



# COASTAL PERMIT ADMINISTRATOR AGENDA

MARCH 28, 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 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 28, 2024 @ 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/86585946542>

**One tap mobile** : +16694449171, 86585946542# US+16699009128, 86585946542# US (San Jose)

**Webinar ID: 865 8594 6542**

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) 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 - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.

**3a. CASE#:** CDP\_2023-0009

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

**OWNER/APPLICANT:** JAMES & DENISE DE ALBA

**AGENT:** WYNN COASTAL PLANNING & BIOLOGY

**REQUEST:** Construct a single-family residence with attached garage, decks, roof-mounted solar panels, and septic system; destroy one existing well and connect a second existing well to residence through trenching; additional trenching to connect to grid power; extend existing driveway and parking area; and convert existing cabin to an Accessory Dwelling Unit.

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION

**LOCATION:** In the Coastal Zone 2± miles north of Caspar, on a private road 600± feet south of its intersection with Pacific Way (CR 436A), located at 33389 Pacific Way, Fort Bragg; APN: 017-320-51.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** LIAM CROWLEY

**3b. CASE#:** CDP\_2023-0025

**DATE FILED:** 05-15-2023

**OWNER:** CAROL HAYNES

**APPLICANT/AGENT:** AUM CONSTRUCTION

**REQUEST:** Standard Coastal Development Permit to replace and restore exterior windows and cladding of main house, including larger windows facing ocean. Demolish existing shop and replace with 2-car garage. Reconfigure driveway approach to new garage. Move onsite propane tank. Interior spaces include new bath, kitchen, and propane fireplace.

**ENVIRONMENTAL DETERMINATION:** CATEGORICALLY EXEMPT

**LOCATION:** In the Coastal Zone, 1± miles south of the Town of Mendocino, 0.25± miles north of Chapman Road (private), on the west side of Frontage B Road (CR 500B), located at 9500 Road 500 B, Mendocino; APN: 119-320-03

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** MATT GOINES



3c. **CASE#:** CDP\_2023-0039

**DATE FILED:** 10/20/2023

**OWNER/APPLICANT:** SCOTT & ELIZABETH WAHLBERG

**AGENT:** WYNN COASTAL PLANNING & BIOLOGY

**REQUEST:** Standard Coastal Development Permit to authorize construction of a single-family residence with decks, attached garage, water storage tank, driveway, fence, and temporary occupancy of a trailer during construction. The development would also include connection to an existing well, municipal sewer system, propane tank, electric utility, and grading.

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION

**LOCATION:** In the Coastal Zone, 1.5± miles north of Gualala, at the end of Big Gulch Road (private) 500± feet west of its intersection with State Route 1, located at 47101 Big Gulch Road, Gualala; APN: 145-121-18.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** LIAM CROWLEY

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