



COASTAL PERMIT ADMINISTRATOR AGENDA

OCTOBER 13, 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

Mendocino County Coastal Permit Administrator October 13, 2022 11:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/87470722620>

Or One tap mobile:

US: +16694449171,,87470722620# or +16699009128,,87470722620#

Or Telephone:

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

US: +1 669 444 9171 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 646 931 3860
or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656

Webinar ID:

874 7072 2620

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 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_2020-0024 (Continued from August 25, 2022)

DATE FILED: 9/9/2020

OWNER/APPLICANT: PAUL & JANIS BOOTHE

AGENT: WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Standard Coastal Development Permit to construct a single-family residence, including attached decking, patios, and garage. The request includes the installation of mitigation fencing, a primary septic system and future vested opportunity to install a replacement septic system. Associated development includes establishment of a propane tank, a gravel driveway, trenching for underground utilities and connection to community water district.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 0.5± miles south of the town of Albion center, within the Pacific Reefs subdivision, on the northeast side of Pacific Reefs Road (private), 0.5± miles west its interaction with State Route 1 (SR 1); located at 34350 Pacific Reefs Road, Albion; APN: 123-340-13.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JESSIE WALDMAN

3b. **CASE#:** CDP_2021-0032 (CONTINUED FROM AUGUST 25, 2022)

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

3c. **CASE#:** B_2022-0028

DATE FILED: 8/19/2022

OWNER/APPLICANT: MARSHALL & SHARON STELLER

AGENT: JEREMY JAMES

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 126-170-05) will increase to 40.5± acres, and Lot 2 (APNs: 126-170-06, 126-180-05, 14) will decrease to 115± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.9± miles southeast of Albion on the south side of Navarro Ridge Road (CR 518), 2.47± miles east of its intersection with State Route 1 (SR 1), no address assigned; APNs: 126-170-05, 06, 126-180-05, 14.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: RUSSELL FORD

3d. **CASE#:** CDP_2022-0020

DATE FILED: 5/26/2022

OWNER/APPLICANT: CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) DISTRICT1

AGENT: ROBERT KING

REQUEST: Standard Coastal Development Permit for safety improvements along State Route 1 (SR 1) between post mile (PM) 87.90 and 91.20 including the following: paving existing southbound gravel turnouts creating a 4-foot shoulder for all users, shoulder backing, grading, guard rail improvements, and replacement of striping and markings. Entirety of project extends from Rockport



to Leggett between PM 87.90 and 105.60.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone along State Route 1 (SR 1), 1.8± miles north of its intersection with Rockport Street (CR 429A) and 0.4± miles east of its intersection with Usal Road (CR 431); located between post mile 87.90 and 91.20.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: STEVEN SWITZER

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