



**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#:** R_2016-0001
DATE FILED: 5/20/2016
OWNER/APPLICANT: RUSTIC RETIREMENT LLC
AGENT: CHERYL MURPHY
REQUEST: Rezone of 160± acres from RL to TP - Timberland Production Zone.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.5± miles north of Boonville, accessible by 0.5± mile private drive located, 3.5± miles on Peachland Road (CR 128), from its intersection with Highway 128, located at 9120 Peachland Rd., Boonville, CA 95415
STAFF PLANNER: ADELE PHILLIPS
RECOMMENDED ACTION: Recommend approval to the Board.
 - 6b. **CASE#:** R_2016-0003
DATE FILED: 5/31/2016
OWNER/APPLICANT: MELVIN L & CHRISTINE ROSCHELLE
REQUEST: Rezone of an 119± acre property from Range Land (RL) to Timberland Production (TP).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 9.5± miles north of Potter Valley, 3± miles from the end of Ridgeway Highway, located at 23700 Ridgeway Highway.
STAFF PLANNER: ADELE PHILLIPS
RECOMMENDED ACTION: Recommend approval to the Board.



6c. CASE#: UR_2009-0002

DATE FILED: June 27, 2016

OWNER/APPLICANT: DHARMA REALM BUDDHIST ASSOCIATION

REQUEST: Determine the proposed re-location of the approved City of Ten Thousand Buddha's "International Institute for Philosophy and Ethics" (IIPE) East Campus approximately 400 feet north is in compliance with condition B-1 of the Use Permit UR 2009-0002. The approved IIPE East Campus location allowed for its relocation to protect wetlands, significant trees and prime agricultural soils and consider drainage related concerns and visual impacts.

ENVIRONMENTAL DETERMINATION: Addendum to an EIR, or Negative Declaration per CEQA Guidelines Section 15164.

LOCATION: Southeast of Ukiah, in the community of Talmage, lying east of the intersection of State Highway 222 (Talmage Road) and East Side Road, located at 4951 Bodhi Way (formerly 2001 Talmage Road); APN's 181-150-02, 181-160-26, 181-160-27, 182-240-15, 182-240-16, 182-250-02 and 182-250-03.

STAFF PLANNER: ROBERT DOSTALEK

RECOMMENDED ACTION: Find the proposed building site to be in compliance with UR_2009-0002; accepting the memorandum as an addendum to the adopted Negative Declaration.

7. Matters from Staff.

7a. Cancellation of the October 20, 2016 Planning Commission Meeting.

8. Matters from Commission.

9. Approval of the August 18, 2016 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.co.mendocino.ca.us/planning>



**COASTAL DEVELOPMENT PERMITS
AGENDA**

**OCTOBER 27, 2016
10:00 A.M.**

**FORT BRAGG PUBLIC LIBRARY
499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA**

ORDER OF AGENDA

1. **Meeting Called to Order – 10:00 a.m.**
2. **Determination of Noticing.**
3. **Public Hearing Items.**

3a. CASE#: CDP_2015-0033 (Continued from 9/22/2016)

DATE FILED: 11/13/2015

OWNER: ELLIS PATRICK TTEE

APPLICANT: PATRICK ELLIS AND LISA LAUER

AGENT: CARL RITTIMAN

REQUEST: A Coastal Development Permit to repair and replace a leach field, pump tank, pump and control panel, and septic connecting lines. Minor trenching to bury the pump tank, connecting lines, and leach lines. Disturbed areas will be backfilled to original contours, seeded with native grasses, and or mulched.

ENVIRONMENTAL DETERMINATION: Pursuant with Section 15304(F), a class 4 categorical exemption from CEQA for minor alterations of land, including minor trenching and backfilling where the surface is restored.

LOCATION: The site is located on the west side of Highway 1 approximately 0.2 miles north of its intersection with Collins Landing Road or 2.5 miles north of Gualala.

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.

3b. CASE#: CDP_2016-0009

DATE FILED: 2/18/2016

OWNER: RAFFETY JOHN ARJAY TTEE AND KERRY L HEISE, ADINA MERENLENDER

APPLICANT: RAFFETY JOHN ARJAY

AGENT: KEVIN JOE

REQUEST: A Coastal Development Permit request to grade 258 cubic yards and to pave a new driveway with access to Highway 1, to install wire fencing and two 5-foot tall by 16-foot wide chain-link gates across the proposed driveway. Excavated material would be deposited off-site within Mendocino County LCP boundaries.

ENVIRONMENTAL DETERMINATION: Potential impacts are less than significant with mitigation measures; a mitigated negative declaration is recommended.

LOCATION: The four-parcel site is located on the east side of Highway 1 approximately 300 feet north of its intersection with Philo-Greenwood Road at 6175 S. Hwy 1, Elk (APN 127-232-07).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.

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



APPEAL PROCESS. Applicants or other 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 calendar days of the Administrator's decision. The appeal of the decision will be placed on the next available Board of Supervisors agenda for consideration and the appellant will be notified of the time, date and place. 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 Coastal Permit Administrator.

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.

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.co.mendocino.ca.us/planning>



ZONING ADMINISTRATOR AGENDA

OCTOBER 13, 2016
10:00 A.M.

Mendocino County Administration Center 501 Low Gap Road, Ukiah, California Conference Room B

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.
 - 3a. **CASE#:** AP_2015-0025
DATE FILED: 10/30/2015
OWNER/APPLICANT: GASKIN, JOHN
REQUEST: Administrative Permit to host up to five (5) single-day events in any six (6) month period, for up to 200 people per event.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.5± miles southwest of Ukiah, on Doolan Canyon Drive (private), located at 900 Doolan Canyon Drive, Ukiah.
STAFF PLANNER: ADELE PHILLIPS
RECOMMENDED ACTION: DENIAL
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.

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.

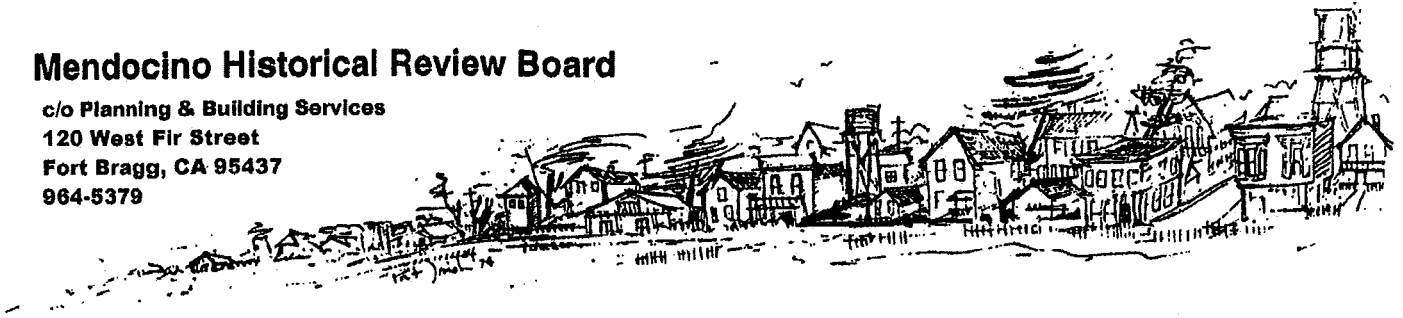
ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building 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.

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.co.mendocino.ca.us/planning>

Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



NOTICE OF PUBLIC HEARING OCTOBER 3, 2016

The Mendocino Historical Review Board will perform a site view of Item **9a., at 6:00 PM and Item **9b., at 6:20 PM.

The Board will then reconvene at 7:00 PM at the Mendocino Community Center, located at the corner of School and Pine Streets, Mendocino.

ORDER OF AGENDA**

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of the September 12, 2016 Minutes.
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**
 - 8a. **CASE#:** MHRB_2016-0023
DATE FILED: 9/7/2016
OWNER/APPLICANT: ROMAN CATHOLIC BISHOP OF SANTA
AGENT: JOHN INNES
REQUEST: A request for a Mendocino Historical Review Board Permit to replace two existing double-sided signs with wood signs: one Parish Hall sign and one Church sign. Note: The site is listed in Mendocino Inventory of Historic Buildings. It is the location of the first Saint Anthony's Church (1905).
ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on premise signs. Categorically Exempt.
LOCATION: 10700 Lansing Street, Mendocino; APN 119-140-26.
STAFF PLANNER: JULIANA CHERRY
RECOMMENDED ACTION: Approve with conditions.



9. Public Hearing Items.

****9a. CASE#: MHRB_2015-0024**

DATE FILED: 10/19/2015

OWNER: ERNEST & CORINNE EGGER LIVING TRUST AND ISHVI BENZVI AUM AND NANCY SUSAN LEBRUN

APPLICANT: EGGER & AUM /10550 LANSING

AGENT: ERNEST EGGER

REQUEST: A Mendocino Historical Review Board Permit request to install two signs with copy "AUM; restore the exterior of existing buildings on-site; establish three on-site parking spaces; construct two 96-square-foot arbors, a BBQ area, and vending table; construct interior remodel and alterations; and landscape. Note: Category I and IIa historic structures are on site.

ENVIRONMENTAL DETERMINATION: Class 3 categorical exemption from CEQA for site improvements to yard area and 320-square-foot storage building; Class 31 categorical exemption from CEQA for repair to Pete Anderson House, which is a historic resource; and a Class 11 categorical exemption from CEQA for two proposed signs. Categorically Exempt

LOCATION: The project site is a single-lot facing Lansing Street between its intersections with Calpella and Little Lake Streets. 10550 Lansing Street, Mendocino (APN 119-160-31).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with conditions.

****9b. CASE#: MHRB_2016-0017 (continued from 9/12/16)**

DATE FILED: 6/6/2016

OWNER/APPLICANT: GRAHAM ANTHONY E & MARY ANNE

REQUEST: A Mendocino Historical Review Board Permit request to locate a vintage, red British Telephone Box in a required parking area associated with Patterson's Pub. (Note: The site is designated a Category III historic resource. The architecture has been ostensibly altered, but the basic structure remains discernible.)

ENVIRONMENTAL DETERMINATION: A Class 3(e) Categorical Exemption from CEQA.

LOCATION: 10485 Lansing Street (APN 119-150-06)

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Denial.

10. Matters From the Board.

None.

11. Matters From the Staff.

11a. Directory Signs. Request guidance from the Review Board regarding existing business signs when a directory sign may be warranted.

12. Adjourn.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is 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 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards 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.



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.

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



Executive Committee Meeting Agenda

Wednesday, October 12, 2016 – 11:30 a.m. – 1:00 p.m.

Location 631 S. Orchard Avenue, Ukiah, CA – Mendocino Room

AGENDA ITEMS	Time	Outcome
1. Call to Order - John Kuhry, Chair	2	Action by Chair
2. Review and Approve Agenda	1	Action
3. Disclosure – Any financial interest (assets, contracts, income etc.) of WIB members which may be materially affected by actions or discussion on this agenda should be disclosed at this time and members should leave the room prior to any discussion of the item and return after the discussion has ended and/or action has been taken.	3	Action
4. Review and Approve Minutes Executive Committee Minutes of August 10, 2016, Attachment	3	Action
5. Opportunity for Public Comment for items not on the agenda for which no action may be taken.	3	Information
6. <u>Consent Calendar Items</u> Approval of:	5	Action
a) Approval of Policy 7B Monitoring and Oversight Attachment		
b) Election of Officers Attachment		
c) Approve WIOA Admin Unit PY 2016-2017 Budget Attachment		
7. Review and Possible Action regarding MPIC Training Expenditure Course of Action Report Attachment	5	Action
8. Review Mendocino Private Industry Council PY 2015-2016 4th Quarter Expenses		Information/ Discussion
a) Budget vs. Expenses Attachment	5	
b) Professional Expenses Attachment		
9. Approve Mendocino Private Industry Council (MPIC) Revised Budget PY 2016-2017 Attachment	15	Action
10. Discussion and Possible Actions regarding MPIC's requested Contract Amendment related a reduction of the Fort Bragg Office Hours Handout	20	Action
11. Workforce Development Board Staff Reports:	10	
a) Mendocino County Local Workforce Development Area Consolidation Request Attachment		
b) 2015-2016 Performance Negotiations		Action
c) Current Status on Workforce Development Activities		
d) Staffing Updates		
12. Approve Policy 1E Priority of Service for Adults Attachment	5	Action
13. Member Comments/Reports	3	Information
14. Adjourn		Action



**SUBDIVISION COMMITTEE
AGENDA**

**OCTOBER 13, 2016
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_2016-0030

DATE FILED: 8/24/2016

OWNER/APPLICANT: BRETT & DEBRIELLE INGRAM AND BRAD & KIRSTEN INGRAM

AGENT: RON FRANZ

REQUEST: Adjust 94.17± acres from Lots 2 and 3 into Lot 1, creating three lots of 80±, 113.50± and 272.20± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Leggett Area. Parcels are on the south side of US 101, 3± miles west of its intersection with Bell Springs Road (CR 324). APN/s 012-710-04,06, et. al.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Special Conditions

2b. CASE#: B_2016-0031

DATE FILED: 9/6/2016

OWNER: KRAAL SUSAN C

APPLICANT: LLOYD KRAAL

AGENT: TONY SORACE

REQUEST: Transfer 12± acres from APN 013-660-69 to 013-520-48 to create two parcels of 101± acres and 163± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Branscomb area. Parcels are located on Wilderness Lodge Road (CR 320), approximately 2 miles from its intersection with Branscomb Road (CR 429). Parcels are approximately 9 miles west of the town of Laytonville.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2c. CASE#: B_2016-0032

DATE FILED: 9/6/2016

OWNER: CLINE MICHAEL R & ELIZABETH AND JEREMY HAWK AND RACHAEL GNEISER

APPLICANT: JEREMY HAWK

AGENT: JESSE BUFFINGTON

REQUEST: Transfer 80± acres from APN 053-090-01 to APN 053-090-05 to create two parcels of 166.30± and 100.02± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Piercy area. Parcels are accessed by Pepperwood Springs Road (private), 1.50± miles east of its intersection with County Road 442-C. Parcels are located 1± mile northeast of the town of Piercy.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.



- 2d. **CASE#:** B_2016-0033
DATE FILED: 9/6/2016
OWNER/APPLICANT: CATENACCI JOHN GUY
AGENT: RON FRANZ
REQUEST: Move .44± from APNs 180-220-08, 09 to APNs 180-220-10, et. al. to create two parcels of .78± acres and 2.71± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Ukiah area. Parcels are accessed by Fircrest Drive (CR 210), .20± miles west of its intersection with South State Street (CR 104-A). Parcels are located 2± miles south of the center of the City of Ukiah.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2e. **CASE#:** B_2016-0034
DATE FILED: 9/12/2016
OWNER: FREY BENJAMIN T
APPLICANT: JONATHAN FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Reconfigure three existing legal lots. Transfer 1± acre from APN 107-200-13 et. al. into APN 107-200-21. APN 160-011-05 will be relocated to a different location on the southern side of APN 107-210-08. Adjustment will result in three parcels of 119± acres, 4.50± acres and 6.07± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.70± miles northwest of the town of Redwood Valley. Parcels are on the west side of Tomki Road (CR 237-D), 1.60± miles north of its intersection with East Road (CR 230).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2f. **CASE#:** B_2016-0035
DATE FILED: 9/12/2016
OWNER/APPLICANT: WEIR MARK W TTEE
AGENT: RAU AND ASSOCIATES, INC
REQUEST: Transfer 2.50± acres from APN 125-280-81 to APN 125-270-17 to create two parcels of 42.50± acres and 80.10± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are located 5± miles southeast of the town of Comptche, on the south side of Comptche Ukiah Road (CR 223), 6± miles east of its intersection with Flynn Creek Road (CR 135).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2g. **CASE#:** B_2016-0036
DATE FILED: 9/13/2016
OWNER: PACIFIC GAS & ELECTRIC CO AND DEBORAH SIMONTACCHI AND WARREN & LINDA WARE
APPLICANT: PACE ENGINEERING
AGENT: NATHAN SELLERS
REQUEST: Transfer 20.72± acres from APN 171-230-19 (PG&E) to two adjacent lots, APN 171-230-07 (Simontacchi) and APN 171-230-11 (Ware) to create three lots of 138.90± acres, 46.33± acres and 30.11± acres, respectively. Additionally, there will be a minor (±2 feet) correction to the boundary between APN 171-230-11 (Ware) and APN 171-230-23 (Richardson).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are 4.25± miles northeast of the town of Potter Valley on the south side of Eel River Road (240-B), 4± miles north of its intersection with Main Street (CR 245).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.



2h. CASE#: B_2016-0037
DATE FILED: 9/13/2016
OWNER: PACIFIC GAS & ELECTRIC CO AND MICHAEL & LAURA CLARK AND DAVID CONN
APPLICANT: PACE ENGINEERING
AGENT: NATHAN SELLERS
REQUEST: Transfer 20.72± acres from APN 171-230-19 (PG&E) to two adjacent lots, APN 171-230-07 (Simontacchi) and APN 171-230-11 (Ware) to create three lots of 138.90± acres, 46.33± acres and 30.11± acres, respectively. Additionally, there will be a minor (±2 feet) correction to the boundary between APN 171-230-11 (Ware) and APN 171-230-23 (Richardson).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are 4.25± miles northeast of the town of Potter Valley on the south side of Eel River Road (240-B), 4± miles north of its intersection with Main Street (CR 245).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Special Conditions.

2i. CASE#: B_2016-0020 (Continued from 9/08/2016)
DATE FILED: 5/23/2016
OWNER/APPLICANT: NEARY CHRISTOPHER J / JOAN VON WEIEN
REQUEST: Reconfigure two existing legal lots, transferring 179.50± acres from Lot 2 to Lot 1 to create two lots of 4.90± acres and 339.50± acres, respectively. The adjusted Lot 2 will be collinear with the boundaries of an R-3 contract rezone through Ordinance 4195 but the contract was never signed and recorded.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Willits area. Parcels are located on the west side of Highway 101 at the southern boundary of the City of Willits. APN 007-220-05.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Special Conditions.

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2007-0009
DATE FILED: 3/22/2007
OWNER: MARY E. MACKALL
APPLICANT: UKIAH REDWOOD
REQUEST: Minor Subdivision of a 1.543+/- acre parcel to create four lots containing 12,476 square feet, 12,944 square feet, 14,450 square feet and 24,120 square feet.
LOCATION: 2± miles east of Hopland on the east side of Old River Road (CR# 201), and approximately 800 feet north of the intersection of State Highway 175 and Old River Road, located at 13711 Old River Road, AP# 048-170-38 (previously 048-170-07).
STAFF PLANNER: MARY LYNN HUNT

3b. CASE#: MS_2008-0007
DATE FILED: 2/25/2008
OWNER/APPLICANT: VILLALPANDO, JESUS
AGENT: RICHARD A SEALE
REQUEST: Minor Subdivision of a 5.59+/- acre parcel to create two parcels of approximately 3.42 and 2.17 acres.
LOCATION: 3.5± miles southeast of Fort Bragg, lying on the south side of Simpson Lane (CR 414) directly across from its intersection with Redwood Springs Drive (CR 561).
STAFF PLANNER: MARY LYNN HUNT



3c. CASE#: MS_2009-0006
DATE FILED: 4/14/2009
OWNER/APPLICATION: RICHMOND & CAROL AGUILAR
APPLICANT: RICHMOND & CAROL AGUILAR
AGENT: AMY WYNN
REQUEST: Coastal Development Minor Subdivision of a 31,234+/- square foot parcel to create 2 parcels of approximately 18,408.8 square feet and 12,802.9 (12,003.2 net) square feet.
9/8/2016 Extension of Time – Applicant is requesting an Extension of Time for the processing of this Minor Subdivision; extending the Final Completion date from October 21, 2016 to April 21, 2018 (18 month extension).
LOCATION: Within the Coastal Zone, located within the town of Mendocino bordered on the north by Albion Street (CR# 407D), on the east by Woodward Street (CR# 407J), on the south by Main Street (CR# 407E) and on the west by Hesser Street (CR# 407I), located at 10401 Hesser Street; AP# 119-217 -08.
STAFF PLANNER: JULIA ACKER

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0021
DATE FILED: 8/24/2016
OWNER/APPLICANT: WOLF JASON ERNIE
REQUEST: Minor subdivision to split a 40± acre parcel into two 20± acre parcels.
LOCATION: 72051 Hill Rd., Covelo; APN 034-320-02.
STAFF PLANNER: ROBERT DOSTALEK

4b. CASE#: PAC_2016-0022
DATE FILED: 8/24/2016
OWNER/APPLICANT: ARIK COHEN, DANIEL COHEN, AND JANE ARIEL
APPLICANT: JANE ARIEL
REQUEST: Subdivision of a 120A± parcel into three 40A± acre parcels.
LOCATION: 3770 Goat Rock Rd., Ukiah; APN 046-310-29.
STAFF PLANNER: ADELE PHILLIPS

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.

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.

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.co.mendocino.ca.us/planning>



**ARCHAEOLOGICAL COMMISSION
AGENDA**

**OCTOBER 12, 2016
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

None.

4. REVIEW OF SURVEY

4a. CASE#: CDP_2014-0027

DATE FILED: 8/18/2014

OWNER: TAMMY BRAY, TERRY BRAY

APPLICANT: TAMMY BRAY

AGENT: WYNN COASTAL PLANNING

REQUEST: A Standard Coastal Development Permit requesting to construct a 1109-square-foot single-family residence, 399-square-foot attached garage, 132-square-foot deck, and associated driveway; and temporarily occupy a travel-trailer during construction.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 33015 La Forvor Lane is located on the southwest intersection of Highway 1 and La Favor Lane, which is 1 mile north of the City of Fort Bragg (APN 069-171-43).

STAFF PLANNER: JULIANA CHERRY

5. MISCELLANEOUS REVIEW

5a. CASE#: CDP_2016-0033

DATE FILED: 8/2/2016

OWNER: MCCOY MARIANNE TTEE 1/2 AND CALIFORNIA DEPARTMENT OF TRANSPORTATION

APPLICANT: CALIFORNIA DEPARTMENT OF TRANSPORTATION

AGENT: CALTRANS CONTACT: DOTRIK WILSON

REQUEST: Standard Coastal Development Permit to repair a culvert on Highway 1. The proposed project would replace the existing culvert down-drain. Imported borrow would be used for embankment grading.

ENVIRONMENTAL DETERMINATION: Initial Study prepared by Caltrans and adoption of Negative Declaration.

LOCATION: In the Coastal Zone on the west side of Highway 1, at post mile 4.47 in the town of Anchor Bay. Proposed project is located within the Highway right-of-way and on an easement area on the adjacent property at 35500 S Hwy 1 (APN 144-022-13).

STAFF PLANNER: JULIA ACKER

5b. Mendocino County Medical Cannabis Cultivation Ordinance

6. MATTERS FROM COMMISSION

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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