



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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July 22, 2024

Planning – Fort Bragg
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management
Archaeological Commission

Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission

Westport Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Unified School District

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

RESPONSE DUE DATE: AUGUST 5, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____