



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD · ROOM 1440 · UKIAH · CALIFORNIA · 95482

IGNACIO GONZALEZ, DIRECTOR
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May 20, 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, June 16, 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#: R 6-2010

DATE FILED: 12/17/2010

OWNER/ APPLICANT: TED BALASSI

AGENT: TOM KISLIUK

REQUEST: Rezone of AP# 20-590-09, 10 and 11, approximately 41+/- acres from Forestland-160 (FL160) to Timber Production-160 (TP-160).

LOCATION: Approximately 3 +/- miles east of Fort Bragg, lying on both sides of Fort Bragg-Sherwood Road (CR# 419), 28401 Fort Bragg Sherwood Road; AP# 20-590-09, 10, 11.

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 June 15, 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

OWNER/ APPLICANT: TED BALASSI
210 N HARRISON STREET
FORT BRAGG, CA 95437

AGENT: TOM KISLIUK
P. O. BOX 426
WESTPORT, CA 95488

REQUEST: Rezone of AP# 20-590-09, 10 and 11, approximately 41+/- acres from Forestland-160 (FL160) to Timber Production-160 (TP-160).

LOCATION: Approximately 3 +/- miles east of Fort Bragg, lying on both sides of Fort Bragg-Sherwood Road (CR# 419), 28401 Fort Bragg Sherwood Road; AP# 20-590-09, 10, 11.

TOTAL ACREAGE: 41+/- Acres

GENERAL PLAN: Forestland- 160 acre minimum (FL160)

ZONING: Forestland- 160 acre minimum (FL160)

EXISTING USES: Timberland

ADJACENT ZONING: North: Forestland- 160 acre minimum (FL160)
East: Forestland- 160 acre minimum (FL160)
South: Forestland- 160 acre minimum (FL160)
West: Forestland- 160 acre minimum (FL160)

SURROUNDING LAND USES: North: Timber /Quarry/Residence
East: Timber
South: Timber/Residence
West: Timber/Residence

SURROUNDING LOT SIZES: North: 48 +/- Acres part of a larger ownership
East: 56 +/- Acres
South: 65+/- Acres part of subject ownership
West: 30+/- Acres part of subject ownership

SUPERVISORIAL DISTRICT: 4

OTHER RELATED APPLICATIONS ON SITE OR SURROUNDING AREA:

- No previous applications on the subject site.
- Use Permit/Renewal #U 9-92/2007 (Baxman) was approved by the Planning Commission July 17, 2008 for the continuing use of a hillside rock quarry on property (Hawthorne Timber Co) directly north of the subject application.

PROJECT DESCRIPTION: The applicants are proposing to rezone approximately 41± acres (AP# 20-590-09, 10 and 11) from Forestland 160 acres minimum (FL-160) to Timberland Production 160 acres minimum (TP-160). The subject property is located approximately 3± miles east of Fort Bragg, off of Fort Bragg Sherwood Rd (CR# 419). The 41± acres are a portion of a larger 218.31± acre three separate ownerships being managed by six family members. 177.31± acres are currently zoned TP-160. In addition, this 41± acre of Forest land is an island within a Timber Production zoned land use area.

The 41± acre subject parcel currently has a single family residence that has been identified by the applicant as "Interior gutted, not fit for human habitation/vacant". There is also an on site well and septic. Staff would note that any future use of this structure will require building permits to bring it into compliance and an upgrade to current standards of the well and septic system prior to habitation.

Access to the property is directly off of Fort Bragg Sherwood Road (CR# 419) which runs through the property.

STAFF ANALYSIS The applicant has submitted a Non Industrial Timber Management Plan dated May 1997, prepared by Nicholas Kent, Registered Professional Forester. The Plan states in part:

"The Non-Industrial Timber Management Plan area (NTMP) is a combination of three separate ownerships, which for purposes of the management plan are designated Management Unit 1, Management Unit 2, and Management Unit 3. The properties are currently used for timber production, residences, non-commercial orchard and livestock grazing.

There are no timber conversion permits in effect on the properties at this time. The plan area is not within a special treatment area. There are no timber harvests that are currently on file for the NTMP area.

The old growth timber that was originally present on the NTMP properties was first harvested around 1900 with oxen. The oxen hauled logs downhill to the Noyo River, and logs were floated out to mills at Fort Bragg. The forest lands were converted to grass lands and used for grazing. The forests gradually recaptured the site as grazing began to be phased out during the mid 1900's. The second growth forests currently present on the NTMP have been harvested several times over the past 40 years using diameter limit harvests with all trees over a diameter limit being harvested. The last harvest that occurred on the properties in the 1970's, and the skid trail, road, and landing locations that are present were a result of that harvest."

Under Forest Management Objectives: "The landowners desire to manage their properties with the objective of increasing the health and growth of the timber stands. They wish to produce a regular sustained harvest of timber. The timber stands will be managed using uneven-age silvicultural systems. While the NTMP will be managed to provide regular periodic timber harvests, non-timber resource benefits such as aesthetics, recreation, wildlife habitat, and beneficial uses of watershed resources are a consideration and will be protected and enhanced."

Soils identified on the subject property consists of Vandamme-Irmulco complex, 30-50% slopes, Vandamme loam, 9-30% slopes and Dehaven-Hotel complex, 75-100% slopes, The soils described meet the minimum criteria for inclusion within the Timber Production zone found within Mendocino County Code Section 22.07.030.

ENVIRONMENTAL REVIEW:

Earth, Plant and Wildlife (Items 1B, 1C, 1E, 1F, 4A, 4B, 5A, 5C, 5D). Impacts resulting from future timber operations will be addressed during the Non-Industrial Timber Harvest Plan (NTHP) process. Impacts possibly created from timber operations could impact soil stability, cause increased erosion potential, and/or impact biological resources. Water breaks, mulching, and other drainage control mechanisms, logging techniques such as cable yarding, limitation of new road construction (none planned), and limiting operations to the dry season are among mitigations typically discussed within the NTHP that will mitigate significant impacts stemming from timber operations. Additionally the THP goes into specific detail about possible biological resources potentially within the area and provides mitigation measures that will be used to protect the habitat.

It must be noted that these potential impacts that potentially could result from the timber harvest operations are addressed through the Department of Forestry's review and oversight of the NTHP. Timber harvesting could occur regardless of the potential rezoning of the site. No significant direct geological or biological impacts are anticipated from the rezoning of the property from Forestland to Timberland Production. No mitigation measures are recommended for the rezoning

Water (Items 3B, 3C, 3E, and 3F). Similar to the above, impacts to water quality are addressed within the THP. No direct results to water resources are anticipated by the rezoning.

Land Use (Item 8A). Rezoning the subject property from FL-160 to T-P 160 is not anticipated to have any significant environmental impacts in that timber operations could occur regardless of the rezoning. In general, the Timberland Production zone is more restrictive than the Forestland zone, as the zoning will allow fewer uses and/or greater review of proposed uses through the use permit process, and consequently may reduce the potential for land use impacts. Further, the rezoning may increase the likelihood that timber harvesting will occur on the property, however again, timber harvesting is also allowed under the present FL-160 zoning (Forest Production and Processing –Limited use type and portable sawmills). No mitigation measures are required.

Public Services (Item 13A). Although the property is located within a “Very High” fire severity classification zone, the project itself (rezone) will not directly result in any development of the subject property. Based on this, staff does not anticipate any significant adverse impacts relative to fire protection as no development is currently being proposed as part of this project.

Cultural Resources (Item 19A, 19C, 19D). No review of archaeological resources was required at this time, since no development is proposed. However, as part of the Timber Management Plan a survey was done by the Registered Professional Forester. It is noted that no cultural artifacts were observed in the portion of the property subject to this rezone. Future harvesting of this property will require a Timber Harvest Plan that will require as part of the CEQA process a review of the cultural/historical resources by a qualified individual. While no condition is required of this rezone, the property owner and anyone doing work on the subject property should be aware of the Mendocino County Code Section 22.12.090 Discoveries, which states:

- “(A) Any person who in the preparation for or in the process of excavating or otherwise disturbing earth, discovers any archaeological site shall take all of the following actions:
- (1) Cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery;
 - (2) Make notification of the discovery to the Director of Planning and Building Services;
 - (3) If deemed necessary by the Director of Planning and Building Services, arrange for staking completely around the area of discovery by visible stakes no more than ten (10) feet apart, forming a circle having a radius of no less than one hundred (100) feet from the point of discovery; provided, however, that such staking need not take place on adjoining property whose owner or person in possession does not authorize such staking thereon, in which case the boundary line within such circle shall be staked;
 - (4) Grant any duly authorized representative of the Director of Planning and Building Services permission to enter onto the lands of the discovery which are under the jurisdiction of the person making the discovery and to take all actions consistent with this Chapter and otherwise permitted by law.”

ENVIRONMENTAL RECOMMENDATION: No significant adverse impacts are anticipated and a Negative Declaration is recommended.

GENERAL PLAN CONSISTENCY RECOMMENDATION: The General Plan Resources Management Goals, specifically Goal RM-11 (Forestry) states:

“To protect and enhance the county’s diverse forest resources for all uses including timber harvest.”

Forest Policies RM 111 through 125 further promotes the timber growing and harvesting through sustainable forest management practices.

Staff finds that the proposed project is consistent with applicable goals and policies of the General Plan.

PROJECT RECOMMENDATIONS: Staff recommends approval of Rezone #R 6-2010.

RECOMMENDED MOTION FOR THE PLANNING COMMISSION: The Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration and approve Rezone #R 6-2010 finding that the project site meets the minimum criteria for inclusion within the Timberland Production zone, per Mendocino County Code Section 22.07.030.

Environmental Findings: No significant adverse environmental impacts will result from the proposed rezoning; therefore, a Negative Declaration may be adopted.

General Plan Consistency Finding: The proposed rezoning is consistent with the applicable goals and policies of the General Plan.

Condition of Rezoning: 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 \$2094.00 (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 July 1, 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.**

RECOMMENDED MOTION FOR THE BOARD OF SUPERVISORS: The Board of Supervisors makes the environmental and General Plan findings contained within the above Planning Commission motion and adopts a Negative Declaration and adopts Ordinance No. _____ approving the rezoning of a portion of Assessor's Parcel Number 20-590-09, 20-590-10 and 20-590-11 (41.9± acres) from FL-160 to TP-160.

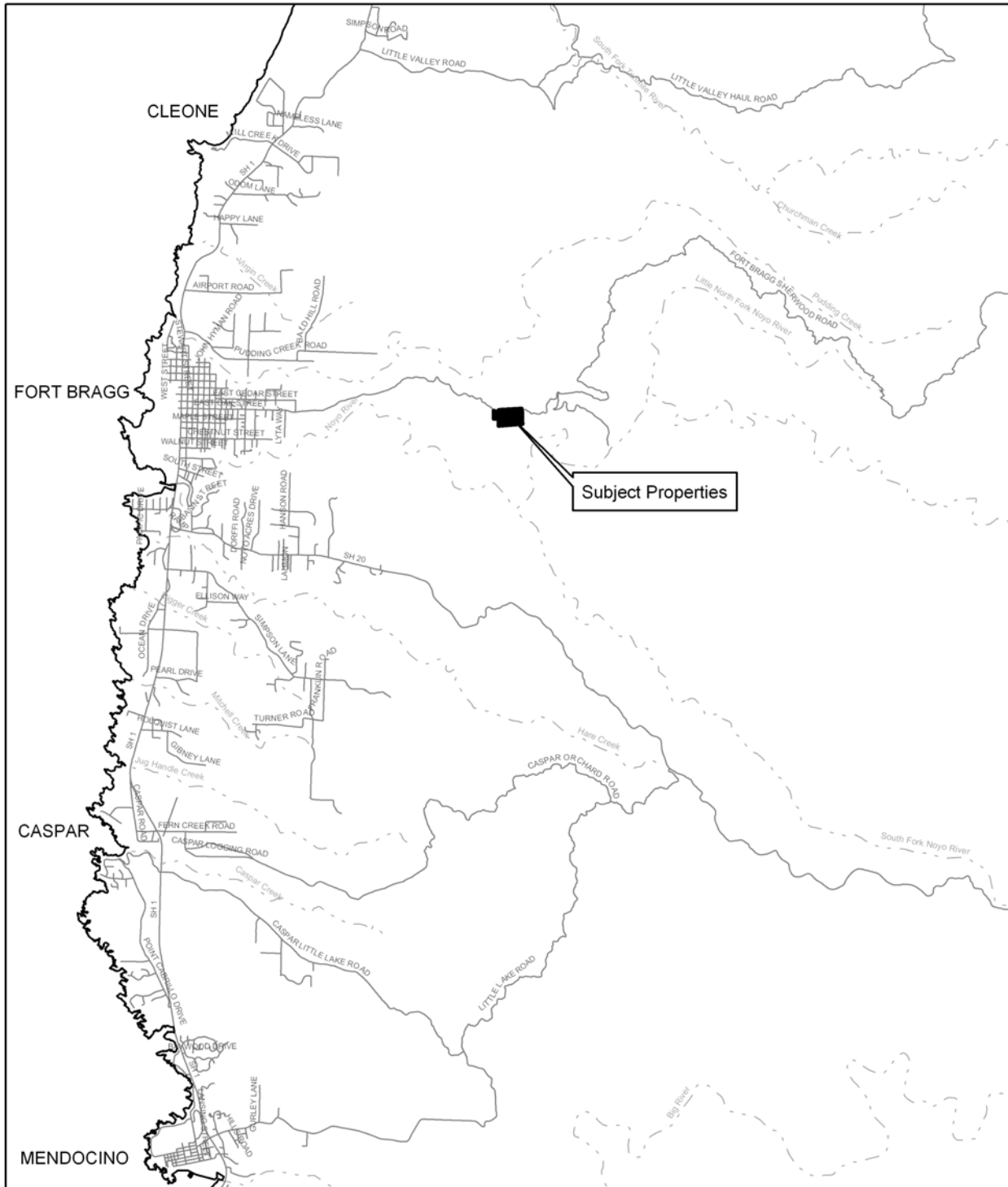
DATE

MARY LYNN HUNT
PLANNER II

MLH/at
May 4, 2011

Negative Declaration

REFERRAL AGENCIES	REFERRAL NOT RETURNED	REFERRAL RECEIVED "NO COMMENT"	COMMENTS RECEIVED
Public Works		X	
Env Health	X		
Fort Bragg Planning		X	
Fort Bragg Building Inspection		X	
Assessor	X		
Forestry Advisor	X		
CalFire/Forestry/Resource	X		
Dept. of Fish & Game	X		
Resource Lands Protection Committee		X	

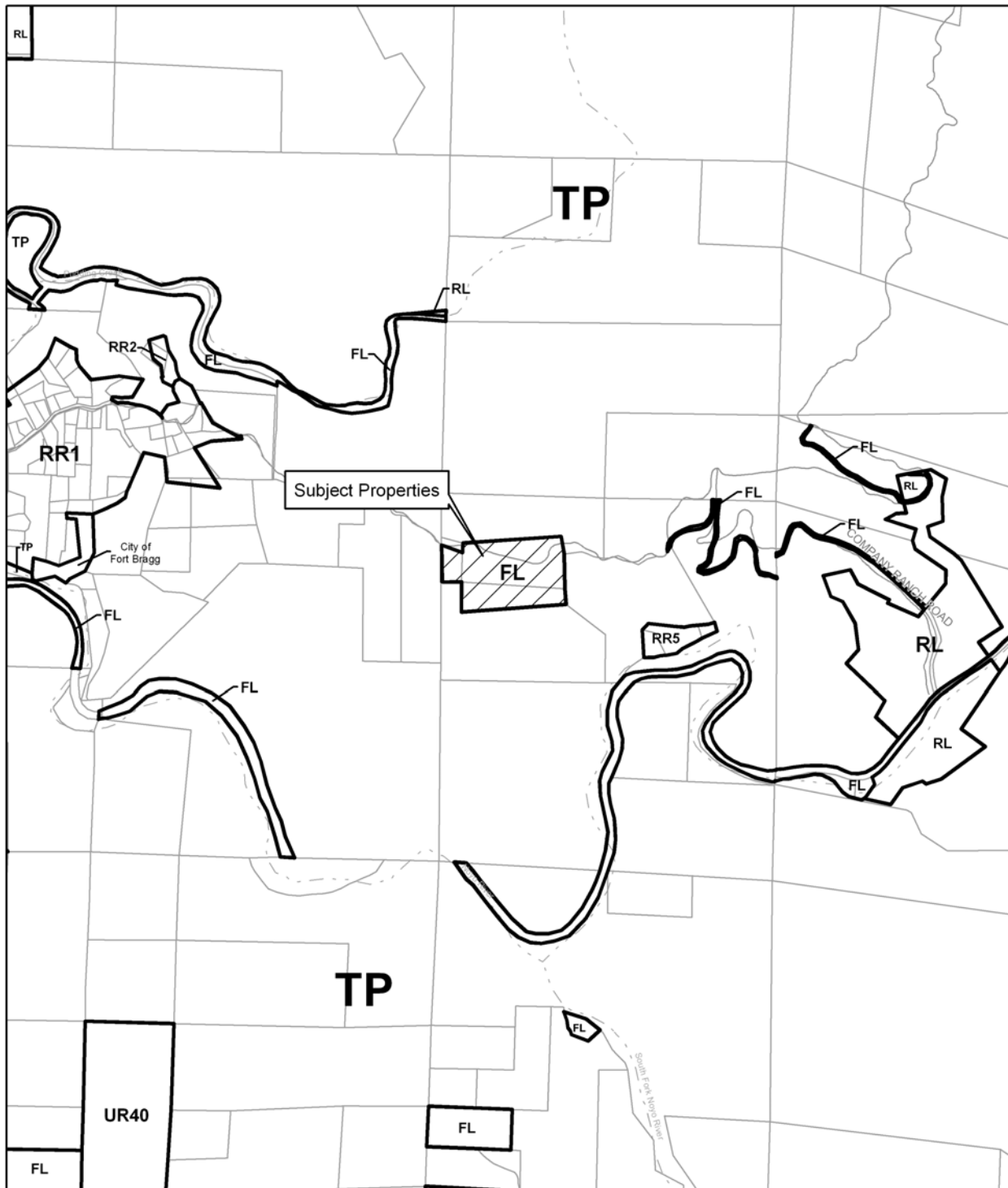


OWNER: BALASSI, Ted
AGENT: KISLIUK, Tom
CASE: R 6-2010
APNs: 020-59, -10 & -11

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 October 2009)





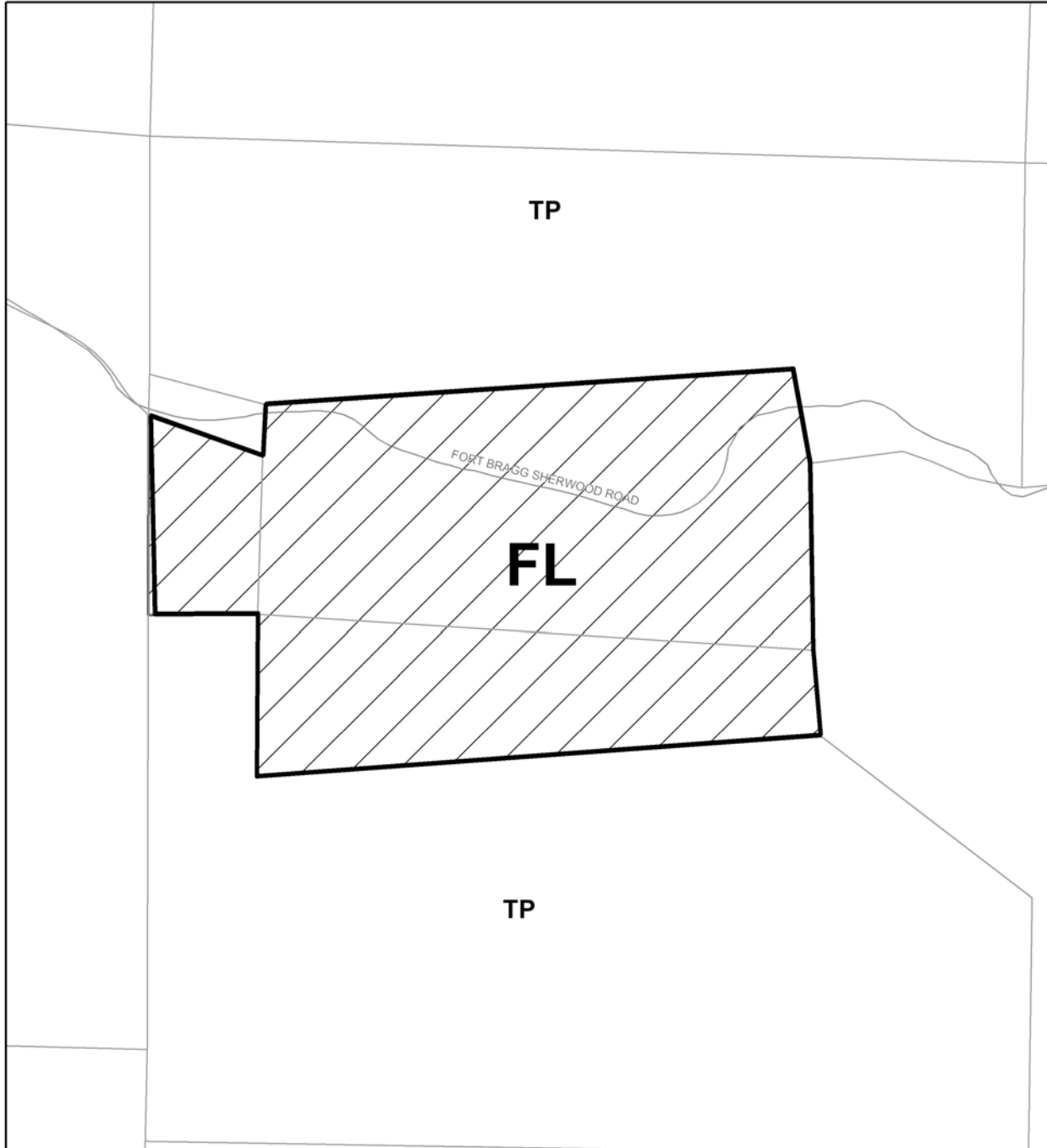
OWNER: BALASSI, Ted
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ZONING DISPLAY MAP


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EXHIBIT A

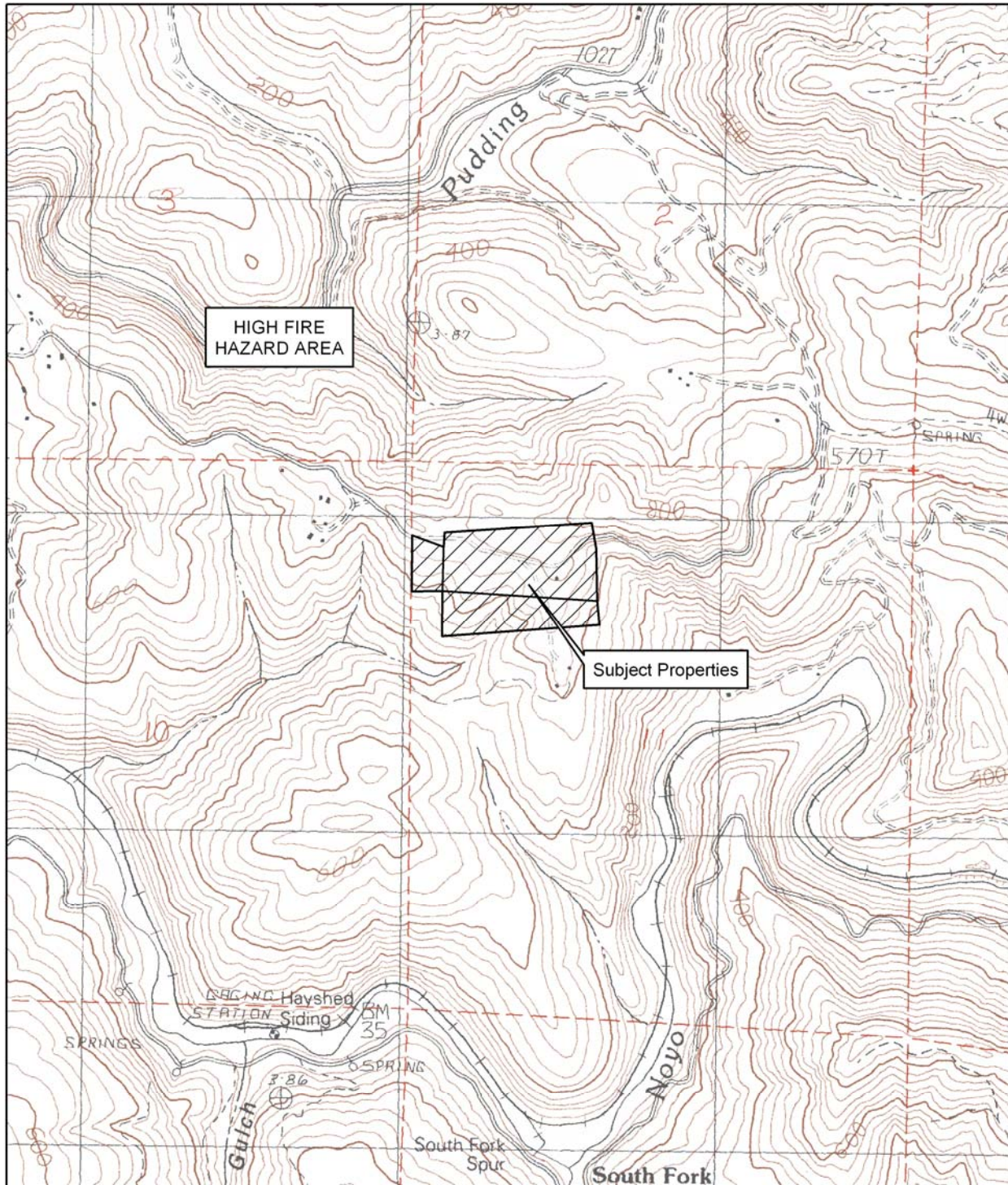


OWNER: BALASSI, Ted
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 **REZONE FROM FL:L-160 (Forest Lands)
TO TP:L-160 (Timberland Production)**

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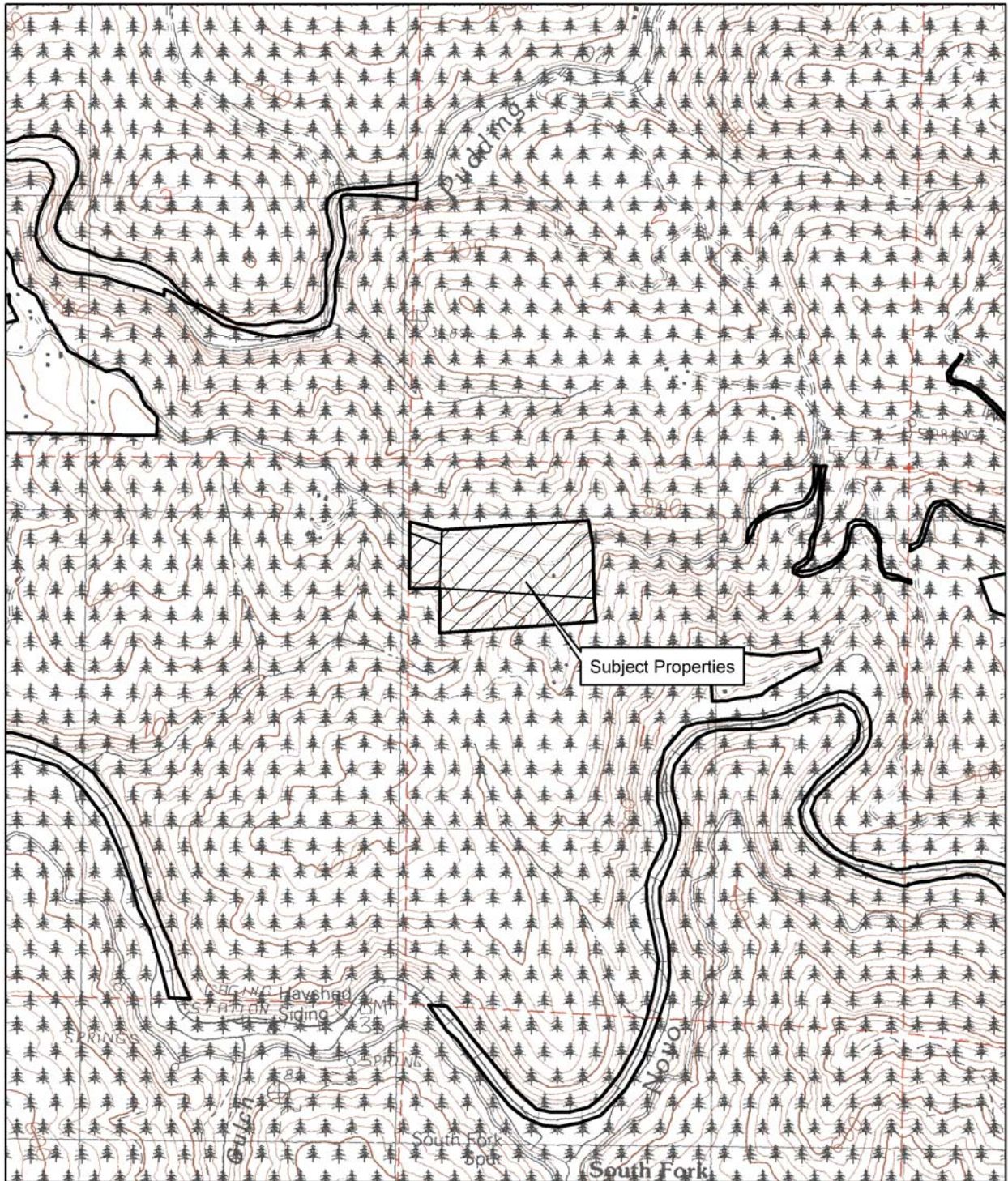


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FIRE HAZARD SEVERITY ZONES
FORT BRAGG RURAL FIRE PROTECTION DISTRICT

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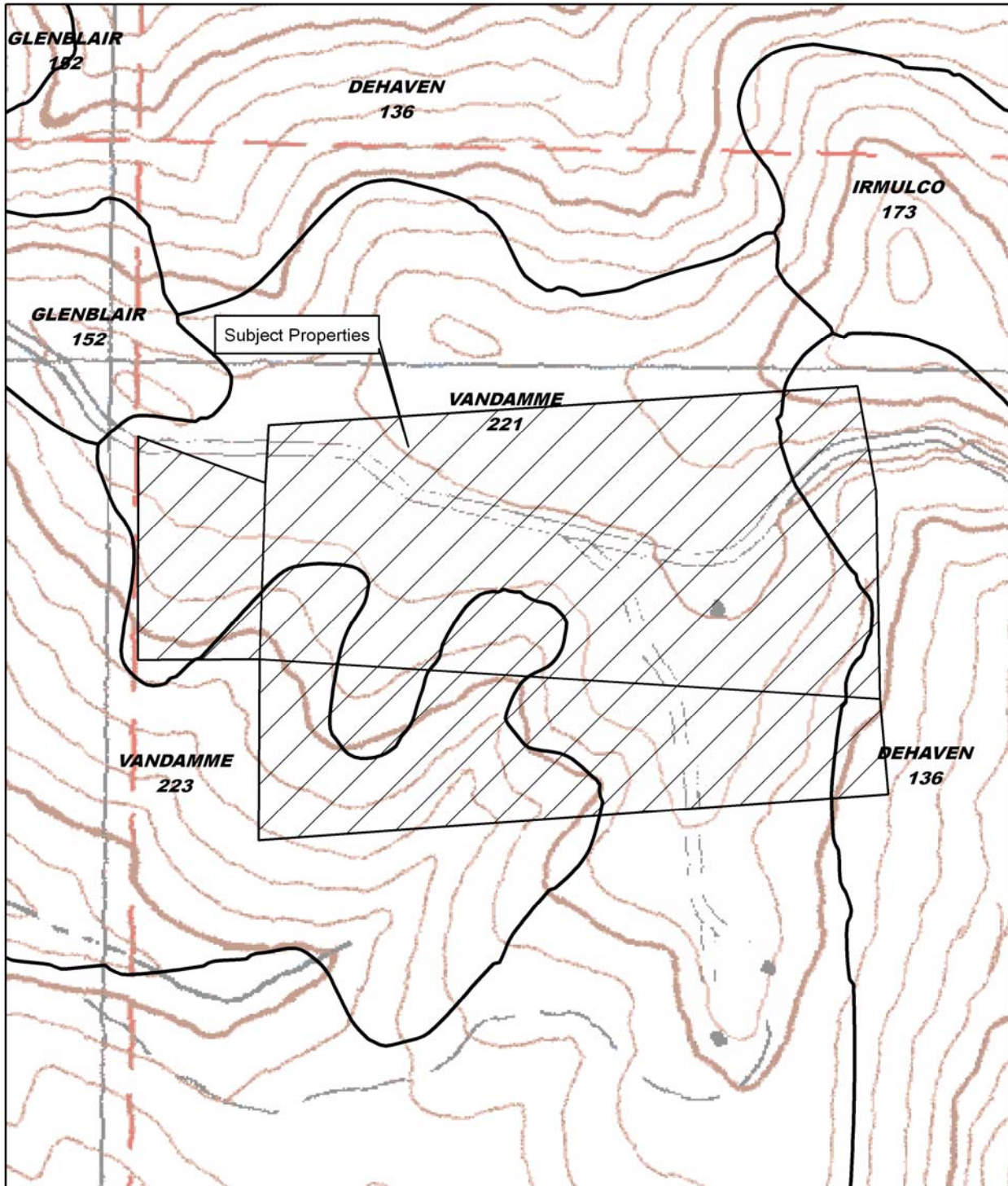


OWNER: BALASSI, Ted
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 **LANDS WITHIN TIMBER
PRODUCTION ZONE**

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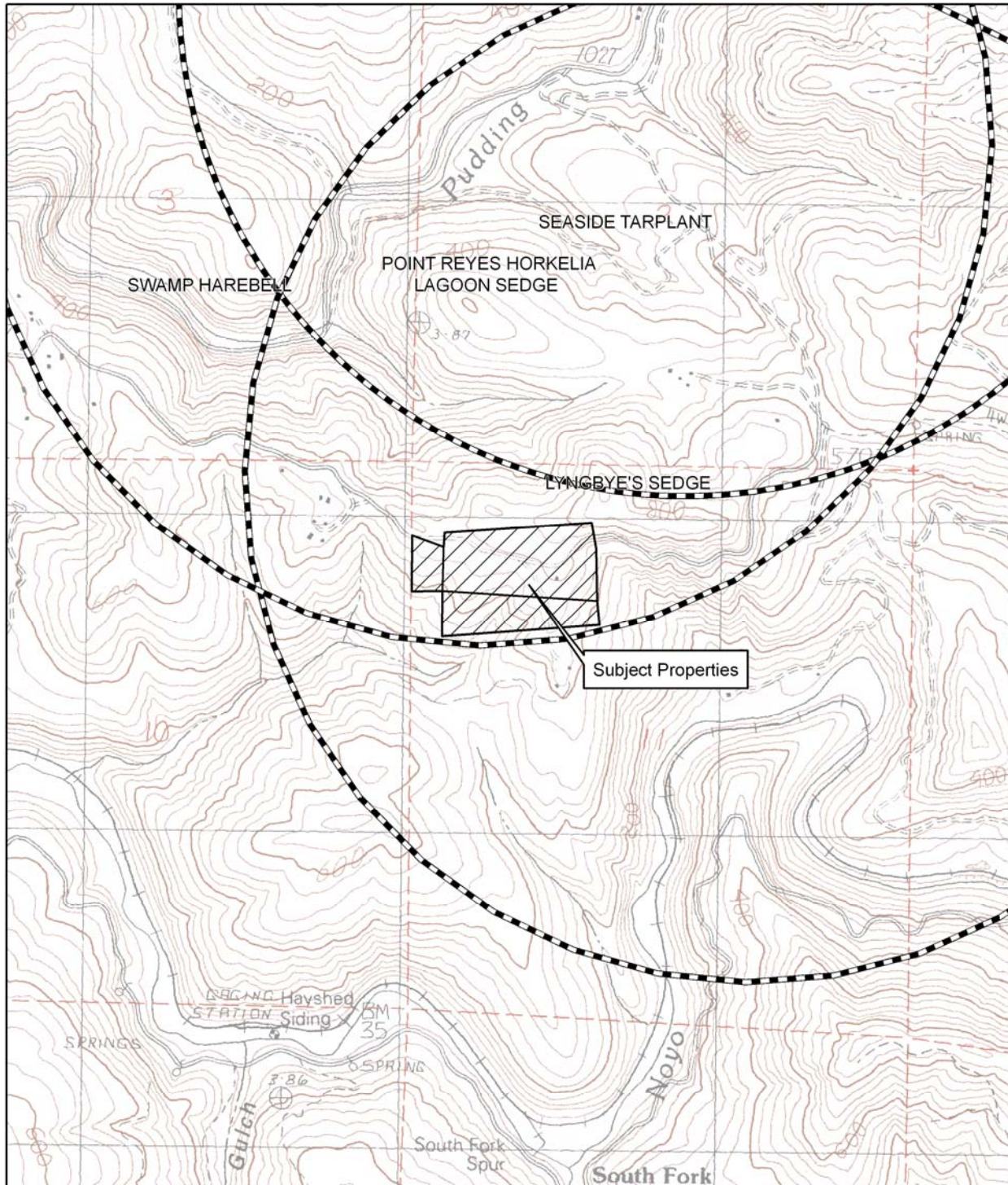


OWNER: BALASSI, Ted
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SOIL TYPES

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OWNER: BALASSI, Ted
 AGENT: KISLIUK, Tom
 CASE: R 6-2010
 APNs: 020-59, -10 & -11

**CALIFORNIA NATURAL DIVERSITY
 DATABASE RAREFIND** Januray 2011

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OWNER: BALASSI, Ted
AGENT: KISLIUK, Tom
CASE: R 6-2010
APNs: 020-59, -10 & -11

ORTHOPHOTO - June 2009

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**MENDOCINO COUNTY
ENVIRONMENTAL REVIEW GUIDELINES
INITIAL STUDY**

Section I	Description Of Project.
<p>DATE: May 4, 2011</p> <p>CASE#: R 6-2010 DATE FILED: 12/17/2010 OWNER/ APPLICANT: TED BALASSI AGENT: TOM KISLIUK REQUEST: Rezone of AP# 20-590-09, 10 and 11, approximately 41+/- acres from Forestland-160 (FL160) to Timber Production-160 (TP-160). LOCATION: Approximately 3 +/- miles east of Fort Bragg, lying on both sides of Fort Bragg-Sherwood Road (CR# 419), 28401 Fort Bragg Sherwood Road; AP# 20-590-09, 10, 11. PROJECT COORDINATOR: MARY LYNN HUNT</p>	
Section II	Environmental Checklist.
<p><i>“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).</i></p> <p><i>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.</i></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 checked="" type="checkbox"/>	<input 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"/>

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Alterations to the course of flow of flood waters?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Alteration of the direction or rate of flow of ground water?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. NOISE:					
A. Increases in existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Exposure of people to severe noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. LIGHT AND GLARE:					
A. Production of new light or glare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. NATURAL RESOURCES:					
A. Increased rate of use of any natural resources?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. TRANSPORTATION/ CIRCULATION:					
A. Generation of substantial additional vehicular movement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and other recreational facilities?	<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
Maintenance of public facilities, and roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. ENERGY:					
A. Use of substantial amounts of fuel or energy?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy or information transmission lines?	<input checked="" type="checkbox"/>	<input 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 ~~significant~~.

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
ENVIRONMENTAL REVIEW GUIDELINES
DRAFT NEGATIVE DECLARATION**

I. DESCRIPTION OF PROJECT.

DATE: MAY 4, 2011

CASE#: R 6-2010

DATE FILED: 12/17/2010

OWNER/ APPLICANT: TED BALASSI

AGENT: TOM KISLIUK

REQUEST: Rezone of AP# 20-590-09, 10 and 11, approximately 41+/- acres from Forestland-160 (FL160) to Timber Production-160 (TP-160).

LOCATION: Approximately 3 +/- miles east of Fort Bragg, lying on both sides of Fort Bragg-Sherwood Road (CR# 419), 28401 Fort Bragg Sherwood Road; AP# 20-590-09, 10, 11.

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:

The proposed project will not have a significant effect on the environment, and 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.