



COASTAL PERMIT ADMINISTRATOR AGENDA

DECEMBER 9, 2021
11:00 A.M.

VIRTUAL MEETING ORDER OF AGENDA

The Mendocino County Coastal Permit Administrator meetings will be conducted **virtually** and not available for in person public participation the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Dec 9, 2021 11:00 AM Pacific Time (US and Canada) Mendocino County Coastal Permit Administrator

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/83557348502>

Or One tap mobile :

US: +16699009128, 86050270250# or +12532158782, 86050270250#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 835 5734 8502

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Coastal Permit Administrator meeting begins, and discussion begins for the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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 orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, 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>.

To submit public comments via Telecomment, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

- 1. Meeting Called to Order - 11:00 a.m.**
- 2. Determination of Noticing.**
- 3. Regular Calendar.**



- 3a. CASE#:** B_2021-0048
DATE FILED: 9/9/2021
OWNER/APPLICANT: KENNETH HODGES AND VANESSA NOLASCO
AGENT: VANCE RICKS
REQUEST: Coastal Development Boundary Line Adjustment to merge two (2) lots in the Little River area. Lot 1 (APN 121-310-14) and Lot 2 (APN 121-310-15) will combine into a single lot of 1.88± acres.
LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Highway 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Road (CR 404); located at 44621 Little River Airport Road, Little River; and 44631 Little River Airport Road, Little River; APNs 121-310-14 and 121-310-15.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON
- 3b. CASE#:** B_2021-0040
DATE FILED: 7/27/2021
OWNER: SUNNY RIDGE WEST FARM LLC.
APPLICANT: RONALD HORN
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to adjust approximately two (2) acres from Lot 1 (APN: 027-501-37) to Lot 2 (027-501-46). Lot 1 will go from 22.9 acres to 20.94 acres and Lot 2 will go from 2.05 acres to 4.0 acres.
LOCATION: In the Coastal Zone, 7.9± miles northwest of Gualala town center, lying on the west side of Iversen Road (CR 503) 1.3± miles northeast of its intersection with Iversen Drive (private); Located at 45000 and 44951 Iversen Road; APNs: 027-501-37 and 02-501-46.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MATT GOINES
- 3c. CASE#:** CDP_2020-0036
DATE FILED: 12/14/2020
OWNER/APPLICANT: RONALD & VICTORIA CATON
AGENT: HOWARD CURTIS
REQUEST: Standard Coastal Development Permit to construct an addition to the single family residence and conduct repairs and maintenance to the legal non-conforming cottage (2nd residence with attached garage). Also, follow up to Emergency Permit, EM_2020-0004, to remove eleven (11) dead Cypress Trees on the northwestern portion of the parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.0± miles north of the town of Gualala center, on the west side of Old Coast Highway (CR 513), 0.25± miles south of its intersection with Highway 1 (SR 1); located at 38050 Old Coast Highway, Gualala; APN: 145-121-08.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JESSIE WALDMAN
- 3d. CASE#:** CDP_2021-0009
DATE FILED: 2/10/2021
OWNER: PACIFIC GAS & ELECTRIC CO (DAVE THOMAS) & THE BOWER LIMITED PARTNERSHIP
APPLICANT: PACIFIC GAS & ELECTRIC CO (DAVE THOMAS)
AGENT: ANDREA SCHLIENTZ, PACIFIC GAS & ELECTRIC CO
REQUEST: Standard Coastal Development Permit to remove 21 trees and perform brush vegetation removal from the project area around the substation. Five (5) of the trees are on PG&E property and the remaining 16 trees are on the adjacent property.
ENVIRONMENTAL DETERMINATION: Statutorily Exempt
LOCATION: In the Coastal Zone, 1.2± miles east of the city of Gualala, southwest of Old Stage Road (Public 502) and Moonrise drive (Public 514C); located at 39200 Old Stage Road; APNs: 145-091-07 and 145-091-20.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: TIA SAR

**3e. CASE#:** CDP_2021-0012**DATE FILED:** 2/25/2021**OWNER/APPLICANT:** CALIFORNIA DEPARTMENT OF TRANSPORTATION**AGENT:** STEVEN BLAIR**REQUEST:** Standard Coastal Development Permit to construct four (4) foot shoulders and improve drainage on State Route 1 between Post Miles 65.13 and 65.49.**ENVIRONMENTAL DETERMINATION:** The Lead Agency, California Department of Transportation, has prepared a Mitigated Negative Declaration (SCH#2020090238) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.**LOCATION:** In the Coastal Zone and Cleone, along State Route 1 between its intersections with Nameless Lane (private) and Sashandre Lane (private); located between State Route 1 PM 65.13 and PM 65.49.**SUPERVISORIAL DISTRICT:** 4**STAFF PLANNER:** SAM VANDEWATER**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 Coastal Permit Administrator which are not on the posted agenda and items which have not already been considered by the Coastal Permit Administrator. No action will be taken.

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.

www.mendocinocounty.org/pbs