



**COASTAL PERMIT ADMINISTRATOR
AGENDA (Special Time)**

**JANUARY 13, 2022
10:00 A.M.**

VIRTUAL MEETING

AMENDED - 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>

10:00 a.m. ZOOM INFORMATION

Dec 9, 2022 10:00 AM Pacific Time (US and Canada) Mendocino County Coastal Permit Administrator

Please click the link below to join the webinar:

https://mendocinocounty.zoom.us/webinar/register/WN_5RFzcUnUSRqsHUNAxuU3Rw

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: 842 8482 9582

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 - 10:00 a.m.**
- 2. Determination of Noticing.**
- 3. Regular Calendar.**



- 3a. **CASE#:** CDP_2018-0007 **(Timed Item 10:00 a.m.)**
DATE FILED: 3/9/2018
OWNER/APPLICANT: VAUGHN SCOTT
AGENT: SPADE NATURAL RESOURCES CONSULTING
REQUEST: An after-the-fact Standard Coastal Development Permit request to construct a 400-square-foot shed less than 50-feet from wetlands, remove vegetation, and change the occupancy to Storage and Temporary Camping.
ENVIRONMENTAL DETERMINATION: Statutory Exemption
LOCATION: In the Coastal Zone, 3± miles north of the town of Manchester on the west side of State Route 1, located at 16200 S Hwy 1, Manchester (APN 132-170-07).
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: 12/20/2021
- 3a. **CASE#:** B_2021-0003 **(Timed Item 11:00 a.m., or soon thereafter)**
DATE FILED: 2/2/2021
OWNER/APPLICANT: PATRICIA SCOTT
REQUEST: Coastal Development Boundary Line Adjustment to combine two parcels to make one new parcel. Lot 1 (APN 121-290-11) is 0.52± acres, and Lot 2 (APN 121-290-55) is 3.39±. The new lot will be 3.91± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.37± miles southeast of downtown Little River on the north side of Little River Airport Road (CR 404), 0.17± miles east of its intersection with State Route 1 (SR 1); located at 44760 and 44724 Little River Airport Road, Little River; APNs: 121-290-35 and 121-290-11.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: KEITH GRONENDYKE
- 3b. **CASE#:** B_2021-0040 **(Timed Item 11:00 a.m., or soon thereafter)**
DATE FILED: 7/27/2021
OWNER: SUNNY RIDGE WEST FARM, LLC
APPLICANT: RONALD S HORN
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to adjust approximately two 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 45001 and 44951 Iversen Road; APNs: 027-501-37 and 027-501-46.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: MATT GOINES
- 3c. **CASE#:** B_2021-0048 **(Timed Item 11:00 a.m., or soon thereafter)**
DATE FILED: 9/9/2021
OWNER/APPLICANT: KENNETH HODGES & VANESSA NOLASCO
AGENT: VANCE RICKS
REQUEST: Coastal Development Boundary Line Adjustment to merge two 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 Hwy 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Rd (CR 404); located at 44621 Little River Airport Rd; APNs 121-310-14 and 121-310-15.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: DIRK LARSON



3d. CASE#: B_2021-0050 (Timed Item 11:00 a.m., or soon thereafter)

DATE FILED: 9/15/2021

OWNER: WALTER R & DONNA K STORNETTA

APPLICANT: VANCE RICKS

AGENT: DAVID STORNETTA

REQUEST: Coastal Development Boundary Line Adjustment to adjust two parcels. Parcel A (APN 131-110-47) will transfer 0.1 acres to Parcel B (APN 131-110-40). Parcel A will be reduced in size from 2.4± acres to 2.3± acres, while Parcel B will increase in size from 71.4± acres to 71.5± acres.

LOCATION: In the Coastal Zone, approximately 4.91± miles north of downtown Manchester on the west side of State Route 1 (SR 1) 0.77± miles north of its intersection with Navarro Way; located at 44100 Stornetta Drive, Manchester; APNs: 131-110-40 and 131-110-47.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE

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