



COASTAL PERMIT ADMINISTRATOR AGENDA

DECEMBER 11, 2025
11:00AM

HYBRID MEETING

ORDER OF AGENDA



The Mendocino County Coastal Permit Administrator meetings will be conducted **at 860 North Bush Street, Ukiah California** and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

Mendocino County Coastal Permit Administrator December 11, 2025 @ 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/81420425512>

One tap mobile +16694449171,,81420425512# US+16699009128,,81420425512# US (San Jose)

Webinar ID: 814 2042 5512

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 Coastal Permit Administrator, 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>. 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 Coastal Permit Administrator tab.

1. Meeting Called to Order - 11:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. CASE#: B_2024-0030 (Continued from 11.13.25)

DATE FILED: 12/19/2024

OWNER/APPLICANT: Meghan Anne McNertney

REQUEST: Coastal Boundary Line Adjustment to voluntarily merge two existing lots. Lot 1 (APN: 017-160-61, .42± acres), Lot 2 (APN: 017-160-40, 1 acre±). The merger will create one (1) new lot of 1.42± acres in size.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 5 – 15305(a). Minor Alteration in Land Use Limitations

LOCATION: In the Coastal Zone, east of State Hwy 1 (SR1), on the south side of Bennett Lane (private), .07± miles west of its intersection with Georges Lane (CR 414C), Located at 32521 Bennett Lane (private); APN: 017-160-40 and 18110 Georges Lane; APN: 017-160-61, in Fort Bragg.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Sandy Arellano

3b. CASE#: B_2025-0021 (Continued from 11.13.25)

DATE FILED: 8/15/2025

OWNER: Blake & Daisy Tallman and Oscar Stedman

APPLICANT: Blake Tallman

AGENT: Clifford Zimmerman

REQUEST: Coastal Development Boundary Line Adjustment to transfer 1.98± acres from Lot 2 to Lot 1. Lot 1 (APN: 017-261-40) will increase to 9.54± acres, and Lot 2 (APN: 017-261-41) will decrease to 5.10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone 1± mile northeast of the community of Caspar on the north side of Holquist Lane (CR 412) 0.2± miles east of its intersection with Gibney Lane (CR 412-E) at 32340 and 32350 Holquist Lane, Fort Bragg. APNs: 017-261-40, and 41.

STAFF PLANNER: Russell Ford



3c. CASE#: CDP_2025-0001 (Continued from 11.13.25)

DATE FILED: 1/7/2025

OWNER/APPLICANT: Keith Shillington

AGENT: Martin Breuer

REQUEST: Standard Coastal Development Permit to construct a new, 2,934 square-foot, two story single-family residence with second-floor deck and attached workshop and an associated septic system, and a detached 1,640 square-foot garage with a roof-mounted solar array. Two existing shipping containers on the site will be relocated to become the garage, and one existing trailer will be used as a temporary accommodation during construction. A second unpermitted trailer is to be removed from the site. The CDP also seeks after-the-fact approval of three, 10x12 foot storage sheds, a 5,000 gallon water storage tank, and a 360 square-foot 'hay barn'. The residence will be supplied with domestic water from an existing well. The applicant also requests the temporary use of a trailer as a dwelling during construction of the residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.85± miles north of the community of Manchester on the west side of State Route 1 (SR 1) at its intersection with Kinney Road (CR 512), located at 18600 S. Highway 1, Manchester; APN: 131-010-12.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Russ Ford

3d. CASE#: CDP_2025-0005

DATE FILED: 2/28/2025

OWNER/APPLICANT: Stephen & Judith Abbott

AGENT: Donna Rose Design

REQUEST: Standard Coastal Development Permit to construct a driveway, a 2,504 square foot single-family residence with a 1,009 square foot garage, a 6 foot wooden fence at southern property line, install a septic system, a culvert for drainage at driveway approach, and install a temporary travel trailer for construction support.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 3± miles south of Fort Bragg city center, 1,790± feet west of the intersection of Sunset Way and Ocean Drive located at 34501 Sunset Way, Fort Bragg; APN: 017-060-13.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Shelby Miller

4. Matters from Staff.

- 5. 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.

6. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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 Coastal Permit Administrator's 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.

APPEAL PROCESS. 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 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's 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 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 Administrator

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