



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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April 11, 2022

**PUBLIC HEARING NOTICE OF PENDING ACTION AND AVAILABILITY OF DRAFT MITIGATED
NEGATIVE DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPTED A
MITIGATED NEGATIVE DECLARATION FOR STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, May 26, 2022, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project, and the Draft Mitigated Negative Declaration that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2020-0020

DATE FILED: 7/1/2020

OWNER/APPLICANT: BARBARA & LAURENCE HUTCHINSON

AGENT: SCHLOSSER NEWBERGER ARCHITECTS/TODD NEWBERGER

REQUEST: Standard Coastal Development Permit to construct a 912 square foot barn and equestrian rescue ranch and a residence with an attached pool house and garage, fenced generator enclosure, fenced trash enclosure, underground water storage tanks, underground propane tank, concrete retaining wall, guest cottage, associated well, pump house, septic and leach fields and undergrounding overhead utilities in a location mapped as a Highly Scenic Area and adjacent to shore bluffs.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 3± miles north of Elk and contiguous with the Peg and John Frankel Trail, on the west side of State Route 1, located at 2900 S. Hwy 1, Elk; APN: 127-040-13.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The Staff Report, Draft Mitigated Negative Declaration, and Notice, will be available 30 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; 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 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than May 25, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless 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 above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

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. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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.

JULIA KROG, Director of Planning and Building Services