

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING DECEMBER 4, 2017

The Mendocino Historical Review Board will meet 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. **Matters from the Staff.**
 - 8a. **Discussion of Staff** determination of Mendocino Historical Review Board Major or Minor Projects
9. **Consent Calendar.**
10. **Public Hearing Items.**
 - 10a. **CASE#:** MHRB_2016-0032 **(Continued from June 5, 2017 and Approved on August 7, 2017)**
DATE FILED: 12/12/2016
OWNER: STATE OF CALIFORNIA PARK
REQUEST: A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom.
ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.
LOCATION: Mendocino Headlands State Park, 45035 Main St., Mendocino (APN: 119-240-01)
STAFF PLANNER: Juliana Cherry



10b. CASE#: MHRB_2017-0004 (Continued from June 5, 2017 and August 7, 2017)

DATE FILED: 2/17/2017

OWNER: MARTIN GABRIEL

APPLICANT: DANIELLE COMPA

REQUEST: A Mendocino Historical Review Board Permit request to modify previously approved barn and tack room (MHRB_2015-0008). Proposed changes include increasing building footprint, exterior appearance, and maximum height. Note: The Spencer Hills House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44900 Little Lake Road, Mendocino (APN: 119-140-24)

STAFF PLANNER: Juliana Cherry

10c. CASE#: MHRB_2017-0013

DATE FILED: 11/16/2017

OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENT: OTTOPASKAL RICE

REQUEST: Mendocino Historical Review Board permit to remove 12 trees from the Mendocino Unified School District property.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, located on the north side of the Mendocino High School baseball field, 630± feet north of the intersection of Ford Street and Cahto Street, located at 10700 Ford Street (APN: 119-140-01).

STAFF PLANNER: Bill Kinser

11. Matters from the Board.

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. 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.



PLANNING COMMISSION AGENDA

DECEMBER 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#:** UR_2016-0002
DATE FILED: 1/11/2016
OWNER: MCCUTCHAN JAMES F JR & GLORIA
APPLICANT: SYAR INDUSTRIES, INC
AGENT: CRAWFORD AND ASSOC
PROJECT COORDINATOR: Eduardo Hernandez
REQUEST: A Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for the existing Blue Ridge Rock Quarry (CA MINE ID 91-23-0039) Use Permit U 10-95 to allow for: the extraction of up to 200,000 CY/year of in situ aggregate; the import of up to 40,000 CY/year of recycled asphalt, concrete, and/or other aggregate materials; the importation of up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY (441,400 tons) of finished product annually; a 30-year term for the entitlement; and a minimum 35-year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 3.5± miles north of Cloverdale and 10± miles south of the community of Hopland. The entrance to the project site is located 0.25± miles east of Highway 101 and the quarry is located 1.0± mile northeast of the site entrance via a private haul road, at 24951 Geysers Road (CR 101A), Hopland (APNs: 050-350-23, -24; 050-410-40, -41; 050-450-26; 050-460-05, -06, -07, -09, -11, and -20).
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.mendocinocounty.org/pbs. 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.mendocinocounty.org/pbs>



ARCHAEOLOGICAL COMMISSION AGENDA

DECEMBER 13, 2017
2:00 PM

Department of Planning and Building Services
860 North Bush Street, Ukiah, California
Public Conference Room

ORDER OF AGENDA

1. ROLL CALL

2. **ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to attend and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to bring them.

3. SURVEY REQUIRED

3a. **CASE#:** 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

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

STAFF PLANNER: Eduardo Hernandez

3b. **CASE#:** MS_2017-0006

DATE FILED: 6/26/2017

OWNER: OBERGIN CHRIS

APPLICANT: W. VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor subdivision of one lot of 45± acres into two lots. Lot 1: 24.5± acres and a remainder lot of 20.2 acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2± miles south of the intersection of Della Avenue and Viola Street and 2± miles west of US 101 in Willits. 1601 Buckhorn Rd, Willits, CA, 95490; APN: 104-280-04-00.

STAFF PLANNER: Monique Gil

3c. **CASE#:** MS_2017-0011

DATE FILED: 8/31/2017

OWNER: ADEL PARK LLC

APPLICANT: TOMMY LEE

AGENT: RICHARD RUFF

REQUEST: Subdivision of 5.13 acre parcel into 4 parcels and a .75 acre remainder. Proposed parcels range from .55 to 2.53 acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4± mi. north of Ukiah center, on the west side of N. State St. (CR 104), 0.2 mi. south of its intersection with Parducci Road (CR 224). 4260 N State St., Ukiah (APN: 167-260-12).

STAFF PLANNER: Sam 'Vandy' Vandewater



4. REVIEW OF SURVEY

4a. CASE#: MS_2017-0003

DATE FILED: 2/14/2017

OWNER: MCGEHEE CLARK J

AGENT: MATT HERMAN

REQUEST: Subdivision of parcel 169-080-01 (9.34± acres) into two new parcels and a remainder parcel. The new parcels would be 3.10± acres and 0.91± acres, with the remainder parcel being 5.33± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.5± miles north of Ukiah center, on the east side of N State Street (CR104). Immediately southeast of the intersection of N State Street and Parducci Road (CR224). Located at 3401 N State St., Ukiah (APN: 169-080-01).

STAFF PLANNER: Sam 'Vandy' Vandewater

4b. 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.

ENVIRONMENTAL DETERMINATION: Environmental Determination to Be Determined After Referral

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

5. MISCELLANEOUS REVIEW

5a. CASE#: AP_2017-0015

DATE FILED: 6/2/2017

OWNER: CREEK & JOSEPH TOMPKINS

APPLICANT/AGENT: JOSEPH TOMPKINS

REQUEST: Cannabis Cultivation: AG_2017-0307 (Type 2-Large Outdoor-10,000 Sq. Ft.)

ENVIRONMENTAL DETERMINATION: To be finalized after review of referral agencies.

LOCATION: 20 ± miles north of Laytonville east of US 101. North of SpyRock Rd. Located at 8600 Spyrock Rd., Laytonville, CA, 95454; APN(s): 032-124-33-00; 032-125-24-00; 032-124-17-00

STAFF PLANNER: Jesse Davis

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

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SUBDIVISION COMMITTEE AGENDA

DECEMBER 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_2017-0038 (Continued from September 14, October 12, 2017, & November 9, 2017)

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), located at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, & 162-140-42).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0052

DATE FILED: 9/21/2017

OWNER/APPLICANT: COOLEY RANCH COMPANY AND GARY & CAROLE GALEAZZI

AGENT: WESTERN TIMBER SERVICES

REQUEST: Applicant proposes to adjust the boundaries between 3 lots to match an existing fence line. Lot 1 (APN: 049-350-18) will decrease by 2± acres. Lot 2 (APN: 049-350-28) will decrease by 6± acres, and Lot 3 (APN: 049-350-45) will increase by 8± acres. The final result will be 617± acres (Lot 1)(APN: 049-350-18), 506± acres (Lot 2)(APN: 049-350-28), and 39± acres (Lot 3)(APN: 049-350-45).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of State Highway 128, 4.50± miles east of the community of Yorkville. No site address is assigned (APNs: 049-350-18, 28, & 45).

STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0053

DATE FILED: 10/2/2017

OWNER/APPLICANT: PINOLI ROBERT R & CECILIA F TT

AGENT: JIM RONCO

REQUEST: Applicant proposes to adjust the boundaries between 2 lots to accommodate residential development. Lot 1 (APN: 026-310-42) will be decreased by 15± acres, and Lot 2 (APN: 026-310-04) will be increased by 15± acres. The final result will be 66± acres (Lot 1)(APN: 026-310-42), and 35± acres (Lot 2)(APN: 026-310-04).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the southwest side of Clark Road (CR 130-B) near its intersection with State Highway 128 and 4.80± northwest of the town of Philo. Located at 3280 Clark Road, Philo (APNs: 026-310-42 & 04).

STAFF PLANNER: Russel Ford



2d. CASE#: B_2017-0057

DATE FILED: 11/13/2017

OWNER: KNIGHT WILLIAM L & PETRA G

REQUEST: Applicant proposes to adjust the boundary between 2 existing lots. Lot 1 (APN: 177-250-07) will increase by 3± acres, and Lot 2 (APNs: 177-250-06, 177-270-019, & 188-230-02) will decrease by 3± acres. The final result will be 76.70± acres (Lot 1)(APN: 177-250-07), and 161± acres (Lot 2)(APN: 177-250-06, 177-270-019, & 188-230-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of State Highway 20, 2.70± miles east of its intersection with East Side Potter Valley Road (CR 240). Located at 7800 East Highway 20, Potter Valley (APNs: 177-250-07, 177-250-06, 177-270-019, & 188-230-02).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0058

DATE FILED: 11/16/2017

OWNER: GULLICK DENNIS L & JANA L TTEE AND MARGERY CLARK

APPLICANT: DENNIS & JANA GULLICK

AGENT: RON FRANZ

REQUEST: Applicant proposes to transfer 10± acres of undeveloped open space from Lot 2 (APN: 166-110-45) to Lot 1 (APNs: 166-110-12, 24). Final result will be 30.48± acres (Lot 1)(APN: 166-110-12, 24) and 20± acres (Lot 2)(APN: 166-110-45).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of Black Bart Trail (private), .50± miles east of its intersection with Road B (CR 231-A), located at 2900 Black Bart Trail, Redwood Valley (APNs: 166-110-12, 24 & 45).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2012-0003

DATE FILED: 12/3/2012

OWNER/APPLICANT: SNOW MOUNTAIN TREE FARM INC

AGENT: RON FRANZ

REQUEST: Extension of time request resulting in a new expiration date of October 16, 2018. Minor Subdivision to create 4 parcels containing 10± acres each and a remainder parcel containing 57.3 ± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.9±miles north of Potter Valley town center, lying on the north side of Eel River Rd. (CR 240B) 0.1± miles east of its intersection with Van Arsdale Rd. (CR 242), located at 17200 Eel River Rd. (APNs: 171-200-14 & 171-210-11).

STAFF PLANNER: Julia Acker

3b. CASE#: MS_2017-0007

DATE FILED: 6/26/2017

OWNER: ZUMALT JASON LEE TTEE

APPLICANT: W. VINCE RICKS

AGENT: JIM RONCO

REQUEST: Request to subdivide 1 parcel into 4 parcels and a remainder.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239). Located at 656 Finne Road, Redwood Valley (APN: 151-210-11).

STAFF PLANNER: Sam 'Vandy' Vandewater



3c. 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.

ENVIRONMENTAL DETERMINATION: Environmental Determination to Be Determined After Referral

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_2017-0025

DATE FILED: 10/17/2017

OWNER: FAWN KENN & CAROL J

APPLICANT: STOCKEL ANNA

REQUEST: Pre Application Conference for major use permit for four (4) dwelling units and short term rentals of two of the dwelling units (rented four times per month), one (1) aerobic facility with bathroom, four (4) guest tent spaces, one (1) guest RV space with utilities and separate restroom and shower structure, creation of pond and hiking trails for guest use, one (1) commercial kitchen with bathroom to be used for food and beverage preparation without consumption, and cultivation and sales of agricultural products: mushrooms and medicinal herbs (not cannabis) with roadside sales.

LOCATION: 3.8± miles northeast of Fort Bragg City center, lying on the east side of Hwy 1, 0.2± miles north of its intersection with Mill Creek Dr., located at 24535 N Hwy 1, Fort Bragg (APN: 069-310-03).

STAFF PLANNER: Monique Gil

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. 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.mendocinocounty.org/pbs>



ZONING ADMINISTRATOR AGENDA

DECEMBER 14, 2017
10:00 A.M.

**Mendocino County Administration Center
501 Low Gap Road, Ukiah, California
Conference Room B**

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

3a. CASE#: U_2017-0003

DATE FILED: 3/13/2017

OWNER: CAMP NAVARRO STEWARDS LLC

APPLICANT: RAMBLE ON PRODUCTIONS

REQUEST: Permit to authorize the temporary use of Camp Navarro for an event known as "The Redwood Ramble" during 4 days and 3 nights in June or July of the years 2018 through 2026. Event will include camping, music, activities and provisions for food and vending booths. The total of attendees, including staff, artists and vendors would be up to 1,250 in 2018, and up to 1,500 thereafter.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 23.

LOCATION: In Navarro, 1.5± miles northwest of Town Center, adjacent to the eastside of Masonite Industrial Rd (private road), 0.8± mile north of its intersection with Hwy 128. Located at 17525 Masonite Industrial Rd., Navarro (APNs: 026-010-23 & 24).

STAFF PLANNER: Eduardo Hernandez

3b. CASE#: U_2017-0007

DATE FILED: 5/30/2017

OWNER: ANSARI GHULAM MURTAZA 1/2

APPLICANT: SUHAIL AHMAD

REQUEST: To establish and operate a 6 dispenser gas station with a canopy roof in a property with an existing convenience store.

ENVIRONMENTAL DETERMINATION: Negative Declaration. An Initial Study was performed and it is attached for its review.

LOCATION: Outside of Ukiah city limits, 1.75± miles south of city center, lying west of South State Street and north of Jefferson Lane. 1550 S. State St., Ukiah (APNs: 003-430-55 & 003-430-60).

STAFF PLANNER: Eduardo Hernandez

3c. 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.

ENVIRONMENTAL DETERMINATION: Negative Declaration

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



4. **Matters from Staff.**
5. **Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.
6. **Adjournment.**

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

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



PLANNING COMMISSION AGENDA

DECEMBER 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#:** 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.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: ± 3 Miles northwest of Cloverdale, of the Sonoma-Mendocino county border. Located at 33380 Pine Mountain Rd., Hopland (APN: 050-470-45).
STAFF PLANNER: Jesse Davis
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of 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.mendocinocounty.org/pbs. 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>