



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

752 SOUTH FRANKLIN STREET • FORT BRAGG • CALIFORNIA • 95437

RICHARD ANGLE, INTERIM DIRECTOR

TELEPHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@mendocinocounty.gov

www.mendocinocounty.gov/pbs

August 10, 2026

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, September 10, 2026, 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_2021-0031

DATE FILED: 6/8/2021

OWNER/APPLICANT: Carl Rittiman and Associates, Inc.

AGENT: Amy Wynn/Wynn Coastal Planning & Biology, Inc.

REQUEST: Standard Coastal Development to remove an existing 157 square-foot structure, construct a 1,911 square-foot driveway and parking area, and a 1,548 square-foot single-family residence, install a septic system, a water tank, construct a well, and connect to utilities including an off-site spring.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 1.5± miles north of the community of Anchor Bay on the south side of Gypsy Flat Road (private) 0.48± miles east of its intersection with State Route 1 (SR 1) at 46451 Gypsy Flat Road, Gualala (APN: 143-070-06).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Shelby Miller

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 September 9, 2026. 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 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.

RICHARD ANGLE, Interim Director of Planning and Building Services



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Planning & Building – Fort Bragg
Environmental Health – FB
Department of Transportation
Assessor's Office
CAL FIRE
CA Department of Fish and Wildlife

California Coastal Commission
North Coast Regional Water Quality
Control Board
Gualala Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
Cahto Tribe
South Coast Fire District
Caltrans

NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 1.5± miles north of the community of Anchor Bay on the south side of Gypsy Flat Road (private) 0.48± miles east of its intersection with State Route 1 (SR 1) at 46451 Gypsy Flat Road, Gualala (APN: 143-070-06).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Shelby Miller

A copy of the Draft Mitigated 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/public-hearing-bodies>.

Your comments regarding the above project(s) and/or Draft Mitigated 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. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov by September 9, 2026, or orally via 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 staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

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[services/public-hearing-bodies.](#)

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RICHARD ANGLE, Interim Director of Planning and Building Services

DATE: July 31, 2026

TO: Independent Coast Observer

FROM: Adrienne Thompson

RE: PUBLICATION OF LEGAL NOTICE FOR PUBLIC HEARING

Please publish the following legal notice, one time on August 7, 2026, in the legal notices section of Independent Coast Observer. Please contact staff with any questions.

**NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE
DECLARATION FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION**

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