

# Notice of Exemption

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: JESSIE WALDMAN  
Phone: 707-234-6650

Project Title: CDP 2023-0030

Project Applicant: JOHANNES & ANNE LAUWERIJSSSEN

Project Location - Specific: In the Coastal Zone, within the heart of Westport town center, 450± feet east of the intersection of Abalone Street (CR 428D) and State Route 1 (SR 1), on the southeast corner of the intersection of Abalone Street (CR 428D) and Hillcrest Terrace (CR 428F) located at 24851 Abalone Street, Westport; APN: 013-300-39.

Project Location - City: WESTPORT

Project Location - County: MENDOCINO

Description of Nature, Purpose and Beneficiaries of Project: Administrative Coastal Development Permit to remove the existing single-family residence and replace with a new single-family residence and connect to existing utilities.

Name of Public Agency Approving the Project: COUNTY OF MENDOCINO

Name of Person or Agency Carrying out Project: JESSIE WALDMAN

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: Article 19, Section 15301; Class 1 & Section 15303; Class 3
- Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations under Title 14, Division 6, Chapter 3, Article 19, Section 15301; Class 1; which includes the permitting of (l) *Demolition and removal of individual small structures listed in this subdivision; (1) One single-family residence* and Section 15303; Class 3; which includes construction and location of limited numbers of new, small facilities or structures; ... (a) *One single-family residence ... in a residential zone* and (d) *Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction* and (e) *Accessory (appurtenant) structures including garages ...* from CEQA.

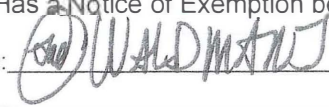
Lead Agency

Contact Person: JESSIE WALDMAN

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: 05/22/2025

Title: PLANNER II

Signed by Lead Agency

Signed by Applicant

POSTED FROM 5/23/25 TO 6/24/25

Katrina Bartolomie, Clerk-Recorder  
Mendocino County, CA  
501 Low Gap Rd., Room 1020  
Ukiah, Ca 95482

Receipt: 25-6571

Product	Name	Extended
NTDETER	Notice Of Determination	\$50.00
	#Pages	1
	Document #	2025-E0045
	#Negative Decl	0
	#Mitigated Negative Decl	0
	#EIR	0
	# Cert. Reg. Program	0
	#Conformed Labels	1

**Total** \$50.00

**Tender (Check)** \$50.00

Check # 16891  
Paid By LAUWERIJSEN FARMS

Thank You!

Fri May 23 12:08:21 PDT 2025 PST chrystal