



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
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

November 6, 2023

NOTICE OF PUBLIC HEARING AND 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 Planning Commission, at their regular meeting to be held on Thursday, December 7, 2023, at 10:00 a.m., will conduct a public hearing on the following project, Draft Mitigated Negative Declaration and intent to adopt a Mitigated Negative Declaration, at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the **Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California**, 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/government/planning-building-services/meeting-agendas>.

CASE#: U_2021-0016 & V_2021-0005

DATE FILED: 10/28/2021

OWNER/APPLICANT: FAIZAN CORPORATION & 898 MAIN STREET LLC

AGENT: RICHARD RUFF & ASSOCIATES INC.

REQUEST: Minor Use Permit to establish and operate a gas station with ten (10) gas pumps, two (2) separate illuminated canopies, twenty-eight (28) new parking spaces, landscaping, and convert part of an existing structure to a convenience store. A concurrent Variance is requested for a sixty-five (65) foot tall business identification sign.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: 1.6± miles southwest of Redwood Valley center, on the north side of North State Street (CR 104), 600± feet east of its intersection with U.S. Route 101 (US 101), located at 9621 & 9601 North State St, Redwood Valley; APNs 162-100-58 & 162-100-59.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: LIAM CROWLEY

A copy of the Draft Mitigated Negative Declaration, Staff Report and Notice will be available for public review 30 days prior to the hearing at 860 North Bush Street, Ukiah, California, and at 120 West Fir Street, Fort Bragg, California. The staff report, draft mitigated negative declaration, and notice will also be available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project(s) and/or Draft Mitigated Negative Declaration are invited. Written comments may be submitted by mail to the Department of Planning and Building Services Commission Staff, 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov by December 6, 2023, or orally via telecomment. All public comment will be made immediately available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas/planning-commission>.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. 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 or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

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.

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Planning – FB
 Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Caltrans

Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 California Highway Patrol
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Redwood Valley Water District
 Redwood Valley/Calpella Fire District
 Redwood Valley MAC

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October 31, 2023

TO: Ukiah Daily Journal
FROM: James Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on November 5, 2023 in the Legal Notices Section of the Ukiah Daily Journal.

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