



**PLANNING COMMISSION
AGENDA**

**OCTOBER 5, 2017
9:00 AM**

**MENDOCINO COUNTY ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
501 LOW GAP ROAD, UKIAH, CALIFORNIA**

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
5. **Consent Calendar.**

None.
6. **Regular Calendar**
 - 6a. **CASE#:** MS_2016-0006
DATE FILED: 11/10/2016
OWNER: OPATZ ALOIS PETER JR & LORNA
APPLICANT: PETER OPATZ
AGENT: JIM RONCO CONSULTING
REQUEST: Subdivision of 160+ acre parcel into three parcels of 40+ acres and a remainder parcel of 40+ acres.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 7± miles south of Yorkville, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (CR #111; of which it lays west of). 22130 Mountain House Road, Yorkville (APN: 049-370-48).
STAFF PLANNER: Sam 'Vandy' Vandewater
LOCATION: 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with HWY 101. 351 Harwood Road (APN: 014-160-12) Laytonville
STAFF PLANNER: Sam 'Vandy' Vandewater
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of April 6, 2017 Planning Commission Minutes**
10. **Adjournment.**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning 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.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

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.

<http://www.mendocinocounty.org/pbs>



**COASTAL PERMIT ADMINISTRATOR
AGENDA**

**OCTOBER 12, 2017
9:00 A.M.**

**PUBLIC CONFERENCE ROOM
MENDOCINO COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH, CALIFORNIA**

1. Meeting Called to Order - 9:00 a.m. (or as soon as Subdivision Committee ends)
2. Determination of Noticing.
3. Regular Calendar.
 - 3a. **CASE#:** B_2017-0044
DATE FILED: 7/11/2017
OWNER: REIFERS ELSU P & CONNIE A AND ANNE REIN
APPLICANT: ELSU & CONNIE REIFERS
AGENT: SUSAN RUSCHMEYER
REQUEST: Coastal Development Boundary Line Adjustment to transfer 3.2± acres from Lot 1 (APN: 027-221-14, 027-241-03) to Lot 2 (APN: 027-221-15). Transferred property will include Rein residence which was constructed over the property line. Final result will be two lots: Lot 1 (APN: 027-221-14, 027-241-03) at 24.68± acres and Lot 2 (APN: 027-221-15) at 4.70± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone. Parcels are on the south side of Eureka Hill Road (CR 505) 1.18± miles east of its intersection with State Highway 1, located at 42701 Eureka Hill Road, Point Arena. (APNs: 027-221-14, 15, 027-221-15).
STAFF PLANNER: Russell Ford
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 Administrator that are not on the posted agenda and items which have not already been considered by the Administrator. No action will be taken.
6. Adjournment.

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.

<http://www.mendocinocounty.org/pbs>



**ARCHAEOLOGICAL COMMISSION
AGENDA**

AMENDED

**OCTOBER 18, 2017
2:00 PM**

**Department of Planning and Building Services
860 North Bush Street, Ukiah, California
Public Conference Room**

ORDER OF AGENDA

1. ROLL CALL

- 2. ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to attend and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to bring them.

3. SURVEY REQUIRED

3a. CASE#: CDP_2017-0032

DATE FILED: 6/27/2017

OWNER: GARDNER RUTH ANN JANE LIFE EST

APPLICANT: FRITZ GARY & ANN

AGENT: WCP, TERESA SPADE

REQUEST: A Coastal Development Standard Permit request to remove a travel trailer and shed; and to construct a 1,848 sq. ft. residence, detached garage, and accessory structures.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 2± miles east of Mendocino (town) lying directly south of Little Lake Rd. Accessed via Cantabury Ln. (Private). Located at 43007 Little Lake Rd., Mendocino (APN: 119-430-20).

STAFF PLANNER: Juliana Cherry

3b. CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 11.9± acre parcel into two 5.8± acre parcels for residential use.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of US Hwy 101 (APN: 162-210-47).

STAFF PLANNER: Eduardo Hernandez

3c. CASE#: MS_2017-0007

DATE FILED: 6/26/2017

OWNER: ZUMALT JASON LEE TTEE

APPLICANT: W. VINCE RICKS

AGENT: JIM RONCO

REQUEST: Request to subdivide 1 parcel into 4 parcels and a remainder.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239). 656 Finne Road, Redwood Valley (APN: 151-210-11).

STAFF PLANNER: Sam 'Vandy' Vandewater

3d. CASE#: U_2017-0016

DATE FILED: 6/30/2017

OWNER: DAVID R. MOORE

APPLICANT: ALAN G. MOORE

REQUEST: Cannabis Cultivation: AG_2017-0233 (Type 2B-Large Mixed Light-10,000 Sq. Ft.) & AG_2017-0588 (Type CA-Small Indoor-2,500 Sq. Ft.)

ENVIRONMENTAL DETERMINATION: Environmental Determination To Be Determined

LOCATION: 2.6± Miles northeast of Caspar, CA. Situated directly south of Jackson State Forest. Located at 15183 Mitchell Creek Drive, Fort Bragg, (APN: 019-370-19).

STAFF PLANNER: Jesse Davis



4. REVIEW OF SURVEY

4a. CASE#: CDP_2017-0024 (Continued from 9/13/2017)

DATE FILED: 5/26/2017

OWNER/APPLICANT: EARLE DOUGLAS JAMES

AGENT: WYNN COASTAL PLANNING

REQUEST: Coastal Development Standard Permit to construct a 2,544 sq. ft. single family residence with an attached garage and 1,224 sq. ft. of patio and walkway space. Improvements to the site include installing the following: a retaining wall, converting existing test wells to production wells, drilling supplemental production well, septic system, including primary and replacement fields, propane tank, rainwater catchment system, storage tank, outdoor emergency generator, south facing roof mounted solar panels, trenching for utilities and extending the existing driveway. Existing development on the parcel includes 3,631 sq. ft. of gravel driveway, two test wells, a shed and an existing entry gate.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 3 (a) One single family residence, or a second dwelling unit in a residential zone, (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction, and (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

LOCATION: 4± miles north of Fort Bragg, located west of Highway 1 at 24950 North Highway 1, Fort Bragg (APN: 069-142-02).

STAFF PLANNER: Juliana Cherry

4b. CASE#: CDP_2017-0005

DATE FILED: 2/15/2017

OWNER: KAHN JUDITH

APPLICANT: J. KAHN & ROBERT KIRBY

AGENT: ROBERT KIRBY

REQUEST: Coastal Development Permit for a 1624 sq. ft. single family residence with a detached garage with an office. A 640 sq. ft. guest house with a temporary kitchen will be constructed first and removed following the construction of the primary residence. Improvements to the site include installing a County approved septic system, driveway and fencing. Existing development includes a well and well house, road and utilities easement.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3. (a) One single family residence, or a second dwelling unit in a residential zone. (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

LOCATION: The site is in the Coastal Zone, 0.6± miles south of the Town of Little River, located east of Highway 1, at 7419 Stickney Ranch Road, Little River (APN: 121-320-15).

STAFF PLANNER: Julia Acker

5. MISCELLANEOUS REVIEW

6. MATTERS FROM COMMISSION

6a. Greenfield Ranch Update

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the 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 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 Commission's decision will be overturned.

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SUBDIVISION COMMITTEE
AGENDA **AMENDED**

OCTOBER 12, 2017
9:00 A.M.

COUNTY ADMINISTRATION BUILDING
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2017-0038 (Continued from 9/14/2017)

DATE FILED: 6/29/2017

OWNER: MARTINSON CLYDE R & MARIA

APPLICANT: RUSTY MARTINSON

AGENT: RON FRANZ

REQUEST: The applicant has three existing lots that contain two residences and a working vineyard. The project proposes to reconfigure the boundary between the three lots to put each residence on its own parcel, with the vineyard and pond making the balance. Lot 1 (APN: 162-110-04) will be increased by 5.9± acres and will contain both a residence and a portion of the vineyard. Lot 2 (APN: 162-110-05) will be increased by 12± acres, comprising the majority of the vineyard, and Lot 3 (APNs: 162-110-06, 162-140-42) will be reduced by 17.9± acres and will contain only the 2nd house. The final result of this adjustment will be three lots; Lot 1 (APN: 162-110-04) at 9.1± acres, Lot 2 (APN: 162-110-05) at 35.4± acres and Lot 3 (APNs: 162-110-06, 162-140-42) at 1.7± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Road N (CR 238-A) .40± miles west of its intersection with West Road (CR 237) at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, 162-140-42).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0044

DATE FILED: 7/11/2017

OWNER: REIFERS ELSU P & CONNIE A AND ANNE REIN

APPLICANT: ELSU & CONNIE REIFERS

AGENT: SUSAN RUSCHMEYER

REQUEST: **Coastal Development Boundary Line Adjustment** to transfer 3.2± acres from Lot 1 (APN 027-221-14, 027-241-03) to Lot 2 (APN 027-221-15). Transferred property will include Rein residence which was inadvertently built over the property line. Final result will be two lots: Lot 1 (APN 027-221-14, 027-241-03) at 24.68± acres and Lot 2 (APN 027-221-15) at 4.70± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone. Parcels are on the south side of Eureka Hill Rd. (CR 505) 1.18± miles east of its intersection with State Highway 1 at 42701 Eureka Hill Rd., Point Arena (APNs: 027-221-14, 15, 027-221-15).

STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0048

DATE FILED: 8/22/2017

OWNER/APPLICANT: JOHN VITEK

AGENT: RON FRANZ

REQUEST: Applicant proposes a transfer of 2± acres of open pasture from Lot 2 (APN: 046-120-24) to Lot 1 (APN: 046-120-23). Lot 1 (APN 046-120-23) will be increased to 5.69±, and will retain existing well and shed. Lot 2 (APN: 046-120-24) will be reduced to 9.48± acres and will retain existing ag pond and barn. Both lots are currently under Williamson Act contract.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Boonville area. Parcels are on the southwest side of the end of Anderson Valley Way (CR 150) .28± miles northwest of its closest intersection with State Highway 128 at 10600 Anderson Valley Way. (APNs: 046-120-23, 24).

STAFF PLANNER: Russell Ford



2d. CASE#: B_2017-0049

DATE FILED: 8/24/2017

OWNER: MCDOWELL VALLEY FARMING CO LLC

AGENT: RON FRANZ

REQUEST: Applicant proposes to transfer .80± acres from Lot 1 (APNs: 050-080-15, 16) into Lot 2 (APN: 050-080-14) to allow existing storage/warehouse building to meet setbacks. Final result will be two lots. Lot 1 (APNs: 050-080-15, 16) will be decreased to 34.36± and Lot 2 (APN: 050-080-14) will be increased to 38.05±. Both lots are currently under Williamson Act contract. Proposed adjustment intends to maintain qualification for both lots.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of State Highway 275 at its intersection with Buckman Drive (CR 105-B), 4± miles east of US 101, located at 13300 Buckman Drive, Hopland (APNs: 050-080-14, 15, 16).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0050

DATE FILED: 8/31/2017

OWNER/APPLICANT: 510 BRUSH ST LP

AGENT: MATTHEW WALSH

REQUEST: Applicant proposes to merge Lot 1 (APN: 002-050-16) and Lot 2 (APN: 002-050-17) to create a single lot of 4.15± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of Brush Street (CR 217) .32± miles east of its intersection with North State Street (CR 104) at 350 Brush Street, Ukiah (APNs: 002-050-16, 17).

STAFF PLANNER: Russell Ford

2f. CASE#: B_2017-0051

DATE FILED: 9/20/2017

OWNER/APPLICANT: JEREMY HAWK

AGENT: JESSE BUFFINGTON/POINTS WEST SURVEYING

REQUEST: Applicant proposes to adjust the boundaries between four lots, merging down to three total lots. Lot 1 (APN: 053-070-08) will increase by 24.5± acres. Lot 2 (APN: 053-090-02) will increase by 16.5± acres. Lot 3 (APN: 053-08-06) will increase by 1.6± acres, and Lot 4 (APN: 053-070-09) will be entirely merged into portions of each of the first three lots. The final result will be: Lot 1 (APN: 053-070-08) at 55.5± acres; Lot 2 (APN: 053-090-02) at 56.5± acres; and Lot 3 (APN: 053-080-06) at 25.9± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the east side of US 101, 2± miles south of the Mendocino-Humboldt County Line, located at 82001 N. Highway 101, Piercy (APNs: 053-070-08, 09, 053-080-06, 053-090-02).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 11.9± acre parcel into two 5.8± acre parcels for residential use.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of US HWY 101, located at 8100 Vineyard Oaks Dr., Redwood Valley (APN: 162-210-47).

STAFF PLANNER: Eduardo Hernandez



3b. CASE#: MS_2017-0002

DATE FILED: 1/30/2017

OWNER: ALVAREZ FRANCISCO & ISABEL

APPLICANT: POPE ENGINEERING

AGENT: POPE SAM

REQUEST: Minor Subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.3± miles south of Ukiah center, on the west side of South State Street (CR 104A). Located 0.05± miles from the intersection of Fircrest Drive (CR 210), South Dora Street (CR 209) and Crest View Drive (CR 210A). Located at 315 Crestview Drive, Ukiah (APN: 180-220-21).

STAFF PLANNER: Monique Gil

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0019

DATE FILED: 6/29/2017

OWNER: REYNOLDS MURIEL R TTEE

REQUEST: Ground Mount Photovoltaic project on 19.65± acres.

LOCATION: 25895 Mendocino Pass Road, Covelo (APN: 032-410-06).

STAFF PLANNER: Monique Gil

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

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BOARD OF SUPERVISORS CHAMBERS
501 LOW GAP ROAD, UKIAH, CALIFORNIA**

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
5. **Consent Calendar.**

None.
6. **Regular Calendar**
 - 6a. **CASE#:** U_2017-0002
DATE FILED: 3/3/2017
OWNER: LONG VALLEY HEALTH CENTER INC
APPLICANT: THE HARWOOD MEMORIAL PARK, INC
REQUEST: Use permit to develop a skate park. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art, a small parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with HWY 101. 351 Harwood Road, Laytonville (APN: 014-160-12).
STAFF PLANNER: Sam 'Vandy' Vandewater
 - 6b. **CASE#:** U_2017-0010
DATE FILED: 6/9/2017
OWNER/APPLICANT: CUSHNER ALEX & ERIS O TTEES
REQUEST: Use permit for vacation home rental.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 1.5± mi. northwest of Philo center, on the northwest side of Whipple Ridge Road, 0.5± mi. north of its intersection with Hwy 128. Located at 7349 Hwy 128, Philo (APN: 014-160-12).
STAFF PLANNER: Sam 'Vandy' Vandewater



6c. CASE#: U_2016-0012

DATE FILED: 11/16/2016

OWNER/APPLICANT: TOLL HOUSE & BELL VALLEY FARM

AGENT: AMY WYNN, WYNN COASTAL PLANNING

REQUEST: Major Use Permit to expand an existing inn from 6 to 11 units; expand farm labor housing from 1 to 3 units; build an owner's residence, a caretaker's residence, 12 glamping units, and 8 tent camping spaces; host 10 private events and/or weddings per year with up to 100 guests per event and 5 private events and/or weddings per year with up to 150 guests per event; provide a temporary tent village with 20 camping spaces to support the 5 private events and/or weddings.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 6.0± miles east of the Boonville town center, lying on the north side of Highway 253, 5± miles east of its intersection with Highway 128 at 12378 Highway 253 (a.k.a. Boonville Road), Boonville, (APNs: 046-250-12, 046-250-94, and 046-250-95).

STAFF PLANNER: Robert Dostalek

6d. CASE#: MS_2007-0023

DATE FILED: 1/1/2011

OWNER: TRUSTEES OF PINOLEVILLE

APPLICANT: MICHAEL KINNEY ESQ

AGENT: JIM RONCO

REQUEST: "Modification of Conditions of Approval"

LOCATION: In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104), Ukiah (APNs: 156-110-21 & 169-170-04).

STAFF PLANNER: Mary Lynn Hunt

6e. CASE#: MS_2016-0008

DATE FILED: 12/7/2016

OWNER/APPLICANT: GREEN WALLACE

AGENT: SAMUEL G. POPE

REQUEST: Minor subdivision of a 4.98± Acres lot into 3 parcels (.31± A, .37± A, .78± A) and a remainder parcel of 3.52± A. Parcel number 1 is proposed for residential use and currently has no improvements. Parcel number 2 is proposed for residential use and currently has no improvements. Parcel number 3 is proposed for residential use and currently has a barn and a shed located in the northeast and southwest portions of the lot respectively. The remainder parcel is proposed for residential use and has a SFR located on the northeast side of the lot. Remainder parcel water supplied by Millview County Water District with reserve fees paid to Millview County Water District for Lots 1, 2, and 3. Perk Tests were conducted for all lots by Pope Engineering of Willits, Ca. The remainder parcel currently has a satisfactory septic system. Also requested is an exception to Mendocino County Code Section 17-48.5 (A)(1)(e)(i), reducing the private access easement width from the required 40 ft. to 25 ft.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3± miles north of Ukiah, lying just northeast of Eastside Capella Rd. (CR 227), 0.4± miles north of its intersection with Lake Mendocino Dr. (CR 227B). Located at 3801 Eastside Calpella Rd., Ukiah (APN: 168-210-07).

STAFF PLANNER: Thomas Matican

7. Matters from Staff.

8. Matters from Commission.

9. Approval of April 20, 2017 Planning Commission Minutes



10. Adjournment.

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