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## PLANNING COMMISSION AGENDA

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SEPTEMBER 7, 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#:** 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, Boonville ( APN: 029-160-47).  
**STAFF PLANNER:** Sam 'Vandy' Vandewater
  - 6b. **CASE#:** OA\_2017-0001  
**DATE FILED:** 1/27/2017  
**APPLICANT:** MENDOCINO COUNTY  
**AGENT:** DEPT. OF PLANNING & BUILDING SERVICES  
**REQUEST:** The Mendocino County Board of Supervisors proposes to amend the Mendocino County Code to add Chapter 20.243, Medical and Adult Use Cannabis Facilities to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I), which will be administered by the Department of Planning and Building Services. This will govern activities related to the processing, manufacturing, testing, dispensing/retail and distributing and establish limitations on the location and intensity of cannabis facilities in the unincorporated area of Mendocino County. The Cannabis Facilities Regulation is intended to complement a variety of actions by the State of California to establish a legal framework for the processing, manufacturing, testing, dispensing/retail and distribution of medical and adult use cannabis.  
**ENVIRONMENTAL DETERMINATION:** Exempt  
**LOCATION:** Unincorporated County, Outside the Coastal Zone and defined by the County's Local Coastal Program  
**STAFF PLANNER:** Mary Lynn Hunt



7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of March 2, 2017, April 6, 2017, April 20, 2017, and July 6, 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](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.

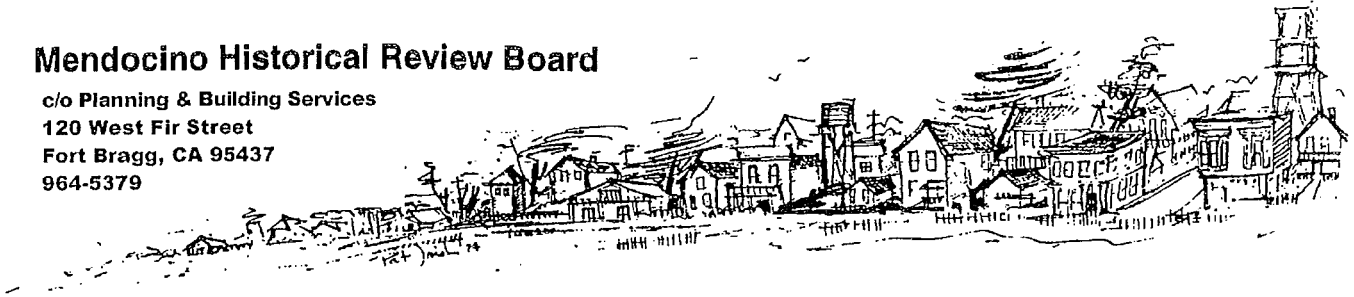
APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available 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.mendocinocounty.org/pbs>

## Mendocino Historical Review Board

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



## NOTICE OF PUBLIC HEARING SEPTEMBER 11, 2017

The Mendocino Historical Review Board will perform a site view of Item \*\*9b, located at 44801 Main Street, beginning at 6:15 PM, Item \*\*9a, located at 44940 Pine Street, beginning at 6:30 PM, and Item \*\*9c, located at 10501 Lansing Street, beginning at 6:40 PM. The Board will reconvene at 7:00 PM at the Mendocino Community Center – Theatre Room, 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.**
  - 8a. **CASE#:** MHRB\_2017-0011  
**DATE FILED:** 8/16/2017  
**OWNER:** JARVIS NICHOLS BUILDING PARTNERSHIP  
**APPLICANT:** JUSTINE BATTERSBY  
**AGENT:** RICK SAKS / THE SIGN SHOP  
**REQUEST:** A Mendocino Historical Review Board Permit request for a double-sided 4-square-foot wooden sign painted white, light blue, and dark blue colors with "Indigo clothing blankets body care."  
Note: the Jarvis Nichols Building is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark resource.  
**ENVIRONMENTAL DETERMINATION:** A Class 11 Categorical Exemption for accessory structures such as on premise signs.  
**LOCATION:** 45098 Main Street, Mendocino (APN: 119-238-01).  
**STAFF PLANNER:** Juliana Cherry



9. Public Hearing Items.

**\*\*9a. CASE#:** MHRB\_2017-0007

**DATE FILED:** 6/7/2017

**OWNER:** TRAMPOSCH WILLIAM JOSEPH & MARY

**REQUEST:** A Mendocino Historical Review Board Permit request to replace existing windows with wooden windows, install a water heater and copper roof vent, install gable end vents, and paint the house and accessory structure "Queen Anne Pink," "Newburyport Blue," and white colors. Note: The site is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category II a 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:** 44940 Pine Street, Mendocino (APN: 119-150-12).

**STAFF PLANNER:** Juliana Cherry

**\*\*9b. CASE#:** MHRB\_2017-0009

**DATE FILED:** 7/21/2017

**OWNER/APPLICANT:** HEIM THOMAS J

**AGENT:** KELLY B. GRIMES, ARCHITECT

**REQUEST:** A Mendocino Historical Review Board Permit request to replace windows and sliding doors with new, wooden windows and sliding doors, to paint the exterior "Star Anise" color brown, to add deck, stairs, and replace fencing. Note: The Cavanaugh House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark resource.

**ENVIRONMENTAL DETERMINATION:** A Class 31 Categorical Exemption for historic structures renovated according to the Secretary of the Interior Guidelines.

**LOCATION:** 44801 Main Street, Mendocino (APN: 119-250-29).

**STAFF PLANNER:** Juliana Cherry

**\*\*9c. CASE#:** MHRB\_2017-0010

**DATE FILED:** 8/1/2017

**OWNER:** SPRING POND PROPERTIES LLC

**APPLICANT/AGENT:** MENDOCINO LAND TRUST

**REQUEST:** A Mendocino Historical Review Board Permit request to construct a wooden gabled-roof over a new electric vehicle charging pedestal; construct and paint two off-street parking spaces; and relocate water tower, shed, power meter, and fence. Note: Mendosa's Store is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark 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:** 10501 Lansing Street, Mendocino (APN: 119-150-44).

**STAFF PLANNER:** Juliana Cherry

10. Matters from the Board.

- 10a. Consideration to adopt a Mendocino Historical Review Board resolution stating that without delay of the Board of Supervisors could amend the Mendocino Historic Design Guidelines with the addition of the Secretary of the Interior's Solar Guidelines.
- 10b. Review Board discussion regarding the Board of Supervisor's March 20, 2017 adoption of a Master Fee Schedule for Planning and Building Services, including Mendocino Historical Review Board Application Fees.



**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.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). 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.



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**ARCHAEOLOGICAL COMMISSION  
AGENDA**

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**SEPTEMBER 13, 2017  
2:00 PM**

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**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#: AP\_2017-0015**

**DATE FILED:** 6/2/2017

**OWNER:** TOMPKINS CREEK & JOSEPH

**APPLICANT/AGENT:** JOSEPH TOMPKINS

**REQUEST:** Cannabis Cultivation: AG\_2017-0307 (Type 2-Large Outdoor-10,000 Sq. Ft.)

**LOCATION:** 20 ± miles north of Laytonville east of US 101. North of Spy Rock Rd. Located at 8600 Spy Rock Rd., Laytonville (APNs: 032-124-33-00; 032-125-24-00; 032-124-17-00).

**STAFF PLANNER:** Jesse Davis

**3b. CASE#: AP\_2017-0016**

**DATE FILED:** 6/2/2017

**OWNER/AGENT:** DAVIS JAMES

**APPLICANT:** BDB HOLDING GROUP, INC.

**REQUEST:** Cannabis Cultivation: AG\_2017-0286 (Type 2B-Large Mixed Light 10,000 sq. ft.) & AG\_2017-0287 (Type 4- Nursery 12,000 sq. ft.)

**LOCATION:** 1.5± miles east of the intersection of East Side Potter Valley Rd. and Mid Mountain Rd. in Potter Valley. 12481 Moonbeam Meadow Way, Potter Valley (APN: 175-240-03).

**STAFF PLANNER:** Jesse Davis

**3c. CASE#: AP\_2017-0052**

**DATE FILED:** 8/2/2017

**OWNER:** SPINELLI PETER

**APPLICANT:** TWO HORSE HILL INC.

**AGENT:** PETER SPINELLI

**REQUEST:** Cannabis Cultivation: AG\_2017-0693 (Type 2B-Large Mixed Light-10,000 Sq. Ft.); (Type CA Small-Indoor <500 Ft)

**LOCATION:** 5± miles southeast of Point Arena. 0.5± miles north of the intersection of Ten Mile Rd. and Schooner Gulch Rd. Located at 26411 Ten Mile Rd., Point Arena (APNs: 027-371-15 & 027-391-01).

**STAFF PLANNER:** Jesse Davis

**3d. CASE#: CDP\_2017-0004**

**DATE FILED:** 2/13/2017

**OWNER/APPLICANT:** BROWN KEVIN A & MARIAN V

**REQUEST:** A Coastal Development Permit to construct a two story 1,467 sq. ft. single family residence; construct a detached 576 sq. ft. garage; construct associated improvements including a circular driveway covering an area of 4,084 sq. ft., 2 culverts across the county maintained roadside ditch and septic system; remove existing vegetation in areas being developed.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt Class 3 (a) One single family residence, or a second dwelling unit in a residential zone; (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction; and (e) Accessory (appurtenant) structures including garages, carports, patios, and fences.

**LOCATION:** The site is in the Coastal Zone, 4± miles north of Fort Bragg, located west of Highway 1 at 25025 Ward Avenue, Fort Bragg (APN: 069-141-15).

**STAFF PLANNER:** Juliana Cherry



**3e. 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.

**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), Ukiah (APN: 169-071-29)

**STAFF PLANNER:** Monique Gil

**3f. CASE#: MS\_2017-0008**

**DATE FILED:** 6/29/2017

**OWNER/APPLICANT:** APPERSON JIM & VALENDIA

**AGENT:** RON FRANZ

**REQUEST:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15± A, and 3.65± A,) with no remainder parcel.

**LOCATION:** 9± miles north of Ukiah, lying directly east of East Side Rd. 1± mile north of the intersection with HWY 20. Located at 930 Lone Pine Rd., Redwood Valley (APN: 166-020-23).

**STAFF PLANNER:** Jesse Davis

**3g. CASE#: U\_2017-0009**

**DATE FILED:** 6/9/2017

**OWNER:** BENDAN LLC AND

**APPLICANT/ AGENT:** COLLECTIVE HOTELS & RETREATS INC. / KATE FITZPATRICK

**REQUEST:** Develop a campground with 18 guest tents (each with their own bathroom) and 1 communal tent on 39 acres of rangeland, and hold 15± private events each year. The work is to be completed over 3 phases. Associated work consists of constructing additional parking.

**LOCATION:** 3± miles northwest of Cloverdale, just north of the Sonoma-Mendocino County border. Located at 33380 Pine Mountain Rd., Hopland (APN: 050-470-45-00).

**STAFF PLANNER:** Jesse Davis

**4. REVIEW OF SURVEY**

**4a. CASE#: AP\_2017-0044**

**DATE FILED:** 7/13/2017

**OWNER:** MAPLE E CHRISTOPHER & BUFFY B

**APPLICANT/AGENT:** LARISSA MAPLE

**REQUEST:** Type 2 large outdoor cultivation permit

**LOCATION:** 26.1± miles northwest of Ukiah City Center 19.9± miles northwest of the intersection of N. State Street and Orr Springs Road, 2.0± miles west of the intersection of Comptche-Ukiah Road and Matilda Road, located at 26060 Comptche-Ukiah Rd., Comptche (APN: 125-280-59).

**STAFF PLANNER:** Monique Gil

**4b. CASE#: CDP\_2017-0005**

**DATE FILED:** 2/15/2017

**OWNER:** KAHN JUDITH

**APPLICANT:** J. KAHN & ROBERT KIRBY

**AGENT:** ROBERT KIRBY

**REQUEST:** Coastal Development Permit for a 1624 sq. ft. single family residence with a detached garage with an office. A 640 sq. ft. guest house with a temporary kitchen will be constructed first and removed following the construction of the primary residence. Improvements to the site include installing a County approved septic system, driveway and fencing. Existing development includes a well and well house, road and utilities easement.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt Class 3: (a) One single-family residence, or a second dwelling unit in a residential zone. (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.



**LOCATION:** The site is in the Coastal Zone, 0.6± miles south of the Town of Little River, located east of Highway 1, at 7419 Stickney Ranch Road, Little River (APN: 121-320-15).

**STAFF PLANNER:** Julia Acker

**4c. CASE#:** CDP\_2017-0024

**DATE FILED:** 5/26/2017

**OWNER/APPLICANT:** EARLE DOUGLAS JAMES

**AGENT:** WYNN COASTAL PLANNING

**REQUEST:** Coastal Development Standard Permit to construct a 2,544 sq. ft. single family residence with an attached garage and 1,224 sq. ft. of patio and walkway space. Improvements to the site include installing the following: a retaining wall, converting existing test wells to production wells, drilling supplemental production well, septic system, including primary and replacement fields, propane tank, rainwater catchment system, storage tank, outdoor emergency generator, south facing roof mounted solar panels, trenching for utilities and extending the existing driveway. Existing development on the parcel includes 3,631 sq. ft. of gravel driveway, two test wells, a shed and an existing entry gate.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt . Class 3 (a) One single family residence, or a second dwelling unit in a residential zone, (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction, and (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

**LOCATION:** 4± miles north of Fort Bragg, located west of Highway 1 at 24950 North Highway 1, Fort Bragg (APN: 069-142-02).

**STAFF PLANNER:** Juliana Cherry

**4d. CASE#:** U\_2017-0012

**DATE FILED:** 6/21/2017

**OWNER/AGENT:** STRUPP MICHAEL 1/2

**APPLICANT:** PARGO ROJO, INC.

**REQUEST:** Use Permit for indoor, cottage-sized (C-A) medical cannabis cultivation.

**LOCATION:** 5± mi. south of Fort Bragg center, on the east side of Mitchell Creek Drive (CR 414B), 0.5± mi. south of its intersection with Simpson Lane (CR 414). 16551 Mitchell Creek Drive, Fort Bragg (APN: 019-450-24)

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**5. MISCELLANEOUS REVIEW**

**6. MATTERS FROM COMMISSION**

2005 N. State St.– grading permit

**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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**COASTAL PERMIT ADMINISTRATOR  
AGENDA**

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**SEPTEMBER 14, 2017  
9:00 A.M.**

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**PUBLIC CONFERENCE ROOM  
MENDOCINO COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES  
860 NORTH BUSH STREET, UKIAH, CALIFORNIA**

1. Meeting Called to Order - 9:00 a.m. (or as soon as Subdivision Committee ends)
2. Determination of Noticing.
3. Regular Calendar.
  - 3a. CASE#: B\_2017-0028  
DATE FILED: 6/2/2017  
OWNER: BRITTON JOANNA TTEE  
APPLICANT/AGENT: JOANNA BRITTON  
REQUEST: Coastal Development Boundary Line Adjustment to merge 4 lots down to 2, and transfer .07± acres from Lot 2 (APNs 123-150-36, 21) into Lot 1 (APNs 123-150-20, 49). The project will result into two lots of .53± acres and .30± acres, respectively.  
ENVIRONMENTAL DETERMINATION: Categorically Exempt  
LOCATION: Within the Coastal Zone and in the Town of Albion. Parcels are on the north side of Albion Street (CR 407-D) .25± miles east of the intersection of Albion Ridge Road (CR 402) and State Highway 1 at 33790 Albion Street, Albion (APNs: 123-150-20, 21, 36, 49).  
STAFF PLANNER: Russell Ford
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.

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**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.

<http://www.mendocinocounty.org/pbs>



## SUBDIVISION COMMITTEE AGENDA AMENDED

SEPTEMBER 14, 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\_2017-0028

DATE FILED: 6/2/2017

OWNER: BRITTON JOANNA TTEE

APPLICANT/AGENT: JOANNA BRITTON

REQUEST: Coastal Development Boundary Line Adjustment to merge 4 lots down to 2, and transfer .07± acres from Lot 2 (APNs 123-150-36, 21) into Lot 1 (APNs 123-150-20, 49). The project will result into two lots of .53± acres and .30± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Within the Coastal Zone and in the Town of Albion. Parcels are on the north side of Albion Street (CR 407-D) .25± miles east of the intersection of Albion Ridge Road (CR 402) and State Highway 1 at 33790 Albion Street, Albion (APNs: 123-150-20, 21, 36, 49).

STAFF PLANNER: Russell Ford

2b. CASE#: B\_2017-0038

DATE FILED: 6/29/2017

OWNER: MARTINSON CLYDE R & MARIA

APPLICANT: RUSTY MARTINSON

AGENT: RON FRANZ

REQUEST: The applicant has three existing lots that contain two residences and a working vineyard. The project proposes to reconfigure the boundary between the three lots to put each residence on its own parcel, with the vineyard and pond making the balance. Lot 1 (APN: 162-110-04) will be increased by 5.9± acres and will contain both a residence and a portion of the vineyard. Lot 2 (APN: 162-110-05) will be increased by 12± acres, comprising the majority of the vineyard, and Lot 3 (APNs: 162-110-06, 162-140-42) will be reduced by 17.9± acres and will contain only the 2nd house. The final result of this adjustment will be three lots; Lot 1 (APN: 162-110-04) at 9.1± acres, Lot 2 (APN: 162-110-05) at 35.4± acres and Lot 3 (APNs: 162-110-06, 162-140-42) at 1.7± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Road N (CR 238-A) .40± miles west of its intersection with West Road (CR 237) at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, 162-140-42).

STAFF PLANNER: Russell Ford

2c. CASE#: B\_2017-0040

DATE FILED: 6/29/2017

OWNER: BRADY MICHAEL ALBERT & HALLE G

APPLICANT/ AGENT: STACEY SUARDIKA

REQUEST: To transfer .37± acres from Lot 2 (APN: 175-300-27) to Lot 1 (APN: 175-300-28) to create room for a cultivation operation. Lot 2 (APN: 175-300-27) will decrease to .92± acres (40,000 sq. ft.) and Lot 1 (APN: 175-300-28) will increase to 2.17± acres. Lot 1 is improved with two residential units and a barn. Lot 2 is vacant.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the east side of East Side Potter Valley Road (CR 240) .05± miles north of its intersection with Burris Lane (CR 243) at 9081 East Side Potter Valley Road, Potter Valley (APN: 175-300-28).

STAFF PLANNER: Russell Ford



2d. **CASE#:** B\_2017-0045

**DATE FILED:** 7/18/2017

**OWNER:** BRAUGHT MICHAEL J & SHANNA R

**APPLICANT:** SHANNA BRAUGHT

**REQUEST:** Reconfigure the boundary between two lots on Branscomb Road outside Laytonville. Lot 1 (APN: 014-500-42) will increase by 8± acres, while Lot 2 (APN: 014-500-43) will be reduced by the same amount. Both lots are currently improved with residences and multiple accessory structures. The final result of this adjustment will be two lots: Lot 1 (APN: 014-500-42) at 29± acres, and Lot 2 (APN: 014-500-43) at 13± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are split by Mill Creek Road (Private), .30± miles southwest of its intersection with Bauer Road (CR 319-H) at 1531 Mill Creek Road, Laytonville (APNs: 014-500-42, 43).

**STAFF PLANNER:** Russell Ford

2e. **CASE#:** B\_2017-0046

**DATE FILED:** 8/11/2017

**OWNER:** JOHN & WENDY THOMAS AND MARY GOLDEN

**APPLICANT:** JOHN & WENDY THOMAS

**AGENT:** RON FRANZ

**REQUEST:** Reconfigure the boundaries between four lots. Lot 1 (APN: 179-100-01) will be reduced 62.7± acres to contain an existing vineyard, residences, accessory structures, well and septic. Lot 2 (APN: 179-110-03) will increase 56.6± acres and will be vacant. Lot 3 (APN: 179-110-04) will increase 18.5± acres and will be vacant, and Lot 4 (APN: 179-110-05) will be reduced 12.4± acres and will contain an existing SFR, garage, septic and well. Final result will be four lots: Lot 1 (APN: 179-100-01) at 14.9± acres, Lot 2 (APN: 179-110-03) at 62.7± acres, Lot 3 (APN: 179-110-04) at 24.3± acres and Lot 4 (APN: 179-110-05) at 1± acre.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are on the south side of Vichy Springs Road (CR 215) .38± miles east of US Highway 101 at 1001 Vichy Springs Road, Ukiah (APN: 179-100-01)

**STAFF PLANNER:** Russell Ford

2f. **CASE#:** B\_2017-0047

**DATE FILED:** 8/17/2017

**OWNER:** GARMAN FAMILY LAND COMPANY LLC

**APPLICANT:** VERIZON WIRELESS

**AGENT:** PAMELA NOBEL

**REQUEST:** Transfer .39± acres from Lot 2 (APN: 037-080-26) to Lot 1 (APN: 037-080-25). This will further modify a previous adjustment, completed under B\_2016-0014. Final result will be two lots: Lot 1 (APN: 037-080-25) at 5.97± acres and Lot 2 (APN: 037-080-26) at 46.78± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are located on the west side of US 101 at its intersection with Shimmins ridge Road (CR 310-B), 8± miles north of Willits at 30430 N. Highway 101, Willits (APNs: 037-080-25, 26).

**STAFF PLANNER:** Russell Ford

3. **MINOR SUBDIVISIONS**

3a. **CASE#:** MS\_2017-0005

**DATE FILED:** 6/21/2017

**OWNER:** BOARDMAN SHASTA TTEE

**APPLICANT:** JOHN BOARDMAN

**AGENT:** RON W. FRANZ

**REQUEST:** Split of a 1.74± acre parcel into two parcels of 1.01± and 0.73± acres for residential use

**ENVIRONMENTAL DETERMINATION:** To be determined after referral process

**LOCATION:** Outside the City of Ukiah limits, 3.2± miles north of town center, between Tollini Lane and Highway 101. 3571 Tollini Ln. (APN: 169-071-23-00).

**STAFF PLANNER:** Eduardo Hernandez



**3b. CASE#: MS\_2017-0008**

**DATE FILED:** 6/29/2017

**OWNER/APPLICANT:** APPERSON JIM & VALEDA

**AGENT:** RON FRANZ

**REQUEST:** Minor subdivision of a 5.81± acre lot into 2 parcels (2.15± A, and 3.65± A,) with no remainder parcel.

**LOCATION:** 9± miles north of Ukiah, lying directly east of East Side Rd. 1± mile north of the intersection with HWY 20. Located at 930 Lone Pine Rd., Redwood Valley (APN: 166-020-23).

**STAFF PLANNER:** Jesse Davis

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#: PAC\_2017-0017 (continued from August 10, 2017)**

**DATE FILED:** 6/16/2017

**OWNER:** AMAZING FACTS INC

**APPLICANT:** BEN HARNESS

**AGENT:** DUSTY DULEY

**REQUEST:** Subdivision of 2 acre parcel into four 0.5 acre parcels. Provision of water TBD. Intend to add lines to existing sewer district (Covelo Community Services District), but open to on-site septic systems if necessary.

**LOCATION:** 0.1± mi. north of Covelo center, on the west side of HWY 162, 0.1± mi. north of its intersection with Howard St (CR 334D). 76500 Covelo Road, Covelo (APN: 033-230-23).

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**4b. CASE#: PAC\_2017-0018**

**DATE FILED:** 6/28/2017

**OWNER:** JUDY JOHNSON

**APPLICANT:** MARK APLET

**REQUEST:** To rezone subject 9.2± acres parcel from Rural Residential RR:5 to RR:2, and then split it in two (2) parcels of 5± and 4.2± acres

**LOCATION:** In Redwood Valley, 1± west of town center, between Roan N and Lee's Road, lying east of Laughlin Way. 9526 Laughlin Way, Redwood Valley (APN: 162-050-17).

**STAFF PLANNER:** Eduardo Hernandez

**4c. CASE#: PAC\_2017-0021**

**DATE FILED:** 7/27/2017

**OWNER/ APPLICANT:** DUGGAN PATRICK

**AGENT:** FRANZ RON

**REQUEST:** Pre-application Conference for Minor Subdivision and subsequent dwelling unit construction. Roughly one home every 2 years.

**LOCATION:** 3 miles north of Calpella town center, on the south side of Road D (CR 232), 0.3 miles east of its intersection with East Road (CR 230). 1401 Road D, Redwood Valley (APN: 163-082-09).

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**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.

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.



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.mendocinocounty.org/pbs>



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## PLANNING COMMISSION AGENDA

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SEPTEMBER 21, 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#:** GP\_2013-0002/OA\_2013-0001  
**DATE FILED:** 2/8/2013  
**APPLICANT:** MENDOCINO COUNTY PLANNING & BUILDING SERVICES  
**REQUEST:** Report and make a recommendation regarding substantial changes to the Mendocino Town Local Coastal Plan (LCP) Amendment, General Plan Amendment GP\_2013-0002 amending the Mendocino Town Plan (Chapter 4.13 of the General Plan), and Ordinance Amendment OA\_2013-0001 amending the Mendocino Town Zoning Code (Division III of Title 20 of the Mendocino County Code), that were considered by the Board of Supervisors in December 2014 and December 2015 and considered by the California Coastal Commission in June 2017. The Coastal Commission certified the Mendocino Town LCP Amendment with suggested modifications that require the Planning Commission's recommendation, pursuant to MCC Section 20.732.020(D), prior to the Board of Supervisor's action on GP\_2013-0002 and OA\_2013-0001.  
**ENVIRONMENTAL DETERMINATION:** Pursuant to CEQA Guidelines sections 15250, 15251(f) and 15265, the preparation, approval and certification of a local coastal program (such as the LCP Amendment) is exempt from the requirements for preparation of an environmental impact report because the Coastal Commission's review and approval process has been certified by the Secretary of Resources as being the functional equivalent of the EIR process required by CEQA in sections 21080.5 and 21080.9 of the Public Resources Code.  
**LOCATION:** Town of Mendocino  
**STAFF PLANNER:** Juliana Cherry
7. **Matters from Staff.**
8. **Matters from Commission.**



**9. Approval of March 2, 2017 Planning Commission Minutes**

**10. 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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