

Notice of Exemption

To:

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

From:

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

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

Project Title: AP 2023-0040 (Gibson)

Project Applicant: ANDERSON VINEYARDS INC / ROBERT GIBSON

Project Location - Specific: 5.5± miles northwest of Philo, on the southwest side of Clark Road (CR 130B), 800± feet from its intersection with State Route 128, located at 3150 Clark Road, Philo (APNs: 026-280-53 and 026-270-40).

Project Location - City: PHILO Project Location - County: MENDOCINO

Description of Nature, Purpose and Beneficiaries of Project: Administrative Permit to demolish an existing single-family residence, construct a new single-family residence, and use the new residence as Farm Employee Housing. The existing septic system will be upgraded to accommodate the new residence. Roadway improvements would occur.

Name of Public Agency Approving the Project: COUNTY OF MENDOCINO

Name of Person or Agency Carrying out Project: COUNTY OF MENDOCINO

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21070(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: 14 CCR §15301, §15303, and §15304
 Statutory Exemption. State code number: _____

Reasons why project is exempt: Per 14 CCR Section 15301 Existing Facilities; Section 15303, New Construction or Conversion of Small Structures; and Section 15304 Minor Alterations to Land. The proposed structure is synonymous with "single-family residence" as written in this section. Though only one (1) single-family residence is permitted per legal parcel for the Rangeland zoning district in which the property is located, one (1) Farm Employee Housing unit is permitted per ownership as well (County Code Section 20.016.015). This Farm Employee Housing Unit is not required to meet normal density requirements. Since "the number of structures described in this section [15303] are the maximum allowable on any legal parcel", the proposed Farm Employee Housing unit is exempt. The potential environmental impacts related to the implementation of Section 20.016.015 were previously addressed when the General Plan and/or zoning ordinance were adopted. Demolition of the existing residence is exempt per Section 15301(l)(2). Adding gravel to existing roads and extending the gravel roadway is exempt under Section 15304(a) because it would not result in the removal of trees and minimal ground disturbance would occur.

Lead Agency _____

Contact Person: LIAM CROWLEY

Area Code/Telephone/Extension: 707-234-6650

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____

Date: 01/16/24

Title: PLANNER II

Signed by Lead Agency

Signed by Applicant

CONFORMED COPY

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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