



**ARCHAEOLOGICAL COMMISSION
AGENDA**

**JULY 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

3a. CASE#: CDP_2017-0016

DATE FILED: 5/8/2017

OWNER/APPLICANT: DAN GRANATOWSKI

REQUEST: A Coastal Development Permit request to temporarily camp in an RV on an existing driveway for up to sixty (60) days in any six (6) month period.

ENVIRONMENTAL DETERMINATION: Class 4 - minor temporary use of land having negligible or no permanent effects on the environment. Categorically Exempt

LOCATION: The site is 5± miles north of the town of Elk on the west side of Highway 1 at 1060 Navarro Bluff Road, Albion (APN: 126-110-1400).

STAFF PLANNER: Juliana Cherry

3b. CASE#: UM_2017-0003

DATE FILED: 4/27/2017

OWNER/APPLICANT: MARTIN MILECK

AGENT: SEAN O'ROURKE

REQUEST: Request to modify Use Permit #22-88 to allow for agricultural sales and services on the west side of Hill Road. Modification request to also change Condition #C-5 to reduce setback from 50ft to 10ft.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 3.5± mi. east of Covelo center, on the east side of Hill Road (CR 327B), 1± mi. south of eastern terminus of East Lane; 74540 Hill Road (APN: 034-020-68) Covelo

STAFF PLANNER: Sam 'Vandy' Vandewater

4. REVIEW OF SURVEY

4a. CASE#: CDPM_2017-0004

DATE FILED: 4/17/2017

OWNER: STATE OF CALIFORNIA PARK

APPLICANT: CALIFORNIA DEPARTMENT OF TRANSPORTATION

AGENT: FRANK DEMLING

REQUEST: An after-the-fact Standard Coastal Development Permit Modification for the removal of a 24 foot wide by 200 foot long strip of pavement on the west side of the Westport Union Landing Vista Point parking lot due to bluff erosion. The exposed ground will be filled with topsoil and revegetated, and the fence will be replaced along the new edge of the parking area. Additionally, two retaining walls will be constructed on the bluff face to protect the highway from erosion.

ENVIRONMENTAL DETERMINATION: Class 1 (Section 15301, Existing Facilities) (Caltrans was Lead Agency) Categorically Exempt

LOCATION: In the Coastal Zone, approximately 3 miles north of the town of Westport, on the west side of Highway 1, 100± feet west of its intersection with Seascape Drive (private), located at Postmile Marker 81.14 (APN: 013-830-07).

STAFF PLANNER: Julia Acker



4b. CASE#: MS_2016-0001

DATE FILED: 5/23/2016

OWNER/APPLICANT: BLACK DUANE A & MARLENE G

AGENT: RON FRANZ

REQUEST: Minor Subdivision creating four (4) parcels, ranging in size from 1.0+- to 1.35+- acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1± mile southwest of the Redwood Valley Town Center. Lying east of Uva Dr. (CR# 239) just south of its intersection with Bel Arbes Dr (CR# 238B), 8087 Uva Drive.(APN: 165-010-11)

STAFF PLANNER: Eduardo Hernandez

4c. CASE#: MS_2016-0006

DATE FILED: 11/10/2016

OWNER: OPATZ ALOIS PETER JR & LORNA

APPLICANT: PETER OPATZ

AGENT: JIM RONCO CONSULTING

REQUEST: Subdivision of 160± 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 'Vandy' Vandewater

5. MISCELLANEOUS REVIEW

6. MATTERS FROM COMMISSION

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

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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.



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STAFF PLANNER: Julia Acker



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STAFF PLANNER: Eduardo Hernandez

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APPLICANT: PETER OPATZ

AGENT: JIM RONCO CONSULTING

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STAFF PLANNER: Sam 'Vandy' Vandewater

5. MISCELLANEOUS REVIEW

5a. 3:00 pm Ben Harris, the new Cal Fire Archaeologist will be attending for a meet and greet with the committee.

6. MATTERS FROM COMMISSION

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

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**COASTAL DEVELOPMENT PERMITS
AGENDA**

WEDNESDAY

**JULY 26, 2017
10:00 A.M.**

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

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.

3a. CASE#: CDP_2015-0031

DATE FILED: 11/5/2015

OWNER/APPLICANT: BOWEN LARRY T & VIRGINIA L TTE

AGENT: AMY WYNN, WYNN COSTAL PLANNING

REQUEST: Standard Coastal Development Permit to install a 3' tall redwood fence, with 2" cedar grape stake infill, along the eastern property line; install freestanding 4' tall redwood posts, 6' on center, along the western and southern property lines.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2± miles north of the Town of Mendocino, lying on the north side of Drifters Reef Drive (private), 0.5± mile west of its intersection with Point Cabrillo Drive located at 45500 Drifters Reef Drive Mendocino; APN: 118-200-11.

STAFF PLANNER: Robert Dostalek

3b. CASE#: CDP_2016-0006

DATE FILED: 1/26/2016

OWNER: DOBON DANIEL PETER & MARY ALIC

APPLICANT: MARY DELSOL DOBON

AGENT: JAY ANDREIS

REQUEST: A Coastal Development Standard Permit request to construct a 1,450 square foot residence, 480 square foot garage, 150 square foot pump house, new 500 gallon propane tank, and new 2,200 gallon water storage tank.

ENVIRONMENTAL DETERMINATION: Pursuant with Section 15303, a Class 3(a) categorical exemption from CEQA for new construction of a single-family residence in a residential zone.

LOCATION: Located on the north side of Albion Ridge Road, approximately 0.25 miles east of its intersection with Highway 1, at 33700 Albion Ridge Road (APN 123-170-27).

STAFF PLANNER: Juliana Cherry

3c. CASE#: CDP_2016-0012

DATE FILED: 3/18/2016

OWNER: SPRING DALE

APPLICANT: DALE SPRING AND PATRICIA ARNETT

AGENT: KELLY GRIMES

REQUEST: Coastal Development Standard Permit request to construct a 2,200-square-foot single-family residence and 840-square-foot detached garage on a 10.5-acre site.

ENVIRONMENTAL DETERMINATION: Categorically Exempt CEQA Article 19.15303.Class 3 (a)

LOCATION: 1.2± miles south of the Town of Mendocino, lying at the southeast intersection of Highway 1 and Gordon Lane, located at 44941 Gordon Lane, Little River; APN: 121-010-21.

STAFF PLANNER: Juliana Cherry



3d. CASE#: CDP_2016-0041

DATE FILED: 10/21/2016

OWNER/APPLICANT: STATE OF CALIFORNIA PARK

REQUEST: Standard Coastal Development Permit to install 5 electric vehicle charging stations at 5 California State Parks (Manchester State Park, Greenwood State Beach, Point Cabrillo Light Station State Historic Park, MacKerricher State Park, and Westport Union Landing State Park).

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 11- construction of minor structures accessory to existing commercial, industrial, or institutional facilities.

LOCATION: Located in the Coastal Zone at five different California State Parks (Manchester State Park, Greenwood State Beach, Point Cabrillo Light Station State Historic Park, MacKerricher State Park, and Westport Union Landing State Park), on APNs 133-010-03, 127-200-01, 118-140-41, 069-130-04, and 013-850-16.

STAFF PLANNER: Julia Acker

3e. 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 Highway 1 which divides Caspar Frontage Rd and Fern Creek Rd. APN: 118-080-RW

STAFF PLANNER: Eduardo Hernandez

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.

www.mendocinocounty.org/pbs



**PLANNING COMMISSION
AGENDA**

**JULY 6, 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#:** A_2017-0001
DATE FILED: 3/1/2017
OWNER: MARIETTA VINEYARDS LLC
APPLICANT: MARIETTA VINEYARDS LLC
AGENT: BEN KAISI
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.60± miles north of Hopland on the East Side of Old River Road (CR 201), 2.70± miles north of its intersection with State Hwy 175 at 10501 Old River Road, Hopland.
APN: 047-370-12
STAFF PLANNER: Russell Ford
 - 6b. **CASE#:** MS_2017-0001
DATE FILED: 1/3/2017
OWNER: 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



6c. CASE#: U_2016-0005

DATE FILED: 4/4/2016

OWNER: STATE OF CALIFORNIA AND CA DEPT OF PARKS AND RECREATION

APPLICANT/AGENT: CA DEPT OF TRANSPORTATION

REQUEST: Coastal Development Use Permit to attach antenna to an existing pole outside of the existing "oil house" structure at Point Cabrillo Light Station State Historic Park. Maximum height of the new antenna would be 25 feet. Install associated radio equipment within the existing "oil house" structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles north of the Town of Mendocino, lying at the terminus of Lighthouse Road at the Point Cabrillo Light Station State Historic Park, approximately 3/4 mi. west of its intersection with Point Cabrillo Drive (CR 564) at 13880 Point Cabrillo Drive, Mendocino (APN: 118-160-03)

STAFF PLANNER: Bill Kinser

6d. CASE#: UR_2014-0003

DATE FILED: 6/12/2014

OWNER: MENDOCINO REDWOOD COMPANY LLC

AGENT: GEORGE RAU

REQUEST: Renewal of a Use Permit and Reclamation Plan to allow for continued extraction of up to 100,000 cy/yr (reduced avg. of 50,000 cy/yr) over a 30 year period.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4 +/- miles northeast of Manchester, situated 1.5 +/- miles east of State Highway 1 via a private haul road, 1± mile north of its intersection with Kinney Rd (CR# 512).

STAFF PLANNER: Robert LaPorte

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of January 19, 2017 Planning Commission Minutes**
10. **Adjournment.**

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

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

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



**SUBDIVISION COMMITTEE
AGENDA** **AMENDED**

**JULY 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_2017-0025

DATE FILED: 5/9/2017

OWNER: HOWARD ROGER M & SONJA F AND DAVID A. ESTELL

APPLICANT: VANCE RICKS

REQUEST: Adjust 90.14± acres from APN: 106-141-19-01 to APN: 106-142-17-01

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Northside of Reeves Canyon Rd (CR 219), 1.5± miles west of US Highway 101

STAFF PLANNER: Eduardo Hernandez

2b. CASE#: B_2017-0029

DATE FILED: 6/9/2017

OWNER: ROSS GREGORY D AND NAOMI SEIDELL

APPLICANT: HARRY MERCHANT

REQUEST: Transfer 1.30± acres from Lot 2 (APN: 123-270-35) to Lot 1 (APN: 123-270-37), creating two lots of 11.4± acres and 10± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Albion. Parcels are on the north side of Albion Ridge Road (CR 402), 3.50± miles east of its intersection with State Highway 1 at 30200 Albion Ridge Road, Albion. APNs: 123-270-35, 37.

STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0030

DATE FILED: 6/14/2017

OWNER/APPLICANT: POLSON MARY M

AGENT: RON FRANZ

REQUEST: Relocate Lot 2 (APN: 014-100-66, 67) within the boundaries of Lot 1 (APN 014-040-24, 25). Additionally, 2± acres will transfer from Lot 1 to Lot 2 creating two lots of 72.50± acres and 2.37± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Laytonville. Parcels are at the intersection of US 101 and Laytonville-Dos Rios Road (CR 322), accessed by US 101 at 44061 N. Highway 101, Laytonville. APNs: 014-040-24, 25, 014-100-66, 67.

STAFF PLANNER: Russell Ford

2d. CASE#: B_2017-0031

DATE FILED: 6/14/2017

OWNER/APPLICANT: FRIENDS OF LIBERTY LLC

AGENT: RON FRANZ

REQUEST: Reconfigure four lots to 17.29±, .96±, 2± and 25± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah. Parcels are at the end of Masonite Road (CR 148), .10± miles north of its intersection with Ford Road (CR 250) at 1307 Masonite Road, Ukiah. APNs: 170-170-13, 18, 170-190-21, 22, 23.

STAFF PLANNER: Russell Ford



2e. **CASE#:** B_2017-0032

DATE FILED: 6/19/2017

OWNER: LORENZI KARLEN 1/2 AND HARRY & CHRISTINE LORENZI

APPLICANT/AGENT: W VANCE RICKS

REQUEST: Adjust lines between three legal lots to create three lots of 21.70± acres, 12.10± acres and 8.90± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah. Parcels are on the east side of East Side Calpella Road (CR 227), .65± miles north of its intersection with Lake Mendocino Drive (CR 227-B) at 3991 East Side Calpella Road. APNs: 168-160-02, 03, 168-190-06.

STAFF PLANNER: Russell Ford

3. **MAJOR SUBDIVISIONS-EXTENSION OF TIME**

3a. **CASE#:** S_2007-0001

DATE FILED: 7/17/2007

OWNER/APPLICANT: BRIAN MANNING

AGENT: STEVE GOMES

REQUEST: Extension of Time for Major Subdivision of a 26.80+/- acre parcel to create 18 lots, 17 lots ranging in size from 0.22+/- acres to 2.02 acres and a Remainder Parcel containing 11.54 acres; Rezone from RR1 (Rural Residential- 1 acre minimum) to RR 1: PD (Rural Residential- 1 acre minimum: Planned Development); Use Permit to implement the "PD" designation; Variance for the construction of retaining walls within the front yard setbacks, and an exception to reduce the access easement from 60-feet to 50-feet in width.

LOCATION: In Hopland on the west side of South Highway 101, 800± feet north of the Highway 101-Center Street (CR 114) intersection, located at 13100 South Hwy 101; APN 048-200-39 and 048-200-40.

STAFF PLANNER: MONIQUE GIL

4. **PREAPPLICATION CONFERENCE**

4a. **CASE#:** PAC_2017-0009 (continued from June 8, 2017)

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 'Vandy' Vandewater

4b. **CASE#:** PAC_2017-0011 (continued from June 8, 2017)

DATE FILED: 5/5/2017

OWNER: MEADOW FARM COMMUNITY LAND TRU

APPLICANT: SOJOURN LEE

REQUEST: Use Permit for Cluster Development and Subdivision. Greenhouses, Homes for Resident Farmers, Possible Access Changes, Bringing in Electric Utilities.

LOCATION: Approximately 0.5 mile north of Fort Bragg, on the south side of Country Road, 1.5± miles east of the intersection of Highway 1 and Pudding Creek Road, and 0.3± miles east of the intersection of Pudding Creek Road and Country Road. Located at 31271 Country Road, Fort Bragg (APNs: 020-110-43 & 020-220-73)

STAFF PLANNER: JULIA ACKER



4c. CASE#: PAC_2017-0012 (continued from June 8, 2017)

DATE FILED: 5/5/2017

OWNER/APPLICANT: JAMESON WAYNE

REQUEST: To split subject 353.86 ± acres parcel in two conforming parcels of at least 160 acres.

LOCATION: 3± miles North of Branscomb, 7± miles West of Laytonville. Situs address: 16840 Branscomb Rd, Branscomb, CA, APN: 013-670-64-00.

STAFF PLANNER: Eduardo Hernandez

4d. CASE#: PAC_2017-0015

DATE FILED: 5/17/2017

OWNER: ZUMALT JASON

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of 49± acre property into four parcels of 6.8± acres, 6.0± acres, 5.0± acres, and 5.0± acres and one remainder parcel of 27.1± acres.

LOCATION: 9.0± miles north of Ukiah City Center, lying southwest of Uva Drive, 0.6± miles southwest of its intersection with Uva Drive, at 656 Finne Road (APN: 118-550-19).

STAFF PLANNER: Monique Gil

4e. CASE#: PAC_2016-0016

DATE FILED: 7/11/2016

OWNER/APPLICANT: CHOI BYUNG S & HYEMI

AGENT: CLIFF LANG

REQUEST: Partially in the Coastal Zone, subdivision of 54.34± ac into 4 parcels.

LOCATION: 31700 and 32395 Pearl Dr., Fort Bragg; APNs: 019-430-25; 017-230-47.

STAFF PLANNER: Jesse Davis

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

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

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