

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING MAY 7, 2018

The Mendocino Historical Review Board will meet 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.
 - 4a. Approval of draft meeting minutes for January 8, 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.
9. Public Hearing Items.
 - 9a. **CASE#:** MHRB_2018-0003 (**Continued from March 5, 2018**)
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, restoring 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".
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)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Juliana Cherry



9b. CASE#: MHRB_2018-0006 **(Continued from April 2, 2018)**

DATE FILED: 3/9/2018

OWNER/APPLICANT: ALLEN JOHN L & CHRISTINE D TTEE

AGENT: SCHLOSSER NEWBERGER ARCHITECTS

REQUEST: A Mendocino Historical Review Board Permit request to remodel an existing residence located in Historical Zone B and visible from Historical Zone A.

LOCATION: 44777 Crestwood Drive, Mendocino (APN: 119-270-13)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Juliana Cherry

9c. CASE#: MHRB_2018-0007

DATE FILED: 3/21/2018

OWNER: STATE OF CALIFORNIA AND COMMUNITY CENTER OF MENDOCINO

APPLICANT: BLAZE BIRGE

REQUEST: A Mendocino Historical Review Board Permit request to hold seven performances displaying the circus arts over five days (July 2-7, 2018) and to conduct a children's circus camp (June 27-July 1, 2018). Events will be at one of two proposed locations: Friendship Park or alternatively Heidegger Field. Tent build-up would begin Monday June 25 and tent pull-down would be completed no later than Monday, July 9. The request is for events in 2018 and unspecified dates in June-July 2019.

LOCATION: Heidegger Field, 45150 Little Lake Street, Mendocino (APN: 119-160-12), or Friendship Park, 44141 Little Lake Road, Mendocino (APN: 119-140-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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, March 2018, and April 2018)*

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. 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

MAY 3, 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#:** U_2017-0025
DATE FILED: 10/26/2017
OWNER/APPLICANT: LAURENS CHRISTOPHER GARLINGTON
REQUEST: Use permit for the use of an existing Single Family Residence as a Room & Board rental of up to eight (8) guests, per MCC Section 20.164.015(L).
LOCATION: 4± mi. north of Boonville center, on the southeast side of Vista Ranch Road (private), 1± mi. north of its intersection with State Highway 128. 6721 Vista Ranch Road, Boonville; (APN 046-031-38).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Sam 'Vandy' Vandewater
 - 6b. **CASE#:** UR_2013-0002 (**Continued from February 15, 2018**)
DATE FILED: 6/25/2013
OWNER: WILDWOOD CAMPGROUND, LLC
APPLICANT: LEE EXUM
REQUEST: Renewal of Use Permit U 1972-30 for a Campground Transient Habitation land use, approved in 1973 and renewed in 1993, and allowing staggered implementation. Phase I includes 73 developed campsites, manager's quarters, office, and two restroom and shower facilities and, yet to be implemented, Phase II would include 101 primitive campsites.
LOCATION: Located 3.5 miles east of the intersection of Highways 1 and 20. 29700 West Highway 20, Fort Bragg (APN: 020-421-11).
ENVIRONMENTAL DETERMINATION: Categorically Exempt Previously adopted Negative Declaration
STAFF PLANNER: Juliana Cherry
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.

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



ARCHAEOLOGICAL COMMISSION AGENDA

MAY 9, 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

3a. **CASE#:** CDP_2017-0048

DATE FILED: 12/12/2017

OWNER/APPLICANT: GERALD EDMUND & KIMIKO K SHUCK

AGENT: JAY ANDREIS/ANDREIS DESIGN STUDIO

REQUEST: A Coastal Development Administrative Permit request to construct a 2,484 sq. ft. residence, 160 sq. ft. deck, and other ancillary structures.

LOCATION: In the Town of Mendocino and the Palette Drive Subdivision, on the south side of Palette Drive (CR 448), 1,000± feet northeast of its intersection with Lansing Street (CR 500), at 10900 Palette Drive (APN: 119-060-20).

STAFF PLANNER: Juliana Cherry

4. REVIEW OF SURVEY

4a. **CASE#:** CDP_2017-0043

DATE FILED: 10/19/2017

OWNER/APPLICANT: FRANCES FORSMAN

AGENT: WYNN COASTAL PLANNING

REQUEST: A Coastal Development Standard Permit request to construct a 400 SF residence with 287 SF covered deck and ancillary development. The 70 foot radius Fuel Reduction Zone and two leach fields would be located within a mapped Bishop Pine Forest. A proposed 3,000 SF driveway would have access to State Route 1.

LOCATION: 5 miles south of Point Arena and 4.65 miles north of Anchor Bay, on the east side of Hwy. 1, in the Iversen Subdivision, 500± feet south of the intersection of Hwy. 1 and Iversen Road (CR 503), located at 30101 South Highway 1, Anchor Bay (APN: 142-032-05).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

STAFF PLANNER: Juliana Cherry

4b. **CASE#:** U_2017-0030

DATE FILED: 11/28/2017

OWNER/APPLICANT: NATHANIEL J BUTTRICK

REQUEST: Type C-A Small Indoor Grow

LOCATION: 40.5 miles northwest of Ukiah City Center, 19.9 miles west of the intersection of Orr Springs Rd. and North State St., 18 miles west of the intersection of Orr Springs Rd., and Comptche Ukiah Rd. located at 40500 Comptche Ukiah Rd., Comptche (APN: 121-210-31).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Jesse Davis



4c. CASE#: UM_2018-0001

DATE FILED: 2/14/2018

OWNER: STATE OF CALIFORNIA

APPLICANT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT

AGENT: SHN CONSULTING ENGINEERS & GEOLOGISTS, INC

REQUEST: A Coastal Development Use Permit request to modify CDU 1991-35 and install disinfection system upgrades, rehabilitate sludge drying bed, replace ocean discharge equalization basin liner and replace filter backwash control panel, relocate existing laboratory to a new operations buildings, and construct interior improvements to the control building.

LOCATION: 10500 Kelly Street (CR 407F), Mendocino (APN: 119-211-21)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Juliana Cherry

5. MISCELLANEOUS REVIEW

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.

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SUBDIVISION COMMITTEE AGENDA

MAY 10, 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_2017-0061

DATE FILED: 12/19/2017

OWNER: BAYWOODS LLC

APPLICANT: BRENT FOX

AGENT: RON FRANZ

REQUEST: Coastal Development Boundary Line Adjustment request to transfer 13± acres from Parcel 1 (APNs: 132-180-19, 132-210-49, 132-220-15) to Parcel 2 (APN: 132-220-22) to create two parcels of 160± acres and 173± acres, respectively.

LOCATION: In the Coastal Zone, 2.5± miles north of the community of Manchester, on the east side of State Highway 1, located at 16401 South Highway 1, Manchester (APN: 132-180-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2b. CASE#: B_2018-0019

DATE FILED: 3/27/2018

OWNER/APPLICANT: STEVEN B & SHARON GIANNECCHINI

AGENT: RON FRANZ

REQUEST: Applicants propose to transfer .5 acres from Parcel 1 (APN: 183-100-06) to Parcel 2 (APN: 183-100-07), creating two parcels of 1± acre and 34.36± acres, respectively.

LOCATION: Near Talmage, at the southeast corner of the intersection of Howell Creek Road (CR 206-B) and Ruddick-Cunningham Road (CR 205), 2.15± miles south of Talmage Road (SH 222), located at 1485 Howell Creek Road, Talmage (APNs: 183-100-06, 07).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0021

DATE FILED: 4/3/2018

OWNER/APPLICANT: MATHIEU BEAUNIEUX AND SHEILA CAULDWELL

AGENT: POPE ENGINEERING

REQUEST: To transfer 1.70± acres from Parcel 2 (APN: 037-680-30) to Parcel 1 (APN: 037-680-16) which would put the existing septic area on the same parcel as the residence it serves.

LOCATION: 7.8± north-west of Willits, on the south side of Timberline Road (private), 2± miles west of its intersection with Sherwood Road (CR 311), located at 30100 Timberline Road., Willits (APNs: 037-680-16 & 30).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



2d. CASE#: B_2018-0022

DATE FILED: 4/5/2018

OWNER: CHARLES W & MARIE M LIVSEY

APPLICANT: MARIE LIVSEY

REQUEST: To transfer 44± acres from Parcel 1 (APNs: 012-640-16 & 012-710-50) to Parcel 2 (APN: 012-710-51), resulting in Parcel 1 at 194± acres and Parcel 2 at 244 ± acres.

LOCATION: 8.9± miles north of Laytonville on the west side of N. Hwy 101, 2.3± miles west of its intersection with Spyrock Rd. (CR 323), located at 52220 N. Hwy. 101, Laytonville (APNs: 012-710-51,04; 012-640-16 & 012-710-50).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Jesse Davis

2e. CASE#: B_2018-0023

DATE FILED: 4/5/2018

OWNER/APPLICANT: DAVID J OLEARY

REQUEST: To merge Parcel 1 (APN: 103-050-03) and Parcel 2 (APN: 103-050-04), and transfer 11.48± acres from Parcel 3 (APN: 103-050-15) to the merged lot. The final result will be two parcels, Parcel 1 at 12.31± acres, and Parcel 2 at 20± acres.

LOCATION: In the Willits area, on the east side of Bray Road (CR 305) at its intersection with Hearst Willits Road (CR 306), 1± mile east of Hwy. 101, located at 22801 Bray Road, Willits (APNs: 103-050-03, 04, & 15).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2f. CASE#: B_2018-0024

DATE FILED: 4/16/2018

OWNER: BENDA CYRIL AND JONATHAN VALDMAN

APPLICANT: BENDA CYRIL

REQUEST: To transfer 2± acres from Parcel 1 (APN: 125-090-31) to Parcel 2 (APN: 125-480-26). Parcel 1 will decrease to 12.90± acres, and Parcel 2 will increase to 5.30± acres.

LOCATION: In the Comptche area, on the east side of Flynn Creek Road (CR 135), .5± miles south of its intersection with Comptche-Ukiah Road (CR 223), located at 8475 Flynn Creek Road, Comptche (APNs: 125-090-31&125-480-26).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2g. CASE#: B_2018-0025

DATE FILED: 4/17/2018

OWNER: NICHOLAS A & KIM M BARBIERI AND ROBERT PHILLIPS

APPLICANT: NICHOLAS A & KIM M BARBIERI

AGENT: SHN CONSULTING ENGINEERS

REQUEST: To transfer 6.1± acres from Parcel 2 (APN: 156-030-04) into Parcel 1 (APN: 156-030-06) to locate an existing driveway easement on the parcel it serves. Parcel 1 will increase to 46.1± acres, and Parcel 2 will decrease to 18.9± acres.

LOCATION: In the Ukiah area, on the north side of Orr Springs Road (CR 223), 3± miles west of its intersection with North State Street (CR 104), located at 3600 Orr Springs Road, Ukiah (APNs: 156-030-04 & 06)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



3. MINOR SUBDIVISIONS

3a. CASE#: MS_2007-0009

DATE FILED: 3/22/2007

OWNER: MARY E. MACKALL

APPLICANT: UKIAH REDWOOD

REQUEST: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of October 4, 2019.

LOCATION: 2± miles east of Hopland on the east side of Old River Road (CR 201), 800± feet north of the intersection of St. Hwy. 175 and Old River Road, located at 13711 Old River Road, Hopland (APN: 048-170-38) (previously APN: 048-170-07).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Julia Acker

3b. CASE#: MS_2007-0023

DATE FILED: 1/1/2011

OWNER: TRUSTEES OF PINOLEVILLE

APPLICANT: MICHAEL KINNEY ESQ

AGENT: JIM RONCO

REQUEST: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of November 18, 2019.

LOCATION: In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104), (APNs: 156-110-21 & 169-170-04).

STAFF PLANNER: Mary Lynn Hunt

3c. CASE#: MS_2016-0007

DATE FILED: 11/14/2016

OWNER: ALDO DAVID TOLLINI

APPLICANT/AGENT: JAVIER J. RAU

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: Sam 'Vandy' Vandewater

4. PREAPPLICATION CONFERENCE

None.

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL 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>



COASTAL PERMIT ADMINISTRATOR AGENDA

MAY 10, 2018
9:00 A.M.

**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_2017-0061
DATE FILED: 12/19/2017
OWNER: BAYWOODS LLC
APPLICANT: BRENT FOX
AGENT: RON FRANZ
REQUEST: Coastal Development Boundary Line Adjustment request to transfer 13± acres from Lot 1 (APNs: 132-180-19, 132-210-49, and 132-220-15) to Lot 2 (APN: 132-220-22) to create two lots of 160± acres and 173± acres, respectively.
LOCATION: In the Coastal Zone, 2.5± miles north of the community of Manchester, on the east side of State Highway 1, located at 16401 South Highway 1, Manchester (APN: 132-180-19).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
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.**

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>



PLANNING COMMISSION AGENDA

MAY 17, 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#:** UR_2016-0008
DATE FILED: 12/14/2016
OWNER: JACKSON GRUBE FAMILY INC
APPLICANT/AGENT: RONELLE MCMAHON
REQUEST: Coastal Development Use Permit and Reclamation Plan Renewal to extend existing hillside quarry mining operation for an additional 5 years. Extraction of up to 75,000 cubic yards (cy) of material with up to 15,000 cy per year.
LOCATION: Within the Coastal Zone, 2.5± miles south of Westport, lying 0.5± mile east of Highway One, 1± mile south of its intersection with Bruhel Point Road (private), located at 33051 North Highway One, Westport (APN: 015-070-40). AKA Wilsey Ranch Quarry
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: Eduardo Hernandez
 - 6b. **CASE#:** U_2017-0018
DATE FILED: 6/30/2017
OWNER/APPLICANT: TIMOTHY & KHAMOOR K POEHLMANN
REQUEST: Use Permit request for transient habitation campground consisting up to 12 campsites. In addition, future development would include up to 18 canvas tents. Also requested are up to 15 private events of no more than 100 people per year.
LOCATION: 4.5± miles east of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 408). Located at 40500 Little Lake Road, Mendocino (APN: 118-550-19)
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: Sam 'Vandy' Vandewater



6c. CASE#: U_2017-0024

DATE FILED: 9/25/2017

OWNER: PHILLIP & KATHLEEN SHUSTER

APPLICANT: IP LAND HOLDINGS LLC

AGENT: MARISA MITCHELL

REQUEST: Use Permit to allow for a Major Impact Service and Utility Facility to include a 10 acre Solar Farm (approx 4200 solar panels) to be utilized for public distribution.

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

7. Matters from Staff.

8. Matters from Commission.

9. Approval of February 15, 2018 and April 5, 2018 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.

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



COASTAL DEVELOPMENT PERMITS AGENDA

**MAY 24, 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 and March 22, 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.

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

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.

STAFF PLANNER: Juliana Cherry

3b. CASE#: CDP_2017-0044

DATE FILED: 11/2/2017

OWNER/APPLICANT: CHRISTINE ANN GRIGGS

REQUEST: A Coastal Development Standard Permit request to replace a demolished cabin with a 384-square-foot family care unit for disabled family members. Existing development on the parcel includes a 480-square-foot single-family residence and accessory structures.

LOCATION: In the Coastal Zone, 3.2 miles southeast of Fort Bragg and 0.3 miles south of the intersection of Highway 20 and Trillium Lane (CR 415B) located at 18760 Trillium Lane, Fort Bragg (APN: 018-420-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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

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