



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## MEMORANDUM

**DATE:** July 6, 2022  
**TO:** Coastal Permit Administrator  
**FROM:** Liam Crowley, Planner I  
**SUBJECT:** Correction regarding CDP\_2022-0011 (Parry)

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The project was originally determined to be processed as an Administrative Coastal Development Permit. However, staff reviewed available mapping showing Coastal Commission Appealable areas within the Coastal Zone, and subsequently determined that this project was within the Appealable Area, and thereby began to process this project as a Standard Coastal Development Permit.

As of the date of this memorandum, further analysis has shown that the proposed development is located more than 100 feet from Jack Peters Creek to the south of the parcel, and therefore is not within the Appealable Area to the Coastal Commission. Therefore, the project should retain its original determination to be classified as an Administrative Coastal Development Permit.

However, as the project has until this point been classified as a Standard Coastal Development Permit and has been noticed and scheduled for a public hearing, staff continues to recommend that the Coastal Permit Administrator approve this project based on the findings and subject to the conditions of approval, and without the need to make the approved permit available on the agenda of the Board of Supervisors at its next available meeting.

In addition, as the project is not appealable to the Coastal Commission, staff recommends the following changes to the staff report and conditions of approval:

- On page CPA-1 of the staff report, change the following for the section titled "APPEALABLE":

~~YES~~ NO

- Condition of Approval #1 shall be amended as follows:

*"The action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. ~~The permit shall become effective after the 10th working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission.~~ This Coastal Development Permit shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration."*