

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET, SUITE 200
EUREKA, CA 95501
(707) 445-7833 FAX (707) 445-7877

www.coastal.ca.gov

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NORTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

February, 2013

TO: Commissioners and Interested Parties
FROM: Alison Dettmer, North Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Coast District Office for the February, 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Coast District.

IMMATERIAL AMENDMENTS

1. A-1-MEN-07-028-A1 Jackson-Grube Family, Inc., Attn: Willard T. Jackson, President (, Mendocino County)

TOTAL OF 1 ITEM

DETAIL OF ATTACHED MATERIALS

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-1-MEN-07-028-A1 Jackson-Grube Family, Inc., Attn: Willard T. Jackson, President	Install additional septic system improvements to serve development approved under the original permit including (1) four new septic tanks ranging in size from 1,200-3,000 gallons and a pumping system to be connected by buried pipelines to the existing leach field southwest of the approved inn compound to serve the main inn building and cottage, and (2) a new 1,200-gallon septic tank and 1,200 gallon pump tank to be installed near the ranch manager's building and connected by a 2-inch buried pipeline to a new leachfield northeast of the inn compound near Highway One to serve both the Ranch Manager's Unit and a convenience bathroom in the Garage building.	31502 North Highway One (four miles south of Westport), Mendocino County

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: February 5, 2013
SUBJECT: **Permit No: A-1-MEN-07-028-A1**
Granted to: Jackson-Grube Family, Inc., Attn: Willard T. Jackson, President

Original Description:

for **Redevelop an existing complex of ranch buildings and develop a six unit inn by: (1) demolishing five existing ranch buildings; (2) renovating and expanding the approximately 2,049-square-foot existing main building (former Orca Inn) into an inn containing three rental units of 412 square feet, 249 square feet and 240 square feet and accessory common and service areas of 3,236 square feet; (3) constructing a cottage with three rental units of 915 square feet, 837 square feet and 526 square feet; (4) constructing a ranch manager's unit of 1,737 square feet; (5) constructing an equipment barn of 1,121 square feet; (6) installing a generator/pump shed of 240 square feet; and (7) constructing a garage of 1,508 square feet. The project will reuse the existing septic system, improve the existing driveway, bury existing overhead utilities and provide for dedications of public access.**

at **31502 North Highway One (four miles south of Westport), Mendocino County**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Install additional septic system improvements to serve development approved under the original permit including (1) four new septic tanks ranging in size from 1,200-3,000 gallons and a pumping system to be connected by buried pipelines to the existing leach field southwest of the approved inn compound to serve the main inn building and cottage, and (2) a new 1,200-gallon septic tank and 1,200 gallon pump tank to be installed near the ranch manager's building and connected by a 2-inch buried pipeline to a new leachfield northeast of the inn compound near Highway One to serve both the Ranch Manager's Unit and a convenience bathroom in the Garage building.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled

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NOTICE OF PROPOSED PERMIT AMENDMENT

meeting. This amendment has been considered IMMATERIAL for the following reason(s):

A septic system evaluation determined that the existing septic system and leachfield do not have sufficient capacity to serve the development authorized by the original permit at full 100% occupancy as required by the Department of Environmental Health. The proposed additional septic system improvements have been sized to limit capacity to what is needed to sufficiently serve the currently authorized development. To avoid impacts to wetlands and other sensitive habitat, the proposed tanks, lines, and leachfield will be located more than 100 feet away from all such resource areas. The development would be subject to the existing permit conditions, including conditions requiring that the applicant monitor for archaeological resources and implement planned erosion and runoff control measures. No coastal resources would be adversely affected by the proposed additional development and the amended project as conditioned is consistent with all applicable policies of the certified Mendocino County Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Robert Merrill at the North Coast District office.

cc: Local Planning Dept.

Sellers & Company Architects, Attn: Scott Baker