

CARMEL J. ANGELO
Chief Executive Officer
Clerk of the Board



CONTACT INFORMATION
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Email: bos@co.mendocino.ca.us
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COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

October 27, 2016

Jody Sangiacomo
3120 Guidiville Reservation Rd
Ukiah, CA 95482

RE: Board of Supervisors Planning Appeal Hearing – November 14, 2016
Case No. UR 2009-0002 Owner: Dharma Realm Buddhist Association

Land Use Appeal Appellants:

Enclosed for your information is a copy of the Notice relative to your upcoming Land Use Appeal Hearing scheduled before the Mendocino County Board of Supervisors. Additionally, enclosed is a copy of the Board of Supervisors Planning Appeal Hearing Procedural Outline for Interested Parties. The outline describes the process related to land use appeal meeting proceedings, scheduling and notification. The outline states that supporting information must be turned in at least 13 days prior to the appeal hearing date; however, in the case of UR 2009-0002 materials will be accepted by Clerk of the Board staff until 1:00 p.m. on Monday, November 7, 2016.

As described in the enclosed Notice, the appeal hearing has been scheduled for November 14, 2016, at 1:30 p.m., or as soon thereafter as possible. Please note that Clerk of the Board staff called the phone number provided on your Planning Appeal Form attempting to confirm the Land Use Appeal Hearing date and time. Calls were made on October 19, 2016; October 24, 2016; and October 27, 2016; staff left voicemail messages each time a call was made.

If you have any questions or need additional information, please feel free to contact me at (707) 463-4441.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole French", written over a horizontal line.

Nicole French, Deputy Clerk of the Board
Mendocino County Board of Supervisors

Enclosures

THE BOARD OF SUPERVISORS

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Third District

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Fourth District

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Fifth District

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mendocino County Board of Supervisors will conduct a public hearing in their chambers at 501 Low Gap Road, Room 1070, Ukiah, CA, on Monday, November 14, 2016, at 1:30 p.m., or as soon thereafter as possible, on the following:

Appeal of the Planning Commission Decision on October 6, 2016, Approving the Following Project:

CASE No.: UR 2009-0002

OWNER/APPLICANT: Dharma Realm Buddhist Association

AGENT FOR APPLICANT: John Chu

APPELLANT: Jody Sangiacomo

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

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

PROJECT COORDINATOR: Robert Dostalek

ACTION BEING APPEALED: Planning Commission's acceptance of a memorandum as an addendum to the Mitigated Negative Declaration adopted for Use Permit UR_2009-0002 and determination that the proposed relocation of the IIPE East Campus is consistent with Condition B-1 of Use Permit UR 2009-0002.

The Planning Commission accepted the memorandum as an addendum to the adopted Mitigated Negative Declaration pursuant to Section 15164(a) of the CEQA Guidelines. Copies of the memorandum, as well as other documents related to the action are available for public review Monday - Friday, 8:00 A.M. - 5:00 P.M. at 860 North Bush Street, Ukiah, California, and at 120 West Fir Street, Fort Bragg, California. The staff report for the appeal will be available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning by November 4, 2016.

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All interested parties are invited to attend and be heard at this time. Applicants or their agents must appear for their hearings. If you challenge the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. All documents will be available for review in the Clerk of the Board's Office, 501 Low Gap Road, Room 1010, Ukiah, CA, 95482, by November 4, 2016. For further information, call (707) 463-4441, Monday – Friday, 8:00 A.M. - 5:00 P.M.

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MENDOCINO COUNTY BOARD OF SUPERVISORS

PLANNING APPEAL HEARING

PROCEDURAL OUTLINE FOR INTERESTED PARTIES

Meeting Scheduling and Notification:

The Clerk of the Board's Office will contact the Applicant/Appellant to inform each party of the selected appeal meeting date. Matters are scheduled before the Board on a first-come-first-serve basis, at the next available Planning related meeting of the Board. Every attempt will be made to accommodate scheduling of all parties involved, however, it is the prerogative of the Clerk of the Board to schedule matters in the most expeditious manner possible. Should the Applicant/Appellant wish to submit a request for continuance or alternative scheduling consideration, such request must be submitted in writing to the Clerk of the Board.

Applicants/Appellants are welcome to provide supporting information to the Board to be distributed with the meeting materials prepared by staff. Any information that the Applicant/Appellant would like to be distributed to the Board of Supervisors should be submitted to the Clerk of the Board at least 13 days prior to the meeting date. Applicants/Appellants may submit materials in hard copy or electronically to COBSupport@co.mendocino.ca.us.

Appeal Hearing:

During Planning Appeal Hearing, the Board will hear items at the noticed hearing time or as soon thereafter as the matter may be heard. The Chairman will announce the hearing procedures at the beginning of the hearing.

The Chairman will then open the Public Hearing.

Planning and Building Services Staff will provide a brief summary of the item and will verbally report any clarification or updates to the written report. All staff comments are received first (including multiple departmental presentations, such as Transportation, etc.). Any Board member questions regarding the staff report will be presented at this time.

The Appellant will be invited to provide their presentation (20 minutes maximum), followed by the Applicant presentation (20 minutes maximum). Each presentation will be timed, with the Chairman announcing the conclusion of each of the presentations.

Note: If the Applicant and Appellant are one in the same, the allocated amount of time is limited to 20 minutes total.

Public input/comment:

- Those wishing to speak to the item are requested to complete a Speaker Form and present to the Clerk of the Board.
- The Chairman will receive public comment in the order in which the Speaker Forms are presented, unless otherwise indicated or announced.
- Speakers will be asked to move to the front of the Chambers and be ready to step to the microphone, are requested to state their name for the record, and will be asked **not** to repeat what others have said before them.

Appellants/Applicants are allowed final remarks (Five [5] minutes each). Planning and Building Services Staff will also present final comments as necessary.

The Board of Supervisors will presents questions to staff, applicant, or public.

Once the Board has presented all questions, the Chairman will close the Public Hearing. The matter is then before the Board of Supervisors for action.