



PLANNING COMMISSION AGENDA

MARCH 1, 2018
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#:** UM_2017-0002
DATE FILED: 4/11/2017
OWNER/APPLICANT: MENDOCINO INN & SPA LLC
REQUEST: Use Permit Modification request to modify the conditions of Coastal Development Use Permit CDU 8-86 to allow for public access to the existing restaurant and proposed wine bar associated with the existing 10 unit Mendocino Inn and
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.5± miles north of the community of Little River, on the east side of Hwy. 1, located at 8211 S. Hwy. 1, Little River (APN: 121-010-13).
PROJECT COORDINATOR: Debra Bieber
 - 6b. **CASE#:** U_2017-0014
DATE FILED: 6/28/2017
OWNER/APPLICANT: NORRIS MICHAEL H TTEES
REQUEST: Use Permit to formalize an existing short term rental in a private guest room within the existing house. The short term rental is defined under Mendocino County Code: Sec. 20.164.015 (L) Room and Board.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures)
Categorically Exempt
LOCATION: ±8.0 miles southwest of the Willits city center, approximately 500 ft. east of Williams Ranch Rd. The subject parcel is addressed at 3381 Williams Ranch Rd., Willits, CA, 95490 (APN: 147-065-11).
PROJECT COORDINATOR: Jesse Davis



6c. CASE#: OA_2018-0003

DATE FILED: 2/12/2018

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Section 20.243.070- Exceptions, Cannabis Facilities, of the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I). Also amending the Mendocino County Agricultural Presereve and Williamson Act Policies and Procedures.

ENVIRONMENTAL DETERMINATION: Section 15061(b)(3)- General Rule Exemption

LOCATION: All unincorporated inland areas within Mendocino County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County.

STAFF PLANNER: Mary Lynn Hunt

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.

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 MARCH 5, 2018

The Mendocino Historical Review Board will perform a site view of Item **9c, located at 10500 Kelley Street, beginning at 4:50 PM and item **9e, located on Kelley Street, beginning at 5:00 PM and item **9f, located at 45141 Capella Street, beginning at 5:15 PM and item **9d, located at 10575 Lansing Street, beginning at 5:30 PM and item **9a, located at 10510 Howard Street, beginning at 5:45 pm and item **9b, located at 44761 Main Street, beginning at 6:00 PM. The Board will reconvene at 7:00 PM at the Mendocino Community Center – Curry Community 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. December 2017 and January 2018.
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.

None.

9. Public Hearing Items.

9a. CASE#: MHRB_2017-0008

DATE FILED: 6/30/2017

OWNER: NOVAK KAREN

APPLICANT/ AGENT: DICKSON DANIEL

REQUEST: A Mendocino Historical Review Board Permit request to expand an existing 1,249 square foot veterinary clinic by 779.5 square feet for additional office space, an ADA compliant restroom, and an animal treatment area; add a porch with a ramp and stairs and 40 square feet of covered walkway; and relocate one paved ADA accessible parking space. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure "Nettie Paddleford House".

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 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: 10510 Howard Street, Mendocino (APN: 119-150-45)

STAFF PLANNER: Juliana Cherry



9b. CASE#: MHRB_2018-0001

DATE FILED: 1/5/2018

OWNER: MENDO PROPERTY ASSOCIATES

APPLICANT: MENDO REALTY

AGENT: The Sign Shop

REQUEST: A Mendocino Historical Review Board request for a 18.3 sq. ft. sign under the north gable on the Fraser House reading "Mendo Sotheby's International Realty"; change the color of the existing 17.2 sq. ft. windmill sign to blue with white trim and change sign to read "Real Estate"; and change the building and sign color to deep royal blue with white trim and letters. Two existing signs, 12 and 5.8 sq. ft. respectively, would be removed. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure (Fraser House c 1911).

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

LOCATION: 44761 Main Street, Mendocino (APN: 119-250-33)

STAFF PLANNER: Juliana Cherry

9c. CASE#: MHRB_2018-0002

DATE FILED: 1/9/2018

OWNER: MCCSD

APPLICANT/AGENT: KELLY B. GRIMES, ARCHITECT

REQUEST: A Mendocino Historical Review Board permit request to (1) construct and bury a 50,000 gallon tank; (2) construct a 1,000 sq. ft. building; (3) install signs and striping for parking; and (4) remove aluminum window and air vents on the southeast corner of the press building.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(f), for existing facilities, including additions to safety or health protection devices for use in conjunction with existing structures, facilities or mechanical equipment.

LOCATION: 10500 Kelly Street, Mendocino (APN: 119-211-06)

STAFF PLANNER: Juliana Cherry

9d. CASE#: MHRB_2018-0003

DATE FILED: 1/12/2018

OWNER: SPRING POND PROPERTIES LLC

APPLICANT: KELLY GRIMES

REQUEST: A Mendocino Historical Review Board Permit request to renovate the Williams House and outbuilding. House alterations include adding three dormers, a trellis, removing the chimney, relocating a window, and installing gutters and downspouts. Outbuilding alterations include relocating a door, installing new windows, gutters, and downspouts. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure "Williams House".

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 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: 10575 Lansing Street, Mendocino (APN: 119-150-01)

STAFF PLANNER: Juliana Cherry



9e. CASE#: MHRB_2018-0004

DATE FILED: 2/9/2018

OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

APPLICANT/AGENT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT

REQUEST: A Mendocino Historical Review Board permit request to replace streetlights within the District by installing 51 replacement streetlamps and fixtures distributed throughout the Historic Preservation District and replacing 36 light standards at existing locations distributed throughout Historic Zone A.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(f), for existing facilities, including additions to safety or health protection devices for use in conjunction with existing structures, facilities or mechanical equipment.

STAFF PLANNER: Juliana Cherry

9f. CASE#: MHRB_2018-0005

DATE FILED: 2/12/2018

OWNER/APPLICANT: BARRETT MICHAEL R & KELLY J

REQUEST: A Mendocino Historical Review Board Permit request to amend MHRB_2015-0022 by changing the color/finish on the Pump House and Tool Shed and adding roof vents and entry lighting on same. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure "Noia House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 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: 45141 Calpella Street, Mendocino (APN: 119-232-03)

STAFF PLANNER: Juliana Cherry

10. Matters from the Board.

10a. DISCUSSION AND POSSIBLE ACTION: MCC Section 20.760.020 *Establishment, Power, Duties and Responsibilities of Historical Review Board. (Continued from September 2017)*

11. Matters from the Staff.

11a. MHRB_2017-0015 SCHNELL: PBS Staff request clarification from the Review Board regarding restoration of the existing, east elevation of the historic barn and the approved MHRB Permit 2017-0015 for property located at 45021 Little Lake St., Mendocino (APN: 119-160-29). See memorandum.

11b. REQUEST FOR DIRECTION: MHRB Discussion items to schedule for future MHRB Meetings. See memorandum.

11c. MCC 20.760.040(H) SIGN EXEMPTIONS: 44951 Albion Street and 955 Ukiah Street

11d. BROWN ACT TRAINING DATES. Monday, March 19, 2018

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.



COASTAL DEVELOPMENT PERMITS AGENDA

**MARCH 8, 2018
10:00 A.M.**

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

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

3a. CASE#: CDP_2016-0042

DATE FILED: 11/2/2016

OWNER/APPLICANT: SEGHEISIO EUGENE PETER & CATHY

AGENT: RICHARD FIENBURGH CONSTRUCTION

REQUEST: A Coastal Development Standard Permit request to demolish an existing residence and construct a two story, 30 ft., 1,925 sq. ft., single family residence, fencing, a new septic system, replacement leach field, landscaping, and remove 5 trees.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: On the west side of Hwy. 1, 0.5± miles north of its intersection with Philo-Greenwood Road (CR 132), located at 5780 S. Hwy. 1, Elk (APN: 127-170-06).

STAFF PLANNER: Juliana Cherry

3b. CASE#: CDP_2016-0049

DATE FILED: 12/9/2016

OWNER/APPLICANT: EGGER ERNEST ALOIS & CORINNE M

AGENT: AUM CONSTRUCTION, INC. - ISHVI AUM

REQUEST: A Standard Coastal Development Permit request to: add a paved encroachment off of Point Cabrillo Drive; construct a sliding gate; repair and replace picket fence along the west side of the property and wire fence on the north, east and south sides of the property; drill a water well; supply power; and install a new septic system.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3 (d) and (e)

LOCATION: 3.0± miles north of Mendocino, on the west side of Hwy. 1, 1.0± mile north from intersection of Point Cabrillo Dr. (CR 564) and Brest Rd., located at 13501 Point Cabrillo Dr. (APN: 118-160-29).

STAFF PLANNER: Bill Kinser

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 item
6. **Adjournment.**

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.

www.mendocinocounty.org/pbs



SUBDIVISION COMMITTEE AGENDA

MARCH 8, 2018
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 9-14-17, 10-12-17, 11-9-17, 12-14-17, 1-11-18, & 2-8-18)

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_2018-0003

DATE FILED: 1/10/2018

OWNER/APPLICANT: WENTZEL ROLAND & BARBARA TTEES

AGENT: BRAD THOMAS, DOBLE THOMAS & ASSOCIATES

REQUEST: Applicants propose to redraw the boundaries between four existing lots to distribute existing and proposed cannabis cultivation sites. Lot 1 (APNs 189-060-29, 189-070-26, 189-080-19, 189-090-22) will be reduced by 118± acres to 258± acres. Lot 2 (APN 189-090-26) will be reduced by 23± acres to 160± acres. Lot 3 (APNs 189-080-20, 21, 189-090-23, 24) will increase by 25± acres to 203± acres, and Lot 4 (APNs 189-080-22, 189-090-25) will increase by 115± acres to 281± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Mill Creek Road (CR 203), 3.25± miles east of its intersection with Old River Road (CR 201) at 5155 Mill Creek Rd., Talmage (APNs: 189-060-29, 189-070-26, 189-080-19, 189-090-22, 189-090-26, 189-080-20, 21, 189-080-22, 189-090-25)

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0009

DATE FILED: 2/14/2018

OWNER/APPLICANT: MCASEY ROBERT W & TUESDAY M TT

AGENT: RON FRANZ

REQUEST: Applicants propose to adjust the boundary between two existing parcels to associate an existing driveway access with the parcel it serves. Lot 1 (APN: 048-200-60) will be decreased by .04± acres to .25± acres and Lot 2 (APN: 048-200-04) will increase by .04± acres to 1± acre. Both parcels are currently developed with Single Family Residences.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the west side of US 101, .50± miles north of its intersection with State Highway 175 at 12950 S. Hwy. 101, Hopland (APNs: 048-200-04, 60).

STAFF PLANNER: Russell Ford



3. MINOR SUBDIVISIONS

None.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0002

DATE FILED: 1/24/2018

OWNER: VLASAK ADAM P & HEIDI

LOCATION: .5± miles west of Hopland town center on Ralph Bettcher Dr. (Private), 1/4± of a mile west from its intersection with MacMillan Dr. (Private), adjacent to Heidi Ln. (Private). Located at 641 Ralph Bettcher Dr., Hopland (APN: 048-400-56 & 048-400-55).

STAFF PLANNER: Jesse Davis

4b. CASE#: PAC_2018-0003

DATE FILED: 2/8/2018

OWNER: WOIDA JAY C & ANNE E

APPLICANT: MARVIN LEVIN

REQUEST: Proposed General Plan Amendment and Rezone to change the property from General Commercial (C2:12K) to Limited Industrial (I1), as well as an Administrative Permit to allow for Level II Cannabis Manufacturing .

LOCATION: 2± miles northwest of Redwood Valley town center, lying northeast of North State St. (CR 104), at its northerly terminus with St. Hwy. 101 North. Located at 9711 State St., Redwood Valley (APN: 162-100-68).

STAFF PLANNER: Jesse Davis

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>



ARCHAEOLOGICAL COMMISSION AGENDA

MARCH 14, 2018
2:00 PM

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

ORDER OF AGENDA

1. ROLL CALL

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

3. SURVEY REQUIRED

None.

4. REVIEW OF SURVEY

4a. CASE#: CDP_2003-0079

DATE FILED: 9/12/2003

OWNER: FALK DONALD M TTEE

APPLICANT: DONALD FALK

AGENT: TERESA SPADE, WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to construct a single family residence with attached garage. Associated development consists of construction of a septic system, connection to the Pacific Reefs community water system, construction of a water storage tank, construction of a driveway and connection to utilities. The applicant also requests the probable future repair/replacement of the septic tank, installation of a new pump tank, trenching of septic line from said tank and associated infrastructure to secondary/replacement septic field.

ENVIRONMENTAL DETERMINATION: An initial study will be prepared and likely adoption of a negative declaration or mitigated negative declaration.

LOCATION: In the Coastal Zone, 0.5± miles south of the town of Albion, located within the Pacific Reefs subdivision, on the west side of Pacific Reefs Rd. (private), 0.5± miles west of its intersection with Hwy 1, located at 34275 Pacific Reefs Rd. (APN: 123-340-20).

STAFF PLANNER: Julia Acker

4b. CASE#: CDP_2017-0035

DATE FILED: 6/29/2017

OWNER: SAVE THE REDWOODS LEAGUE

REQUEST: A Coastal Development Permit request to demolish and remove five existing structures. The structures are a 1,512 sq. ft. residence, a 550 sq. ft. shed, a 100 sq. ft. pump house, and two decks. Vegetation removal will be limited to a 620 sq. ft. area. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore the project area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 1 (I) Demolition and removal of individual small structures and Class 33 (d)(1) Revegetation of disturbed areas with native plant species.

LOCATION: The site is 10± miles north of Westport, west of Hwy 1, located at 44000 N. Hwy 1, Westport (APN: 013-410-29).

STAFF PLANNER: Juliana Cherry



4c. CASE#: U_2017-0024

DATE FILED: 9/25/2017

OWNER: SHUSTER PHILLIP L & KATHLEEN D

APPLICANT: IP LAND HOLDINGS LLC

AGENT: MARISA MITCHELL

REQUEST: Use Permit to allow for photovoltaic power generation station and storage system. Includes connection to public distribution system.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. Located at 1660 Center Valley Rd, Willits (APN: 103-070-04).

STAFF PLANNER: Sam 'Vandy' Vandewater

4d. CASE#: U_2017-0028

DATE FILED: 10/27/2017

OWNER/APPLICANT: NELSON & SONS INCORPORATED

AGENT: CHRIS NELSON

REQUEST: Minor Use Permit to expand existing Farm Employee Housing (AP_2017-0061) from one (1) Single Family Residential Unit to Farm Labor Housing with three (3) Single Family Residential Units.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Section 21159.22(a) Exemption for Agricultural Employee Housing

LOCATION: 8.6± miles south of Ukiah City center, lying on the west side of Nelson Ranch Rd., 0.8± miles west of its intersection with Hwy 101 (SH 101), located at 711 Nelson Ranch Rd., (APN: 047-130-06).

STAFF PLANNER: Jesse Davis

4e. 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

5. MISCELLANEOUS REVIEW

6. MATTERS FROM COMMISSION

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

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PLANNING COMMISSION AGENDA

MARCH 15, 2018
9:00 AM

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

AMENDED

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#:** UM_2017-0004
DATE FILED: 6/28/2017
OWNER: CAMP NAVARRO STEWARDS LLC
APPLICANT/AGENT: DANIEL BRAUN
AGENT: Daniel Braun
REQUEST: Use Permit Modification to an existing Resort and Recreational Facility to allow up to six (6) special events per year with a maximum attendance of up to 1,500 persons per event. The length of each event would be four (4) days maximum. In addition, the applicant requests allowance for the sale of beer and wine to the event attendees and guests of the Resort and Recreational Facility.
ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 23
LOCATION: 1.5± miles northwest of Navarro town center, lying on the east side of Masonite Industrial Road (private), 0.8± mile north of its intersection with Hwy. 128, located at 17525 Masonite Industrial Rd., Navarro (APNs: 026-010-23 & 24). (aka - Camp Navarro).
STAFF PLANNER: Eduardo Hernandez
 - 6b. **CASE#:** OA_2018-0002
DATE FILED: 2/12/2018
APPLICANT: COUNTY OF MENDOCINO
AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES
REQUEST: A proposed amendment to the Local Coastal Program (LCP) consisting of: (1) the addition of Chapter 22.17 (Floodplain Ordinance) of the Mendocino County Code to the LCP and (2) deletions and modifications to Division II of Title 20 of the Mendocino County Code (Coastal) resulting from adoption of the Floodplain Ordinance.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Within the unincorporated area of Mendocino County. The ordinance will be adopted for those areas within the designated Coastal Zone.
PROJECT COORDINATOR: Bill Kinser



6c. CASE#: OA_2018-0004

DATE FILED: 2/20/2018

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 10 A.17 Medical Cannabis Cultivation Ordinance, Chapter 20.242-Medical Cannabis Cultivation Site of the Inland Mendocino County Code. Making multiple changes to the ordinances including but not limited to both Medical and Adult Use Cannabis cultivation.

ENVIRONMENTAL DETERMINATION: Addendum to adopted MND

LOCATION: All unincorporated inland areas within Mendocino County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County.

STAFF PLANNER: Mary Lynn Hunt

6d. CASE#: OA_2018-0005

DATE FILED: 2/26/2018

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 10 A.17 Medical Cannabis Cultivation Ordinance, Chapter 20.242-Medical Cannabis Cultivation Site of the Inland Mendocino County Code. Making multiple changes to the ordinances including but not limited to both Medical and Adult Use Cannabis cultivation.

ENVIRONMENTAL DETERMINATION: Section 15061(b)(3)- General Rule Exemption

LOCATION: All unincorporated inland areas within Mendocino County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County.

STAFF PLANNER: Mary Lynn Hunt

7. Matters from Staff.

8. Matters from Commission.

9. Approval of November 16, 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>



COASTAL DEVELOPMENT PERMITS AGENDA

MARCH 22, 2018
10:00 A.M.

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

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

3a. CASE#: CDP_2017-0035 (Continued from January 25, 2018)

DATE FILED: 6/29/2017

OWNER: SAVE THE REDWOODS LEAGUE

REQUEST: A Coastal Development Permit request to demolish and remove five existing structures. The structures are a 1,512 sq. ft. residence, a 550 sq. ft. shed, a 100 sq. ft. pump house, and two decks. Vegetation removal will be limited to a 620 sq. ft. area. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore the project area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 1 (I) Demolition and removal of individual small structures and Class 33 (d)(1) Revegetation of disturbed areas with native plant species.

LOCATION: The site is 10± miles north of Westport, west of Hwy 1, located at 44000 N. Hwy 1, Westport (APN: 013-410-29).

STAFF PLANNER: Juliana Cherry

3b. CASE#: CDP_2017-0017

DATE FILED: 5/8/2017

OWNER/APPLICANT: FARNHAM KEVIN M

REQUEST: Standard Coastal Development Permit to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence. The repair work involved placement of a drilled pier retaining wall. CDP 49-2006 was approved on November 24, 2008 authorizing the emergency repair work; however, conditions of approval were never completed and therefore the permit was never issued. The subject permit is necessary to complete the required conditions of approval and formally legalize the already completed repair work.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 4

LOCATION: In the Coastal Zone, in the town of Elk, on the west side of Hwy. 1, 0.7± miles north of its intersection with Philo-Greenwood Rd. (CR 132) located at 5450 & 5460 S. Hwy. 1, (APNs: 127-160-03, 127-160-09, & 127-160-10).

STAFF PLANNER: Julia Acker



3c. CASE#: CDP_2017-0026

DATE FILED: 6/6/2017

OWNER: SKIZEWSKI KAREN LEIGH

APPLICANT: SKIZEWSKI KAREN LEIGH AND THOMAS MAURITSON

AGENT: BLAIR FOSTER, WYNN COASTAL PLANNING

REQUEST: A Standard Coastal Development Permit request to drill a water production well, trench ten linear feet, and connect the well to an existing tank located fifty feet from an existing Environmentally Sensitive Habitat Area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Section 15303, Class 3(d) of the California Environmental Quality Act, the proposed water production well and trenching are categorically exempt from environmental review.

LOCATION: 2± miles south of the Town of Little River, west of Hwy. 1, located at 6010 N. Hwy. 1, Little River (APN: 121-040-16).

STAFF PLANNER: Juliana Cherry

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 item

6. Adjournment.

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.

www.mendocinocounty.org/pbs