

## Mendocino Historical Review Board

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



### NOTICE OF PUBLIC HEARING JUNE 4, 2018

The Mendocino Historical Review Board will perform a site view of item \*\*9b, located at 10431 Kelly Street, beginning at 5:00 PM, and item \*\*9a, located at 45020 Albion Street, beginning at 5:20 PM, and item \*\*9c, located at 45081 Covelo Street, beginning at 5:40 PM, and item \*\*9a, located at 10691 Palette Drive, beginning at 6:00 PM, and item \*\*9d, located at 44910 Ukiah Street, beginning at 6:20 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. Correspondence.
5. Report from the Chair.
6. **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.
7. Consent Calendar.
8. Public Hearing Items.

**9a. CASE#:** MHRB\_2018-0008

**DATE FILED:** 4/12/2018

**OWNER:** JEDEDIAH D & MEGAN AYRES

**APPLICANT:** MACCALLUM HOUSE PROPERTIES, INC.

**AGENT:** JANET AGUILAR

**REQUEST:** An after-the-fact Mendocino Historical Review Board Permit request to install electric-vehicle charging stations at two locations. Note: The Albion Street location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the historic site of the Kelly Barn, a Category IIa Historic Structure "Apple Shed," and Category IVa Historic Structure MacCallum House apartments. The Palette Drive location is not listed.

**LOCATIONS:** 45020 Albion St, Mendocino (APN: 119-236-10, & -12), and  
10691 Palette Dr, Mendocino (APN: 119-140-32)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry



**9b. CASE#:** MHRB\_2018-0010

**DATE FILED:** 4/27/2018

**OWNER:** HELEN HERBERT

**APPLICANT:** JUSTIN & ROBERT FIRTH

**REQUEST:** A Mendocino Historical Review Board Permit request to replace windows.

**LOCATION:** 10431 Kelly St, Mendocino (APN: 119-216-14)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**9c. CASE#:** MHRB\_2018-0011

**DATE FILED:** 5/3/2018

**OWNER:** KATHLEEN MARY FETZER

**APPLICANT:** SCRAMAGLIA & HAYES CONSTRUCTION, INC

**REQUEST:** A Mendocino Historical Review Board Permit request to replace north and west elevation vinyl siding with wood shingles, and extend the existing vestibule, add wood posts and finish with same wood shingles and paint color.

**LOCATION:** 45081 Covelo St, Mendocino (APN: 119-160-22)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**9d. CASE#:** MHRB\_2018-0012

**DATE FILED:** 5/7/2018

**OWNER/APPLICANT:** SURAJIT & ATRAYEE SINHA

**AGENT:** THOMAS THOMSON

**REQUEST:** A Mendocino Historical Review Board Permit request to construct a single-family residence by remodeling an existing garage.

**LOCATION:** 44910 Ukiah St, Mendocino (APN: 119-150-35)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**9. Matters from the Board.**

**10. Matters from the Staff.**

**11. 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.

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

JUNE 7, 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\_2016-0004  
**DATE FILED:** 4/4/2016  
**OWNER:** POINT ARENA LIGHTHOUSE KEEPERS  
**APPLICANT:** CA DEPT OF TRANSPORTATION  
**REQUEST:** Coastal Development Use Permit to install upgraded radio equipment within an existing building and attach a new antenna and mast to the existing concrete pad located outside of the structure. Maximum height of the proposed development would be 16 feet.  
**LOCATION:** In the Coastal Zone, 4± miles northwest of the City of Point Arena, lying at the terminus of Lighthouse Road (CR 509) at the Point Arena Lighthouse and Museum, approximately 2.3 miles northwest of its intersection with Highway 1, located at 45500 Lighthouse Road, Point Arena (APN: 133-030-01).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 1 (Existing Facilities)  
**STAFF PLANNER:** Bill Kinser
  - 6b. **CASE#:** U\_2016-0013  
**DATE FILED:** 11/17/2016  
**OWNER:** WALTER R & DONNA K T STORNETTA  
**APPLICANT:** WALT STORNETTA RANCH & DEL MAR FARMS  
**REQUEST:** Coastal Development Use Permit to construct a duplex for use as Farm Labor Housing. The existing 400± square-foot mobile home, existing travel trailer and sheds would be demolished/removed from the parcel. Associated development includes connection of the duplex to existing septic, well, gas, and electric utilities.  
**LOCATION:** In the Coastal Zone, 1± miles south of Manchester on the west side of Highway 1, 200± ft. south of its intersection with Stoneboro Road (CR 570), located at 20800 S Highway 1, Manchester (APNs: 133-040-11, 133-040-13, & 133-040-14).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt Class 3(b)  
**STAFF PLANNER:** Julia Acker



**6c. CASE#: MS\_2017-0002**

**DATE FILED:** 1/30/2017

**OWNER:** FRANCISCO & ISABEL ALVAREZ

**APPLICANT:** POPE ENGINEERING

**AGENT:** SAM POPE

**REQUEST:** Minor subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 60 foot access easement width to 55 feet.

**LOCATION:** 2.3± miles south of Ukiah town center, lying on the south and west side of Crestview Drive (CR 210A), 300± feet west of its intersection with South Dora Street (CR 209), located at 315 Crestview Drive, Ukiah (APN: 180-220-21).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**STAFF PLANNER:** Robert Dostalek

**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](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 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>



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## ARCHAEOLOGICAL COMMISSION AGENDA

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JUNE 13, 2018  
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\_2017-0055

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

**OWNER/APPLICANT:** SURPRISE VALLEY RANCH INC

**REQUEST:** An Administrative Permit for a Type 2 Large Outdoor Cultivation Permit (AG\_2017-0710) for cannabis cultivation of no more than 10,000 square feet.

**LOCATION:** 1.5± miles north of Comptche town center, on the North side of Comptche-Ukiah Road (CR 233), 1 ± miles north of its intersection with Surprise Valley Rd. (Private), located at 10500 Surprise Valley Rd., Comptche (APN: 021-370-68 & 125-100-04).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Jesse Davis

3b. **CASE#:** AP\_2018-0014

**DATE FILED:** 1/22/2018

**OWNER/APPLICANT:** MICHAEL DAVID CIAPUSCI

**REQUEST:** An Administrative Permit for a Type 2B Large Mixed Light Cultivation Permit (AG\_2017-0534) for cannabis cultivation of no more than 10,000 square feet.

**LOCATION:** 18± miles northeast of Gualala town center, on the south side of Fish Rock Rd. (Private), 10.8± miles east of its intersection with Old Stage Rd. (Private), located at 32015 Fish Rock Rd., Gualala (APN:141-200-08).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Jesse Davis

3c. **CASE#:** MS\_2017-0009

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

**OWNER/APPLICANT:** DONALD E & MARJORIE S TODD

**REQUEST:** Minor subdivision of a 164.45± acre parcel creating four (4) parcels ranging in size from 40± acres to 44.4± acres.

**LOCATION:** 2.7± miles northwest of Potter Valley town center, lying on the north side of Busch Lane (CR 247), 0.7± miles west of its intersection with Powerhouse Road (CR 248A), located at 13500 North Busch Road (Private), Potter Valley (APN: 172-180-13, -14; 172-230-22, & -23).

**STAFF PLANNER:** Robert Dostalek



**3d. CASE#: U\_2018-0002**

**DATE FILED:** 2/20/2018

**OWNER/APPLICANT:** ROBERT G & STACY HAY

**REQUEST:** Use Permit to construct a new wireless communications facility within a 625 sq. ft. lease area. The site is proposed to consist of a 120 ft. tall monopine type tower with nine panel antennae along with various appurtenant equipment and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a new 12 ft. wide all weather access road, which will be constructed off of the existing residential driveway.

**LOCATION:** 3 ± miles east of the town of Point Arena, 0.25± miles north of the intersection of Schooner Gulch Rd. (CR 504) and Ten Mile Road (CR 506), located at 26601 Ten Mile Road, Point Arena (APN: 027-381-25).

**STAFF PLANNER:** Keith Gronendyke

**3e. CASE#: U\_2018-0007**

**DATE FILED:** 3/15/2018

**OWNER:** MENDOCINO REDWOOD COMPANY LLC

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP, LLC / JARED KEARSLEY

**REQUEST:** Use Permit to construct a new telecommunications facility within a 2,025 sq. ft. lease area. The site is proposed to consist of a 203 ft. tall lattice type tower with 12 panel antennae along with various appurtenant equipment, a diesel electricity generator for backup power needs and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a 7,346 ft. long roadway from Comptche/Ukiah Rd., (APN: 125-270-11).

**LOCATION:** 2.45± miles southeast of the town of Comptche, 5,500 ft. southeast of the intersection of Comptche-Ukiah Rd. (CR 223), and Mattilla Rd. (Private). Access will be gained to the proposed tower off of Mattilla Road via a new roadway access. No address has been assigned to this property as it is unimproved. (APN: 027-381-25)

**STAFF PLANNER:** Keith Gronendyke

**3f. CASE#: U\_2018-0008**

**DATE FILED:** 3/15/2018

**OWNER:** PHILLIP WASSON & GENEVA FAMILY

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP LLC / JARED KEARSLEY

**REQUEST:** Use Permit to construct a new telecommunications facility within a 2,025 sq. ft. lease area. The site is proposed to consist of a 153 ft. tall lattice type tower with eight panel antennae along with various appurtenant equipment, a diesel electricity generator for backup power needs and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a 1,325 ft. long roadway from State Highway 128.

**ENVIRONMENTAL DETERMINATION:** An Initial Study will be prepared to determine any possible environmental impacts of the project and whether these impacts can be mitigated to a less than significant level.

**LOCATION:** 2 ± miles northwest of the town of Boonville, more specifically 14,000 ± ft. northwest of the intersection of Hwy. 253 (SH 253), also known as Boonville/Ukiah Rd., and Hwy. 128 (SH 128), located at 10100 Road 150B, Boonville (APN: 046-170-60).

**STAFF PLANNER:** Keith Gronendyke



#### 4. REVIEW OF SURVEY

**4a. CASE#:** CDP\_2018-0001

**DATE FILED:** 1/16/2018

**OWNER:** KENNEBUNK PORT FAMILY TRUST

**APPLICANT:** ROBERT SCHMITT & MACKENZIE SKYE

**AGENT:** THOMAS THOMSON

**REQUEST:** A Coastal Development Standard Permit request to construct a third residential unit (1,484 sq. ft.) on a lot with existing development and located within the Mendocino Mixed Use District.

**LOCATION:** In the town of Mendocino, located at 45020 Ukiah St. (CR 407F), Mendocino (APN: 119-234-11).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**4b. CASE#:** CDP\_2018-0002

**DATE FILED:** 1/25/2018

**OWNER/APPLICANT:** JAMES V REGA

**AGENT:** DIANA WIEDEMANN

**REQUEST:** A Standard Coastal Development Permit request to construct a single-family residence, garage-studio, guest cottage, vehicle turn around, underground overhead utilities, septic, well, and water storage tank.

**LOCATION:** In the Coastal Zone and south of the town of Elk, west of Highway 1 (SH 1), located at 10001 S. Highway 1, Elk (APNs: 131-030-01, -05, -08, & 131-010-08).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**STAFF PLANNER:** Juliana Cherry

**4c. CASE#:** U\_2018-0001

**DATE FILED:** 2/14/2018

**OWNER:** STATE OF CALIFORNIA AND MENDOCINO UNIFIED SCHOOL DISTRICT AND MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

**APPLICANT:** MENDOCINO CITY COMMUNITY SERVICES DISTRICT

**REQUEST:** A Coastal Development Use Permit request to upgrade off site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property and three water hydrants.

**LOCATION:** In the Town of Mendocino, at 10500 Kelly St. (CR 407F) (APN: 119-211-21), at 45220 Covelo St (CR 407) (APN: 119-160-41 and 119-160-36), and within the Right-Of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets.

**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.

##### AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

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## **ZONING ADMINISTRATOR AGENDA**

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**JUNE 14, 2018  
10:00 A.M.**

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**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#: UR\_2017-0002**

**DATE FILED:** 11/6/2017

**OWNER:** CONRAD K BOWMAN

**APPLICANT:** NORTHERN NIGHTS MUSIC GROUP

**AGENT:** PETER HUSON

**REQUEST:** Use Permit Modification and Renewal for an annual event known as the "Northern Nights Music Festival". The modification proposal is to increase the event from 3 days to 4 days beginning the Thursday before the third full weekend in July and increase attendance from 6,000 to 8,000 persons. Camping space would be provided for a total of 6,000 attendees and parking for 2,000 vehicles. The project also involves supplemental parking and camping for 2,000 attendees and 2,000 vehicles located in adjacent Humboldt County\*. Amplified music is proposed from 6 PM to 10 PM on Thursday, 10 AM to 2 AM on Friday, 10 AM to 2 AM on Saturday and 8 AM to 12 AM on Sunday. The event would include newly designated camping areas on the point bars along the western bank of the South Fork Eel River.

**LOCATION:** 2.5± miles north of Piercy, just south of the Mendocino/Humboldt County line, lying on the east side of Highway 101, south of the Cook's Valley exit, located at 83950 County Road 442E, Piercy (APNs: 053-020-10, -11, -12, -13, -14, & -16).

**ENVIRONMENTAL DETERMINATION:** Subsequent Mitigated Negative Declaration

**STAFF PLANNER:** Robert Dostalek

**3b. CASE#: UM\_2017-0003**

**DATE FILED:** 4/27/2017

**OWNER/APPLICANT:** MARTIN MILECK

**AGENT:** SEAN O'ROURKE

**REQUEST:** Modification to Use Permit 22-88/90 to allow for agricultural sales and services on the west side of Hill Road and modification to the previously adopted conditions of approval.

**LOCATION:** 3.5± mi. east of Covelo center, on the east side of Hill Road (CR 327B), 1± mi. south of eastern terminus of East Lane (CR 327C). Located at 74540 Hill Road, Covelo (APN: 034-020-68).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**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.

**ADDITIONAL INFORMATION/REPORT AVAILABILITY.** The staff report and notice are available on the Department of Planning and Building Services website at [www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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



## SUBDIVISION COMMITTEE AGENDA

JUNE 14, 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\_2018-0022 (Continued from May 10, 2018)

**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 (US 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

##### 2b. CASE#: B\_2018-0015

**DATE FILED:** 3/12/2018

**OWNE/APPLICANT:** ADAM PIELASZCZYK

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels. Lot 1 (APN: 035-490-08), Lot 2 (APNs: 035-490-13, 035-150-03x) and Lot 3 (APN: 035-150-03x) creating parcels of 34± acres, 165± acres and 160± acres each.

**LOCATION:** Laytonville area. Parcels are on the south side of Laytonville-Dos Rios Road (CR 322), 2.2± miles east of its intersection with US 101 at 2131 Laytonville-Dos Rios Road (APNs: 035-490-08, 13, & 035-150-03).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

##### 2c. CASE#: B\_2018-0026

**DATE FILED:** 4/23/2018

**OWNER:** DAVID J HULL TTEE AND JIMMY ELLISON

**APPLICANT:** DAVE HULL

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure four legal parcels Lot 1 (APN: 157-050-09) Lot 2 (APN: 157-070-01 & 001-040-83) Lot 3 (APN: 157-070-02 & 003-190-01) and Lot 4 (APNs: 157-070-04 & 003-190-03) Creating parcels of 149.1± acres, 77.6± acres, 40± acres, and 40± acres each.

**LOCATION:** Ukiah. Parcels are accessed via Redwood Avenue (City of Ukiah) and sit 1.2± miles southwest of the City of Ukiah at 1250 Redwood Avenue. (APNs: 157-050-09, 157-070-01, -02, -04, 003-190-01, -03, & 001-040-83).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford



**2d. CASE#: B\_2018-0027**

**DATE FILED:** 4/25/2018

**OWNER:** LINDA O'LEARY AND FORREST CORD

**APPLICANT/AGENT:** BROOKTRAILS TOWNSHIP CSD

**REQUEST:** Boundary Line Adjustment to merge (APN: 098-162-10-01 & 98-161-14-00)(Cord/Craig) into one legal parcel and (APN: 097-071-040-01 & 05-01(O'Leary) into one legal parcel. Brooktrails Merger Group 31.

**LOCATION:** Within the Booktrails Vacation Village, northwest of the City of Willits. Ownership sites are on Lupine Drive (Cord) and Bear Terrace (O'Leary). (APNs: 098-162-10, 098-161-14, 097-071-04, & -05).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2e. CASE#: B\_2018-0029**

**DATE FILED:** 5/1/2018

**OWNER:** GARY J & JEAN T MASSON AND ROBERT D LAWSON

**APPLICANT:** GARY J & JEAN T MASSON

**AGENT:** JIM RONCO

**REQUEST:** Boundary Line Adjustment to transfer 80± acres from Lot 1 (APNs: 177-240-04, 177-250-15, 188-130-02 & 188-130-03) to Lot 2 (APNs: 177-250-12 & 188-220-21). Creating parcels of 223± acre and 47± acre each.

**LOCATION:** Redwood Valley area. Parcels are located 8± miles southeast of Redwood Valley on the south side of State Highway 20 (SR 20), 1.1 ± miles southeast of its intersection with Rd 262 (CR 262); Addressed at 6901 Highway 20, Ukiah (APNs: 177-250-12 & 188-220-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Jesse Davis

**2f. CASE#: B\_2018-0031**

**DATE FILED:** 5/3/2018

**OWNER/APPLICANT:** DON MICHAEL W & ANGE CERRETANI

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels (APNs: 032-124-12, 032-221-08 and 032-220-21) into parcels of 20±, 10± and 130± acres each.

**LOCATION:** Boundary Line Adjustment to reconfigure three legal parcels (APNs: 032-124-12, 032-221-08 and 032-220-21) into parcels of 20±, 10± and 130± acres each (APNs: 032-221-08, 032-221-21, & 032-124-12).

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

**2g. CASE#: B\_2018-0033**

**DATE FILED:** 5/8/2018

**OWNER:** SHARI A MCASEY AND RICKY RICETTI

**APPLICANT:** SHARI A MCASEY

**REQUEST:** Boundary Line Adjustment to reconfigure two legal parcels (APNs: 160-100-09 & -08) into parcels consisting of 3.41± ac and 5.61± ac

**LOCATION:** 3.8± miles north Redwood Valley center, on the east side of West Road (CR 237), 0.4± miles south of its intersection with Tomki Road (CR 237D), located at 11475 West Rd., (APNs: 160-100-09 and 160-100-08).

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



**2h. CASE#: B\_2018-0034**

**DATE FILED:** 5/8/2018

**OWNER/APPLICANT:** NAVARRO RANCH LLC

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels Lot 1 (APNs: 026-350-37, 38) , Lot 2 (APNs: 026-350-39) and Lot 3 (APNs: 026-010-03, 14, 026-350-04, 026-320-05, 59, 10, 026-340-06, & 07). Creating parcels of 80± acres, 23.5± acres and 666± acres each.

**LOCATION:** Philo area. Parcels are on the north side of State Highway 128, 3± miles northwest of the community of Philo at 5801 Highway 128, Philo (APN: 026-350-39-00).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2i. CASE#: B\_2018-0039**

**DATE FILED:** 5/21/2018

**OWNER/APPLICANT:** LAURA B GERMAN

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to transfer 4+ from Lot 1 (APN: 182-260-10) into Lot 2 (APNs: 182-260-11 & 189-060-35), creating parcels of 26± acres and 66± acres each.

**LOCATION:** Talmage area. Parcels are on the east side of Guidiville Reservation Road (CR 203-B), .2± miles north of its intersection with Mill Creek Road (CR 203) at 2101 Guidiville Reservation Road, Ukiah (APNs: 182-260-10, -11, & 189-060-35).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**3. MINOR SUBDIVISIONS**

**3a. CASE#: MS\_2016-0007 (Continued from May 10, 2018)**

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

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

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

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

**OWNER:** SHASTA BOARDMAN

**APPLICANT:** JOHN BOARDMAN

**AGENT:** RON W. FRANZ

**REQUEST:** Subdivision of 1.74± acre parcel into two parcels of 1.01± and 0.73± acres.

**LOCATION:** 3.2± miles north of Ukiah town center, lying east of Tollini Lane (CR 228) just north of its intersection with the Highway 101/Lake Mendocino Highway interchange Located at 3571 Tollini Ln., Ukiah (APN: 169-071-23).

**STAFF PLANNER:** Eduardo Hernandez

**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](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>



## PLANNING COMMISSION AGENDA

JUNE 21, 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#: R\_2018-0001**

**DATE FILED:** 3/2/2018

**OWNER:** FEEDLOT HOLDINGS LLC

**APPLICANT:** JORDAN POOL

**REQUEST:** Rezone two (2) parcels totaling 1.2± acres from I1 (Limited Industrial) to C2:CR (General Commercial-Contract Rezone) to be consistent with the General Plan designation.

**LOCATION:** 1.7± miles north of Ukiah downtown, on the north side of Feed Lot Lane (CR 250B), 0.1± miles west of its intersection with Lovers Lane (CR 222). Located at 120 & 140 Feed Lot Lane, Ukiah (APNs: 170-100-37 & -41).

**ENVIRONMENTAL DETERMINATION:** Exempt per PRC 15183

**STAFF PLANNER:** Sam Vandewater

**6b. CASE#: U\_2017-0019**

**DATE FILED:** 6/30/2017

**OWNER/ APPLICANT:** JOHN J SCHNAUBELT

**REQUEST:** A Coastal Development Use Permit request to repurpose the Ice House located in Noyo Harbor. Proposed land uses are Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal Related Industrial (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales; and Coastal Related Support Services (boat charter office and ticket window). A deck and painting off-street parking spaces are proposed.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).

**STAFF PLANNER:** Juliana Cherry



**6c. CASE#: U\_2018-0001**

**DATE FILED:** 2/14/2018

**OWNER:** STATE OF CALIFORNIA AND MENDOCINO UNIFIED SCHOOL DISTRICT

**APPLICANT:** MENDOCINO CITY COMMUNITY SERVICES DISTRICT

**REQUEST:** A Coastal Development Use Permit request to upgrade off-site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property and three water hydrants.

**LOCATION:** In the Town of Mendocino, located at 10500 Kelly St. (CR 407F) (APN: 119-211-21), and located at 45220 Covelo St (CR 407) (APNs: 119-160-41 & -36), and within the Right-Of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**6d. CASE#: UM\_2018-0001**

**DATE FILED:** 2/14/2018

**OWNER:** STATE OF CALIFORNIA

**APPLICANT:** MENDOCINO CITY COMMUNITY SERVICES DISTRICT

**REQUEST:** A Coastal Development Use Permit request to modify CDU\_1991-35 and to construct an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, a 1,000 sq. ft. building, and other ancillary site improvements.

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

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**6e. CASE#: UR\_2013-0002 (Continued from May 3, 2018)**

**DATE FILED:** 6/25/2013

**OWNER:** WILDWOOD CAMPGROUND, LLC

**APPLICANT:** LEE EXUM

**PROJECT COORDINATOR:** Juliana Cherry

**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.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt Previously adopted Negative Declaration

**LOCATION:** East of the intersection of Hwy's 1 and 20. Located at 29700 West Hwy. 20, Fort Bragg (APN: 020-421-11).

**7. Matters from Staff.**

**8. Matters from Commission.**

**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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