



**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#:** UM\_2018-0002  
**DATE FILED:** 9/14/2018  
**OWNER:** SWIMMY MENDO OWNER LLC  
**APPLICANT:** EVENT HORIZON TECHNOLOGIES INC  
**AGENT:** RICHARD KNOLL CONSULTING  
**REQUEST:** Modification of Use Permit U\_2018-0004 to allow for the expansion of the existing cannabis facility into existing structures on the adjacent parcel with the same ownership. The manufacturing (Level 1 non-volatile and Level 2 volatile) of cannabis will be the main activity occurring on the new parcel. The former structure intended for cannabis manufacturing, as approved by Use Permit U\_2018-0004, will be utilized for other commercial activities.  
**LOCATION:** 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Dr. (CR 238B), 1± mi. west of its intersection with Uva Dr. (CR 239), located at 1150 Bel Arbres Dr., Redwood Valley (APNs: 162-011-28, 162-160-08, 162-200-24, 162-221-11, 162-240-55, 162-190-06, -09, & -56).  
**ENVIRONMENTAL DETERMINATION:** Addendum to the Mitigated Negative Declaration  
**STAFF PLANNER:** Sam 'Vandy' Vandewater
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Adjournment.**

**ADDITIONAL INFORMATION/REPORT AVAILABILITY.** The staff report and notice are available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). 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>



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**AIRPORT LAND USE COMMISSION  
AGENDA**

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**DECEMBER 6, 2018  
2:00 P.M.**

**Mendocino County Administration Center  
Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California**

**ORDER OF AGENDA**

1. **Roll Call.**
2. **Determination of Legal Notice.**
3. **Matters from the Public.** The Airport Land Use 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.
4. **Commission Administration.**  
None.
5. **Regular Calendar.**
  - 5a. **CASE#:** ALUC\_2018-0006  
**DATE FILED:** 9/7/2018  
**OWNER:** JBT INVESTMENTS LLC  
**APPLICANT:** KYLE GREENHALGH  
**AGENT:** RICHARD RUFF  
**REQUEST:** Review and possible comment on the City of Ukiah's proposed Overrule of Decision of ALUC\_2018-0006 to deem the proposed use incompatible with the Mendocino County Airport Comprehensive Land Use Plan. This decision was rendered on October 18, 2018.  
**LOCATION:** In the City of Ukiah, lying on the west side of Cunningham Street at its intersection with Talmage Road, located at 1076 Cunningham Street (APN: 003-140-52).  
**STAFF PLANNER:** KEITH GRONENDYKE
6. **Matters from Staff.**
7. **Matters from Commission.**
8. **Adjournment.**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at:

[www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission](http://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission)

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.

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**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#:** CDP\_2011-0020  
**DATE FILED:** 7/29/2011  
**OWNER:** ANTHONY & SUSANNAH CUESTA  
**REQUEST:** Coastal Development Permit for construction of a, two-story, single-family residence and a 576 sqft attached garage. Associated development includes a well and water storage tank, installation of a 300 foot long driveway, septic system with above-ground tank, propane tank, and roof-mounted solar panels. A variance is also requested to reduce the front yard setback requirement from 20 feet to 10 feet.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** In the Coastal Zone, 5± miles north of Anchor Bay, on the east side of Hwy. 1, 0.5± mile east of its intersection with Iversen Rd. (CR 503), and 0.25 mile east of the intersection of Iversen Rd. with Iversen Dr. (private), located at 46241 Iversen Dr.; APN: 142-022-18.  
**STAFF PLANNER:** BILL KINSER
  - 3b. **CASE#:** B\_2018-0060  
**DATE FILED:** 9/19/2018  
**OWNER:** GENE & SUSAN MATTIUZZO  
**APPLICANT/AGENT:** CLIFFORD ZIMMERMAN  
**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between 2 parcels from a north/south configuration to an east/west configuration. Parcel 1 (APN: 017-180-32) will decrease to 5± acres and Parcel 2 (APN: 017-180-31) will increase to 3.67± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.5± miles southwest of the City of Fort Bragg on the north side of Simpson Ln. (CR 414), 0.9± east of its intersection with State Hwy. 1, no address assigned (APNs: 017-180-31, & -32).  
**STAFF PLANNER:** RUSS 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>



# SUBDIVISION COMMITTEE AGENDA

DECEMBER 13, 2018  
9:00 A.M.

## PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

### AMENDED

#### ORDER OF AGENDA

#### 1. ROLL CALL

#### 2. BOUNDARY LINE ADJUSTMENTS

##### 2a. CASE#: B\_2018-0060

**DATE FILED:** 9/19/2018

**OWNER:** GENE & SUSAN MATTIUZZO TTEE

**APPLICANT/AGENT:** CLIFFORD ZIMMERMAN

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between 2 parcels from a north/south configuration to an east/west configuration. Parcel 1 (APN: 017-180-32) will decrease to 5± acres and Parcel 2 (APN: 017-180-31) will increase to 3.67± acres.

**LOCATION:** 2.5± miles southwest of the City of Fort Bragg on the north side of Simpson Ln. (CR 414), 0.9± east of its intersection with State Hwy. 1 (SH 1), no address assigned (APNs: 017-180-31, & -32).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**STAFF PLANNER:** Russell Ford

##### 2b. CASE#: B\_2018-0058

**DATE FILED:** 8/30/2018

**OWNER/APPLICANT:** JONATHAN & KATRINA FREY

**AGENT:** J.R. BARRETT ASSOCIATES

**REQUEST:** Boundary Line Adjustment to exchange 259± acres between two existing parcels. Parcel 1 (APNs: 106-120-04, 106-150-27) will increase to 419± acres and Parcel 2 (APNs: 106-120-05, 106-150-28, 160-011-29) will reduce to 170± acres.

**LOCATION:** 4.3± miles northwest of the Redwood Valley town center. Parcels are on the west side of Tomki Rd. (CR 237-D), 1± mile north of its intersection with West Rd. (CR 237), located at 12950 Tomki Rd., Redwood Valley (APNs: 106-120-04, 05, 106-150-27, 28, 160-011-29).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**STAFF PLANNER:** Russell Ford

#### 3. MINOR SUBDIVISIONS

##### 3a. CASE#: MS\_2003-0001

**DATE FILED:** 1/1/2011

**OWNER/APPLICANT:** KENNETH & LYNN WOOD TTEES

**REQUEST:** **Extension of time** request to complete project conditions which would result in a new expiration date of July 19, 2020.

**LOCATION:** 2± miles northeast of Ukiah, on the south side of Lake Mendocino Dr. (CR 227B), 1± mile east of its intersection with N. State St. (CR 104), located at 1021 Lake Mendocino Dr. (APN: 168-241-41).

**STAFF PLANNER:** Robert Dostalek

##### 3b. CASE#: MS\_2018-0005

**DATE FILED:** 7/6/2018

**OWNER:** ERIK J. LARSON & ILIANA MORENO

**APPLICANT/AGENT:** ERIK LARSON

**REQUEST:** Subdivision of a 4.9± acre parcel into 2 parcels of 2.4± and 2.5± acres.

**LOCATION:** In Laytonville town center, on the west side of US Hwy. 101 (US 101), 200± ft. north of its intersection with Branscomb Rd. (CR 429), located at 45020 N. Hwy. 101, Laytonville (APN: 014-040-23).

**STAFF PLANNER:** Sam 'Vandy' Vandewater



**4. PREAPPLICATION CONFERENCE**

**4a. CASE#:** PAC\_2018-0011

**DATE FILED:** 10/15/2018

**OWNER:** COOMBS TREE FARMS, INC.

**LOCATION:** 80300 Road 442 B, Piercy, CA 95587

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**4b. CASE#:** PAC\_2018-0012

**DATE FILED:** 10/17/2018

**OWNER:** DIVINE ASSISTANTS INTERNATIONAL

**APPLICANT:** CLINT THOMPSON, MD.

**AGENT:** PATRICK HUFFMAN

**LOCATION:** 60991 Bell Springs Rd., Laytonville, CA 95454

**STAFF PLANNER:** Mio Mendez

**5. MATTERS FROM STAFF**

None.

**6. ADJOURNMENT**

ADJOURNMENT/APPEAL 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.

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](http://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.

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



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# ZONING ADMINISTRATOR AGENDA

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DECEMBER 13, 2018  
10:00 A.M.

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**MENDOCINO COUNTY ADMINISTRATION CENTER  
501 LOW GAP ROAD, UKIAH, CALIFORNIA  
PLANNING AND BUILDING SERVICES – PUBLIC CONFERENCE ROOM**

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. **CASE#:** V\_2017-0003

**DATE FILED:** 6/30/2017

**OWNER:** SHANE & RONEISHA ROBERTS

**APPLICANT:** SHANE ROBERTS

**REQUEST:** A Variance for the reduction of the corridor preservation setback along Cromwell Drive (Private) from 25 feet to 0 feet for construction of a garage in place of the existing carport. The request also includes reducing the corridor preservation and property line setbacks along East Side Calpella Road (CR 227). The corridor preservation setback along East Side Calpella Road (CR 227) would be reduced from 30 feet to 20 feet, and the property setback from 20 feet to 0 feet, allowing for construction of an 8 feet fence along a portion of the northwestern property boundary.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In Ukiah, 3.4± miles north of the city center, off Lake Mendocino Drive (CR 227B), lying east of East Side Calpella Road (CR 227) at its intersection with Cromwell Dr (private), located at 800 Cromwell Dr; APN: 168-223-01.

**STAFF PLANNER:** EDUARDO HERNANDEZ

3b. **CASE#:** U\_2018-0017

**DATE FILED:** 7/20/2018

**OWNER:** ELIAS & LINDA TANNOUS

**APPLICANT:** WHITE LABEL INC

**REQUEST:** Use Permit to allow non-volatile (Level 1) cannabis manufacturing.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2± miles north of the Ukiah town center, on the west side of N. State St. (CR 104), 0.3± miles north of its intersection with Orr Springs Rd. (CR 223), located at 2350 N. State St., Ukiah (APN 169-211-25)

**STAFF PLANNER:** SAM "Vandy" VANDEWATER

4. Matters from Staff.

5. **Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.

6. **Adjournment.**

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**APPEAL PROCESS.** Persons who are dissatisfied with a decision of the Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.



**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](http://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.

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<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>



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**MENDOCINO COUNTY LODGING  
BUSINESS IMPROVEMENT DISTRICT  
ADVISORY BOARD  
AGENDA**

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**DECEMBER 18, 2018 – 1:00 P.M.**

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**PLANNING AND BUILDING SERVICES  
120 W FIR STREET, FORT BRAGG, CA 95437  
TELECONFERENCE AT 860 N BUSH STREET, UKIAH, CA 95482**

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- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **ELECTION OF CHAIR OF THE ADVISORY BOARD**
- 4) **ELECTION OF VICE-CHAIR OF THE ADVISORY BOARD**
- 5) **PLANNING AND BUILDING SERVICES**
  - 5A. DISTRIBUTION OF BYLAWS
  - 5B. DISTRIBUTION OF PRIOR YEAR REPORT
- 6) **COMMUNICATIONS RECEIVED AND FILED**
- 7) **MATTERS FROM THE PUBLIC:** *MEMBERS OF THE PUBLIC ARE WELCOME TO ADDRESS THE ADVISORY BOARD ON ITEMS NOT LISTED ON THE AGENDA AND WITHIN THE JURISDICTION OF THE ADVISORY BOARD. THE ADVISORY BOARD IS PROHIBITED BY LAW FROM TAKING ACTION ON MATTERS NOT ON THE AGENDA, BUT MAY ASK QUESTIONS TO CLARIFY THE SPEAKER'S COMMENT AND/OR BRIEFLY ANSWER QUESTIONS. THE ADVISORY BOARD LIMITS TESTIMONY ON MATTERS NOT ON THE AGENDA TO 3 MINUTES PER PERSON AND NOT MORE THAN 10 MINUTES FOR A PARTICULAR SUBJECT AT THE DISCRETION OF THE BOARD CHAIR.*

*IF YOU WISH TO SUBMIT WRITTEN COMMENTS, PLEASE PROVIDE 10 COPIES IN ADVANCE TO THE COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES COMMISSION STAFF, LOCATED IN THE ADMINISTRATION CENTER AT 860 N. BUSH ST, UKIAH, CA 95482.*
- 8) **REGULAR CALENDAR**
  - 9A. DISCUSSION AND POSSIBLE ACTION TO ESTABLISH THE ADVISORY BOARD'S MEETING CALENDAR FOR FISCAL YEAR 2018/2019.
  - 9B. DISCUSSION AND DIRECTION CONCERNING THE PREPARATION OF THE ANNUAL REPORT FOR FY 18/19.
- 9) **MATTERS FROM THE ADVISORY BOARD**
- 10) **ADJOURNMENT**