

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: MS\_2023-0003 (Rosetti)

Lead Agency: Mendocino County Department of Planning and Building Services

Contact Name: Liam Crowley

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Project Location: Hopland Mendocino  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-->Aesthetics: A mitigation measure has been recommended as a condition of approval which would require that a note be placed on the Parcel Map requiring any future external lighting to be downcast or position in a manner to prevent light glare in accordance with General Plan Dark Sky Policies.  
-->Noise: To ensure that future owners are aware of potential agricultural nuisances, a mitigation measure has been recommended as a condition of approval which would require that a disclosure statement be included as a note on the Parcel Map.  
-->Transportation: The existing driveways serving the proposed lots do not meet County Road and Development Standards for a residential driveway approach. Due to the burden of road maintenance and potential damage to vehicles travelling between the proposed lots and the County road, the Department of Transportation recommends a condition of approval that would require the subdivider to construct a residential driveway approach onto McDowell Street (CR 115E) for each parcel. Additionally, the Department of Transportation recommended that a condition of approval be included requiring the subdivider to dedicate a portion of land, by Parcel Map, to allow for the ultimate improvement of McDowell Street (CR 115E) as a forty (40) foot right-of-way. This would alleviate the burden of potential eminent domain procedures and negotiation with a separate property owner for future widening of the County road. These recommendations are considered mitigation measures to ensure that the proposed subdivision is consistent with local policies and ordinances addressing the circulation system, including MCC Section 17-53.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (Region 1).