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: CDP_2021-0016 (CHristensen)

Lead Agency: Mendocino County Planning and Building Services | Contact Person: Jessie Waldman

Mailing Address: 850 N Busg Street | Phone: 707-234-6650

City: Ukiah | Zip: 95482 | County: Mendocino

Project Location: County: Mendocino | City/Nearest Community: Mendocino

Cross Streets: State Route 1 (SR 1) ; Road 500D (CR 500D) | Zip Code: 95460

Longitude/Latitude (degrees, minutes and seconds): 123 ° 48 ′ 8.964 ″ N / 39 ° 19 ′ 17.3526 ″ W Total Acres: 2.8

Assessor's Parcel No.: 118-320-10, 118-320-11, AND 118-320-12 | Section: 19 | Twp.: 17N | Range: 17W | Base: 42

Within 2 Miles: State Hwy #: State Route 1 (SR 1) | Waterways: Pacific Ocean

Airports: N/A | Railways: N/A | Schools: Mendocino Unified School District

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

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

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Rural Residential (RR5) / Coastal Rural Residential (RR5(2))

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

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.

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	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		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.
X	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
X	Fish & Game Region # 1		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	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 12/09/2026 Ending Date 01/13/2027

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Andrew & Kirsten Christensen
Address: 10163 Bellwether Lane
City/State/Zip: Lone Pine, CO 80124
Phone:

Signature of Lead Agency Representative: Jessie Waldman Digitally signed by Jessie Waldman Date: 2026.11.23 15:01:37 -08'00' **Date:** 11/23/2026

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