

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING JANUARY 9, 2017

The Board will begin 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 December 5, 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_2016-0028
DATE FILED: 11/16/2016
OWNER: EGGER ERNEST ALOIS & CORINNE M
APPLICANT: SALLY STEWART
REQUEST: A Mendocino Historical Review Board Permit request to install a six-square-foot painted wood sign with copy "Southern Exposure salon studio hair 707-937-4430 Eminence Organic Skin Care Est 1980" and with blue and cream colors.
ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on-premise signs. Categorically Exempt
LOCATION: 10550 Lansing Street, Mendocino
STAFF PLANNER: JULIANA CHERRY
 - 8b. **CASE#:** MHRB_2016-0031
DATE FILED: 11/23/2016
OWNER: GREEN REAL ESTATE ENTERPRISES
APPLICANT: GARY BRODETSKY
AGENT: THE SIGN SHOP
REQUEST: A Mendocino Historical Review Board Permit request to install three signs and one wooden menu box for Mendocino Taqueria.



ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on premise signs.

LOCATION: 10483 Lansing Street, Mendocino; APN 119-150-07.

STAFF PLANNER: JULIANA CHERRY

9. Public Hearing Items.

9a. CASE#: MHRB_2016-0029

DATE FILED: 11/18/2016

OWNER/APPLICANT: BROZICEVIC DON ATHOL & CYNTHIA

REQUEST: A Mendocino Historical Review Board Permit request to modify MHRB Permit MHRB_2016-0004. Requested modifications include changing fence details, the shed's exterior and an Italianate-style residence to a gabled, two-story home.

ENVIRONMENTAL DETERMINATION: Class 3(a) categorical exemption for one single-family residence in an urbanized area.

LOCATION: 45091 Calpella Street, Mendocino; APN 119-234-08.

STAFF PLANNER: JULIANA CHERRY

9b. CASE#: MHRB_2016-0030

DATE FILED: 11/23/2016

OWNER: BROWN JUDITH L TTEE

APPLICANT: HANK MCCUSKER

AGENT: THE SIGN SHOP

REQUEST: A Mendocino Historical Review Board Permit request to (1) install two wooden casement windows and (2) install one 20-by-30-inch wooden sign with copy "Nicholson House Inn."

ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on-premise signs.

LOCATION: 44861 Ukiah Street, Mendocino; APN 119-250-12

STAFF PLANNER: JULIANA CHERRY

10. Matters From the Board.

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.



**ARCHAEOLOGICAL COMMISSION
AGENDA**

**JANUARY 11, 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

None.

4. REVIEW OF SURVEY

4a. CASE#: MS_2016-0006

DATE FILED: 11/10/2016

OWNER/APPLICANT: OPATZ ALOIS PETER JR & LORNA

AGENT: JIM RONCO CONSULTING

REQUEST: Subdivision of 160± acres into four 40+ acres for agricultural and residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 22130 Mountain House Road. 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). APN's 049-370-48 & 049-380-37.

STAFF PLANNER: SAM VANDEWATER

5. MISCELLANEOUS REVIEW

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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Workforce Development Board Meeting Agenda

Wednesday January 11, 2017 – 1:15 – 3:00 p.m.

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

Teleconference Locations:

738 North Market Blvd. Sacramento, CA

409 'K' Street, Eureka, CA

3835 N Freeway Blvd, Suite 140, Sacramento, CA 95834

The WDB meets concurrently as the Comprehensive Economic Development Strategy Committee - CEDS

AGENDA ITEMS:

	Time	Outcome
1. Call to Order and Introductions	5	<i>Action by Chair</i>
2. Review and approve agenda	1	<i>Action</i>
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	<i>Action</i>
4. Review and Approve Minutes		
a) Review Workforce Development Board (WDB) Regional Plan November 9, 2016 Attachment	5	<i>Action</i>
b) Review Executive Committee Minutes of October 12, 2016, Attachment		
c) Review Executive Committee Minutes of August 10, 2016, Attachment		
d) Review Special Executive Committee Minutes of June 24, 2016 Attachment		
e) Approve Workforce Development Board (WDB) Meeting May 11, 2016 Attachment		
5. Opportunity for Public Comment for items not on the agenda for which no action may be taken	3	<i>Information</i>
6. Review and Possible Action of Regional and Local Workforce Innovation and Opportunity Act (WIOA) Plans Handout	10	<i>Action</i>
7. Authorize Staff To Take Action Regarding Software to Streamline Performance Reporting With The Adult Education Block Grant Program (AEBG)	5	<i>Action</i>
8. <u>Consent Calendar Items</u>		
Approval of:	10	<i>Action</i>
a) Redwood Community Services (RCS) PY 2015-2016 4th Quarter Expenses Attachment		
b) RCS Budget PY 2016-2017 Attachment		
c) WIOA Administrative Unit PY 2015-2016 4th Quarter Expenses Attachment		
d) WIOA Administrative Unit Budget PY 2016-2017 Attachment		
e) Mendocino Private Industry Council PY 2015-2016 4th Quarter Expenses		
1) Budget vs. Expenses Attachment		
2) Professional Expenses Attachment		
f) MPIC Revised Budget PY 2016-2017 Attachment		
g) Election of Officers Attachment		
h) Policy 7B Monitoring and Oversight Attachment		
i) Policy 1E Priority of Service for Adults Attachment		
j) Policy 40 Personally Identifiable Information Attachment		
9. Review MPIC's Progress Toward Meeting the Training Expenditure Requirement Attachment	5	<i>Information</i>
10. Review MPIC PY 2016-2017 1st Quarter Expenses Attachment	5	<i>Info/Discussion</i>
a) Budget vs Expenses		
b) Professional Expenses		
11. Review MPIC, Adult, Dislocated Worker & Rapid Response 1st Quarter Program Services Report Attachment	5	<i>Info/Discussion</i>



- | | | |
|---|----|------------------------------------|
| 12. Review RCS Youth PY 2016-2017 1st Quarter Expenses Attachment | 5 | <i>Info/Discussion</i> |
| 13. Review RCS- Youth 1 st Quarter Program Services Report Attachment | 5 | <i>Info/Discussion</i> |
| 14. Workforce Development Board Staff Reports: | 10 | <i>Information/
Discussion</i> |
| a) Status of Americans Job Center of Ca. Phase II Memorandum of Understanding | | |
| b) 2015-2016 Performance Negotiations Attachment | | |
| c) Status of Mendocino County Local Workforce Development Area Consolidation Request Attachment | | |
| d) Current Status on Workforce Development Activities | | |
| 15. Member to Member Announcements "Tip Club" | 10 | <i>Information</i> |
| 16. Adjourn | | <i>Action</i> |



SUBDIVISION COMMITTEE AGENDA

JANUARY 12, 2017
9:00 A.M.

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

Order of Agenda

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2016-0034 (Continued from 12/08/16)

DATE FILED: 9/12/2016

OWNER: BENJAMIN FREY

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.

2b. CASE#: B_2016-0038 (Continued from 12/08/16)

DATE FILED: 11/3/2016

OWNER: MENDO FARMING COMPANY LLC AND STEVEN & PEGGY BUCHOLZ

APPLICANT: PAUL DOLAN

AGENT: JIM RONCO

REQUEST: Transfer 11.36± acres from Lot 1 to Lot 2 to create two lots of 1.03± acres and 23.36± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are located immediately north of the City of Ukiah, at the end of Lovers Lane (CR 222), .70± miles west of its intersection with KUKI Lane (CR 250-A). Located at 610 Lovers Ln., Ukiah; APN 170-040-03.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2c. CASE#: B_2016-0040

DATE FILED: 11/16/2016

OWNER/APPLICANT: TOLL HOUSE & BELL VALLEY FARM

AGENT: AMY WYNN, WYNN COASTAL PLANNING

REQUEST: Reconfigure three existing legal lots of 236.37± acres, 176± acres and 21± acres into three lots of 236.63± acres, 25.40± acres and 171.34± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Boonville area. Parcels are located on the north side of State Highway 253 (Boonville Road), 5.10± miles east of its intersection with State Highway 128. Parcels are 4± miles northeast of the town of Boonville. APN 046-250-95.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions



- 2d. CASE#:** B_2016-0041
DATE FILED: 11/28/2016
OWNER/APPLICANT: DAWSON JEREMIAH REED HOLMES & AND LEE & MICHELLE SASSEN
AGENT: W. VANCE RICKS
REQUEST: Transfer approximately 3000 square feet between lots to adjust existing boundary around vegetable garden and driveway. Parcels will remain nominally the same size.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Redwood Valley. Parcels are on the west side of Lorene Road (private) .75± miles south of its intersection with Bel Arbres Road (CR 238-B). Parcels are 1.70± miles southwest of the town of Redwood Valley. APN 151-190-43.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions
- 2e. CASE#:** B_2016-0042
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 Padilla's parcels.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Philo. Parcels are located on the east side of Indian Creek Road (CR 129), .40± miles from its intersection with State Highway 128. The project area is .30± miles east of the town of Philo. APN 046-080-04.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions
- 2f. CASE#:** B_2016-0044
DATE FILED: 12/12/2016
OWNER/APPLICANT: MARSH TIMOTHY J AND MENDOCINO COLLEGE FOUNDATION INC
AGENT: RON FRANZ
REQUEST: Adjust boundary between parcels to create two lots of 41.60± and 13.80± acres. Existing line was created by B 2015-0044 and is to be adjusted to east side of existing roadway.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Ukiah area. Parcels are on the north side of Orr Springs Road (CR 223), 1.37± west of its intersection with North State Street (CR 104). Parcels are located 1.00± mile northwest of the City of Ukiah. APN 156-110-23.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions
- 2g. CASE#:** B_2016-0045
DATE FILED: 12/12/2016
OWNER/APPLICANT: LAMB BARBARA T TTEE AND RYCKMAN THOMAS
AGENT: RON FRANZ
REQUEST: Reconfigure three parcels of 20.66± acres, 27.78± acres and 165.19± acres to create three parcels of 36.97± acres, 14.69± acres and 161.97± acres, respectively. Adjustment will put an existing cabin and building site on a smaller parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Yorkville area. Parcels are on the north side of Big Rock Road (private), 1.80± miles north of State Highway 128 and 1.80± miles north of the community of Yorkville. APN 049-230-31.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions



3. MINOR SUBDIVISIONS

3a. CASE#: MS_2005-0012

DATE FILED: 6/16/2005

OWNER/APPLICANT: JOHN & DELILAH PATRICK

REQUEST: Coastal Development Minor Subdivision of a 12.52 acre parcel to create two parcels containing 6 acres each and a Use Permit to implement the "PD" (Planned Development) Combining District designation.

ENVIRONMENTAL DETERMINATION:

LOCATION: In the Coastal Zone, approximately 1 mile south of Albion, on the west side of Highway 1, 800± feet north of its intersection with Navarro Ridge Road (CR# 518), located at 2300 North Highway 1; APN 123-290-03.

STAFF PLANNER: MARY LYNN HUNT

3b. CASE#: MS_2005-0029

DATE FILED: 11/21/2005

OWNER/APPLICANT: WAYNE & ARLYNE THORSTROM

AGENT: RICHARD A SEALE

REQUEST: Minor Subdivision of a 3.52 acre parcel (Remainder Parcel of MS 17-2001) to create three parcels, two parcels containing 1.03 acres each, and a Remainder Parcel containing 1.46 acres.

LOCATION: Approximately 2 miles east of Fort Bragg City Limits, on the south side of Fort Bragg Sherwood Road (CR# 419), located at 29601 Fort Bragg Sherwood Road; APN 020-440-55.

STAFF PLANNER: MARY LYNN HUNT

4. MAJOR SUBDIVISIONS

4a. CASE#: S_2004-0001

DATE FILED: 4/2/2004

OWNER/APPLICANT: STEVEN GOMES AND ERNEST & EILE

REQUEST: Major Subdivision of a 7.14 acre parcel to create seven lots containing net acreages of 13,376 square feet, 13,742 square feet, 23,970 square feet, 30,349 square feet, 33,579 square feet, 1.573 acres and 2.36 acres. Use Permit to implement the Planned Development "PD" Combining District designation and an Exception to road width standards.

LOCATION: In the Calpella area, on the east side of Eastside Calpella Road (CR# 227), immediately north of its intersection with Moore Street (CR# 229B); APN 167-290-13.

STAFF PLANNER: ADELE PHILLIPS

5. PREAPPLICATION CONFERENCE

5a. CASE#: PAC_2016-0028

DATE FILED: 12/14/2016

OWNER/APPLICANT: MILECK MARTIN TTEE

REQUEST: Proposed Hardware Store in Covelo.

LOCATION: 76001 Covelo Rd., Covelo; APN 033-290-15, 033-290-16.

STAFF PLANNER: SAM VANDEWATER

6. MATTERS FROM STAFF

None

7. ADJOURNMENT



ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

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

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. 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 COUNTY ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
501 LOW GAP ROAD, UKIAH, CALIFORNIA**

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration.**
 - 2a. Election of Chair and Vice Chair.
 - 2b. Determination of Legal Notice.
 - 2c. Acceptance of the 2017 Planning Commission Calendar.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
5. **Consent Calendar.**

None.
6. **Regular Calendar.**
 - 6a. **CASE#:** MS_2003-0001
DATE FILED: 1/1/2011
OWNER: WOOD KENNETH E & LYNN
REQUEST: Minor Subdivision creating four (4) parcels of 12,100, 12,091, 12,096, 27,982 sq. ft. and a Remainder Parcel of 31,225 sq. ft. Also requested is an Exception to the 60-foot road width requirement and the naming of the private roadway "Wood Lane".
ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION
LOCATION: Approximately 2 miles northeast of Ukiah near Lake Mendocino Drive, one (1) mile east of the intersection of North State Street (CR 104) and Lake Mendocino Drive (CR 227B), lying on the south side of Lake Mendocino Drive, located at 1021 Lake Mendocino Drive; APN 168-241-41.
STAFF PLANNER: ROBERT DOSTALEK
RECOMMENDED ACTION: Approve project as recommended.
 - 6b-1. **CASE#:** OA_2016-0003
APPLICANT: COUNTY OF MENDOCINO
AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES
REQUEST: Amendments to County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts related to cultivation of cannabis. This amendment is being proposed to satisfy mitigation measure AG-3 of the Public Draft Initial Study and Environmental Checklist prepared for the Mendocino County Medical Cannabis Cultivation Regulation (State Clearinghouse Number 2016112028).
ENVIRONMENTAL DETERMINATION: This action is included in the analysis of the Public Draft Initial Study and Environmental Checklist prepared for the Mendocino County Medical Cannabis Cultivation Regulation (State Clearinghouse Number 2016112028).
LOCATION: All unincorporated areas within Mendocino County, excluding the city limits of Ukiah, Fort Bragg, Willits and Point Arena.
RECOMMENDED ACTION: Recommend adoption to the Board of Supervisors.

**6b-2. CASE#: OA_2016-0003 (Continued from 12/15/2016)****APPLICANT:** COUNTY OF MENDOCINO**AGENT:** DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes two amendments to the Mendocino County Code to add: (1) Chapter 10A.17, Medical Cannabis Cultivation Ordinance, to the Agriculture Code (Mendocino County Code Title 10A), which will be administered by the Agricultural Commissioner's Office; and, (2) Chapter 20.242, Medical Cannabis Cultivation Site, to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I), which will be administered by the Department of Planning and Building Services. Together, these two regulations (referred to as "Medical Cannabis Cultivation Regulation") will govern agricultural activities related to the cultivation of medical cannabis and establish limitations on the location and intensity of cannabis cultivation in the unincorporated area of Mendocino County, not including the Coastal Zone. The Medical Cannabis Cultivation Regulation is intended to complement a variety of actions by the State of California to establish a legal framework for the cultivation of medical cannabis.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration**LOCATION:** Unincorporated County, Outside the Coastal Zone, as defined by the County's Local Coastal Program.**RECOMMENDED ACTION:** Recommend adoption to the Board of Supervisors.

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of the November 3, 2016 and November 17, 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.

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



**COASTAL DEVELOPMENT PERMITS
AGENDA**

**JANUARY 26, 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.

3a. CASE#: CDP_2016-0010

DATE FILED: 2/26/2016

OWNER/APPLICANT: CHARTER THOMAS E & PATRICIA

AGENT: BLAIR FOSTER, WYNN COASTAL PLANNING

REQUEST: Revise Condition # 9(D) of an approved Standard Coastal Development Permit.

LOCATION: Located on Bay View Avenue approximately 800-feet west of its intersection with Pacific Drive. Located at 31450 Bay View Ave. APN 018-450-11.

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve Revised Action Sheet.

4. Public Hearing Items.

4a. CASE#: V_2015-0006

DATE FILED: 12/23/2015

OWNER/APPLICANT: ANDERSON MYLES & STACEY

AGENT: WYNN COASTAL PLANNING

REQUEST: A Coastal Development Variance request to reduce a side yard setback from 50 feet to 30 feet and construction of a 2,756-square-foot, 12-foot tall workshop.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: Lying east of North Highway 1 near post mile 67.60 in Inglenook, and located at 26767 North Highway 1, Fort Bragg; APN 069-060-24.

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: DENIAL

4b. CASE#: CDP_2016-0025

DATE FILED: 6/13/2016

OWNER/APPLICANT: GEBB CHESTER S & ANNE J HARRIS

AGENT: GEBB CHESTER S & ANNE J HARRIS

REQUEST: A Coastal Development Standard Permit request to construct a 1,664-square-foot addition to an existing single-family residence, to abandon the existing septic tank and leach field area, and to install a new leach field, new replacement leach-field area, and new septic tank.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3(a), new construction or conversion of small structures.

LOCATION: The site is located on the west side of Navarro Bluff Road approximately 300 feet north-northwest of its intersection with Highway 1. 1380 Navarro Bluff Road, Albion (APN 126-140-03).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.



4c. CASE#: CDP_2016-0028

DATE FILED: 6/21/2016

OWNER/APPLICANT: RHOTEN GREGORY

AGENT: KELLEY B. GRIMES

REQUEST: A Coastal Development Standard Permit request to construct 1,144-square-foot addition to an existing single-family home, redesign the driveway, landscape, construct a shed and garbage enclosure, relocate the propane tank, and install fencing.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 1 - Existing facilities - Additions to existing facilities.

LOCATION: Approximately 600 feet west of the intersection of Caspar Drive and Point Cabrillo Drive. 45601 South Caspar Drive (APN 118-400-06).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.

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.

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>