



COASTAL PERMIT ADMINISTRATOR AGENDA

MARCH 14, 2024
11:00 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 Zoom. 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 March 14, 2024 @ 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/84883779583>

One tap mobile : +16699009128, 84883779583# US (San Jose)+16694449171, 84883779583# US

Webinar ID: 848 8377 9583

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.gov/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.gov/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_2021-0041

DATE FILED: 8/9/2021

OWNER/APPLICANT: GEZA POLONY

REQUEST: Standard Coastal Development Permit, after the fact, to permit grading and repair an existing berm for easier maintenance.

ENVIRONMENTAL DETERMINATION: CATEGORICAL EXEMPT

LOCATION: In the Coastal Zone, located 2.76± miles from Mendocino town center on the west side of Point Cabrillo Drive (CR564), 760± feet from its intersection with Lighthouse Road (private), located at 13500 Point Cabrillo Drive, Mendocino; APN: 118-160-18.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: TIA SAR

3b. CASE#: CDP_2023-0013

DATE FILED: 3/13/2023

OWNER/APPLICANT: CALTRANS

AGENT: CALTRANS & STEPHEN UMBERTIS

REQUEST: Standard Coastal Development Permit for safety improvements along State Route 1 (SR 1) in two locations between post mile (PM) 6.4 to 6.8 and PM 9.2 to 9.5 including the following: realigning the roadway, widening the shoulders, installing guardrails and supporting retaining walls, replacing culverts, and relocating utility poles. Additional work would include pavement overlay, restriping, cut and fill earthwork, tree removal, private driveway conforms, and erosion control.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION. The Lead Agency: The State of California (Caltrans) prepared an Initial Study with a proposed Mitigated Negative Declaration (SCH 2021080184). The County, as a Responsible Agency, has reviewed the project to determine the adequacy of documents and the project's consistency with the Coastal Element of the General Plan.

LOCATION: In the Coastal Zone along SR 1, Location 1 is 5.2± miles north of Gualala town center between the intersection of Havens Neck Drive (Private) and Gypsy Flat Road (Private), between PM 6.4 and 6.8; Location 2 is 5.6± miles south of the City of Point Arena between Signal Port Creek Rd (CR 520) and Iversen Point Rd (503B), between PM 9.2 and 9.5.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER



3c. **CASE#:** CDP_2023-0018

DATE FILED: 4/10/2023

OWNER/APPLICANT: CHI SULLIVAN AND JADE LEE

AGENT: SAM WALDMAN

REQUEST: Standard Coastal Development Permit to construct a new 1,198 square foot accessory dwelling unit consisting of one bedroom and a bathroom along with a 476 square foot detached garage. Additional improvements include 829 square feet of decking and stairs, an eighty-two square foot porch, 113 square feet of concrete slabs and add new french doors to the existing single-family-residence

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: In the Coastal Zone, 0.52 ± mile northwest of Caspar town center at the terminus of Seadrift Avenue (CR 560), 582± feet west of its intersection with Pacifica Drive (CR 559); located at 15361 Seadrift Avenue, Caspar; APN: 118-010-14.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: KEITH GRONENDYKE

3d. **CASE#:** CDP_2023-0019

DATE FILED: 4/10/2023

OWNER/APPLICANT: CHI SULLIVAN AND JADE LEE

AGENT: SAM WALDMAN

REQUEST: Standard Coastal Development Permit to drill four test wells to demonstrate adequate water supply for an accessory dwelling unit. First test well to produce a sufficient quantity of potable water will be converted to a production well. This well would be connected to an existing single-family-residence along with the proposed accessory dwelling unit. If any single well does not produce a sufficient quantity of water, additional wells may be used for production purposes simultaneously. Also proposing to remove existing water storage container and install two new 2,500 gallon water storage tanks underground along with septic infrastructure repair and replacement including replacing the distribution box, installing an aerobic treatment unit and replacement leach lines. Additional improvements include a roof mounted solar power array and solar hot water panel, a heat pump with a concrete pad, the expansion of a gravel parking area, the re-roof of the existing single-family-residence along with the replacement of five windows and one French door.

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: In the Coastal Zone, 0.52 ± mile northwest of Caspar town center at the terminus of Seadrift Avenue (CR 560), 582± feet west of its intersection with Pacifica Drive (CR 559); located at 15361 Seadrift Avenue, Caspar; APN: 118-010-14.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE

3e. **CASE#:** CDP_2023-0020

DATE FILED: 4/7/2023

OWNER/APPLICANT: CALTRANS

AGENT: CALTRANS & ROBERT KING

REQUEST: Standard Coastal Development Permit for a Capital Preventive Maintenance Program (CapM) project along State Route 1 (SR 1) between post mile (PM) 33.72 and PM R51.00 including the following: road resurfacing, repair and replace shoulder dikes, shoulder backing, rail element walls, concrete medians, resurfacing of two (2) vista points, sidewalk improvements, sign panel updates, replace two (2) electrical cabinets, cable railing, and guard rail improvements.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT. The Lead Agency: The State of California (Caltrans) prepared a Notice of Exemption (SCH 2021120256). The County, as a Responsible Agency, has reviewed the project to determine the adequacy of documents and the project's consistency with the Coastal Element of the General Plan.

LOCATION: In the Coastal Zone along SR 1, 950± feet south of its intersection with Philo-Greenwood Road (CR 132) and 1,000± feet north of its intersection with Little Lake Road (CR 408); located between Post Mile (PM) 33.72 and PM R51.00.

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