



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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November 29, 2022

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

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, January 12, 2023 at 9:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project 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_2022-0002

DATE FILED: 1/20/2022

OWNER/APPLICANT: AUGUST & CHRISTINA PETERSEN

AGENT: TARA JACKSON, WYNN COASTAL PLANNING

REQUEST: Proposed 1,293 square foot Single Family Dwelling, 646 square foot detached workshop, 850 square foot detached garage, driveway, and production well. Move 150 square foot non-conforming shed to comply with setbacks.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 5.5± miles north-northeast of Fort Bragg city center, on the east side of State Route 1 (SR1), north of its intersection with Little Valley Road (CR 426), located at 26260 Omar Drive, Fort Bragg; APN: 069-101-10.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

The staff report, Mitigated Negative Declaration, notice, and related materials will be available for public review 30 days prior to the scheduled 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 January 11, 2023. 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