Julia Krog, Director

Telephone: 707-234-6650

Fax: 707-463-5709

FB Phone: 707-964-5379

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pbs@mendocinocounty.org

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**County of Mendocino**

**Department of Planning and Building Services**

860 North Bush Street ž Ukiah ž California ž 95482

120 West Fir Street ž Fort Bragg ž California ž 95437

****

April 1, 2022

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE

DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday April 21, 2022 at 9:00 a.m., will conduct a public hearing on the following project and Draft Mitigated Negative Declaration at the time listed or as soon thereafter as the item may be heard**.** 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#:**  R\_2021-0001

**DATE FILED:**  6/15/2021

**OWNER/APPLICANT:**  GHULAM MURTAZA ANSARI

**AGENT:**  Whitchurch Engineering

**REQUEST:**  Rezone of a 1.13± acre parcel from the C-1 Limited Commercial Zoning District to C-2 General Commercial District.

**ENVIRONMENTAL DETERMINATION:** NEGATIVE DECLARATION

**LOCATION:**  1.75± miles south of Ukiah city center, lying west of South State Street (CR 104A) and north of Jefferson Lane (CR 267); located at 1550 S. State St, Ukiah; APN: 003-430-81.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:**  TIA SAR

A copy of the Draft Negative Declaration, Staff Report and Notice will be available for public review 21 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.org/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project(s) and/or Draft 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. 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 by April 20, 2022, or orally via telecomment in lieu of personal attendance. 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.org/government/planning-building-services/meeting-agendas/planning-commission>.

The Planning Commission’s action regarding this idem shall be a recommendation to the Board of Supervisors and the action of the Board shall be final. 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.

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, 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.

JULIA KROG, Director of Planning and Building Services

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April 1, 2022

Fort Bragg Planning & Building Services

{Insert Referral Agencies}

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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.

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**April 1, 2021**

**TO: Ukiah Daily Journal**

**FROM: [STAFF NAME]**

**SUBJECT: Publication of Legal Notice.**

**Please publish the following notice one time on {Publication Date} in the Legal Notices Section of the Ukiah Daily Journal.**

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