



**PLANNING COMMISSION**  
**AGENDA** **START TIME**

**DECEMBER 1, 2016**  
**1:00 P.M.**

**MENDOCINO COUNTY ADMINISTRATION CENTER**  
**BOARD OF SUPERVISORS CHAMBERS**  
**501 LOW GAP ROAD, UKIAH, CALIFORNIA**

**ORDER OF AGENDA - \*\*CANNABIS TIMED ITEM @ 3:00 PM**

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. Timed Item at 1:00 PM.**

**CASE#:** R\_2015-0001 and U\_2015-0008

**DATE FILED:** 3/20/2015

**OWNER/APPLICANT:** FAIZAN CORPORATION

**REQUEST:** Rezoning from Limited Industrial (I-1) to General Commercial (C-2) and Minor Use Permit to demolish the existing "Jensen's Truck Stop" structures and re-establish "Automotive and Equipment—Gasoline Sales" (commercial fueling station) for large transport and passenger vehicles. The request also includes construction of two (2) new commercial office/retail buildings totaling 13,852± square feet and replacement of underground fuel tanks and distribution piping.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** In Ukiah, just north of the Ukiah City limits, lying northwest of the intersection of Kuki Road (CR 250A) and Lovers Lane (CR 222) immediately west of its intersection with North State Street (CR 104). Located at 1460 Lovers Lane and 190 KUKI Lane, Ukiah; APNs 170-120-09 and 170-120-12.

**STAFF PLANNER:** ROBERT DOSTALEK

**RECOMMENDED ACTION:** Recommend approval to the Board.

**\*\*6b. Timed Item at 3:00 PM.**

**CASE#:** OA\_2016-0003

**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:** NO ACTION WILL BE TAKEN

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of the October 6, 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](http://www.co.mendocino.ca.us/planning). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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

## Mendocino Historical Review Board

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



# NOTICE OF PUBLIC HEARING DECEMBER 5, 2016

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 November 7, 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\_2016-0026  
**DATE FILED:** 10/14/2016  
**OWNER:** RAYMOND LOIS JEAN B TTEE  
**APPLICANT:** DANIELLE FREY  
**AGENT:** THE SIGN SHOP  
**REQUEST:** A Mendocino Historical Review Board Permit request for a 6-square-foot double-sided wooden sign painted white, silver, and black colors and copy "Bloom skin makeup bridal." Note: The Kelly Pond, Kelly Rental, and a non-historic structure are listed in the Mendocino Town Plan Appendix Inventory of Historic Structures.  
**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs. **LOCATION:** 45040 Main Street, Mendocino  
**STAFF PLANNER:** JULIANA CHERRY
9. **Public Hearing Items.**
  - 9a. **CASE#:** MHRB\_2016-0019  
**DATE FILED:** 6/21/2016  
**OWNER:** STATE OF CALIFORNIA PARK  
**AGENT:** SCHLOSSER NEWBERGER ARCHITECTS  
**REQUEST:** A request for a Mendocino Historical Review Board Permit to complete minor



grading and install shielded security lights at the Ford Carriage House. The proposed slab foundation is exempt from MHRB Permit. Note: The project site is designated as a Category I historic resource.

**ENVIRONMENTAL DETERMINATION:** A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources.

**LOCATION:** 45035 Main Street, Mendocino

**STAFF PLANNER:** JULIANA CHERRY

**9b. CASE#:** MHRB\_2016-0027

**DATE FILED:** 11/16/2016

**OWNER/APPLICANT:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

**AGENT:** HOWARD DASHIELL

**REQUEST:** A Mendocino Historical Review Board Permit request to construct stairs, wooden balusters, and hand-rails at the corner of Main and Kasten Streets.

**ENVIRONMENTAL DETERMINATION:** Categorically exempt pursuant to Section 15301(c), minor alteration of existing facilities, including existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities (this includes road grading for the purpose of public safety).

**LOCATION:** Corner of Main and Kasten Streets

**STAFF PLANNER:** JULIANA CHERRY

**10. Matters From the Board.**

None.

**11. Matters From the Staff.**

**11a. Little Free Library.** Review Board input about small projects and whether they would be exempt from permit requirements. Additional information available via [www.littlefreelibrary.org](http://www.littlefreelibrary.org)

**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](http://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.

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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.



## SUBDIVISION COMMITTEE AGENDA

DECEMBER 8, 2016  
9:00 A.M.

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

### Order of Agenda

#### 1. ROLL CALL

#### 2. BOUNDARY LINE ADJUSTMENTS

##### 2a. CASE#: B\_2016-0034 (Continued from 11/08/16)

**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

**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\_2016-0039

**DATE FILED:** 11/8/2016

**OWNER:** RICKY L & KATHERINE E FEIGIN

**APPLICANT/AGENT:** JIM RONCO

**REQUEST:** Transfer 1.20± from Lot 1 to Lot 2 to create two lots of 15± acres and 17.10± acres, respectively. The adjustment will result in each of the two existing houses being on its own parcel.

**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 810 Lovers Ln., Ukiah; APN 170-020-01.

**STAFF PLANNER:** RUSSELL FORD

**RECOMMENDED ACTION:** Approve with Standard Conditions.

#### 3. MINOR SUBDIVISIONS

None



#### 4. PREAPPLICATION CONFERENCE

4a. **CASE#:** PAC\_2016-0024

**DATE FILED:** 10/18/2016

**OWNER/APPLICANT:** JOHN T & NANCY H BROWN

**REQUEST:** 2 parcel or 4 parcel subdivision of a 1.18A± lot.

**LOCATION:** 580 Milani Dr., Ukiah; APN 168-183-07.

**STAFF PLANNER:** ADELE PHILLIPS

4b. **CASE#:** PAC\_2016-0025

**DATE FILED:** 10/20/2016

**OWNER/APPLICANT:** ROBERT D & TONI RACHELLE PRICE

**AGENT:** CAREY PINSON

**REQUEST:** Applicant would like to subdivide the property/ies.

**LOCATION:** 4501 King Ranch Rd., Ukiah; APN's 188-050-12 & 188-050-18.

**STAFF PLANNER:** ADELE PHILLIPS

#### 5. MATTERS FROM STAFF

None

#### 6. ADJOURNMENT

##### ADJOURNMENT/APEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

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

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.co.mendocino.ca.us/planning](http://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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# MENDOCINO COUNTY LODGING BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD AGENDA

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**DEC 8, 2016 – 1:00 P.M.**

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

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- 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**
  - 8A. APPROVAL OF MINUTES FROM NOVEMBER 10, 2016 AND NOVEMBER 18, 2016.
- 7) **REGULAR CALENDAR**
  - 9A. DISCUSSION AND POSSIBLE ACTION TO MODIFY THE ADVISORY BOARD'S MEETING CALENDAR.
  - 9B. DISCUSSION AND DIRECTION CONCERNING THE PREPARATION OF THE ANNUAL REPORT FOR FY 17/18.
  - 9C. DISCUSSION REGARDING ROLE OF MENDOCINO COUNTY TOURISM COMMISSION IN RENEWING THE MENDOCINO COUNTY LODGING BUSINESS IMPROVEMENT DISTRICT (BID).
- 8) **MATTERS FROM THE ADVISORY BOARD**
- 9) **ADJOURNMENT**





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## COASTAL DEVELOPMENT PERMITS AGENDA

WEDNESDAY

DECEMBER 14, 2016  
10:00 A.M.

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

#### ORDER OF AGENDA

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

**3a. CASE#: CDP\_2016-0009 (Continued from 10/27/2016)**

**DATE FILED:** 2/18/2016

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

**APPLICANT:** RAFFETY JOHN ARJAY

**AGENT:** KEVIN JOE

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

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

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

**STAFF PLANNER:** JULIANA CHERRY

**RECOMMENDED ACTION:** Approve with Conditions.

**3b. CASE#: CDP\_2015-0024**

**DATE FILED:** 9/24/2015

**OWNER/APPLICANT:** JACKSON RANCHERIA DEVELOPMENT AND LI FOO ALLIANCE

**AGENT:** WYNN COASTAL PLANNING

**REQUEST:** A Standard Coastal Development Permit to disconnect the Lands of Griffin House from existing septic infrastructure and connect to new infrastructure. Septic infrastructure and additional improvements to include: (1) Installation of force line and leach field on Lands of Li Foo to serve all development on Lands of Griffin House; (2) Connection of new delivery system and leach field to newly installed septic collection system on Lands of Griffin House and removal and/or abandonment of existing septic infrastructure; (3) Repair and replacement of decks located on the westerly portion of the Griffin House property; and (4) Repair and replacement of siding, window, doors, roofing and structure of three visitor serving units located at rear of Griffin House property.

**ENVIRONMENTAL DETERMINATION:** The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 1 of Article 19 of the California Environmental Quality Act Guidelines. The Class 1 exemption finds that "for repair, maintenance, and minor alteration of existing private structures, facilities, mechanical equipment or topographical features involving negligible expansion" meeting the criteria of Section 15301, has "been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

**LOCATION:** In the Coastal Zone, located on both the east side and west side of Highway 1 in the Town of Elk, approximately 1,900 feet north of its intersection with Philo-Greenwood Road. 5920 and 5926 South Highway 1, Elk; APN 127-181-05, 127-181-06, 127-182-16 and 127-210-03.

**STAFF PLANNER:** BILL KINSER

**RECOMMENDED ACTION:** Approve with Conditions.





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

**5. Adjournment.**

APPEAL PROCESS. Applicants or other persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 calendar days of the Administrator's decision. The appeal of the decision will be placed on the next available Board of Supervisors agenda for consideration and the appellant will be notified of the time, date and place. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Coastal Permit Administrator.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.co.mendocino.ca.us/planning](http://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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**PLANNING COMMISSION**  
**AGENDA**                      **START TIME**

**DECEMBER 15, 2016**  
**10:00 A.M.**

**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#: U\_2016-0010**  
**DATE FILED: 9/2/2016**  
**OWNER: RICHARD & KAREN GREEN**  
**APPLICANT: KAREN GREEN**  
**REQUEST:** Use Permit to operate a vacation home rental in an existing 2,148 square-foot single family residence taking access from a private roadway.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, 15303 Class 3(a) Conversion of a single family residence from one use to another.  
**LOCATION:** The property is located four (4) miles east of the Town of Mendocino on the west side of Outlaw Springs Road approximately 1000 feet south of its intersection with Little Lake Road (CR 408) at 8000 Outlaw Springs Road (APN 119-490-23).  
**STAFF PLANNER: ROBERT LAPORTE**  
**RECOMMENDED ACTION:** Approve project as recommended.
  - 6b. **CASE#: U\_2013-0008 (Continued from 7/21/2016)**  
**DATE FILED: 4/17/2013**  
**OWNER: PATHWAYS IN EDUCATION**  
**APPLICANT: BLACKBIRD FARM**  
**AGENT: TROY SCHLERETH**  
**PROJECT COORDINATOR: ADELE PHILLIPS**  
**REQUEST:** Major Use Permit for the expansion of a permitted transient habitation (resort and recreational) facility, previously known as Highland Ranch. The proposed expansion would increase the number of guests and employees from 36 to a maximum of 292 over a 7 year development time line.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration.  
**LOCATION:** 2± miles southwest of Philo, lying off of Van Zandt Resort Rd (private) which is accessed off of Rays Rd (CR 131). Located at 18601 Van Zandt Resort Road, Philo; APN's 026-392-21, -22, -23, -24, -25, -29, -30, and -31.  
**RECOMMENDED ACTION:** Continue Indefinitely.



**NO SOONER THAN 11:00 AM.\*\***

**6c. CASE#:** OA\_2016-0003

**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:** Provide comments to staff and Continue Action to Date Certain.

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. 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](http://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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