COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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September 4, 2025

**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, October 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_2023-0012
**DATE FILED:** 3/6/2023
**OWNER:** Marc & Kathleen Boele
**APPLICANT/AGENT:** Debra B Lennox, AIA
**REQUEST:** Standard Coastal Development Permit request to construct an addition to the existing single-family residence, including a new bathroom, deck, porch, entry gates, new hot tub with slab and landscaping walls. The request also includes the replacement of the entry stairway, reconfiguration of the existing landscaping walls, parking and fencing.
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration
**LOCATION:** In the Coastal Zone, 1.8± miles north of the Town of Mendocino, on the south side of Fern Drive (CR 410A), 800± feet west of its intersection with Point Cabrillo Drive (CR 564), located at 45175 Fern Drive, Mendocino; APN: 118-230-57.
**SUPERVISORIAL DISTRICT:** 4 (Norvell)
**STAFF PLANNER:** Jessie Waldman

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 752 South Franklin Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.gov no later than October 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, in lieu of personal attendance, at pbscommissions@mendocinocounty.gov or via telecomment.

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.

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 Administrators 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