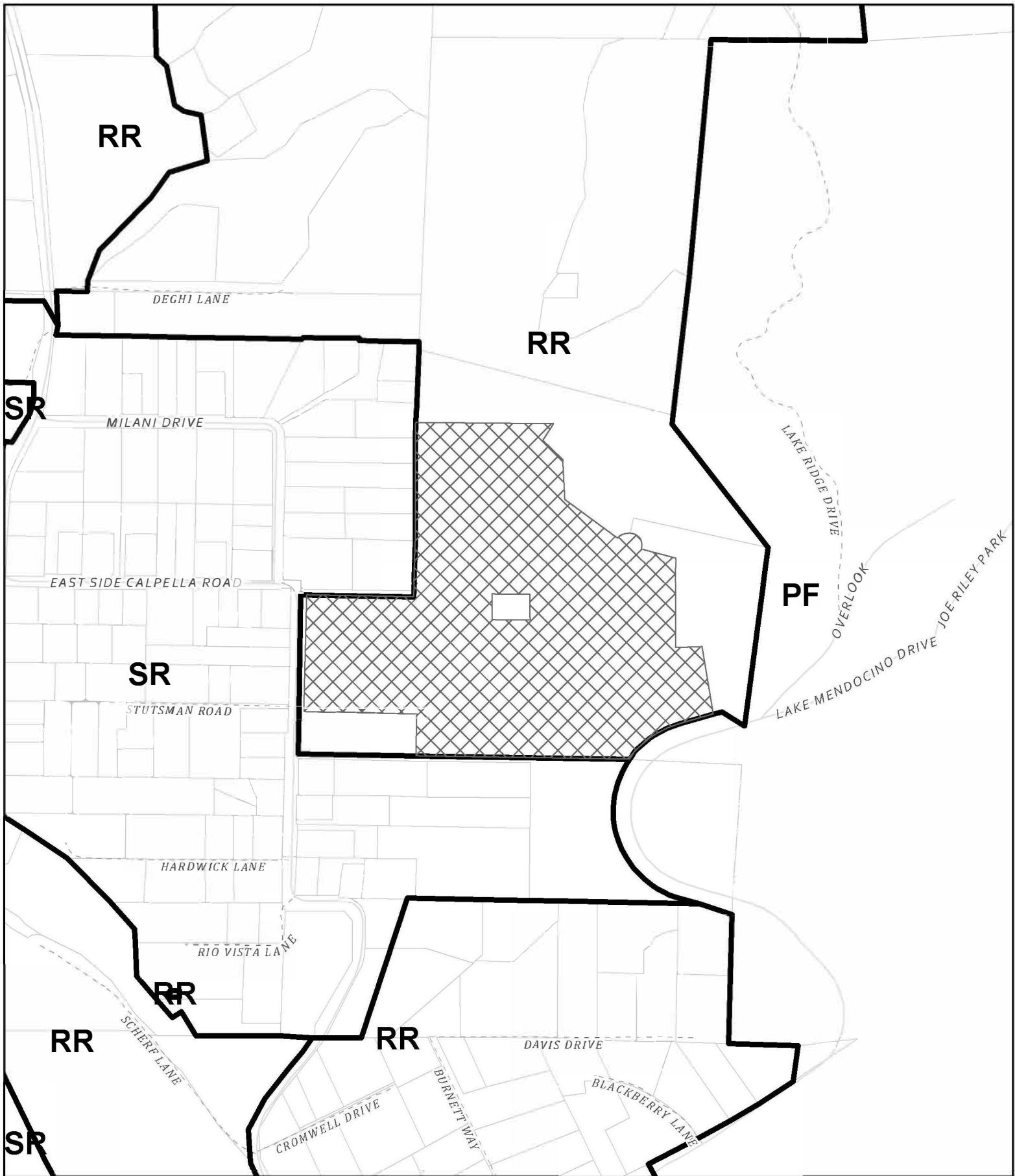
(1) Record Data per Map filed in M.C.2, D. 2, P.98, M.C.R.

(1)' Record Data per Deed recorded in Book 188 OR. Page 142, M.C.R.



**BASIS OF BEARING: N 35° 54' 20" W BETWEEN TWO FOUND CONCRETE MONUMENTS
AS SHOWN IN M.C. 2, D. 2, P. 98, M.C.R.**

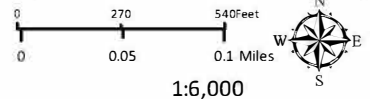
COUNTY OF MENDOCINO STATE OF CALIFORNIA
Scale - 1" = 150' March 28, 1980

Map Case 2
Drawer 3
Page 1



CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

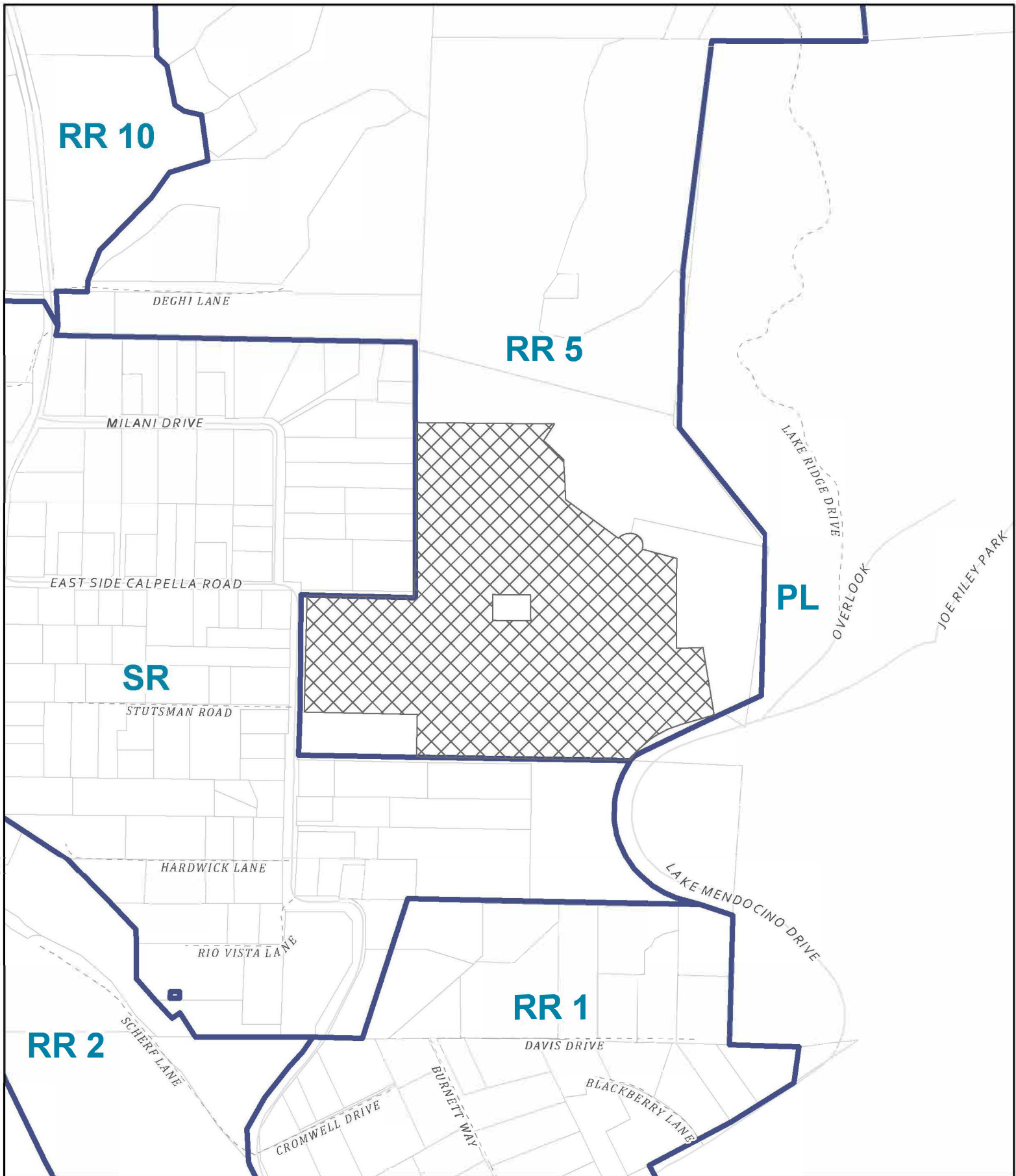
 Zoning Districts
 Assessors Parcels
 Public Roads
 Private Roads



1:6,000

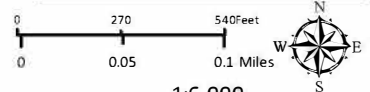
ZONING

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



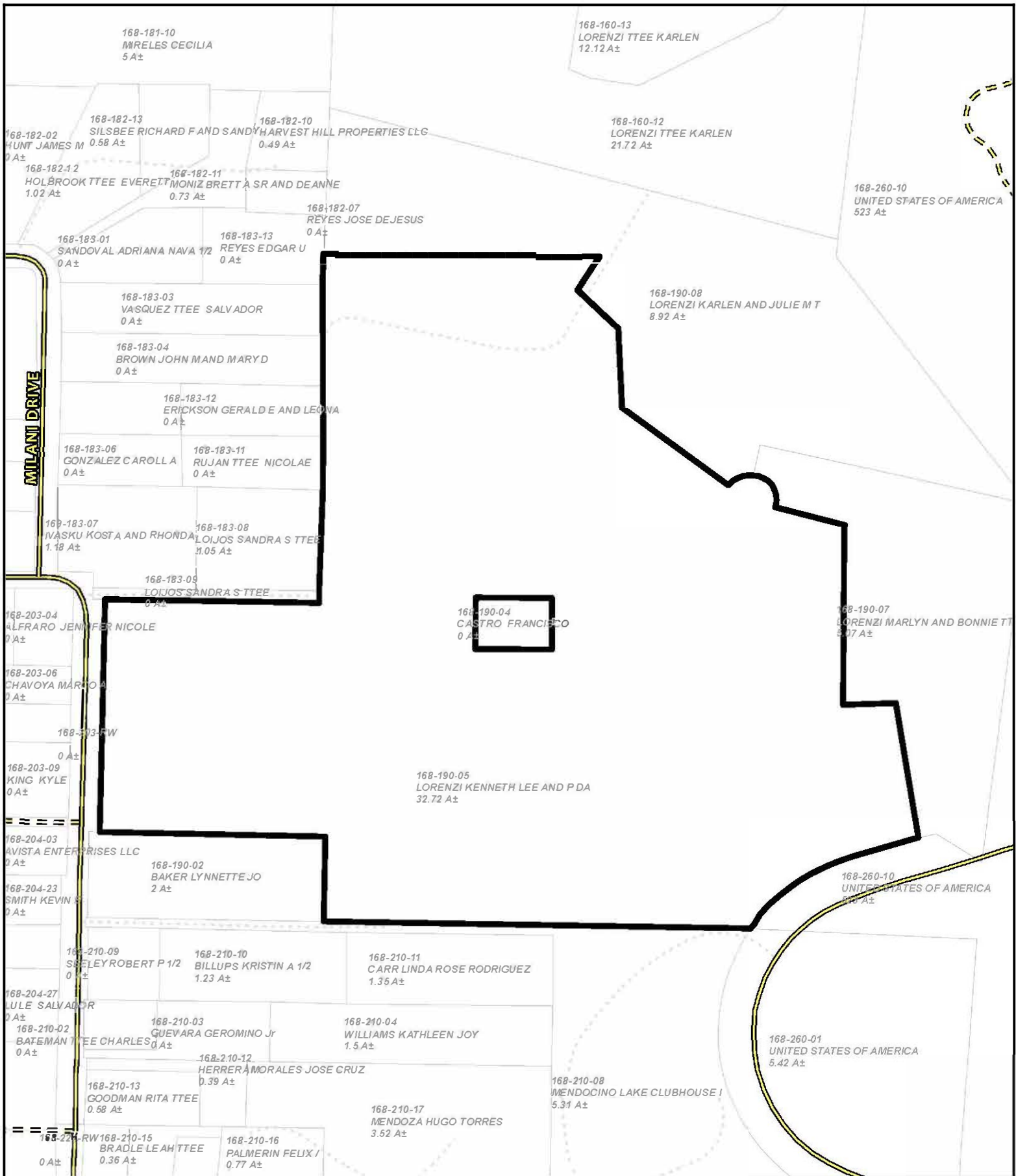
CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

Public Roads
Private Roads
Assessors Parcels



1:6,000
GENERAL PLAN

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

Public Roads
Private Roads
Driveways/Unnamed Roads

Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

ADJACENT PARCELS

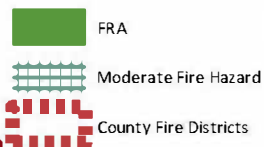
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



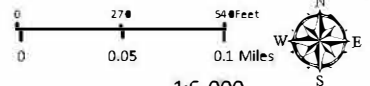
CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn

APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:

ADDRESS: 3991 East Side Calpella Rd, Ukiah

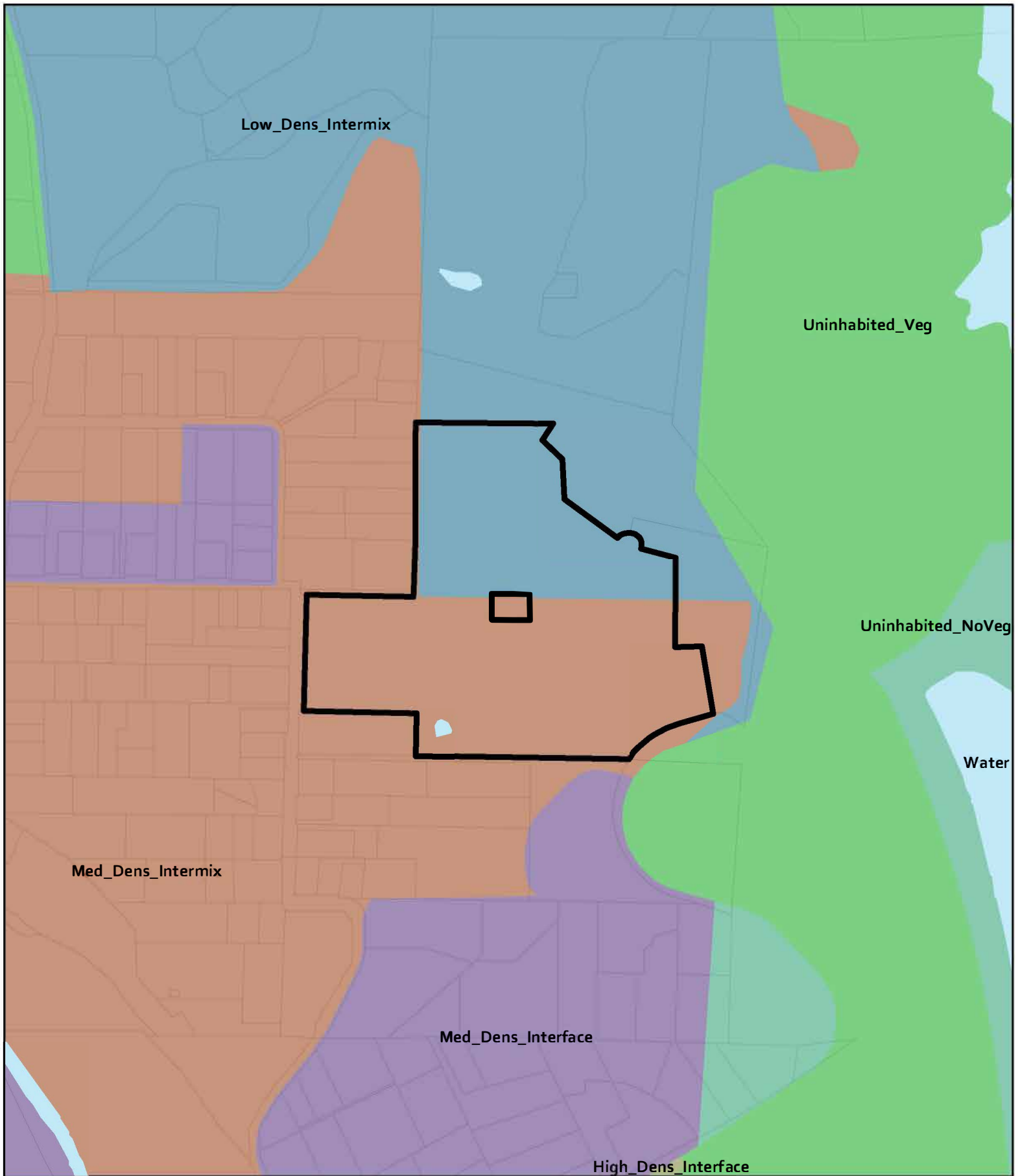


Assessors Parcels




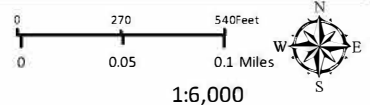
1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



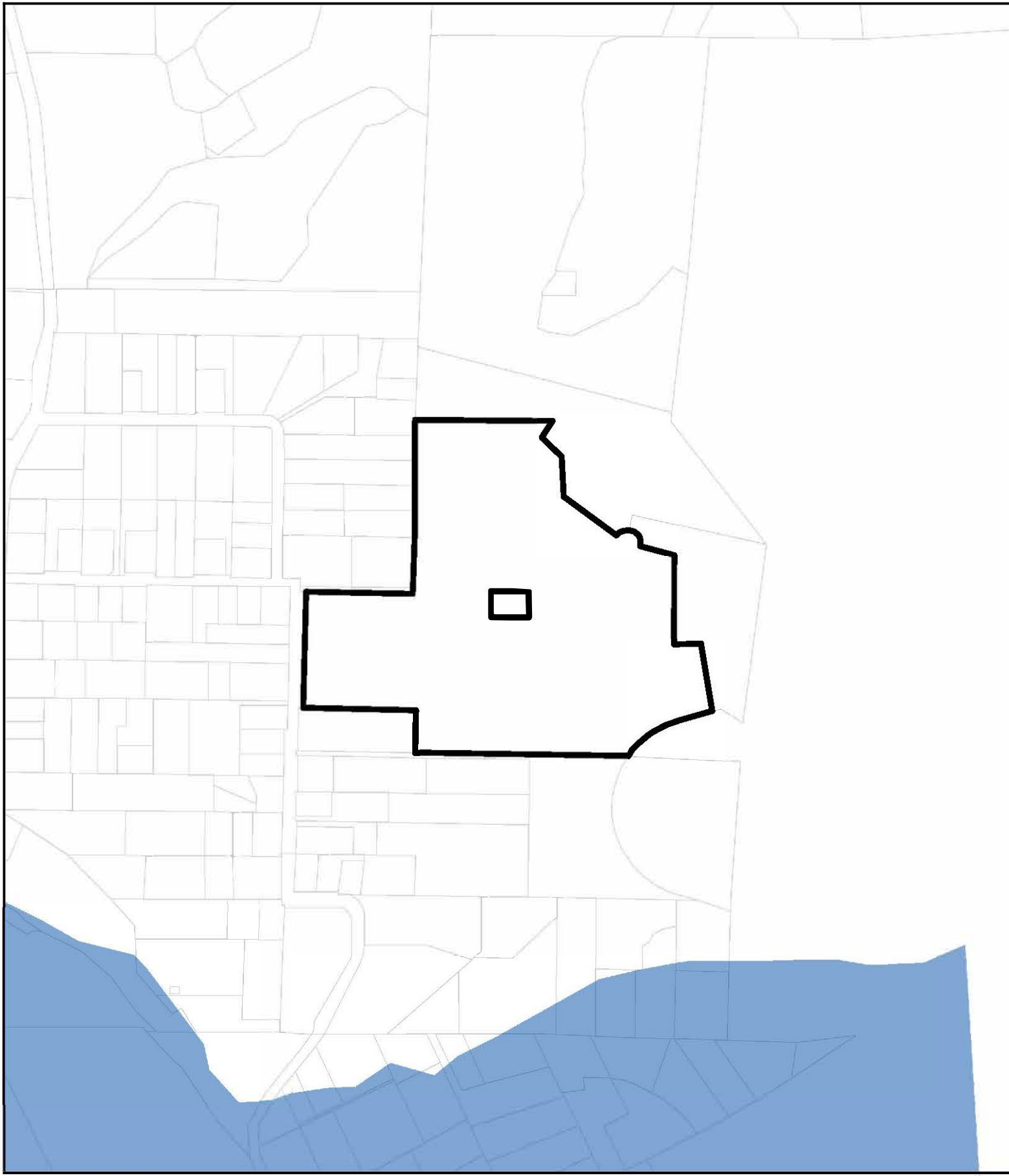
CASE: **MS 2024-0003**
OWNER: **LORENZI, Kenneth & Dawn**
APN: **168-190-05**
APLCT: **Phillip Delahoyde**
AGENT:
ADDRESS: **3991 East Side Calpella Rd, Ukiah**

 Assessors Parcels





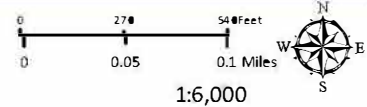
WILDLAND-URBAN INTERFACE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



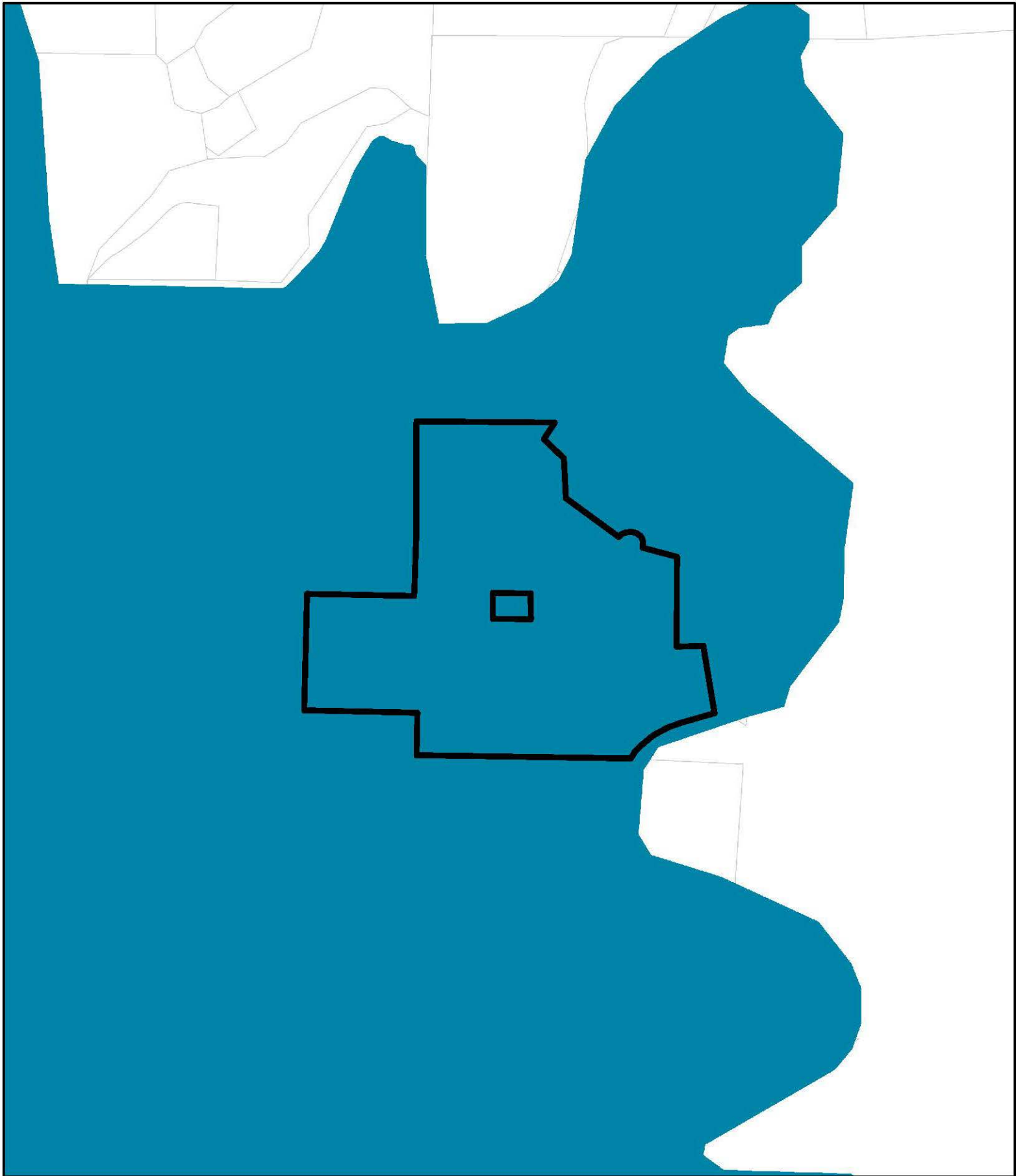
CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

 Estimated Inundation Zones
 Assessors Parcels





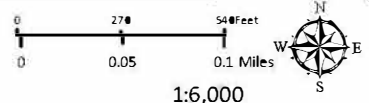
1:6,000
DAM INUNDATION ZONE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **MS 2024-0003**
OWNER: **LORENZI, Kenneth & Dawn**
APN: **168-190-05**
APLCT: **Phillip Delahoyde**
AGENT:
ADDRESS: **3991 East Side Calpella Rd, Ukiah**

 Ukiah Stormwater Areas
 Assessor's Parcels



1:6,000

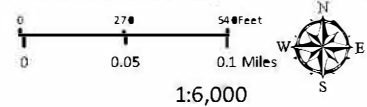
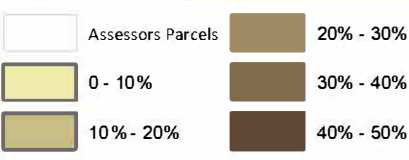
MS4 STORMWATER AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



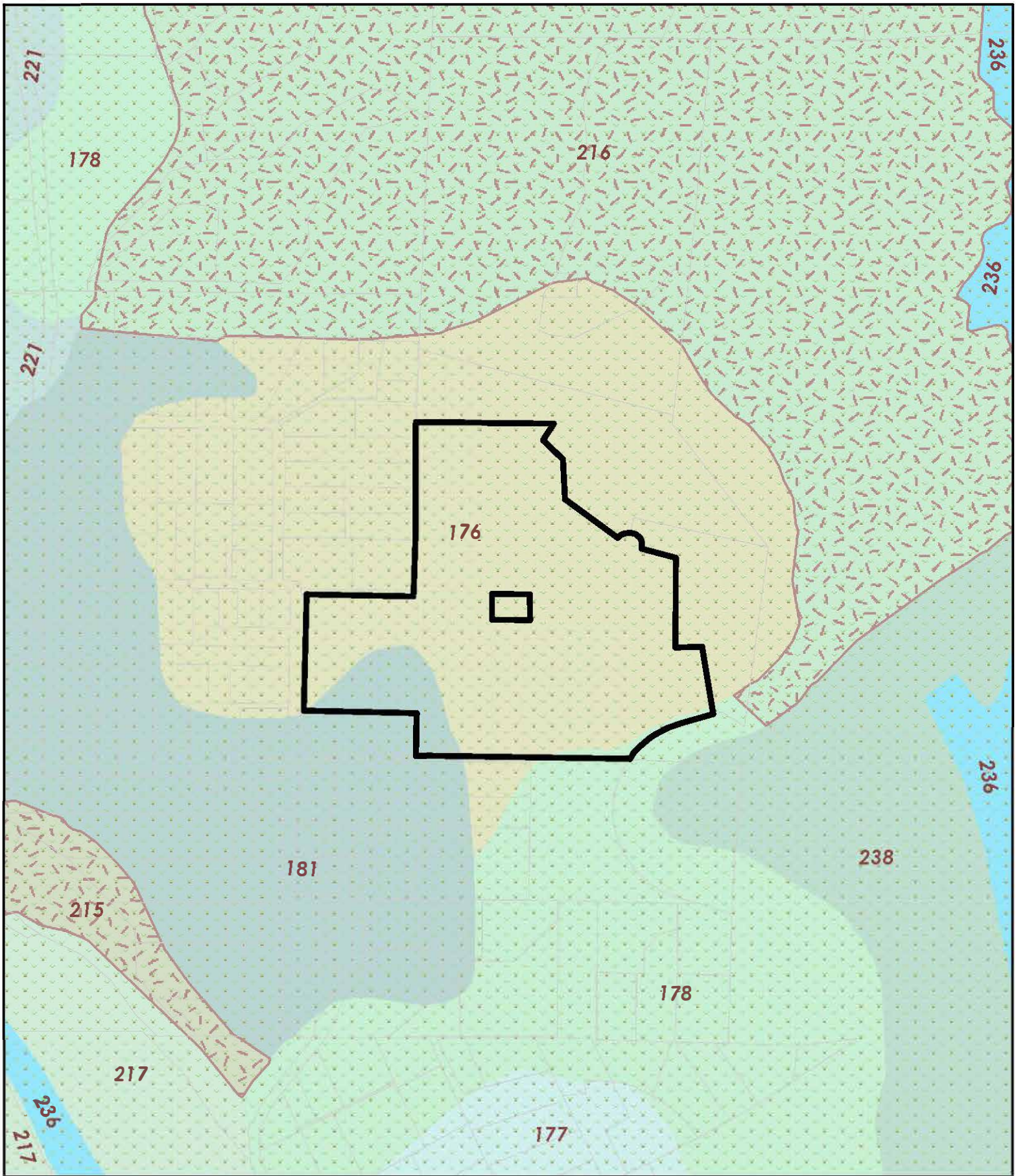
Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah



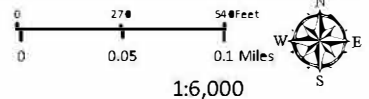
1:6,000
ESTIMATED SLOPE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



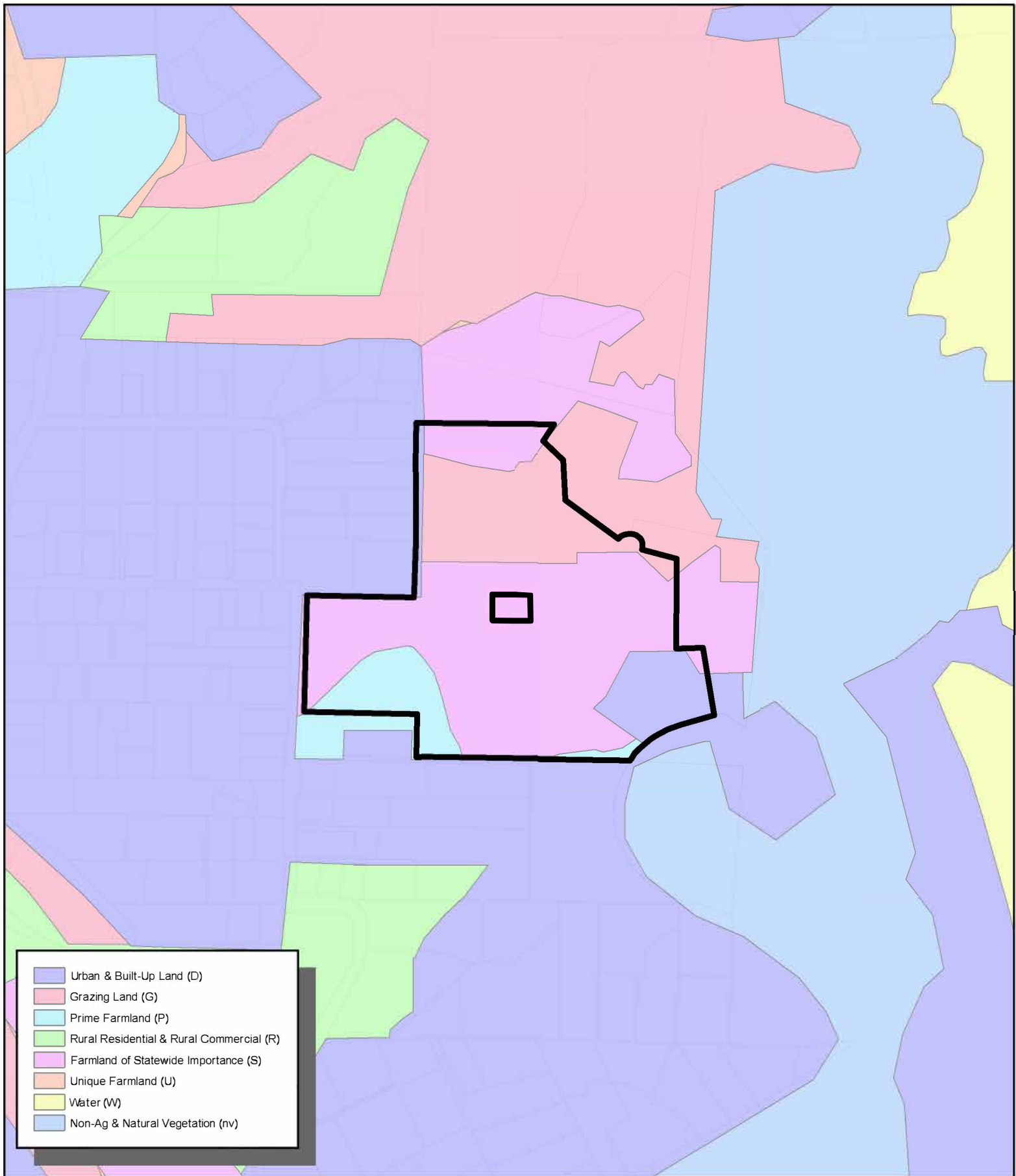
CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

Assessor's Parcels
Naturally Occurring Asbestos



1:6,000
EASTERN SOIL CLASSIFICATIONS

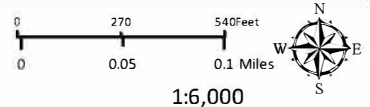
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)
- Water (W)
- Non-Ag & Natural Vegetation (nv)

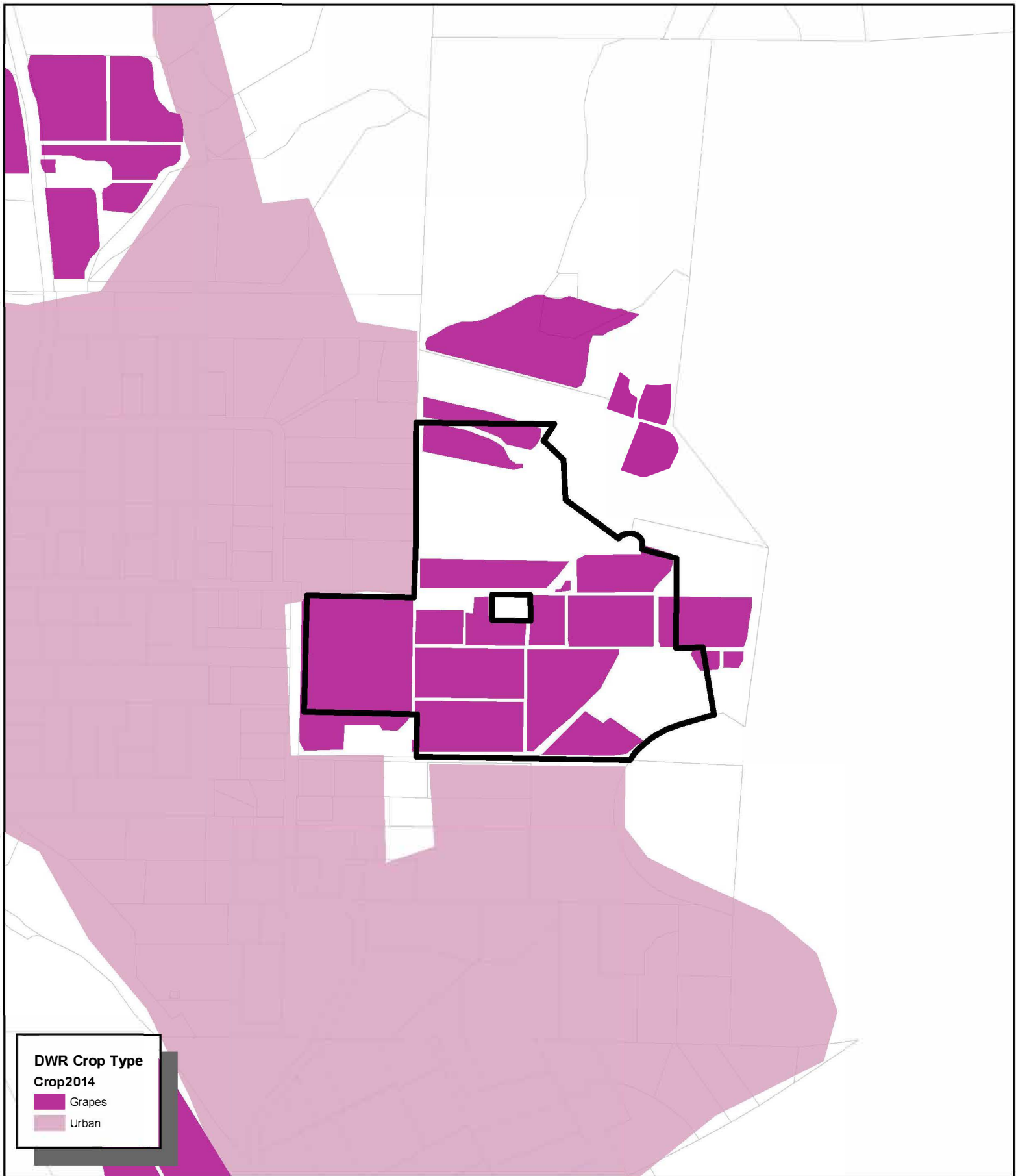
CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

Assessors Parcels



1:6,000
IMPORTANT FARMLANDS

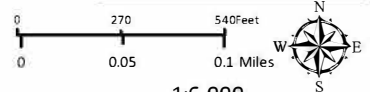
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**DWR Crop Type
Crop2014**

- Grapes
- Urban

Assessors Parcels



1:6,000

CROP TYPES


CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

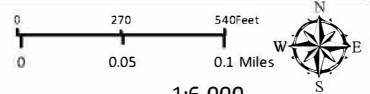
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Ukiah Unified

CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

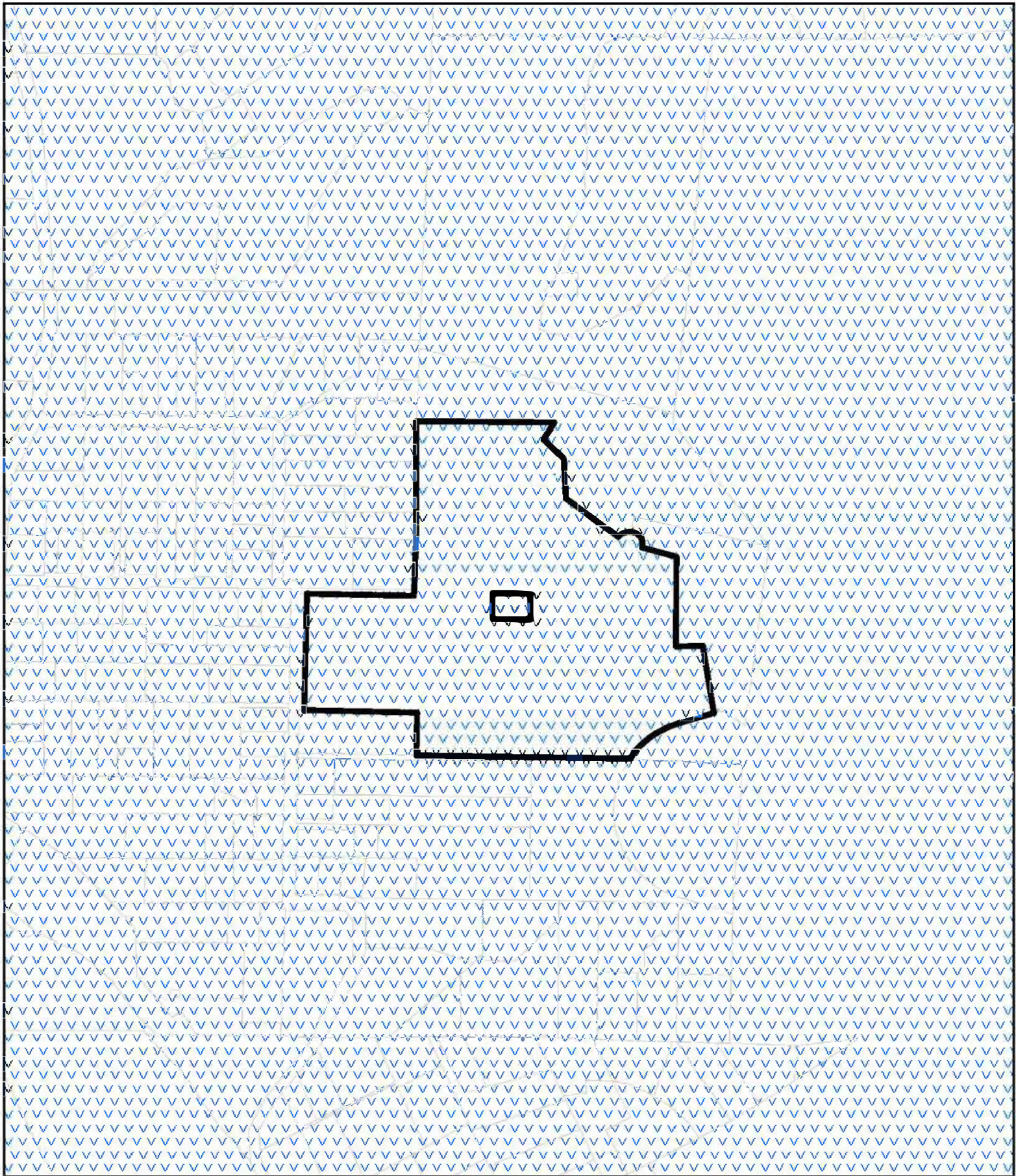
 Assessors Parcels



1:6,000

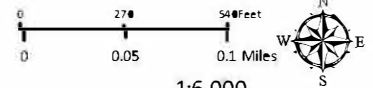
SCHOOL DISTRICT

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah

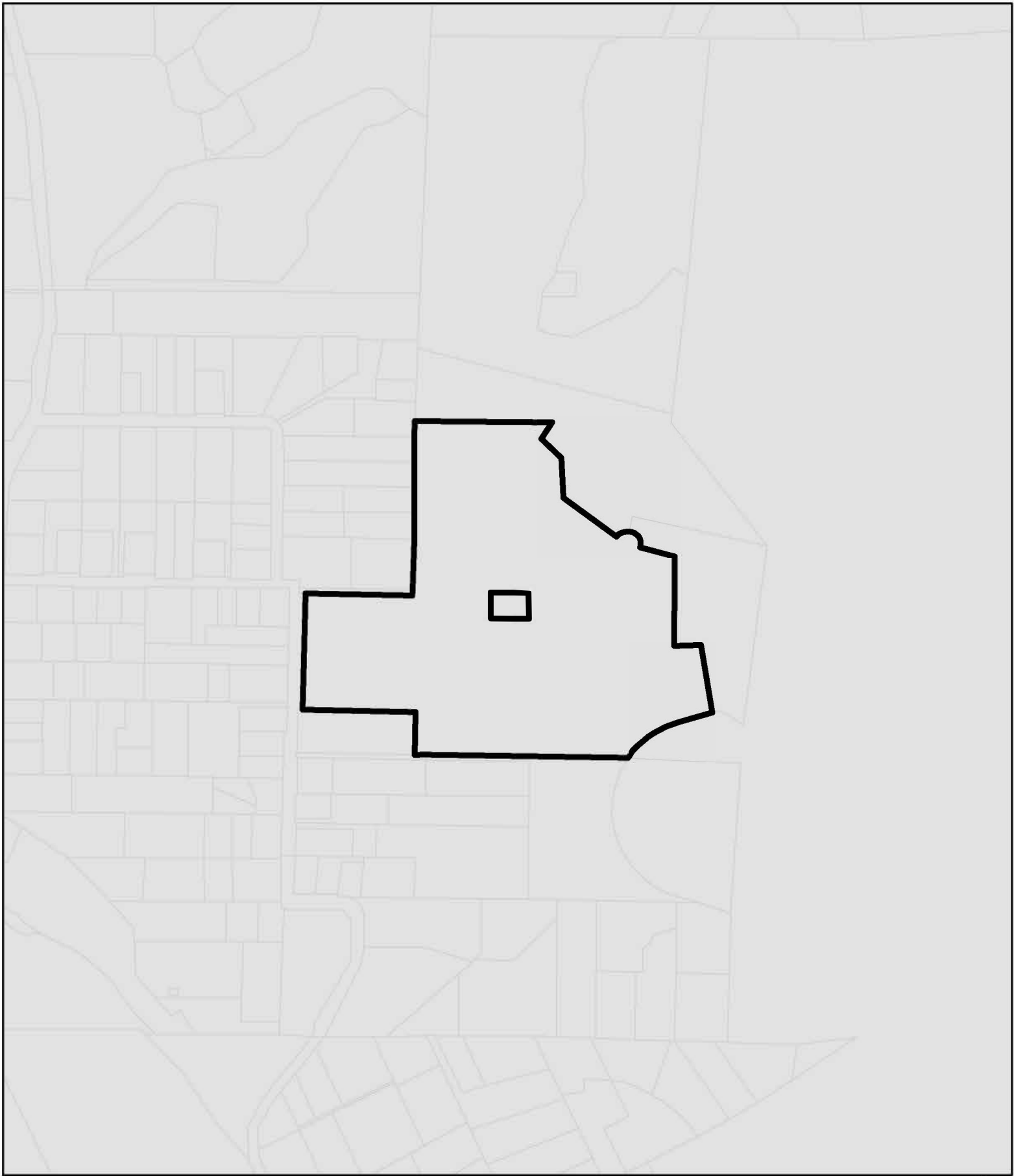
-  Assessors Parcels
-  Russian River Flood District
-  County Water Districts



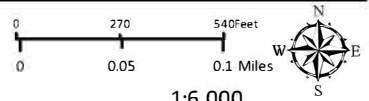
1:6,000

WATER DISTRICT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: MS 2024-0003
OWNER: LORENZI, Kenneth & Dawn
APN: 168-190-05
APLCT: Phillip Delahoyde
AGENT:
ADDRESS: 3991 East Side Calpella Rd, Ukiah



1:6,000

UKIAH VALLEY AREA PLAN

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

Resolution Number _____

County of Mendocino
Ukiah, California

JUNE 19, 2025

MS_2024-0003 – KENNETH & DAWN LORENZI

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A MINOR SUBDIVISION OF AN EXISTING 32.72 ACRE PARCEL INTO TWO (2) LOTS AND ONE (1) REMAINDER PARCEL. LOT 1 WOULD BE 10.40 ACRES, LOT 2 WOULD BE 5.03 ACRES, AND THE REMAINDER PARCEL WOULD BE 17.69 ACRES.

WHEREAS, the applicant, Phillip Delahoyde, filed an application for a Minor Subdivision with the Mendocino County Department of Planning and Building Services to divide an existing 32.72 acre parcel into two (2) lots and one (1) remainder parcel where Lot 1 would be 10.40 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.69 acres, 2.5± miles southeast of Calpella, on the east side of East Side Calpella Road (CR 227) 0.65± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3991 East Side Calpella Road, Ukiah; (APN 168-190-05); General Plan Rural Residential 5-Acre Minimum (RR:5); Zoning Rural Residential 5-Acre Minimum; Supervisorial District 1; (the "Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on May 16, 2025 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, June 19, 2025 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings;

General Plan & Ukiah Valley Area Plan (UVAP) Consistency:

1. The subject property is within the Rural Residential 5-Acre Minimum (RR-5) land use classification. Per General Plan Policy DE-14, the RR classification is intended "*to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area, and residences should be located to create minimal impact on agricultural viability*". In addition, Policy DE-14 requires that the minimum parcel size for RR-5 shall be five (5) acres and the maximum dwelling density shall be one (1) dwelling per five (5) acres. The proposed subdivision is consistent with Policy DE-14 because (1) it would not conflict with the intent of the RR classification, (2) each new lot would be at least five (5) acres, and (3) each lot would contain one (1) dwelling unit. The proposed subdivision would not conflict with the intent of the RR classification because it would not change any existing uses of the property, including existing vineyards.

2. Per General Plan Policies DE-99, 100, 101, 103, 105, and 106, the proposed subdivision would not create any direct noise impacts because no physical development is proposed. However, the construction of a private road approach required by subdivision conditions could create some temporary noise during construction. Future development of newly created lots could include residential or accessory structures, such as Second Residential Units or garages. These uses are not expected to create a new source of substantial noise, and an acoustical study is not warranted per Action Item DE-99.2.
3. Per General Plan Policies DE-114, 115, and UVAP Policy HA2.1d, a cultural resources evaluation was submitted for the proposed subdivision. The evaluation, which included a survey of the subject property, did not uncover any cultural, historical, or archaeological resources. The Mendocino County Archaeological Commission accepted the results of the survey on the condition that the "Discovery Clause" be adopted as a note on the Parcel Map, which has been adopted as a condition of approval. The County referred the project to local tribes, who did not respond. The archaeologist who prepared the cultural resources evaluation also contacted local tribes, who did not have further comment.
4. General Plan Policy DE-121 requires that new discretionary development will be required to demonstrate that basic infrastructure is available and has adequate capacity to serve the project without degrading the existing level of service standards. Policies DE-196 and 197 require that development of residential uses be supported by water supply and wastewater treatment systems adequate to serve the long-term needs of the intended density, intensity, and use. Policies RM-17, 18, and UVAP Policy WM2.2a prohibit new development beyond proof of adequate water supply. Land use plans and development must minimize impacts to the quality or quantity of drinking water supplies. UVAP Policy LU 4.2a requires that new development applications identify the impacts on provision of public services and mitigate those impacts. Each proposed lot would be served by an existing permitted septic system and connection to Millview County Water District. However, the Division of Environmental Health (DEH) noted that a replacement area for the septic system on Lot 2 has not been identified. As such, DEH recommended that a condition of approval be adopted which would require that a Site Evaluation Report be submitted designating an adequate replacement area for Lot 2.
5. General Plan Policy DE-141 requires that all new development applying for discretionary approval comply with CAL FIRE requirements regarding ingress/egress issues to facilitate effective evacuation. However, the proposed subdivision is within the Local Responsibility and is not within the jurisdiction of CAL FIRE. Instead, the Ukiah Valley Fire Authority (UVFA) provides service. The project was referred to UVFA, who had no comments. Policy DE-220 requires that development not hinder the maintenance and use of routes and sites critical to evacuation, emergency operations, and recovery. The proposed subdivision is not expected to interfere with evacuation routes because the lots would have direct access to County maintained roads, including the possibility of a secondary evacuation route through connections to East Side Calpella Road or Lake Mendocino Drive. Policy DE-145 requires that land use density and intensity be coordinated with the road system's functional classifications and capacities. As explained in the Transportation section of the Mitigated Negative Declaration, the potential increase in population induced by the proposed subdivision would have a minimal impact on road capacity. Policy DE-151 requires that land divisions shall not be approved until access and road improvements adequate for the intended uses, density or intensity are identified or constructed, or funding mechanisms are in place. Under the proposed configuration, each lot would gain access directly from a County road. County DOT requires that a private road approach be constructed onto East Side Calpella Road to meet their road standards. This requirement has been adopted as a condition of approval.
6. General Plan Policy DE-201 says that *"to the maximum extent practical, avoid constructing critical facilities within the designated 500-year flood plain areas or areas potentially subject to dam inundation (or other water impoundment facilities) or seiches"*. The property is not within a FEMA-designated flood hazard area. Although the Coyote Valley Dam at Lake Mendocino is nearby, the

National Inventory of Dams' inundation maps show that the entirety of the proposed subdivision would be outside of the inundated area under a "Maximum High, Breach" scenario (which typically results in the greatest flooded area, depth of downstream flood waters, life safety, and economic consequences).

7. General Plan Policy DE-212 requires that 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 proposed subdivision would not directly create solid waste or involve hazardous materials, but it may induce future residential development. Future residential development is not expected to generate substantial amounts of solid waste or hazardous materials. Regardless, transfer stations are available nearby in Ukiah to accept solid waste, which is then transported to the Potrero Hills landfill in Solano County.
8. General Plan Policy DE-230 states that the *"approval of parcel maps and tentative maps in SRAs or VHFHSZs is conditional based on meeting the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding public and private road standards for ingress, egress, and fire equipment access"*. UVAP Policy HS1.3b prohibits approval of subdivisions in areas designated with a very high fire hazard rating unless the responsible agency determines that adequate access, evacuation routes, emergency response, and fire flow are available, and that the project complies with the most current State requirements for development in wildlands. In this context, SRA refers to State Responsibility Areas, but the proposed subdivision is within the Local Responsibility Area of UVFA. The proposed subdivision is within the recommended Very High Fire Hazard Severity Zone published by CAL FIRE in February 2025. However, these zones have not yet been officially adopted by UVFA, who maintains jurisdiction. In any case, future development on the newly created lots would be required to obtain approval from UVFA.
9. General Plan Policy DE-251 requires that prior to recordation, new lots in areas zoned for residential use shall demonstrate sufficient areas with an acceptable risk of geologic, seismic, slope, and soil-related hazards to accommodate the proposed land uses, densities, and intensities. UVAP Policy HS1.1b prohibits construction in earthquake fault zones unless geotechnical studies indicate acceptable mitigations. Each lot within the proposed subdivision would maintain such areas. None of the lots are entirely encumbered by substantial slopes or are within an earthquake hazard zone. The general building permit process for new construction would ensure that future development on slopes or weak soils is properly engineered.
10. General Plan Policy RM-28 requires that a biological resources evaluation be conducted where natural conditions of the site suggest the potential presence of special-status species. Due to the lack of proposed development, largely disturbed nature of the existing site, and lack of prior observations of special status species in the California Natural Diversity Database, staff determined that a biological resources evaluation was not warranted for the proposed subdivision. The project was referred to the California Department of Fish & Wildlife (CDFW). CDFW recommended that a condition of approval be added to the subdivision whereby future development, including modifications to fencing, requires the installation of wildlife-friendly fencing, encourages landscaping with locally appropriate native species, and targets the removal of non-native invasive species. CDFW also recommended that if future development includes ground disturbance and/or vegetation removal (trees and shrubs) or grading, that a floristic survey conducted at the appropriate time of year be required. CDFW recommendations have been adopted as conditions of approval, to be placed as notes on the Parcel Map.
11. Per General Plan Policy RM-38, 39, and Action Item RM-44.1, the project was referred to the Air Quality Management District (AQMD), who did not respond. Conditions of approval have been adopted that would inform the subdivider of AQMD dust control and grading requirements. The property is within a mapped area that has the potential to contain Naturally Occurring Asbestos. A condition of approval has been adopted requiring a note be placed on the Parcel Map that would

require the subdivider to contact AQMD prior to development for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with AQMD and state regulations.

12. The project may result in minor conversion of agricultural land to residential uses if additional residential or accessory structures were to be built on new lots in the future, such as Second Residential Units or garages. General Plan Policy RM-109 and UVAP Policy OC3.1b states that land shall not be converted from the Agricultural Lands or Range Lands classifications to non-agricultural classifications unless certain criteria are substantiated. Additionally, Policy RM-111 states that discretionary projects shall not undermine the integrity and economic viability of agricultural operations by causing or contributing to piecemeal land-use conversion, land fragmentation, urban encroachment, the introduction or concentration of incompatible uses on lands adjoining or within agricultural areas, or the extension of growth-inducing urban services such as public water or sewers. The subject property has been within the Rural Residential 5-acre minimum (RR-5) land use classification and zoning district since at least 1982. Therefore, Policies RM-109 and OC3.1b would not apply. The proposed subdivision would not conflict with Policy RM-111 because the land has been designated within the RR-5 classification for many years and public water service has already been extended to the site. The proposed subdivision may incrementally reduce the agricultural viability of the property by fragmenting the existing vineyards or allowing future conversion of agricultural land to Second Residential Units, but this conversion has been implicitly facilitated by application of the RR-5 classification. The property is not adjacent to any agriculturally classified lands.
13. General Plan Policy RM-137 and UVAP Policy CD2.2a requires that the County seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience. A condition of approval has been adopted requiring that a note be placed on the Parcel Map requiring that all future external lighting meet these criteria.

Zoning Consistency:

14. The property is within the Rural Residential (RR) zoning district. According to Mendocino County Code Section 20.048.005, the RR district is *"intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the RR district would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired"*. The proposed subdivision would not conflict with the intent of the RR district because development is not proposed as part of the subdivision. The existing residential and agricultural use of the property would remain. Per Section 20.048.025(C), the minimum lot area of the property is five (5) acres. The proposed subdivision would create lots that are all greater than five (5) acres. Per Section 20.048.030(C), the maximum dwelling density of the property is one (1) unit per five (5) acres. The proposed subdivision would create new lots that each contain one (1) residential unit at most. Per Sections 20.048.035 and 20.048.040, the minimum front, rear, and side yards for each new lot would be thirty (30) feet. The boundary between Lot 1 and Remainder Parcel has been configured in a way to allow the existing residence on the Remainder Parcel to meet the required thirty (30) foot front yard setback. To ensure that structures would meet setback requirements from any newly created lot lines, a condition of approval has been adopted which would require that setbacks to all property boundaries and easements be designated on the Parcel Map.

Division of Land Regulations:

15. The proposed subdivision is consistent with the general regulations and provisions for subdivisions because:
 - a. Each lot would be a minimum of five (5) acres.

- b. Each lot would be a minimum of eighty (80) feet wide, except for a strip of Lot 1 that is approved as a flag lot.
- c. The flag lot is necessitated by the existing configuration of the subject property and neighboring properties to allow Lot 1 to connect directly to East Side Calpella Road.
- d. The flag lot meets the twenty (20) foot width criteria and is paved with gravel, but does not meet the maximum three hundred (300) foot depth criteria.
- e. The flag lot's inconsistency with depth criteria has been approved through an exception per County Code Section 17-87.
- f. There are special circumstances or conditions affecting the proposed division of land that warrant the requested exception. If Lot 1 were to make a direct connection to East Side Calpella Road while simultaneously being of sufficient width to no longer be classified as a flag lot, the boundaries of Lot 1 would necessarily include some portion of the vineyards south of Lorenzi Road. If Lot 1 and the Remainder Parcel are to remain bisected by Lorenzi Road, there is no other configuration of Lot 1 that could simultaneously make a direct connection to East Side Calpella Road while creating a strip of three hundred (300) feet or less due to the width of the adjacent Ivasku and Loijos properties.
- g. The exception would not be detrimental to public welfare or injurious to surrounding property because it would not impact existing access to adjacent properties.
- h. Each new lot would not have a depth greater than three (3) times the average width of the lot. The side lot lines, so far as possible, would be at right angles to the center line of the street, or radial, or approximately radial to curved streets.
- i. Each lot would connect to County maintained roads. A private road approach would be constructed onto East Side Calpella Road in accordance with Mendocino County Road Standards. Each lot is served by existing permitted septic systems and connections to Millview County Water District. A replacement area for the septic system on Lot 2 has not been identified, but a condition of approval has been adopted that would require the submittal of a Site Evaluation Report and the designation of a replacement area for Lot 2 to the Division of Environmental Health.

Housing Element:

- 16. Housing Element Action 3.1a directs the County to work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units. Action 3.2a directs the County to continue efforts around the development of ADUs and to encourage the production of ADUs for full-time occupancy. Action 3.5a(5) directs the County to identify possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels and to amend such codes where feasible. The proposed subdivision would not directly create any new residential units but would allow the development of additional Second Residential Units on each newly created lot, whereas the current parcel configuration already exceeds maximum density limits.

Environmental Determination:

- 17. An Initial Study for the proposed project was completed by staff in accordance with the California Environmental Quality Act (CEQA). Based on this initial evaluation, it was found that the project would not produce any significant environmental impacts with mitigation measures incorporated. As such, a Mitigated Negative Declaration was prepared. It is noted in the Initial Study that the

proposed project could result in some environmental impacts, but these were considered less-than-significant with mitigation incorporated.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in Exhibit "B", attached hereto and incorporated herein by this reference. The Planning Commission certifies that the Planning Commission has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Minor Subdivision, subject to the Conditions of Approval and Mitigation Measures in Exhibit "A" and the Mitigation Monitoring and Reporting Program in Exhibit "B", attached hereto.

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

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

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

ATTEST: JAMES F. FEENAN
Secretary to the Planning Commission

By. _____

BY JULIA KROG
Director

ELORA BABBINI, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL AND MITIGATION MEASURES

MS_2024-0003 – KENNETH & DAWN LORENZI

JUNE 19, 2025

APPROVED PROJECT DESCRIPTION: Minor Subdivision of an existing 32.72 acre parcel into two (2) lots and one (1) remainder parcel. Lot 1 would be 10.40 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.69 acres.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by “”):**

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

Aesthetics

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

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

Air Quality

2. The following note shall appear on the Parcel Map:

Future development of building site(s), access roads, or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.

3. **The following note shall appear on the Parcel Map:

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

Biological Resources

4. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of **\$3,018.75** OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within five (5) days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned

to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to ensure timely compliance with this condition.**

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

Future discretionary development involving ground disturbance, vegetation removal, or grading shall require a floristic survey during the appropriate time of year.

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

If agricultural use of the lots is discontinued or abandoned, new or modified fencing shall be of a wildlife-friendly design. Future landscaping should include locally appropriate native species.

Cultural Resources

7. The following note shall appear on the Parcel Map:

"In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied "

8. Those "recommendations" outlined in the Archaeological Survey Report dated February 5, 2025, prepared by ALTA Consulting, shall be complied with. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Geology & Soils

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

- g. Pursuant to the California Building Code and Mendocino County Building Regulations, a grading permit will be required unless exempted by the Building Official.

Hydrology & Water Quality

10. The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
11. **The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for the existing structure(s) located on Lot 2, completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
12. The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch = 50 feet showing all adjacent parcels on one sheet completed by a qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development.
13. The applicant shall either:
- (1) Submit to the Division of Environmental Health, a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17-55 & 17-56);

OR

- (2) Submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered improvement plans for the future installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to the Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the County Engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII.

Land Use & Planning

14. Building/Development Setbacks indicating Front/Rear/Side to all property boundaries (existing and proposed) and roadway/easements shall be designated on the Parcel Map.
15. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the subdivider must:
- (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid; AND
- (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

Transportation

16. There shall be provided an access easement of 60 feet in width from a publicly maintained road to each parcel being created. Documentation of access easement(s) shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
17. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
18. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map.
19. **A standard private road approach shall be constructed onto East Side Calpella Road (CR 227), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with hot-mix asphalt or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
20. Road improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. Current improvement plan checking and inspection fees apply. When specifically requested by the applicant and approved in advance by the County Engineer, required improvements may be constructed without formal improvement plans. If so approved, all work must be completed under the direct supervision and control of a California Registered Civil Engineer who, upon completion of the improvements, shall file a report with the Mendocino County Department of Transportation verifying the road improvements have been constructed in substantial compliance with the prescribed minimum standards and accepted industry practices.
21. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
22. A Conditional Certificate of Compliance shall be recorded for the Remainder Parcel concurrently with the recording of the Parcel Map. The Conditional Certificate of Compliance shall require that the following conditions must be met prior to future development of the remainder parcel.
 - a. *The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for the existing structure(s) located on the Remainder Parcel, completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).*

EXHIBIT B - MS_2024-0003 (Delahoyde) Mitigation Monitoring and Reporting Program (MMRP)

			Compliance Verification		
Mitigation Measure(s)	Implementation Timing	Monitoring/Reporting Responsibility	Initial	Date	Comments
Aesthetics					
AES-1: The following note shall be placed on the Parcel Map: All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.	Prior to recording of Parcel Map	Subdivider/surveyor.			
Air Quality					
AQ-1: Prior to the development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos content.	Prior to future construction.	Subdivider.			
Biological Resources					
BIO-1: The following note shall be placed on the Parcel Map: Future discretionary development involving ground disturbance, vegetation removal, or grading shall require a floristic survey during the appropriate time of year.	Prior to recording of Parcel Map	Subdivider/surveyor.			
BIO-2: The following note shall be placed on the Parcel Map: If agricultural use of the lots is discontinued or abandoned, new or modified fencing shall be of a wildlife-friendly design. Future landscaping should include locally appropriate native species.	Prior to recording of Parcel Map	Subdivider/surveyor.			
Geology & Soils					
GEO-1: The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for a replacement system for the existing structure(s) located on parcel(s) Lot 2, completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).	Prior to recording of Parcel Map	Subdivider.			
Transportation					
TRA-1: A standard private road approach shall be constructed onto East Side Calpella Road (CR 227) in accordance with Mendocino County Road and Development Standards No. A510, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with hot mix asphalt or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.	Prior to recording of Parcel Map	Subdivider/contractor.			