



HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Archaeological Commission meetings will be conducted *in person* at 860 North Bush St. Ukiah, CA 95482, 400 E. Commercial St Willits, CA 95490 and 23925 Howard St. Covelo, CA 95428. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>



Mendocino County Archaeological Commission October 08, 2025, 02:00 PM Pacific Time (US and Canada). Click this link to join the webinar: <https://mendocinocounty.zoom.us/j/84268971127>

[+16699009128,,84268971127# US \(San Jose\)+16694449171,,84268971127# US](https://mendocinocounty.zoom.us/j/84268971127)

Webinar ID: 842 6897 1127

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Commissioners, 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>, under the Archaeological tab or scan the QR code. 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 Archaeological tab.

1. ROLL CALL

- 2. ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to view the meeting on “youtube” and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to email them to the above e-mail address by 2:00 pm on October 08, 2025.

3. SURVEY REQUIRED

3a. CASE#: CDP_2023-0007

DATE FILED: 11/22/2023

OWNER/APPLICANT: Elsu P & Connie A Reifers

REQUEST: Administrative Coastal Development Permit to construct a 1,080 square-foot barn, a 640 square-foot accessory dwelling unit with a 1,552 square-foot wrap around deck, install a septic tank, and grade and pave a driveway extension turnaround.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.7± miles east of the Point Arena city center, 1.5± miles east of the intersection of State Route 1 and Eureka Hill Road, located at 42501 Eureka Hill Road, Point Arena (APN: 024-241-18).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Shelby Miller

3b. CASE#: CDP_2024-0036

DATE FILED: 9/4/2024

OWNER/APPLICANT: Christopher L Mckay TTEE

REQUEST: Request for an after-the-fact Coastal Development Permit to legalize a 48-foot by 58-foot (2,784 square feet) barn structure utilized for tractor storage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.1± miles southeast of Point Arena town center at the corner of State Route 1 and Bill Owens Rd (Private) located at 48000 Bill Owens Rd. Point Arena, CA 95468 (APN 027-433-03).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Jamie Henry



- 3d. **CASE#:** CDP_2025-0016
DATE FILED: 7/14/2025
OWNER: The Harrell Pitters Family Trust
APPLICANT: Eric Harrell and Lys Pitters
REQUEST: Coastal Development Permit to construct a 303 square foot addition, interior improvements, remove and replace a deck with a larger deck, exterior lighting, replace siding, windows, and doors, and add windows to an existing single-family residence. Siding would also be replaced on an existing detached shed.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, on the west side of Hilma Circle (CR 558) 500± feet south of its intersection with South Caspar Drive (CR 540), located at 14140 Hilma Circle, Mendocino (APN 118-350-07).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Liam Crowley
- 3e. **CASE#:** CDP_2025-0017
DATE FILED: 7/22/2025
OWNER: David Ashcraft and Melinda Mortenson
AGENT: Sarah Bradley, Dark Gulch LLC.
REQUEST: Standard Coastal Development Permit to allow the construction of a new 1,105 square-foot single-family residence, a 440 square-foot detached garage, up to 1,000 square-feet of decks, installation of a septic system, the addition of a pump to serve an existing well, grading and vegetation removal as needed for construction of the foundation and improvements to the driveway, and gravelling of the existing driveway and installation of a culvert at its connection with the county road. The project is proposed in two phases, with construction of the residence, septic, well and driveway improvements occurring during Phase 1 and construction of the garage in Phase 2.
LOCATION: In the Coastal Zone 8.3± miles northwest of Gualala on the east side of Iversen Lane (CR 532) opposite its intersection with Iversen Court (CR 533) at 46800 Iversen Lane, Gualala. APN 142-010-47.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Russell Ford
- 3f. **CASE#:** CDPR_2025-0001
DATE FILED: 7/7/2025
OWNER: Weger Interests LTD. & Craig Blencowe
APPLICANT: Craig Blencowe & Lisa Weger
REQUEST: Renewal of Coastal Development Permit CDP 56-2007 which authorized construction of a 3,176± square foot single family residence and 840± square foot attached garage. Associated development includes a trash/generator enclosure, patio, trellis, landings, steps, walkways, exterior lighting, utility extensions, underground propane tank, and connection to community water, sewage, electric, telephone and cable. There are no changes to the original request. The renewal would extend the expiration date for one (1) year.
LOCATION: In the Coastal Zone, 2± miles south of Fort Bragg, on the west side of South Caspar Drive (CR 540), 0.25 ± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45551 South Caspar Drive, Caspar (APN: 118-380-05).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Liam Crowley

4. REVIEW OF SURVEY

- 4a. **CASE#:** CDP_2024-0046
DATE FILED: 12/16/2024
OWNER/APPLICANT: Kurtis & Pamela Hebel
REQUEST: Standard Coastal Development Permit to construct a 580 square-foot addition to the existing 1,312 square-foot single-family residence, an 1,800 square-foot detached metal storage building, the placement of two (2) cargo shipping containers and connection to the existing driveway and utilities.
LOCATION: In the Coastal Zone, 3.75± miles north of the City of Fort Bragg, on the west side of Ward Avenue (CR 425B), 325± feet west of its intersection of State Route 1 (SR 1), located at 24500 Ward Avenue, Fort Bragg; APN: 069-291-33.
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Jessie Waldman



- 4b. CASE#:** CDP_2025-0005
DATE FILED: 2/28/2025
OWNER/APPLICANT: Stephen A. & Judith Abbott
AGENT: Dona Rose Design
REQUEST: Standard Coastal Development Permit to construct a 2,504 square foot single-family residence with a 1,009 square foot garage, a 6 foot wooden fence at south property line, install a septic system, gravel driveway, install a culvert for drainage at driveway approach, and install a temporary travel trailer for construction support.
LOCATION: In the Coastal Zone, 3± south of the Fort Bragg town center, 1,790± feet west of the Sunset Way and Ocean Drive intersection, located at 34501 Sunset Way, Fort Bragg (APN: 017-060-13).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Shelby Miller
- 4c. CASE#:** CDP_2025-0006
DATE FILED: 3/4/2025
OWNER: California State Parks
APPLICANT: Brian Dewey, Assistant Deputy Director
AGENT: Joel Bonilla, Environmental Coordinator
REQUEST: Coastal Development Permit to remove an existing failed bridge across Little River with a new prefabricated bridge and perform habitat restoration at Van Damme State Park.
LOCATION: In the Coastal Zone, 0.3 miles north of Little River, on the east side of State Route 1 (SR-1), in Van Damme State Park, located at 8001 N. Highway 1 (APN 121-090-01).
STAFF PLANNER: Liam Crowley
- 4d. CASE#:** CDP_2025-0013
DATE FILED: 6/12/2025
OWNER: Camp Huckleberry LLC
APPLICANT: Camp Huckleberry, LLC, Attn: John & Deb Caperton
AGENT: Wynn Coastal Planning & Biology - Amy Wynn
REQUEST: Standard Coastal Development Permit to construct a 639 sq. ft. guest cottage, a 1,604 sq. ft. garage/workshop, relocate an existing airstream travel trailer, a secondary driveway to the garage/workshop, and install septic system to serve the proposed structures, and connect to utilities.
LOCATION: In the Coastal Zone, 2.5± miles east of the Point Arena city center, 0.3± west of the Eureka Hill Road and Ten Mile Road intersection, located at 41300 Eureka Hill Road, Point Arena (APNs: 027-261-01, 027-257-17, -18).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Shelby Miller
- 4e. CASE#:** ~~CASE#:~~ GP_2024-0002
DATE FILED: 10/10/2024
OWNER: Feliz Creek Vineyard, LLC
APPLICANT: Steven Amato
AGENT: Jim Ronco
REQUEST: General Plan Amendment and Rezone to change the land use classification of three (3) parcels from Rangeland (RL160) to Agricultural (AG40).
LOCATION: 3± miles northwest of the Hopland town center, 1.5± miles northwest of the intersection of Feliz Creek Road (CR 109) and County Road 110, located at 3557, 3565, & 3563 Feliz Creek Road (APNs: 047-080-11, 047-080-22, 047-080-27, and 047-050-31).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Shelby Miller

5. **MATTERS FROM STAFF**

6. **MATTERS FROM COMMISSION**

7. **MATTERS FROM THE PUBLIC**

8. **ADJOURNMENT**



APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Archaeological Commission 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 Archaeological Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' 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 Archaeological Commission's decision will be overturned.

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

ADDITIONAL INFORMATION/REPORT AVAILABILITY.

The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.gov/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 Archaeological Commission 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.