PUBLIC DRAFT

INITIAL STUDY AND NEGATIVE DECLARATION

SCH: XXXXXX

FOR

Denise Gorny Minor Subdivision AT 2300 Road E Redwood Valley, CA; APN: 161-250-16

File No. MS_2025-0001

LEAD AGENCY:
County of Mendocino
Department of Planning & Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

PREPARED BY:
Jamie Henry, Planner I
Department of Planning & Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

November 11, 2025

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INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Negative Declaration for the Project. This Draft IS includes a description of the Project; the location of the Project site; an evaluation of the potential environmental impacts of Project implementation; and written statement that an Environment Impact Report (EIR) is not required because the project will not have a significant adverse impact on the environment.

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

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

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

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

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

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

PROJECT INFORMATION

FILE NUMBER: MS_2025-0001

OWNER: Denise Gorny
2300 Road E
Redwood Valley, CA

APPLICANT: David Kindopp
211 W. Standley Street
Ukiah, CA

AGENT: Jim Ronco
445 N. State Street
Ukiah, Ca 95482

PROJECT LOCATION: 1± mile north of the Redwood Valley town center on the north side of Road E (CR 223), 0.5± miles east of its intersection with East Road (CR 230) at 2300 Road E, Redwood Valley; APN: 161-250-16.

TOTAL ACREAGE: 3.2± acres

GENERAL PLAN: Rural Residential, 1 acre minimum (RR-1)

ZONING: Rural Residential, 1 acre minimum (RR-1)

PROJECT DESCRIPTION: For this project, the baseline conditions include the current configuration of the 3.18± acre Rural Residential (RR1) parcel and all existing development on the site, including two single-family residences, associated accessory structures, two existing wells, on-site septic systems, and the existing driveway access to Road E. The applicant requests approval of a Minor Subdivision to divide the 3.18± acre parcel into a 1.0± acre parcel and a 2.2± acre remainder.

The project site consists of a 3.18± acre parcel located at 2300 Road E in Redwood Valley (APN 161-250-16), within the Rural Residential (RR1) zoning district and RR 1 General Plan land use designation. The parcel is relatively flat, with gently sloping terrain ranging from approximately 0–10 percent, and contains two existing single-family residences, accessory structures, two onsite water wells, and existing septic systems with associated leach fields. Vegetation on the property consists primarily of managed residential landscaping, ornamental trees, scattered native grasses, and small patches of ruderal vegetation. No streams, wetlands, riparian habitat, or other sensitive biological resources are present on the project site.

Surrounding land uses include rural residential parcels ranging between 1 and 2 acres in size, with a 29± acre vineyard under Williamson Act contract (AG 40 zoning) located immediately north of the project boundary. The site is accessed from a private driveway connection to Road E, a County maintained roadway. The property is located within the Redwood Valley Calpella Fire Protection District and lies within a Local Responsibility Area (LRA). The site is not located within a mapped flood hazard area, earthquake fault zone, or other identified geologic hazard area.

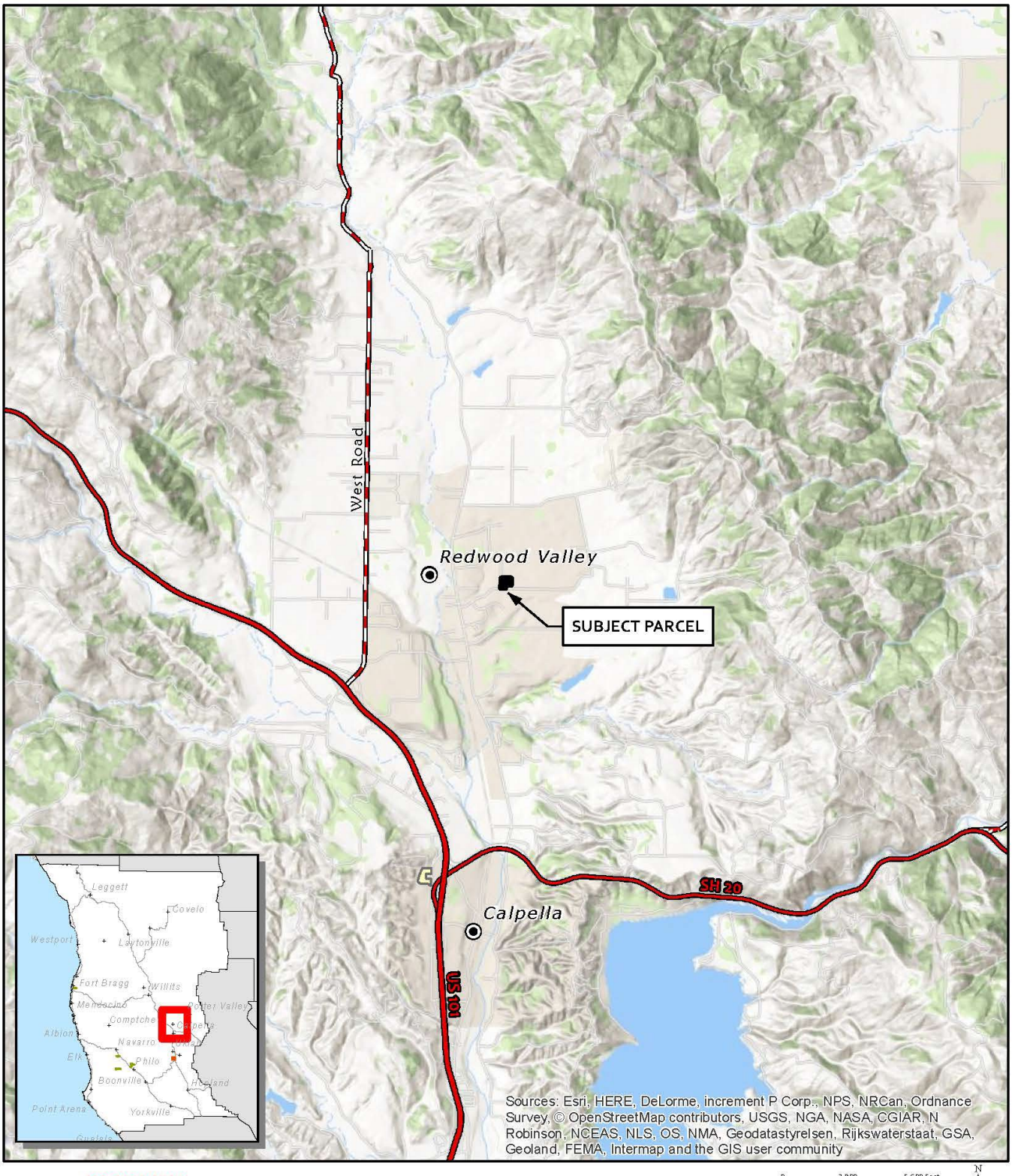
Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements): CAL FIRE

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to the consultation requirements of Assembly Bill (AB) 52, in July 2022, the County of Mendocino (County) provided formal notification to the California Native American tribes that requested notification of all new potential Negative Declarations within the County. The following tribes were notified: Cloverdale Rancheria, Cahto Tribe, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. Sherwood Valley Band of Pomo Indians responded with no further input as the project is not within their tribal territory.

PROJECT PLOT PLAN: See Page 5 of this document.

FIGURE 1: LOCATION MAP



CASE: MS 2025-0001
OWNER: GORNY, Denise
APN: 161-250-16
APLCT: David Kindopp
AGENT: Jim Ronco Consulting
ADDRESS: 2300 Rd E, Redwood Valley

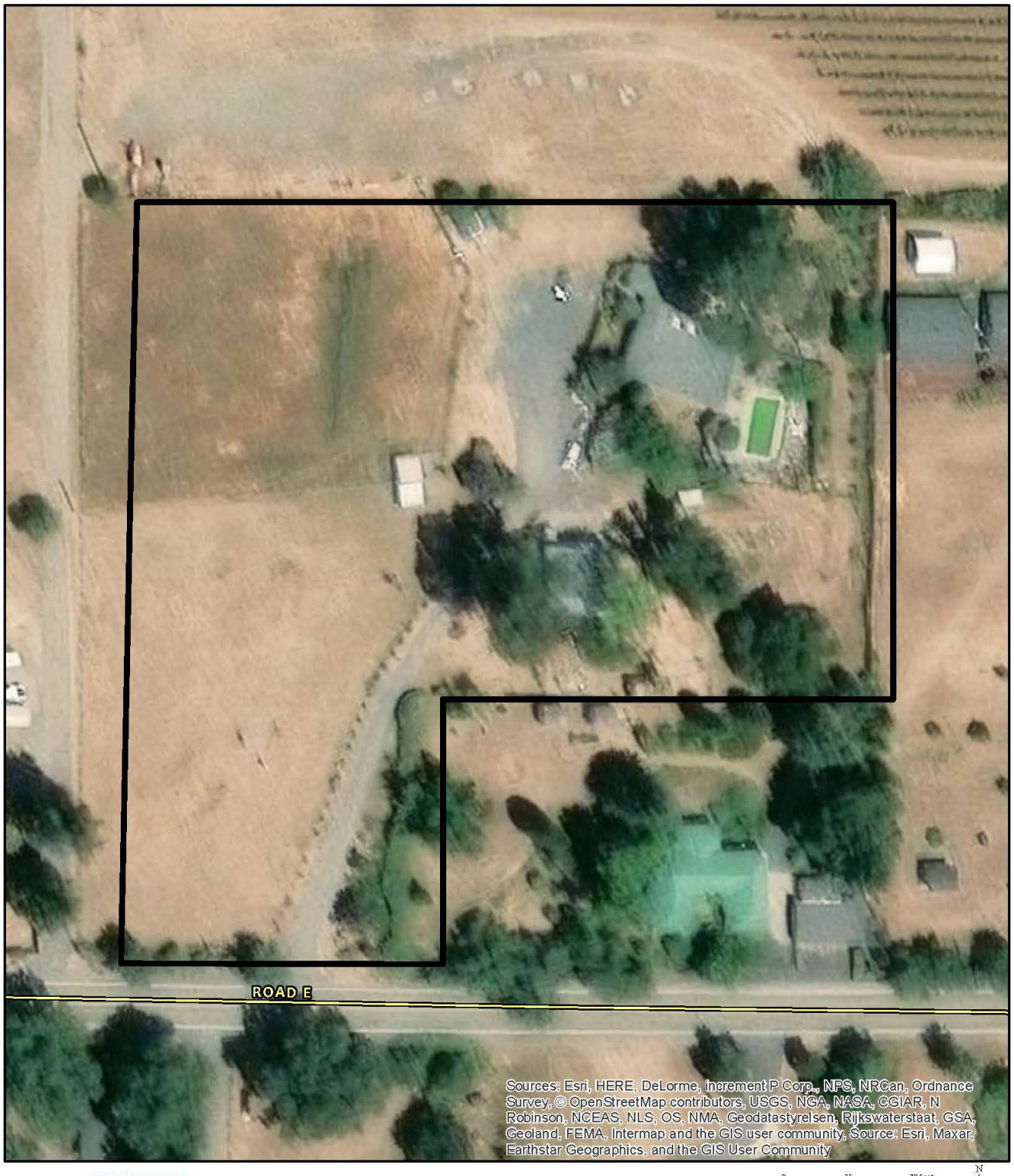
Major Towns & Places
Highways
Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles
1:63,360

LOCATION

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

FIGURE 2: AERIAL IMAGERY



CASE: MS 2025-0001
OWNER: GORNY, Denise
APN: 161-250-16
APLCT: David Kindopp
AGENT: Jim Ronco Consulting
ADDRESS: 2300 Rd E, Redwood Valley

Public Roads

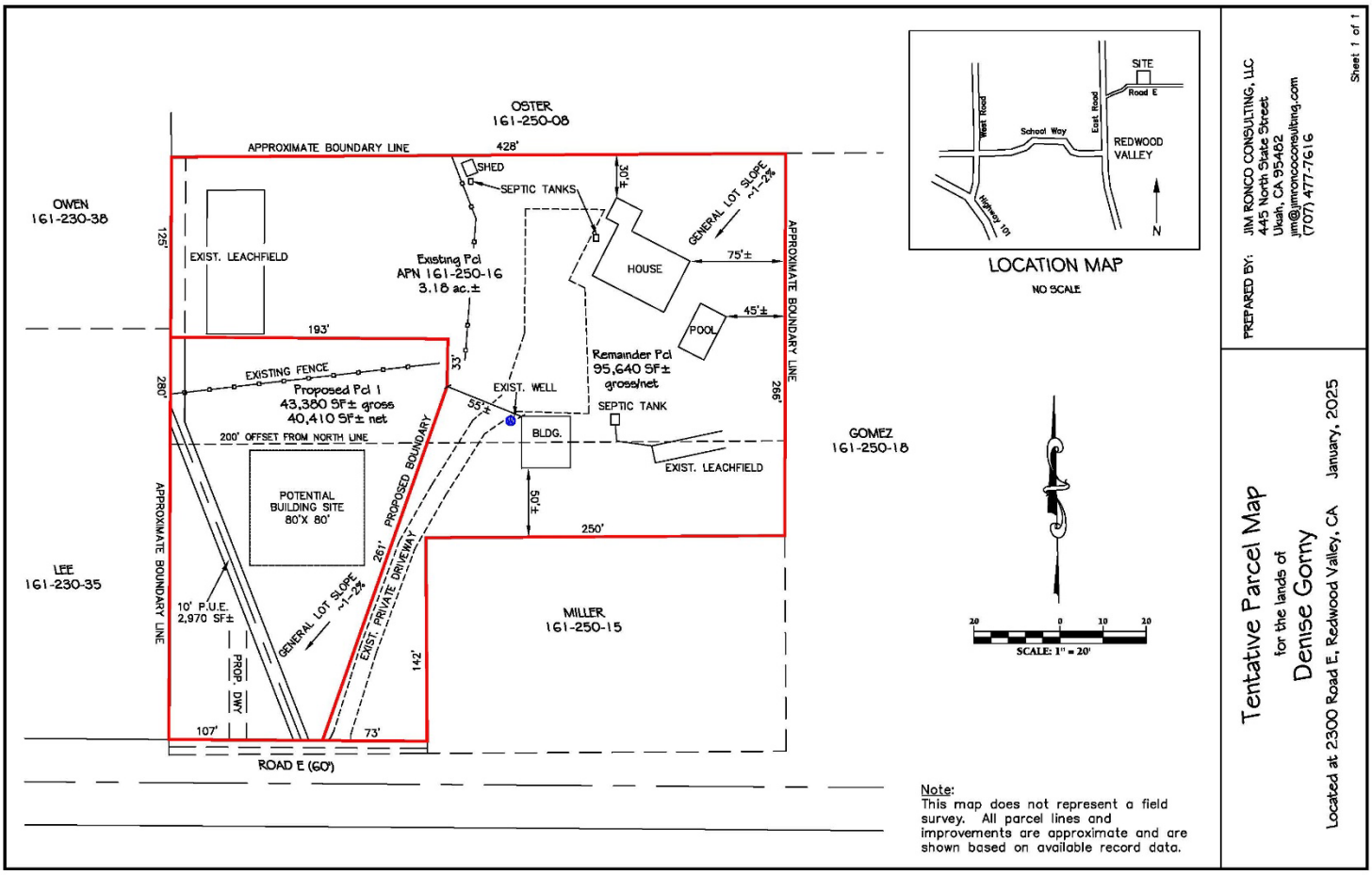
0 35 70 Feet
0 0.005 0.01 Miles
1:800

N W E S

AERIAL IMAGERY

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

FIGURE 3: PLOT PLAN



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Ag and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhous Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

Based on this initial evaluation:

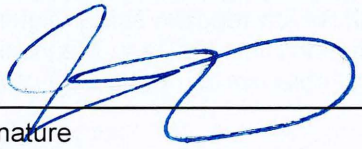
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

10/22/2026

Date

JAMIE HENRY

Printed Name

PLANNER I

Title

5.1 AESTHETICS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

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

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

a) **No Impact:** The project site is not located along a designated scenic vista or within an area known for panoramic or regionally significant views. The project does not involve construction, grading, vegetation removal, or new structures that could obstruct or adversely alter any scenic vistas. Public views from Road E are limited, and the site's visual profile would remain unchanged by the subdivision. Therefore, the project would not have a substantial adverse effect on a scenic vista.

b) **No Impact:** The project site is not located within the viewshed of a State Scenic Highway, nor is it situated along an officially designated scenic corridor. The site does not contain notable scenic resources such as rock outcroppings, historic structures, or mature tree stands that could be adversely affected by the subdivision. Because the Minor Subdivision does not involve ground disturbance or physical development, it would not damage scenic resources within a State Scenic Highway corridor.

c) **Less Than Significant Impact:** The site is located within a non-urbanized, rural residential area characterized by single-family homes on 1–2 acre parcels and agricultural uses. The subdivision would not physically modify the site, and its visual character would remain unchanged. Any future development on the newly created parcel would be limited to a single-family residence and accessory structures consistent with RR1 zoning and surrounding development patterns. Such development would be typical of the area and would not substantially degrade the existing visual character or quality of public views from Road E.

d) **Less Than Significant Impact:** The proposed Minor Subdivision does not include installation of outdoor lighting or reflective materials and would not introduce new sources of light or glare. Any future development on the newly created parcel would be required to comply with Mendocino County outdoor lighting regulations, including shielding and downward-direction requirements. Residential lighting typical of rural homes is not expected to generate substantial glare or negatively affect nighttime views.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Aesthetics.

5.2 AGRICULTURE AND FORESTRY RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	☒	☐

DISCUSSION: The State of California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP mapping survey covers roughly 98% of privately owned land in the state and updates each map approximately every two years to provide an archive of land use change over time. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called "Prime Farmland," with other critical designations including "Unique Farmland," or "Farmland of Statewide Importance."

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

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

a) **No Impact:** FMMP mapping identifies the project site as Grazing Land, not as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The parcel is developed with rural residential uses and contains no active agricultural operations. The subdivision would not convert agricultural land to non-agricultural use.

b) **Less Than Significant Impact:** The project parcel is not enrolled in a Williamson Act contract. The adjacent parcel to the north is under Williamson Act contract and contains a vineyard; however, the proposed subdivision would not interfere with agricultural operations, access, or ongoing contract obligations. Future residential development on the newly created parcel would be subject to County agricultural setback requirements, ensuring compatibility with adjoining agricultural uses.

c) **No Impact:** The subject parcel is zoned RR1 (Rural Residential) and is not designated as forestland or timberland. The project would not involve rezoning and would not conflict with TPZ-designated lands. The site is not capable of supporting commercial timber production, nor is it located near TPZ-zoned properties.

d) **No Impact:** No forestland, timber resources, or commercial timber species exist on the property. The parcel is developed with residences and landscaped areas and does not contain forest habitat or timber production uses. The proposed subdivision cannot result in the loss of forestland or conversion of forestland into non-forest uses.

e) **Less Than Significant Impact:** The subdivision would create one additional residential parcel but would not introduce infrastructure, access changes, or land use intensification that could lead to conversion of nearby agricultural or forest lands. Surrounding uses consist of rural residences and agricultural vineyards, which are compatible with the proposed lot configuration. Future residential construction would be limited and consistent with surrounding zoning and land use patterns.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **less than significant impact** on Agricultural and Forestry Resources.

5.3 AIR QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

DISCUSSION: Mendocino County is located within the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. Additionally, the Mendocino County Air Quality Management District (MCAQMD) is responsible for enforcing state and federal clean air acts, as well as local air quality protection regulations. Any new emission point source is subject to an air quality permit, consistent with the District's air quality plan, prior to project construction. The MCAQMD also enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions.

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

1) All visibly dry, disturbed soil road surfaces shall be watered to minimize fugitive dust emissions;

2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour;

3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed;

4) Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts;

5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour;

6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours; and

7) The operator shall keep a daily log of activities to control fugitive dust. In December 2006, MCAQMD adopted Regulation 4, Particulate Emissions Reduction Measures, which establishes emissions standards and use of wood burning appliances to reduce particulate emissions. These regulations applied to wood heating appliances, installed both indoors and outdoors for residential and commercial structures, including public facilities. Where applicable, MCAQMD also recommends mitigation measures to encourage alternatives to woodstoves/fireplaces, to control dust on construction sites and unpaved access roads (generally excepting roads used for agricultural purposes), and to promote trip reduction measures where feasible. In 2007, the Air Resources Board (ARB) adopted a regulation to reduce diesel particulate matter (PM) and oxides of nitrogen (NOx) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation imposes limits on idling, requires a written idling policy, and requires disclosure when selling vehicles. Off-road diesel-powered

equipment used for grading or road development must be registered in the Air Resources Board DOORS program and be labeled accordingly. The regulation restricts the adding of older vehicles into fleets and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies. In 1998, the California Air Resources Board established diesel exhaust as an Air Toxic, leading to regulations for categories of diesel engines. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material which contributes to PM2.5. All stationary and portable diesel engines over 50 horsepower need a permit through the MCAQMD.

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

a) **Less Than Significant Impact:** The project would allow the future construction of a single-family residence and accessory structures. A subdivision that results only in the creation of one additional residential parcel does not conflict with the Mendocino County Regional Transportation Plan/Air Quality Plan or MCAQMD rules.

b) **Less Than Significant Impact:**. Future development on the newly created parcel could result in short-term emissions from construction equipment and vehicle trips. These emissions would be temporary in nature, minor in scale, and are expected to remain well below Mendocino County Air Quality Management District (MCAQMD) thresholds for criteria pollutants, including ozone precursors. Given the limited scale of reasonably foreseeable residential development on the proposed parcel, temporary construction emissions as well as long-term operational emissions would not result in a considerable increase of any criteria pollutant. Therefore impacts would be less than significant.

c) **Less Than Significant Impact:** Sensitive receptors include nearby residences; however, the subdivision itself would not generate pollutant concentrations. Any future home construction would be short-term and required to comply with MCAQMD Rule 1-430 for dust control (e.g., water application, limiting vehicle speeds). No large-scale stationary sources, diesel-intensive activities, or toxic air contaminants are associated with the project.

d) **Less Than Significant Impact:** The subdivision would not generate odors or other emissions that affect public receptors. Future development of a single residence may generate temporary construction-related odors typical of residential construction, but these would be minor and short-term. Operational residential uses do not produce objectionable odors affecting a substantial number of people.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Air Quality.

5.4 BIOLOGICAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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

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

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

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

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

a) **Less Than Significant Impact:** The site consists of disturbed residential land with maintained lawn, ornamental trees, compacted soils, and existing structures. No special-status plant or wildlife species are known or expected to occur on the site due to lack of suitable habitat. The subdivision itself would not disturb soil or vegetation. Any future development would occur on previously disturbed uplands and be subject to County development standards.

b) **No Impact:** No riparian habitat, native woodland, or sensitive natural communities occur on the site. There are no creeks, drainages, or hydrologically connected features on or near the parcel. Subdivision approval does not involve physical changes to the environment that could affect riparian resources.

c) **No Impact:** The project site does not contain any state or federally protected wetlands as identified by USFWS, USACE, or CDFW. The property has been fully developed and maintained for residential uses, and no hydrological features or wetland soils exist. The subdivision would not fill, disturb, or alter wetlands.

d) **Less Than Significant Impact:** The parcel contains residential structures, landscaping, fencing, and driveways that already limit wildlife movement. The subdivision would not introduce new barriers, fencing, or physical features that impede wildlife movement. Any future development would be minimal and comparable to existing nearby homes.

e) **Less Than Significant Impact:** Mendocino County does not have a tree preservation ordinance applicable to this site, and the subdivision would not require removal of mature trees or natural vegetation. Any future home construction may remove ornamental vegetation, but this activity is not considered biologically significant.

f) **No Impact:** The project area is not located within a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other resource protection planning area.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Biological Resources.

5.5 CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☐	☒	☐

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

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

a) **No Impact:** There are no structures on the property that are listed, eligible for listing, or considered potentially eligible as historical resources under CEQA Guidelines §15064.5. Existing residences are not historically significant, are not architecturally unique, and are typical of rural Mendocino County post-1970 construction. The subdivision would not modify, demolish, or otherwise alter any structure. Impacts to historical resources would be less than significant.

b) **Less Than Significant Impact:** The site has been previously disturbed by residential grading, utility trenching, and landscaping, reducing the likelihood of intact archaeological resources. No grading or excavation is proposed with the subdivision. Although unlikely, future construction of a single-family residence could encounter isolation, previously unknown subsurface archaeological materials. Standard County conditions—requiring work stoppage and evaluation by a qualified archaeologist if cultural materials are discovered—would apply at the time of building permit issuance. Impacts to archaeological resources would be less than significant.

c) **No Impact:** There is no evidence of human remains on the site, and the probability of encountering remains is low due to extensive prior site disturbance and the parcel's distance from known burial areas. Construction under future building permits would be subject to California Health and Safety Code §7050.5 and PRC §5097.98, requiring immediate stoppage of work and notification of the County Coroner if human remains are discovered. Impacts related to human remains would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Cultural Resources.

5.6 ENERGY

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

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

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

a) **Less Than Significant Impact:** The subdivision itself would not involve construction or create any energy demand. Future single-family residential development would involve temporary, small-scale energy use from construction equipment and minor increases in long-term energy consumption typical of residential homes. These energy demands would not be wasteful or inefficient and would fall well below thresholds of significance. All future structures would be required to comply with California Building Code energy efficiency standards, including efficient heating, cooling, insulation, and lighting. Impacts would be less than significant.

b) **No Impact:** The project does not involve energy infrastructure, industrial uses, or land uses that would conflict with state or local renewable energy or efficiency plans. A Minor Subdivision generating a single additional residence does not obstruct implementation of the Mendocino County General Plan Energy Policies, Title 24, CALGreen, or State climate/energy goals. No impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Energy.

5.7 GEOLOGY AND SOILS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

DISCUSSION: Of the five known fault zones in Mendocino County, the Maacama Fault Zone is the closest active fault to the subject parcel, located approximately 16 miles to the southwest.

The Maacama Fault extends from northern Sonoma County to north of Laytonville. The Maacama Fault is the northern most segment of a series of closely related faults within the San Andreas Fault system that includes the Hayward, Rodgers Creek, and Healdsburg faults to the south. Historically, the Maacama Fault has generated only a few moderate earthquakes. However, an abundance of micro-earthquakes (less than magnitude 3) are associated with the fault. A magnitude 5.6 earthquake was reported in the Ukiah area in 1869. Several, earthquakes in the magnitude range of 4, with the strongest 4.9, were recorded in the Ukiah area between 1977-1978. At locations east of Willits and Ukiah surface fault creep, or very slow movements across know fault locations, have been documented.

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

a) **No Impact / Less Than Significant Impact (subsections i–iv)**

i. **No Impact:** The parcel is not located within an Earthquake Fault Zone, and no known active faults traverse the site. The subdivision does not involve construction or ground disturbance. No impact would occur.

ii. **Less Than Significant Impact:** Like all properties in Mendocino County, the site may experience strong seismic shaking from the regional fault system. The proposed subdivision itself would not expose people or structures to shaking hazards. Any future construction would be subject to California Building Code (CBC) seismic design requirements. Impacts would be less than significant.

iii. **Less Than Significant Impact:** The site is not mapped as susceptible to liquefaction, nor does it exhibit soil conditions indicative of settlement or seismic ground failure. Existing

residential development has remained stable for decades. Impacts would be less than significant.

iv. **No Impact:** The parcel is located on gentle topography and outside any mapped or observed landslide areas. The Franciscan-related landslide hazards in Mendocino County are most prominent in steeper eastern areas, not in Redwood Valley's flatter terrain. The subdivision does not modify slope stability. No impact would occur.

b) **Less Than Significant Impact:** No soil disturbance is associated with the subdivision. Any future residential construction would involve minimal grading and be subject to County erosion-control standards, preventing substantial erosion or loss of topsoil. Impacts would be less than significant.

c) **Less Than Significant Impact:** The site contains no unstable geologic units, and there is no evidence of subsidence, slope instability, or soil collapse. Existing development functions without structural distress. Impacts would be less than significant.

d) **Less Than Significant Impact:** Soils in this area are not known to be highly expansive. Any future structure must comply with CBC foundation design standards, ensuring safe building design even if minor expansiveness is present. Impacts would be less than significant.

e) **Less Than Significant Impact:** Two functioning septic systems operate on the parcel, and Environmental Health has confirmed onsite sewage disposal feasibility for the proposed new parcel, including reserve area availability. The soil is capable of supporting a residential septic system. Impacts would be less than significant.

f) **Less Than Significant Impact:** The site has been extensively disturbed and developed, making the presence of intact paleontological resources or unique geologic features unlikely. Standard accidental-discovery requirements apply for any future construction. Impacts would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Geology and Soils.

5.8 GREENHOUSE GAS EMISSIONS

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

DISCUSSION: Senate Bill No. 32 (SB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. SB 32 established a state goal of reducing GHG emissions to 40% below the 1990 level by 2030. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emission, which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (AQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project's individual emissions would be cumulatively considerable. According to the AQMD, these CEQA thresholds of significance are the same

as those, which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 metric tons CO2e (CO2 equivalent) of operation emission on an annual basis. Additionally, Mendocino County's building code requires new construction to include energy efficient materials and fixtures.

a) **Less Than Significant Impact:** The subdivision would not produce greenhouse gas emissions. Any future residence may generate temporary construction emissions and minor long-term operational emissions associated with household energy use and vehicle trips. These emissions would be small in magnitude, typical for rural residential uses, well below thresholds of significance, and be required to comply with California Building Code energy standards (Title 24, CALGreen)

Given the minor scale of potential future development, the project would not generate GHG emissions that could have a significant impact on the environment. Impacts would be less than significant.

b) **No Impact:** The project does not conflict with, AB 32/SB 32 GHG reduction targets, Mendocino County General Plan policies for energy efficiency, California Building Code (Title 24), nor Statewide GHG-reduction regulations governing construction and residential operations. A Minor Subdivision enabling one home does not obstruct implementation of any climate action or GHG reduction plan.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **less than significant impact** on Greenhouse Gas Emissions.

5.9 HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

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

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in this General Plan emphasize source reduction and recycling of hazardous wastes and express a preference for onsite hazardous waste treatment over offsite treatment. The Hazardous Waste Management Plan proposed a number of hazardous waste programs and set forth criteria to guide the siting of new offsite hazardous waste facilities. However, to date, no facilities have been cited in the county. In 1997, the County Division of Environmental Health assumed responsibility for administering hazardous waste generation and treatment regulations. Solid Waste and Hazardous Waste and Materials Management Policy DE-203 states: *All development projects shall include plans and facilities to store and manage solid waste and hazardous materials and wastes in a safe and environmentally sound manner.*

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

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

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

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

a) **No Impact:** The subdivision does not involve any activities related to the transport, handling, storage, or disposal of hazardous materials. Future development would be limited to a single-family home using typical household hazardous materials in small quantities. No impact would occur.

b) **Less Than Significant Impact:** No hazardous materials are used or stored on-site beyond normal household products. The subdivision itself creates no potential for accidental release of hazardous substances. Future residential construction would involve limited use of fuels, paints, and solvents, but these would be temporary and regulated by state and local standards. **Impacts would be less than significant.**

c) **No Impact:** There are no schools within one-quarter mile of the project site. The project does not involve activities that generate hazardous emissions or use hazardous materials beyond household products. **No impact would occur.**

d) **No Impact:** The project site is not listed on any hazardous materials or contaminated sites database (e.g., DTSC EnviroStor, SWRCB GeoTracker). Therefore, the subdivision would not expose the public or environment to existing hazardous site conditions. No impact would occur.

e) **No Impact:** The site is not located within an airport land use plan, within two miles of any public airport, or in the vicinity of private airstrips. The project would not create an airport-related safety hazard. No impact would occur.

f) **Less Than Significant Impact:** The project would not modify roadways or alter circulation patterns. Access to the site is via Road E, which accommodates emergency vehicles. The subdivision does not interfere with any emergency evacuation or response plans adopted by Mendocino County or the Redwood Valley–Calpella Fire Protection District. Impacts would be less than significant.

g) **Less Than Significant Impact:** The property is located in an LRA.Vegetation is primarily irrigated landscaping and maintained grasses, with limited wildfire fuel. The subdivision itself does not increase wildfire risks. Future development must comply with fire safe standards (defensible space, access clearance, and water supply requirements). Impacts would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Hazards and Hazardous Materials.

5.10 HYDROLOGY AND WATER QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

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

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

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

a) **Less Than Significant Impact:** The subdivision would not violate water quality standards because no disturbance, discharge, or construction activities are proposed. Existing wells and septic systems operate without known issues. Future construction on the created parcel would be subject to County grading and erosion-control requirements, preventing water quality degradation. Impacts would be less than significant.

b) **Less Than Significant Impact:** The project relies on existing groundwater wells that have sufficient capacity for rural residential uses. The addition of one future residence would result in minimal groundwater use typical of RR1 zoning. The site does not contain significant groundwater recharge features such as wetlands, ponds, or floodways. Project-related

groundwater use would not impede sustainable groundwater management in the area. Impacts would be less than significant.

c) **Less Than Significant Impact – Erosion/Siltation:** Because the subdivision does not involve grading or construction, no erosion or sedimentation would occur. Any future development would involve standard BMPs and compliance with County grading ordinances. Less than significant impact.

d) **No Impact – runoff/flooding:** The proposed project is not located in a flood hazard, tsunami, or seiche zone, Therefore does not risk release of pollutants due to project inundation. The project would not alter these existing conditions and any future residential development would not expose people or structures to a significant risk of pollutant release due to inundation. Therefore no impact would occur.

e) **No Impact:** The proposed subdivision would not conflict with or obstruct implementation of an applicable water quality control plan or sustainable groundwater management plan. The subdivision itself does not propose additional groundwater extraction, grading or construction. Any future residential development would be subject to applicable county and state requirements governing domestic water supply onsite wastewater disposal, grading, erosion control, drainage, and limited scale of reasonable foreseeable residential development and compliance with applicable regulatory requirements. The project would not conflict with or obstruct implementation of an applicable water quality control plan or sustainable groundwater management plan. No impact would occur.

MITIGATION MEASURES: Insert mitigation measures or otherwise write "none."

FINDINGS: The proposed project would have **Less than Significant Impact** on Hydrology and Water Quality.

5.11 LAND USE AND PLANNING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

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

a) **No Impact:** The proposed Minor Subdivision would divide an existing 3.18± acre parcel into two parcels (1.0± acre and 2.2± acre) within an established rural residential area. The subdivision does not introduce physical barriers such as roads, walls, or infrastructure that would divide or isolate an existing community. Access patterns would remain unchanged, and the project would be consistent with the surrounding parcelization pattern. No impact would occur.

b) **Less than significant:** The project is consistent with the Rural Residential (RR1) General Plan land use designation and zoning district, which allow subdivision of parcels consistent with minimum lot size requirements. The subdivision does not conflict with any adopted land use plans, policies, or regulations intended to avoid or mitigate environmental impacts. Future

development on the newly created parcel would be subject to all applicable County standards, including zoning, building, environmental health, and fire safety requirements. Impacts would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a less than significant impact on Land Use and Planning.

5.12 MINERAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

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

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

a) **No Impact:** The project site is not identified as containing known mineral resources of regional or statewide significance. The proposed subdivision would not result in the loss of availability of mineral resources. **No impact would occur.**

b) **No Impact:** The project is not located within a designated mineral resource zone or an area identified in the General Plan or other land use plans for mineral extraction. The subdivision would not affect any locally important mineral resource recovery site. **No impact would occur.**

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **no impact** on Mineral Resources.

5.13 NOISE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

a) **Less than significant:** The subdivision itself would not generate noise. Future construction of a residence on the newly created parcel may generate temporary noise from construction equipment and vehicle activity. However, such noise would be short-term, limited to daytime hours, and typical of residential construction. Long-term operational noise associated with a single-family residence (e.g., vehicles, outdoor activities) would be consistent with surrounding land uses and would not exceed County noise standards. Impacts would be less than significant.

b) **Less than significant:** The project would not generate substantial groundborne vibration. Any future construction-related vibration would be minimal, short-term, and typical of small-scale residential development. No heavy industrial equipment or pile driving is anticipated. **Impacts would be less than significant**

c) **No Impact:** The project site is not located within an airport land use plan area or near a private airstrip. Therefore, the project would not expose people to excessive airport-related noise levels. No impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Noise.

5.14 POPULATION AND HOUSING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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

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

a) **Less than significant:** The subdivision would allow for the potential construction of one additional single-family residence. This would result in a minimal increase in population consistent with the Rural Residential (RR1) zoning designation and surrounding land use pattern. The project would not extend infrastructure or induce growth beyond what is already anticipated under the General Plan. Impacts would be less than significant.

b) **No Impact:** The project would not displace any existing residences or residents. Both existing single-family homes would remain on the remainder parcel, and no demolition or relocation is proposed. No impact would occur.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Population and Housing.

5.15 PUBLIC SERVICES

WOULD THE PROJECT result in substantial adverse Physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

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

a) **Less Than Significant Impact:** Fire protection services are currently provided to the site, and the subdivision would not alter access or emergency response routes. The addition of one future residence would result in a minimal increase in service demand. Future development would be required to comply with fire safety standards, including defensible space, emergency access, and water supply requirements.

b) **Less Than Significant Impact:** Law enforcement services are provided by the Mendocino County Sheriff's Office. The addition of a potential residence would not substantially increase demand for police services or require expansion of facilities.

c) **Less Than Significant Impact:** The project may result in a minimal increase in school enrollment associated with one additional household. This increase would be negligible and would not require construction of new or expanded school facilities.

d) **Less Than Significant Impact:** The project does not include recreational facilities and would not directly impact park usage. The addition of one residence would not substantially increase demand for park services or require expansion of park facilities.

e) **Less Than Significant Impact:** Other public services, including libraries and administrative services, would not be significantly affected by the addition of one residence. The project would not require expansion of public facilities.

MITIGATION MEASURES: None

FINDINGS: The proposed project would have a **less than significant impact** on Public Services.

5.16 RECREATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

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

a) **Less than significant:** The addition of one potential residence would result in a minimal increase in demand for recreational facilities. This incremental increase would not substantially affect the use or condition of existing parks or recreational facilities in the area.

b) **No Impact:** The project does not include the construction or expansion of recreational facilities. The subdivision would not require new parks or recreational infrastructure.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **less than significant impact** on Recreation.

5.17 TRANSPORTATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

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

a) **Less than significant:** The project would not conflict with any adopted circulation plans or policies. The subdivision would not alter roadway configurations, remove access, or affect transit, bicycle, or pedestrian facilities. The addition of one residence would generate minimal traffic consistent with rural residential uses.

b) **Less than significant:** Under CEQA Guidelines §15064.3, transportation impacts are evaluated based on Vehicle Miles Traveled (VMT). Small residential projects, such as the addition of a single-family home, are typically considered screened out or presumed to have less than significant VMT impacts because they generate minimal vehicle trips. The project would not induce substantial travel demand or alter regional travel patterns. Impacts would be less than significant.

c) **No impact:** The project does not include changes to roadway geometry, intersections, or access design. Existing access to Road E would remain in use, and no hazardous design features would be introduced. No impact would occur.

d) **Less than significant:** The site is currently accessible via an existing driveway connection, and emergency access would remain unchanged. Future development would be required to comply with County and fire agency access standards, including driveway width, clearance, and turnaround requirements. Impacts would be less than significant

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Transportation.

5.18 TRIBAL CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

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

The area known now as Mendocino County has a long history of occupation and use by Native American groups. Notably the Russian and Eel Rivers as well as other watercourses, valleys, and coastal areas provided rich and varied habitat for early human occupation. The first dated chronological periods and related cultural patterns within the region were developed by David A. Fredrickson in his 1973 Ph.D. dissertation[1] and 1984 regional synthesis.[2] This research provides a baseline archaeological information for the area, but there still remains significant gaps in archaeological data for the region that affects our understanding of regional cultural history.

From this understanding, ten (10) Native American tribes had territory within the County's current borders. The southern third of the County was the home Native Americans speaking the Central Pomo languages. To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake in Lake County. The Coast Yuki occupied a portion of the coast extending from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. The territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the

[1] Fredrickson, David, A. 1973. *Early Cultures of the North Coast of the North Coast Ranges, California,* UC Davis
[2] Fredrickson, David, A. 1984. *The North Coastal Region*, California Archaeology

North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.

a) **Less than significant:** No Tribal Cultural Resources listed or eligible for listing in the California Register or a local register have been identified on the project site. Additionally, there is no substantial evidence indicating the presence of Tribal Cultural Resources as defined by PRC §21074. The project involves only a subdivision of an already developed parcel and does not include grading or ground disturbance. Although the likelihood of encountering Tribal Cultural Resources is low due to prior disturbance, there remains a possibility that previously unknown resources could be discovered during future construction. In such cases, standard inadvertent discovery procedures, including cessation of work and consultation with appropriate tribal representatives, would apply pursuant to State law and County requirements. Therefore, the project would not result in a substantial adverse change to a Tribal Cultural Resource. Impacts would be less than significant.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have a **less than significant impact** on Tribal Cultural Resources.

5.19 UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

DISCUSSION: Public sewer systems in Mendocino County are provided by cities, special districts, and some private water purveyors. There are 13 major wastewater systems in the county, four of which primarily serve the incorporated cities, but also serve some unincorporated areas. Sewage collected by the Brooktrails Township Community Services District and Meadowbrook Manor Sanitation District is treated at the City of Willits Wastewater Treatment Plant. The City of Ukiah's Wastewater Treatment Plant also processes wastewater collected by the Ukiah Valley Sanitation District. Sewage disposal in the remainder of the county is generally handled by private onsite facilities, primarily septic tank and leach field systems, although alternative engineered wastewater systems may be used.

Solid waste management in Mendocino County has undergone a significant transformation from waste disposal in landfills supplemented by transfer stations to a focus on transfer stations and waste stream diversion. These changes have responded to rigorous water quality and environmental laws, particularly the California Integrated Waste Management Act of 1989 (AB 939). The Act required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000 through source reduction,

recycling, composting, and other programs. Chapter 3 (Development Element) of the Mendocino County General Plan (2009) notes there are no remaining operating landfills in Mendocino County, and as a result, solid waste generated within the County is exported for disposal to the Potrero Hills Landfill in Solano County. The Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards and is estimated to remain in operation until February 2048.

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

a) **Less than significant impact:** Existing wells and septic systems adequately serve the current development, and future development would require a new septic system and leech field. The proposed project was referred to the Division of Environmental Health who submitted comments related to proposed locations for a future septic and leech field on Parcel 1. These improvements would not be likely to create a significant impact.

b) **Less than significant impact:** Water for the project is supplied by existing groundwater wells. The addition of one future residence would result in a minor increase in water demand consistent with rural residential use. Groundwater supplies in the area are sufficient to support such incremental demand, and water use would remain within typical levels for RR1 zoning.

c) **Less than significant impact:** Wastewater is managed through onsite septic systems. The site has demonstrated the ability to support septic systems, and a reserve leach field area is available for the proposed parcel. Environmental Health review would ensure adequate capacity for future development.

d) **Less than significant impact:** The project would generate minimal additional solid waste associated with one future residence. This increase would be well within the capacity of local waste management services and would not impair solid waste reduction goals.

e) **Less than significant impact:** The project would comply with all applicable federal, state, and local regulations related to solid waste, including recycling and waste reduction requirements.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **a less than significant impact** on Utilities and Service Systems.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, **WOULD THE PROJECT:**	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water	☐	☐	☒	☐

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, **WOULD THE PROJECT:**	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	☐	☐	☐	☒

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

a) **Less than significant:** The project would not impair emergency response or evacuation plans. Existing access to Road E would remain unchanged, and no new roadways or barriers are proposed. Future development would be required to meet fire access standards, including adequate driveway width, clearance, and turnaround space.

b) **Less than significant:** The site is relatively flat and does not contain dense vegetation or steep slopes that would exacerbate wildfire behavior. The subdivision itself does not increase wildfire risk. Any future residence would be required to comply with defensible space requirements (Public Resources Code §4291) and building standards designed to reduce wildfire exposure.

c) **Less than significant:** The project does not require installation of new infrastructure that would increase wildfire risk. Any future development may include typical residential utilities and driveway improvements, which would be constructed in accordance with County and fire district standards and would not exacerbate fire hazards.

d) **No impact:** The site is not located on steep slopes or in areas prone to post-fire flooding, debris flows, or landslides. The subdivision would not alter drainage patterns or slope stability in a manner that could increase such risks.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **less than significant impact** on Wildfire.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☐	☒
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

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

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

a) **No Impact:** As demonstrated throughout this Initial Study, the project would not have significant impacts on biological resources, cultural resources, or environmental quality. The site is previously disturbed and does not contain sensitive habitat, special-status species, or historical resources that would be affected by the subdivision.

b) **No Impact:** The project would result in only a minimal incremental increase in development potential (one additional residence). This increase is consistent with the General Plan and Zoning and would not contribute to cumulatively considerable impacts when viewed in conjunction with other past, present, or reasonably foreseeable projects in the area.

c) **No Impact:** The project would not expose people to significant environmental hazards or adverse conditions. All identified environmental effects are less than significant, and no aspect of the project would result in substantial adverse impacts on human beings, either directly or indirectly.

MITIGATION MEASURES: None.

FINDINGS: The proposed project would have **no impact** on Mandatory Findings of Significance.