



COASTAL PERMIT ADMINISTRATOR AGENDA

AUGUST 11, 2022
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

August 11, 2022 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/87577638516>

Or One tap mobile:

US: +16699009128,,87577638516# or +12532158782,,87577638516#

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 +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656

Webinar ID: 875 7763 8516

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#:** CDP_2021-0036 (**CONTINUED FROM JULY 14, 2022**)
DATE FILED: 7/14/2021
OWNER/APPLICANT: PACIFIC GAS & ELECTRIC
AGENT: ODE BERSTEIN, PACIFIC GAS AND ELECTRIC COMPANY
REQUEST: Standard Coastal Development Permit application to remove vegetation (e.g. 69 trees and other vegetation) and satisfy Fire Safe Standards within 50-feet of the perimeter fence at the PG&E Substation in Mendocino.
ENVIRONMENTAL DETERMINATION: STATUTORY EXEMPTION
LOCATION: Located in the coastal zone, 0.71± miles northeast of Mendocino Town center, lying on the south side of Little Lake Road (CR 408), 199± feet from its intersection with Wheeler Street (CR 407V); located at 44325 Little Lake Road, Mendocino, APN: 119-090-23; 10511 Wheeler Street, Mendocino, APN: 119-120-33; 44361 Little Lake Road, Mendocino, APN: 119-110-07 and APN 119-100-15.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: MATT GOINES
- 3b. CASE#:** B_2022-0005
DATE FILED: 2/16/2022
OWNER: KATHLEEN & RONALD CRAIG BRYSON
APPLICANT: NATE BRYSON
AGENT: SUSAN RUSCHMEYER
REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two (2) lots in Gualala. Lot 1 will increase to 129.64± acres, Lot 2 will decrease to 5.21± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.35± miles north of Gualala, on the east side of State Route 1 (SR 1), 800± feet from its intersection with Glennen Drive (CR 534), located at 37275 Glennen Drive; APN: 144-160-23 and 37701 S Hwy 1; APN: 144-270-04.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: STEVEN SWITZER
- 3c. CASE#:** CDP_2021-0048
DATE FILED: 10/27/2021
OWNER: 17500 SOUTH HIGHWAY 1 LLC
APPLICANT/AGENT: SUPERIOR PUMP SERVICE
REQUEST: Standard Coastal Development Permit for a replacement well to support the existing development on the parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.8± miles northwest of Manchester Town center, lying on the west side of State Route 1 (SR 1) at its intersection with Alder Creek Beach Road (CR 515), located at 17500 South Hwy 1; APN: 132-190-03.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: STEVEN SWITZER
- 3d. CASE#:** CDP_2021-0032
DATE FILED: 6/16/2021
OWNER: VICTORIA & TROY DEWOLFE
APPLICANT/AGENT: MICHAEL BARRON-WIKE
REQUEST: Standard Coastal Development Permit to construct a new 2,288 square foot two story single family residence and detached 567 square foot guest room over a 672 square foot two car garage. Install a three bedroom standard designs septic tank, perform grading, install new driveway and encroachment, and remove dying bishop pine trees.
ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION
LOCATION: In the Coastal Zone, 8± northwest of Gualala Town center, lying on the west side of State Route 1 (SR), 240± feet south of its intersection with Iversen Point Road (CR 503B), located



at 30100 South Highway 1, Gualala; APN: 142-031-07.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MATT GOINES

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 (707) 234-6650, 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.

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