



COASTAL DEVELOPMENT PERMITS AGENDA

APRIL 23, 2020
10:00 A.M.

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Coastal Permit Administrator meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

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 in lieu of personal attendance. All public comment will be made immediately 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.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

We thank you for your understanding during this difficult time, and thank you for your continued interest.

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. CASE#: CDP_2019-0029

DATE FILED: 7/17/2019

OWNER/APPLICANT: PACIFIC GAS & ELECTRIC CO

AGENT: JEANETTE DINWIDDIE-MOORE, DINWIDDIE & ASSOCIATES

REQUEST: Standard Coastal Development Permit per EM_2019-0001, to allow Pacific Gas and Electric Company (PG&E) to perform work at its Gualala Substation. The replacement work will involve a 60/12 kV and 10/12MVA 3-phase transformer, with two 12 kV switchgears and replace two location of the existing fence. The work also includes a new automated 15 feet by 21 feet by 10 feet 8 inches (315 sq. ft.) control building. Realign the existing underground gird and conduits to connect the new electrical equipment and control building to the existing system. The existing pond will be lined with a concrete slab.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.2± miles east of the town of Gualala, southwest of Old Stage Road (CR 502) and Moonrise drive (CR 514C), located at 39200 Old Stage Road (APN: 145-091-07).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

3b. CASE#: CDP_2019-0038

DATE FILED: 10/8/2019

OWNER/APPLICANT: JOHN ANTONIO BORBA JR

AGENT: SUNNY CHANCELLOR / AUM CONSTRUCTION INC

REQUEST: Standard Coastal Development Permit to convert a portion of the existing attached garage into a private workshop, construct a new attached garage, and relocate an existing shed and propane tank on the existing developed site. Some trenching will occur to connect the new development to the existing utilities on site.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.5± miles south of Caspar town center, on the west side of Point Cabrillo Drive (CR 564), 400± feet south of its intersection with South Caspar Drive (CR 540), located at 14320 Point Cabrillo Dr., Mendocino (APN: 118-400-11).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN



3c. CASE#: CDP_2019-0039

DATE FILED: 10/15/2019

OWNER: DENNIS WORKMAN

APPLICANT: AMI BERGSTROM

REQUEST: Standard Coastal Development permit to add a 10'x10' roof addition to an existing detached garage. The request also includes replacement of the entry way door, reroofing of the structure, new hardi plank siding and replacement of the windows.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 8.2± miles south of the Gualala town center, on the west side of Havens Neck Drive (private), 0.14± miles southwest of its intersection with State Route 1 (SR 1) within the Havens Neck Subdivision, located at 47120 Havens Neck Dr., Gualala (APN: 143-121-06).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

3d. CASE#: CDP_2019-0046

DATE FILED: 11/21/2019

OWNER/APPLICANT: ENRIQUE SANICKY and GENE & CJ MEREDITH

AGENT: TARA JACKSON, WYNN COASTAL PLANNING AND BIOLOGY

REQUEST: Standard Coastal Development permit to restore a legal non-conforming 'Well-House' a 80± sq. ft. in size. The subject structure is located on an adjacent parcel (APN: 017-360-21) for which a legal interest is maintained by the Applicant.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.8± miles south of the City of Fort Bragg, just north of the intersection of State Route 1 (SR 1) and Ocean Drive (CR 436), located at 16881 Ocean Dr., Fort Bragg (APN: 017-360-22).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: TIA SAR

4. Matters from Staff.

5. Matters from the Public. The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Administrator that are not on the posted agenda and item

6. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator

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.