



**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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February 13, 2024

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

The Mendocino County Coastal Permit Administrator, at a meeting to be held on Thursday, March 14, 2024, at 11:00 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 Negative declaration that is located in the Coastal Zone. This meeting will take place in the Planning and Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto: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\_2023-0019

**DATE FILED:** 4/10/2023

**OWNER/APPLICANT:** CHI SULLIVAN AND JADE LEE

**AGENT:** SAM WALDMAN

**REQUEST:** Standard Coastal Development Permit to drill four test wells to demonstrate adequate water supply for an accessory dwelling unit. First test well to produce a sufficient quantity of potable water will be converted to a production well. This well would be connected to an existing single-family-residence along with the proposed accessory dwelling unit. If any single well does not produce a sufficient quantity of water, additional wells may be used for production purposes simultaneously. Also proposing to remove existing water storage container and install two new 2,500 gallon water storage tanks underground along with septic infrastructure repair and replacement including replacing the distribution box, installing an aerobic treatment unit and replacement leach lines. Additional improvements include a roof mounted solar power array and solar hot water panel, a heat pump with a concrete pad, the expansion of a gravel parking area, the re-roof of the existing single-family-residence along with the replacement of five windows and one French door.

**ENVIRONMENTAL DETERMINATION:** NEGATIVE DECLARATION

**LOCATION:** In the Coastal Zone, 0.52 ± mile northwest of Caspar town center at the terminus of Seadrift Avenue (CR 560), 582± feet west of its intersection with Pacifica Drive (CR 559); located at 15361 Seadrift Avenue, Caspar; APN: 118-010-14.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** KEITH GRONENDYKE

A copy of the Draft 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 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/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](mailto:pbscommissions@mendocinocounty.gov) no later than March 13, 2024. 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](mailto: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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Department of Transportation  
Environmental Health -Fort Bragg  
Building Inspection -Fort Bragg  
California Native Plant Society

Department of Forestry/ CalFire  
-Land Use  
-Resource Management  
California Coastal Commission  
CA Department of Fish and Wildlife

US Department of Fish and Wildlife  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Fort Bragg Rural Fire Protection District

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