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**COASTAL PERMIT ADMINISTRATOR  
AGENDA (SPECIAL MEETING)**

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**NOVEMBER 15, 2023  
10:00 A.M.**

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**ORDER OF AGENDA**

The Mendocino County Coastal Permit Administrator meetings will be conducted **at 860 North Bush Street, Ukiah California** and virtual attendance will be available via Zoon. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**Mendocino County Coastal Permit Administrator** November 15, 2023, 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar <https://mendocinocounty.zoom.us/j/87230806329>

One tap mobile :+16699009128, 87230806329# US (San Jose)+16694449171, 87230806329# US

**Webinar ID: 872 3080 6329**

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 Coastal Permit Administrator, 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\_2021-0010**

**DATE FILED: 2/19/2021**

**OWNER/APPLICANT: DAWN JOYCE**

**AGENT: WYNN COASTAL PLANNING & BIOLOGY**

**REQUEST:** Standard Coastal Development Permit to construct a 3,350 square-foot Single-Family Residence (SFR) with an attached garage and greenhouse, a dairy barn with an attached Accessory Dwelling Unit and greenhouse, an equipment barn with roof mount solar, gazebo, equestrian shelter and riding area. The request includes expansion of the existing driveway, two (2) production wells, pump house, water storage, generator, fencing and septic system. Also included in the request is the placement of temporary livestock electric fencing, temporary portable farm stand and temporary occupancy of a travel trailer during construction.

**ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION**

**LOCATION:** In the Coastal Zone, 2.8± miles north of the town of Manchester center, on the east side of State Route 1 (SR 1); located at 16021 S Hwy 1, Manchester; APN: 132-210-42.

**SUPERVISORIAL DISTRICT: 5 (Williams)**

**STAFF PLANNER: MATT GOINES**

**3b. CASE#: CDP\_2022-0001**

**DATE FILED: 1/10/2022**

**OWNER/APPLICANT/AGENT: DOUGLAS & JENNIFER HERTING**

**REQUEST:** Standard Coastal Development Permit for the construction of a single-family residence with basement, install water storage tanks, relocated existing shed(s); Grading to construct a driveway access from State Route 1; After-the-Fact approval for an existing well and septic system; Trenching for underground power connection; Installation of an auxiliary septic tank and pump tank to be connected to the existing septic field; and major vegetation removal for the driveway and home site. Additional, temporary occupancy of a travel trailer during construction is requested.

**ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION**

**LOCATION:** In the Coastal Zone, 2.25± miles north of Anchor Bay, 0.25± miles north of Gypsy Flat Road (Private), on the east side of State Route 1 (SR 1), located at 33101 S. Hwy 1, Gualala, CA 95445; APN: 143-050-15.

**SUPERVISORIAL DISTRICT: 5 (Williams)**

**STAFF PLANNER: JESSIE WALDMAN**



**3c. CASE#: CDP\_2023-0017**

**DATE FILED: 4/5/2023**

**OWNER/APPLICANT: COHEN RESIDENTIAL LLC, SAM COHEN**

**AGENT: BRENDAN FRYE**

**REQUEST: Standard Coastal Development permit to replace an existing septic system with new septic tanks, pump system and highline leach field.**

**ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT**

**LOCATION: In the Coastal Zone, 4.3± miles south of Elk, on the east side of State Route 1 (SR 1), located at 11701 S. Hwy 1, Elk; APN 131-050-11, -08 & 131-070-03, -02.**

**SUPERVISORIAL DISTRICT: 5 (Williams)**

**STAFF PLANNER: TIA SAR**

**3d. CASE#: CDP\_2023-0028**

**DATE FILED: 6/16/2023**

**OWNER: CHARLES BUCHANAN III**

**APPLICANT: DONALD BUCHANAN**

**AGENT: MEGHAN DURBIN, WYNN COASTAL PLANNING**

**REQUEST: Standard Coastal Development Permit to replace on-site septic and wastewater disposal system for existing four (4) bedroom single-family residence in the Coastal Zone.**

**ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT**

**LOCATION: In the Coastal Zone, within the town of Elk, lying west of Highway 1, 0.43± north of its intersection with Philo-Greenwood Road (CR 132). Located at 5800 S. Highway 1, Elk;**

**APN: 127-181-01-00.**

**SUPERVISORIAL DISTRICT: 5 (Williams)**

**STAFF PLANNER: SUSAN SUMMERFORD**

**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.gov/pbs](http://www.mendocinocounty.gov/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.gov/pbs](http://www.mendocinocounty.gov/pbs)