



# Mendocino County

## Legislation Text

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**File #:** 16-640, **Version:** 1

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**To:** Board of Supervisors

**From:** Planning and Building Services

**Meeting Date:** June 21, 2016

**Department Contact:** Juliana Cherry

**Phone:** 964-5379

**Department Contact:** Steve Dunnicliff

**Phone:** 234-6650

**Item Type:** Consent Agenda

**Time Allocated for Item:** N/A

**Agenda Title:**

Approval of Coastal Development Administrative Permit CDP\_2014-0035 to Allow for the Construction of a New Single-Family Residence Located at 43750 Alta Mesa Road, Manchester (APN 132-072-09) Without a Public Hearing

**Recommended Action/Motion:**

Approve Coastal Development Administrative Permit CDP\_2014-0035 to allow for the construction of a new single-family residence located at 43750 Alta Mesa Road, Manchester (APN 132-072-09) without a public hearing.

**Previous Board/Board Committee Actions:**

Mendocino County Code Section 20.536.005 authorizes the Coastal Permit Administrator to administratively approve certain projects without a public hearing, provided no member of the Board of Supervisors requests a public hearing.

**Summary of Request:**

On March 4, 2016, the Coastal Permit Administrator (CPA) approved a coastal development administrative permit to construct a new single-family residence on a two-acre vacant lot at the site of a former gravel borrow pit. The new residence is a 1,752 square foot, 1-story, 3-bedroom structure and includes a 600-square-foot garage, 1,360 square feet of decking. Related site improvements include a septic system and driveway. A mitigated negative declaration was prepared for the project, which includes mitigation to protect Point Arena Mountain Beaver habitat as required by the California Department of Fish and Wildlife. The approved development complies with the applicable RR:10 zoning regulation. The CPA's approval takes effect upon the Board's completion of this review provided a hearing is not requested by any member of the Board.

**Alternative Action/Motion:**

Upon the request of at least one member of the Board, the Coastal Permit Administrator will schedule CDP 2014-0035 for a public hearing, pursuant to Mendocino County Code Section 20.356.005.

**Supplemental Information Available Online at:** <http://www.co.mendocino.ca.us/planning>

**Fiscal Impact:**

**Source of Funding:** N/A

**Budgeted in Current F/Y:** N/A

**Current F/Y Cost:** N/A

**Annual Recurring Cost:** N/A

**Supervisory District:** District 5

**Vote Requirement:** Majority

**Agreement/Resolution/Ordinance Approved by County Counsel:** N/A

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**CEO Liaison:** Christopher Shaver, Deputy CEO

**CEO Review:** Yes

**Comments:**