**COUNTY OF MENDOCINO**
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**
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December 31, 2025

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 February 05, 2026 at 10:00 a.m. will conduct a public hearing on the following project and intent to adopt a 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/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission

**CASE#:** GP_2023-0002/R_2023-0002
**DATE FILED:** 12/7/2023
**OWNER:** Rustic Retirement, LLC
**APPLICANT:** Jared & Bonnie Carter
**REQUEST:** General Plan Amendment and Rezone to change the land use classification and zoning on an existing 160± acre parcel. The land use classification will change from Rangelands (RL) to Remote Residential (RMR:40), and the zoning will change from Rangeland (R-L) to Upland Residential (U-R:L:40).
**ENVIRONMENTAL DETERMINATION:** Negative Declaration
**LOCATION:** 1.75± miles east of Ukiah on the south side of Vichy Springs Road (CR 215) 0.53± miles east of its intersection with Redemeyer Road (CR 215-A) at 1961 Vichy Springs Road, Ukiah. APNs: 178-220-09, 181-240-01
**SUPERVISORIAL DISTRICT:** 1 (Cline)
**STAFF PLANNER:** Russ Ford

A copy of the Draft Negative Declaration, Staff Report and Notice will be available for public review 30 days prior to the hearing on the Department of Planning and Building Services website at: https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission.

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by February 04, 2026, or orally via telecomment. All public comment will be made 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 a recommendation to the Board of Supervisors and the Boards action 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(s) 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