



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

MEMORANDUM

DATE: JUNE 25, 2024

TO: HONORABLE BOARD OF SUPERVISORS

FROM: LIAM CROWLEY, PLANNER II

SUBJECT: LCP_2024-0002 CONSOLIDATED COASTAL DEVELOPMENT PERMIT REQUEST FOR THE NOYO HARBOR DISTRICT TO INSTALL AN ICE HOUSE AND ASSOCIATED DEVELOPMENT FOR THE BENEFIT OF COMMERCIAL AND RECREATIONAL FISHERMEN.

SUMMARY OF PROJECT

The Noyo Harbor District intends to develop improvements along the south side of Noyo Harbor that would involve the installation of an ice house to provide ice for commercial and recreational fishermen. According to the application, the existing ice house is dilapidated and not economically viable.

The project would also involve the demolition of an existing fenced storage area, the installation of a concrete foundation, access platform, metal support structure, three (3) stacked shipping containers, aluminum piping between the ice house and the dock, trenching for utility connections, and extension of an aluminum ice delivery hose along the southeast side of dock.

According to the application, the project would help lower a major operating cost for fishermen and would assist in maintaining the commercial viability of the waterfront.

LCP Maps show that portions of the dock and harbor lie within Coastal Commission post-LCP permit jurisdiction. The proposed improvements are considered development as defined in Mendocino County Code (MCC) Section 20.308.035. Therefore, the improvements in each jurisdiction would require a separate Coastal Development Permit from each jurisdiction as provided in MCC Section 20.532.010.

The proposed consolidation request by the Noyo Harbor District would allow for streamlined processing of this project. The alternative would be the processing of multiple Coastal Development Permits by multiple jurisdictions, which would not allow analysis of the project as a whole. By authorizing the consolidation, the Board would allow the California Coastal Commission to process a Coastal Development Permit for the entirety of the proposed improvements to the harbor. Otherwise, a separate Coastal Development would be processed by both the California Coastal Commission and the County for the improvements within each jurisdiction. At the request of Noyo Harbor District, adoption of a resolution is being sought which would consolidate the permit review under the Coastal Commission for this specific project only and streamline the permit process. Consolidation of the Coastal Development Permit would not substantially impair public participation in review of the Coastal Development Permit because a public hearing will be held by the Coastal Commission and may be attended by interested parties and the participation opportunities are the same as would be provided if two permits were processed instead.

RECOMMENDATION

Adopt the Resolution authorizing the processing of a Consolidated Coastal Development Permit, LCP_2024-0002 (Noyo Harbor District), by the California Coastal Commission, for Noyo Harbor District (NHD) to install an ice house and associated development for the benefit of commercial and recreational fishermen; and authorize Chair to sign same.

ATTACHMENTS:

- 1) Resolution for Adoption
- 2) Project Application, Description, Plans, and Maps