



COASTAL DEVELOPMENT PERMITS AGENDA

MAY 28, 2015
10:00 A.M.

FORT BRAGG PUBLIC LIBRARY 499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA

1. Meeting Called to Order – 10:00 a.m.
2. Determination of Noticing.
3. Public Hearing Items.

3a. **CASE#:** CDP_2012-0031

DATE FILED: 4/3/2015

OWNER: JUGHANDLE CREEK FARM AND NATURE CENTER, INC.

AGENT: ARKIN TILT ARCHITECTS

PROJECT COORDINATOR: BILL M. KINSER

REQUEST: Coastal Development Permit for new construction and remodeling of existing structures, and improvements and additions to infrastructure associated with the existing hostel and campground located on the property. New building construction and remodeling projects include the following: (1) Construct a kitchen/lounge/laundry/mud room facility (at "Top of Hill" structure) to replace existing structure; (2) Construct several new accessory structures including a lath house, two counselor cabins, bunkhouse with attached cooking area, and bathhouse; and (3) Remodel and improve existing cabins and manager's residence. The project would also include improvements to the existing site access road, parking and drainage, nature trails and boardwalks, expansion of the existing septic system and utilities, and addition of a new composting toilet.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, just north of the community of Caspar, on the east side of Highway 1, approximately 100 feet north of its intersection with Caspar Road (CR 569). The street address for the property is 15501 North Highway 1, Caspar; APN 017-250-32.

RECOMMENDED ACTION: APPROVAL WITH CONDITIONS

3b. **CASE#:** CDP_2014-0031

DATE FILED: 9/15/2014

OWNER/APPLICANT: JOHN & KATHLEEN DOUGLAS

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Coastal Development Permit to construct a 5 foot livestock (horse) fence enclosure with three, 96 square-foot, trussed horse loafing sheds with a maximum height of 8 feet.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA- Class 3 (e)
Accessory Structure

LOCATION: In the Coastal Zone on the west side of Highway 1, approximately 0.6 miles north of its intersection with Airport Road, located at 22730 N Highway 1, Fort Bragg; APN 069-231-13.

RECOMMENDED ACTION: APPROVAL WITH CONDITIONS



3c. CASE#: CDP_2014-0032
DATE FILED: 9/18/2014
OWNER/APPLICANT: ALICE NG
AGENT: AMY WYNN
PROJECT COORDINATOR: BILL M. KINSER
REQUEST: Standard Coastal Development Permit to replace existing unpermitted wooden retaining wall with a concrete retaining wall topped with stainless steel cable rail to match existing rail at house. Length of wall is 69', height of wall ranges from 3' to 8' maximum from above ground level with 42" railing. Installation of LED low voltage lights at base of rail. During construction Erosion Control Best Management Practices will be implemented.
ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA – Class 3
LOCATION: In the Coastal Zone, lying on the east side of Overton Drive, 0.5± miles west of its intersection with Point Cabrillo Drive, located at 45601 Overton Drive, Mendocino; APN 118-180-38.
RECOMMENDED ACTION: APPROVAL WITH CONDITIONS

3d. CASE#: CDP_2014-0040
DATE FILED: 11/5/2014
OWNER: GARY & BARBARA DAVIDSON
APPLICANT: GARY DAVIDSON
AGENT: ANDY HARNEY
PROJECT COORDINATOR: JULIANA CHERRY
REQUEST: A request to renovate the existing residence and accessory structures, including: repairing exterior building materials on all existing structures (house, three barns, guest house, and green house); a 216 square-foot addition and reconstruction of the guest house; constructing 128 square-foot deck and a 24 square-foot covered guest house entry; installing downcast exterior lamps; and replacing the guest house septic system.
ENVIRONMENTAL DETERMINATION: A Class 1(d) and Class 1(e) Categorical Exemption from CEQA for restoration or rehabilitation of existing structures and additions to existing structures provided that the addition will not result in an increase of more than fifty percent of the floor area of the structures before the addition.
LOCATION: The site is located on the west side of north Highway 1 approximately 250 feet north of its intersection with Rosa Lane. 26800 N Highway 1, Fort Bragg (APN 069-060-07).
RECOMMENDED ACTION: APPROVAL WITH CONDITIONS

4. 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.

5. Adjournment.

Appeal Process. Applicants or other 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 calendar days of the Administrator's decision. The appeal of the decision will be placed on the next available Board of Supervisors agenda for consideration and the appellant will be notified of the time, date and place. 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 Coastal Permit Administrator.

<http://www.co.mendocino.ca.us/planning>