COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FORT BRAGG · CALIFORNIA · 95437

RICHARD ANGLEY, INTERIM DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

December 10, 2026

NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project and Draft Mitigated Negative Declaration on Thursday, January 14, 2027. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing on the proposed project and draft mitigated negative declaration, to consider issuance of a coastal development permit on the boundary line adjustment, at 11:00 a.m., commencing immediately following the Subdivision Committee meeting.

This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies

CASE#: CDP_2021-0016/B_2021-0010/V_2025-0002
DATE FILED: 3/5/2021
OWNER/APPLICANT: Andrew & Kirsten Christensen
AGENT: Wynn Coastal Planning & Biology, Inc.
REQUEST: Coastal Development Permit to demolish an existing single-family residence, garage and shed and cisterns; construct a new single-family residence with an attached garage, guest cottage, and other ancillary development. Also included within the request is to remove dead and dying trees; and a Boundary Line Adjustment proposing to merge three (3) parcels into one (1) parcel; and a Variance request for a reduced front yard setback to allow the placement of a 7'x10' paved generator pad, a 500-gallon underground propane tank and a 10,000-gallon underground water storage tank system to be located within the front yard setback at RD 500D (CR 500D). The generator pad to be located at 13'-0" from the front yard property line. The underground propane tank to be located at 10'-0" from the front yard property line. The 10,000-gallon underground water storage tank system to be located at 10'-0" from front yard property line.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 1.0± mile north of the Town of Mendocino, on the west side of RD 500D (CR 500D), 540 feet west of its intersection with State Route 1 (SR 1), located at 11800 Road 500D, Mendocino Area; APNs: 118-320-10, 11, and 12.
STAFF PLANNER: Jessie Waldman

The Staff Report, Draft Mitigated Negative Declaration, and notice will be available for public review 30 days prior to the public hearing on the Department of Planning and Building Services website at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 752 South Franklin Street, Fort Bragg, California. The public may participate digitally in meetings by sending comments to

pbscommissions@mendocinocounty.gov by January 13, 2027, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

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, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

RICHARD ANGLEY, Interim Director of Planning and Building Services

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

RICHARD ANGLEY, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

December 10, 2026

Fort Bragg Planning & Building Services
Air Quality Management District
Department of Transportation (DOT)
Environmental Health (EH)(FB)
Mendocino City Community Services District
Mendocino Volunteer Fire District
Planning Division (UKIAH)
Mendocino County Farm Bureau
Mendocino Cannabis Department
Mendocino Historical Society (Ukiah)
CALFIRE (Land Use)
California Coastal Commission
California Dept. of Fish & Wildlife
California Department of Parks & Recreation (District)
California Department of Parks & Recreation (Northern Services Center)
California Native Plant Society
Regional Water Quality Control Board
Cloverdale Rancheria
Cahto Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project and Draft Mitigated Negative Declaration on Thursday, January 14, 2027 The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing on the proposed project and draft mitigated negative declaration, to consider issuance of a coastal development permit on the boundary line adjustment, at 11:00 a.m., commencing immediately following the Subdivision Committee meeting.

This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

CASE#: CDP_2021-0016/B_2021-0010/V_2025-0002
DATE FILED: 3/5/2021
OWNER/APPLICANT: Andrew & Kirsten Christensen
AGENT: Wynn Coastal Planning & Biology, Inc.
REQUEST: Coastal Development Permit to demolish an existing single-family residence, garage and shed and cisterns; construct a new single-family residence with an attached garage, guest cottage, and other ancillary development. Also included within the request is to remove dead and dying trees; and a Boundary Line Adjustment proposing to merge three (3) parcels into one (1) parcel; and a Variance request for a reduced front yard setback to allow the placement of a 7'x10' paved generator pad, a 500-gallon underground propane tank and a 10,000-gallon underground water storage tank system to be located within the front yard setback at RD 500D (CR 500D). The generator pad to be located at 13'-0" from the front yard property line. The underground propane tank to be located at 10'-0" from the front yard property line. The 10,000-gallon underground water storage tank system to be located at 10'-0" from front yard property line.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 1.0± mile north of the Town of Mendocino, on the west side of RD 500D (CR 500D), 540 feet west of its intersection with State Route 1 (SR 1), located at 11800 Road 500D, Mendocino Area; APNs: 118-320-10, 11, and 12.
STAFF PLANNER: Jessie Waldman

The Staff Report, Draft Mitigated Negative Declaration, and notice will be available for public review 30 days prior to the public hearing on the Department of Planning and Building Services website at:

https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 752 South Franklin Street, Fort Bragg, California. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by January 13, 2027, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

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, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

RICHARD ANGLEY, Interim Director of Planning and Building Services

DATE: December 3, 2026

TO: Mendocino Beacon

FROM: Adrienne Thompson

RE: PUBLICATION OF LEGAL NOTICE FOR PUBLIC HEARING

Please publish the following legal notice, one time on, December 10, 2026, in the legal notices section of Mendocino Coast Beacon. Please contact staff with any questions.

NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project and Draft Mitigated Negative Declaration on Thursday, January 14, 2027. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing on the proposed project and draft mitigated negative declaration, to consider issuance of a coastal development permit on the boundary line adjustment, at 11:00 a.m., commencing immediately following the Subdivision Committee meeting.

This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

CASE#: CDP_2021-0016/B_2021-0010/V_2025-0002
DATE FILED: 3/5/2021
OWNER/APPLICANT: Andrew & Kirsten Christensen
AGENT: Wynn Coastal Planning & Biology, Inc.
REQUEST: Coastal Development Permit to demolish an existing single-family residence, garage and shed and cisterns; construct a new single-family residence with an attached garage, guest cottage, and other ancillary development. Also included within the request is to remove dead and dying trees; and a Boundary Line Adjustment proposing to merge three (3) parcels into one (1) parcel; and a Variance request for a reduced front yard setback to allow the placement of a 7'x10' paved generator pad, a 500-gallon underground propane tank and a 10,000-gallon underground water storage tank system to be located within the front yard setback at RD 500D (CR 500D). The generator pad to be located at 13'-0" from the front yard property line. The underground propane tank to be located at 10'-0" from the front yard property line. The 10,000-gallon underground water storage tank system to be located at 10'-0" from front yard property line.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 1.0± mile north of the Town of Mendocino, on the west side of RD 500D (CR 500D), 540 feet west of its intersection with State Route 1 (SR 1), located at 11800 Road 500D, Mendocino Area; APNs: 118-320-10, 11, and 12.
STAFF PLANNER: Jessie Waldman

The Staff Report, Draft Mitigated Negative Declaration, and notice will be available for public review 30 days prior to the public hearing on the Department of Planning and Building Services website at:

https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 752 South Franklin Street, Fort Bragg, California. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by January 13, 2027, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

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, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

RICHARD ANGLEY, Interim Director of Planning and Building Services