



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
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October 12, 2023

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

The Mendocino County Coastal Permit Administrator, at a Special meeting to be held on Wednesday, November 15, 2023, 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 take place in the Planning and Building Services Conference Room, 860 N. Bush Street, Ukiah, CA and virtual attendance will be available via zoom. In lieu of personal attendance, the public may submit written comments to pbscommissions@mendocinocounty.gov or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/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_2021-0010

DATE FILED: 2/19/2021

OWNER/APPLICANT: DAWN JOYCE

AGENT: WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Standard Coastal Development Permit to construct a 3,350 square-foot Single-Family Residence (SFR) with an attached garage and greenhouse, a dairy barn with an attached Accessory Dwelling Unit and greenhouse, an equipment barn with roof mount solar, gazebo, equestrian shelter and riding area. The request includes expansion of the existing driveway, two (2) production wells, pump house, water storage, generator, fencing and septic system. Also included in the request is the placement of temporary livestock electric fencing, temporary portable farm stand and temporary occupancy of a travel trailer during construction.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 2.8± miles north of the town of Manchester center, on the east side of State Route 1 (SR 1); located at 16021 S Hwy 1, Manchester; APN: 132-210-42.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MATT GOINES

The Draft Mitigated Negative Declaration, Staff Report, and Notice, will be available 30 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/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.gov no later than November 14, 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.gov, 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.gov/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.

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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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Planning – Ukiah & FB
 Department of Transportation
 Environmental Health - Fort Bragg
 Caltrans
 Department of Forestry/ CalFire
 -Land Use
 -Resource Management

California Department of Fish and Wildlife
 US Department of Fish and Wildlife
 California Coastal Commission
 Regional Water Quality Control Board
 Army Corps of Engineers

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Redwood Coast Fire Protection District

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