



ARCHAEOLOGICAL COMMISSION AGENDA

DECEMBER 10, 2025
2:00 PM

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 December 10, 2025, 02:00 PM Pacific Time (US and Canada). Click this link to join the webinar: <https://mendocinocounty.zoom.us/j/84268971127>

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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 November 12, 2025.

3. SURVEY REQUIRED

3a. **CASE#:** CDP_2024-0024 (Continued from 11.12.25)

DATE FILED: 6/17/2024

OWNER/APPLICANT: Timothy R & Bonnie McGuire

REQUEST: Standard Coastal Development Permit for the after-the-fact demolition, construction, and Demolition of several structures including: the attached deck was demolished from the single-family residence, the attached garage was converted into habitable space, a detached workshop was constructed, and a carport was demolished. Additionally, the project requests to convert the detached workshop into an Accessory Dwelling Unit (ADU), construct a garden fence and a greenhouse, remodel the interior and exterior of the single-family residence, and replace the siding and roof of a horse stable.

LOCATION: In the Coastal Zone, .25± mile northwest of the Caspar town center, 0.11± mile west of the

Pacifica Drive (CR 559) and Caspar Road (CR 569) intersection, located at 45301 Pacifica Drive, Caspar; APN:118-040-06.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: Shelby Miller

3b. **CASE#:** CDP_2025-0014 (Continued from 11.12.25)

DATE FILED: 6/19/2025

OWNER/APPLICANT: Ken Richter

AGENT: Mathias Oppliger

REQUEST: Standard Coastal Development Permit for a remodel of an existing Single Family Dwelling, including internal changes, a 152 square foot addition, walled seating area, solar panels, liquid petroleum gas tank with infrastructure and fenced enclosure, and new exterior siding, roofing, windows, and doors.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.3± miles northwest of Gualala town center, 450± feet southwest of the intersection of State Route 1 (SR 1) and Pirate’s Drive (CR 562), accessed off Pirate’s Drive, located at 47081 Pirates Dr, Gualala; APN: 144-290-04



SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Rob Fitzsimmons

3c. CASE#: CDP_2025-0019 (Continued from 11.12.25)

DATE FILED: 9/5/2025

OWNER/APPLICANT: Stephan R & Angeli Passalacqua

AGENT: Michael Cobb

REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of an existing residence. In addition, the project proposes to renovate the front facade including a balcony, lower deck, stairs, replace a rear shed, remodel the interior and exterior of the residence and re-roof.

LOCATION: In the Coastal Zone, in the Westport town center, 100± feet north of the Pelican Road and State Route 1 intersection, located at 38911 N. Highway 1, Westport.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: Shelby Miller

3d CASE#: CDP_2025-0001 (Continued from 11.12.25)

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

3e. CASE#: MS_2025-0002 (Continued from 11.12.25)

DATE FILED: 4/23/2025

OWNER/APPLICANT: Gary N & Virginia A Island TTE

AGENT: SHN Consulting

REQUEST: Minor Subdivision of a 3.71± acre parcel into three (3) parcels. The subject parcel was recently adjusted by a boundary line adjustment (B_2025-0013). Parcel 1 would be 0.92± acres, Parcel 2 would be 0.97± acres, and Parcel 3 would be 1.25± acres. A shared 0.6± acre easement is proposed connecting all three parcels to State Route 128.

LOCATION: In the town of Philo, on the west side of State Route 128 (SR128), 0.15± miles east of the SR128 and Rays Road (CR131) intersection, located at 8750 Highway 128, Philo (APN: 046 060-58)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Shelby Miller

3f. CASE#: CDP_2025-0015

DATE FILED: 7/8/2025

OWNER/APPLICANT: Aaron & Denise Rosen

REQUEST: Administrative Coastal Development Permit to after-the-fact construct a 600 square-foot (sq.ft.) guest cottage and septic tank.

LOCATION: In the Coastal Zone, 1.3± miles east of the town of Mendocino, 0.2± miles southeast of the Little Lake Road (County Road 408) and Gary Lane (private) intersection, located at 10265 Gary Lane, Mendocino (APN:119-400-32).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Shelby Miller

**4. REVIEW OF SURVEY****4a. CASE#: U_2025-0001 (Continued from 11.12.25)****DATE FILED:** 3/4/2025**OWNER:** Branscomb Road LLC**APPLICANT:** Mackenzie O'Donnell**AGENT:** Chantal Simonpietri, Mainspring Consulting**REQUEST:** Use Permit to legalize continued use of the Mendocino Magic Campground, including short-term lodging, tent and vehicle camping, recreational activities, and events.**LOCATION:** 3.5± miles southwest of Laytonville, on the north side of Branscomb Road (CR 429) 3.5± miles southwest of its intersection with U.S. Highway 101 (US 101), located at 35380, 35390, and 35400 Branscomb Road, Laytonville (APNs 014-411-25, -26, -27, -28, 014-250-50, and 014-400-59).**SUPERVISORIAL DISTRICT:** 3**STAFF PLANNER:** Liam Crowley**4b. CASE#: GP_2024-0002 (Continued from 11.12.25)****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**4c. CASE#: AP_2025-0019****DATE FILED:** 8/20/2025**OWNER:** Karl V & Kathleen S T Reynolds**APPLICANT:** R and P Investment**AGENT:** Javier Rau**REQUEST:** The applicant is requesting an Administrative Permit to establish 10,000 square feet of outdoor cannabis cultivation on a 9.65-acre parcel, utilizing approximately 300 individual 30-gallon pots.**ENVIRONMENTAL DETERMINATION:** §15303Categorically Exempt**LOCATION:** 2.3± miles northeast of Covelo town center, at the intersection of Logan Lane (CR 337M) and SR 162 located at 25801 Mendocino Pass Rd (APN 032-410-35).**SUPERVISORIAL DISTRICT:** 3**STAFF PLANNER:** Jamie Henry**4d. CASE#: CDP_2023-0016****DATE FILED:** 3/30/2023**OWNER:** Sheryl Charboneau**APPLICANT/AGENT:** Gary Auble**REQUEST:** Standard Coastal Development Permit to construct a one-story, 3,072 sq. ft. single-family residence with 586 sq. ft. roof deck, 1,056 sq. ft. deck, driveway, connection to utilities, septic & primary leach field, and designation of replacement field.**LOCATION:** In the Coastal Zone, 3.2± miles south of the town of Westport, 1.2± miles south of Bruhel Point Rd. (Private), on the west side of State Route 1 (SR 1), located at 32900 North Highway 1, Westport; APN: 015-370-14.**SUPERVISORIAL DISTRICT:** 4**STAFF PLANNER:** Jessie Waldman**4e. CASE#: CDP_2025-0023****DATE FILED:** 9/26/2025**OWNER/APPLICANT:** John A & Jann D Sterling**AGENT:** Kelly B. Grimes, architect



REQUEST: Coastal Development Permit to construct a 1,287 square foot single-family residence, gravel turnaround driveway with 2 parking spaces, ground-mounted solar array, septic system, 100 square foot pump house, 3,000-gallon water tank, and trenching to connect an existing well and utility box to the residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1± mile north of Albion, on the west side of State Route 1 (SR 1) 0.7± miles north of its intersection with Albion Litter River Road (CR 403), located at 4320 North Highway 1, Albion (APN 123-010-28).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Liam Crowley

4f. CASE#: CDPM_2025-0005

DATE FILED: 4/17/2025

OWNER/APPLICANT: Jeffery A & Margare Somerville

AGENT: Kelly B. Grimes, Architect

REQUEST: Amendment of Coastal Development Permit (CDP_2023-0043) to construct a 6 foot tall cedar fence. The proposed fence would be 316 lineal feet including a 16 foot wide rolling gate and a 8 foot wide double swinging gate.

LOCATION: In the Coastal Zone, 2± miles north of Fort Bragg city center, 0.15± miles west of the intersection of State Route 1 (SR 1) and Virgin Creek Lane (private), located at 33041 Virgin Creek Lane, Fort Bragg; APN: 069-171-19.

SUPERVISORIAL DISTRICT: 4

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.