



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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www.mendocinocounty.org/pbs

November 20, 2024

**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 9, 2025, 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 Mitigated Negative Declaration, that is located in the Coastal Zone. This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah 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/departments/planning-building-services/public-hearing-bodies>.

CASE#: CDP_2023-0006

DATE FILED: 2/03/2023

OWNER/APPLICANT: Denise Pinkston and Jeffery Sinsheimer

AGENT: Debra Lennox

REQUEST: Standard Coastal Development Permit to construct a new 2,336 square foot four bedroom single-family residence with a 576 square foot attached garage and storage. Additional improvements include 424 square feet of porches, 1,257 square feet of patios, an entry gate, fencing, landscaping walls, stone stairs, various water storage containers, a fire pit, 6,203 square feet of landscaping and the conversion of a test well to a production well for potable water needs.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 655± feet east of Albion town center on the north side of Albion Ridge Road (CR 402), 700± feet east of its intersection with Albion Street (CR 407D), located at 33800 Albion Ridge Road, Albion; APN 123-170-19.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Keith Gronendyke

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/departments/planning-building-services/public-hearing-bodies>

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 January 8, 2025. 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/departments/planning-building-services/public-hearing-bodies> under the Coastal Permit Administrator tab

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 707-234-6650 or 707-964-5379, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrator'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.

JULIA KROG, Director of Planning and Building Services



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November 25, 2024

**NOTICE OF PUBLIC HEARING AVAILABILITY OF DRAFT MITIGATED NEGATIVE
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Department of Transportation
Environmental Health-Fort Bragg
PBS-Fort Bragg

California Coastal Commission
Department of Forestry-CalFire
Land Use
Resource Management
Albion Little River Fire Protection District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
US Department of Fish and Wildlife

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