

STAFF REPORT FOR MINOR SUBDIVISION

**#MS 6-2010
FEBRUARY 17, 2011
PAGE PC-1**

OWNER: BLUE SKY TRAVIS & INVESTMENTS
3131 DORCICH
SAN JOSE, CA 95117

APPLICANT: STEVE TRAVIS
3131 DORCICH
SAN JOSE, CA 95117

AGENT: SAM POPE-POPE ENGINEERING MS 6-2010
1540 HARRAH DRIVE
WILLITS, CA 95490

REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1 +/- acres.

LOCATION: In Covelo, approximately 0.5 +/- miles west of town center, lying south and east of Grange Street (CR# 334B) and High School Street (CR# 335A), located at 23675 Grange Street; AP# 033-200-38 & 033-200-42.

TOTAL ACREAGE: 6.45 +/- Acres

ZONING: Suburban Residential- 12,000 square foot minimum, Airport Height Zone, Flood Plain (SR12K, AH, AZ, FP)

ADJACENT ZONING:

North:	Suburban Residential- 12,000 square foot minimum, Airport Height Zone (SR12K, AH, AZ)
East:	Suburban Residential- 12,000 square foot minimum, Airport Height Zone, Flood Plain (SR12K, AH, AZ, FP)
South:	Suburban Residential- 12,000 square foot minimum, Airport Height Zone, Flood Plain (SR12K, AH, AZ, FP)
West:	Suburban Residential- 12,000 square foot minimum, Airport Height Zone (SR12K, AH, AZ)

GENERAL PLAN: Suburban Residential (SR)

SURROUNDING LOT SIZES:

North:	.29 +/- Acres
East:	4 +/- Acres
South:	12 +/- Acres
West:	1 +/- Acre

EXISTING USES: Residential

SURROUNDING LAND USES:

North:	Residential
East:	Vacant
South:	Vacant
West:	Residential

SUPERVISORIAL DISTRICT: 3

OTHER RELATED APPLICATIONS ON SITE:

- Boundary Line Adjustment #B 37-2008 reconfigured the subject property and a parcel directly to the northwest. A Completion Certificate was issued February 2, 2009.

PROJECT DESCRIPTION: The property owner is proposing a four parcel minor subdivision consisting of 0.38+-, 0.32±, 0.28±, 0.28± and a Remainder parcel of 4.1± acres. The property is west of the Covelo town center and lies south of Grange Street. There is currently one single family residence on the site which will be located on proposed Parcel One. Access to this parcel is directly off Grange Street (CR# 334B). The subject property is within the Covelo Community Services District with regards to sewage disposal. Each parcel will be served by on-site water wells.

The owner is proposing a new roadway (60 foot access easement) off of High School Street (CR# 335B) to serve the additional parcels.

The property is relatively flat sloping to the south boundary which is Town Creek and is identified within the 100-year Flood Zone.

ENVIRONMENTAL REVIEW:

Earth (Items 1A-G) Grading and site preparation may be necessary to develop the proposed building sites and driveway improvements. No significant impacts are anticipated that cannot be resolved and mitigated through the Grading Permit process, which is subject to the provisions contained in State Mandated 2010 California Uniform Building Code. **Condition Numbers 1, 2 and 3** provide general guidelines to address concerns regarding erosion and dust that may occur during site preparation.

Air Quality (Items 2A-C) Comments were received from the County Air Quality Management District (AQMD). Air Quality staff is concerned that as discussed by the applicant within their application that in the future additional parcels (up to 12 lots) will be created through the Major Subdivision process and the project should be held to a higher level of review at this time given what we know presently. They are requesting that all driveways be paved at this time to reduce dust generation given its location to the adjacent school and that all other District standards shall apply.

According to the County GIS maps, the project area does not lie within a region which may contain Naturally Occurring Asbestos. Substantial air emissions or a deterioration of ambient air quality is not expected to rise to a level of significance as a result of this current project. Planning Staff will recommend that standard conditions regarding compliance with AQMD regulations for stationary onsite internal combustion engines and grading activity be required at this time. However, the applicant should be aware that any future subdivision of this property will require a higher level review with regards to air quality and that paving of the road may be required. (See more discussion under the Transportation Section) Given the AQMD Staffs concerns at this time, the applicant may choose to pave the road now. If the applicant chooses to pursue this at this stage, he should consult with both Department of Transportation and Air Quality as to their requirements for paving. **Conditions Numbered 4 and 5** is recommended to ensure that impacts to air quality are held to a less than significant level.

Water Hazards/Flooding/Quantity/Drainage(Items 3 A-I). The development has the potential to result in a minimum of four additional dwelling units, accessory buildings, paved areas and landscaping features, which may have an effect on absorption rates and drainage patterns or the rate and amount of surface runoff. Recommended mitigation measures from the above Earth section Minor Subdivision **Condition Numbers 1, 2 and 3** are also offered as a means of protecting surface and ground water resources from development related activity.

A portion of the property is within the 100 year Flood Plain and may be subject to periodic flooding. As delineated on the tentative map, the major portion of the flood plain is limited to the most southerly portion of the Remainder Parcel along "Town Creek". Mendocino County generally discourages development within the flood plain as the following General Plan Development Element- Drainage and Flooding Policies states:

Policy DE-198: The creation of lots with no flood-free buildable area will not be allowed.

Policy DE-199: Development in floodplains will not be allowed unless mitigation measures are incorporated into the project that protect against the contribution to downstream or upstream flooding. Action Item DE-199.1: The County shall follow the Federal Emergency Management Agency (FEMA) promoted No Adverse Impact (NAI) Policy and require the following items:

- *All flood studies prepared using build-out conditions*
- *Allow no rise in floodway elevation*
- *Allow no increase in flood velocity*
- *Allow no loss in floodplain storage*

Although a portion of the Remainder Parcel is within the 100-year Flood Plain, staff does not anticipate any flood related impacts as the majority of the proposed parcels are completely out of the flood plain and the Remainder Parcel has more than sufficient area outside of the flood plain suitable for residential development. However, should further subdividing of the Remainder Parcel occur or other development occurs within the flood plain it will be subject to the provision for flood hazard reduction as set forth in Mendocino County Code Section 20.120.020. **See Conditions 6, 7 and 8.**

Plant and Wildlife (Items 4A-D and 5A-D): A review of the Natural Diversity Data Base and the Biological Resource Maps indicates that the project site is not in or within close proximity to sensitive wildlife habitat. Furthermore, the Department of Fish and Game has not offered comments as to potential adverse impacts upon sensitive wildlife habitat. The project is subject to the filing fees required by Fish and Game Code Section 711.4 unless a waiver is granted by that agency. **See Condition Number 9.**

Noise (Item 6A): Although an increase in noise levels will most likely result from the grading and housing construction phases of the development, overall, staff does not believe the project would cause significant impacts beyond the minor inconvenience during this period.

Light and Glare (Item 7a) In the recently adopted General Plan, there is discussion under the Resource Management Element with regard to the Dark Sky Section 1-31 and the county's protection of the night sky and reduction in energy use. Policy RM 134 states:

The County shall seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience.

With the increased development on site, outside lighting and glare may impact surrounding residences and the nighttime sky. **Condition Number 10** will address any concerns with regards to lighting and glare by requiring lighting to be downcast and internally directed.

Land Use (Item 8A) The property is designated Suburban Residential (SR). The Suburban Residential land use category of the newly adopted General Plan states:

*Policy DE-13: Land Use Category: SR-Suburban Residential
Intent: The Suburban Residential classification is intended to be applied to transitional lands adjacent to cities or towns, including in portions of Community Planning Areas where only residential activities are considered desirable, which lands are appropriate to accommodate future growth. Lands within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within public service districts or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions; or retained in parcels of sufficient size to be economically developed as subdivisions at some future time.*

As proposed the Remainder Parcel is of sufficient size to be further subdivided. The applicant has stated that at a future date it is his intention to further subdivide this parcel. Given this information, the applicant has presented

his intention to the Subdivision Committee/Round Table Forum for discussion and in looking at this current request, a design was used that will accommodate further division of this property through the Major Subdivision process in the future. The proposed 60 foot wide access easement could meet the needs of additional parcels at such time they are created. However, the road would not provide a second alternative access inter connection with surrounding lands. No conflict with the Suburban Residential "Intent: is perceived at this time, however, future divisions may create a need for additional access improvements in addition to other development requirements.

Housing (Item 11A): The County has recently adopted an Inclusionary Housing Ordinance, wherein the County acknowledges that it must meet the demand to construct housing for all economic levels of society, not only to meet policies of the State of California but also to better serve the County itself. County Code Section 20.238.010 states that the ordinance shall apply at the "subdivision level" for projects entailing residential development of two or more units.

As three of the proposed parcels and Remainder parcel are currently vacant, it is anticipated that the subdivision will result in the eventual development of a minimum of four single family residences. While projects resulting in the construction of less than five units are not required to ensure affordability of any of the units per se, the Inclusionary Housing Ordinance does require projects resulting in the construction of two to four units to pay an "in-lieu fee" into an Affordable Housing Trust Fund. Four units would thus require that "5% of the County-wide median sales price of a single-family residence of the same size in Mendocino County. The median sales price shall be determined annually by the County Assessor prior to March 1, for use in the following year." (County Code Section 20.238.035). Staff recommends **Condition Number 11** to comply with the Inclusionary Housing Ordinance and to help in the future development of the affordable housing supply.

Transportation (Items 12 A-F) The Mendocino County Department of Transportation has reviewed the project request. In addition, during the Pre-Application Round Table Forum with the land owner and agent prior to the application submittal, there was considerable discussion regarding the potential for a major subdivision of the property and what requirements would be placed upon this request and any future requests. So, in developing conditions, Transportation staff took the development potential into consideration when developing their recommended conditions.

As noted on the tentative map, the developed easement area is proposed 18 foot gravel drive. As a condition of approval, Department of Transportation is requesting a minimum 22 foot wide rocked roadway. While this map is considered tentative, to complete the process the Parcel Map will need to reflect the 22 foot wide developed roadway.

Condition Numbers 12 thru 20 will mitigate impacts upon traffic circulation and traffic safety from increased residential traffic generated by the project.

The applicant should be aware that, upon completion of the road improvements, applicant should request inspection. Prior to performing any work in the County right-of-way, an encroachment permit will be required for each proposed parcel from the Department of Transportation. The encroachment permit fee for a standard residential driveway approach will be required. In addition, County Surveyor parcel map checking fees will be required at the time of parcel map submittal.

The County Addresser has reviewed the project with regards to addressing for public interest, safety, welfare and convenience. It is requested that the applicant name the private roadway serving the project from its intersection with High School Street. **Condition Numbers 21 and 22** is recommended.

The site lies within the Compatibility Zone C of the Round Valley Airport District. The Airport Land Use Commission Staff reviewed the proposed project and has offered the following comments in part:

"The proposed project is outside of the 50 Community Noise Equivalent Level (CNEL) contour of the Round Valley Airport. Single family residential development is normally acceptable within this noise contour with noise being considered a slight interference with outdoor activities.

The proposed project is within the Compatibility Zone C of Round Valley Airport. Residential subdivisions are normally acceptable uses in Zone C as long as the density of 15 units per acre is not exceeded. The SR-12,000 only provides for a maximum density of 8 units per acre when second units are included.

Any further division of lands in this area or any request for multi-family residential developments in this area will require further review by the Airport Land Use Commission.

Recommended **Conditions 23 and 24** to mitigate any concerns of the proximity of the development to the airport are required.

Public Services (Item 13 A). The subject property is located in the Covelo Rural Fire Protection District area of responsibility. While the Fire District has not commented on this project as of the writing of this staff report Staff is recommending **Condition Number 25** to provide for review and approval by the Fire District, for fire safe measures to minimize fire hazards to and from future residential development of the project site.

Environmental Health/Utilities (Item 15A) The Division of Environmental Health has reviewed the project with regard to on-site water. The owner is proposing on-site wells and the Division of Environmental Health is requesting conditions that provide for adequate quality and quantity to guarantee compliance. In addition, the Covelo Community Sanitation District has also commented on the project that each lot created will require a permit for connection and that improvement plans shall be supplied to the district for review.

Condition Numbers 26 thru 30 are recommended to assure adequate on site water quantity and quality are supplied and assurance that each lot is being served by the Covelo Community Sanitation District.

Cultural Resources/Archaeological (Item 19 A-D) An Archaeological Survey and Cultural Resources Assessment Report dated August 28, 2010 prepared by William Cull was accepted by the Mendocino County Archaeological Commission at their meeting of December 8, 2010. It was determined that "No historical or prehistoric sites were discovered as a result of the survey. Should any other archaeological discoveries occur during development, compliance with the requirements established by the Mendocino County Archaeological Resources Discovery Clause, Mendocino County Code 22.12.090 Discoveries, would address any future cultural resource concerns. See **Condition Number 31**.

GENERAL PLAN CONSISTENCY REVIEW: The proposed project is consistent with applicable goals and policies of the General Plan.

RECOMMENDED MOTION:

Environmental Findings: The Planning Commission finds that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Negative Declaration is adopted.

General Plan Findings: Pursuant to Section 66473.5 of the California Government Code, the Planning Commission finds the proposed subdivision, together with the provisions for its design and improvement is consistent with the applicable goals and policies of the General Plan.

Project Findings: The Planning Commission, making the environmental and General Plan findings above, approves #MS 6-2010, subject to the following conditions of approval as recommended within the staff report, further finding:

Pursuant to California Government Code Section 66445(e) the Planning Commission finds that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

STANDARD CONDITIONS OF APPROVAL:

For a Minor Subdivision which has been approved according to the Mendocino County Code, the following "Conditions of Approval" shall be completed prior to filing a Parcel Map

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

- **1. The subdivider shall acknowledge in writing to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless the Department of Planning and Building Services or other agencies having jurisdiction approve wet weather grading protocols.
 - g. Future development shall be subject to implementing appropriate source controls found in the Mendocino County Standard Urban Stormwater Mitigation Plan (SUSMP).
 - h. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - I. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical to 1.5 units horizontal (66.7% slope)
 - II. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal (20% slope), or less than 3 feet (914 millimeters) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 cubic millimeters) on any one lot and does not obstruct a drainage.
- **2. A notation shall be placed on the Parcel Map stating that, "Future development of buildings, building sites, access roads or driveways may be subject to the grading requirements and drainage control measures identified in condition number 1 of the subdivision."
- **3. Adequate drainage controls shall be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil, strategic placement of hay bales below

areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st. All earth-moving activities shall be conducted between May 15th and October 15th of any given year.

- **4. All roads shall be covered with an impermeable sealant or rocked at a bare minimum. Any rock material used for surfacing, including rock from onsite sources, must comply with Regulations regarding asbestos content.
- **5. A note shall appear on the Parcel Map that the access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air quality Management District regulations regarding asbestos content.
- **6. All areas within the subdivision subject to flooding shall be clearly identified on the **Parcel Map**. The information on the parcel map shall be based on a flood hazards report prepared by a Civil Engineer and filed with the Planning and Building Services Department and the Mendocino County Department of Transportation. The flood hazards report, using data developed by the Federal Emergency Management Agency, shall clearly identify the magnitude of the flood potential as such relates to the subdivision. A reference to the report shall be made on the parcel map.
- **7. A note shall appear on the **Parcel Map** that "Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code."
- **8. A note shall appear on the Parcel Map that "No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway".
- **9. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,094.00 (or the current fee in effect at the time of approval) shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to March 4, 2011 (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). **Failure to pay this fee by the specified deadline** shall result in the approved entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**
- **10. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. The number of exterior lighting fixtures shall be kept the minimum required for safety.
- **11. The subdivider shall pay into the County Affordable Housing Trust Fund (per County Code Section 20.238.035) an amount equaling 5% of the County-wide median sales price of a single family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map.
- **12. There shall be provided an access easement of 60 feet in width (as per tentative map) from a publicly maintained road to each parcel being created. Documentation of access easement shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
- **13. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater. "All natural drainage and water courses shall be shown as easements on the Parcel Map. Minimum width

shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater.

- **14. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.
- **15. If a Parcel Map is filed, all natural drainage and water courses shall be shown as easements on the final parcel map. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater.
- **16. Construct a twenty-two (22) foot wide rocked road within the access easement, including eight (8) inch minimum rock base, from High School Street. Place drainage culverts where necessary. New or replaced culverts shall be a minimum of 18 inches in diameter.
- **17. Two standard private driveway approaches shall be constructed from Grange Street, each with a minimum width of ten (10) feet, and improved length of fifteen (15) feet from the edge of the County road, and paved with surfacing comparable to that on the County road. One driveway approach will serve the existing house on Lot 1, and the other will serve the 20-foot wide access strip within the public utility easement on Lot 1.
- **18. A standard private road approach shall be constructed from High School Street to a minimum width of twenty-two (22) feet, and improved length of twenty (20) feet from the edge of the County road.
- **19. Any proposed work within County rights of way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
- **20. A 40-foot radius turnaround be constructed within a 50-foot radius easement at terminus of access easements to the satisfaction of the Mendocino County Department of Transportation. If approved in writing by the applicable fire protection service provider(s), in lieu of the turnaround described above, subdivider shall construct a "Hammerhead-T" turnaround within a forty (40) foot wide by eighty (80) foot long easement at the terminus of the access easement. Turnaround shall be constructed with four (4) inch minimum rock base, eighteen (18) feet wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns.
- **21. The private road serving the proposed subdivision shall be named on the **Parcel Map**. Clearance for the road name shall be given by the Department of Planning and Building County Addresser.
- **22. It shall be the responsibility of the subdivider to provide a road name street sign. The sign shall conform to the county standards for signs. Site addresses shall be posted for each of the proposed parcels in conformance with the MCC Section. 18.16.
- **23. A notation shall be placed on the Parcel Map which states: It shall be the responsibility of the property owner of said parcel to notify the Federal Aviation Administration as required by FAR Part 77, Subpart B if they intend to place any structure on their property that exceeds seventy-five (75) feet in height.
- **24. It shall be the responsibility of the subdivider to record "Over-Flight Easements" on each of the newly created parcels. (Sample easement can be obtained from the Department of Planning and Building Services).
- **25. The subdivider shall comply with those recommendations of the Covelo Fire District or other alternatives as acceptable to the Fire District. Written verification shall be submitted from the Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the District.
- **26. The applicant shall submit to the Division of Environmental Health an acceptable site development plan at a scale of not more than 1 inch = 50 feet showing all adjacent parcels on one sheet completed by a

qualified individual showing the location and dimensions of the initial sewage disposal system(s), 100% replacement area(s), acceptable setback distances to water wells and other pertinent setback distances which may impact project site development. Show UPC setbacks from sewer laterals to area for wells.

- **27. The applicant shall submit to the Division of Environmental Health an acceptable water quantity evaluation (DEH FORM # 26.05) completed by a qualified individual of a water source located on any of parcel(s) of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
- **28. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from a source of water on the subdivision.
- **29. The applicant shall either (1) submit to the Division of Environmental Health, a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17.55 & 17.56); or (2) the applicant shall submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered improvement plans for the future installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the county engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII.
- **30. Written Clearance shall be obtained from the Covelo Community Sanitation District that their requirements for the placement of sewer lines and service connections to parcels have been installed to their satisfaction. Clearance shall be submitted to the Department of Planning and Building Services.
- **31. Those "Recommendations" outlined in the Archaeological Report dated August 28, 2010, prepared by William Cull, MA, Registered Professional Archaeologist shall be complied with. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
- 32. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of county, state and federal regulations and that all work performed is in compliance with applicable conditions of this minor subdivision.
- 33. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the subdivider must: (1) obtain a certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

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

DATE

MARY LYNN HUNT
PLANNER II

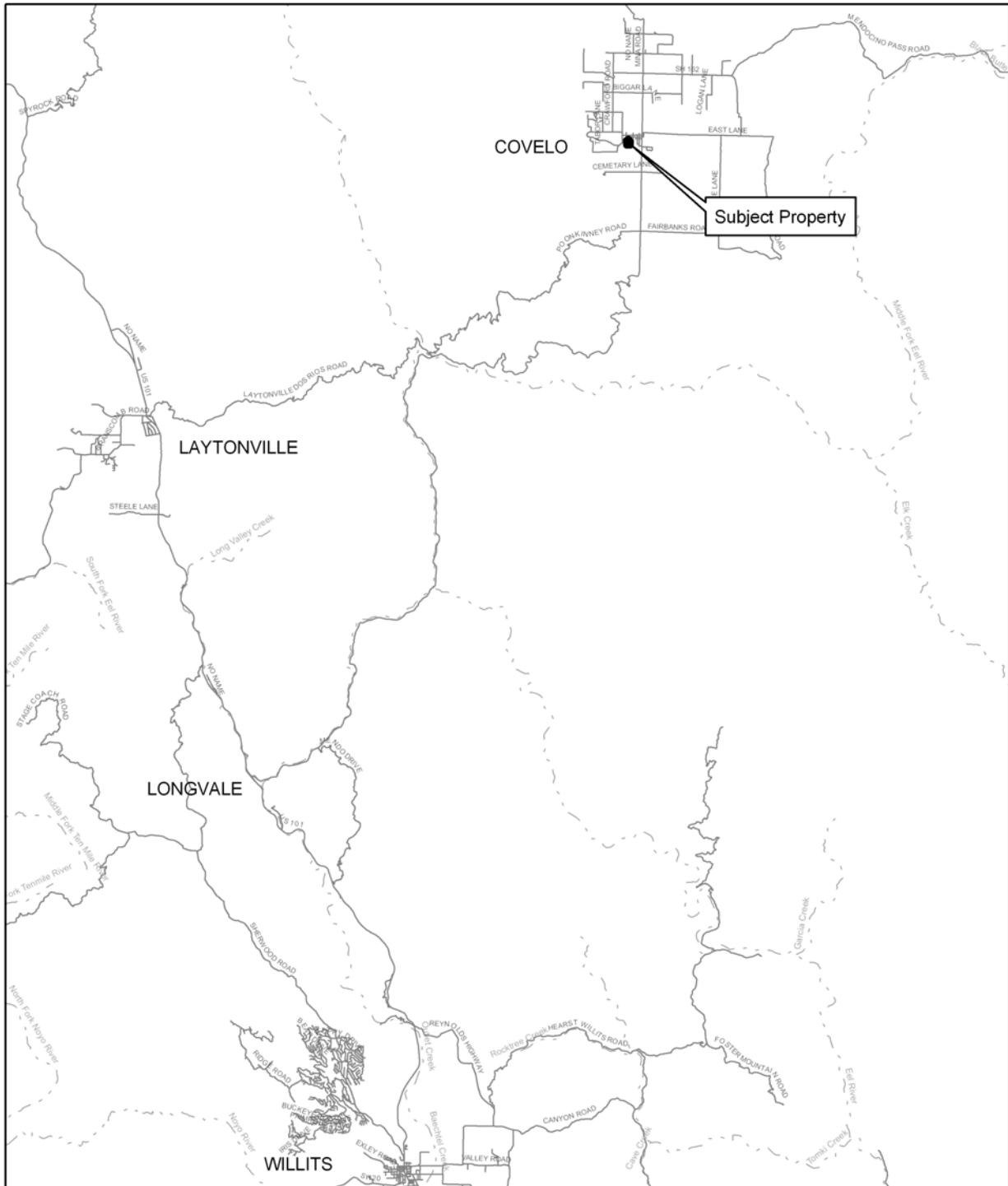
MLH/at
January 19, 2011

Negative Declaration
Appeal Fee - \$910.00
Appeal Period - 10 days

** Indicates conditions relating to Environmental Considerations - deletion of these conditions may affect the issuance of a Negative Declaration.

REFERRAL AGENCIES	REFERRAL NOT RETURNED	REFERRAL RECEIVED "NO COMMENT"	COMMENTS RECEIVED
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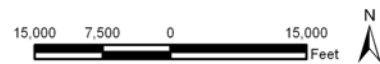
MENDOT			At MSC
Environmental Health			At MSC
Building Inspection	X		
Assessor	X		
Air Quality Management			X
Archaeological Commission			X
SSU/NWIC			X
Airport Land Use Commission			X
Dept. of Fish & Game	X		
County Addresser			X
Covelo/Round Valley Fire Dist	X		
Covelo Community Service Dist.		X	

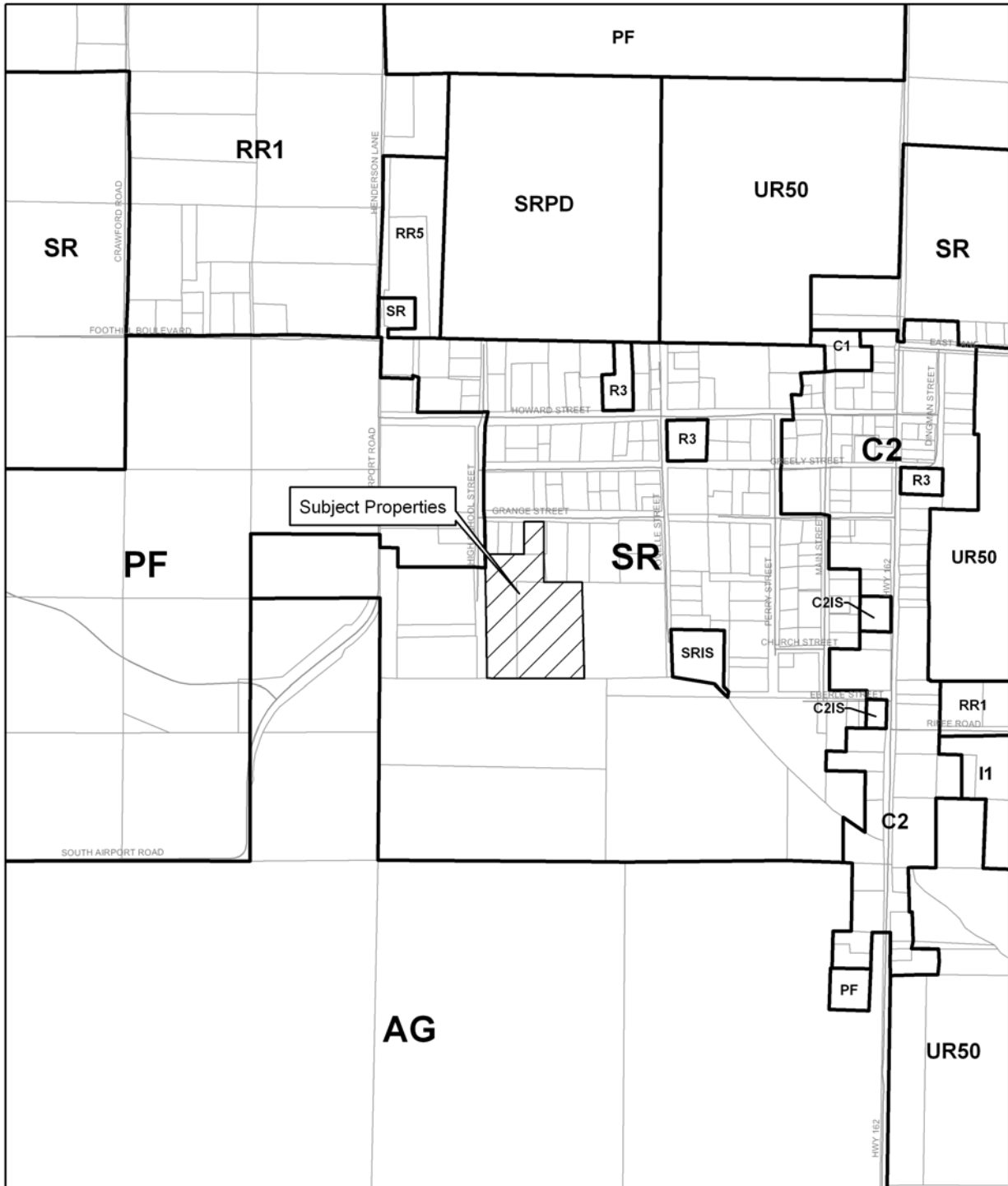


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LOCATION MAP

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)



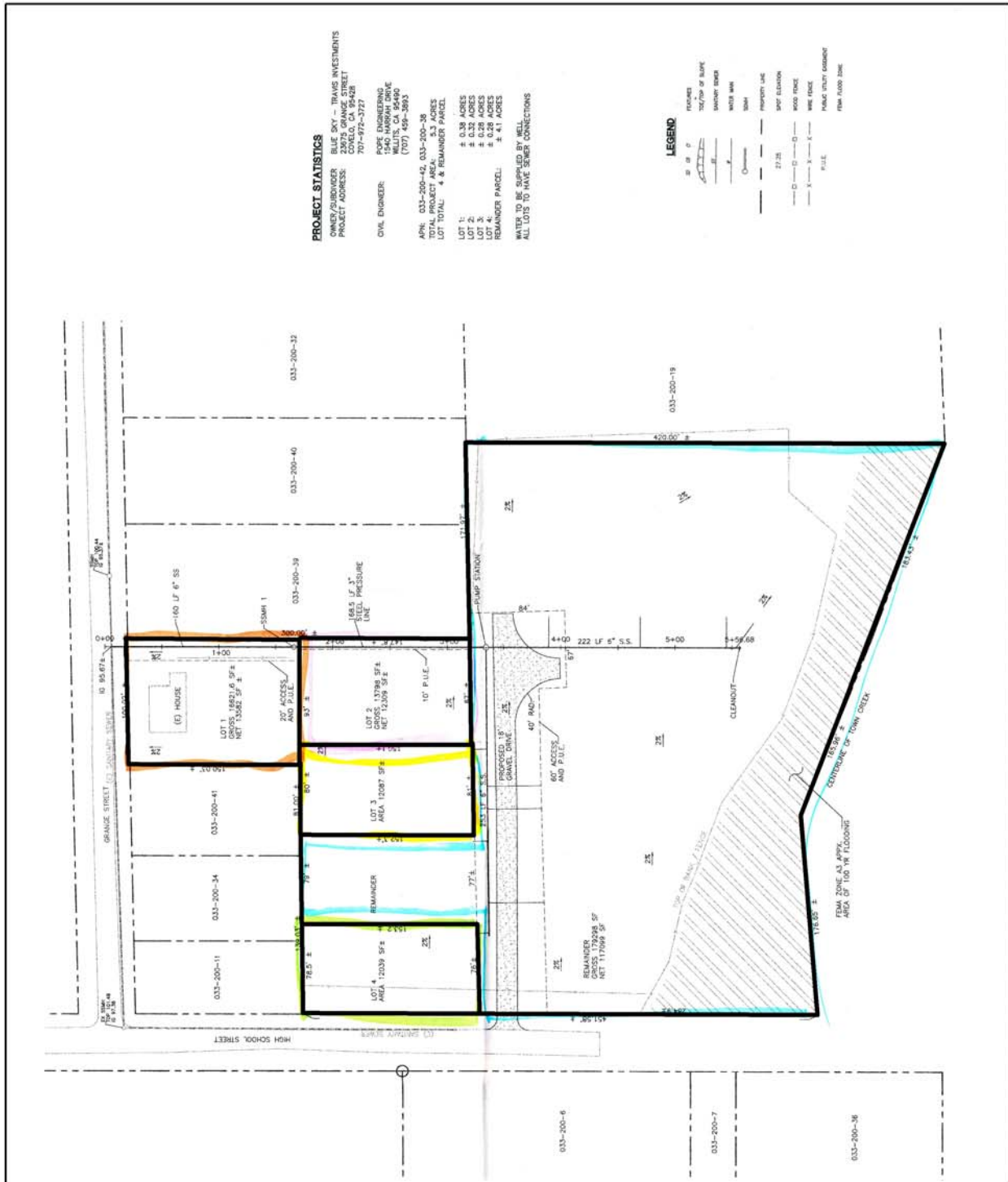


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ZONING DISPLAY MAP

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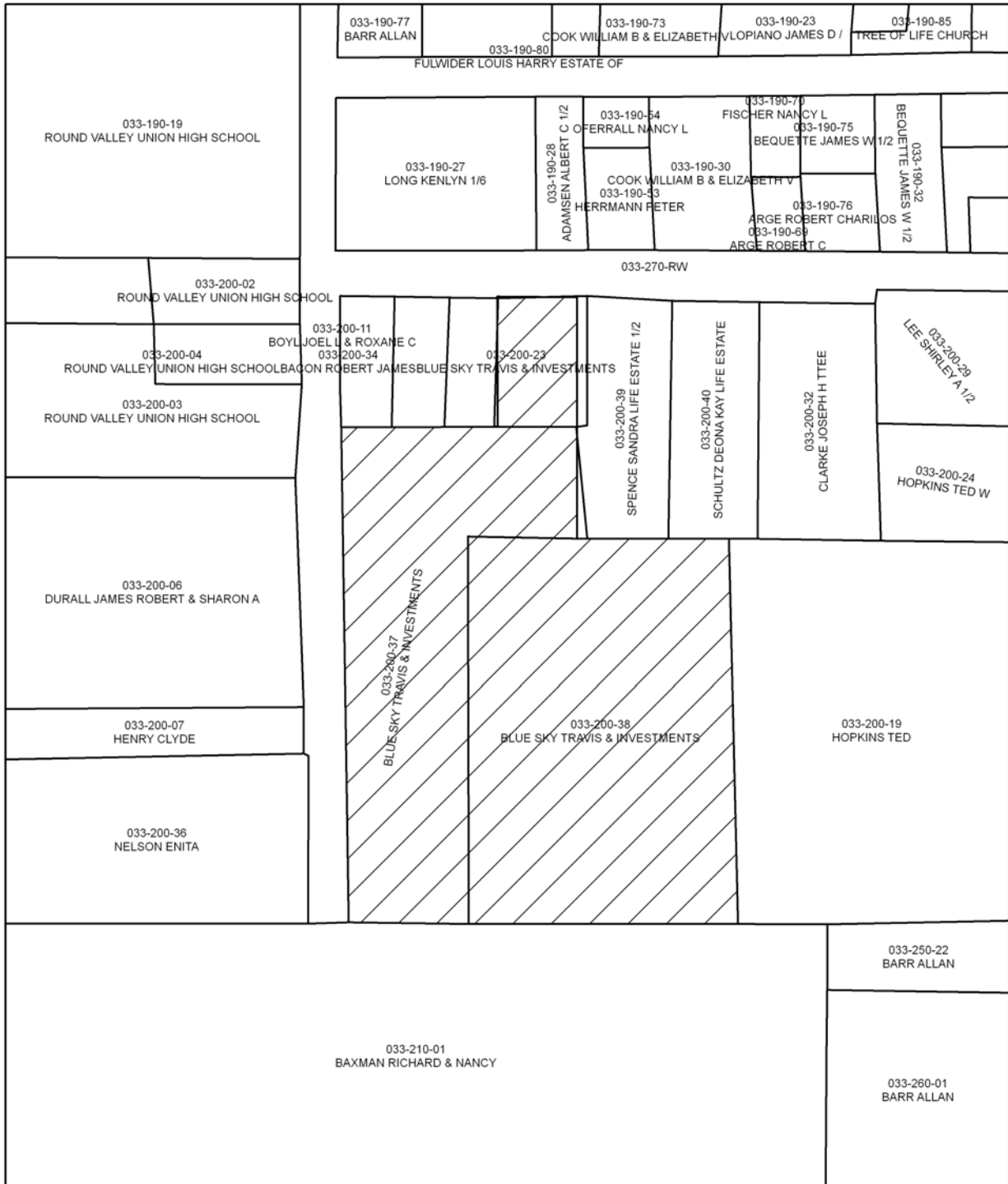
PROJECT STATISTICS
 OWNER/SUBDIVIDER: BLUE SKY - TRAVIS INVESTMENTS
 23075 GRANGE STREET
 SUITE 100
 WILMINGTON, CA 94095
 707-972-3272
 CIVIL ENGINEER: POPE ENGINEERING
 1240 HARBOR DRIVE
 MILLITAS, CA 95490
 (707) 695-3893
 APN: 033-200-42, 033-200-38
 033-200-40, 033-200-39
 033-200-41, 033-200-34
 033-200-11, 033-200-36
 LOT TOTAL: 4 & REMAINDER PARCEL
 LOT 1: ± 0.38 ACRES
 LOT 2: ± 0.28 ACRES
 LOT 3: ± 0.28 ACRES
 LOT 4: ± 0.28 ACRES
 REMAINDER PARCEL: ± 4.1 ACRES
 WATER TO BE SUPPLIED BY WELL
 ALL LOTS TO HAVE SEWER CONNECTIONS

LEGEND
 PROPERTY LINE
 10' P.U.L.
 20' P.U.L.
 30' P.U.L.
 40' P.U.L.
 50' P.U.L.
 60' P.U.L.
 70' P.U.L.
 80' P.U.L.
 90' P.U.L.
 100' P.U.L.
 110' P.U.L.
 120' P.U.L.
 130' P.U.L.
 140' P.U.L.
 150' P.U.L.
 160' P.U.L.
 170' P.U.L.
 180' P.U.L.
 190' P.U.L.
 200' P.U.L.
 210' P.U.L.
 220' P.U.L.
 230' P.U.L.
 240' P.U.L.
 250' P.U.L.
 260' P.U.L.
 270' P.U.L.
 280' P.U.L.
 290' P.U.L.
 300' P.U.L.
 310' P.U.L.
 320' P.U.L.
 330' P.U.L.
 340' P.U.L.
 350' P.U.L.
 360' P.U.L.
 370' P.U.L.
 380' P.U.L.
 390' P.U.L.
 400' P.U.L.
 410' P.U.L.
 420' P.U.L.
 430' P.U.L.
 440' P.U.L.
 450' P.U.L.
 460' P.U.L.
 470' P.U.L.
 480' P.U.L.
 490' P.U.L.
 500' P.U.L.
 510' P.U.L.
 520' P.U.L.
 530' P.U.L.
 540' P.U.L.
 550' P.U.L.
 560' P.U.L.
 570' P.U.L.
 580' P.U.L.
 590' P.U.L.
 600' P.U.L.
 610' P.U.L.
 620' P.U.L.
 630' P.U.L.
 640' P.U.L.
 650' P.U.L.
 660' P.U.L.
 670' P.U.L.
 680' P.U.L.
 690' P.U.L.
 700' P.U.L.
 710' P.U.L.
 720' P.U.L.
 730' P.U.L.
 740' P.U.L.
 750' P.U.L.
 760' P.U.L.
 770' P.U.L.
 780' P.U.L.
 790' P.U.L.
 800' P.U.L.
 810' P.U.L.
 820' P.U.L.
 830' P.U.L.
 840' P.U.L.
 850' P.U.L.
 860' P.U.L.
 870' P.U.L.
 880' P.U.L.
 890' P.U.L.
 900' P.U.L.
 910' P.U.L.
 920' P.U.L.
 930' P.U.L.
 940' P.U.L.
 950' P.U.L.
 960' P.U.L.
 970' P.U.L.
 980' P.U.L.
 990' P.U.L.
 1000' P.U.L.

OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
 APPLICANT: TRAVIS, Steve
 AGENT: POPE ENGINEERING
 CASE: MS 6-2010
 APNs: 033-200-38 & 033-200-42

REVISED TENTATIVE MAP
 AUGUST 2010

Not To Scale

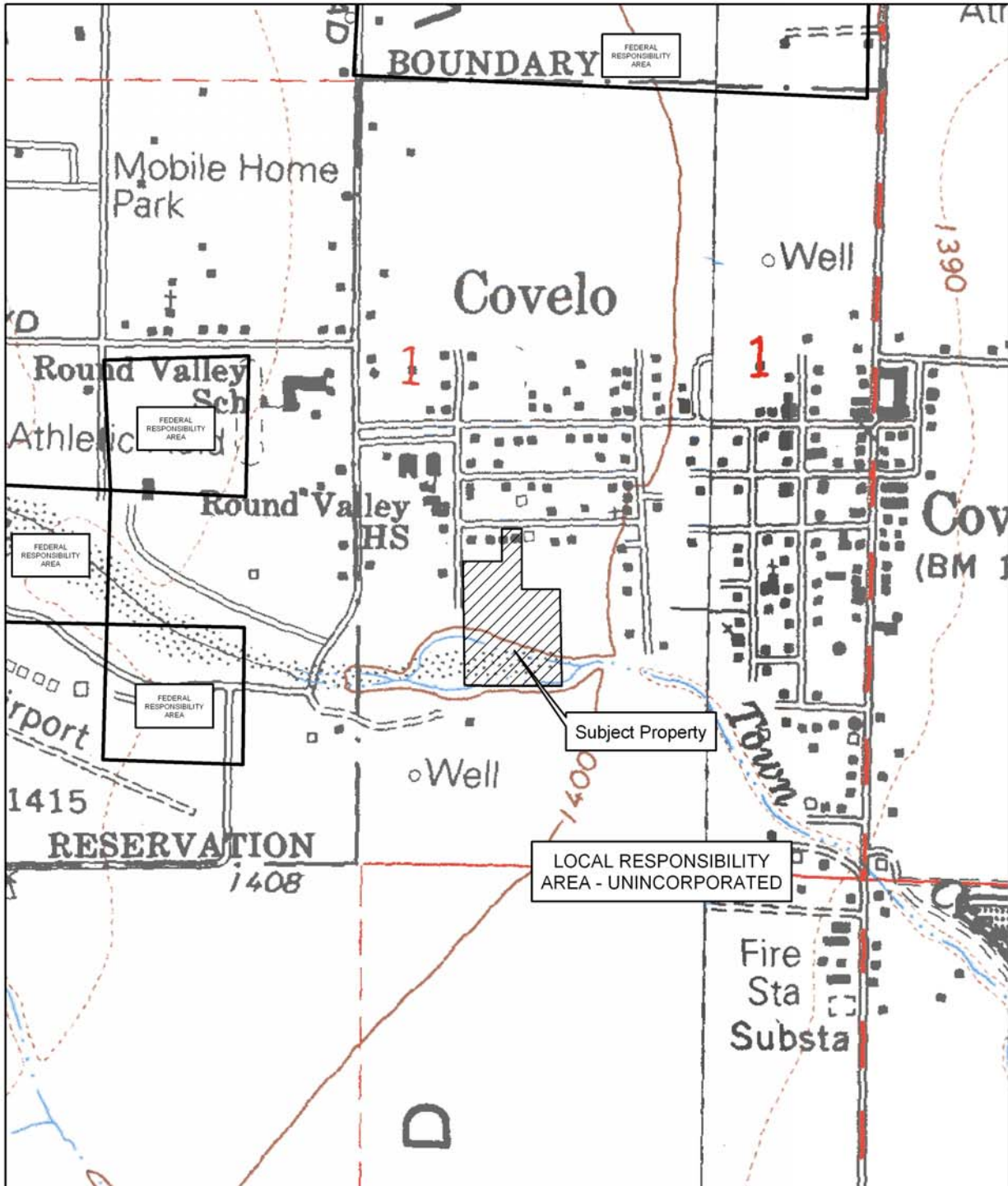


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
 APPLICANT: TRAVIS, Steve
 AGENT: POPE ENGINEERING
 CASE: MS 6-2010
 APNs: 033-200-38 & 033-200-42

**ASSESSOR'S PARCEL NUMBERS
AND PROPERTY OWNERS**

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)



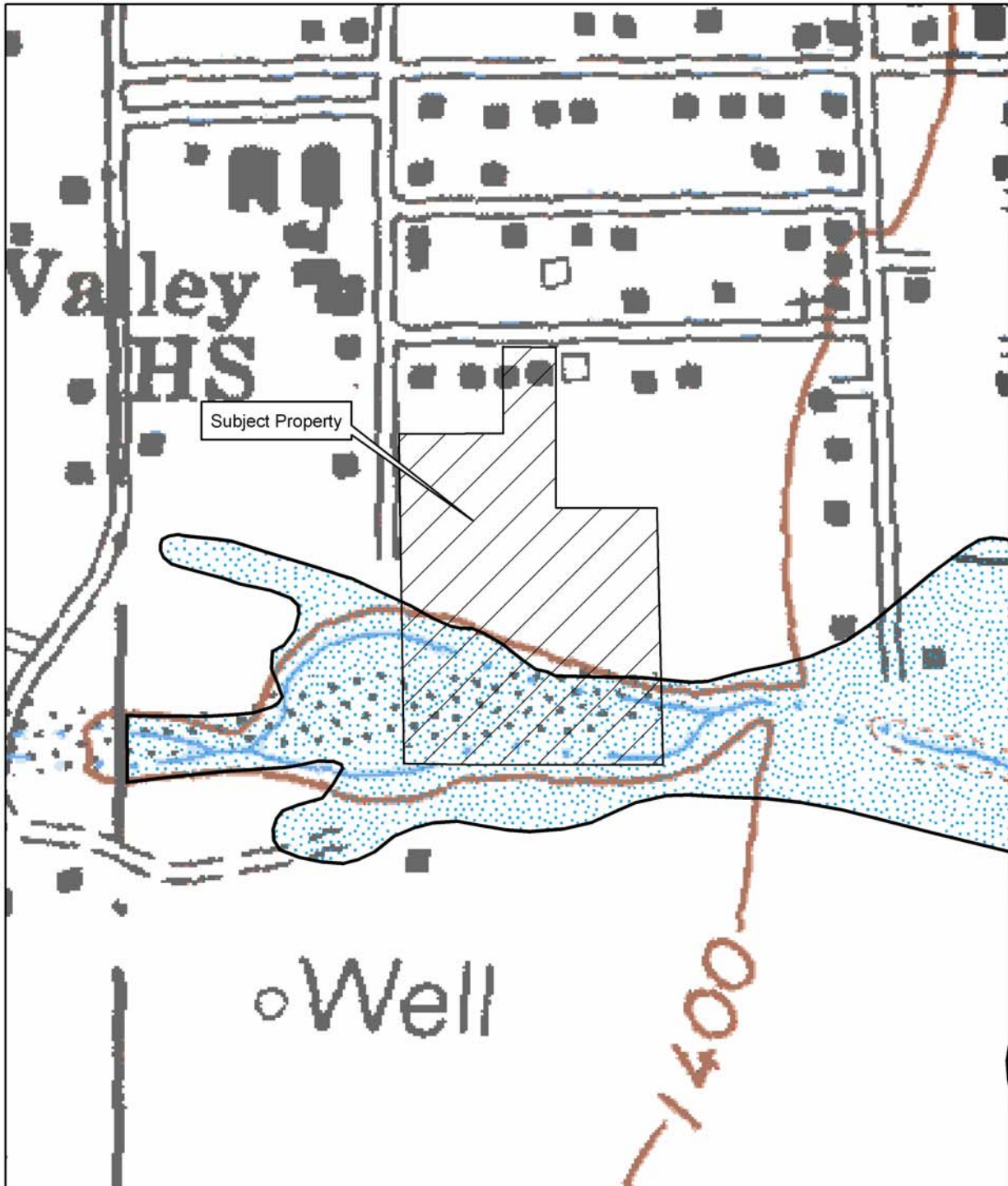


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
 APPLICANT: TRAVIS, Steve
 AGENT: POPE ENGINEERING
 CASE: MS 6-2010
 APNs: 033-200-38 & 033-200-42

FIRE HAZARD SEVERITY ZONES
 COVELO RURAL FIRE PROTECTION DISTRICT

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)



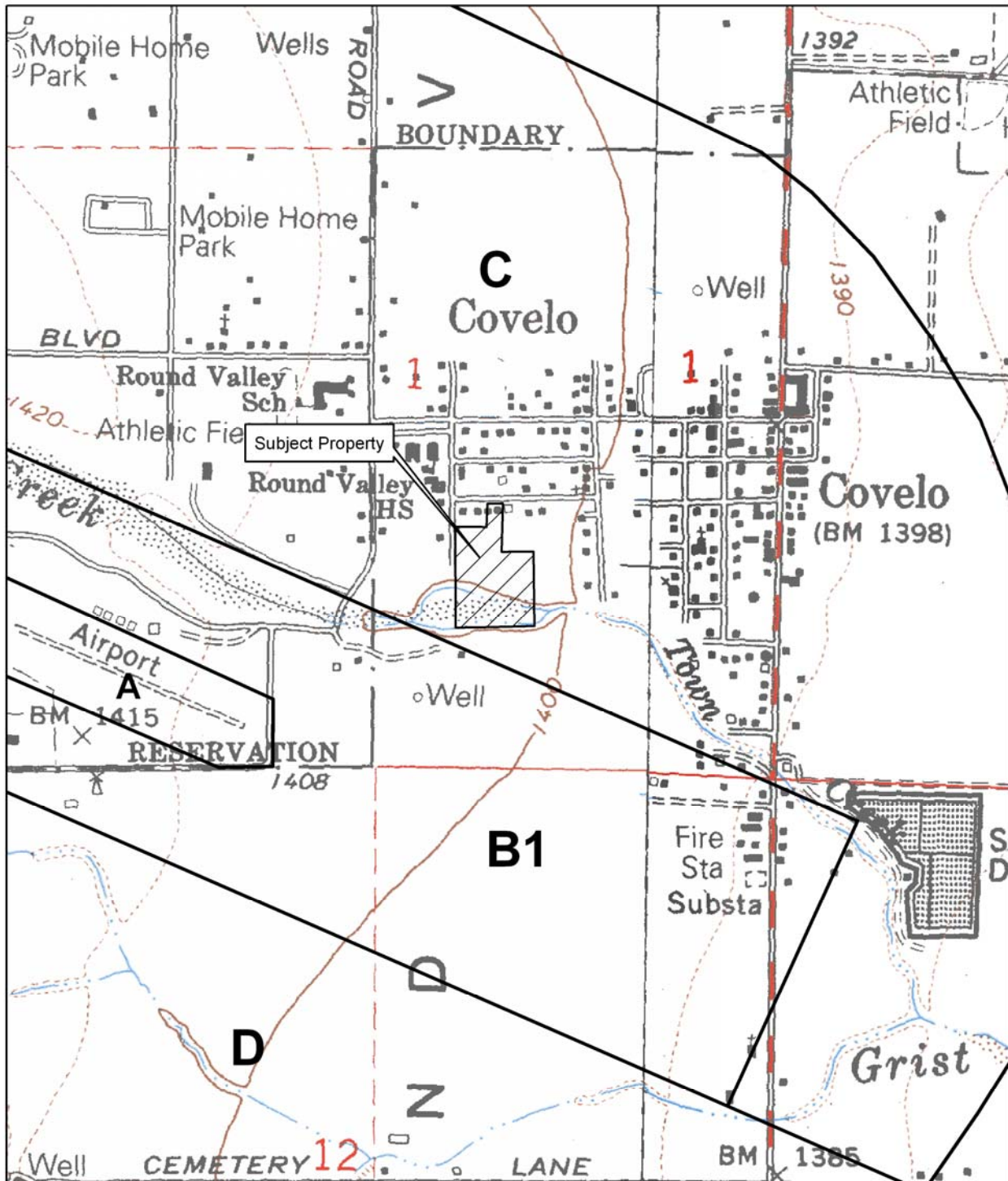


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
APPLICANT: TRAVIS, Steve
AGENT: POPE ENGINEERING
CASE: MS 6-2010
APNs: 033-200-38 & 033-200-42

 100 YEAR FLOOD ZONE

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OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
 APPLICANT: TRAVIS, Steve
 AGENT: POPE ENGINEERING
 CASE: MS 6-2010
 APNs: 033-200-38 & 033-200-42

**AIRPORT LAND USE COMPATIBILITY MAP
 ROUND VALLEY AIRPORT**

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of October 2009)



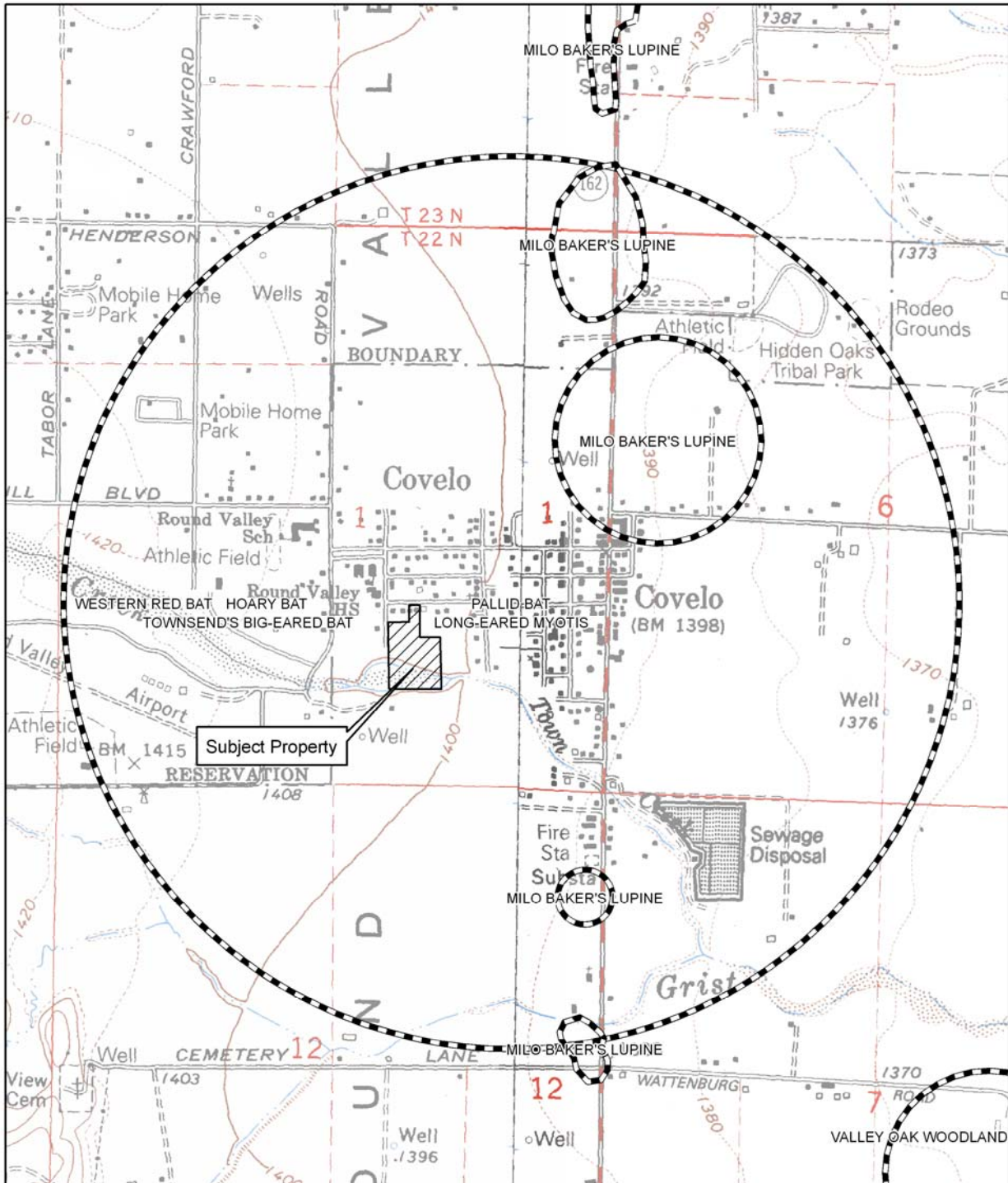


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
APPLICANT: TRAVIS, Steve
AGENT: POPE ENGINEERING
CASE: MS 6-2010
APNs: 033-200-38 & 033-200-42

ORTHOPHOTO - June 2009

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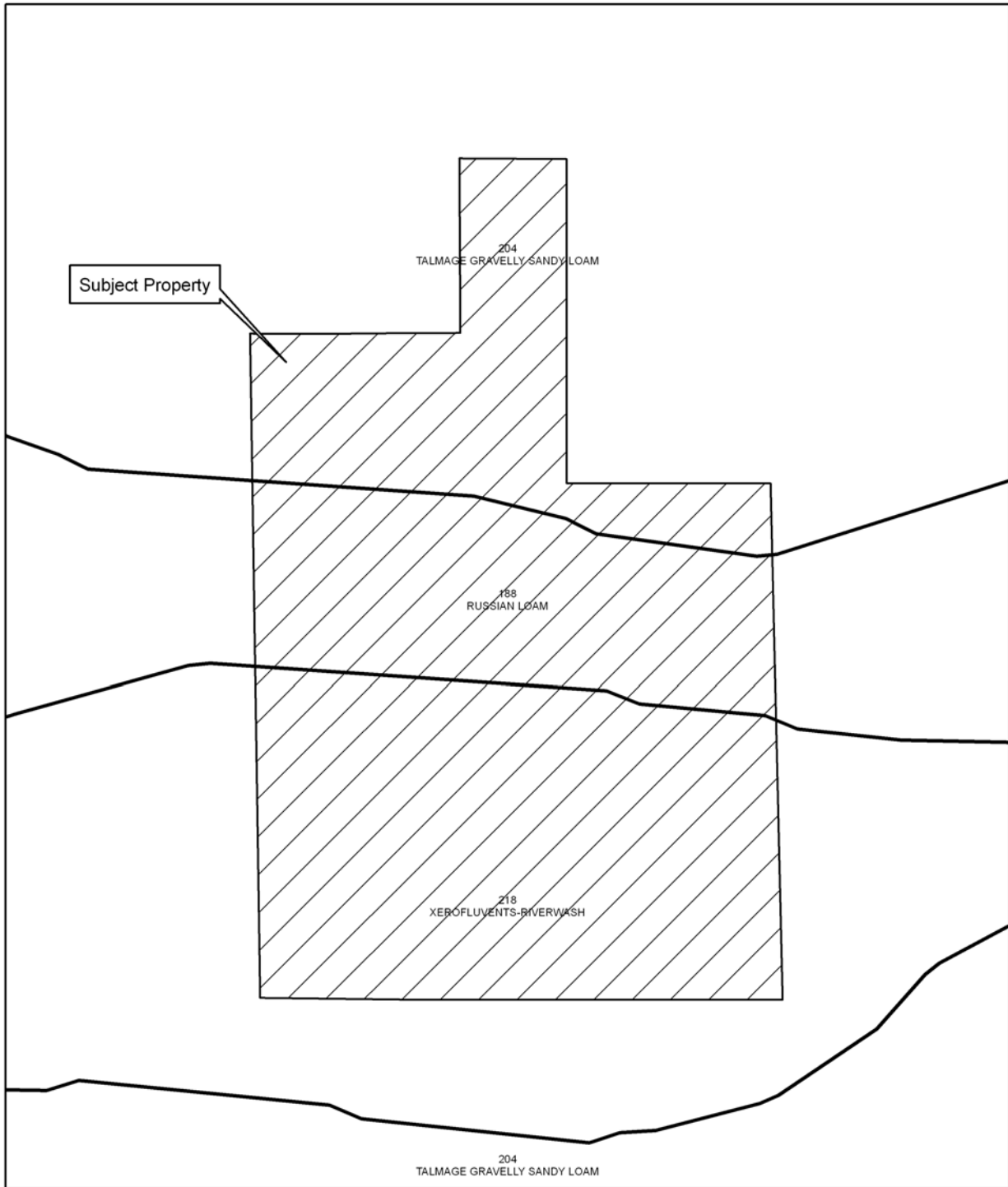


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
 APPLICANT: TRAVIS, Steve
 AGENT: POPE ENGINEERING
 CASE: MS 6-2010
 APNs: 033-200-38 & 033-200-42

**CALIFORNIA NATURAL DIVERSITY
 DATABASE RAREFIND** (Jan 2010)

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)



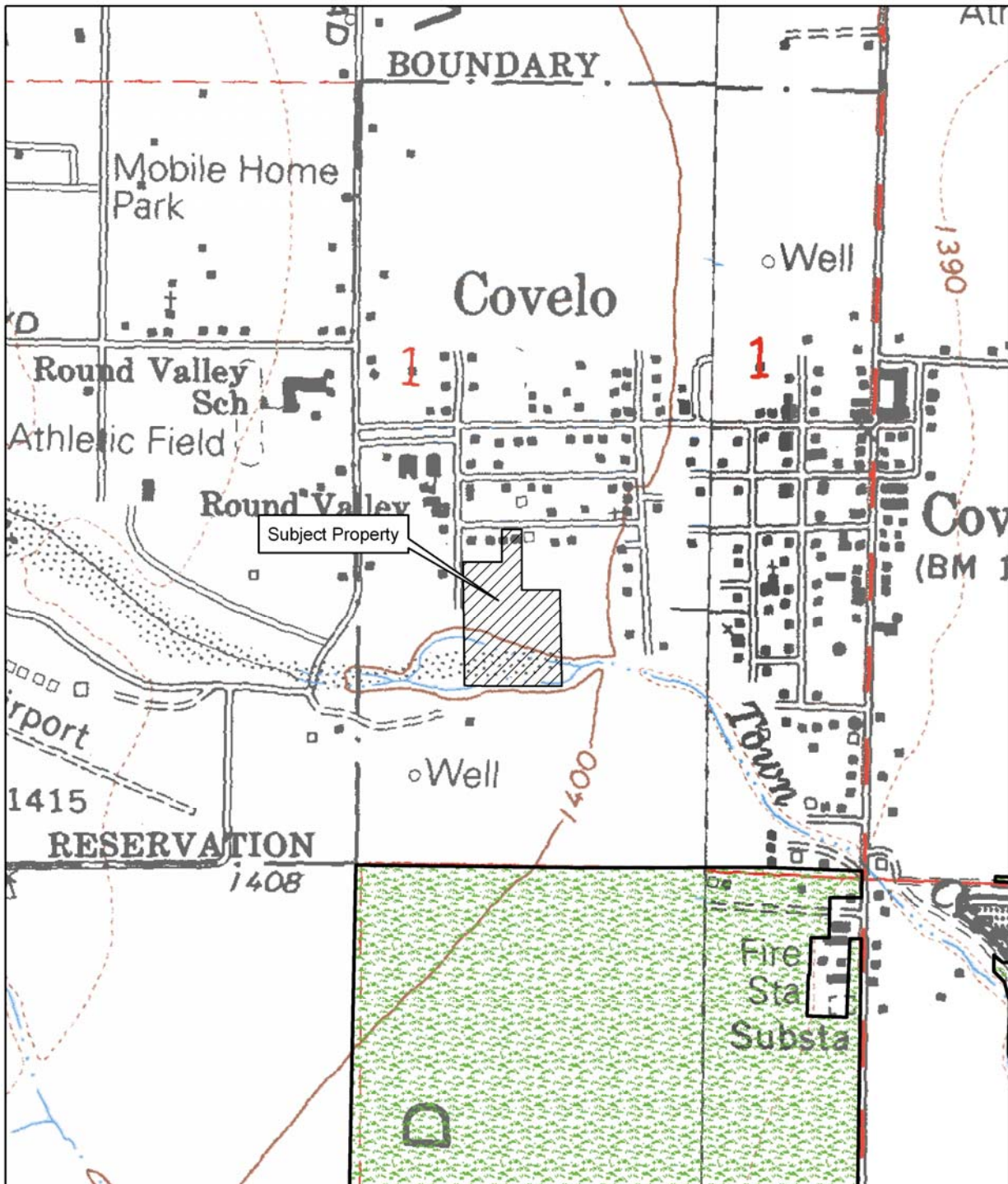


OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
APPLICANT: TRAVIS, Steve
AGENT: POPE ENGINEERING
CASE: MS 6-2010
APNs: 033-200-38 & 033-200-42

SOIL TYPES

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)





OWNER: BLUE SKY TRAVIS & INVESTMENTS INC.
APPLICANT: TRAVIS, Steve
AGENT: POPE ENGINEERING
CASE: MS 6-2010
APNs: 033-200-38 & 033-200-42

LANDS WITHIN WILLIAMSON ACT

 Williamson Act - Prime and Non Prime Land

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)



**COUNTY OF MENDOCINO
ENVIRONMENTAL REVIEW GUIDELINES
DRAFT NEGATIVE DECLARATION**

I. DESCRIPTION OF PROJECT.

DATE: JANUARY 13, 2011

CASE#: MS 6-2010

DATE FILED: 4/15/2010

OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS

APPLICANT: STEVE TRAVIS

AGENT: SAM POPE-POPE ENGINEERING

REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1 +/- acres.

LOCATION: In Covelo, approximately 0.5 +/- miles west of town center, lying south and east of Grange Street (CR# 334B) and High School Street (CR# 335A), located at 23675 Grange Street; AP# 033-200-38 & 033-200-42.

PROJECT COORDINATOR: MARY LYNN HUNT

II. DETERMINATION.

In accordance with Mendocino County's procedures for compliance with the California Environmental Quality Act (CEQA), the County has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, it has been determined that:

Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures required for the project will reduce potentially significant effects to a less than significant level, therefore, it is recommended that a NEGATIVE DECLARATION be adopted.

The attached Initial Study and staff report incorporates all relevant information regarding the potential environmental effects of the project and confirms the determination that an EIR is not required for the project.

**MENDOCINO COUNTY
ENVIRONMENTAL REVIEW GUIDELINES
INITIAL STUDY**

Section I	Description Of Project.
<p>DATE: January 13, 2011</p> <p>CASE#: MS 6-2010 DATE FILED: 4/15/2010 OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS APPLICANT: STEVE TRAVIS AGENT: SAM POPE-POPE ENGINEERING REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1+/- acres. LOCATION: In Covelo, approximately 0.5 +/- miles west of town center, lying south and east of Grange Street (CR# 334B) and High School Street (CR# 335A), located at 23675 Grange Street; AP# 033-200-38 & 033-200-42. PROJECT COORDINATOR: MARY LYNN HUNT</p>	
Section II	Environmental Checklist.
<p>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</p> <p>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</p>	

Will the project result in the following environmental effects:	No	Yes			
		Not Significant	Significant Unless It is Mitigated	Significant -No Apparent Mitigation	Cumulative
1. EARTH:					
A. Unstable earth conditions or changes in geologic substructures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Disruptions, displacements, compaction, or overcovering of the soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Destruction, covering, or modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Any increase in wind or water erosion of soils, either on or off the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion that may modify a river channel, stream, inlet, or bay?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or other hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Will the project result in the following environmental effects:	No	Yes			
		Not Significant	Significant Unless It is Mitigated	Significant -No Apparent Mitigation	Cumulative
2. AIR:					
A. Substantial air emissions or deterioration of ambient air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Creation of objectionable odors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. WATER:					
A. Changes in currents, or the course of water movements, in either fresh or marine waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Alterations to the course of flow of flood waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Change in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Discharge into surface waters, or any alteration of surface water quality, such as temperature, dissolved oxygen or turbidity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Alteration of the direction or rate of flow of ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Change in the quantity of ground water, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Substantial reduction in the amount of water otherwise available for public water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Exposure of people or property to water related hazards such as flooding or tsunamis?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. PLANT LIFE:					
A. Change in the diversity of species, or number of any species of plants including trees, shrubs, grass, crops, and aquatic plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Introduction of a new plant species into an area, or creation of a barrier to the normal replenishment of existing species.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Reduction in acreage of any agricultural crop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. ANIMAL LIFE:					
A. Change in the diversity of species, or number of any species of animals including birds, land animals, reptiles, fish, shellfish, insects, and benthic organisms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Reduction in the number of any unique, rare, or endangered species of animals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Will the project result in the following environmental effects:	No	Yes			
		Not Significant	Significant Unless It is Mitigated	Significant -No Apparent Mitigation	Cumulative
C. Introduction of new species of animals into an area, or in a barrier to the migration or movement of animals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Deterioration of fish or wildlife habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. NOISE:					
A. Increases in existing noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. LIGHT AND GLARE:					
A. Production of new light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. LAND USE:					
A. Substantial alteration of the present or planned land use of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. NATURAL RESOURCES:					
A. Increased rate of use of any natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. POPULATION:					
A. Alterations to the location, distribution, density, or growth rate of human populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. HOUSING:					
A. Will the proposal affect existing housing or create a demand for new housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. TRANSPORTATION/ CIRCULATION:					
A. Generation of substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Effects on existing parking facilities, or demand for new parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Substantial impact upon existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Alterations to waterborne, rail, or air traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. PUBLIC SERVICES:					
A. Will the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:					
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the project result in the following environmental effects:	No	Yes			
		Not Significant	Significant Unless It is Mitigated	Significant -No Apparent Mitigation	Cumulative
Maintenance of public facilities, and roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. ENERGY:					
A. Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Substantial increase in demand upon existing sources of energy, or require development of new energy sources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. UTILITIES:					
A. Will the project result in a need for new systems or substantial alterations to the following:					
Potable water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy or information transmission lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. HUMAN HEALTH:					
A. Creation of any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Exposure of people to any existing health hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Risk of explosion or release of hazardous substances (i.e. pesticides, chemicals, oil, radiation) in the event of an accident or unusual conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Possible interference with emergency response plan or evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. AESTHETICS:					
A. Obstruction of any scenic vista or view open to the public, or create an aesthetically offensive site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. RECREATION:					

A. Impact upon the quality or quantity of existing recreational opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. CULTURAL RESOURCES:					
A. Alteration or destruction of a prehistoric or historic archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Adverse physical or aesthetic effects to a prehistoric or historic building or structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Cause a physical change that would affect the unique ethnic cultural values?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section III Responses to Environmental Checklist.

For a discussion of each of the environmental effects listed in the Environmental Checklist along with related goals and policies of the General Plan, see the Environmental Review section of the attached staff report.

Section IV Mandatory Findings of Significance.

A. As discussed in the preceding sections, the project ~~does~~ does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.

B. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the project will be less than significant ~~significant~~.

C. When impacts associated with the project are considered alone or in combination with other impacts, the project-related impacts are insignificant ~~h~~.

D. The above discussions do not identify any substantial adverse impacts to people as a result of the project.

Section V Determination.

On the basis of this initial evaluation, it has been determined that:

The proposed project will not have a significant effect on the environment, and it is recommended that a NEGATIVE DECLARATION be adopted.

Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures required for the project will reduce potentially significant effects to a less than significant level, therefore, it is recommended that a NEGATIVE DECLARATION be adopted.

The proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE

MARY LYNN HUNT, PLANNER II



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

501 LOW GAP ROAD • ROOM 1440 • UKIAH • CALIFORNIA • 95482

IGNACIO GONZALEZ, DIRECTOR
Telephone 707-463-4281
FAX 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

January 21, 2011

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, February 17, 2011, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS 6-2010

DATE FILED: 4/15/2010

OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS

APPLICANT: STEVE TRAVIS

AGENT: SAM POPE-POPE ENGINEERING

REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1 +/- acres.

LOCATION: In Covelo, approximately 0.5 +/- miles west of town center, lying south and east of Grange Street (CR# 334B) and High School Street (CR# 335A), located at 23675 Grange Street; AP# 033-200-38 & 033-200-42.

PROJECT COORDINATOR: MARY LYNN HUNT

ENVIRONMENTAL DETERMINATION: The Department of Planning and Building Services has prepared a Draft Negative Declaration for the above project (no significant environmental impacts are anticipated which cannot be adequately mitigated). A copy of the Draft Negative Declaration is available for public review at 501 Low Gap Road, Room 1440, Ukiah, California, and at 790 South Franklin Street, Fort Bragg, California. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning.

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California, no later than February 16, 2011. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 463-4281, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Director of Planning & Building Services



County of Mendocino

DEPARTMENT OF PLANNING AND BUILDING SERVICES

501 LOW GAP ROAD • ROOM 1440 • UKIAH • CALIFORNIA • 95482

IGNACIO GONZALEZ, DIRECTOR

Telephone 707-463-4281

FAX 707-463-5709

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning

JANUARY 21, 2011

Fort Bragg Planning & Building
Services
Environmental Health - Ukiah
Assessor

Air Quality Management
Department of Fish and Game
Covelo/Round Valley Fire District

Round Valley Community
Services

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, February 17, 2011, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS 6-2010

DATE FILED: 4/15/2010

OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS

APPLICANT: STEVE TRAVIS

AGENT: SAM POPE-POPE ENGINEERING

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PROJECT COORDINATOR: MARY LYNN HUNT

ENVIRONMENTAL DETERMINATION: The Department of Planning and Building Services has prepared a Draft Negative Declaration for the above project (no significant environmental impacts are anticipated which cannot be adequately mitigated). A copy of the Draft Negative Declaration is attached for your review.

RESPONSE DUE DATE: February 16, 2011. If no response is received by this date, we will assume no recommendation or comments are forthcoming and that you are in agreement with the contents of the Draft Negative Declaration.

It should be noted that the decision making body may consider and approve modifications to the requested project(s). Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California. Oral comments may be presented to the Planning Commission during the public hearing(s).

The Planning Commission's action shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th calendar day after the Planning Commission's decision. If appealed, the Board of Supervisors action shall be final. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing(s). All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 463-4281, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Director of Planning & Building Services



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

501 LOW GAP ROAD • ROOM 1440 • UKIAH • CALIFORNIA • 95482

IGNACIO GONZALEZ, DIRECTOR
Telephone 707-463-4281
FAX 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

January 19, 2011

TO: Willits News

FROM: Adrienne Thompson, Commission Services Supervisor

SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on January 26, 2011 in the Legal Notices Section of the Willits News.

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, February 17, 2011, at 9:00 a.m., to be held in the Board of Supervisors Chamber, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS 6-2010

DATE FILED: 4/15/2010

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APPLICANT: STEVE TRAVIS

AGENT: SAM POPE-POPE ENGINEERING

REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1 +/- acres.

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PROJECT COORDINATOR: MARY LYNN HUNT

ENVIRONMENTAL DETERMINATION: The Department of Planning and Building Services has prepared a Draft Negative Declaration for the above project (no significant environmental impacts are anticipated which cannot be adequately mitigated). A copy of the Draft Negative Declaration is available for public review at 501 Low Gap Road, Room 1440, Ukiah, California and at 790 South Franklin Street, Fort Bragg, California. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning.

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah,

California 95482, no later than February 16, 2011. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 463-4281, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Director of Planning & Building Services

FILING REQUESTED BY
County of Mendocino
Planning & Building Services Dept
501 Low Gap Road, Room 1440
Ukiah, CA 95482

AND WHEN FILED MAIL TO
County of Mendocino
Planning & Building Services Dept
501 Low Gap Road, Room 1440
Ukiah, CA 95482

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Mendocino County Clerk
501 Low Gap Road, Room 1020
Ukiah, CA 95482

Subject: Filing of Notice of Determination in compliance with Section 21108 and 21152 of the Public Resources code.

Project Title:
CASE#: MS 6-2010
DATE FILED: 4/15/2010
OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS
APPLICANT: STEVE TRAVIS
AGENT: SAM POPE-POPE ENGINEERING

State clearing House Number <small>(If Submitted to Clearing House)</small>	Contact Person	Area Code/Number/Extension
	MARY LYNN HUNT	707-463-4281

Project Location:
In Covelo, approximately 0.5 +/- miles west of town center, lying south and east of Grange Street (CR# 334B) and High School Street (CR# 335A), located at 23675 Grange Street; AP# 033-200-38 & 033-200-42.

Project Description:
Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1 +/- acres.

This is to advise that the County of Mendocino has approved the above-described project on {DATE APPROVED} and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were a condition of the project approval.
4. A Statement of Overriding Considerations was not adopted.

This is to certify that the Negative Declaration and record of project approval is available to the general public at 501 Low Gap Road, Room 1440, Ukiah.

Date of Filing _____

Signature _____

**COUNTY OF MENDOCINO
ENVIRONMENTAL REVIEW GUIDELINES
NEGATIVE DECLARATION**

I. DESCRIPTION OF PROJECT.

DATE: {DATE TYPED}

CASE#: MS 6-2010

DATE FILED: 4/15/2010

OWNER: BLUE SKY TRAVIS & INVESTMENTS- STEVE TRAVIS

APPLICANT: STEVE TRAVIS

AGENT: SAM POPE-POPE ENGINEERING

REQUEST: Minor Subdivision creating 4 parcels of 0.38, 0.32, 0.28, 0.28 +/- acres and a Remainder Parcel of 4.1+/- acres.

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PROJECT COORDINATOR: MARY LYNN HUNT

II. DETERMINATION.

In accordance with Mendocino County's procedures for compliance with the California Environmental Quality Act (CEQA), the County has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, it has been determined that:

Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures required for the project will reduce potentially significant effects to a less than significant level, therefore, a NEGATIVE DECLARATION is adopted.

The attached Initial Study and staff report incorporates all relevant information regarding the potential environmental effects of the project and confirms the determination that an EIR is not required for the project.