Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: MS_2025-0002 (Island)

Lead Agency: County of Mendocino Planning & Building Services | Contact Person: Shelby Miller
Mailing Address: 860 N. Bush Street | Phone: 707-234-6650
City: Ukiah | Zip: 95482 | County: Mendocino

Project Location: County: Mendocino | City/Nearest Community: Philo
Cross Streets: Rays Road (private) and State Highway 128 | Zip Code: 95466
Longitude/Latitude (degrees, minutes and seconds): 39 ° 03 ' 49.6 " N / 123 ° 26 ' 20.9 " W Total Acres: 3.71±
Assessor's Parcel No.: 046-060-57, -58, & -59 | Section: 19 | Twp.: 14N | Range: 14W | Base:
Within 2 Miles: State Hwy #: 128 | Waterways: Indian Creek
Airports: N/A | Railways: N/A | Schools: Boont Tribe Community

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Industrial: Sq.ft. Acres 3.71± Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Limited Industrial (I1:40K)

Project Description: *(please use a separate page if necessary)*

Minor Subdivision of a 3.71± acre parcel into three (3) parcels. Parcel 1 would be 40,091 square feet (sq. ft.), Parcel 2 would be 42,680 sq. ft., and Parcel 3 would be 54,842 sq. ft. A shared easement is proposed connecting all three Parcels to State Route 128.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 1	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 1
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
____	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 2, 2026 Ending Date December 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Mendocino County
Address: 860 N. Bush Street
City/State/Zip: Ukiah, CA 95482
Contact: Shelby Miller
Phone: 707-234-6650

Applicant: Gary & Virginia Island
Address: PO Box 567
City/State/Zip: Boonville, CA 95415
Phone: ____

Signature of Lead Agency Representative: Shelby Miller **Date:** 10/26/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.