



# ARCHAEOLOGICAL COMMISSION AGENDA

JULY 12, 2023  
2:00 PM

## HYBRID MEETING

### ORDER OF AGENDA

The Mendocino County Archaeological Commission meetings will be conducted *in person* at 860 North Bush St. Ukiah, CA 95482, 400 E. Commercial St Willits, CA 95490 and 23925 Howard St. Covelo, CA 95428. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**Mendocino County Archaeological Commission July 12, 2023**, 02:00 PM Pacific Time (US and Canada). Click this link to join the webinar: <https://mendocinocounty.zoom.us/j/86969452333>

**Or One tap mobile:** +16699009128,86969452333# US (San Jose)+16694449171,,86969452333# US

**Webinar ID:** 869 6945 2333

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto: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/archaeological-commission>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

#### 1. ROLL CALL

2. **ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to view the meeting on "youtube" and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to email them to the above e-mail address by 2:00 pm on July 12, 2023.

#### 3. SURVEY REQUIRED

3a. **CASE#:** CDP\_2022-0021 (Continued from June 14, 2023)

**DATE FILED:** 5/27/2022

**OWNER/APPLICANT:** HASSAN & DEBORAH GHAMLOUCH

**AGENT:** DEBRA LENNOX

**REQUEST:** Standard Coastal Development Permit to construct a single-story, 1,886 sq. ft. single-family residence with 360 sq. ft. deck. The request includes two (2) water tanks, generator, septic, development of existing well, demolition of shed, paving driveway with concrete, fence, gate, gravel walkways with path lights, and utility line from well.

**LOCATION:** In the Coastal Zone, 5.5± miles north of the town of Gualala center, on the west side of State Route 1 (SR1); located at 33300 S Hwy 1, Gualala; APN: 143-050-06.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

3b. **CASE#:** CDP\_2022-0015

**DATE FILED:** 5/3/2022

**OWNER/APPLICANT:** PETER MARTIN

**REQUEST:** Coastal Development Permit to install a replacement on-site sewage disposal system. Follow up application to, expired, emergency permit EM\_2021-0010.

**LOCATION:** In the Coastal Zone, 2± miles south of Fort Bragg center, on the east side of State Route 1 (SR 1), 0.3± miles south of its intersection with State Route 20 (SR 20); located at 18725 N Hwy 1, Fort Bragg; APN 017-140-13

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** SAM VANDEWATER



3c. **CASE#:** CDP\_2022-0039  
**DATE FILED:** 11/15/2022  
**OWNER/APPLICANT:** DONNA & DAN BRADY  
**REQUEST:** Standard Coastal Development Permit to renovate existing residential structures, construct a 600-square-foot guest cottage and other accessory structures on land contiguous with State Parks and designated a Highly Scenic Area.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone and 0.8 mile south of Caspar, approximately 0.5 miles south of the intersection of Caspar Rd (CR 569) and Pacifica Dr (CR 559) and located at 15100 Seadrift Ave (CR 560), Caspar (APN 118-040-14).  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** LIAM CROWLY

3d. **CASE#:** CDP\_2023-0002  
**DATE FILED:** 3/20/2023  
**OWNER:** NASK INVESTMENTS LLC  
**APPLICANT/AGENT:** JEFFERY COLE, MD7  
**REQUEST:** Standard Coastal Development Permit to install five (5) electric vehicle charging stations in the parking lot of the Seafoam Lodge.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 0.8± miles south of Little River, on the east side of State Route 1 (SR-1), located at 6751 N. Hwy 1, Little River; (APN: 121-050-10).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** LIAM CROWLEY

3e. **CASE#:** CDP\_2023-0011  
**DATE FILED:** 2/28/2023  
**OWNER:** GUNDERSON ROCK LLC  
**APPLICANT/AGENT:** JEFFERY COLE, MD7  
**REQUEST:** Standard Coastal Development Permit to install five (5) electric vehicle charging stations in the parking lot of the Elk Cove Inn.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 0.25± miles south of Elk, on the west side of State Route 1 (SR-1), located at 6300 S. Hwy 1, Little River; (APN: 127-240-07).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** LIAM CROWLEY

4. REVIEW OF SURVEY

4a. **CASE#:** CDP\_2022-0027  
**DATE FILED:** 7/27/2022  
**OWNER/APPLICANT:** PENELOPE & DANIEL ELIA  
**AGENT:** NEWBERGER & ASSOCIATES  
**REQUEST:** Administrative Coastal Development Permit application to construct a single-family residence.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 1.6 miles south of Little River and 500 feet east of the intersection of State Route 1 and Carson Hill Road (Private) at 33850 Carson Hill Road, Little River (APN 121-140-12).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** DIRK LARSON

4b. **CASE#:** CDP\_2022-0040  
**DATE FILED:** 12/6/2022  
**OWNE/ APPLICANT:** CALLY DYM  
**AGENT:** AMY WYNN, WYNN COASTAL PLANNING & BIOLOGY  
**REQUEST:** Development of a 5-unit inn, ancillary to the Little River Inn, 5 cabins, 1 guest welcome center, 1 event patio, 1 housekeeping structure, parking, walkways and landscaping, ground- and roof-mounted solar panels, septic, connection to existing well, installation and connection to two 2,500 gallon water tanks and propane generator on neighboring Van Damme parcel, associated grading and reroute/extend existing driveway.



**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the coastal zone, 70± feet southwest of Little River town center, lying on the west side of State Route 1 (SR 1), approximately 780 feet from its intersection with Little River Airport Road (CR404); located at 7720 North Highway One, Little River 95456. APN: 121-280-15.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** STEVEN SWITZER

4c. **CASE#:** CDP\_2023\_0003

**DATE FILED:** 1/12/2023

**OWNER:** DON H & JULIA C CELERI

**APPLICANT:** CITY OF FORT BRAGG

**REQUEST:** The City of Fort Bragg Public Works Department proposes a Raw Water Line Replacement project to replace major portions of the City's main raw water supply pipeline. The proposed project would construct almost 2 miles of raw water pipeline that is reaching the end of its service life. A portion of the project crosses through the Coastal Zone before and after crossing into the Noyo River Floodplain. project application documents. Mitigated Negative Declaration

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** Starting from Fort Bragg city center, head 377 ft north toward E Pine St.; turn left 203 ft at the 1st cross street onto E Pine St; then

turn left at the 1st cross street onto CA-1 S/N Main St and go

1.8 mi; then turn left onto State Hwy 20 E/Fort Bragg - Willits Rd for 2.1 mi; then turn left onto Summers Ln for 0.8 mi (20000 Summers Ln., Fort Bragg, CA 95437)

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** SUSAN SUMMERFORD

4d. **CASE#:** CDP\_2023-0009

**DATE FILED:** 2/28/2023

**OWNER:** JAMES A. DE ALBA

**APPLICANT:** JIM & DENISE DE ALBA

**AGENT:** TARA JACKSON, WYNN COASTAL PLANNING

**REQUEST:** Construct a 1,802 square foot SFD with attached 836 square foot garage, 297 square feet of decks, and septic system; demolition of one existing well and trenching for connection from SFD to the other existing well; trenching to connect to grid power; extend existing driveway and parking area by 2,942 square feet. Convert existing, legal nonconforming 475 square foot cabin to an ADU.

**LOCATION:** In the Coastal Zone, 2.2± miles north of Caspar town center, on a public easement off the south side of Pacific Way (CR 436A) the north side of Little Lake Rd (CR 408), east of its (Pacific Way's) intersection with Ocean Drive (CR 436), located at 33389 Pacific Way, Fort Bragg.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** ROB FITZSIMMONS

4e. **CASE#:** UM\_2022-0001

**DATE FILED:** 4/13/2022

**OWNER/APPLICANT:** MENDOCINO ONSEN CORPORATION

**AGENT:** JAMES WILLIAMS

**REQUEST:** Completion of Use Permit UM 25-88/2001 on APN 149-270-31 to include renovations to main lodge, two (2) resort units, two new rental units, renovation of greenhouse building, and replacement of single resort unit with duplex resort unit. New projects: APN 149-270-31, bridge onto Orr Springs Rd. APN 149-270-29, two (2) new staff housing units, new owner unit, food service building. and maintenance and laundry service building. All projects will include associated infrastructure, i.e., electric, septic, well, parking, fire suppression, and encroachments.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 10± miles northwest of the city of Ukiah, lying on the south side of Orr Springs Rd. (CR 223), 9± miles west of its intersection with North State St. (CR 104), located at 13201 Orr Springs Rd., Ukiah (APN: 149-270-29 & 149-270-31)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

## 5. MATTERS FROM STAFF

5a. Discussion of Conditions of Approval from ARCH Commission.



**5b. Northwest Information Center at Sonoma State University Referrals.**

**6. MATTERS FROM COMMISSION**

**7. MATTERS FROM THE PUBLIC**

**8. ADJOURNMENT**

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Archaeological Commission 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 Archaeological Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' 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 Archaeological Commission's decision will be overturned.

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](http://www.mendocinocounty.org/pbs)

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](http://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 Archaeological 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.