



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE HILLMER MINOR SUBDIVISION AND RESIDENTIAL DEVELOPMENT PROJECT

In accordance with Section 21092 and 21092.3 of the Public Resources Code and California Environmental Quality Act (CEQA) Guidelines Sections 15072 and 15087, the City of Point Arena is circulating an Initial Study/Mitigated Negative Declaration for the Hillmer Minor Subdivision and Residential Development Project for public comment.

Based on the Initial Study prepared for the proposed project, the City of Point Arena has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the State CEQA Guidelines. The City of Point Arena is distributing this Notice of Intent to Adopt (NOI) to the public, responsible agencies, trustee agencies, and the Mendocino County Clerk.

Notice is hereby given that a Draft MND for the proposed project is available for public review during the public comment period (August 15, 2022, through September 15, 2022).

Project Title: Hillmer Minor Subdivision and Residential Development Project

Lead Agency: City of Point Arena

Project Location: The project is located at 140 School Street (APN 027-091-14), Point Arena, within Mendocino County in the incorporated city limits of Point Arena. The project is situated on the north side and along School Street/State Route (SR) 1. Additional project components are located on 125 Lake Street (APNs 027-091-29 and 027-091-10), Point Arena. The total project area is approximately 0.60 acres, including both parcels involved. The project has an approximate center point latitude and longitude of 38.912488°, -123.697543°.

Project Description: The project consists of a minor subdivision and the development of each resulting lot with residential uses.

The proposed subdivision would divide an existing 0.48-acre parcel into two parcels of 0.21 acres (Lot 1) and 0.27 acres (Lot 2) in a front-back configuration, with the rear parcel consisting of a panhandle to provide access from School Street/SR1. Lot 1 would have an access and private utility easement over a portion of the panhandle for its access and utility connections. Vehicular access to both parcels would be provided from School Street/SR1.

To provide the Project with water service, a 10-foot-wide waterline easement is proposed over two parcels to the rear, connecting the project to Point Arena Water Works utilities in Lake Street. Sewer hookups are proposed with a new service lateral and cleanout within the driveway.

The project proposes to construct a 2,100 SF structure on each of the parcels that result from the subdivision. Each structure would consist of a single-family dwelling and attached “granny unit” to form a duplex. Each of the four proposed units would be 1,050 SF, less than 24 feet in height from finished grade, and contain two bedrooms. The structures would face one another, with the front of the units opening to the center of the Project site.

The duplexes would be identical in size and design. Each structure would include two on-grade decks at the rear of the units and two patios at the front of the units. A tool shed is proposed beyond the terminus of the driveway.

Fencing is proposed around the perimeter of the Project site. Additionally, interior fencing is proposed to create individual yards for each of the four units.

Access to both parcels would be provided from School Street/SR1 via a 24-foot-wide driveway. The Project provides two off-street parking spaces for Lot 1 at the front of the property adjacent to School Street/SR1. Two off-street parking spaces are proposed at the end of the driveway for Lot 2 with a hammerhead turnaround.

As discussed above, water utilities would be provided from Lake Street to the north via a proposed 10-foot-wide easement through two parcels. Sewer service would be provided from School Street/SR1 beneath the proposed driveway.

Site development will require grading, with an anticipated total cut of 224 cubic yards (CY) and fill of 8 CY. To accommodate the grading required for site development, a 73 linear foot (LF) long two-foot-high retaining wall is proposed along the western edge of the driveway.

Mitigated Negative Declaration: The Initial Study/Mitigated Negative Declaration will be available for review at the following locations beginning on August 15, 2022:

1. Point Arena City Hall, 451 School Street, Point Arena, CA 95468
2. www.pointarena.ca.gov

Public Review Period: The 30-day public review period for the Initial Study/Mitigated Negative Declaration is from August 15, 2022, through September 15, 2022.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on September 15, 2022. Written comments may be sent to Paul Andersen, City Manager, City of Point Arena, PO Box 67, Point Arena, California 95468. Comments may also be sent by e-mail to cm@pointarena.ca.gov.