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**PLANNING COMMISSION  
STAFF REPORT- MINOR SUBDIVISION**

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**JANUARY 21, 2016  
MS\_2015-0003**

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**OWNER/APPLICANT:** THOMAS AND SHERRILL SNYDER  
10510 EAST ROAD  
REDWOOD VALLEY, CA 95470

**AGENT:** RAYMOND HALL  
1140 W. PERKINS STREET  
UKIAH, CA 95482

**REQUEST:** Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet.

**DATE DEEMED COMPLETE:** July 23, 2015

**LOCATION:** 1.6± miles north-east of Ukiah, 1,400± feet east of intersection of North State Street (CR 104) and Lake Mendocino Drive (CR 227B), laying on the north side of Lake Mendocino Drive (CR 227B), located at 420 Lake Mendocino Drive; APN 169-080-10.

**TOTAL ACREAGE:** 1.27± Acres

**GENERAL PLAN:** Suburban Residential

**ZONING:** Suburban Residential

**SUPERVISORIAL DISTRICT:** 1

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Approval with recommended conditions

**STAFF PLANNER:** **GRAHAM HANNAFORD**

**PROJECT DESCRIPTION:**

The applicants are proposing to subdivide a 1.27± acre parcel located at 420 Lake Mendocino Drive (CR# 227B) into three (3) parcels, 14,680 square feet, 14,002 square feet, and 17,162 square feet in size. The current parcel has two single family dwellings, a well on the southern portion of the property, and a private road running through the east side of the parcel. The property is located within the Ukiah Valley Sanitation District, which currently has no restrictions on new connections. The proposed subdivision would create the following parcels:

- Parcel #1- 14,680± square feet in area, the proposed Parcel #1 is fronted by both Lake Mendocino Drive (CR #227B) to the south and the private road to the east. A water well and tank are the only development on the parcel. Future development has the option of either using water from the private well or connecting to the Millview County Water District. A 10 foot wide water and sewer easement is proposed on the western portion of the property to serve parcels #2 and #3. Three (3) mature trees and one developing oak tree are spread through the parcel.

- Parcel #2- 14,002± square feet in area, proposed Parcel #2 has an existing single family residence with an attached garage. The existing development would meet all setback requirements as proposed. The parcel will take access from the private road to the east. A 10 foot wide sewer and water easement runs through the western portion of the parcel. The residence is connected to the Millview County Water District and is not proposed to take water from the well located on Parcel #1. A five (5) foot wide gas line easement runs on the north end of the parcel to Parcel #3. The easement and PG&E meters marked on Parcel #2 indicate that Parcel #3's meter will be located on Parcel #2. One mature walnut tree is located in the south west corner of the parcel.
- Parcel #3- 17,162± square feet in area, proposed Parcel #3 has an existing single family residence which was recently completed and a shed in the northwest corner. The parcel takes access from the private road running along the east. The applicant has indicated that the residence is taking water from the well on proposed Parcel #1. At the time of the application, there was a moratorium on new connections to the Millview County Water District. This moratorium has since been lifted and the single family residence on proposed Parcel #3 has the option of connecting to the Millview system. The parcel also has four (4) mature trees.

**APPLICANT'S STATEMENT:**

*The project is a 3 lot minor subdivision on residentially zoned property located on the north side of Lake Mendocino Drive. Two of the three proposed parcels contain a single family dwelling. No new roads will be constructed since access is currently provided over an existing private roadway.*

**RELATED APPLICATIONS:**

**On-Site**

- **PAC\_2015-0011-** Legal Services of Northern California has exempted this parcel from the UVAP subdivision moratorium. See Key Issue #2 for a more detailed explanation of the moratorium and its requirements.

**Neighboring Property**

- **MS 7-92-** Subdivided 1.47± parcel (APN 169-080-12), located directly to the west of subject parcel, into two (2) parcels of 1.12± acres and 0.33±. Approved May 21, 1992. Does not share access with subject parcel.

**SITE CHARACTERISTICS:**

The project is located 1.6± miles north-east of Ukiah, approximately 1,400 feet east of the intersection of N State Street (CR 104) and Lake Mendocino Drive (CR 227B), laying on the north side of Lake Mendocino Drive (CR 227B), and taking access from a private road. There is a slight rise in elevation from Lake Mendocino Drive to the parcel itself, but no more than five to six feet. The parcel itself is fairly flat beyond that initial rise in elevation and has two (2) existing single family residential dwellings, a water well, a shed, and numerous mature trees. While the parcel is outside of the Alquist-Priolo Special Study Zone, the Mayacaama Fault Line lies just to the northeast of the property. The parcel is also located in the dam inundation zone for Lake Mendocino.

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	SR	SR	.39± AC	Residential
<b>EAST</b>	SR	SR	1.05± AC	Residential
<b>SOUTH</b>	MUNS	R3	2.49± AC	Residential
<b>WEST</b>	I/SR	I2/SR	1.13± AC	Residential

**SERVICES:**

Access: Private Road- Access is taken via a private road, referred to as Portlock Drive or Barnett Lane alternately, which runs along east side of parcel off of Lake Mendocino Drive (CR 227B)

Fire District: Ukiah Valley

Water District: Millview County Water

Sewer District: Ukiah Valley Sanitation

School District: Ukiah Unified

**REFERRAL AGENCY COMMENTS:**

Agency comments relevant to this application are listed within the Issues Section of this report and are noted within the Conditions of Approval. Otherwise, most of the reviewing agencies had no comment regarding the proposed project.

REFERRAL AGENCIES	NOT RETURNED	"NO COMMENT"	COMMENTS
Department of Transportation			See Below
Environmental Health-FB/Ukiah			See Below
Building Services-Ukiah PBS		X	
Caltrans	X		
Ukiah Valley Fire District		X	
Air Quality Management District		X	
County Addresser		X	Request that the applicant complete a road name petition
Sonoma State University-NWIC			Recommend Survey
Archaeological Commission			Approved Survey
Ukiah Unified School District	X		
Regional Water Quality Control	X		
Dept. of Fish & Wildlife	X		
Millview Count Water District	X		

**KEY ISSUES:**

**Key Issue #1- General Plan and Zoning Consistency:**

According to General Plan Policy DE-13, Suburban Residential (SR) Land Use Classification is intended to be applied to areas adjacent to cities or towns which are appropriate to accommodate future growth. Lands with the Suburban Residential classification should be located within sewer or water services, and ideally both. Parcels with the SR Land Use Classification that are located within water and sewer service districts have a minimum lot size of 6,000 square feet for single family residential dwellings. When the project was submitted, there were no connections available to the Millview County Water District available. Due to the lack of water service at the time of the application, 12,000 square feet was the minimum lot size at this location.

Mendocino County Zoning Code Section 20.044.005 states that "Areas designated Suburban Residential should be served by a publicly-maintained road network, and should be located within public service districts or logical extensions thereof." While the proposed parcels will take their access from a private road, they are located within public service districts for both water and sewer. Section 20.044.005 further establishes that the SR zoning is "intended to create and enhance neighborhoods where a mixture of residential, public facilities and services... are desired." This project is located in close proximity to commercial services to the west of the parcel, and is also consistent with the SR zoning's preference for residential projects.

The tentative map provided by the applicant shows the current structures meeting setback requirements after the subdivision takes effect.

Staff finds the proposed subdivision to be consistent with the General Plan and all applicable zoning code.

**Key Issue #2- Subdivision Moratorium:**

On September 3, 2008, the County of Mendocino entered into a settlement agreement (BOS Agreement 10-023) referred to as the "Coplen Settlement" which required the County to rezone 24 acres of land to R-3 Multiple Family Residential or MU-2 Mixed Use General zoning. To count toward the settlement, all rezoned parcels were required to be within public water and sanitation districts and within 300-feet of existing water and sewer lines. Per a stipulation of the settlement agreement, beginning December 18, 2014, no parcel subdivisions could occur within the Ukiah Valley Area Plan (UVAP) area unless the parcel was did not meet these criteria and thus could not be rezoned to fulfil the terms of the Coplen Settlement.

On July 7, 2015 PBS determined, and Legal Service of Northern California agreed, that the parcel was not subject to the moratorium and that the project could move forward (see attachment).

**Key Issue #3- Special Plans/Area Plans:**

UVAP Land Use and Community Development Goal LU1 is to "create compact, mixed-use, and well-balanced communities". The proposed subdivision is located within an area designated as SR-Suburban Residential and is within a half-mile of both I-Industrial and C-Commercial designated land. This is consistent with the overarching aim of Goal LU1, and specifically with LU 1.2a which states that compact urban forms should be encouraged in order to "promote resource management and conservation, service and infrastructure efficiencies, and avoid the degradation or waste of... resources."

The project is also consistent with Goal LU4, which requires future growth be managed to "ensure that essential support infrastructure is in place prior to development." As the proposed subdivision is located on a County maintained road and is within public water and sewer districts, the project meets these criteria.

Staff finds the proposed subdivision to be consistent with the UVAP and its applicable goals and policies.

**Key Issue #4- Division of Land Regulations:**

The project was reviewed by the County Subdivision Committee on November 12, 2015, at which time the Subdivision Committee recommended conditional approval of the proposed minor subdivision to the Planning Commission per the required findings found in Section 17-48.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified. The applicants have not requested a waiver of survey nor an exception. A parcel map shall be recorded if the subdivision is to be approved.

This project has been reviewed by County staff to identify applicable County regulations related to road standards as well as water and septic requirements as described below.

*Utilities*

The County Division of Environmental Health is recommending **Condition # 8** requiring the applicant to provide a 1,200 gallon Proof of Water Test Form completed by a qualified individual proving water availability on proposed parcels #1 and #3. This requirement may be waived if the applicants choose to connect to the Millview County Water District, which provides water to proposed parcel #2 and currently has connections available. The County Division of Environmental Health is also recommending **Condition #9**, which requires the applicant to provide a letter from the appropriate district or agency stating that sewer and/or water services have either (1) been installed in a satisfactory manner, or (2) engineered improvement plans and an adequate bond or other surety to cover the cost of future installation, have been provided.

*Transportation*

The existing parcel is fronted by Lake Mendocino Drive (CR #227B) and takes access from a private road called either Portlock Drive and Barnett Lane, which runs along the east side of the property and serves at least six (6) parcels. The County Addresser has requested **Condition #17**, which requires the subdivider submit a private road name petition before the final map is recorded, in order to clarify the name of the private road.

After its review of the project, the County Department of Transportation has recommended **Condition #11** requiring a 40-foot wide roadway and public utility easement from Lake Mendocino Drive to each parcel being created, to be dedicated and shown on the Parcel Map. Additionally, the County Department of Transportation is recommending **Condition #13**, which requests the applicant "construct a twenty-two (22) foot wide, double chip sealed road from Lake Mendocino Drive (CR 227B) to the north line of (proposed) Parcel 3 within the 40-foot roadway and public utility easement to be offered for dedication." Additionally, **Condition #13**, requires a standard private road approach, no less than twenty (20) feet in length from the edge of the County road with a minimum width of twenty-two (22) feet, obtaining all appropriate encroachment permits. **Condition #13** also requests either a 40-foot turnaround, or alternately a "Hammerhead-T" turnaround with the leg of the "T" extending 40 feet from the edge of the road. This requirement may be waived at the request of Ukiah Valley Fire District.

The Subdivision Committee has found this project to be consistent with the County Division of Land Regulations and the California Subdivision Map Act.

**Key Issue #5- Environmental Protection:**

An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff did not identify any significant impacts to the environment which would result from the project. While the following sections from the Initial Study merit discussion, no mitigation measures are necessary to ensure impacts will remain at a less than significant level. All recommended conditions for this project are standard subdivision conditions required by the Division of Land Regulations and a Negative Declaration has been prepared for the project and attached to this report.

*Geology and Soils*

The project lies just outside of the Alquist-Priolo Special Study area, with the Mayacama Fault running

north-east of the parcel. No conditions based on this information have been added to the project. Staff is recommending **Condition #10**, which requires the applicant to acknowledge, in writing, that all “Best Management Practices” will be adhered to during grading and site preparation. The project is located within the MS4 stormwater permitting zone, which will require additional review for development on the parcels.

*Population/Housing*

The Mendocino County Inclusionary Housing Ordinance was adopted by the County to meet the housing demand for all economic levels of society, to fulfill policies of the State of California as well as to better serve the County itself. County Code Section 10.238.010 states that the ordinance shall apply at the “subdivision level” for projects entailing residential developments of two or more units. It also states that second residences are exempt from the requirements. Given that two of the three parcels are already developed with a single family residence and second residences are exempt, there is potential for only one additional vacant parcels and therefore the Inclusionary Housing Ordinance does not apply.

**RECOMMENDATION:**

Adopt a resolution with recommended findings to approve minor subdivision MS\_2015-0003, as proposed, and to certify the Negative Declaration pursuant to the California Environmental Quality Act, subject to the conditions of approval contained in Exhibit A of the resolution.

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{DATE}

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GRAHAM HANNAFORD

GH/at  
Negative Declaration  
Appeal Fee: \$910.00  
Appeal Days: 10 Days

**PROPOSED RESOLUTION AND EXHIBIT A (CONDITIONS OF APPROVAL)**

**LIST OF ATTACHMENTS**

- A. Draft Initial Study
- B. Location Map
- C. Aerial Map
- D. Tentative Map
- E. Zoning Display Map
- F. General Plan Map
- G. Fire Hazard Map
- H. Inundation Map
- I. Stormwater Management Area Map
- J. Millview County Water District Map
- K. Letter of Determination (July 7, 2015)

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
January 21, 2016

MS\_2015-0003

THOMAS E & SHERRILL L SNYDER

Resolution of the Planning Commission, County of Mendocino, State of California, certifying a Negative Declaration and granting approval for the minor subdivision of a 1.27± acre parcel, located at 420 Lake Mendocino Drive, APN 169-080-10.

WHEREAS, the owner and applicant, Thomas E & Sherrill L Snyder, on July 21, 2015 filed an application for a minor subdivision with the Mendocino County Department of Planning and Building Services to subdivide 1.27± acre parcel to create three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet in area, 1.6± miles north-east of Ukiah, approximately 1,400 feet east of the intersection of N State Street and Lake Mendocino Drive, laying on the north side of Lake Mendocino Drive, 420 Lake Mendocino Drive, APN 169-080-10, General Plan SR- Suburban Residential; Zoning S-R Suburban Residential; Supervisorial District 1; ("Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available on December 30, 2015 for agency and public review for 30 days in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on January 21, 2016, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

**Division of Land Findings:**

- 1) Pursuant to the California Subdivision Map Act, Section 66474, and the Mendocino County Division of Lands Regulation, Section 17-41(J):
  - a. The subdivision and development of the property in the manner set forth on the conditionally approved tentative map is consistent with all applicable goals and actions contained within the Mendocino County General Plan and the Ukiah Valley Area Plan.
  - b. The site is physically suitable for the type and proposed density of development.
  - c. The design of the subdivision is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.
  - d. The design of the subdivision is not likely to cause serious public health problems.
  - e. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- 2) The proposed minor subdivision complies with all requirements of the Mendocino County Division of Lands Regulation, General Regulations and Provisions, Section 17-50 et seq with respect to lot area, improvement and design, flood, and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection.

**Environmental Finding:**

- 3) The environmental impacts identified for the project can be adequately addressed 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.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Minor Subdivision, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: ADRIENNE M. THOMPSON  
Secretary to the Planning Commission

By: \_\_\_\_\_

BY: STEVEN D. DUNNICLIFF  
Director

MOLLY WARNER, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

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## EXHIBIT A

### CONDITIONS OF APPROVAL - MS\_2015-0003

Minor Subdivision located 1.6± miles north-east of Ukiah, approximately 1,400 feet east of the intersection of North State Street and Lake Mendocino Drive, laying on the north side of Lake Mendocino Drive, located at 420 Lake Mendocino Drive; APN 169-080-10.

**APPROVED PROJECT DESCRIPTION:** Subdivide a 1.27± acre parcel, APN 169-080-10, creating three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet in area.

#### **CONDITIONS OF APPROVAL:**

##### Aesthetics

1. The following note shall be placed on the **Parcel Map**:

“All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.”

**The Planning and Building Services Department will review and sign-off all building permit applications for new structures and will verify that all future lighting associated with the new structures are downcast or positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.**

##### Air Quality

2. The following note shall be placed on the **Parcel Map**:

“Prior to the development phase of the project, the subdivider shall contact the Mendocino County Air Quality Management District for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR Section 93105 and 93106 relating to naturally occurring asbestos. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos.”

**Mendocino County Grading Permits for access roads, driveways and interior circulation routes will require sign-off from the Air Quality Management District prior to issuance.**

##### Biological Resources

3. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife 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 \$2,260.25 (or current fee) shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to February 5, 2016 (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 Wildlife 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 entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

**The California Department of Fish and Wildlife filing fee is required to be paid prior to the recordation of the Notice of Determination.**

#### Cultural Resources

4. A note shall appear on the **Parcel Map** that in the event that 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.

**This note will be placed on the recorded *Parcel Map*.**

#### Geology & Soils

5. The subdivider shall acknowledge in writing to the Department of Planning and Building 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 1<sup>st</sup>.
  - f. All earth-moving activities shall be conducted between May 15<sup>th</sup> and October 15<sup>th</sup> of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
  - g. 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:
    1. 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 in 1½ units horizontal (66.7% slope).
    2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

**A grading permit will be required for construction of roads, driveway and building pads and BMP will be required through the Division of Building Services.**

6. A notation shall be placed on the Parcel Map Agreement stating that, "Future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval".

#### Flood

7. A note shall be appear on the Parcel Map indicating that the parcels are within the "Dam Inundation Zone".

#### Fire

8. Written verification shall be submitted from **Ukiah Valley Fire District** to the Department of Planning and Building Services that the required regulations have been met to the satisfaction of the **District**.

**All of Ukiah Valley Fire District's required regulations must be met prior to recordation of the parcel map.**

#### Hydrology and Water Quality

9. The applicant shall submit to the Division of Environmental Health acceptable water quantity evaluation(s): 1200 Gallon Proof of Water Test Form 26.05 per current requirements.

Inland Areas: (DEH FORM # 26.05) completed by a qualified individual of a water source located on Parcels 1 and 3 of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09)

**The Division of Environmental Health will be the responsible agency for the approval of this condition. This must be met prior to recordation of the parcel map.**

10. 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.

#### Land Use and Planning

11. All existing structures shall meet current setback requirements to newly proposed property lines. A site map shall be submitted to the satisfaction of Planning and Building Services clearly identifying compliance.

#### Transportation

12. There shall be provided an access easement of 40 feet in width, to be offered for dedication by Parcel 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.
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. Private roads and public utility easements shall be offered for dedication.
16. ROAD IMPROVEMENT REQUIREMENTS.
  - A. Construct a twenty-two (22) foot wide, double chip sealed road from Lake Mendocino Drive (CR 227B) to the north of Parcel 3 within the 40-foot roadway and public utility easement to be offered for dedication. The surfacing width shall be 18 feet and include a new twelve (12) inch minimum rock base section.
  - B. A standard private road approach shall be constructed at the intersection with Lake Mendocino Drive (CR 227B) to a minimum width of twenty-two (22) feet, and improved length of twenty (20) feet from the edge of the county road, paved with 3 inches of hot mix AC over 8 inches of CL 2AB.
  - C. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
  - D. A 40-foot radius turnaround shall be constructed within a 50-foot radius easement at terminus of access easement at the north line of Parcel 3 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, the subdivider shall construct a modified "Hammerhead-T" turnaround (with the leg of the "T" extending 40 feet from the edge of the road, within a forty (40) foot wide by sixty (60)foot long easement, as measured from the centerline of the access easement), at the terminus of the access easement. Turnaround shall be constructed with eight (8) inch minimum class 2 aggregate base, twenty-two (22) feet wide, with twenty (20) foot radius surfacing returns. *Note: If approved in writing by the applicable fire protection service provider(s), the requirement for the turnaround will be waived.*
  - E. Road improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. In appropriate situations, when specifically requested and approved in advance by the County Engineer, required improvements may be constructed without formal improvement plans. If so approved, all work must be completed under the direct supervision and control of a California Registered Civil Engineer who, upon completion of the improvements, shall file a report with the Mendocino County Department of Transportation verifying the road improvements have been constructed in substantial compliance with the prescribed minimum standards and accepted industry practices.

**The Mendocino County Department of Transportation is the responsible agency for this condition and the parcel map will not be recorded until this condition has been met.**

17. A Private Road Naming Petition along with the appropriate fees shall be filed with the Department of Planning and Building Services to name the private roadway serving this division. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs. Site addresses shall be posted for each of the proposed parcels in conformance with Mendocino County Code Section 18.16.

Standard/Special Conditions

18. 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.**

**Section I Description Of Project.****DATE:** October 28, 2015**CASE#:** MS\_2015-0003**DATE FILED:** 7/21/2015**OWNER/APPLICANT:** THOMAS AND SHERRILL SNYDER**REQUEST:** Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet.**LOCATION:** 1.6± miles north-east of Ukiah, approx. 1,400 ft east of intersection of N State Street and Lake Mendocino Drive, laying on the north side of Lake Mendocino Drive (CR# 227B), 420 Lake Mendocino Drive, APN 169-080-10.**PROJECT COORDINATOR:** GRAHAM HANNAFORD**Section II Environmental Checklist.**

*"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).*

*Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.*

**Project Description:** This project proposes to subdivide Assessor's Parcel Number (APN) 169-080-10, currently 1.27± acres in size, into three (3) parcels of approximately equal size. The property is zoned SR- Suburban Residential, which has a minimum parcel size of 12,000 square feet when not located within local water and sewer service. The proposed parcels are 14,002, 14,680, and 17,162 square feet in size.

**Environmental Setting:** The project is located on the north side of Lake Mendocino Drive (CR# 227B), taking access from a private road. There is a slight rise in elevation from Lake Mendocino Drive to the parcel itself, but no more than five to six feet. The parcel itself is fairly flat beyond that initial rise in elevation and has two (2) existing single family residential dwellings, a water well, a shed, and numerous mature trees. While the parcel is outside of the Alquist-Priolo Special Study Zone, the Mayacaama Fault Line lies just to the northeast of the property. The parcel is also located in the dam inundation zone for Lake Mendocino.

**Environmental Checklist**

The Project's potential level of impact is indicated as follows:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**"No Impact"** means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**Environmentally Factors Potentially Affected**

None of the environmental factors would be potentially affected by this project. The environmental factors below are discussed in this document.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**Purpose of this Initial Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the finding contained in this report, the Initial Study will be used in support of the preparation of a negative declaration.

**Evaluation of Environmental Impacts**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project fall outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on the project-specific screening analysis).
2. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analysis" may be cross-referenced.
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEAQ process, an effect had been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based in the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated." Describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to previously prepared or outside document should, where appropriate, include a reference to the page where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

<b><u>I. AESTHETICS.</u> Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** As per **Condition #1**, a note shall appear on the Parcel Map that: "All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed." Approval of this application entitles up to two residences per proposed parcel. Although the maximum potential development has limited possibility to impact aesthetics, Condition 1 will ensure that potential future alterations to the existing development will not impact aesthetic resources.

<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact-** The proposed subdivision is surrounded by development and is not located in an area that contains agricultural or forestry resources.

<b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Less than significant impact-** The Mendocino County Air Quality Management District reviewed the project and requested **Condition #2**, which will require that any new construction must comply with Air Quality Management District Regulations concerning wood burning appliances. Additionally, Condition 5 notes that future development may be subject to grading requirements and drainage control measures. Condition 6 requires a note be added to the final parcel map to enforce Air Quality Management District Regulations 1 Rule 430 and asbestos content.

<u>IV. BIOLOGICAL RESOURCES:</u> Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact** – There are no protected biological resources in the area of the proposed subdivision. **Condition #3** requires the applicants pay the \$2260 Fish and Game filling fee, as required by Section 711.4 of the Fish and Game Code, before the entitlement becomes effective.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impacts-** While an archeological study performed on the parcel by Sharon Waechter found no Cultural Resources that could be impacted by the project was approved by the Archeological Commission on October 14, 2015, Code Sections 22.12.090 and 22.12.100 (Discovery Clause) would apply in the event that archaeological resources are encountered during any future excavation operations. **Condition #4** is recommended to increase the protection of cultural resources for any future ground disturbance activity.

<b><u>VI. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact-** This project is located in a flat area which is just outside of the Alquist-Priolo Special Study area. The Mayacama Fault runs to the north east of the project site.. There is no foreseen impact to geology or soils associated with this project. **Condition #5** requires the applicant to adhere to “Best Management Practices” for grading resultant from the project. The project is located within the MS4 stormwater permitting zone and will require additional review at the building permit stage to ensure an offsetting of stormwater displacement that occurs due to development.

<b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b> Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Less than significant impact-** Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHGs) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statues were amended to require evaluation of GHG emission which includes criteria air pollutants (regional) and toxic air contaminants (local) As a result, Mendocino County Air Quality Management District (MCAQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project’s individual emissions would be cumulatively considerable. According to the MCQAMD, these CEQA thresholds of significance are the same as those which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 Metric tons CO<sub>2</sub>e (CO<sub>2</sub> equivalent) of operation emission on an annual basis. The expected level of emissions per residence is approximately 7.5 Metric tons per year. As this subdivision creates the possibility of six additional residences, its maximum level of emissions would be 45 metric tons, well below the threshold of significance.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b> Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** The proposed subdivision is for a residential use. Hazardous materials are not expected to be used in any amount on the parcels. The project is outside of any airport zoning areas.

<b>IX. HYDROLOGY AND WATER QUALITY.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact-** The project lays within the Lake Mendocino Dam inundation zone. **Condition #7** requires a note to be placed on the final map noting this and alerting any future owners of the parcels.

The project is located within the MS4 Stormwater District. Any development that occurs on the newly created properties must adhere to the MS4 guidelines to offset the potential to create runoff. The MS4 requirements mitigate any potential impact this project may create.

The proposed subdivision is located within both water and sewer service districts. When the application was submitted, Millview County Water District, the public water company that serves the area the project is located in, had a moratorium on new connections to its system. That moratorium has since been lifted and new connections are available. Two of the newly created parcels are proposed to receive their water via private wells, while parcel #2 is currently hooked up to the Millview County Water District’s system. **Condition #9** requires the applicant to provide the Department of Environmental Health with an acceptable water quantity evaluation. Water availability is not seen to be impacted in any significant fashion with the approval of this project.

<b><u>X. LAND USE AND PLANNING.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** The parcel is currently zoned SR- Suburban Residential. The intent of the Suburban Residential classification is to be applied to transitional lands on the periphery of cities or towns where lands are appropriate to accommodate future residential growth. This minor subdivision is consistent with the land use designation and the zoning of the property.

According to maps provided by the applicant and satellite images, there are currently two single family residences on the property. The proposed division of the parcel will leave enough space for all existing buildings to meet setback requirements.

<b><u>XI. MINERAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** There are no known mineral resources of any value on the parcel that is proposed to be subdivided.

<b><u>XII. NOISE</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Less than significant impact-** Currently, the maximum level of development is two single family residences on the parcel. The proposed subdivision could potentially lead to six single-family residences in total. At the maximum level of development, a permanent or temporary increase in the ambient noise level would likely take place. As this property can only support residential uses without the additional environmental evaluation that takes place during the Use Permit process, the increase in ambient noise level is not expected to rise to a significant level.

<b>XIII. POPULATION AND HOUSING.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Less than significant impact-** The Mendocino County Inclusionary Housing Ordinance was adopted by the County to meet the housing demand for all economic levels of society, to fulfill policies of the State of California as well as to better serve the County itself. County Code Section 10.238.010 states that the ordinance shall apply at the “subdivision level” for projects entailing residential developments of two or more units. It also states that second residences are exempt from the requirements. Given that two of the three parcels are already developed with a single family residence and second residences are exempt, there is no potential for additional vacant parcels and the Inclusionary Housing Ordinance does not apply. No mitigation is recommended with respect to inclusionary housing for the project.

<b>XIV. PUBLIC SERVICES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** The only recommended condition in regards to Public Services is **Condition #13**, which requests either a 40-foot turnaround, or alternately a “Hammerhead-T” turnaround with the leg of the “T” extending 40 feet from the edge of the road. This requirement may be waived at the request of Ukiah Valley Fire District.

<u><b>XV. RECREATION.</b></u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** The project is located on Lake Mendocino Drive and is approximately one mile to the west of Lake Mendocino. The possible growth that may become associated with this subdivision is not large enough to potentially create an impact on local recreational facilities.

<u><b>XVI. TRANSPORTATION/TRAFFIC.</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact-** The existing parcel is fronted by Lake Mendocino Drive (CR #227B) and takes access from a private road called either Portlock Drive and Barnett Lane, which runs along the east side of the property and serves at least six (6) parcels. The County Addresser has requested **Condition #17**, which requires the subdivider submit a private road name petition before the final map is recorded, in order to clarify the name of the private road. Two of the proposed parcels currently have single family residences on them. Although the proposed parcel sizes would make it difficult, with water service restored in the area, the parcels could theoretically be subdivided to parcels of 6,000 square feet. This has the potential to increase the number of single family dwellings on the site by four (4), bringing the potential total number of residential units to six (6).

After its review of the project, the County Department of Transportation has recommended **Condition #11** requiring a 40-foot wide roadway and public utility easement from Lake Mendocino Drive to each parcel being created, to be dedicated and shown on the Parcel Map. Additionally, the County Department of Transportation is recommending **Condition #13**, which requests the applicant “construct a twenty-two (22) foot wide, double chip sealed road from Lake Mendocino Drive (CR 227B) to the north line of (proposed) Parcel 3 within the 40-foot roadway and public utility easement to be offered for dedication.” Additionally, **Condition #13**, requires a standard private road approach, no less than twenty (20) feet in length from the edge of the County road with a minimum width of twenty-two (22) feet, obtaining all appropriate encroachment permits.

<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				

		Incorporated		
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Less than significant-** This project is located in the service area of both Millview County Water District and Ukiah Valley Sanitation, both of which have ample connections available. Parcels 1 and 3 will utilize a well for drinking water, while parcel 2 has an existing residence which is served by Millview County Water District. The proposed parcels are located within the MS4 area and would require storm water negating design in the case of any new construction.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- A. As discussed in the preceding sections, the project 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.
- C. When impacts associated with the project are considered alone or in combination with other impacts, the project-related impacts are insignificant.
- D. The above discussions do not identify any substantial adverse impacts to people as a result of the project.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
GRAHAM HANNAFORD  
PLANNER II



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

Steve Dunicliff, Director  
Telephone 707-463-4281  
FAX 707-463-5709  
Ft. Bragg Phone 707-964-5379  
Ft. Bragg Fax 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning

July 7, 2015

Mr. & Mrs. Thomas Snyder  
10510 East Rd.  
Redwood Valley, CA 95470

Re: PAC 2015-0011 Snyder

We are pleased to inform you that your proposed subdivision (AP# 169-080-10) has been reviewed by Planning and Building Staff in addition to Legal Services of Northern California with regards to the current Mendocino County Court Ordered Moratorium. It has been determined that your proposal is **Exempt** from the court order and therefore is cleared for you to make application for a Minor Subdivision.

Enclosed is a Minor Subdivision Application for your convenience. You should contact our department prior to submittal for the current processing fee.

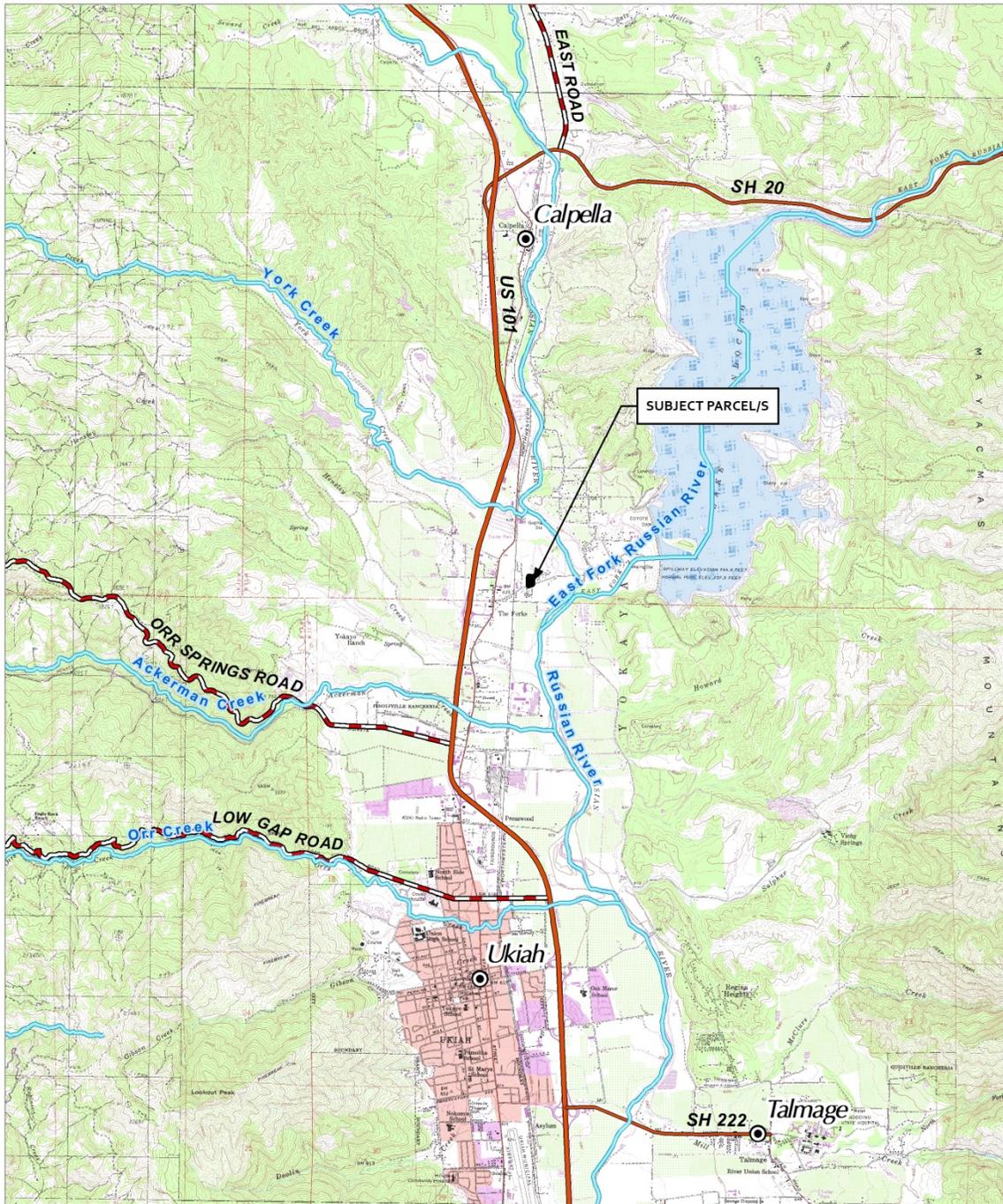
If you should have any questions, please do not hesitate to contact this department.

Sincerely,

Mary Lynn Hunt  
Senior Planner

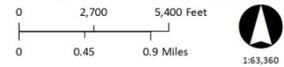
Cc: Ray Hall, 1140 W. Perkins St, Ukiah, CA 95482

Determination Letter to Applicants/2/2015/ml



**CASE: MS 2015-0003**  
**OWNER: SNYDER, Thomas & Sherrill**  
**APN: 169-080-10**  
**APLCT: Tom Snyder**  
**ADDRESS: 420 Lake Mendocino Dr., UK**

-  Major Towns & Places
-  Major Roads
-  Major Rivers
-  Highways



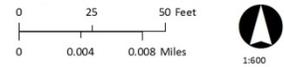
LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, July, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: MS 2015-0003  
OWNER: SNYDER, Thomas & Sherrill  
APN: 169-080-10  
APLT: Tom Snyder  
ADDRESS: 420 Lake Mendocino Dr., UK

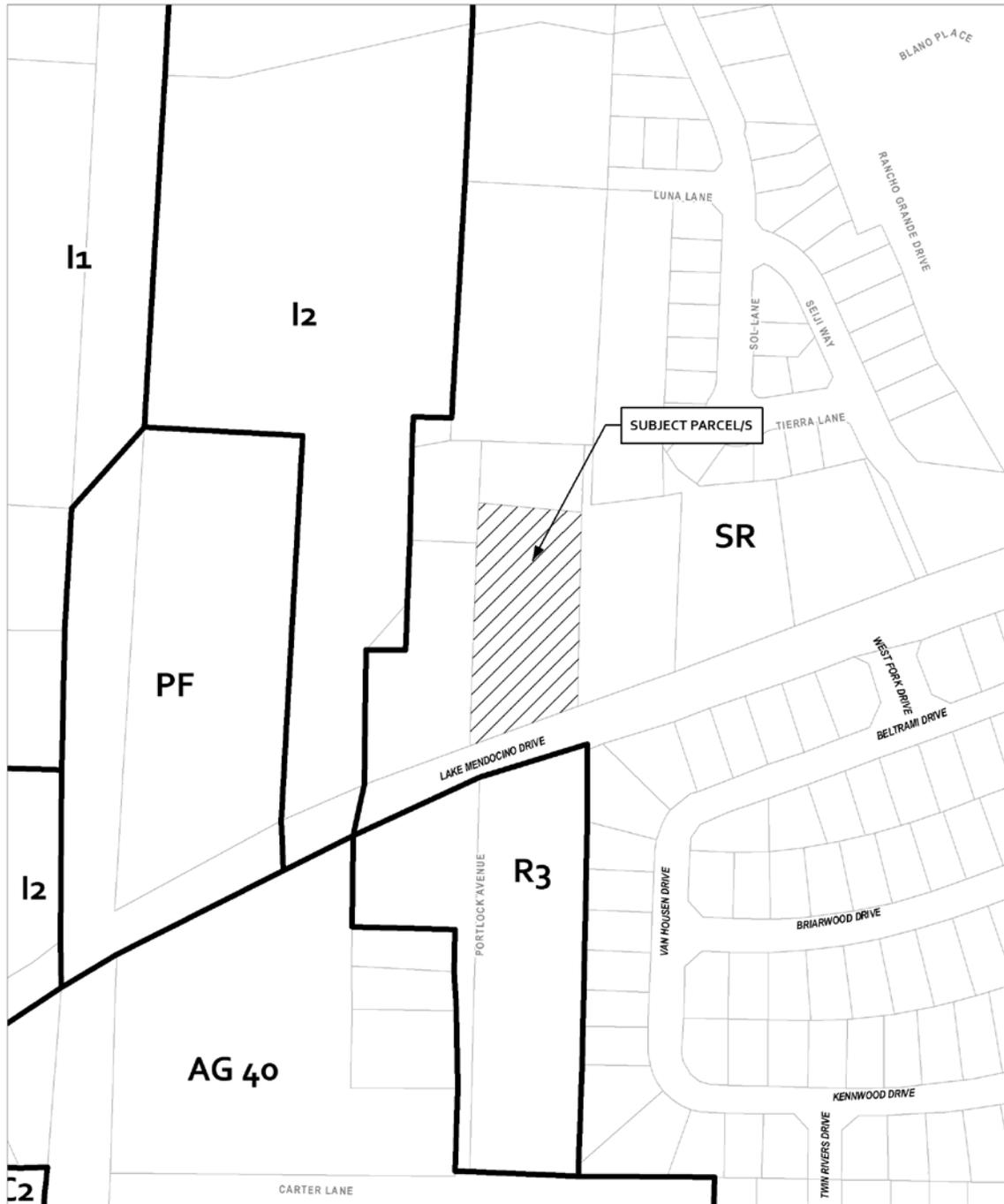
— Public Roads  
- - - Private Roads



GOOGLE EARTH IMAGERY  
IMAGERY DATE: 8-17-2013

Map produced by the Mendocino County Planning & Building Services, July, 2015  
All spatial data is approximate. Map provided without warranty of any kind.



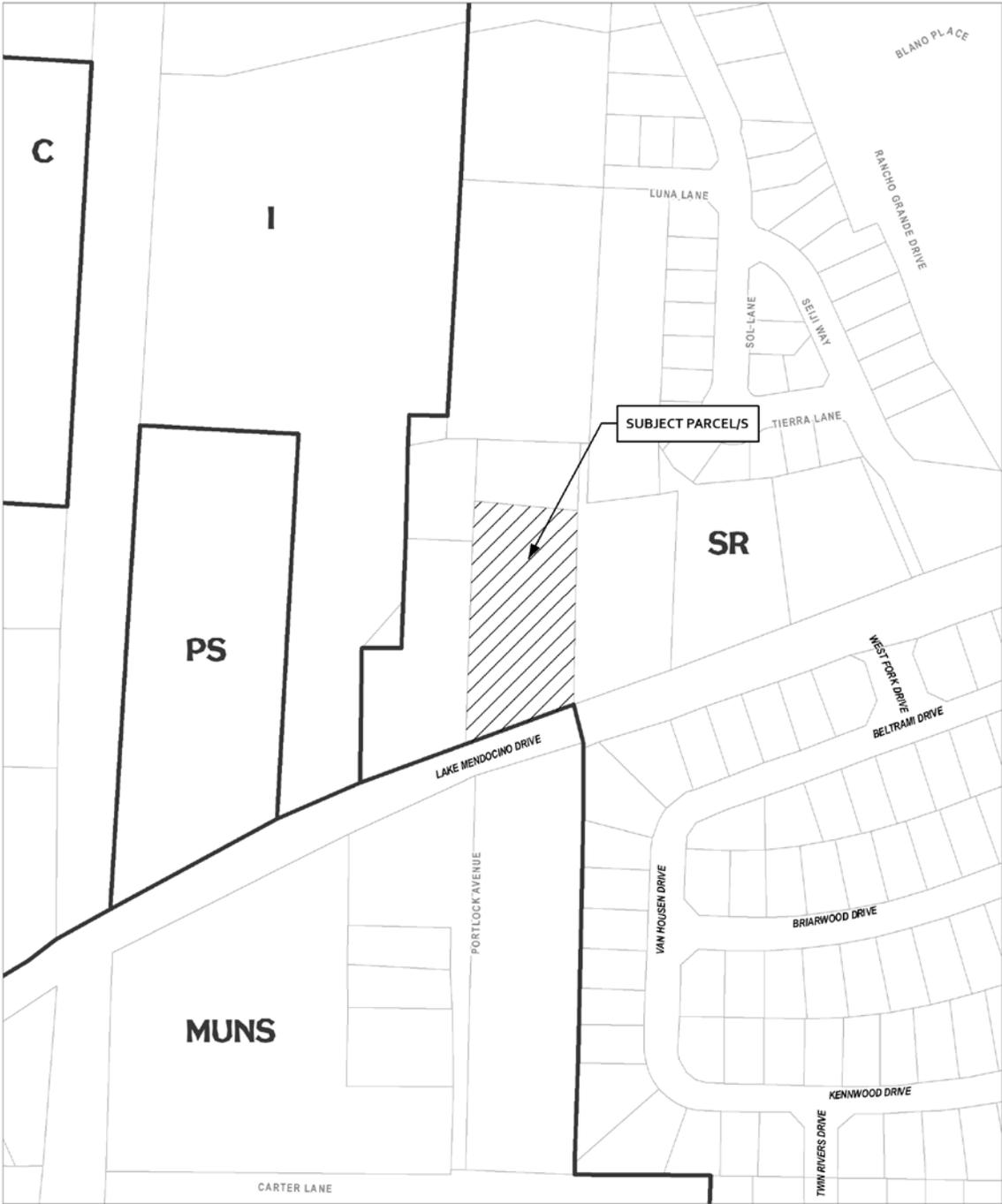


CASE: MS 2015-0003  
OWNER: SNYDER, Thomas & Sherrill  
APN: 169-080-10  
APLCT: Tom Snyder  
ADDRESS: 420 Lake Mendocino Dr., UK

 Zoning Master

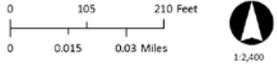
ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, July, 2015  
All spatial data is approximate. Map provided without warranty of any kind.



CASE: MS 2015-0003  
 OWNER: SNYDER, Thomas & Sherrill  
 APN: 169-080-10  
 APLT: Tom Snyder  
 ADDRESS: 420 Lake Mendocino Dr., UK

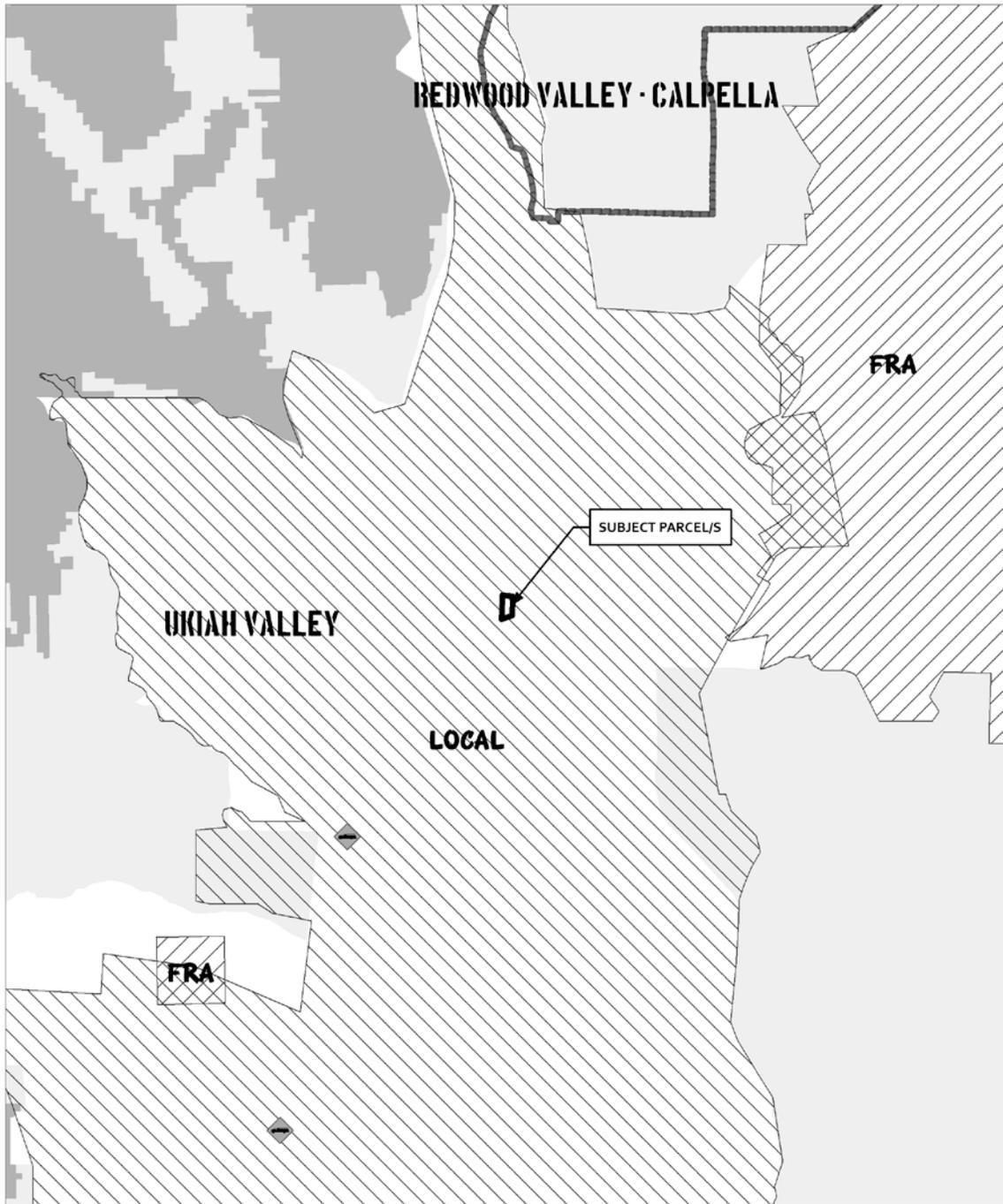
General Plan Master



GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, July, 2015

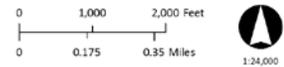
All spatial data is approximate. Map provided without warranty of any kind.



CASE: MS 2015-0003  
OWNER: SNYDER, Thomas & Sherrill  
APN: 169-080-10  
APLCT: Tom Snyder  
ADDRESS: 420 Lake Mendocino Dr., UK

 Fire Stations  
 High Fire Hazard

 Moderate Fire Hazard



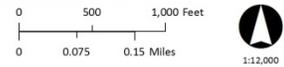
FIRE HAZARD ZONES

Map produced by the Mendocino County Planning & Building Services, July 2015  
All spatial data is approximate. Map provided without warranty of any kind.



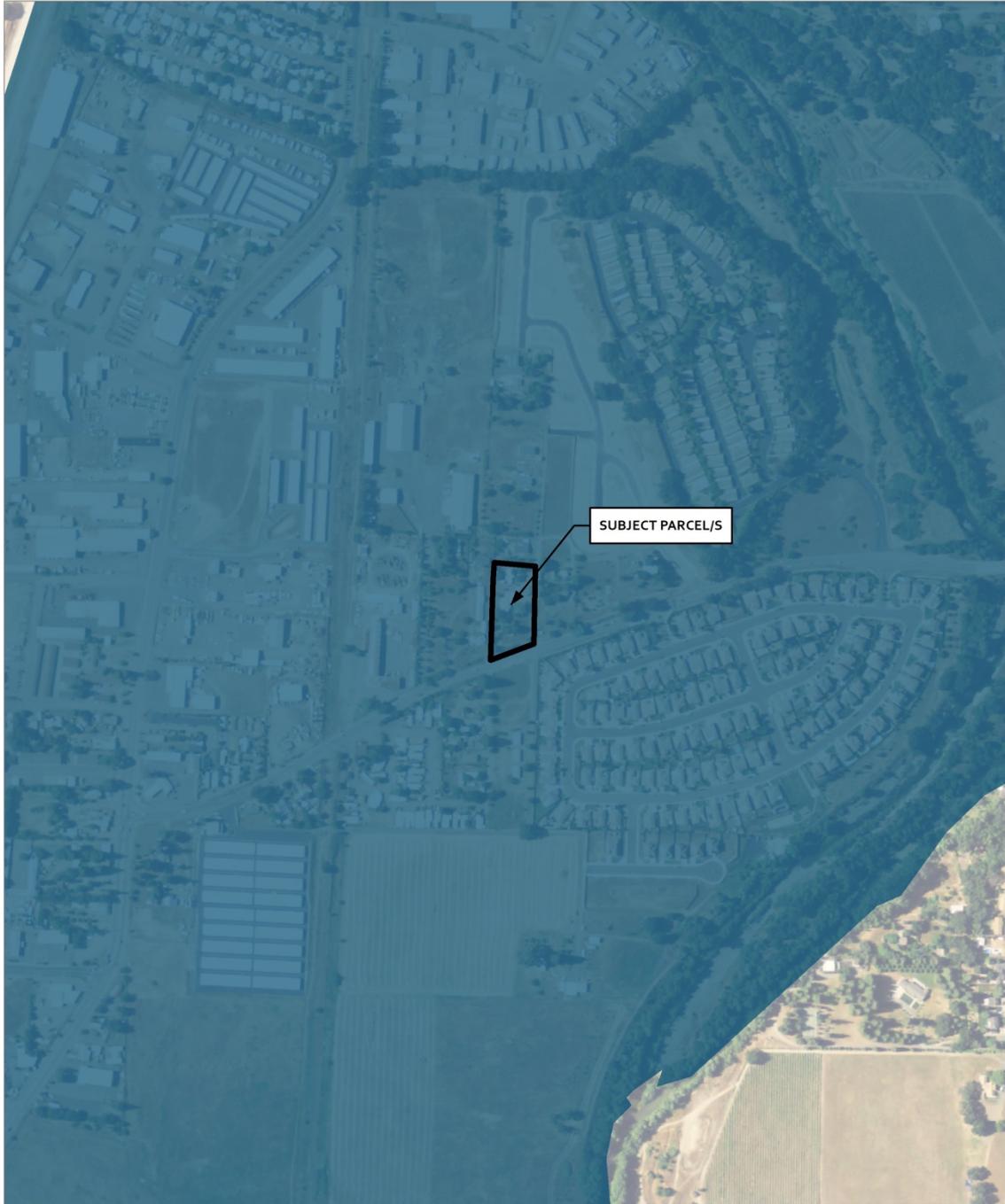
**CASE: MS 2015-0003**  
**OWNER: SNYDER, Thomas & Sherrill**  
**APN: 169-080-10**  
**APLCT: Tom Snyder**  
**ADDRESS: 420 Lake Mendocino Dr., UK**

 Estimated Inundation Zones  
 Named Rivers



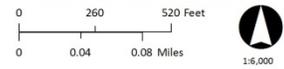
INUNDATION ZONES

Map produced by the Mendocino County Planning & Building Services, July, 2015  
All spatial data is approximate. Map provided without warranty of any kind.



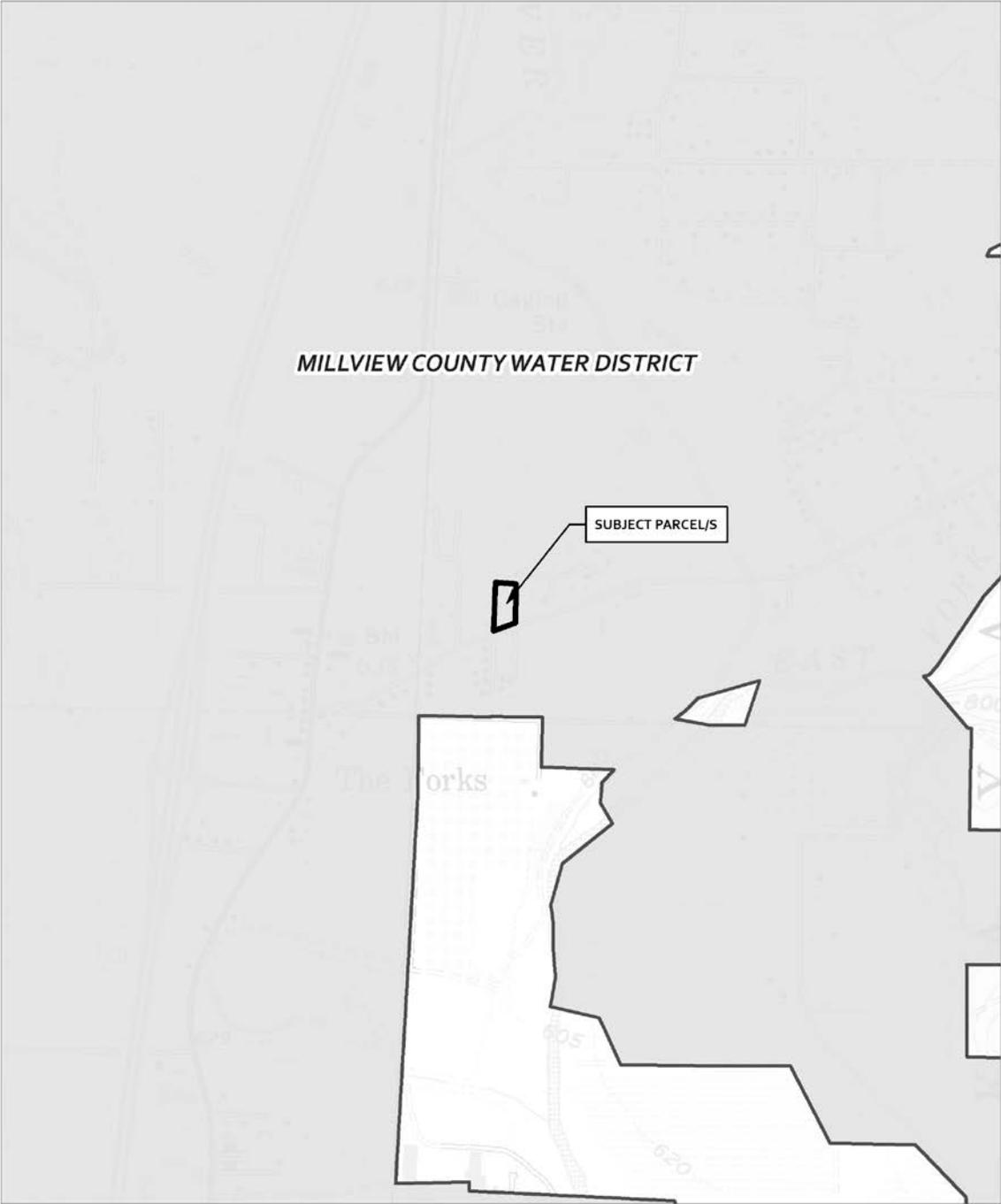
CASE: MS 2015-0003  
OWNER: SNYDER, Thomas & Sherrill  
APN: 169-080-10  
APLCT: Tom Snyder  
ADDRESS: 420 Lake Mendocino Dr., UK

 Ukiah Stormwater Areas



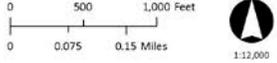
MS4 STORMWATER PERMITTING ZONES

Map produced by the Mendocino County Planning & Building Services, July, 2015  
All spatial data is approximate. Map provided without warranty of any kind.



**CASE:** MS 2015-0003  
**OWNER:** SNYDER, Thomas & Sherrill  
**APN:** 169-080-10  
**APLCT:** Tom Snyder  
**ADDRESS:** 420 Lake Mendocino Dr., UK

County Water Districts



WATER DISTRICTS

Map produced by the Mendocino County Planning & Building Services, July, 2015  
 All spatial data is approximate. Map provided without warranty of any kind.



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

STEVE DUNNICLIFF, DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning

December 28, 2015

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, January 21, 2016, 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\_2015-0003

**DATE FILED:** 7/21/2015

**OWNER/APPLICANT:** Thomas E and Sherrill L Snyder

**AGENT:** Raymond Hall

**PROJECT COORDINATOR:** Graham Hannaford

**REQUEST:** Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet in area.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1.6± miles north-east of Ukiah, approx. 1,400 ft east of intersection of N State Street (CR #104) and Lake Mendocino Drive (CR #227B), laying on the north side of Lake Mendocino Drive (CR# 227B), 420 Lake Mendocino Drive, APN 169-080-10.

A copy of the Draft Negative Declaration is available for public review at 860 North Bush Street, Ukiah, California, and at 120 West Fir 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](http://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 Commission Staff, at 860 North Bush Street, Ukiah, California, no later than January 20, 2016. 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 234-6650, 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.

STEVE DUNNICLIFF, Director of Planning and Building Services



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
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STEVE DUNNICLIFF, DIRECTOR  
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December 28, 2015

Fort Bragg Planning & Building Services  
Department of Transportation  
Assessor  
Air Quality Management

Caltrans  
Department of Fish and Wildlife  
Ukiah Unified School District  
Ukiah Valley Sanitation District

Millview County Water District  
Ukiah Valley Fire District

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

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**CASE#:** MS\_2015-0003

**DATE FILED:** 7/21/2015

**OWNER/APPLICANT:** Thomas E and Sherrill L Snyder

**AGENT:** Raymond Hall

**PROJECT COORDINATOR:** Graham Hannaford

**REQUEST:** Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet in area.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1.6± miles north-east of Ukiah, approx. 1,400 ft east of intersection of N State Street (CR #104) and Lake Mendocino Drive (CR #227B), laying on the north side of Lake Mendocino Drive (CR# 227B), 420 Lake Mendocino Drive, APN 169-080-10.

A copy of the Draft Negative Declaration is attached for your review.

**RESPONSE DUE DATE:** January 20, 2016. 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 Commission Staff, at 860 North Bush Street 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 234-6650, 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.

STEVE DUNNICLIFF, Director of Planning and Building Services



**COUNTY OF MENDOCINO**  
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www.co.mendocino.ca.us/planning

December 22, 2015

**TO:** Ukiah Daily Journal  
**FROM:** Adrienne Thompson  
**SUBJECT:** Publication of Legal Notice.

Please publish the following notice one time on December 30, 2015 in the Legal Notices Section of the Ukiah Daily Journal.

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, January 21, 2016, 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\_2015-0003

**DATE FILED:** 7/21/2015

**OWNER/APPLICANT:** THOMAS E AND SHERRILL L SNYDER

**AGENT:** RAYMOND HALL

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels of 14,680 square feet, 14,002 square feet, and 17,162 square feet in area.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1.6± miles north-east of Ukiah, 1,400± feet east of intersection of North State Street (CR 104) and Lake Mendocino Drive (CR 227B), laying on the north side of Lake Mendocino Drive (CR 227B), located at 420 Lake Mendocino Drive, APN 169-080-10.

A copy of the Draft Negative Declaration is available for public review at 860 North Bush Street, Ukiah, California and at 120 West Fir 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](http://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 Commission Staff, at 860 North Bush

Street, Ukiah, California 95482, no later than January 20, 2016. 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 234-6650, 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.

STEVE DUNNICLIFF, Director of Planning and Building Services

# Notice of Determination

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**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
PO Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95812

County Clerk:  
County of Mendocino  
501 Low Gap Road  
Ukiah, CA 95482

**From:**

Mendocino County Planning & Building  
860 North Bush Street  
Ukiah, CA 95482  
Contact: GRAHAM HANNAFORD  
Phone: 707-234-6650

Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: MS\_2015-0003

Project Applicant: Thomas E and Sherrill L Snyder

Project Location (include county): 1.6± miles north-east of Ukiah, approx. 1,400 ft east of intersection of N State Street and Lake Mendocino Drive, laying on the north side of Lake Mendocino Drive, 420 Lake Mendocino Drive, APN 169-080-10.

Project Description: Subdivide 1.27± acre parcel, APN 169-080-10, into three (3) parcels measuring 14,680 square feet, 14,002 square feet, and 17,162 square feet in area.

This is to advise that the County of Mendocino (Lead Agency) has approved the above described project on January 21, 2016 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was was not] adopted for this project.
5. A statement of Overriding Considerations [ was was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative declaration is available to the General Public at: [www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning), 860 N. Bush Street, Ukiah CA 95482, and 120 W. Fir Street Ft. Bragg, CA 95437.

Signature (Public Agency): \_\_\_\_\_ Title: Planner II

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_