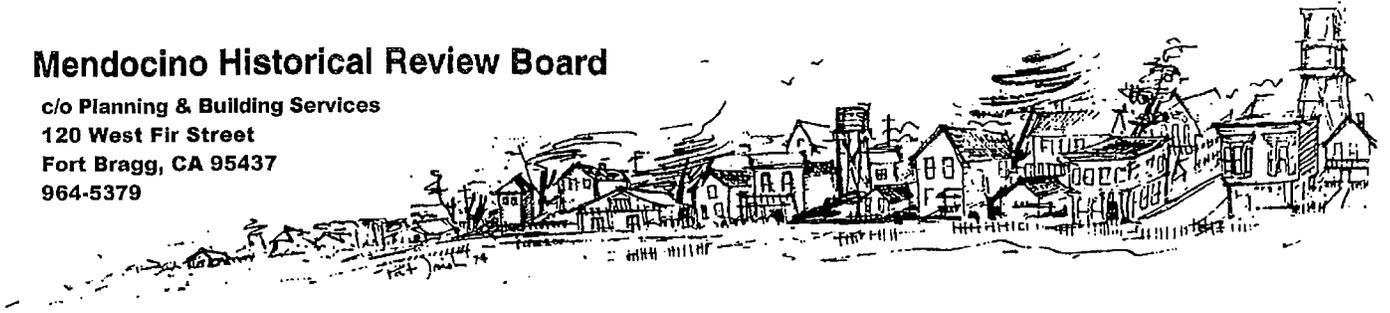


Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING APRIL 3, 2017

The Mendocino Historical Review Board will perform a site view of Item **9c, located at 44900 Little Lake Road, beginning at 5:30 PM and Item **9b, located at 45035 Main Street, following at 6:00 PM. The Board will reconvene at 7:00 PM at the Mendocino Community Center, located at the corner of School and Pine Streets, Mendocino for the public hearing.

ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of 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.**
None.
9. **Public Hearing Items.**
 - 9a. **CASE#:** MHRB_2017-0003 (continued from 3/6/2017)
DATE FILED: 2/2/2017
OWNER/APPLICANT: JENNIFER and PETER TAYLOR
REQUEST: A Mendocino Historical Review Board Permit request to paint the building's exterior warm gray (Gray Cashmere 2138-60 Benjamin Moore) and change the trim color to white.
Note: The Freitas House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 45350 Ukiah Street, Mendocino (APN 119-214-08)
STAFF PLANNER: JULIANA CHERRY
 - **9b. **CASE#:** MHRB_2016-0032
DATE FILED: 12/12/2016
OWNER: STATE OF CALIFORNIA PARK
REQUEST: A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom. Note: The Ford House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Mendocino Headlands State Park, 45035 Main Street (APN 119-240-01)
STAFF PLANNER: JULIANA CHERRY



****9c. CASE#:** MHRB_2017-0004

DATE FILED: 2/17/2017

OWNER: MARTIN GABRIEL

APPLICANT: DANIELLE COMPA

REQUEST: A Mendocino Historical Review Board Permit request to modify previously approved barn and tack room (MHRB Permit 2015-0008). Proposed changes include increasing building footprint, exterior appearance, and maximum height. Note: The Spencer Hills House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44900 Little Lake Road (APN 119-140-24)

STAFF PLANNER: JULIANA CHERRY

10. Matters from the Board.

10a. Bi-annual Mendocino Town Historic Preservation Award. Awardees are Mr. Roger Williams of 45015 Ukiah Street, Wayne Gordon Construction, and Matthew O'Halloran Painting. The award is for recent work completed at the Schulz House, a circa 1880 and a Category I Historic Resource and located at 45015 Ukiah Street. The work is an excellent example of genuine preservation, as the historic character of the structure is carefully preserved by utilizing methods to repair existing windows (some still with wavy glass), doors, siding and other distinctive features. Construction of a perimeter foundation stabilizes and preserves the building. Careful preparation and painting of the exterior of the house protects this Category I Historic Resource from weather damage and maintains the Schultz House's attractive appearance. Mr. Williams, Mr. Gordon, and Mr. O'Halloran's adherence to Mendocino Town Zoning Code Section 20.760.040 *Exemptions* (for activities that do not require Review Board approval) assured that an MHRB Permit would not be required. Their use of available exemptions made the preservation of the Schulz House a highly exceptional and admirable project.

10b. Discussion: MCC Section 20.760.020 Establishment, Power, Duties and Responsibilities of Historical Review Board.

10c. Nomination and Election: Mendocino Historical Review Board Chair and Vice Chair.

11. Matters from the Staff.

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.



**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#:** GP_2006-0008/R_2006-0012
DATE FILED: 1/1/2011
OWNER/APPLICANT: WILLIAM & TONA MOORES
REQUEST: Amendment to the Coastal Land Use map for a variety of parcels which would include: Coastal Zone: Amend GP from: RL160 to RR5:PD [RR1:PD]; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; RL160 to FL160. Rezone from: RL160:FP*2C to RR5:PD:FP [RR1:PD:FP]; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; FL160 to TP160; RL160 to TP160; RL160 to RL160:*2C. Inland: Rezone from RL 160 to TP 160.
ENVIRONMENTAL DETERMINATION: Statutory Exemption
STAFF PLANNER: BILL KINSER
LOCATION: Within the Coastal Zone, between 4± miles north of Manchester, consisting of property on either side of Highway 1, within the general region of the Irish Beach Subdivision; Multiple Addresses assigned.
RECOMMENDED ACTION: DENIAL
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of the December 15, 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.

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<http://www.co.mendocino.ca.us/planning>



**ARCHAEOLOGICAL COMMISSION
AGENDA**

**APRIL 12, 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

4. REVIEW OF SURVEY

4a. CASE#: U_2016-0012

DATE FILED: 11/16/2016

OWNER/APPLICANT: TOLL HOUSE & BELL VALLEY FARM

AGENT: AMY WYNN, WYNN COASTAL PLANNING

REQUEST: Reconsideration from March 8, 2017. Major use permit to: expand farm labor housing from 1 to 4 units, and the inn from 6 to 11 units; build 1 owners residence, 1 caretaker's residence, 12 glamping units, and 8 tent camping spaces; to host 1- private events and/or weddings with up to 100 guests per year, and 5 private events and/or wedding with up to 150 guests per year; and to be able to provide temporary tent village with 20 camping spaces for 5 private events and/or weddings of those previously mentioned.

LOCATION: 4.2± miles East of Boonville and 9.4± miles Southwest of Ukiah, on the north side of Hwy 253.

STAFF PLANNER: ROBERT DOSTALEK

4b. CASE#: CDP_2016-0053

DATE FILED: 12/15/2016

OWNER: STATE OF CALIFORNIA DEPT. OF TRANSPORTATION

APPLICANT: CAREN COONROD

AGENT: LARRY CHIEA

REQUEST: Standard Coastal Development Permit to install two speed radar feedback signs, lighting, and paint pave markings; in order to improve safety by alerting drivers of pedestrian crossing.

ENVIRONMENTAL DETERMINATION: Notice of Categorical Exemption filed by Caltrans.

LOCATION: 3.9 ± miles North of Mendocino and 5 ± miles South of Fort Bragg. Intersection of CA Highway 1 which divides Caspar Frontage Rd and Fern Creek Rd. Located in Caspar.

STAFF PLANNER: EDUARDO HERNANDEZ

4c. CASE#: CDP_2016-0054

DATE FILED: 12/20/2016

OWNER/APPLICANT: MENDOCINO LAND TRUST INC AND MAGGIE PERRY & SUSAN LAMPMAN

REQUEST: A Coastal Development Permit to develop the Old Smith Ranch Trail, a public pedestrian only trail, with construction of: 768 feet of compacted gravel 6-foot wide trail; a 5-car parking lot (with one ADA space); a picnic area (with up to 3 picnic tables), 100 feet of boardwalk; benches; fencing; a gate; and interpretive and management signage. Existing development includes 8,024 feet of existing paved road which will become designated trail.

ENVIRONMENTAL DETERMINATION: Initial Study

LOCATION: The site is in the Coastal Zone, southwest of the Ten Mile River bridge, the site is located at the intersection of Highway 1 and the Georgia-Pacific Industrial Road (private) at Mendocino Land Trust property (APN: 069-010-44) and an easement located on the adjacent property 28301 N. Highway 1, Fort Bragg; (APN:069-010-37).

STAFF PLANNER: ROBERT LAPORTE



4d. CASE#: MS_2016-0007

DATE FILED: 11/14/2016

OWNER: TOLLINI ALDO DAVID

APPLICANT/AGENT: RAU JAVIER J.

REQUEST: Minor subdivision of a 6.76± acre lot into a 2.0± acre lot and a 4.5± acre lot.

ENVIRONMENTAL DETERMINATION:

LOCATION: 4.5 ± miles north of Ukiah, lying south of Parducci Lane (CR 224), 505± feet from Tollini Lane (CR 228), accessed off Aldo Lane, located at 3550 Tollini Lane (CR 228); APN 169-071-29

STAFF PLANNER: MONIQUE GIL

4e. CASE#: UM_2016-0003

DATE FILED: 10/3/2016

OWNER/APPLICANT: STATE OF CALIFORNIA

AGENT: LOREN REX

REQUEST: Coastal Development Use Permit Modification to install utilities for two Recreational Vehicle caretaker units. The project will extend utilities from the Kerns Farmhouse to supply the Recreational Vehicle caretaker units with water, sewer, phone and electricity. There will be a pump tank installed to collect sewage and pump it into the existing septic tanks and utilizing the existing leach field.

LOCATION: In the Coastal Zone, 2± miles north of the Town of Mendocino, located on the west side of Point Cabrillo Drive, 1.5± miles north of its intersection with Highway 1. Located at 45300 Lighthouse Road, Mendocino (APNs 118-140-41 and 118-160-03).

STAFF PLANNER: JULIA ACKER

4f. CASE#: S_2017-0001

DATE FILED: 1/27/2017

OWNER: ADAMS MICHAEL

APPLICANT: MICHAEL ADAMS JR AND REESE MAYFIELD SR

AGENT: RAU AND ASSOCIATES

REQUEST: 10 parcel subdivision of APNs 034-190-40 and 034-190-37, comprising 11.4A ±, into lots ranging in size from 0.68A to 3.11A gross.

LOCATION: North of Covelo town center, 0.3± mi; having frontage on both east side of Highway 162, and East Land (CR #372C). Located at 76581 Covelo Rd., Covelo; APN 034-190-36.

STAFF PLANNER: SAM VANDEWATER

5. MISCELLANEOUS REVIEW

5a. Williams Creek @ Powerhouse Road Bridge #10C0166

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

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Executive Committee Meeting Agenda

Wednesday, April 12, 2017 – 11:30 a.m. – 1:00 p.m.

Location: 631 S. Orchard Avenue, Ukiah, CA 95482 – Mendocino Room

Teleconference Location: 3835 N Freeway Blvd Suite 140. Sacramento, CA 95403

AGENDA ITEMS:

	Time	Outcome
1. Call to Order and Introductions	3	<i>Action by Chair</i>
2. Review and Approve Agenda	1	<i>Action</i>
3. Disclosure – Any financial interest (assets, contracts, income etc.) of WDB Executive Committee members which may be materially affected by actions or discussion on this agenda should be disclosed at this time; 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	<i>Action</i>
4. Opportunity for Public Comment (for items not on the agenda for which no action may be taken)	3	<i>Info/Discussion</i>
5. <u>Consent Calendar Items</u> Approval of:		
a) Approval of Program Year (PY) 2017-18 Meeting Calendar Attachment		
b) Approve Executive Committee Minutes of February 8, 2017 Attachment		
c) Review the Workforce Development Board (WDB) Minutes from March 8, 2017 Attachment	5	<i>Action</i>
d) Review the Youth Committee Minutes of February 8, 2017 Attachment		
e) Review the Youth Committee Minutes of April 3, 2017 Attachment		
6. Creation of Ad Hoc Subcommittee to Review Title II Proposals Received by the State	10	<i>Action</i>
7. Continued Discussion Regarding Potential Move of the Comprehensive One Stop Location in Ukiah and Impact to Partners	10	<i>Possible Action</i>
8. Discussion Regarding Program Service Providers Contract Amendments	5	<i>Info/Discussion</i>
9. Schedule of, and Data Elements To Be Included In, Future Program Service Provider Reports	5	<i>Action</i>
10. Review of Mendocino Private Industry Council, Inc. (MPIC) Adult, Dislocated Worker, and Rapid Response Program Services Report Handout	5	<i>Info/Discussion</i>
11. Review of Redwood Community Services (RCS) Youth Program Services Report Handout	5	<i>Info/Discussion</i>
12. Discussion Regarding Fair Political Practices Commission (FPPC) Requirements and Statement of Economic Interest Form Completion Attachment	5	<i>Info/Discussion</i>

- | | | | |
|-----|--|----|----------------------------|
| 13. | WDB Staff Reports: | | |
| | a) Status of Mendocino County Local Workforce Development Area Joint Powers Agreement with the Workforce Alliance of the North Bay | 10 | Information/
Discussion |
| | b) Status of Procurement of One Stop Operator and Program Service Delivery | | |
| | c) New WDB Applications | | |
| 14. | Appointment by Chair of Nominating Committee for Election of WDB Officers for PY 2017–18 Attachment | 10 | Action |
| 15. | Adjourn | 1 | Action |

The Executive Committee reviews the Bylaws and may suggest amendments to the WIB; may review amendments proposed by other members in order to make recommendations on such amendments; shall recommend potential board members to the Board of Supervisors; shall routinely review member attendance at WIB and Committee meetings; may remove Standing Committee Chairpersons and members on the recommendation of the Chairperson or any other member of the WIB; shall see to it that orientation and training is provided for new board members, that retreats and other social events of the board take place, that board evaluations are developed and conducted, and that improvements are made to the Five-Year Plan.

The Executive Committee may take action on behalf of the full WIB when such action must be taken prior to the next full meeting of the WIB. This WIA Title I financially assisted program or activity is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. For special accommodations, contact the WIA Administrator at (707) 467-5590 at least five days prior to the meeting.



ZONING ADMINISTRATOR AGENDA

APRIL 13, 2017
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#:** U_2016-0008
DATE FILED: 7/25/2016
OWNER/APPLICANT: SOLLER TODD WILLIAM & JENNFIER
AGENT: KELLY GRIMES
REQUEST: Use Permit to establish a distillery in an existing 1,392± square foot accessory structure. Phase 1) Storage of purchased spirits in barrels; Phase 2) Installation of equipment to produce distilled spirits
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3± mi. northeast of the community of Elk, lying on the south side of Cameron Road (CR 516), ½ ± mi. west of its intersection with Greenwood Road at 6100 Cameron Road (APN: 129-040-03), Elk
STAFF PLANNER: SAM VANDEWATER
RECOMMENDED ACTION: Approve with Conditions
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>



**SUBDIVISION COMMITTEE
AGENDA AMENDED**

**APRIL 13, 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_2016-0042 (continued from 3/9/17)

DATE FILED: 11/29/2016

OWNER/APPLICANT: PADILLA BRIAN & DIANA DAVENPOR AND PRATHER ALBERT

AGENT: MARK VOGEL

REQUEST: Reconfigure three existing legal lots of 1.20± acres, 1± acre and 131± acres into three lots of 2.70± acres, 7.10± acres and 123± acres, respectively. The adjustment will result in a better boundary around the existing SFR and barn on Padillas parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are located on the east side of Indian Creek Road (CR 129), .40± miles from its intersection with Highway 128. The project area is .30± miles east of the town of Philo. Located at 17601 Indian Creek Rd., Philo; APN: 046-080-04.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2f. CASE#: B_2016-0043

DATE FILED: 12/1/2016

OWNER/APPLICANT: IRISH BEACH WATER DISTRICT AND GORDON & SANDRA MOORES

AGENT: PACIFIC LAND SURVEYS SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to relocate a 200 square foot parcel owned by the Irish Beach Water District (APN 132-210-24) to a new well location within the Moores parcel. Both parcels will remain at current sizes. The project was previously approved as CDB 10-2012 but expired prior to final completion.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Within the Coastal Zone. Located in the community of Irish Beach 3.70± miles north of the town of Manchester, the project area sits on both sides of Hillcrest Drive (private), 0.40± miles east of its intersection with Pomo Lake Drive (CR 551). APNs: 132-210-21, 22, 24, 47.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2g. CASE#: B_2017-0014

DATE FILED: 2/14/2017

OWNER/APPLICANT: FETZER BENJAMIN A TTEE

AGENT: JIM RONCO CONSULTING

REQUEST: Transfer 73± acres from Lot 2 into Lot 1 to create two lots of 331± acres and 17± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.30± miles west of the town of Redwood Valley on the north side of Bel Arbres Road (private), 1.30± miles west of its intersection with Uva Drive (CR 239) in Redwood Valley. APNs: 162-011-13, 33, 34.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.



2c. **CASE#:** B_2017-0016
DATE FILED: 2/28/2017
OWNER: CHANDLER JOHN DARRAL
APPLICANT: BRENT FOX
AGENT: DOUGLAS MALLORY
REQUEST: Reconfigure the boundaries between three existing legal lots into three lots of 21.08±, 13.77±, and 15.84± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: On Southside of Sherwood Road (County Road 419), 3± miles East of State Highway 1.
APNs: 020-580-37, 38, and 39.
STAFF PLANNER: EDUARDO HERNANDEZ
RECOMMENDED ACTION: Approve with Standard Conditions.

2b. **CASE#:** B_2017-0017
DATE FILED: 3/6/2017
OWNER/APPLICANT: ANSARI GHULAM MURTAZA
AGENT: RON FRANZ
REQUEST: Transfer .24± acres from Lot 2 into Lot 1
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Ukiah. Parcels are on the west side of South State Street at its intersection with Jefferson Lane (CR 267) at 1158 S. State Street, Ukiah. APNs: 003-430-55, 60
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.

2d. **CASE#:** B_2017-0018
DATE FILED: 3/8/2017
OWNER: ZUMALT JASON
APPLICANT: VANCE RICKS
AGENT: JIM RONCO
REQUEST: Transfer 5.80± acres from Lot 1 into Lot 2, creating two lots of 50± acres and 7± acres. This adjustment will bring Lot 2 into compliance with zoning minimums.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Redwood Valley. Parcels are on the west side of Finne Road (private), .34± miles south of its intersection with Uva Drive (CR 239) at 656 Finne Road. APNs: 151-210-11, 165-120-02
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.

2e. **CASE#:** B_2017-0020
DATE FILED: 3/21/2017
OWNER/APPLICANT: DELAMONTANYA DENNIS & TINA S T
AGENT: RON FRANZ
REQUEST: Transfer 7± acres from Lot 2 to Lot 1 to create two parcels of 83± acres and 104± acres. Adjustment will also restore the property boundaries to the same as existing Williamson Act contracts.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Redwood Valley. Parcels are on the west side of West Road (CR 237), 1.90± miles north of its intersection with US 101 at 10200 West Road.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS_2016-0006
DATE FILED: 11/10/2016
OWNER/APPLICANT: OPATZ ALOIS PETER JR & LORNA
AGENT: JIM RONCO CONSULTING
REQUEST: Subdivion of 160± acres into four 40+ acres for agricultural and residential use.
ENVIRONMENTAL DETERMINATION: Negative Declaration



LOCATION: 2.5± miles north of Mendocino/Sonoma county line, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (of which it lays west of). 22130 Mountain House Road APN 049-370-48.

STAFF PLANNER: SAM VANDEWATER

3b. 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±.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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) APN: 168-210-07

STAFF PLANNER: THOMAS MATICAN

3c. CASE#: MS_2017-0001

DATE FILED: 1/3/2017

OWNER/APPLICANT: SLOTTE TIMOTHY E & CANDY M

AGENT: RON FRANZ

REQUEST: Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

STAFF PLANNER: SAM VANDEWATER

4. MAJOR SUBDIVISIONS

None

5. PREAPPLICATION CONFERENCE

5a. CASE#: PAC_2017-0003

DATE FILED: 2/10/2017

OWNER/APPLICANT: Travis Swithenback

REQUEST: Includes two parcels - 069-320-01 and 069-320-02. Minor subdivision, boundary line adjustment, installation of wells and septic systems, possibly widening driveway. There is an existing single family residence with several accessory buildings.

LOCATION: Located 4± miles north of the City of Fort Bragg, on the north side of Nameless Lane, 0.3± miles east of its intersection with Highway 1 at 32700 & 32800 Nameless Lane (APNs 069-320-01 & -02).

STAFF PLANNER: JULIA ACKER

5b. CASE#: PAC_2017-0004

DATE FILED: 2/10/2017

OWNER/APPLICANT: TOSTEN DONALD & JEAN D

AGENT: DEEVINDA LIEBE

REQUEST: • To split subject 120 acre parcel in two: 40 and 80 respectively.

• To retain 50% of spring water rights

LOCATION: 6.3± miles West of Layntoville, 10± miles East of DeHaven at 11810 Branscomb Rd., Branscomb; APN 013-690-76.

STAFF PLANNER: EDUARDO HERNANDEZ

5c. CASE#: PAC_2017-0007

DATE FILED: 3/13/2017

OWNER: BENDAN LLC

APPLICANT: COLLECTIVE HOTELS AND RETREATS, INC.

AGENT: JAMES ZAMORSKI

REQUEST: To permit "Transient Habitation – Campgrounds" through: 5 temporary platforms with tents to



accommodate 2 adults, water, electricity, and bathroom; 1 communal lodge with kitchen, and dining facilities; holding tanks for black water to be pumped via septic truck later; and possible septic installation in a future phase.

LOCATION: 3.5 ± miles East of CA Highway 101, on the border with Sonoma County.

STAFF PLANNER: EDUARDO HERNANDEZ

5d. **CASE#:** PAC_2017-0008

DATE FILED: 3/8/2017

OWNER/APPLICANT: THOMAS LARRY W TTEE

REQUEST: Minor Subdivision of existing 2.7 acre property into two parcels of an acre each.

LOCATION: Located 1± mile east of the City of Fort Bragg, on the west side of Madson Lane, 0.2± miles south of its intersection with Fort Bragg Sherwood Road, at 29893 Madson Lane (APN 020-250-48).

STAFF PLANNER: JULIA ACKER

5e. **CASE#:** PAC_2017-0009

DATE FILED: 3/14/2017

OWNER: WHITLEY STEPHEN G II & TAYLOR

REQUEST: General Plan Amendment and Rezone from RL160 to AG40. Subsequent minor subdivision to create two parcels with boundaries of existing APNs.

LOCATION: Located 1± mile north of the town of Laytonville, located on the west and east sides of Ten Mile Road, 0.2± miles southwest of its intersection with Highway 101, at 541 Ten Mile Creek Road (APNs 014-040-01, 014-500-08).

STAFF PLANNER: SAM VANDEWATER

6. MATTERS FROM STAFF

7. 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>



**PLANNING COMMISSION
AGENDA**

**APRIL 20, 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#:** OA_2017-0002
DATE FILED: 3/14/2017
REQUEST: Amend and repeal the Flood Plain Combining District Ordinance within Chapter 20.120 (Inland) of Division I of Title 20 and Chapter 20.420 (Coastal) of Division II of Title 20 of the Mendocino County Code and move and replace with Chapter 22.17 combining both coastal and inland ordinances into one ordinance. The Flood Plain Combining Districts provide County guidelines for development within Federal Emergency Management Agency designated flood plain and floodways. The amendments are proposed to comply with recent changes in federal and state regulations primarily dealing with the establishment of lowest floor, defining alternative methodologies for determining base flood elevation in areas not specifically studied, development criteria for areas designated "coastal high hazard areas," accessory structures and clarifying and adding definitions within the ordinance.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: NASH GONZALEZ
LOCATION: All unincorporated areas within Mendocino County. The ordinance will be adopted for those areas within the designated Coastal Zone and the inland area of the County.
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Adjournment.**



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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.

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<http://www.co.mendocino.ca.us/planning>

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

APRIL 24, 2017 – 2:00 P.M.

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

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **PLANNING AND BUILDING SERVICES**
- 4) **COMMUNICATIONS RECEIVED AND FILED**
- 5) **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.
- 6) **CONSENT CALENDAR**
 - 6A. APPROVAL OF MINUTES FROM FEBRUARY 9, 2017 AND MARCH 23, 2017.
- 7) **REGULAR CALENDAR**
 - 7A. REVIEW AND POSSIBLE ACTION REGARDING APPROVAL OF THE ANNUAL REPORT FOR FY 17/18 AND RECOMMENDATION TO THE BOARD OF SUPERVISORS.
- 8) **MATTERS FROM THE ADVISORY BOARD**
- 9) **ADJOURNMENT**



**COASTAL DEVELOPMENT PERMITS
AGENDA**

**APRIL 27, 2017
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. Consent Items.
4. Public Hearing Items.

4a. **CASE#:** CDP_2014-0027

DATE FILED: 8/18/2014

OWNER/APPLICANT: TAMMY AND TERRY BRAY

AGENT: WYNN COASTAL PLANNING

REQUEST: A Coastal Development Standard Permit request for the construction of a 1,109-square-foot single-family residence, 399-square-foot attached garage, 132-square-foot deck, septic system, water storage tank, driveway, and temporary use of a camp trailer during construction.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

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

RECOMMENDED ACTION: Approve with Conditions

4b. **CASE#:** CDPM_2016-0004

DATE FILED: 9/9/2016

OWNER: WARD KEVIN D & LAUREL A HILL

AGENT: FRANK M. GLAZEWSKI

REQUEST: Coastal Development Permit CDP_2009-0031, approved April 22, 2010 and renewed through 2016, authorized construction of a 3,222± sq. ft., single family residence with a maximum height of 18 ft. and an attached garage. Associated developments include installation of the septic system, propane tank, water tank, and drainage swales. Existing improvements include driveway and well. CDPM_2016-0004 proposes to amend CDP_2009-0031 to authorize the construction of a 4,171± square ft. single family residence with attached garage with a maximum height of 18 ft. Associated developments include the installation of the septic system, propane tank, water tank, and 165± ft. driveway. Existing improvements include driveway and well.

ENVIRONMENTAL DETERMINATION: 15303 Class 3(a).Categorically Exempt

LOCATION: In the Coastal Zone, 2.5 miles north of Fort Bragg, on the west side of Highway 1, approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45).

STAFF PLANNER: ROBERT LAPORTE

RECOMMENDED ACTION: Approve with Conditions.



- 4c. **CASE#:** CDP_2016-0038
DATE FILED: 10/3/2016
OWNER: STATE OF CALIFORNIA DEPT. OF TRANSPORTATION
APPLICANT: CA DEPARTMENT OF TRANSPORTATION
AGENT: FRANK DEMLING
REQUEST: Standard Coastal Development Permit to perform geotechnical investigations on State Route 1 from post mile 42.4 to 43.3 for bridge design studies that will provide information for the proposed future replacement of the existing Salmon Creek Bridge. Geotechnical investigations will also be conducted for a proposed retaining wall near the northeast abutment. Proposed investigations consist of drilling test borings and seismic refraction surveys.
ENVIRONMENTAL DETERMINATION: Categorically Exempt- Class 6, Information Collection. Caltrans filed Notice with the Governor's Office of Planning and Research on September 20, 2016.
LOCATION: Located approximately 0.5 miles south of the town of Albion, on Highway 1 between post miles 42.4 and 43.3, within the Caltrans Right-of-way.
STAFF PLANNER: ROBERT LAPORTE
RECOMMENDED ACTION: Approve with Conditions
- 4d. **CASE#:** CDPR_2016-0013
DATE FILED: 10/12/2016
OWNER: WHITEHEAD MICHAEL A & CYNTHIA
APPLICANT/AGENT: WHITEHEAD MICHAEL A & CYNTHIA
REQUEST: One year renewal of CDP 2006-0013 which permitted construction of a 2,149 square-foot single-story 3-bedroom manufactured home, construction of an attached 800 square-foot garage/shop, 326 square-feet of deck, and 326 square-feet of dog yard. The average maximum height of the structures would be 15 feet 2 inches above natural grade and the fence around the dog pen would be 3 feet high. Related improvements include a 100 square-foot garden shed with a 12 foot height, a well, septic system, propane tank, water storage tank, and 150 foot long driveway with turnaround/parking area. No changes to the original request. This renewal will result in a new expiration date of December 19, 2017.
ENVIRONMENTAL DETERMINATION: Class 3 Categorically Exempt
LOCATION: In the Coastal Zone, 2 miles south of Fort Bragg, on the southwest corner of Jefferson Way and Highway 1, at 33031 Jefferson Way (APN 017-370-19).
STAFF PLANNER: ROBERT LAPORTE
RECOMMENDED ACTION: No Action. Staff Report to be revised and re-noticed for a future hearing.
5. **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.
6. **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.

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