

CALIFORNIA COASTAL COMMISSION

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W12b

MEMORANDUM

Date: March 7, 2023

To: Commissioners and Interested Persons

From: Shana Gray, Deputy Director
Melissa B Kraemer, District Manager
Tatiana Garcia, Coastal Program Analyst

Subject: Addendum for Commission Meeting for Wednesday, March 8, 2023
Item W12b, County of Mendocino CDP No. A-1-MEN-23-0001 (Carson Renovation)

This addendum presents minor corrections and clarifications to the findings of the February 17, 2023 staff recommendation for the above-referenced item to correct certain errors and to respond to comments received after publication of the staff report. The corrections address (1) typographical errors with references to CDP 2019-0003 rather than MS 2019-0003 (minor subdivision), and (2) an inaccurate description of septic system conditions and requirements. None of the corrections affect the staff recommended finding of No Substantial Issue for the approved project as conditioned. The clarifications are added in response to comments received from the appellants, which do not raise new issues not previously raised in the appeal filed.

Staff continues to recommend that the Commission, upon completion of the public hearing, determine that the appeal contentions do not raise a substantial issue of LCP conformance and the Commission decline to take jurisdiction over the CDP application for this project.

Bullets below reference page numbers of the February 17, 2023 staff report where changes are made. Text to be deleted is shown in ~~strike through~~, and text to be added is shown in underline format.

I. Corrections to the Findings

- Page 5, 2nd full paragraph as follows:

In addition to the project that is the subject of this appeal (CDP 2021-0002) two other CDP applications for projects on the subject site are on file or in process with

Mendocino County, ~~CDPs~~ MS 2019-0003 and CDP 2019-0027. ~~CDPMS~~ 2019-0003, approved in 2021, authorized subdivision of the subject 4.67-acre parcel into a 2.67-acre parcel (the western portion of the parcel, where the existing residence and proposed development subject to this appeal is proposed) and a 2-acre undeveloped parcel. The subdivision was approved June 17, 2021, was not appealed, and the new parcel recordation was finalized in January 2023. Proposed CDP 2019-0027, still in process with the County, proposes to construct a single-family residence on the newly created 2-acre parcel. Neither the subdivision permit (~~CDPMS~~ 2019-0003) nor the permit for the new residential development on the 2-acre parcel (CDP 2019-0027) is functionally dependent on the subject permit that was appealed (CDP 2019-0002).

- Page 12, 2nd full paragraph, 6th sentence as follows:

The past subdivision of the subject property that was permitted in 2021 under ~~CDPMS~~ 2019-0003 is not within the scope of the current County action, and proposed CDP 2019-0027 proposing to construct a single-family residence on the newly created adjacent 2-acre parcel is still in process.

- Page 13, 5th full paragraph, 1st sentence as follows:

The County's findings for approval note that water studies were completed on the subject property a couple of years ago in support of the subdivision of the parcel under ~~CDPMS~~ 2019-0003.

- Page 14, 2nd full paragraph, as follows:

The existing septic system requires minor repairs to the septic tank and pump chamber and identification of replacement leach field lines. Repairs will not increase the capacity of the system. ~~Replacement leach lines are required because the current leach line location has become oversaturated.~~ The new leach ~~field~~ field lines will be same size as the existing lines.