



# COASTAL PERMIT ADMINISTRATOR AGENDA

SEPTEMBER 12, 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** September 12, 2024 @ 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/82402393026>

**One tap mobile:** +16694449171, 82402393026# US+16699009128, 82402393026# US (San Jose)

**Webinar ID: 824 0239 3026**

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/departments/planning-building-services/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Coastal Permit Administrator tab.

1. **Meeting Called to Order - 11:00 a.m.**
2. **Determination of Noticing.**
3. **Regular Calendar.**

**3a. CASE#:** B\_2024-0012

**DATE FILED:** 3/27/2024

**OWNER:** Slick Rock Ranch, LLC

**APPLICANT:** Slick Rock Ranch/Don Ratcliff

**AGENT:** Jim Ronco & Vance Ricks Consulting

**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 142-070-06x) will increase from 1.5± acres to 17± acres, and Lot 2 (APN: 142-110-02x) will decrease from 37± acres to 21.5± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 7.27± miles north of Gualala town center, lying on the east side of State Route 1 (SR 1), 1.02± miles south of its intersection with Iversen Point Rd (CR 503B), located at 31101 S. Hwy 1, Gualala; APNs: 142-070-06x, 142-110-02x.

**STAFF PLANNER:** Dirk Larson

**3b. CASE#:** CDP\_2020-0037

**DATE FILED:** 12/23/2020

**OWNER/ APPLICANT:** Thomas & Kelley Parsons

**REQUEST:** Standard Coastal Development Permit to gravel an existing driveway approach, grade and gravel a driveway extension, construct a 2,663 square-foot single-family residence, an attached covered breezeway, a 742 square-foot garage, a 1,659 square-foot barn, fencing, convert a test well to a production well, install a pumphouse, water storage tanks, septic system, a propane tank and underground utilities. The barn would consist of storage and livestock.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** In the Coastal Zone, 4.8± miles south of Elk town center, lying on the west side of State Route 1 (SR 1); 2.5± miles north of its intersection with Cypress Point Road (CR 576), located at 12200 S. Highway 1, Elk; APN: 131-070-06.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Shelby Miller

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 <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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)