

# **INITIAL STUDY CHECKLIST PROPOSED MITIGATED NEGATIVE DECLARATION Millview County Water District Annexation**

## **Lead Agency:**

Millview County Water District  
151 Laws Avenue  
Ukiah, California 95482  
707-462-7229

## **Technical Assistance By:**



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707-459-4518

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## Abbreviations and Acronyms

APN	Assessor's Parcel Number
BAAQMD	Bay Area Air Quality Management District
BMP	Best Management Practices
C-1	Neighborhood Commercial (Zone Classification)
CALFIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH <sub>4</sub>	Methane
CKH	Cortese-Knox-Herteberg Local Government Reorganization
CNDDDB	California Natural Diversity Data Base
CO <sub>2</sub>	Carbon Dioxide
CRA	California Resources Agency
CRHR	California Register of Historic Resources
CUPA	Certified Unified Program Agency
DEIR	Draft Environmental Impact Report
DTSC	California Department of Toxic Substances
ECHO	Enforcement and Compliance History Online
EFZ	Earthquake Fault Zone
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FRAP	Fire and Resource Assessment Program
GHG	Greenhouse Gas
GIS	Graphic Information System
HCFs	Hydrofluorocarbons
HMBP	Hazardous Material Business Plan
LAFCo	Local Agency Formation Committee
LRA	Local Responsibility Area
LURs	Land Use Restrictions
MCAQMD	Mendocino County air Quality Management District
MCZO	Mendocino County Zoning Ordinance
MS4	Municipal Separate Storm Sewer System
N <sub>2</sub> O	Nitrous Oxide
NCAB	North Coast Air Basin
NPDES	National Pollution Discharge Elimination System
OPR	Governor's Office of Planning and Research
PFCs	Perfluorocarbons
PG&E	Pacific Gas & Electric Company
RWQCB	Regional Water Quality Control Board
SCH	State Clearinghouse
SF <sub>6</sub>	Sulfur Hexafluoride
SOC	Statement of Overriding Considerations
SOI	Sphere of Influence
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan

TCR Tribal Cultural Resources  
UVAP Ukiah Valley Area Plan  
UVSD Ukiah Valley Sanitation District  
VMT Vehicle Miles Traveled

# Millview County Water District Environmental Checklist

**1. Project Title:** Millview County Water District Annexation

**2. Lead Agency Name and Address:**

Millview County Water District  
151 Laws Avenue  
Ukiah, California 95482  
707-462-7229

**3. Contact Person and Phone Number:** Jared Walker, General Manager, 707-462-7229

**4. Project Location:** The project is located within Mendocino County, northeast of the Ukiah city limits, and all proposed activities would occur within unincorporated Mendocino County. The project is situated east of State Route (SR) 101, north of Ford Road, south of Hollow Tree Creek Road, and west of the Russian River. The proposed annexation would include 26 separate parcels, identified in the table below. The total project area is approximately 246 acres, or 0.38 square miles. The project has an approximate center point latitude and longitude of 39.171289° and -123.201642° respectively.

Table 1 Parcels Proposed for Annexation into Millview County Water District	
APN 170-170-20	APN 170-200-15
APN 170-170-23	APN 170-200-19
APN 170-190-35	APN 170-200-18
APN 170-170-06	APN 170-200-07
APN 170-180-10	APN 170-200-08
APN 170-180-14	APN 170-200-09
APN 170-180-13	APN 170-200-05
APN 170-180-08	APN 170-200-04
APN 170-170-15	APN 170-200-03
APN 170-170-14	APN 170-190-21
APN 170-190-27	APN 170-200-06
APN 170-190-28	APN 170-190-24
APN 170-190-34	APN 170-190-33



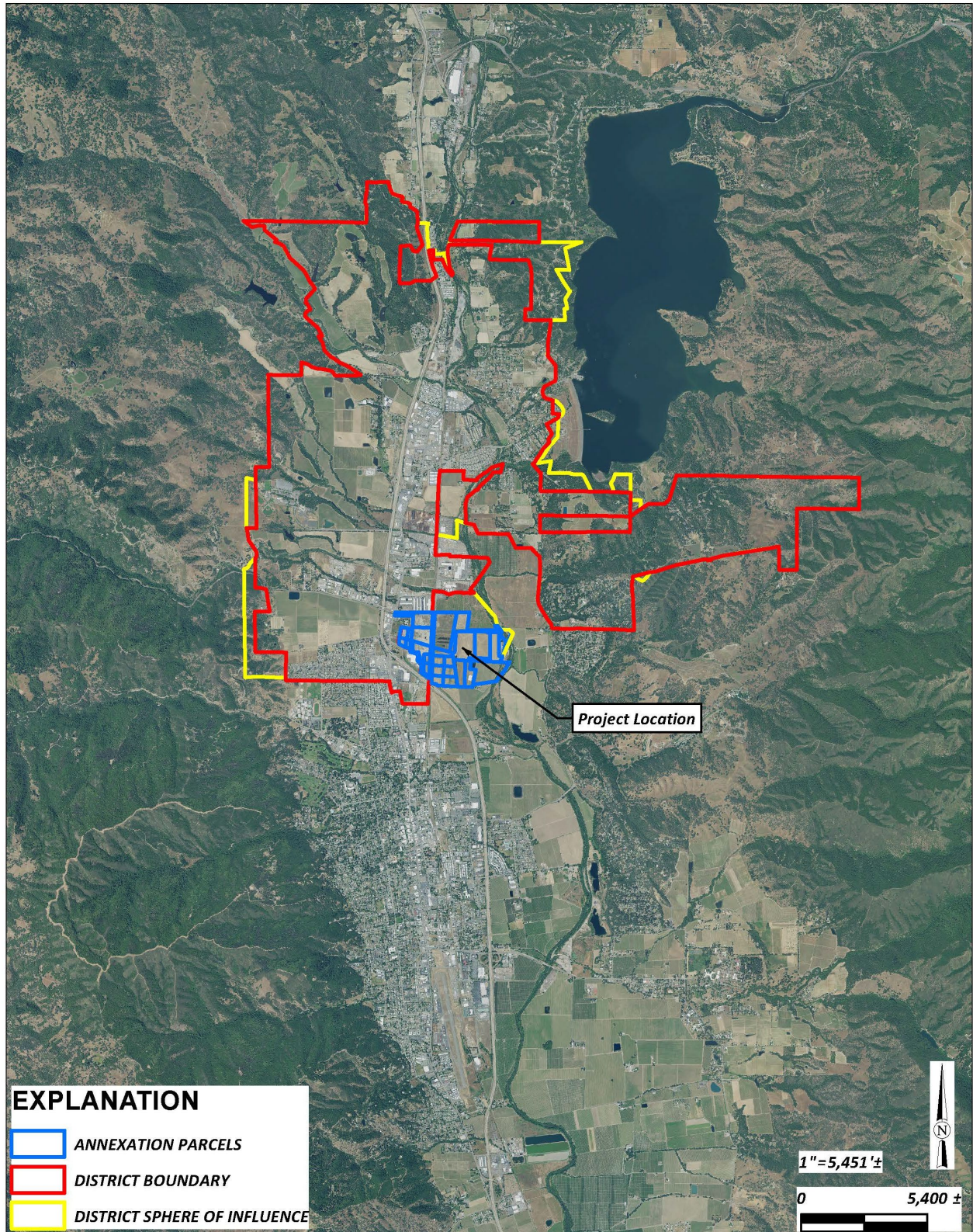


Figure 1: District Boundary



**5. Applicant’s Name and Address:**

Millview County Water District  
 151 Laws Avenue  
 Ukiah, California 95482  
 707-462-7229

**6. General Plan Designation:** Industrial (I) (99.8%) and Agricultural (AG) (0.2%)

**7. Zoning:** Limited Industrial (I1), General Industrial (I2), and Agricultural (AG40)

**8. Description of Project:**

The subject of this Initial Study is the annexation of 26 parcels into the Millview County Water District (District).

The District serves potable drinking water within an approximately ten square mile area and within the Ukiah Valley Area Plan (UVAP) specific plan area. The District is proposing the annexation of 26 parcels into the District service area that are located immediately contiguous to the current service area. An agency’s Sphere of Influence (SOI) is defined under the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH Act) as “...a plan for the probable physical boundaries and service area of a local agency” (Government Code Section 56076). The proposed annexation area falls entirely within the District’s existing SOI, which was adopted by the Mendocino County Local Agency Formation Commission (LAFCo) on May 2, 2016. These parcels are shown in **Figure 2** and listed in **Table 1**.

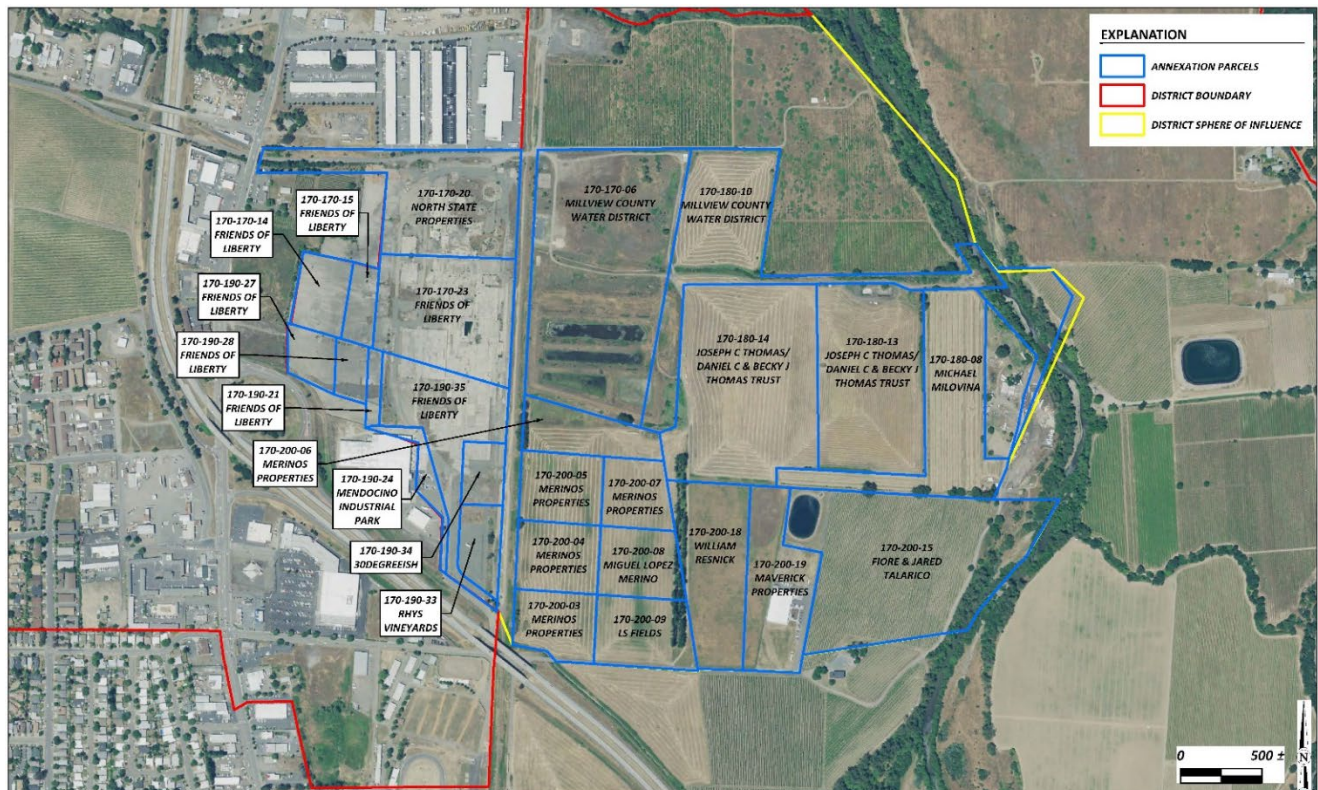


Figure 2: Annexation Boundary

Each of the parcels proposed for annexation are within the UVAP Plan Area and were analyzed as part of the UVAP Environmental Impact Report (EIR). Since the UVAP EIR was at a “Program” level, individual projects proposed within the UVAP Plan Area, such as annexations, are subject to the policies within the UVAP and mitigation measures adopted in the UVAP EIR. The District filed a Notice of Determination (NOD) on August 23, 2019, adopting all findings, mitigation measures and the Statement of Overriding Considerations (SOC), binding the District to the analysis and conclusions of the UVAP EIR. Mendocino County is the multi-service agency with land use permitting jurisdiction over development proposals in the UVAP Plan Area, with the review authority to determine if future development in the UVAP Plan Area is consistent with UVAP policies and the mitigation measures adopted in the UVAP EIR.

The District presently provides out-of-district connections to several properties located within the proposed annexation area. The District also maintains substantial infrastructure throughout the annexation area, including an existing 12-inch water line that runs along Ford Road at the southern annexation area boundary and a 12-inch water line that runs north-south and traverses nine parcels in the annexation area. Two of the parcels in the annexation area are owned by the District, one of which contains a District owned and operated well (Well 6). An existing 8-inch water line traverses five parcels within the eastern portion of the annexation area. Overall, the District has existing infrastructure that either serves or traverses 20 of the 26 parcels proposed for annexation. See **Figure 2** for a map depicting the existing connections and water lines present within the annexation area, and **Table 2** for a description of the existing District infrastructure serving the individual parcels. The proposed project would formalize the existing out-of-district connections and infrastructure that are within the SOI, but not presently within the District boundaries.

<b>Table 2 Status of District Infrastructure on Annexation Parcels</b>	
<i>* indicates parcel owned by Millview County Water District</i>	
APN 170-170-20	Existing 12-inch water line to property boundary
APN 170-170-23	No existing infrastructure
APN 170-190-35	Existing 8-inch water line traverses the property
APN 170-170-06*	Existing 12-inch water line traverses the property
APN 170-180-10*	Existing 12-inch water line traverses the property, location of Well 6
APN 170-180-14	Existing 12-inch water line traverses the property
APN 170-180-13	No existing infrastructure
APN 170-180-08	No existing infrastructure
APN 170-170-15	No existing infrastructure
APN 170-170-14	No existing infrastructure
APN 170-170-27	Existing 8-inch water line traverses the property
APN 170-170-28	Existing 8-inch water line traverses the property
APN 170-190-34	Existing connection to 12-inch main
APN 170-200-15	No existing infrastructure
APN 170-200-19	Existing connection to 12-inch main
APN 170-200-18	Existing 12-inch water line traverses the property
APN 170-200-07	Existing 12-inch water line traverses the property
APN 170-200-08	Existing 12-inch water line traverses the property
APN 170-200-09	Existing 12-inch water line traverses the property
APN 170-200-05	Existing 12-inch water line traverses the property
APN 170-200-04	Existing 12-inch water line traverses the property
APN 170-200-03	Existing 12-inch water line traverses the property



APN 170-170-21	Existing 8-inch water line traverses the property
APN 170-200-06	Existing 12-inch water line traverses the property
APN 170-190-24	Existing 8-inch water line traverses the property
APN 170-190-33	Existing connection to 12-inch main

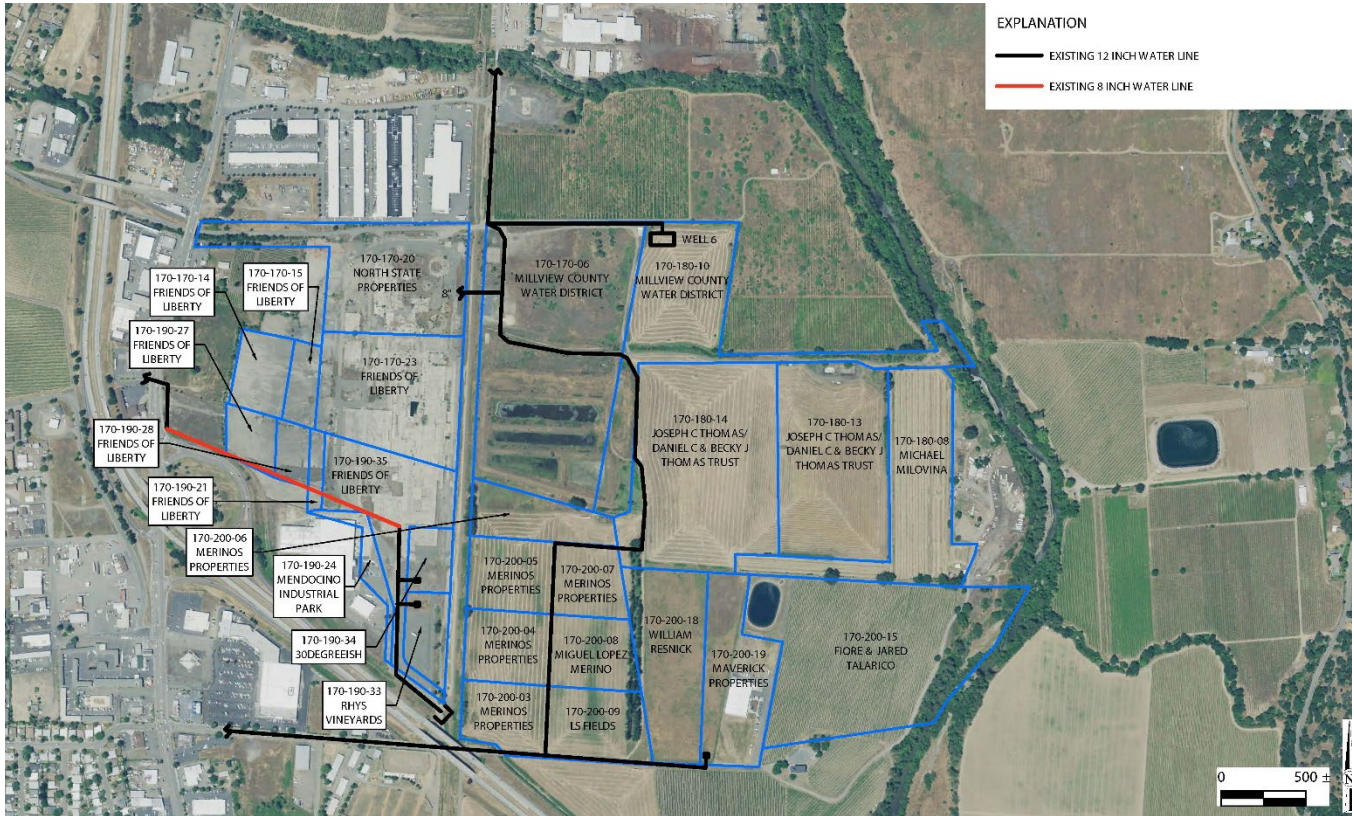


Figure 3: Existing District Infrastructure in Annexation Area

**9. Surrounding Land Uses and Setting:**

Immediately adjacent land includes agricultural uses to the north, south, and east, and industrial development to the west. The Russian River serves as a portion of the project’s eastern boundary. The existing extent of the District’s eastern boundary forms the western boundary of the proposed annexation.

Existing land uses within a one-mile radius of the project includes residential, commercial, industrial, agricultural development, as well as open space. Further details regarding zoning designations and general land use on the adjoining properties are provided below.

- Properties to the east and southeast of the project are comprised of agricultural uses and are zoned as Agricultural with 40-acre lot size minimums (AG40). Approximately 0.5 miles to the east, the Deerwood Park and El Dorado Estates subdivisions provide single-family residential uses on land zoned Rural Residential (RR1) and Single-Family Residential (R1), respectively. These zoning districts permit single-family residential uses, as well as limited agricultural and civic uses.
- Properties to the north include a mixture of commercial (restaurant, auto sales), industrial (auto repair, industrial park, sawmill) and agricultural (vineyard, crops) land uses. The Twin Palms Mobile

Home Park provides residential land uses approximately 0.5 miles north of the project. Zoning is mostly General Industrial (I2), which permits a range of industrial uses with moderate to high nuisance characteristics. Smaller areas north of the project are Limited Commercial (C1), General Commercial (C2), and Limited Industrial (I2).

- Properties immediately west of the project area include a mixture of land uses, including a production dairy, lumber yard, and hotel, and are situated on parcels zoned for General Commercial (C2) land uses. SR 101 is located approximately 800 feet west of the project boundary. Agricultural land uses are established further west beyond SR 101 on properties zoned Agricultural (AG40).
- Properties to the south and southwest of the project boundaries include existing industrial uses on parcels zoned General Industrial (I2). Beyond SR 101, land uses consist of commercial businesses (grocery store, restaurants, general retail) and lodging uses on parcels zoned either General Commercial (C2) or Limited Industrial (I1). Single-family residential development begins approximately 0.25 miles southwest of the project on parcels zoned for Single-Family Residential (R1) and Multiple-Family Residential (R3). The City of Ukiah city limits is located approximately than 0.25 miles south of the project, where residential and commercial uses proliferate.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** The District as Lead Agency for the proposed project has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, approvals from other agencies:

- Local Agency Formation Commission (LAFCO) of Mendocino County

**11. Tribal Consultation:** On September 8, 2021, the District sent project notification letters to the following California Native American tribes, based on the consultation list of tribes that are traditionally and culturally affiliated with the geographic area provided by the Native American Heritage Commission for the proposed project. (refer to Section XVIII, Tribal Cultural Resources).

Bear River Band of the Rohnerville Rancheria (Josefina Cortez, Chairwoman)  
Cahto Tribe (Sonny Elliot, EPA Director)  
Cahto Tribe (Mary J. Norris, Chairperson)  
Coyote Valley Band of Pomo Indians (Michael Hunter, Chairperson)  
Habemotelel Pomo of Upper Lake (Sherry Treppa, Chairperson)  
Hopland Band of Pomo Indians (Sonny J. Elliot, Chairperson)  
Hopland Band of Pomo Indians (Billy Ramon Jr, THPO)  
Kashia Band of Pomo Indians of the Stewarts Point Rancheria (Dino Franklin Jr, Chairperson)  
Manchester Band of Pomo Indians (Jaime Cobarrubia, Chairperson)  
Noyo River Indian Community (Chairperson)  
Pinoleville Pomo Nation (Leona Williams, Chairperson)  
Potter Valley Tribe (Salvador Rosales, Chairperson)  
Redwood Valley or Little River Band of Pomo Indians (Debra Ramirez, Chairperson)  
Round Valley Reservation / Covelo Indian Community (James Russ, President)  
Sherwood Valley Band of Pomo Indians (Michael Knight, Chairperson)  
Yokayo Tribe (Chairperson)

**12. Purpose of this Document:** This document analyzes the environmental effects of the Millview County

Water District Annexation project and makes appropriate findings in accordance with Section 15070 of the State CEQA Guidelines. The analysis considers the actions associated with the proposed project to determine the short-term and long-term effects associated with their implementation.





## **Section 1.0**

### **Introduction and Purpose**

#### **1.1 Introduction**

The proposed project is located in the Ukiah Valley and within the Plan Area of the Ukiah Valley Area Plan (UVAP). Mendocino County adopted the UVAP in 2011 along with the UVAP EIR that analyzed the UVAP's potential to cause significant environmental impacts and identified mitigation measures to reduce those impacts where feasible. The District adopted Resolution 2019-01 certifying the UVAP EIR in 2019.

This document is an Initial Study that independently analyzes the potential environmental impacts resultant from the Millview County Water District Annexation project and provides justification for a Negative Declaration (ND). This document has been prepared in accordance with the current California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines.

#### **1.2 Lead Agency**

The Lead Agency is the public agency with primary responsibility for implementing a proposed project. Accordingly, the District is the CEQA Lead Agency.

#### **1.3 Purpose of the Initial Study**

CEQA requires that public agencies document and consider the potential environmental effects of the agency's actions that meet CEQA's definition of a "project." Briefly summarized, a "project" is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not exempt from CEQA, the first step in the agency's consideration of its potential environmental effects is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve "significant" environmental effects, as defined by CEQA, and to describe feasible mitigation measures that would avoid significant effects or reduce them to a level that is less than significant. If the Initial Study does not identify significant effects, then the agency prepares a Negative Declaration (ND). If the Initial Study notes significant effects but also identifies mitigation measures that would reduce these significant effects to a level that is less than significant, then the agency prepares a Mitigated Negative Declaration (MND). If a project would involve significant effects that cannot be readily mitigated, then the agency must prepare an Environmental Impact Report (EIR). The agency may also decide to proceed directly with the preparation of an EIR without an Initial Study.

The proposed project is a "project" as defined by CEQA and is not exempt from CEQA consideration. The District has determined that the project may potentially have significant environmental effects and therefore would require preparation of an Initial Study. This Initial Study describes the proposed project and its environmental setting, discusses the potential environmental effects of the project, and identifies feasible mitigation measures that would eliminate any potentially significant environmental effects of the project or

reduce them to a level that would be less than significant.

This Initial Study is a public information document that describes the proposed project, existing environmental setting at the project site, and potential environmental impacts of construction and operation of the proposed project. It is intended to inform the public and decision-makers of the proposed project's potential environmental impacts and to document the lead agency's compliance with CEQA and the State CEQA Guidelines.

This Initial Study concludes that the project would not have potentially significant environmental effects. The project applicant has accepted all the recommended mitigation measures. As a result, the District has prepared an ND and has issued a Notice of Intent to adopt the ND for the project. The time available for public comment on the Initial Study and ND is shown on the Notice of Intent.

## **1.4 Incorporation by Reference**

In accordance with Section 15150 of the State CEQA Guidelines to reduce the size of the report, the following documents are hereby incorporated by reference into this Initial Study and are available for public review at the Millview County Water District.

- Mendocino County General Plan (2009)
- Mendocino County Zoning Ordinance
- Ukiah Valley Area Plan (2011)
- Ukiah Valley Area Plan EIR, MMRP, and SOC (2011)
- Millview County Water District Resolution #2019-01 (2019)

## **1.5 Review Process**

This Initial Study is being circulated for public and agency review as required by CEQA. Because State agencies will act as responsible or trustee agencies, the District will circulate the Initial Study to the State Clearinghouse (SCH) of the Governor's Office of Planning and Research (OPR) for distribution and a 30-day review period. During the review period, written comments may be submitted to:

Millview County Water District  
151 Laws Avenue  
Ukiah, California 95482  
707-462-7229

Scott Perkins  
Senior Planner, SHN  
sperkins@shn-engr.com  
707-354-0145

## Section 2.0

# Environmental Impacts & Mitigation Measures

This section provides an evaluation of the potential environmental impacts of the proposed Millview County Water District Annexation project in unincorporated Mendocino County, as well as the CEQA Mandatory Findings of Significance. A discussion of cumulative impacts is included at the end of this chapter. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse 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

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the State CEQA Guidelines. This checklist has been updated with the revisions of the January 1, 2021 State CEQA Guidelines.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development’s physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The setting discussion under each resource section in this chapter is followed by a discussion of impacts and applicable mitigation measures.

## I. Aesthetics

This section of the Initial Study describes the existing visual environment in and around the project area. The analysis assesses the potential for aesthetics impacts using accepted methods of evaluating visual quality, as well as identifying the type and degree of change the proposed project would likely have on the character of the surrounding area.

**Environmental Setting:** Scenic vistas are expansive views of highly valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, outcrops, and natural vegetation, as well as man-made scenic structures. Mendocino County has not designated or mapped specific scenic vistas in the immediate project area as a part of the Mendocino County General Plan and there are no designated State or federal scenic highways or scenic highway corridors in the vicinity of the proposed project. The County maps “Highly Scenic Areas” within the Coastal Element of the General Plan, which are intended to protect and enhance views of scenic areas within the County’s Coastal Zone. The proposed project is not located within a mapped “Highly Scenic Area.”

A substantial portion of the annexation area includes the former Masonite industrial site. In addition to an industrial building for Rhys Vineyards and a commercial building for Big Daddy Garden Supply, the former Masonite site sits on the western portion of the annexation area adjacent to Highway 101 and North State Street, representing the most immediate views of the annexation area from public roadways. Hardscaped pavement predominates the Masonite site where demolished industrial structures formerly stood. The existing visual setting of these current and historical industrial sites is of generally low quality due to its lack of natural features, water courses, outcrops, and natural vegetation. The existing man-made structures are industrial in nature and do not provide highly valued scenic vistas.

The eastern portion of the annexation is further removed from publicly accessible viewpoints such as North State Street and Highway 101 and consists of sparsely developed land and open space. Rural residential development is present within the eastern portion of the annexation area, as well as an existing industrial development operated by Maverick Properties.

**Impact Analysis:** Degradation of the visual character of a site is usually addressed through an evaluation of the changes to the aesthetic characteristics of the existing environment and the proposed project-related modification that would alter the visual setting. The following includes an analysis of environmental parameters related to *Aesthetics* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Aesthetics*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	

**Discussion:** As noted above, Mendocino County has not designated specific scenic vistas in the immediate

project area as a part of the Mendocino County General Plan and there is no designated State or federal scenic highways or scenic highway corridors in the vicinity of the proposed project. As a result, there would be no impacts to mapped or otherwise designated scenic vistas.

The annexation area parcels adjacent to public viewpoints along Highway 101 and North State Street are predominantly industrial in nature featuring vast hardscapes and existing industrial structures. These parcels do not provide highly valued landscapes or scenic vistas that could be impacted by the proposed annexation.

The annexation area also includes undeveloped lands which are not immediately adjacent to public viewpoints along Highway 101 or North State Street but are visible from these areas as well from Ford Road, and which may provide valued or scenic landscapes. The proposed project would simply adjust the existing district boundaries to include these rural parcels that are presently within the District's SOI and would not directly alter or modify the existing aesthetic character of these properties. However, future development that may occur in the eastern portion of the annexation area has the potential to alter or modify visual setting.

Mendocino County has land use jurisdiction over future development in the annexation area. These parcels are zoned I2 (General Industrial), which presently permits a variety of industrial land uses by-right and more intense industrial land uses through a discretionary use permit process. Mendocino County reviews development projects for consistency with the development limitations in the County's Zoning Code and the UVAP when providing permit approval.

The UVAP includes numerous policies aimed at avoiding or reducing aesthetic impacts in the UVAP Plan Area. Section 4 of the UVAP directed Mendocino County to establish Community Design Guidelines to "form the framework for design-related evaluation of proposed developments (UVAP, p. 4-6)."

The UVAP EIR found that the Community Design Guidelines, "together with the other policies in the Community Design Section, provide a planning framework that will allow the County to assess and condition new development so that important aesthetic resources, scale and character of existing neighborhoods is protected, as well as to provide attractive new neighborhoods/communities" (DEIR, p. 263). On July 22, 2014 and by Resolution #14-102, the Mendocino County Board of Supervisors adopted Community Design Guidelines to fulfill the directive of the UVAP. All project applicants within the UVAP Plan Area, and therefore the entire proposed annexation area, are encouraged to follow the Community Design Guidelines, and will be subject to consistency with these guidelines during the discretionary review process.

The UVAP EIR concludes that impacts "would be reduced to a less than significant level once the design guidelines are adopted and used" (UVAP DEIR, p. 263).

The District presently operates and maintains water lines that serve, traverse, or run adjacent to 11 of the 14 parcels in the rural eastern portion of the annexation that is not within the former Masonite site nor adjacent to Highway 101 or North State Street. The project proposes the annexation of parcels into the District by adjusting the existing district boundaries to include parcels within the District's existing SOI. Since the majority of the parcels in the annexation area, as well as in the eastern rural portion of the annexation, are presently served by or proximate to District facilities and presently zoned for industrial development, the annexation would not have a material effect on the density or nature of future development in the annexation area. The project would not modify or alter the existing visual setting, and future development in the annexation area would be subject to the UVAP and the subsequently adopted Community Design Guidelines, which were found in the UVAP EIR to reduce aesthetic impacts, including those affecting scenic

vistas, to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X

**Discussion:** California’s Scenic Highway Program was created by the Legislature in 1963. Its purpose is to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. According to Caltrans’ California Scenic Highway Program and the National Scenic Byways Program, the proposed project is not located near a highway which has been listed as a State or federal Scenic Highway or as an Eligible State Scenic Highway-Not Officially Designated. Additionally, the annexation area is not located on a National Scenic Byway System route.

No designated scenic highways, vistas, ridgelines, or historic resources are within the project area, as noted in the Open Spaces, Rural Landscapes, and Scenic Resources section of the Resource Element of the County’s General Plan. No impacts to these resources would occur.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** As discussed above, there are portions of the annexation area that are lightly developed with rural residential land uses and vacant land. These areas are not adjacent to Highway 101 or North State Street and are buffered by existing industrial development or hardscapes associated with past industrial land uses. Additionally, as noted above, future development is within the land use jurisdiction of Mendocino County and within the UVAP Plan Area. The annexation of parcels into the District would not modify or alter the existing visual character, and future development in the annexation area would be subject to the UVAP and the subsequently adopted Community Design Guidelines. The UVAP EIR found that future development consistent with the UVAP and the Community Design Guidelines would reduce aesthetic impacts, including those related to visual character and public views.



**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<b>X</b>	

**Discussion:** Light pollution occurs when nighttime views of the stars and sky are diminished by an over-abundance of light coming from the ground. Light pollution is a potential impact from the operation of any light source at night. Proper light shields, lighting design, and landscaping are commonly used to reduce light pollution generated from lighting by blocking the conveyance of light upwards. The proposed project would not directly involve the installation of new outdoor lighting.

With or without annexation, development in the annexation area may require discretionary review where individual project impacts related to day or nighttime views will be reviewed, and some development may be ministerial. The proposed annexation would not alter or modify the regulatory framework related to outdoor lighting for future development.

The District has existing infrastructure that either serves or traverses 20 of the 26 parcels proposed for annexation, and the proposed project would formalize the existing out-of-district connections and infrastructure that are within the SOI. Since 1) water service is already provided or available for most of the parcels proposed for annexation; and 2) the annexation would not alter or modify the regulatory framework related to outdoor lighting for future development, it is not reasonably foreseeable that the annexation would affect the densities or patterns of future development in the annexation area to a point that impacts related to outdoor lighting would be significant.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Aesthetics*.

**References and Citations:**

California Department of Transportation (Caltrans). 2020. Scenic Highways. Accessed June 11, 2021. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-communitylivability/lap-liv-i-scenic-highways>.

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## II. Agriculture and Forestry Resources

The purpose of this section is to determine the extent to which the project contributes to the physical deterioration of agricultural and forest resources. This section describes the agricultural and forest resources within the project study area, and the applicable regulations that govern those resources.

**Environmental Setting:** The project area is located within the UVAP Plan Area and contains a variety of existing land uses. The western portion of the annexation area hosted the former Masonite industrial site. The Masonite industrial site formerly contained a door-and-siding factory that closed in 2001 after 50 years of operation. The former Masonite site (and the western half of the annexation area) is designated “Urban and Built-Up Land” by the California Resources Agency (CRA) Important Farmland Finder and comprises 12 of the 26 parcels of the annexation area. These parcels either contain existing industrial development or are characterized by hardscapes related to the former industrial site.

The CRA designates one parcel in the annexation area (which is presently owned by the District and where Well 6 is located) as “Vacant and Disturbed Land.” This parcel also contains hardscapes from former industrial development.

The CRA designates 11 of the 26 parcels in the annexation area as “Grazing Land.” These parcels are east of the former Masonite industrial site. Development on these sites is varied, and includes rural residential development, a garden supplier, and a wine industry manufacturing facility.

The CRA designates two of the 26 parcels in the annexation area as “Prime Farmland.” These two parcels are on the eastern edge of the annexation area and near the Russian River. A very narrow strip (approximately 70 feet wide) of the eastern edge of these two parcels, which is adjacent to the Russian River, is designated “Farmland of Statewide Importance” by the CRA. See **Figure 4**.

Farmland Designations

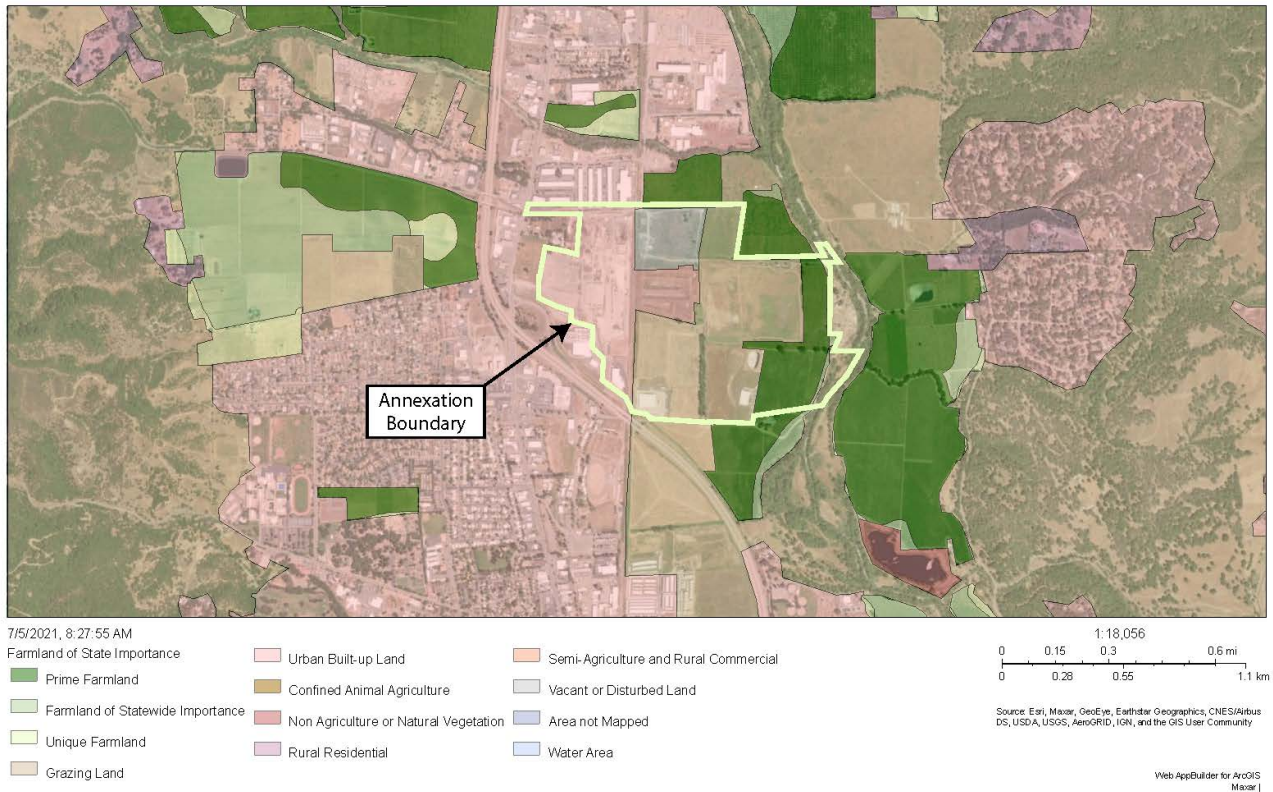


Figure 4: CRA Farmland Map

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Agriculture and Forestry Resources* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusion is provided below under each individual environmental parameter related to *Agriculture and Forestry Resources*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	

**Discussion:** The majority of the annexation area is not classified by the CRA as “Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Two of the 26 parcels proposed for annexation, however, are designated a combination of Prime Farmland and Farmland of Statewide Importance. The UVAP EIR contemplated the potential for agricultural conversions in the UVAP Plan Area, and found that impacts to prime, unique or important farmland could occur as a result of ministerial development. “Even if the County did not approve any discretionary projects that would convert agricultural lands or soils, non-discretionary

development of existing legal parcels would result in conversions” (SOC, p. 37). To address this impact, the UVAP EIR includes Mitigation Measure 3.1-B.1 stating that the County shall focus future development on lands that do not contain valuable or sensitive resources. The proposed annexation would bring 26 parcels presently zoned for industrial development into the District and would codify the existing water connections and infrastructure in the annexation area. The industrial zoning of the annexation area and the presence of existing water infrastructure has already aided the future development of these non-resource lands, consistent with UVAP Mitigation Measure 3.1-B.1.

UVAP Implementation Measure LU4.1a includes language that gives priority to projects that do not displace agricultural activities and prohibits development on sites containing prime agricultural soils and Unique Farmland. Apart from two parcels that have a “prime farmland” classification, the CRA classifies the annexation area as “urban, built up land,” “grazing,” or “disturbed/vacant.” Future discretionary projects on the “prime farmland” classified parcels in the annexation area would be subject to the mitigation and the implementation measures of the UVAP drafted to protect farmland and prime agricultural soils, which were also adopted by the District by Resolution 2019-01. The proposed annexation would not alter this regulatory framework and would require consistency with the policies of the UVAP and the mitigation measures in the UVAP EIR.

Since the majority of the annexation area does not contain prime, unique, or important farmland, and the small portion that does contain prime or important farmland will be subject to the policies in the UVAP and mitigation measures in the UVAP EIR meant to reduce impacts to these resources, impacts will be less than significant.

**Mitigation Measures:** No mitigation measures are required.

<b>Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X	

**Discussion:** None of the lands in the annexation area are under Williamson Act Contract, and there would be no impact to Williamson Act lands.

The majority of the annexation area (245.28 of 246 total acres, or 99.8 percent of the annexation area) is zoned Industrial (I1 or I2). APNs 170-200-18 and 170-200-19 are split zoned with a small portion of agricultural zoning (AG40) along their southern boundaries. See the table below for further information on the agricultural zoning within the annexation area.

Williamson Act Parcels

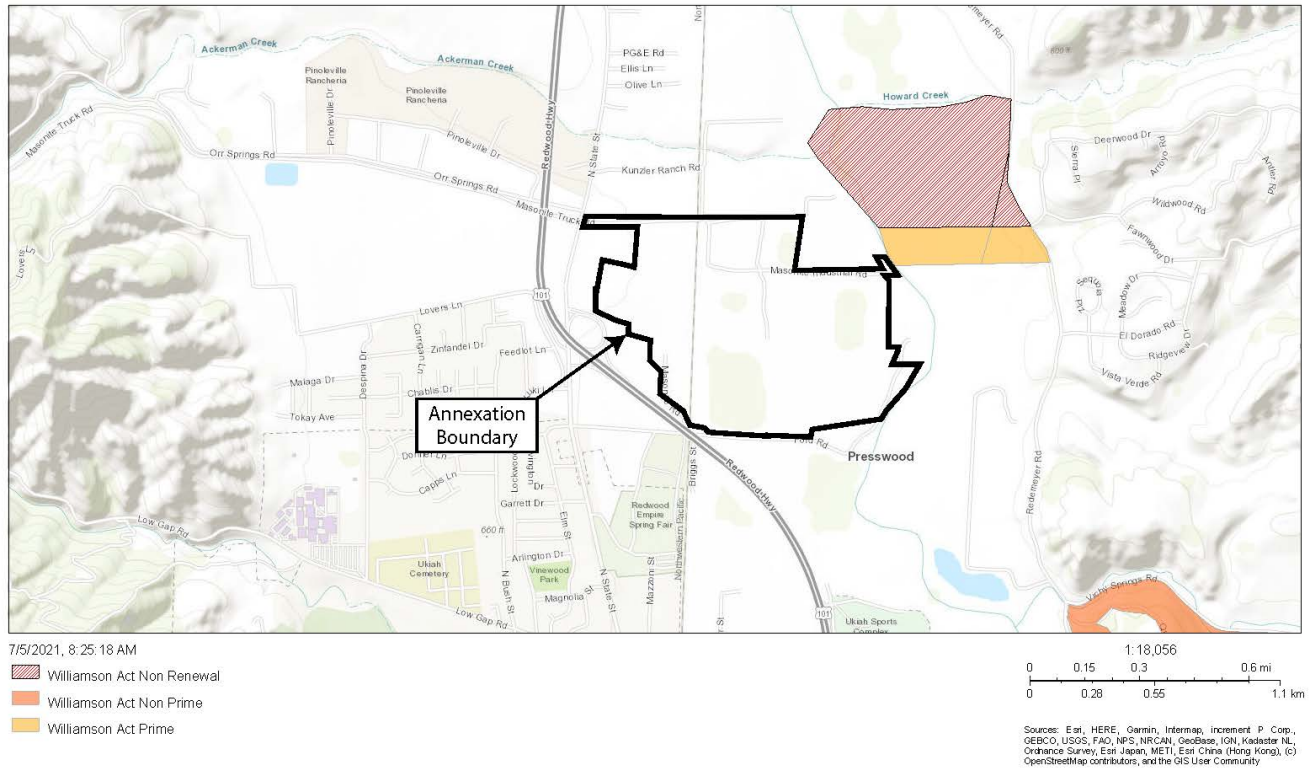


Figure 5: Williamson Act Parcels

Table 3 Agricultural Zoning Areas				
Area	Acreage	11 or 12 (ac)	AG40 (ac)	Percentage AG40
Total Annexation Area	246.00	245.28	0.72	0.2%
APN 170-200-18	10.63	10.03	0.60	5.6%
APN 170-200-19	9.23	9.11	0.12	1.3%

Only 0.72 acres of the annexation area is zoned for agricultural use. The zoning of the 0.72 acres is AG40, meaning that the zoning district is intended for parcels with a minimum area of 40 acres. The Mendocino County Zoning Ordinance (MCZO) states the intent of the Agricultural District is “for the raising of crops and animals,” and “would be applied to lands...having present or future potential for significant agricultural production.” With less than one acre of agriculturally zoned land in the annexation area, and with required development setbacks of twenty feet from all property lines, it is unlikely the land has potential for significant agricultural production.

The proposed annexation would not modify or alter the existing zoning, nor would the project establish any development on or proximate to the agricultural zoning areas that would conflict with agricultural uses.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?				X

**Discussion:** Lands within and adjacent to the annexation area are not zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

**Discussion:** There are not forest lands or forest uses located within or adjacent to the annexation area. Therefore, no impacts would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			X	

**Discussion:** As discussed, there are only two parcels within the annexation area classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”) by the CRA, and UVAP policies and UVAP EIR mitigation measures reduce the potential for significant impacts related to prime agricultural land conversion in the annexation area. However, future industrial development in the annexation area, including development on the parcels with Farmland designations, has the potential to convert these areas to non-agricultural use.

The UVAP EIR Findings state that “lands used for agriculture and prime agricultural soils will be developed and removed from agricultural production. Even if the County did not approve any discretionary projects that would convert agricultural lands or soils, non-discretionary development of existing legal parcels would result in conversions” (SOC, p. 37). To address this impact, the UVAP EIR includes Mitigation Measure 3.1-B.1 stating that the County shall focus future development on lands that do not contain valuable or sensitive resources. UVAP Implementation Measure LU4.1a includes language that gives priority to projects that do



not displace agricultural activities and prohibits development on sites containing prime agricultural soils and Unique Farmland.

The two parcels with Farmland designations are presently zoned General Industrial (170-200-15) and Limited Industrial (170-180-08). The industrial zoning districts allow numerous by-right industrial use types that, if established, would convert the parcels to non-agricultural use. The proposed annexation of these parcels into the District would not alter or modify the existing regulatory framework that would allow the conversion of these parcels to non-agricultural uses. However, future discretionary projects on these parcels would be subject to the mitigation measures within the UVAP EIR that discourage or prohibit development of non-agricultural uses on Farmland parcels. With adherence to the mitigation measures in the UVAP EIR, the potential for the conversion of Farmland parcels to non-agricultural use is less than significant.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Agriculture and Forestry Resources* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

**References and Citation:**

California Department of Conservation (DOC). 2016. Farmland Mapping & Monitoring Program. *California Important Farmland Finder*. Accessed June 11, 2021. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>.

“California Important Farmland Finder.” DLRP Important Farmland Finder, California Department of Conservation, 2017, <https://maps.conservation.ca.gov/DLRP/CIFF/>

Planning and Building Services, Mendocino County. (2011). *Ukiah Valley Area Plan*.

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Draft 2007 Ukiah Valley Area Plan: Final Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

### III. Air Quality

This section examines the air quality in the project area, includes a summary of applicable air quality regulations, and analyzes potential air quality impacts associated with the proposed project. Air quality impacts were assessed in accordance with methodologies recommended by the California Air Resources Board (CARB) and the Mendocino County Air Quality Management District (MCAQMD).

**Environmental Setting:** The project site is located north of the City of Ukiah and is within the boundaries of the North Coast Air Basin (NCAB). The MCAQMD is responsible for air quality within Mendocino County. Project activities are subject to the authority of the MCAQMD and the California Air Resources Board (CARB). Per the MCAQMD, the County is non-attainment for the state PM-10 standard, with the primary sources of PM-10 being wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry.

In determining whether a project has significant air quality impacts on the environment, agencies often apply their local air district's thresholds of significance to projects in the review process. MCAQMD has not adopted any CEQA guidelines or thresholds that are used to determine the significance of a project's emissions and has recommended that agencies use adopted Bay Area CEQA thresholds for projects in Mendocino County. The MCAQMD has also issued an advisory intended to resolve any conflicts between the Bay Area standards and MCAQMD rules. The MCAQMD has published suggested mitigations for projects with the potential to have significant air quality impacts.

Some land uses are considered more sensitive to changes in air quality than others depending on the population groups and the activities involved. People most likely to be affected by air pollution include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Facilities and structures where these air pollution-sensitive people live or spend considerable amounts of time are known as sensitive receptors. Land uses where air pollution-sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses).

The greatest potential for exposure of sensitive receptors to air contaminants would occur during the future construction projects in the annexation area (temporary in nature), when soil would be disturbed and equipment would be used for excavations, soil stockpiling, and site grading. Potential exposure to emissions would vary substantially from day to day, depending on the amount of work being conducted, weather conditions, location of receptors, and exposure time. The nearest sensitive receptors are scattered rural residential land uses and existing commercial or industrial uses along North State Street.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Air Quality* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur.

The MCAQMD defers to the BAAQMD "Thresholds of Significance" contained within its CEQA Air Quality Guidelines. According to the 2021 CEQA Checklist, a project may be deemed to have a potentially significant adverse impact on the environment if it would conflict with or obstruct implementation of the applicable air quality plan, 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, expose sensitive receptors to substantial pollutant concentrations, result in other emissions (such as those leading to odors), adversely affecting a substantial number of people.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X

**Discussion:** The annexation area is within the air quality jurisdiction of the MCAQMD and the MCAQMD *Particulate Matter Attainment Plan* (Attainment Plan). The Attainment Plan includes recommended control measures for particulate matter, and specifically include recommendations related to woodstoves, campgrounds, unpaved roads, construction activities, new residential development, and open burning emissions reduction. The proposed annexation does not include any of the activities addressed within the Attainment Plan, and therefore would not conflict with or obstruct the Attainment Plan.

Additionally, the *Air Quality Setting for Environmental Documents* published by the MCAQMD includes suggested mitigation measures for projects throughout the County. For projects in "Ukiah, Willits, and surrounding area(s)," the MCAQMD recommends mitigation measures related to woodstoves, traffic, and fugitive dust. The proposed annexation project does not include any physical construction activities, and future development within the annexation area would be individually subject to the MCAQMD Attainment Plan and recommended mitigation measures whether or not the project is implemented.

Since the District presently operates and maintains water infrastructure to or adjacent to 20 of the 26 parcels proposed for annexation, it is not reasonably foreseeable that the proposed adjustment to the District's boundary would serve as a catalyst leading to future development, and since the project proposes no changes to the land use regulatory framework, the nature and permissible density of future development is unaffected by the annexation project.

For these reasons, the project would not conflict with or obstruct any applicable air quality plan.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** As discussed, Mendocino County has been determined to be in attainment for all federal air quality standards and in attainment for all state air quality standards except for PM-10. Per the Attainment Plan, the top source of PM-10 in the County is dust generated from unpaved roads, which generates over 60 percent of the County's PM-10 emissions. Residential fuel combustion, paved road dust, wildfires, and construction account for the remaining PM-10 emissions in the County. The following discussion addresses the project's potential to result in a cumulatively considerable net increase of these top-five County PM-10 sources.

Residential Fuel Combustion: The entire annexation area (with the exception of 0.72 acres representing less than 0.2% of the annexation area) is zoned for industrial development; therefore, future development would not considerably increase PM-10 generation resulting from residential fuel combustion.

Unpaved Roads: Future development in the annexation area would likely involve the replacement of unpaved roads with paved roads, leading to a net decrease in PM-10 emissions.

Paved Road Dust: While future development may reduce the impacts of existing unpaved roads, it could also lead to the development of new paved roads that could contribute to PM-10 emissions. However, development of the relatively small annexation area is unlikely to require an excessive amount of road development that would have a considerable net increase on the region’s PM-10 emissions.

Wildfire: While the region is at seasonal risk of wildfire, the proposed annexation would not affect the potential for wildfire-related impacts to air quality. See Section XX. Wildfire Hazards for further discussion.

Construction: Future development in the annexation has the potential to generate PM-10 emissions related to grading and other dust-generating construction activities. However, future development activities will require review and approval of building permits from the Mendocino County Building Department and an Authority to Construct and Permit to Operate permit from the MCAQMD. These reviews and approvals will ensure consistency with existing MCAQMD requirements intended to offset, reduce, or eliminate emissions of air contaminants, including PM-10, related to construction projects.

For these reasons, the project would have a less than significant impact regarding cumulatively considerable net increases of PM-10.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?			X	

**Discussion:** The proposed annexation would bring 26 parcels into the District’s boundaries. There are no impacts related to sensitive receptors’ exposure to pollutants that would result from the boundary adjustment.

However, the annexation area is almost entirely zoned for industrial development, which could occur with or without the proposed annexation. Industrial development has the potential to generate pollution that could impact sensitive receptors.

The Mendocino County Zoning Ordinance (MCZO) requires a Major Use Permit for industrial land uses with greater likelihoods of generating pollution or other nuisance conditions, including “Heavy Industrial” and “Major Impact Facilities.” The Major Use Permit process requires project-specific environmental review. The proposed annexation will not alter or modify this process, and the same types of facilities could be built with or without annexation.

Several additional industrial land uses are allowed in the annexation by-right and would remain allowable by-right following annexation. By-right land uses are often exempt from environmental review; however, Mendocino County anticipated the potential for by-right industrial land uses to have environmental impacts. Appendix B of MCZO Title 20, Division I includes a list of “typical uses allowed in Industrial Zones which do not require a use permit but do require completion of the Environmental Checklist. Upon completion of the checklist, project may need to further comply with Chapter 20.188 Development Review.”

With the County’s requirement for Major Use Permits or Development Review (including CEQA review) for projects with the greatest likelihood to have environmental impacts, future development in the annexation area will be subject to project-specific environmental review.

Further projection of the potential for future industrial development to expose sensitive receptors to substantial pollutant concentrations is speculative, and these land uses may be developed whether or not annexation occurs. These factors lead to the determination that project-related impacts causing sensitive receptor exposure to pollutants are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors or dust) affecting a substantial number of people?			X	

**Discussion:** As discussed, the MCAQMD regulates construction and residential fuel combustion to offset, limit or eliminate emissions through permitting processes. Future industrial development with the potential for environmental impacts, including those with emissions that could affect a substantial number of people, would be evaluated through a discretionary or Development Review process to evaluate project-specific impacts, which would not be affected by the annexation project. For these reasons, there would be a less than significant impact due to emissions affecting a substantial number of people.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Air Quality* were found to be less than significant.

**References and Citations:**

Mendocino County Air Quality Management District (MCQAMD). January 2005. *Particulate Matter Attainment Plan*. Accessed June 10, 2021. Available at: [http://www.co.mendocino.ca.us/aqmd/pdf\\_files/Attainment%20Plan\\_DRAFT.pdf](http://www.co.mendocino.ca.us/aqmd/pdf_files/Attainment%20Plan_DRAFT.pdf).

Mendocino County Air Quality Management District (MCAQMD). June 2, 2010. *Adopted Air Quality CEQA thresholds of Significance*. Accessed June 10, 2021. Available at: [http://www.co.mendocino.ca.us/aqmd/pdf\\_files/MCAQMDCEQARecomendations.pdf](http://www.co.mendocino.ca.us/aqmd/pdf_files/MCAQMDCEQARecomendations.pdf).

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

## IV. Biological Resources

This section of the Initial Study describes the affected environment for biological resources. The assessment describes the potential impacts on biological resources that would result from implementation of the proposed project.

**Environmental Setting:** The study area is composed of a mixture of highly disturbed industrial or former industrial lands and rural residential development. The Russian River flows east of the annexation boundary.

The UVAP EIR indicates that the entire UVAP Plan Area supports four main plant communities: Mixed Evergreen Forest, Grasslands, Agricultural lands, and Oak Woodlands. Per the UVAP EIR, these four plant communities “determine, to a large extent, the habitat features required for wildlife and fish” (DEIR, 135). UVAP EIR Figure 3-7 maps Oak Woodland communities in the Plan Area (shown below as **Figure 6**), and the proposed District annexation area is void of this plant community. Additionally, aerial mapping indicates that the proposed annexation area is void of Mixed Evergreen Forest, as the majority of the land area is either former industrial property or unforested. Of the four main plant communities in the UVAP Plan Area, only Grasslands and Agricultural lands are present in the annexation area.

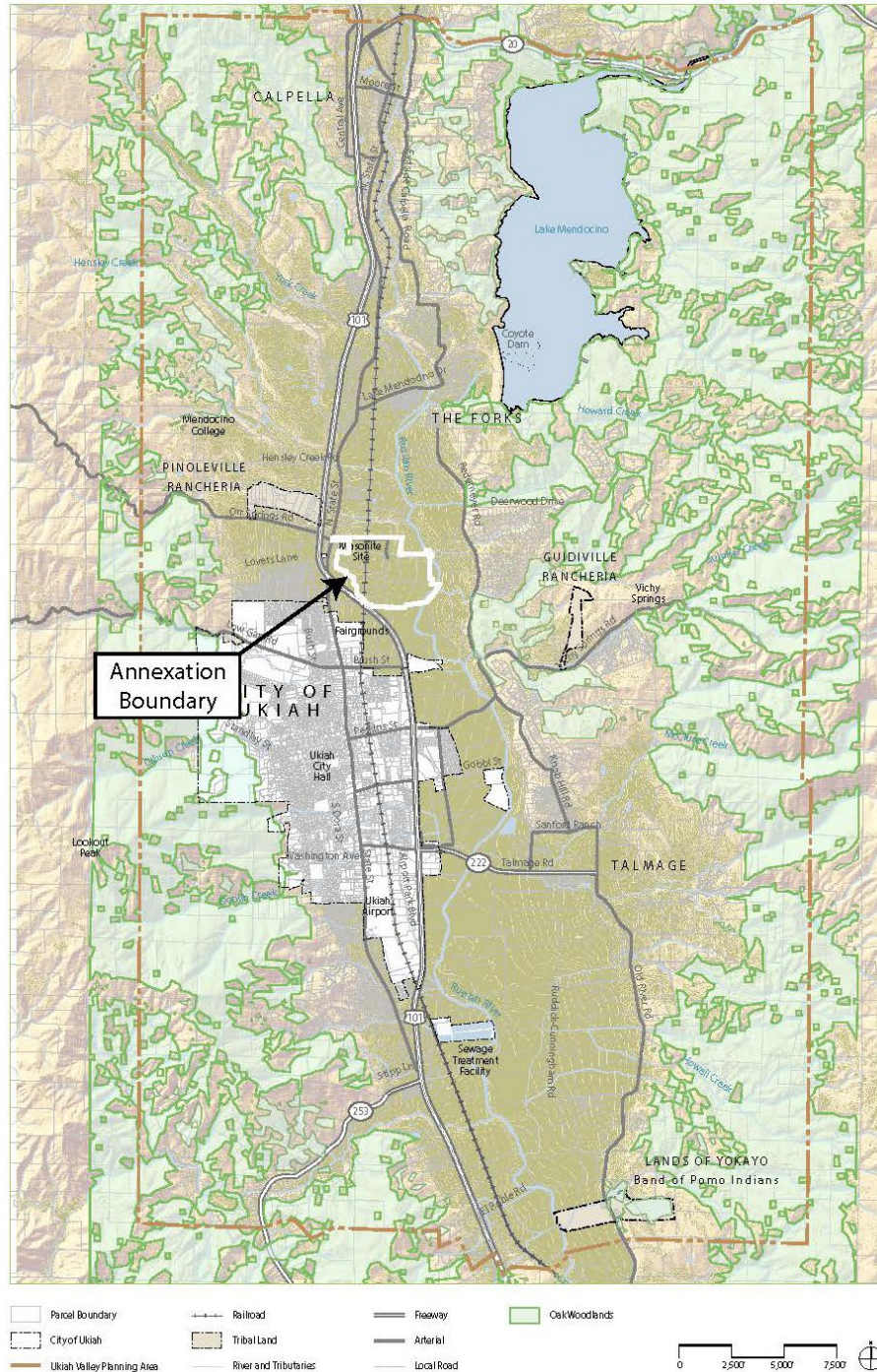


Figure 6: Oak Woodlands Map

The UVAP EIR also reviewed special status plant species with the potential to occur within the UVAP Plan Area through a review of the California Natural Diversity Database (CNDDB), and concludes that Burke’s goldfields, Baker’s meadowfoam, Mendocino bush mallow, great burnet, and Douglas’ pogogyne are the special status plants most likely to be present.

UVAP EIR Table 3.4-1 lists as many as 28 special status species of birds, 5 species of amphibians and reptiles, 3 species of mammals, 2 species of insects, one species of freshwater shrimp, and 4 species of non-salmonid fish may reside in or use the UVAP Plan Area.



Additionally, three listed salmonid species inhabit the Russian River and many of its tributaries (Central California Coast coho salmon, Central California Coast steelhead, and California Coastal chinook salmon).

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Biological Resources* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Biological Resources*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

**Discussion:** The potential for impacts to special status plant and wildlife species within the entire UVAP Plan Area is discussed at length in the UVAP EIR. The proposed annexation would occur entirely within the UVAP Plan Area. The following reviews the UVAP EIR’s analysis and adopted mitigation measures, and their relationship to the proposed District annexation.

The UVAP EIR determined that potentially significant impacts to special status plant species and special status wildlife species could occur without mitigation but proposed mitigation measures to reduce impacts to a less than significant level. The proposed mitigation requires Mendocino County to implement Measures OC2.1 and OC2.2 of the UVAP in the “short-term” rather than the “intermediate” term to “ensure the necessary protection for special status species” (DEIR, 155).

These relevant UVAP policies referenced in the mitigation requires the County to catalogue natural resources in the UVAP Plan Area and adopt comprehensive design review guidelines to protect priority natural resources, and require new development maintain open space. These policies also called for prioritizing areas to be preserved and allow for the transfer of development rights to protect sensitive areas. The UVAP EIR concluded that implementation of these existing UVAP policies “prior to the approval of large-scale projects” would reduce this impact to a less than significant level.

The UVAP EIR also discussed the potential for impacts to salmon and steelhead, specifically related to gravel mining of the Russian River, sedimentation, and runoff pollution. These impacts are addressed under the Water Quality discussion of the UVAP EIR and include a mitigation measure requiring new development be constructed so that finish floors are above the predicted 100-year flood elevation.

The CNDDDB was queried again on July 23, 2021 and reviewed by SHN Senior Botanist and Wetland Ecologist Joseph Saler and SHN Senior Wildlife Biologist Gretchen O’Brien. The biologists concluded that policies and



implementation measures of the UVAP that reduced impacts to a less than significant level would be applicable to the species currently listed in the current CNDDDB list and would likewise reduce impacts to a less than significant level.

The proposed annexation neither proposes nor anticipates development. It seeks to formalize existing out-of-district connections and align District boundaries more closely with the adopted SOI. "Large-scale projects" that fall within the annexation area with the potential to impact special status plant and wildlife species and their habitats would require consistency with the UVAP EIR mitigations and policies that species be catalogued and protected, that open space be maintained to support special status plant species, that areas requiring preservation be preserved, and that new development be located above the 100-year floodplain. Adherence with these existing and adopted regulations will ensure project impacts are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

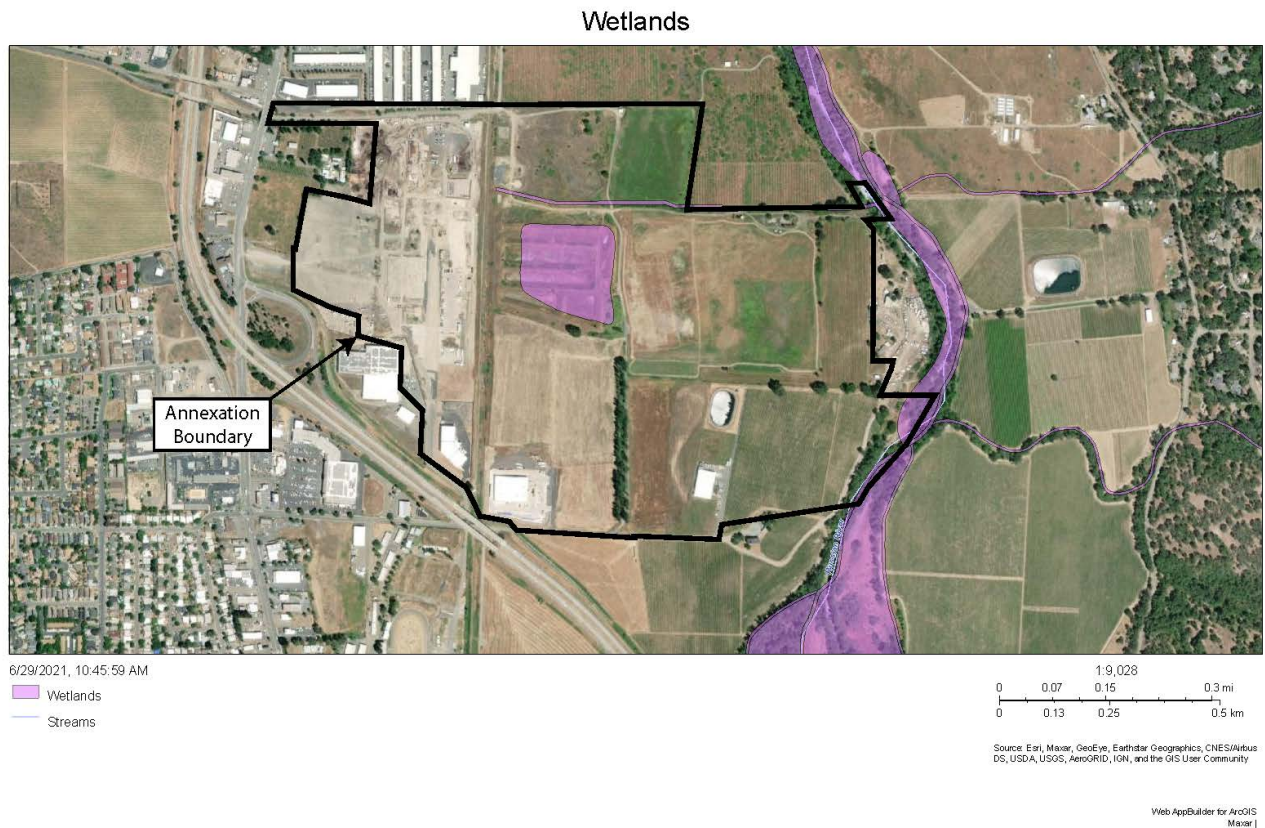
**Discussion:** The UVAP EIR reviewed the myriad policies within the UVAP and the Mendocino County General Plan that address and aim to protect riparian habitat. Despite these existing regulations and requirements, the UVAP EIR states that potentially significant impacts to riparian habitats could occur resulting from future development in the UVAP Plan Area. To address the potential for significant impacts, the UVAP EIR prescribes a mitigation measure revising implementation measures within the UVAP to expand the protections applied to the Russian River to other riparian corridors within the Plan Area. Furthermore, the mitigation measure establishes uses and activities that are both allowable and prohibited within river corridors until such time that formal standards are adopted. The UVAP EIR concluded that impacts to riparian and other sensitive habitat types are reduced to a less than significant level with the incorporation of the adopted mitigation.

The proposed annexation would occur entirely within the UVAP Plan Area, and the policies and implementation measures within the UVAP would all apply to future development in the annexation area. Additionally, the UVAP EIR mitigation measure addressing and protecting riparian and other sensitive habitats are applicable to future development. With the existing standards and environmental mitigation governing future development in the annexation area, impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			x	

**Discussion:** Per Mendocino County GIS mapping, there are limited wetlands within the annexation area. An approximately 10-acre freshwater pond is located on the District owned parcel containing Well 6 (APN 170-170-06). Additionally, an unnamed creek described by County GIS as a riverine runs west-east along the side of a private access roadway before out-falling to the Russian River. See **Figure 7** below.



**Figure 7: Wetland Map**

The UVAP includes policies OC2.1 and OC2.2 (described earlier in this Initial Study) that provide protection for natural resources, which would include wetlands. The County General Plan also includes Policy RM-29 that states all public and private discretionary projects shall avoid impacts to wetlands if feasible. If avoidance is not feasible, projects are required to achieve no net loss of wetlands, consistent with state and federal regulations. Policy RM-28 establishes a 2:1 replacement for any wetlands displaced.

The UVAP EIR determined that these policies within the UVAP and the County's General Plan are sufficient such that impacts resulting from future development in the Plan Area, including the proposed annexation

area, would remain less than significant at a program level.

The proposed annexation would occur entirely within the jurisdiction of the UVAP and the County's General Plan. Future development would be subject to the standards and regulations determined necessary by the UVAP EIR to reduce impacts to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** The proposed annexation is bounded on the north, south and west by existing urban development, which presently restricts or limits wildlife access through and around the project site. Within the annexation area, existing rural residential development may allow for wildlife migration or provide nursery sites for wildlife. Existing or allowable development of fencing associated with the existing residential uses may impede incidental wildlife migration. The Russian River flows along the annexation area's eastern boundary, which represents the most likely corridor for existing and future wildlife migration and nursery sites. This corridor is not affected by the proposed project.

The UVAP EIR reviewed the potential for future development within the UVAP Plan Area to have significant impacts on wildlife migration and nursery sites. For the entire plan area, the UVAP EIR determined that these impacts would be less than significant considering the UVAP policies aimed at protecting riparian corridors along the Russian River (and other major streams) and those intended to preserve and protect wildlife habitat. Mitigation measures in the UVAP EIR strengthens these protections of biological resources and their habitats.

The proposed annexation would occur entirely within the UVAP Plan Area and would be subject to the same UVAP policies and UVAP EIR mitigation measures. As such, impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	

**Discussion:** The Mendocino County General Plan includes Policies RM-24, RM-85, and RM-28, which seek to protect, conserve, and replace oak woodlands. To bolster the existing policies in the General Plan, the UVAP EIR includes a mitigation measure that creates standards for oak woodland restoration projects, which was

determined to reduce impacts to a less than significant level.

While these standards would apply to any future development within the annexation area, there are no oak woodlands present within the annexation area. The UVAP EIR contains Figure 3-7 showing oak woodlands within the Ukiah Valley, and does not depict oak woodlands within the annexation area. Although there do not appear to be woodlands in the annexation area applicable to the UVAP EIR policies related to oak woodlands, any future development would be subject to the oak woodland restoration policies in the UVAP EIR that reduced impacts for the UVAP Plan Area to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?				X

**Discussion:** No habitat conservation plans, or other similar plans have been adopted for the project site or project area. No impact would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Biological Resources* were found to be less than significant.

**References and Citations:**

Planning and Building Services, Mendocino County. (2011). *Ukiah Valley Area Plan*.

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Draft 2007 Ukiah Valley Area Plan: Final Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Findings of Fact and Statement of Overriding Considerations for the Ukiah Valley Area Plan EIR*.

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. Chapter 4: Resource Management Element. PMC.

## V. Cultural Resources

The purpose of this section is to identify any potential cultural resources within or adjacent to the proposed project, and to assist the Lead Agency, in this case the District, in determining whether such resources meet the definitions of “historical resources,” as provided in the California Public Resource Code (PRC), in particular under the California Environmental Quality Act (CEQA). The analysis in this section has been prepared in accordance with Section 15064.5 of the State CEQA Guidelines, which considers the potential impacts on prehistoric, historic, and paleontological resources. This section describes the potential cultural resources within the project study area, and the applicable regulations that govern those resources.

CEQA requires a lead agency determine whether a project may have a significant effect on historical resources (Section 21084.1). If it can be demonstrated that a project will cause damage to resources Eligible for or Listed in the California Register of Historic Resources (CRHR), Tribal Cultural Resources (TCRs) and other resources on County or Local lists, or those determined by the lead agency to be significant. The lead agency may require reasonable efforts be made to permit any or all of the resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state’s historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to PRC Section 5024.1(c) (1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of installation, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A historical resource is a resource listed in, or determined to be eligible for listing, in the CRHR (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

The following includes an analysis of environmental parameters related to *Cultural Resources* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Cultural Resources*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X

**Discussion:** Based on a review of the National Register of Historic Places (NRHP) and CRHR, there are no historical resource sites located in the annexation area, or within close proximity of the site, that would call for the retention of the historical structure or listing. Therefore, no impacts to historical resources would occur with implementation of the proposed project.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	

**Discussion:** Future development in the annexation area is likely to involve grading and disturbing of the soil. These activities can impact archaeological and historical resources, which would be potentially significant impacts to cultural resources.

The entire annexation area is within the UVAP Plan Area, and the UVAP includes a section titled Historic and Archaeological Resources aimed at protecting these types of resources. Additionally, the County's General Plan contains similar policy protections in DE-111 through DE-116. Discretionary projects are reviewed by the County's Archaeological Commission which makes recommendations on projects potentially affecting archaeological resources. Where warranted, the Commission requires site-specific surveys and analysis.

The UVAP EIR notes that these policies "provide a strong policy framework for protecting cultural resources for discretionary projects. However, a substantial amount of growth in the plan area would not require discretionary approvals...[which] could damage or destroy cultural resources" (DEIR, 172). As a result of the potential impacts related to ministerial projects, the UVAP EIR concluded that these impacts are significant but unavoidable.

Future development within the annexation would be subject to the standards and requirements prescribed in the UVAP and the County's General Plan, which require site-specific surveys and analysis for discretionary projects. Ministerial projects would not be subject to these same archaeological resource protections.

However, the proposed annexation of parcels into the District's boundaries would not directly cause any impacts to archaeological resources. Additionally, the project would not allow an increase in ministerial projects beyond what is presently allowable, and the annexation would not affect the potential for future ministerial development to have significant impacts on archaeological resources. As a result, the annexation project would have a less than significant impact on archaeological resources.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** There are no known burial sites on or immediately adjacent to the proposed project site. If human remains are unearthed during future development of the site, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this Section, no further disturbance shall occur until the County has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Impacts are considered less than significant.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Cultural Resources* were found to be less than significant.

#### References and Citations:

Mendocino County Air Quality Management District (MCAQMD). June 2, 2010. *Adopted Air Quality CEQA thresholds of Significance*. Accessed June 10, 2021. Available at: [http://www.co.mendocino.ca.us/daqmd/pdf\\_files/MCAQMDCEQARecomendations.pdf](http://www.co.mendocino.ca.us/daqmd/pdf_files/MCAQMDCEQARecomendations.pdf).

California Office of Historic Preservation. *California Historical Resources*. Accessed June 6, 2021. Available at: <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=23>

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Draft 2007 Ukiah Valley Area Plan: Final Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Findings of Fact and Statement of Overriding Considerations for the Ukiah Valley Area Plan EIR*.

Department of the Interior, National Park Service. *National Register of Historic Places and National Historic Landmarks Program Records: California*. Record Group 79. Accessed June 6, 2021. Available at: <https://catalog.archives.gov/id/119505446>.

## VI. Energy

The purpose of the section of the Initial Study is to analyze the potential direct and indirect environmental impacts associated with the project's projected energy consumption. Such impacts can include the

depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.). Analyses of emissions of air quality and GHG pollutants during both the construction and long-term operational phases of the project are analyzed in Section III, *Air Quality*, and Section VIII, *Greenhouse Gas Emissions*.

**Environmental Setting:** Energy consumption at the District occurs primarily in the form of electric power and gasoline/diesel fuel use. Electric utility service is provided by Pacific Gas & Electric (PG&E) and is used to power existing District facilities. Gasoline and diesel fuel is used for maintenance vehicles and generators.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Energy* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Energy*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

**Discussion:** The annexation is proposed solely for the purpose of formalizing existing out-of-district connections and more closely aligning the District’s boundaries with the adopted SOI. No new buildings or structures requiring electric power service or additional energy consumption are proposed. No changes in District staffing or hours of operation, which would affect electric power use in existing buildings, are proposed. Impacts related to wasteful, inefficient, or unnecessary consumption of energy resources are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Discussion:** Section 4-6 of the Mendocino County General Plan addresses energy resources and provides an inventory of the various sources of energy available throughout the County but does not prescribe standards or policies related to energy or energy efficiency. UVAP Section 7 is titled Energy and Air Quality and provides both a narrative on the inventory of energy sources and demand in the Ukiah Valley as well one goal, one policy, and 11 implementation measures seeking to promote energy efficient planning practices.

The various implementation measures address the future development of energy-efficient zoning code updates, energy incentives, initiatives to upgrade County facilities and vehicles, and building code revisions to promote the use of renewable energy. The proposed annexation would not conflict with or obstruct either



General Plan Section 4-6 or UVAP Section 7, and any impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

### **Findings**

Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Energy*.

### **References and Citations**

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. PMC.

Planning and Building Services, Mendocino County. (2011). *Ukiah Valley Area Plan*.

## **VII. Geology and Soils**

The purpose of this section is to describe the geologic and seismic setting of the project area, identify potential impacts associated with implementation of the proposed project, and, as necessary, recommend mitigation to reduce the significance of impacts. The issues addressed in this section are risks associated with faults, strong seismic ground shaking, seismic-related ground failure such as liquefaction, landslides, and unstable geological units and/or soils.

**Environmental Setting:** The regional geologic setting consists of heterogeneous bedrock within the Ukiah Valley composed of the Franciscan Complex. Faulting and folding of the bedrock resulted in the surrounding terrain rising and the depression of the valley floor. The valley floor has an elevation of between 550 and 650 feet, with the ridges to the east and west rising as high as 2,500 feet.

The Ukiah Valley is subject to strong ground shaking due to its proximity to numerous fault and seismic features. The County is just south of the Cascadia Subduction Zone, the San Andreas fault runs on-shore through southern Mendocino County and off-shore of northern Mendocino County, and the Maacama-Brush Fault extends through the Ukiah Valley.

The Alquist-Priolo Earthquake Fault Zoning Act restricts development on the surface of known active faults. The Maacama-Brush Fault, which runs through the Ukiah Valley, falls under the Alquist-Priolo Act. Portions of the Maacama-Brush Fault are zoned as Earthquake Fault Zones (EFZ), requiring site specific study prior to certain development activities. The EFZ running through Ukiah Valley associated with the Maacama-Brush Fault runs east of the Russian River, outside the limits of the proposed annexation. See **Figure 8** for fault mapping.

Earthquake Fault Zones

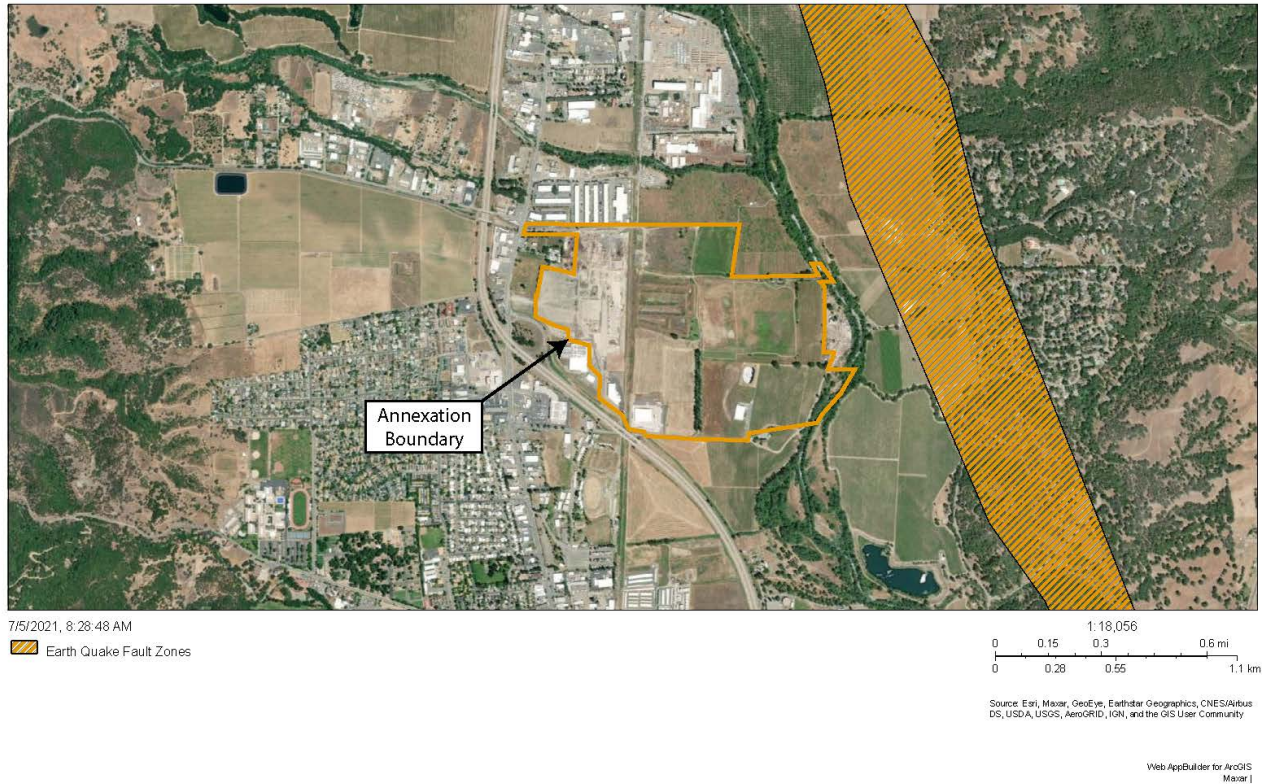


Figure 8: Earthquake Fault Zones

Land sliding in Mendocino County is common due to wet winters and dry summers, steep terrain, and weak bedrock conditions. Earthquakes can also lead to land sliding. Per the UVAP EIR, the valley floor is not classified as either moderately or highly unstable. The hillsides on the west of the valley are classified as moderately unstable whereas the hillsides on the east of the valley are classified as highly unstable. Refer to the UVAP EIR for detailed information on the geologic setting of the Ukiah Valley.

**Impact Analysis**

The following includes an analysis of environmental parameters related to *Geology and Soils* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Geology and Soils*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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 Publications 42.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>			x	

**Discussion:** The project may potentially expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

*i. Rupture of a known earthquake fault:*

As described above, the annexation area is not located within an EFZ. In addition to the regional active faults, multiple unnamed faults are likely present throughout the region and area. None of these faults, however, are classified as EFZ. Therefore, the potential for rupture of a known earthquake fault in the project boundaries is low and impacts are considered to be less than significant.

*ii. Strong seismic ground shaking:*

The entire northern California region is subject to the potential for moderate to strong seismic shaking due to distant seismic sources. Seismic shaking can be generated on faults many miles from the project vicinity. Seismic shaking potential is considered minimal, and the hazard is not higher or lower at the project site than throughout the region. Standard design and construction practices meeting current California Building Code (where applicable) provides adequate protection for future development in the project area and, as a result, impacts are less than significant.

*iii. Seismic-related ground failure, including liquefaction:*

Liquefaction can lead to the sudden collapse or overturning of structures, collapse of pavement, and in some cases lateral spreading. Standard geotechnical engineering procedures and soil testing, proper design and testing, and quality control can identify liquefiable soils prior to development. The UVAP contains implementation measures that address liquefaction and requires new development to avoid areas of unmitigated hazard. Additionally, future development will require consistency with the Uniform Building Code and its measures that address soil constraints.

With the existing policies in the UVAP, General Plan and Uniform Building Code, this impact would be less than significant.

*iv. Landslides:*

The project is completely contained on the Ukiah Valley floor and is relatively flat. The UVAP also contains policies and measures that address land sliding, such as requiring geotechnical evaluations in risk zones and appropriate mitigation or avoidance of areas subject to land sliding. With the relatively flat nature of the project topography and the existing policies that govern future development, impacts related to land sliding would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	

**Discussion:** Future development within the annexation area may involve substantial grading activities or other earth-moving actions that could result in substantial erosion or the loss of topsoil. However, any future development within the annexation area is subject to Mendocino County Code Chapter 18.70 that regulates excavation and grading and enumerates standards required to ensure erosion control. Future development, whether ministerial or discretionary, would be subject to grading permit and/or building permit review and approval, including review of consistency with the County’s erosion control standards. See Section X. Hydrology for further information.

Additionally, the UVAP includes Policy OC1.1 that addresses measures associated with stream setbacks, management of the river corridor, and reduction or erosion and sedimentation. The existing standards within Mendocino County Code and the UVAP are sufficient such that future development within the annexation area would have a less than significant impact on soil erosion or loss of topsoil.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	

**Discussion:** Refer to impact discussion under Section VII.a above relating to unstable soils and land sliding.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** Moderate and highly plastic silts and clays, when located near the ground surface, can exhibit expansive characteristics (shrink-swell) that can have adverse effects on slope stability and be detrimental to development during periods of fluctuating soil moisture content. Expansive soils may be located within the annexation area; however, the prevalence of expansive soils would be determined by a geotechnical report required by state and county building codes prior to approval of future development. Earthwork or grading activities requiring permitting from the County would include requirements and standards designed to limit potential expansive soil impacts to acceptable levels.

Therefore, the risk of damage due to expansive soils is considered less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 wastewater?				X

**Discussion:** The proposed annexation would not install or operate new septic systems or other onsite wastewater systems. Therefore, there is no potential for septic tank wastewater to adversely affect the project site.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

**Discussion:** No paleontological resources or unique geologic features have been identified on the proposed project site, and the potential for their occurrence is considered minimal. No impacts are anticipated in this regard. Future development projects may require archaeological or cultural study, leading to further site-specific investigation aimed at reducing impacts to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Geology and Soils*.

**References and Citations:**

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. PMC.

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

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Planning and Building Services, Mendocino County. (2011). *Findings of Fact and Statement of Overriding Considerations for the Ukiah Valley Area Plan EIR*.

## VIII. Greenhouse Gas Emissions

This section evaluates greenhouse gas (GHG) emissions associated with the proposed project and analyzes project compliance with applicable regulations. Consideration of the project's consistency with applicable plans, policies, and regulations, as well as the introduction of new sources of GHGs, is included in this section.

**Environmental Setting:** Greenhouse gases are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the sun is absorbed by the earth; the earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth's atmosphere are water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), O<sub>3</sub>, hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>).

California has passed Assembly Bill 32, mandating a reduction in GHG emissions and Senate Bill 97, evaluating and addressing GHG under CEQA. On April 13, 2009, Governor's Office of Planning and Research (OPR) submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for GHG emission, as required by Senate Bill 97 and they became effective March 18, 2010. As a result of these revisions to the CEQA Guidelines, lead agencies are obligated to determine whether a project's GHG emissions significantly affect the environment and to impose feasible mitigation to eliminate or substantially lessen any such significant effects.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Greenhouse Gas Emissions* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that



either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Greenhouse Gas Emissions*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			x	

**Discussion:** The annexation of 26 parcels into the District would not directly generate any greenhouse gas emissions having a significant impact on the environment. Reasonably foreseeable future development within the annexation area could generate greenhouse gas emissions during their construction or operation. Potential GHG emissions associated with construction activities is primarily due to transportation of construction materials and the use of heavy equipment during construction. Potential industrial uses in the annexation area could generate and emit greenhouse gases during their operation.

California Government Code 65850.2(c) prohibits local governments from issuing an occupancy permit to a business without clearance for the local air quality agency. The Mendocino County Air Quality Management District (MCAQMD) requires a Permit to Operate for businesses with the potential to affect air quality, including those that generate greenhouse gas emissions.

As discussed under Section III.c., the Mendocino County Zoning Ordinance (MCZO) requires a Major Use Permit for industrial land uses with greater likelihoods of generating pollution or other nuisance conditions, including "Heavy Industrial" and "Major Impact Facilities." The Major Use Permit process requires project-specific environmental review.

Several additional industrial land uses are allowed in the annexation by-right and would remain allowable by-right following annexation. By-right land uses are often exempt from environmental review; however, Mendocino County anticipated the potential for by-right industrial land uses to have environmental impacts. Appendix B of MCZO Title 20, Division I includes a list of "typical uses allowed in Industrial Zones which do not require a use permit but do require completion of the Environmental Checklist. Upon completion of the checklist, project may need to further comply with Chapter 20.188 Development Review."

With the County's requirement for Major Use Permits or Development Review (including CEQA review) for projects with the greatest likelihood to have environmental impacts, future development in the annexation area will be subject to project-specific environmental review. With the added requirement for future development in the annexation area to be subject to MCAQMD review and permitting for emissions, greenhouse gas generating impacts related to the proposed annexation are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:** The City is located within the North Coast Air Basin (NCAB) and is subject to the Mendocino County Air Quality Management District (MCAQMD) requirements. The MCAQMD is responsible for monitoring and enforcing federal, State, and local air quality standards in the Mendocino County, including federal and state level plans, policies, and regulations, including AB 32 and SB 97.

The Mendocino County Board of Supervisors created the Mendocino County Climate Action Advisory Committee in late 2019. The Board will receive recommendations from the Committee for the preparation of a General Plan amendment including goals, policies, and implementation measures to reduce GHG emissions and their impacts on climate change. Future development in the annexation area would be subject to these policies once adopted.

The proposed annexation of 26 parcels into the District would not conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Future development, with or without annexation would be subject to MCAQMD review for consistency with applicable plans, policies, and regulations, including those adopted by the Board of Supervisors at the recommendation of the Mendocino County Climate Action Advisory Committee.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Greenhouse Gas Emissions*.

**References and Citations:**

Mendocino County Air Quality Management District (MCAQMD). February 2011. Rules and Regulations. *Regulation 1 – Air Pollution Control Rules*. Accessed June 4, 2021. Available at: <http://www.co.mendocino.ca.us/aqmd/district-regulation-1.html>

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

## IX. Hazards and Hazardous Materials

The purpose of this section is to identify, to the extent feasible, the potential for hazards associated with historic and current site uses, surrounding sites, and recognized environmental conditions in connection with the proposed project site and to identify potential risks to human health, including uses of the proposed project site, workers, and construction workers. Information in this section focuses on the potential for the proposed project to create a significant hazard to the public or the environment through the use, transport, disposal, or accidental release of hazardous materials. This section also addresses hazards associated with

wildfires.

**Environmental Setting:** Hazards are those physical safety factors that can cause injury or death, and while by themselves in isolation may not pose a significant safety hazard to the public, when combined with development of projects can exacerbate hazardous conditions. Hazardous materials are typically chemicals or processes that are used or generated by a project that could pose harm to people, working at the site or on adjacent areas. Many of these chemicals can cause hazardous conditions to occur should they be improperly disposed of or accidentally spilled as part of project development or operations. Hazardous materials are also those listed as hazardous pursuant to Government Code Section 65962.5.

The Mendocino County Division of Environmental Health is the administering agency and the Certified Unified Program Agency (CUPA) for Mendocino County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances. A Hazardous Materials Business Plan (HMBP) is required of businesses in Mendocino County that handle, use, generate, or store hazardous materials. The primary purpose of this plan is to provide readily available information regarding the location, type, and health risks of hazardous materials to emergency response personnel, authorized government officials, and the public. Large cases of hazardous materials contamination or violations are referred to Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC).

The EPA maintains the Enforcement and Compliance History Online (ECHO) program. The ECHO website provides environmental regulatory compliance and enforcement information for approximately 800,000 regulated facilities nationwide. The ECHO website includes environmental permit, inspection, violation, enforcement action, and penalty information about EPA-regulated facilities. According to the ECHO program, the project site is not listed as having a hazardous materials violation.

The CALFIRE Fire and Resource Assessment Program (FRAP), delineates the project area as a part of a designated “Local Responsibility Area—Unzoned,” meaning the project site is within the fire response jurisdiction of the Ukiah Valley Fire District and has in a lower-than-moderate fire severity zone.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Hazards and Hazardous Materials* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Hazards and Hazardous Materials*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

**Discussion:** The UVAP includes Health and Safety Policies HS1.5 and HS1.4, which prohibit residential development in areas where environmental hazards exist and establishes a valley-wide emergency response

team in collaboration with OES to respond to environmental hazards. The entire annexation area is within the UVAP, and therefore subject to these policies.

Several parcels within the annexation are developed with exiting industrial facilities, and the majority (99.8%) of the annexation area is zoned for industrial development. Existing and future industrial uses that may involve the transport use, or disposal of hazardous materials would continue to be regulated by current Federal, State and County regulations, as outlined in the *Environmental Setting* above.

Additionally, Appendix B of Mendocino County Code Chapter 20, Division I enumerates numerous industrial land uses “which require environmental review” and triggers further compliance with Chapter 20.188 Development Review. Future industrial development will either be discretionary allowing for project-level review related to hazardous materials, or subject to Development Review if found to have potential environmental impacts.

With required adherence to existing regulations regarding the transport, use, or disposal of hazardous materials, and with future land uses which could have environmental impacts would be reviewed for CEQA compliance, the proposed annexation would have a less than significant impact on the environment.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** See discussion related to impact IX.a above. With required adherence to existing regulations regarding the transport, use, or disposal of hazardous materials, and with future land uses that could have environmental impacts would be reviewed for CEQA compliance, the proposed annexation would have a less than significant impact on the environment.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

**Discussion:** There is one existing school (Tree of Life Charter School) within one-quarter mile of the southern boundary of the annexation area. Existing industrial uses within one-quarter mile of the existing school are subject to the existing Federal, State and County regulatory controls addressing hazardous materials. Future land uses which may develop within one-quarter mile of the existing school would be likewise subject to existing regulations, as well as UVAP policies addressing hazards and project-specific environmental review.

Impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	

**Discussion:** Under Government Code Section 65962.5, both the DTSC and the SWRCB are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. The DTSC list does not identify sites in the project area; however, the SWRCB list indicates two open Cleanup Program Site locations within the annexation area. Each location is on 300 Ford Road and associated with the former Masonite industrial development. The SWRCB issued a letter September 1, 2020, stating that the cases are under consideration for closure with the placement of Land Use Restrictions (LURs).

The proposed annexation would not affect the SWRCB's ongoing authority regarding the open Cleanup Program Sites within the annexation area and would not create a significant hazard to the public or the environment. The proposed annexation has a less-than-significant impact.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?				X

**Discussion:** A review of the Mendocino County Airport Land Use Commission's *Ukiah Municipal Airport Land Use Compatibility Plan – Compatibility Policy Map* indicates that Ukiah Airport's Influence Area extends into the southern half of the proposed annexation area. However, the map shows the annexation area beyond the limits of all six Compatibility Zones. The Plan provides land use limitations related to noise in each of the Compatibility Zones. As the annexation area is beyond the limits of the Compatibility Zones, the Plan does not place any limitations within the project boundary. Impacts related to airport noise on individuals residing or working in the project area would therefore be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

**Discussion:** The proposed annexation of parcels into the District does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed project would result in no impact in this area.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

**Discussion:** See discussion under Section XX. Wildfire. The Calfire Fire and Resource Assessment Program (FRAP), delineates the project area as a part of a designated “LRA (Local Responsibility Area) Unzoned” area. The FRAP designates lands in four general classifications, “Moderate”, “High” “Very High” Fire Hazard Severity Zones, and “Unzoned” for other areas (particularly those within urban Local Responsibility Areas).

Per a May 27, 2021 email with Calfire Wildland Fire Scientist Dave Sapsis, Unzoned areas do not “mean that wildland fire hazard (and hence fire exposure and potential damage) is nil, but rather it is below the threshold we define for our low bound, which we title Moderate.” As such, the Fire Hazard Severity Zone for the project area could be considered less than “Moderate” for the annexation area. Fire suppression for the area is provided by a combination of the Ukiah Valley Fire District and Calfire.

The proposed project does not include the development that would expose people or structures to a significant risk of loss, injury or death involving wildland fires; however, future development that can be reasonably anticipated in the annexation area would likely be industrial land uses. Future projects would be subject to Building Code and Calfire regulations, including those requiring installation of fire suppression systems, defensible space standards, and adequate emergency access.

Impacts related to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires are less than significant due to existing fire regulations, and due to the project’s less-than-moderate Fire Hazard Severity Zone designation.

**Mitigation Measures:** No mitigation measures are required.

**Findings**

Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Hazards and Hazardous Materials*.

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## X. Hydrology and Water Quality

The purpose of this section is to describe the hydrologic and water quality setting of the proposed project site and surrounding area. This section also evaluates potential long-term and short-term water quality impacts associated with construction and long-term operation of the proposed project.

**Environmental Setting:** The 1972 Clean Water Act aimed to address water pollution by regulating the discharge of pollutants into waterways. The SWRCB administers the National Pollutant Discharge Elimination System (NPDES) program for the State of California. Water quality NPDES Phase I and II stormwater permitting programs regulate industrial facilities and construction sites. NPDES permitting requires



preparation and implementation of Stormwater Pollution Prevention Plans (SWPPPs) for construction activities. A long-term SWPPP or a Stormwater Management Program is sometimes required for site development related pollution after construction. These plans identify pollution sources and identify and implement Best Management Practices (BMPs) to reduce discharges of these pollutants.

The Mendocino County Stormwater Management Program further regulates construction activities (discussed in more detail below), and construction permit applications are reviewed for conformance with these County regulations that require projects identify BMPs to reduce sedimentation and pollution of waterways.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Hydrology and Water Quality* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Hydrology and Water Quality*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	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?			X	

**Discussion:** While the proposed annexation would not directly affect water quality, reasonably foreseeable future development within the annexation area will create additional impervious surfaces and automobile use, leading to increased transport of sediments, oils, greases, and other residues and chemicals to surface and ground water. The industrial land use classification of the annexation area also creates the potential for current or future development to use materials that can impair water quality. Future development will require grading and the exposure of soils with the potential to impact water quality. The potential for these future impacts would occur with or without this annexation.

The UVAP includes Policies OC1.2 and WM4.1 to address water quality issues. These policies require new development follow performance standards to protect surface water from erosion and sedimentation and require BMPs for non-point source pollution reduction. The entire annexation area is within the UVAP Plan Area and is currently subject to these policies to protect surface and ground water quality.

Existing and future industrial development within the annexation area will be required to comply with the RWQCB's Industrial Storm Water Program. The General Industrial Permit is an NPDES permit regulating discharges associated with industrial activities, and requires a SWPPP, monitoring plan, and annual reporting. Means to manage pollutants are identified and implemented within these plans to reduce impacts to water quality.

Future development will also be subject to review at the County level. Construction projects will require conformance with Mendocino County Code Chapter 18.70 regulating grading and excavation activities. Chapter 18.70 includes BMP and inspection requirements to limit erosion. Mendocino County Code Chapter 16.30 further requires any construction or grading activity implement appropriate BMPs to prevent the illicit

discharge of construction waste, debris, or contaminants from construction materials, tools, and equipment. It also allows the County to adopt requirements identifying appropriate BMPs to control the volume, rate, and potential pollutant load of storm water runoff from new development and redevelopment projects as may be appropriate to minimize the generation, transport and discharge of pollutants and as required by the County's NPDES Municipal Separate Storm Sewer System (MS4) General Permit. The County may incorporate these requirements into land use entitlements and construction or building-related permits to be issued for new development or redevelopment. The County introduced a *Low Impact Development Standards Manual*, updated in 2021, to provide technical guidance for project applicants whose projects require conformance with the County's General Permit.

The proposed annexation would not alter or affect the existing standards and policies regulating future development's potential to impact surface and ground water quality. Future development within the annexation area would be required to adhere to these existing standards. The proposed annexation would have a less than significant impact on surface and ground water quality.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?			X	

**Discussion:** The proposed annexation would extend the District's boundaries, consistent with its adopted SOI, to include 26 additional parcels. Of the 26 parcels proposed for annexation, the District has existing infrastructure that either serves or traverses 20 of the 26 parcels.

Without municipal service, future development in the annexation area would be reliant on wells to provide water. It is reasonably foreseeable that future development would be industrial, consistent with the industrial land use designation of the annexation area. Industrial projects with high water usage, when reliant on wells, could result in the aquifer being locally over-pumped, leading to water levels dropping in existing wells.

While the annexation does not propose any development, future projects in the annexation area would be subject to existing policies related to groundwater supply. The UVAP EIR includes a mitigation measure implemented by UVAP Policy WM1.2, which requires the protection and enhancement of the Plan Area's groundwater system and long-term sustained yield. New development proposing to use groundwater would be assessed for impacts to the resource.

The UVAP EIR reviewed the potential for parcels within the UVAP Plan Area to connect to municipal water service. The UVAP EIR Findings state that "possible municipal use of [the Ukiah Valley] aquifer...would not adversely affect the aquifer, since the annual yield far surpasses the total amount of water needed to serve new development" (SOC, p. 16). The proposed annexation would bring parcels into the District, which obtains its water from two groundwater wells and from a surface water treatment plant that draws water from the Russian River. One of the District's two wells is currently only utilized as a supplemental source during periods of high demand.

Per a technical memorandum from Luhdorff & Scalmanini Consulting Engineers titled *Millview County Water District Annexation Water System Requirements and Plan for Service*, the District has an existing Maximum Day Demand of 2,350 gallons per minute. The memorandum projects the annexation area will create an additional demand of 398 gallons per minute during a Maximum Day Demand event, for a total projected demand of 2,748 gallons per minute. The District's existing source capacity is 3,100 gallons per minute, meaning the District would have a surplus capacity of 352 gallons per minute even after projected development of the annexation area. As a result, the District would not require additional groundwater resources to serve the annexation area and would not severely increase impacts related to groundwater resources in the Ukiah Valley.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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: <ul style="list-style-type: none"> <li>i. Result in substantial erosion or siltation on- or offsite;</li> <li>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</li> <li>iii. Create or contribute runoff water which would exceed the capacity of existing planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</li> <li>iv. Impede or redirect flood flows?</li> </ul>			x	

**Discussion:** The proposed project would not 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 offsite:*

The proposed annexation does not propose any physical development; therefore, no disturbance of seasonal streambeds is proposed. Future development within the annexation area, including earthwork, grading, and soil stockpiling activities associated with new construction will be conducted in accordance with the conditions of a Construction SWPPP and administered by the RWQCB. The Construction SWPPP will specify BMPs for erosion and sediment control measures. Additionally, future development in the industrial district is reviewed by Mendocino County to determine if Development Review and further environmental review is required before approval of ministerial projects, and discretionary projects will provide project-specific environmental review. Therefore, the potential for substantial soil erosion and loss of topsoil associated with the annexation is considered to be less than significant.

ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite:*

The proposed annexation does not include any physical development. Future development within the annexation area will increase impervious surfaces and could contribute to runoff impacts. These projects will

be subject to Mendocino County's Stormwater Ordinance, which provides the appropriate measures to reduce surface runoff impacts to a less than significant level.

- iii. *Create or contribute runoff water which would exceed the capacity of existing planned stormwater drainage systems or provide substantial additional sources of polluted runoff:*

Refer to impact discussion under Sections X.a, X.c.i and X.c.ii, above. Impacts would be less than significant.

- iv. *Impede or redirect flood flows.*

Based on a review of Federal Emergency Management Agency (FEMA) flood insurance maps the proposed annexation area includes areas within a 100-year floodplain zone (Zone AE). Base Flood Elevations are determined in Zone AE, and future development in the annexation area would be required to be constructed so that the finished floor is at least one foot above the Base Flood Elevation, consistent with Mendocino County's floodplain development standards.

Very little of the Russian River's floodway is within the annexation area, per FEMA mapping. Both FEMA and Mendocino County prohibit development in the floodway to ensure new development does not impede or alter the flow in the foodway. The existing standards will reduce the impact of future development in the annexation area to a less than significant level related to flood flows.

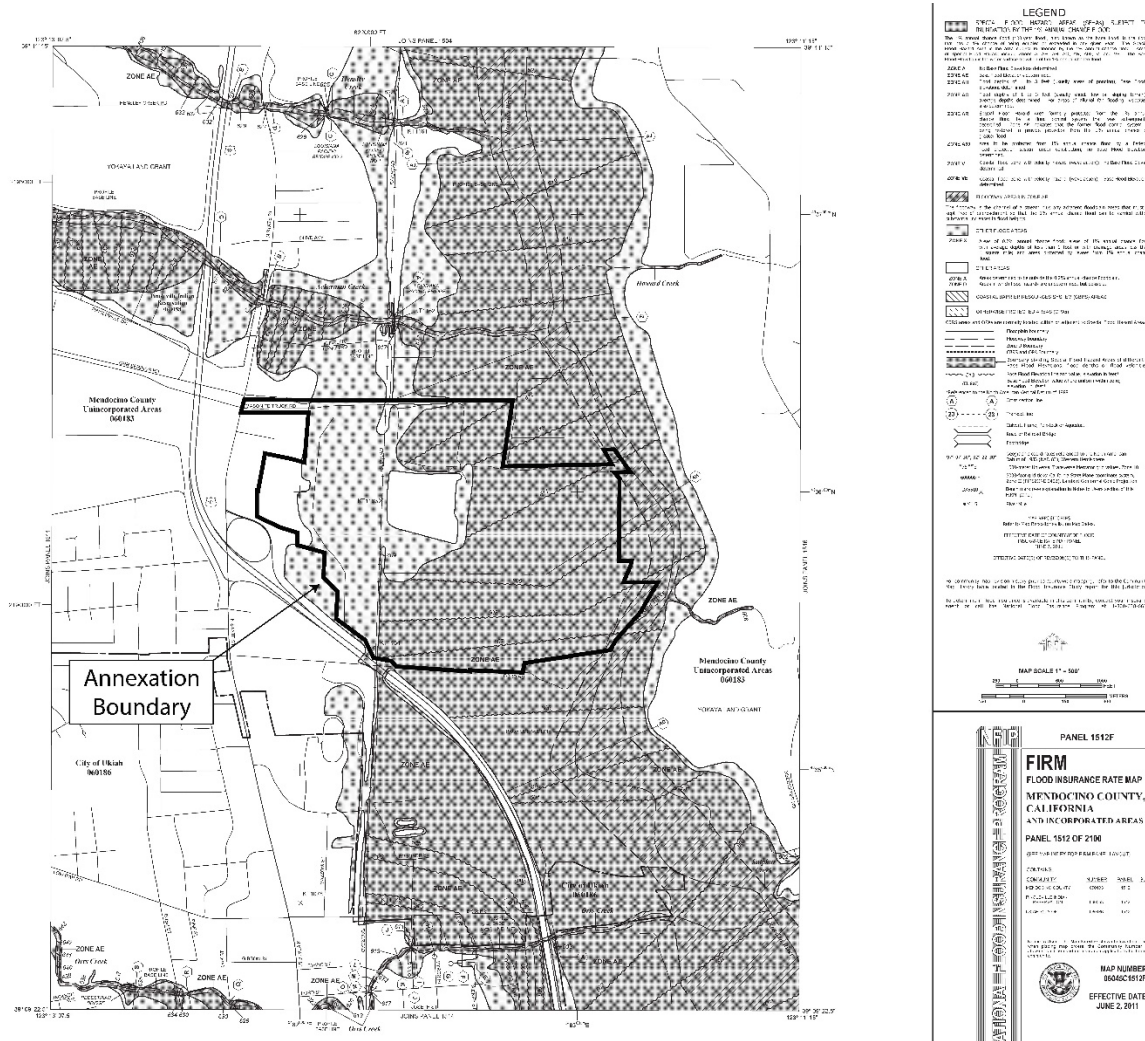


Figure 9: FEMA Floodplain Map

**Mitigation Measures:** No mitigation measures are required. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	

**Discussion:** Future industrial uses in the annexation area may utilize materials that are pollutants when released due to inundation. There are no impacts related to tsunami or seiche zones, as the annexation area is not near a waterbody or shore.

A portion of the annexation boundary is in an AE Flood Zone, where the Base Flood Elevation has been determined. As discussed, future development in this area would require conformance with Mendocino County and FEMA policies requiring finished floor elevations be built above the Base Flood Elevation.

The Coyote Dam could fail as a result of a major earthquake. The UVAP states that following total dam failure when Lake Mendocino is at capacity, water would inundate portions of the Plan Area from the north boundary to the south boundary, including most segments of US 101 south of Talmage Road. The entire annexation area is within the mapped inundation limits in UVAP Figure 8.1.

The UVAP includes implementation measures HS1.2b and HS1.2c, which require development of a flood management plan and limits the location of critical facilities within the inundation zone. The UVAP EIR concluded that these implementation measures reduce impacts related to dam inundation over the Plan Area to a less than significant level. The proposed annexation area is entirely within the UVAP Plan Area, and future development in the annexation area would be subject to these same UVAP policies making impacts likewise less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

**Discussion:** As discussed above, future development in the annexation area would be required to comply with the Construction General Permit, requiring preparation of a SWPPP, including identification and implementation of BMPs to be utilized to reduce the amount of sediments and other pollutants from being discharged in stormwater runoff.

Mendocino County Code also includes Chapter 16.30 requiring construction and grading activities implement BMPs preventing discharge of construction waste, debris or contaminants from construction materials, tools, and equipment from draining off site. Future development’s adherence to these regulations would coincide with local and state level efforts to address water quality control and reduce impacts to a less than significant level.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Hydrology and Water Quality*.

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## XI. Land Use and Planning

This section describes the impacts on land use and planning that would result from implementation of the proposed project, including consistency with relevant local land use plans and compatibility with surrounding land uses.

**Environmental Setting:** The proposed annexation area is located in Mendocino County, east of State Street and US101, and west of the Russian River. Access to the site is provided from Ford Road along the project’s southern boundary and by Masonite Industrial Road along the project’s northern boundary. Internal private roadways and access are present within the annexation area.

99.8% of the annexation is designated by the General Plan and zoned for industrial development (either I1 or I2), and the remaining 0.2% of the project is zoned for agricultural use. Existing land uses on the site are a mix of industrial and rural residential. The annexation does not propose any physical development, nor does the project seek to modify or alter the regulatory framework applicable to the area. The existing General Plan designation, zoning districts, and UVAP policies that are in place prior to annexation would remain after annexation.

Immediately adjacent land uses include agricultural uses to the north, south, and east, and industrial development to the west. Land uses within one mile of the project include residential, commercial, industrial, and agricultural development.

### Impact Analysis

The following includes an analysis of environmental parameters related to *Land Use and Planning* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Land Use and Planning*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?			X	

**Discussion:** The proposed annexation would bring parcels within the District’s SOI into the formal district boundaries. The UVAP EIR Findings conclude that “future development [within the Plan Area] would result in infill of developed areas or northern and southern extensions of greater Ukiah. The development allowed under the UVAP would not divide an existing community” (SOC, 5). The entire annexation area is within the UVAP Plan Area and is adjacent to the northern boundary of Ukiah. As a result, the annexation would be



consistent with the findings of the UVAP EIR that future development within the annexation area would not divide an established community.

Additionally, the project does not propose to divide land or rezone the parcel. Access to the site is limited and the land surrounding the property on three sides is relatively undeveloped. No impact has been identified in this regard.

**Mitigation Measures:** No mitigation measures are required.

<b>Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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?			X	

**Discussion:** The County’s General Plan serves as the overall guiding policy document for land use and development. As noted above, the subject parcels are designated in the General Plan as Industrial (99.8%) or Agricultural (0.2%). The proposed annexation does not include the establishment of any new land uses and is therefore consistent with the land use designation of the General Plan and the zoning ordinance.

The County adopted the UVAP in 2011, which applies to the Ukiah Valley including all of the proposed annexation area. The UVAP includes Policy WM1.1 and Implementation Measure WM1.1a, requiring the Plan Area “maintain and increase water supplies and systems for existing and future water system needs” in cooperation and coordination between the City of Ukiah, County of Mendocino, LAFCo, the Water Agency, and local water districts “in the provision of infrastructure and services within the Ukiah Valley.” The proposed annexation would represent a joint effort between Mendocino County, LAFCo, and the District to expand service infrastructure to a small portion of the Ukiah Valley, consistent with the UVAP.

The UVAP EIR considered the impacts of water districts within the Ukiah Valley expanding to provide water to additional properties. The EIR states that “ideally, the Not in District areas would be annexed to the service areas of existing public water service providers” (DEIR, 313). The proposed annexation is consistent with the analysis of this impact in the UVAP EIR.

Annexation proposals are subject to review and approval by LAFCO, and the Cortese-Knox-Hertzberg Act (CKH) outlines factors LAFCO must consider when reviewing reorganization proposals (56668) and district annexations (56668.3). Relevant factors are listed below, and the proposed annexation is evaluated for consistency with these policies.

*56668(b)(1) The need for organized community services...probable future needs for those services and controls; and probable effect of the proposed...annexation...and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.*

The proposed annexation would provide industrially zoned and designated lands with water service. District infrastructure currently serves, traverses, or is located adjacent to 20 of the 26 parcels proposed for annexation, demonstrating a present need for water service and probable future need for water service. LAFCO’s adopted SOI update for the District also indicates a need for water services in the annexation area,

stating that “properties receiving service outside of District boundaries represent a need for service external to District boundaries. Given present land use designations and services provided, growth, and additional demand for services is anticipated.”

With the presence of existing infrastructure, including a production well within the annexation area, and considering the annexation area is adjacent to the current District boundary and is within the adopted SOI, the District is best suited to provide this service to the annexation area in the context of cost. The *Millview County Water District Annexation Water System Requirements and Plan for Service* concludes that the District has adequate capacity to serve the annexation area, demonstrating an adequacy of services consistent with 56668(b)(1).

*56668(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.*

The Mendocino County LAFCO is required to conduct comprehensive, regional studies of municipal services including establishment of SOIs. CKH Act defines SOI as “a plan for the probable physical boundaries and service area of a local agency.” The Mendocino County LAFCO adopted a *Millview County Water District Sphere of Influence Update* in 2016, which established the updated SOI for the District. The updated SOI includes all lands proposed for annexation, making the proposed project consistent with the adopted SOI update.

Per a technical memorandum from Luhdorff & Scalmanini Consulting Engineers titled *Millview County Water District Annexation Water System Requirements and Plan for Service*, (which is discussed more thoroughly under Section XIX. Utilities and Service Systems), the District has existing capacity to serve this additional demand in the annexation area. As a result, the proposed annexation would be consistent with the findings in the SOI update that expansion of District services and boundaries are anticipated.

The Mendocino County LAFCO adopted a revised SOI for the District on May 2, 2016. A SOI is “a plan for the probably physical boundaries and service area of a local agency,” per the CKH Act. The proposed annexation would match the physical boundaries of the District with the adopted SOI, and as a result, the proposed annexation is consistent with LAFCO’s planned patterns of development.

Section 56377 requires the commission consider if annexation proposals will appropriately guide development away from prime agricultural lands. Two of the 26 parcels proposed for annexation include mapped prime agricultural lands. As discussed in *Section II. Agriculture and Forestry Resources*, existing mitigation measures in the UVAP EIR, and policies in the County’s General Plan require future discretionary projects on prime farmland not displace agricultural activities and focuses development on lands that do not contain valuable or sensitive resources. These policies are applicable to future development in the annexation area, with or without approval of this project. As a result, the proposed annexation is consistent with the factors for consideration stated in 56668(d).

*56668(h) The proposal’s consistency with city or county general and specific plans.*

As discussed previously in this section, the project is consistent with UVAP Policy WM1.1 and Implementation Measure WM1.1a, requiring the Plan Area maintain and increase water supplies and systems....in the provision of infrastructure and services within the Ukiah Valley.” The proposed annexation is consistent with the relevant specific plan (UVAP) guiding development in the Ukiah Valley.

*56668(i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.*

The annexation area is within the adopted SOI for the District, consistent with this factor for consideration.

*56668.3(1) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.*

The proposed annexation would provide industrially zoned and designated lands with water service. Presently, 20 of the 26 parcels in the annexation area are served by or adjacent to existing District infrastructure, indicating an existing interest in the territory proposed to be annexed for District water service. During the annexation hearing proceedings, present inhabitants within the district and within the territory proposed for annexation will have the opportunity to express their interest (or lack thereof) in the project, enabling LAFCO commissioners to ensure consistency with this factor for consideration required by the CKH Act.

The proposed annexation is consistent with and does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including the Mendocino County General Plan, UVAP, and relevant LAFCO factors of consideration when evaluating reorganization proposals.

**Mitigation Measures:** No mitigation measures are required.

## **Findings**

In the course of the above evaluation, impacts associated with *Land Use and Planning* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

## **References and Citations**

Committee on Local Government, California Assembly. (2020). *Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000*.

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. PMC.

Mendocino Local Agency Formation Commission. (2016). *Millview County Water District Sphere of Influence Update*. Accessed June 16, 2021. Available at:  
[https://www.mendolafco.org/files/2c4361388/Millview+CWD\\_ADOPTED\\_+5.2.16.pdf](https://www.mendolafco.org/files/2c4361388/Millview+CWD_ADOPTED_+5.2.16.pdf)

Planning and Building Services, Mendocino County. (2011). *Ukiah Valley Area Plan*.

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Draft 2007 Ukiah Valley Area Plan: Final Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Findings of Fact and Statement of Overriding Considerations for the Ukiah Valley Area Plan EIR*.

Millview County Water District. (2020). *Millview County Water District Annexation Water System Requirements and Plan for Service*. W. Gustavson and J. Shobe. Luhdorff & Scalmanini.

## XII. Mineral Resources

The purpose of this section of the Initial Study is to address potential impacts of the proposed project on mineral resources.

**Environmental Setting:** The project area has not been designated by the State or Mendocino County as an area of significant mineral resources or an area of locally important minerals.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Mineral Resources* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Mineral Resources*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
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?				X

**Discussion:** A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. The designation is applied to sites determined by the California Geological Survey (CGS) as being a resource of regional significance and is intended to help maintain any quarrying operations and protect them from encroachment of incompatible uses. The project would not 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 and would not result in the loss of availability of a locally-important mineral resource recovery site. The site has not been designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan or by the State. No impact would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Mineral Resources* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

**References and Citations:**

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. Chapter 4: Resource Management Element. PMC.

DOC. 2021. *The CGS Information Warehouse: MLC*. Accessed June 20, 2021. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>.

### XIII. Noise

The purpose of this section is to evaluate noise source impacts to onsite and surrounding land uses as a result of project implementation. This section evaluates short-term construction-related impacts.

**Environmental Setting:** The project site is surrounded by agricultural land uses on three sides, and industrial/commercial uses to one side. The eastern boundary is established by the Russian River, serving as a natural buffer and sound barrier between future development in the annexation area and properties to the east. US 101 runs offset from the western boundary and serves as an existing noise-generator in the area.

Within the annexation area, existing industrial uses are present in the western and southern portions of the project. Rural residential development is present elsewhere within the annexation boundary.

Noise impacts are those that exceed general plan or other local ordinances developed to provide reasonable control of noise to residences, parks, open spaces, and other specific designated sites. Noise sources typically include roadways, freeways, schools, industrial and commercial operations, and other facilities that can generate noise. The Mendocino County General Plan Development Element provides guidelines and direction for noise sources and attenuation requirements for various uses. The Mendocino County Zoning Ordinance also includes Appendix C, which stipulates the exterior noise limit standards for land use categories.

The General Plan includes Goal DE-5 which aims to protect “residential and other sensitive uses...from excessive noise and in which noise-intensive uses are protected from encroachment by residential and other noise-sensitive uses” (Development Element, 3-59).

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Noise* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Noise*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	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			X	

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
ordinance, or applicable standards of other agencies?				

**Discussion:** The proposed annexation would not generate any noise above ambient levels, as it only expands the District’s boundaries to include additional parcels and does not include any physical development. Existing standards and ordinances would apply to future development within the annexation boundaries, including industrial facility operations, traffic, and construction noise. Impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Generation of excessive ground borne vibration or ground borne noise levels			X	

**Discussion:** The project would not involve any physical development that could cause generation of excessive ground borne vibration or ground borne noise levels. Future development within the annexation area may involve heavy equipment operation during construction as well as daily activities that could generate varying degrees of ground-borne vibration. The operation of heavy equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the operations often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from ground-borne vibration can range from no perceptible effects at the lowest ground-borne vibration levels to low rumbling sounds and perceptible ground-borne vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibration from heavy equipment activities rarely reaches the levels that damage structures.

The greatest levels of vibration associated with future development in the annexation area are anticipated to occur with the operations of heavy equipment such as bulldozers and scrapers. Construction related noise and vibration related impacts will be subject to the County’s existing noise standards, which limits construction and other noise- and vibration-generating activities to limited times of day and sets maximum noise levels to reduce impacts to neighboring uses. Impacts will be less than significant.

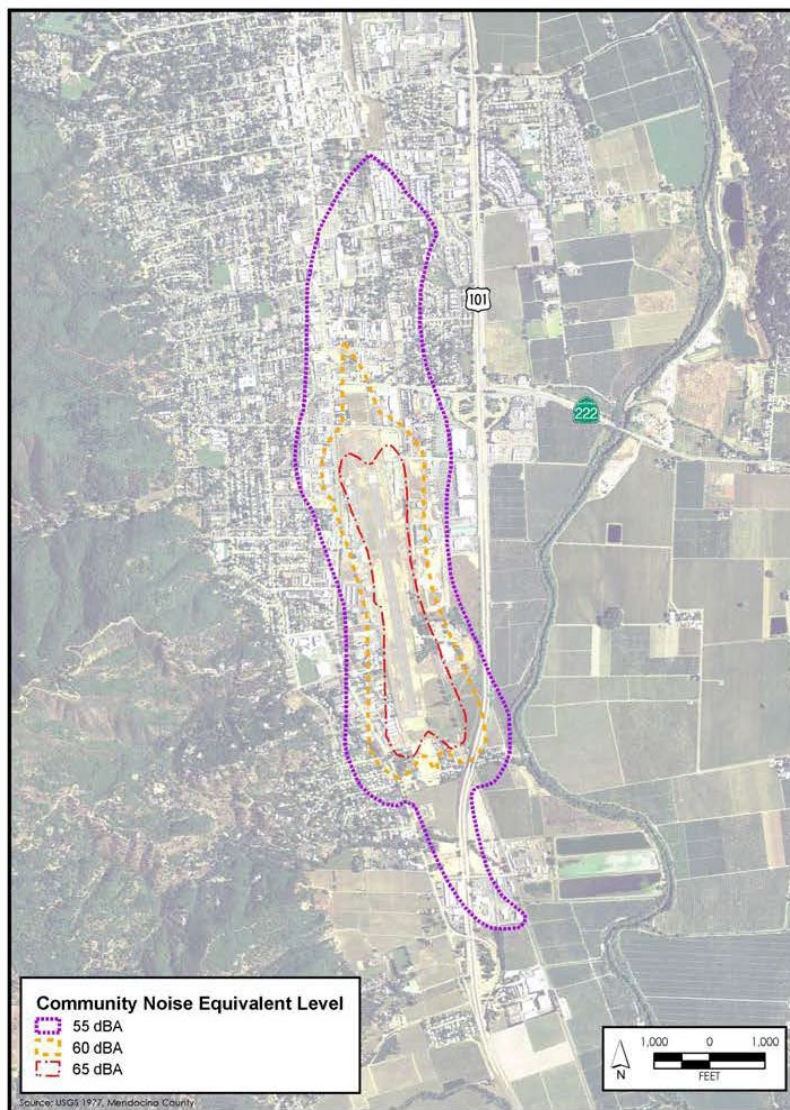
**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) For a project located within the vicinity of a 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?				X

**Discussion:** The project site is within the vicinity of Ukiah Municipal Airport (UKI). The airport and County have adopted a Comprehensive Land Use Plan that determines the normally acceptable noise levels for land uses in the vicinity of the airport. Additionally, the plan includes compatibility maps for various zones, and predicts the noise contours of the airport.

The 2020 Ukiah Municipal Airport Comprehensive Land Use Plan includes Exhibit 4-4 Airport Noise Contours. See **Figure 10** for noise contour mapping. The mapping indicates that the entire annexation area is beyond the mapped noise contours associated with the airport, and therefore beyond the area surrounding the airport where noise impacts require addressing. Impacts would be less than significant.

### UKIAH MUNICIPAL AIRPORT PROJECTED NOISE CONTOURS



**Figure 10: Airport Noise Contours**

**Mitigation Measures:** No mitigation measures are required.



**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Noise*.

**References and Citations:**

Airport Land Use Commission, Mendocino County. (2020). *Ukiah Municipal Airport Land Use Compatibility Plan*. Mead & Hunt. Accessed June 22, 2021. Available at: <https://www.mendocinocounty.org/home/showpublisheddocument/42379/637545288393730000>.

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. Chapter 3: Development Element. PMC.

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

## XIV. Population and Housing

This section addresses potential impacts of the project on population, housing, and employment at the project site.

**Environmental Setting:** The proposed annexation area is zoned almost entirely for industrial land uses. Within the industrial zoning districts (I1 and I2), Mendocino County’s Zoning Ordinance permits only two residential use types: industrial caretaker housing as a principally permitted use and industrial employee housing as a conditional use. No other residential land uses are allowable within the annexation area.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Population and Housing* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Population and Housing*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			x	

**Discussion:** As described above, the proposed project would occur on land zoned for industrial land uses. Residential land uses are not permitted, aside from those minor residential uses associated with on-site housing for industrial workers. Extension of infrastructure throughout more of the annexation area would not permit or lead to the development of residences to the degree that would induce substantial population growth.

It is possible that future industrial development and the workforce required to support them may indirectly court additional residential development or population growth in the Ukiah Valley. However, the UVAP has planned for population growth in the area through the designation of areas intended for further residential development. The proposed annexation would have a less than significant impact on population growth in the area, as little population growth is anticipated on the industrial parcels, and any induced growth is planned for in the Ukiah Valley.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** The project site is almost entirely zoned industrial, and existing development contains a limited number of rural residential units. The proposed annexation would not displace any housing. Future development within the annexation area may displace the limited numbers of legally nonconforming residences within the project limits; however, the quantity of residences is not substantial and less than significant.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Population and Housing* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

**References and Citations:**

Planning and Building Services, Mendocino County. (2011). *Ukiah Valley Area Plan*.

Planning and Building Services, Mendocino County. (2007). *Draft 2007 Ukiah Valley Area Plan: Revised Draft Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Draft 2007 Ukiah Valley Area Plan: Final Program Environmental Impact Report*. Leonard Charles and Associates.

Planning and Building Services, Mendocino County. (2011). *Findings of Fact and Statement of Overriding Considerations for the Ukiah Valley Area Plan EIR*.

## XV. Public Services

This section describes the affected environment for public services that serve the project area. It also describes the impacts on existing public services that would result from implementation of the proposed

project and mitigation measures, if necessary, that would reduce these impacts.

**Environmental Setting:** The annexation area borders the northern boundary of the City of Ukiah. The project area is served by a combination of City, County and State emergency services. Fire protection is provided by the Ukiah Valley Fire District. Law enforcement to the area is provided by the Mendocino County Sheriff's Department with the availability of agency-assists from the City of Ukiah Police Department and California Highway Patrol.

Adventist Health of Ukiah is the nearest hospital facility located approximately 1.25 miles south in the City of Ukiah. Ukiah Unified School District provides public education services for the annexation area.

**Impact Analysis** The following includes an analysis of environmental parameters related to *Public Services* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *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	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?			X	
Police Protection?			X	

**Discussion:** Fire and police protection services to the proposed project are currently provided by County, City, and State agencies and private emergency responders. The proposed annexation would not significantly increase response times to the site or result in an increase in the demand for these protection services or require any additional fire or law enforcement facilities. Less than significant impacts are anticipated in this regard.

**Mitigation Measures:** No mitigation measures are required.

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	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Schools?				X

**Discussion:** The purpose of the proposed project is to expand the boundaries of the District to formalize out-of-district connections within the SOI and provide water service to additional parcels zoned for industrial development. Implementation of the project will not result in an increase of student populations. The proposed project does not result in an increase in housing or population which would require additional educational facilities. Therefore, the proposed annexation would have no impact in this area.

**Mitigation Measures:** No mitigation measures are required.

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	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Parks?				X

**Discussion:** The need for additional parkland is primarily based on an increase in population to an area. Given that the proposed project would not substantially increase the population of the County or City of Ukiah, the project would not burden any parks in the surrounding area beyond capacity by generating additional recreational users. Therefore, the proposed project would not require the construction or expansion of park and recreational facilities and would also not result in an increase in demand for parks and recreation facilities in the surrounding area. There would be no impact to parks from implementation of the proposed project.

**Mitigation Measures:** No mitigation measures are required.

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	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Other public facilities?			X	

**Discussion:** The proposed project does not involve a change in the land use, does not substantially increase the numbers of people employed in the region, and does not create or require new housing or related facilities; therefore, an increased demand on public facilities is not likely to occur. There would be a less than significant impact to other public services related to this project.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Public Services*.

**References and Citations:**

None.

## XVI. Recreation

The recreation analysis is intended to determine the extent to which a project contributes to the physical deterioration of publicly provided recreation facilities. This section discusses any increased demand for various recreational facilities and identifies any potential need for new recreational facilities generated by the project. This section also describes the recreational resources within the project area.

**Environmental Setting:** Lake Mendocino and the Russian River are the nearest and most valuable natural resources, important for their habitat, aesthetic, and economic values. They also represent a significant recreational amenity in the County. The Ukiah Fairgrounds is south of the project on the other side of US 101. There are no developed parks or other recreational facilities within or in the immediate vicinity of the project area.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Recreation* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Recreation*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

**Discussion:** The proposed project does not propose to add significant new numbers of people that would require housing and ancillary recreation facilities; therefore, the proposed project would not 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. No impact would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion:** The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation, impacts associated with *Recreation* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

**References and Citations:**

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. Chapter 3: Development Element. PMC.

## XVII. Transportation

**Environmental Setting:** The proposed annexation area has existing public roadways bordering the north (Masonite Industrial Road and Hollow Tree Creek Road), south (Ford Road), and west (US 101 and North State Street) of the project. The eastern edge of the annexation area is bounded by the Russian River. Interior private drives and access roads are present throughout the annexation area that provide vehicular access to individual parcels.

Pedestrian and bicycle access is comparatively limited, as is public transportation. All pedestrian, bicycle, and public transportation facilities are located west of the site along North State Street. Facilities include shoulders sufficient to safely provide bicycle access, and sidewalks with intermittent gaps span each side of North State Street providing incomplete pedestrian access. The Mendocino Transit Authority provides public transportation on North State Street west of the annexation area. The roadways bounding the north and south of the site do not have formal bicycle or pedestrian access or public transit stops.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Transportation* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Transportation*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	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?			X	

**Discussion:** The Development Element of the Mendocino County General Plan includes numerous policies addressing transportation, including transit, roadway, bicycle, and pedestrian facilities. The majority of the policies address new physical development projects, requiring new development projects provide for multiple transportation modes and functions, and emphasizes the use of multiple transportation modes. The proposed annexation would not conflict with any of the policies or implementation measures within the General Plan. Additionally, future development in the annexation area will be subject to the policies within the General Plan addressing circulation.

The UVAP includes Section 5 that addresses circulation and transportation. Similar to the General Plan, the UVAP policies largely focus on creating standards for future development projects to address project-specific circulation needs, including public transit, roadway, bicycle, and pedestrian facilities. Other policies address connections to US 101. Policy CT3.2b requires that major discretionary project applications include generalized traffic and circulation information, including bicycle and pedestrian impacts, and dictates that these projects be reviewed and processed with the input of Caltrans and the City of Ukiah. The proposed annexation does not conflict with any of these UVAP policies, and future development in the annexation will be subject to these UVAP policies that address circulation

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	

**Discussion:** State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the project’s vehicle miles traveled (VMT), as outlined in the following:

*“Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.”*

The proposed annexation would formalize out-of-district connections and add parcels that are currently in the District’s SOI into the District’s boundary. The project would not affect VMT either by reducing or increasing vehicle miles traveled in the project area.

SB 743 defines a “major transit stop” as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” Two transit stops are located along North State Street within one-half mile of the annexation area; however, the stops do not provide rail or ferry service, and do not provide the bus service required to qualify as a major transit stop.

Although the project is not proximate to a major transit stop, as defined, the annexation would not impact VMT in the project area. Future development within the project area, however, would lead to changes to circulation patterns and VMT. Since the proposed annexation does not include any physical development, nor does it propose any changes to the land use regulatory framework, it is speculative to consider the potential for future industrial development in the annexation to have significant impacts related to VMT. Future development projects will require extensions of existing roadways or the development of new roadways. These future projects will also be subject to project-level environmental review. Development within the annexation area will be evaluated for their impacts to VMT, both individually and collectively. Impacts related to the annexation project are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	

**Discussion:** Access to the proposed project is provided via existing roadways. Future roadway development in the project area that requires new road facilities will be subject to the existing requirements of Mendocino County Department of Transportation to prevent hazards related to poor roadway design. Therefore, the proposed project would not substantially increase hazards for vehicles due to a geometric design feature or incompatible uses. Impacts are considered to be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Result in inadequate emergency access?				X

**Discussion:** Adequate existing access is provided to the site with locally maintained roads, as well as internal private roads that access individual properties. The project does not change the existing access; therefore, the ability for emergency vehicles and personnel to access the subject property will remain at existing condition levels. No impacts are anticipated in this regard.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Transportation*.

**References and Citations:**

Planning and Building Services, Mendocino County. (2009). *The County of Mendocino General Plan*. Chapter 3: Development Element. PMC.

California Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. (2018). Accessed June 18, 2021. Available at: [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

Mendocino Council of Governments. *Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study*. (2020). Fehr & Peers. Accessed June 17, 2021. Available at: <https://www.mendocinocog.org/files/60111f0bd/SB743+VMT+Regional+Baseline+Study-accepted%28w-links%29.pdf>



## XVIII. Tribal Cultural Resources

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to any California Native American tribes that have requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes. This section of the Initial Study describes the affected environment and regulatory setting for Tribal Cultural Resources (TCRs) on the project site.

**Impact Analysis:** On September 8, 2021, the District sent project notification letters to the California Native American tribes that are traditionally and culturally affiliated with the geographic area provided by the Native American Heritage Commission for the proposed project (refer to Item 11. Tribal Consultation, of the District’s Environmental Checklist of this Initial Study [page x]). Each recipient was provided a description of the project and its location, the lead agency contact information, and a notification that the tribe has 30 days to request consultation. The 30-day response period concluded on October 10, 2021. Of the 17 letters mailed, responses were received only from the tribes indicated below. No other responses were received, either during or after the close of the 30-day response period.

- On September 16, 2021, Edwin Smith (Council Vice Chairperson) of the Bear River Band of the Rohnerville Rancheria responded that the project is not within their territory and declined to comment on the project. Bear River Band of the Rohnerville Rancheria did not request consultation.
- On September 17, 2021, Robert Geary (Tribal Historic Preservation Officer) of the Habemotelel Pomo of Upper Lake responded that the project is not within their territory and declined to comment on the project. Habemotelel Pomo of Upper Lake did not request consultation.

The following includes an analysis of environmental parameters related to Tribal Cultural Resources based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusion, are provided below under each individual environmental parameter related to Tribal Cultural Resources.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><b>Would the Project:</b></p> <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>				X

**Discussion:** As described under Section V above, no known resources have been identified (as defined in Section 21074) within the project area. Therefore, the project would not cause a significant adverse change in the significance of a resource that is either listed in, or eligible for listing in, the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The proposed project would not cause a substantial adverse effect to a known TCR.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

**Discussion:** As described above, the District, in its discretion and taking into consideration the views of the consulting tribes, must determine whether substantial evidence of a TCR exists within the project area. The proposed project would not involve physical development that could impact TCRs. Future development projects will be responsible for site-specific review for the presence of TCRs, and the Mendocino County Archaeological Commission will determine if project revisions or mitigations are required.

TCRs may be discovered during ground-disturbing activities associated with future development projects. If so, this could adversely affect a presently unknown TCR. Mendocino County implements a “discovery clause” that addresses the discovery of TCRs during project activities. The “discovery clause,” or code section 22.12, establishes procedures to follow in the event that TCRs are unearthed during site preparation or excavation activities.

Since the proposed annexation would not cause any physical development that may significantly impact a TCR, and future development will be required to determine if TCRs are present on a project-specific basis. As a result, impacts will be less than significant.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** In the course of the above evaluation impacts associated with *Tribal Cultural Resources* were found to be less than significant. Mitigation measures for the protection of currently unknown but discovered resources are also provided for in Section IV, *Cultural Resources*.

**References and Citations:**

Planning and Building Services, Mendocino County. (1991). Division I. Title 20. *Mendocino County Inland Zoning Code*.

## XIX. Utilities and Service Systems

This section addresses the proposed project's potential impacts on certain utilities and services: electric, water, wastewater, stormwater, and solid waste.

### Environmental Setting

Pacific Gas & Electric (PG&E) currently provides power to the annexation area and is available for future development as required. As described in the Project Description, the District presently has water service infrastructure adjacent to or across 20 of the 26 parcels proposed for annexation. Parcels without connections to District water service utilize wells or do not have a developed source of water.

The Millview County Water District obtains its water from two groundwater wells and from a surface water treatment plant that draws water from the Russian River. One of the District's two wells is currently only utilized as a supplemental source during periods of high demand. Per a technical memorandum from Luhdorff & Scalmanini Consulting Engineers titled *Millview County Water District Annexation Water System Requirements and Plan for Service* dated September 16, 2020 (included as Appendix 1), the District has an existing Maximum Day Demand of 2,350 gallons per minute. The District's existing source capacity is 3,100 gallons per minute, meaning the District has an existing surplus capacity of 750 gallons per minute.

The Ukiah Valley Sanitation District (UVSD) has yet to have an approved Municipal Service Review or SOI adopted by LAFCo, but the process is pending. UVSD mapping indicates that municipal wastewater services proximate to the project site include an existing 15-inch sewer line (that reduces to 12-inch) along Ford Road. The line traverses the Russian River and serves the El Dorado subdivision east of the annexation area. A 15-inch water line also extends to the north from Ford Road along the railroad tracks to approximately Lake Mendocino Drive. See **Figure 11** for a map of the UVSD's proposed SOI and **Figure 12** for the configuration of the current system.

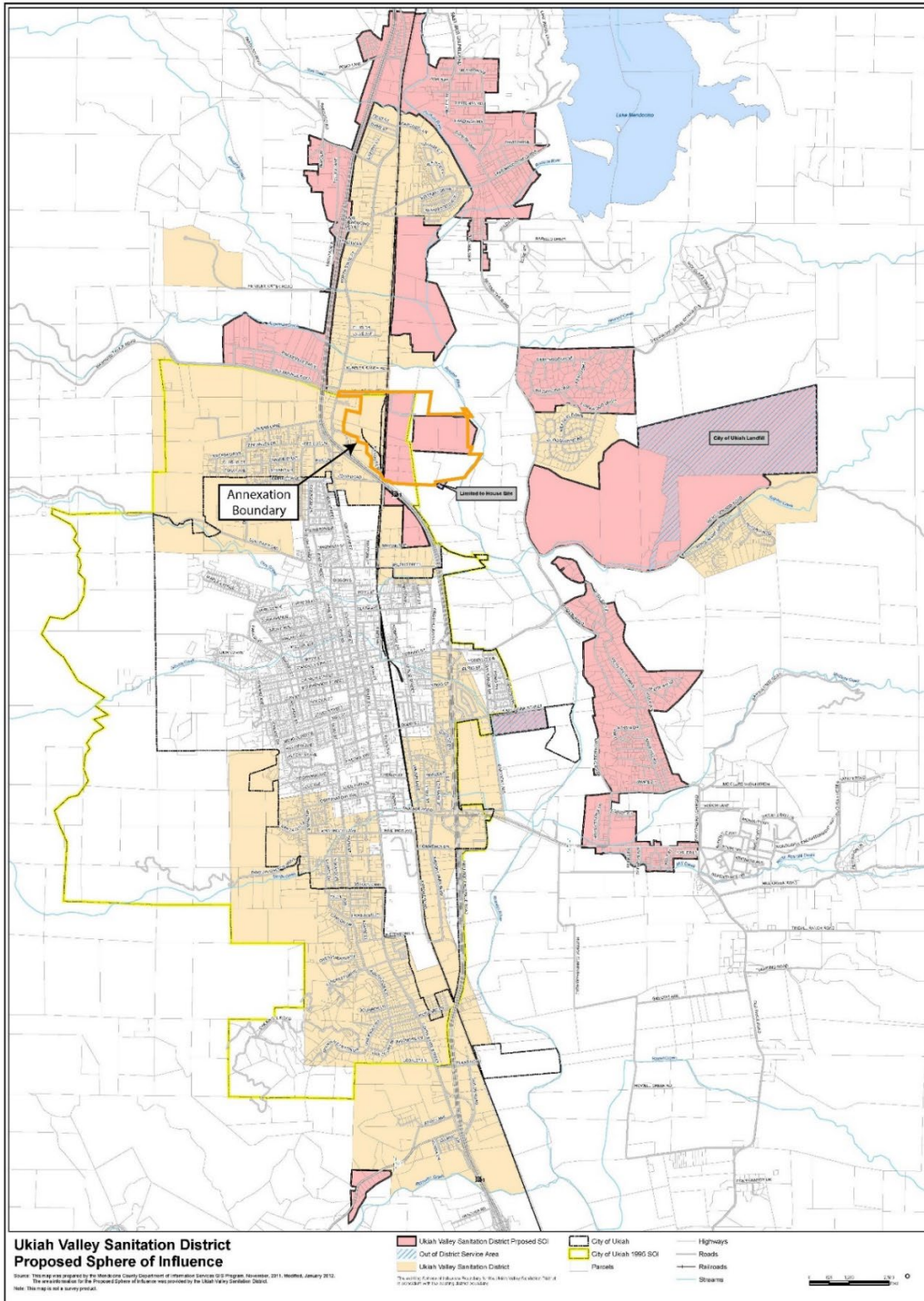


Figure 11: UVSD Proposed SOI

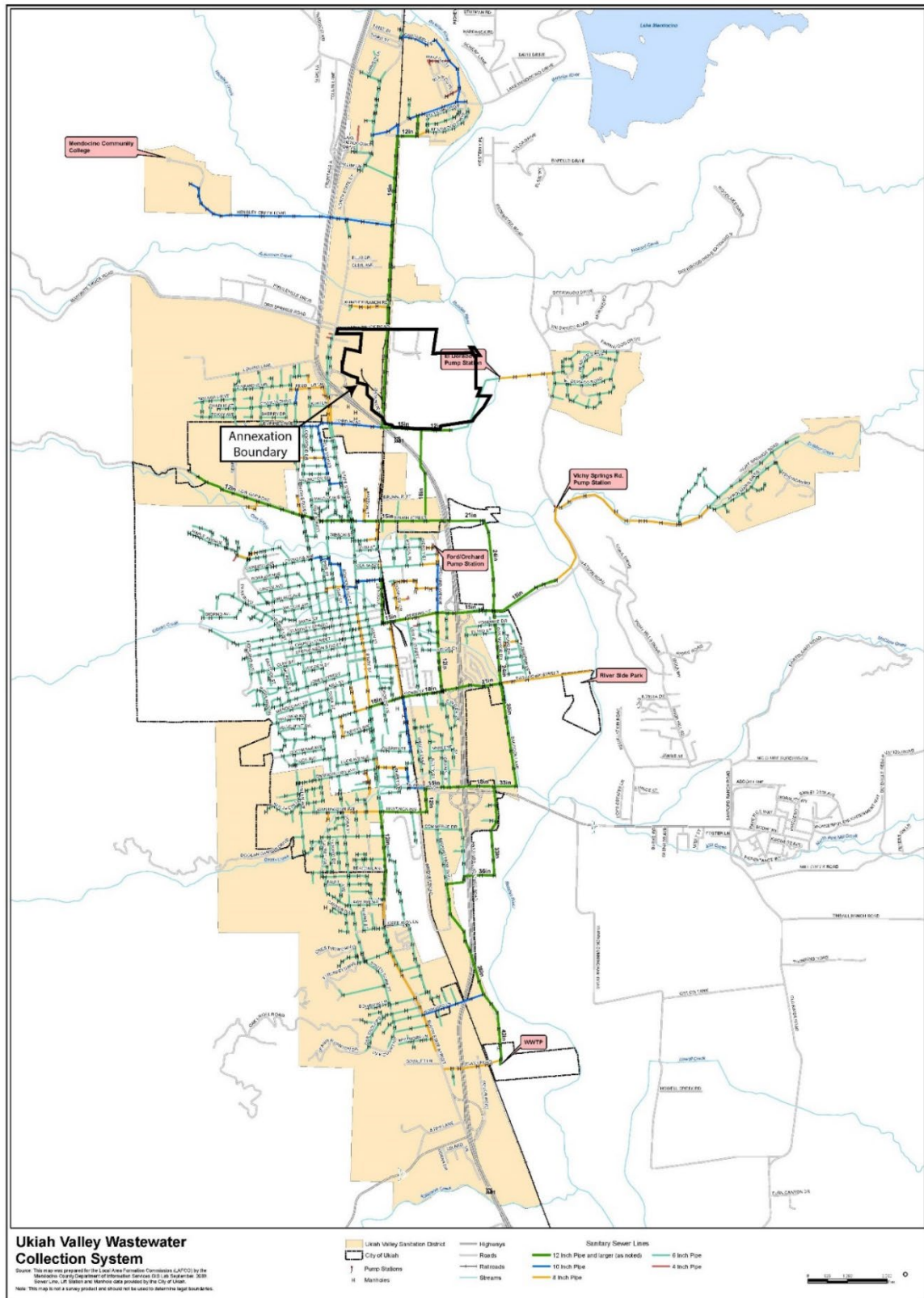


Figure 12: UVSD System

The proposed UVSD boundary includes the portion of the annexation area west of the railway. Portions of the annexation area east of the railway are within the UVSD’s proposed SOI that is yet to be adopted by LAFCo.

Stormwater facilities within the annexation area are limited to those that are existing and were developed in conjunction with the former Masonite industrial use, current industrial facilities, or residential development. These facilities are private, informal, and not maintained or operated by any public entity.

Solid waste disposal for the unincorporated area outside Ukiah is provided by Empire/Waste Management.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Utilities and Service Systems* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Utilities and Service Systems*.

<b>Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

**Discussion:** The proposed annexation would bring 26 industrially zoned parcels into the District. See **Figure 3**, which shows how 20 of the 26 parcels already have District infrastructure serving, traversing or adjacent to their parcels. It is reasonably foreseeable that as future development occurs within the annexation area, waterlines will be installed, extended, and expanded. The District has responsibility for permitting waterline extensions, which are subject to standard construction technology and easement/rights of way. The existing infrastructure is in place through easements and licenses from the property owners and attachment to those lines may be subject to a main line attachment agreement. Grading and excavating for the construction of new or expanded water facilities is subject to the stormwater regulations discussed in Section X. Hydrology and Water Quality.

Per a technical memorandum from Luhdorff & Scalmanini Consulting Engineers titled *Millview County Water District Annexation Water System Requirements and Plan for Service*, the District would not require additional groundwater resources to serve the annexation area. Therefore, no construction of new or expanded water facilities beyond waterlines and connections would occur as a result of the annexation. With the permitting controls and stormwater regulations in place, these impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.



Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	

**Discussion:** The proposed project would annex 26 parcels into the District, where 20 parcels already have District infrastructure to or through the properties. As discussed above, the District obtains its water from two groundwater wells and from a surface water treatment plant that draws water from the Russian River. One of the District’s two wells is currently only utilized as a supplemental source during periods of high demand. Per a technical memorandum from Luhdorff & Scalmanini Consulting Engineers titled *Millview County Water District Annexation Water System Requirements and Plan for Service*, the District has an existing Maximum Day Demand of 2,350 gallons per minute. The District’s existing source capacity is 3,100 gallons per minute, meaning the District has an existing surplus capacity of 750 gallons per minute.

The memorandum reviews the zoning and projected future land uses of the annexation area to determine the effect reasonably foreseeable future development would have on demand. The memorandum projects that the annexation area will create an additional demand of 398 gallons per minute during a Maximum Day Demand event, for a total projected demand of 2,748 gallons per minute. The total demand would be approximately 352 gallons per minute less the District’s existing source capacity of 3,100 gallons per minute following annexation. As a result, the Millview County Water District has sufficient water supplies to serve reasonably foreseeable future development in the annexation area, and impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** The annexation area is within the boundaries and proposed SOI of the Ukiah Valley Sanitation District. The annexation of these parcels into the Millview County Water District would not increase the demand for wastewater services. Future development within the annexation area will require connections to municipal wastewater or development of septic systems for individual projects. Without existing plans for future development, it is speculative to consider the demand future projects will have on wastewater systems. However, LAFCo reviews the SOIs and district boundaries to ensure UVSD has the capacity to serve projects within its district. The existing framework of available municipal wastewater, and project-level review of future development projects will ensure that impacts are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** The proposed annexation would not generate additional solid waste in excess of State or local standards, or in excess capacity of local infrastructure. The project is within the service boundaries of Empire/Waste Management for waste hauling and would provide solid waste service to existing and future land uses in the annexation area.

Future development of an industrial nature may require specific solid waste demands beyond that which Empire/Waste Management may be able to provide. If this is the case, these projects will be required to identify solid waste disposal methods that comply with State and local standards through the projects' entitlement processes. Impacts are anticipated to be less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	

**Discussion:** The proposed project does not generate any solid waste requiring regulatory oversight. Future development projects will need to comply with all regulations related to solid waste at the federal, State, and local level in order to be approved and permitted and will have a less than significant impact on solid waste standards.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Utilities and Service Systems*.

**References and Citations:**

Mendocino County Department of Information Services. (2012). *Ukiah Valley Sanitation District Proposed Sphere of Influence*. Accessed June 12, 2021. Available at: <https://www.uvzd.org/maps/UVSD%20Proposed%20Sphere%20of%20Influence.pdf>.

Mendocino County Department of Information Services. (2012). *Ukiah Valley Wastewater Collection System*. Accessed June 12, 2021. Available at: [https://www.uvzd.org/maps/UVSD\\_Sewer%20Collection%20System.pdf](https://www.uvzd.org/maps/UVSD_Sewer%20Collection%20System.pdf).

Millview County Water District. (2020). *Millview County Water District Annexation Water System Requirements*



and Plan for Service. W. Gustavson and J. Shobe. Luhdorff & Scalmanini.

## XX. Wildfire Hazards

This section provides an analysis of potential wildfire impacts. The analysis considers potential impacts of the project on emergency access and evacuation routes to, through, and from the project area, and the exacerbation of fire risk or that may result in temporary or ongoing impacts to the environment during or following a fire.

**Environmental Setting:** From May to October of each year, Mendocino County faces a serious wildland fire threat. The threat of wildfire and potential losses are constantly increasing as human development and population increase and the wildland urban interface areas expand. Due to its high fuel load and long, dry summers, most of inland Mendocino County continues to be at risk from wildfire.

The Calfire Fire and Resource Assessment Program (FRAP), delineates the project area as a part of a designated “LRA Unzoned” area. The FRAP designates lands in four general classifications, “Moderate”, “High” “Very High” Fire Hazard Severity Zones, and “Unzoned” for other areas (particularly those within urban Local Responsibility Areas).

Per a May 27, 2021 email with Calfire Wildland Fire Scientist Dave Sapsis, Unzoned areas do not “mean that wildland fire hazard (and hence fire exposure and potential damage) is nil, but rather it is below the threshold we define for our low bound, which we title Moderate.” As such, the Fire Hazard Severity Zone for the project area could be considered less than “Moderate” for the annexation area. Fire suppression for the area is provided by a combination of the Ukiah Valley Fire District and Calfire.

**Impact Analysis:** The following includes an analysis of environmental parameters related to *Wildfire* based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less than significant impacts, or less than significant impacts with mitigation could occur. The CEQA Checklist question, discussion, and environmental significance conclusions are provided below under each individual environmental parameter related to *Wildfire*.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			x	

**Discussion:** Refer to impact discussion under Section XVII.d, above. Impacts would be less than significant in this regard.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			X	

**Discussion:** The Ukiah Valley, including the proposed annexation area, is exceptionally flat and wildfire impacts due to slope are minimal. Prevailing winds through the Ukiah Valley can exacerbate the spread of wildfire; however, the annexation does not propose or permit development that would expose occupants to wildfire impacts. Impacts are less than significant.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	

**Discussion:** The proposed annexation would not install, maintain, or permit infrastructure that may exacerbate fire risk. Future development within the annexation area may require the extension of water service infrastructure, which could provide for additional fire hydrant locations or water storage to help combat wildfire. The proposed project would have a less than significant impact in this regard.

**Mitigation Measures:** No mitigation measures are required.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 changes?			X	

**Discussion:** Only a small portion of the project area falls within a FEMA floodway. Portions of the east half of the site are in a floodzone where the Base Flood Elevation has been determined. The proposed project would not introduce people or structures into the floodway or floodzone, and future development would be subject to previously-discussed limitations on development within these FEMA-mapped zones. There are no sheer or unstable cliffs in the immediate area. There is no reason to believe that the annexation area would be exposed to significant risks from flooding or landslides as a result of post fire runoff. Impacts are considered to be less than significant in this regard.

**Mitigation Measures:** No mitigation measures are required.

**Findings:** Based upon the review of the information above, implementation of the proposed project will have a less than significant impact with respect to *Wildfire*.

**References and Citations:**

Sapsis, Dave. "RE: LRA Unzoned Question." Received by Scott Perkins, May 27, 2021.

California Department of Forestry and Fire Protection. (2007). *Draft Fire Hazard Severity Zones in LRA: Ukiah*.

## XXI. Mandatory Findings of Significance

Based on the analysis undertaken as part of this Initial Study the following findings can be made:

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

**Discussion:** Evaluation of the proposed project in this document (Section IV, *Biological Resources*) has shown that the activities of the proposed project do not have the potential to degrade the quality of the environment and will not substantially reduce the habitat or cause wildlife populations to drop below self-sustaining levels. The project's impact on *Biological Resources* and the potential for impacts on sensitive habitats and species is at a less than significant level.

Also, based on the discussion and findings in Section V, *Cultural Resources*, there is evidence to support a finding that the proposed project is not eligible for listing in the NRHP or CRHR under any significance criteria. Considering the history of extensive industrial disturbance within the project area, the potential for discovery of intact archaeological deposits or features related to the development of future projects is considered low, and future discretionary development will require site-specific analysis to determine their potential to impact cultural resources.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	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 the effects of past projects, the effects of other current projects, and the effects of probable future			X	

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
projects)?				

**Discussion:** As discussed throughout this document, implementation of the proposed project has the potential to result in impacts to the environment that are individually limited, but are not cumulatively considerable, including impacts to biological and cultural resources.

In many instances where development within the UVAP Plan Area has the potential to contribute to cumulatively considerable impacts to the environment (including the resources listed above), the UVAP EIR has implemented mitigation measures to reduce impacts to a less than significant level. Each of these mitigations is applicable to the proposed annexation and future development that occurs within the annexation area. As such, the proposed project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Discussion:** Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the proposed project has potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly.

**Findings:** Based upon the review of the information above, implementation of the proposed project is not anticipated to have a substantial adverse effect on the environment. Therefore, there is no significant impact.

## Section 3.0 CEQA Determination

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the 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.

Copies of the Initial Study and related materials and documentation may be obtained at the Millview County Water District, 151 Laws Avenue, Ukiah, California (707-462-7229).

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Jared Walker  
District Manager  
Millview County Water District

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Date