



COASTAL PERMIT ADMINISTRATOR AGENDA

FEBRUARY 22, 2024
10:00 A.M.

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 February 22, 2024, 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/86100349708>

One tap mobile : +16694449171, 86100349708# US+16699009128, 86100349708# US (San Jose)

Webinar ID: 861 0034 9708

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 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_2021-0011 (Continued from 1-25-24)

DATE FILED: 05/11/2021

OWNER/APPLICANT: TRULEE LEE & YOSHIYUKI KARAHASHI

AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC. – MEGHAN DURBIN

REQUEST: Standard Coastal Development Permit for the required follow up to Emergency Permit (EM 2020-0005) for the construction of a replacement septic system and the removal of 104 square feet of the existing single-family-residence and the addition of 511 square feet of new construction to the previously noted single-family-residence, remove 123 square feet of existing decking, add 474 square feet of new decking to the single-family-residence and add a full bathroom to the existing workshop, thus converting it to a guest cottage

LOCATION: In the Coastal Zone, 2.8± miles southwest of the downtown of the City of Fort Bragg, west of State Route 1 (SR 1), 0.5± miles west of the intersection of Ocean Drive (CR 436) and Pacific Way (CR 436A); located at 33625 Pacific Way, Fort Bragg; APN: 017-060-04.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE

3b. CASE#: B_2023-0013

DATE FILED: 5/2/2023

OWNER/APPLICANT: ELLARD ROUSH

AGENT: VANCE RICKS

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 144-260-02) will increase from 2.3± acres to 78.6± acres and Lot 2 (APN: 144-260-03) will decrease from 116 ±acres to 40± acres.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: 1.78± miles north of Gualala community center, lying northeast of State Route 1 (SR 1), 0.79±miles north of its intersection with Big Gulch Rd (CR 543), located at the terminus of Big Gulch Rd, Gualala; APN: 144-260-02, -03.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: DIRK LARSON



3c. CASE#: B_2023-0018
DATE FILED: 5/2/2023
OWNER: ISHVI AUM AND DEATON FAMILY TRUST
APPLICANT/AGENT: VANCE RICKS
REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 118-160-38) will decrease from 20.9± acres to 20.4± acres, Lot 2 (APN: 118-160-30) will increase from 2.1± acres to 2.6± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: In the Coastal Zone, 1.24± miles south of Caspar community center, lying on the west side of State Route 1 (SR 1), 0.67± miles southwest of its intersection with Point Cabrillo Drive (CR 564), located at 13551- & 13561-Point Cabrillo Drive, Caspar; APNs 118-160-30, -38.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: DIRK LARSON

3d. CASE#: CDP_2023-0001
DATE FILED: 1/6/2023
OWNER/APPLICANT: NOYO HARBOR DISTRICT
AGENT: SHN & SCOTT PERKINS
REQUEST: Standard Coastal Development Permit for the following improvements at Grader Park: construction of a new covered fish cleaning station, extension of concrete sidewalk, new post and rope fencing adjacent to proposed sidewalks along the riverbank, new “Caught from Noyo Harbor” bulletin board sign, new cold-water shower, connections to utilities including water, sewer, and stormwater, and reroofing of two existing restrooms.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: In the Coastal Zone, on the south side of Noyo River, 0.25± miles north of the intersection of State Route 20 (SR 20) and South Harbor Drive (CR 415), 400± feet east of the intersection of South Harbor Drive (CR 415) and Basin Street (CR 417), located at 32400 Basin Street, Fort Bragg; APN: 018-240-22.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: STEVEN SWITZER

3e. CASE#: CDP_2023-0021
DATE FILED: 4/18/2023
OWNER/APPLICANT: SALLY BENSON & TERRY SURLES
AGENT: WYNN COASTAL PLANNING & BIOLOGY & MEGHAN DURBIN
REQUEST: Standard Coastal Development Permit to construct a garage and workshop building with porches and concrete apron at entrance, gravel driveway, walkways, and septic expansion. Landscaping will include the planting of three (3) trees to improve view screening.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: In the Coastal Zone, 1± miles south of Albion town center, on the western side of State Route (SR) 1, 450± feet to the northwest of its intersection with Nonella Lane (private), located at 2401 Nonella Ln, Albion; APN: 123-280-15.
SUPERVISORIAL DISTRICT: 5 (Williams)
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