



ARCHAEOLOGICAL COMMISSION AGENDA

JULY 11, 2018
2:00 PM

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

AMENDED
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 (Continued from June 13, 2018)

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 (Continued from June 13, 2018)

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 (Continued from June 13, 2018)

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#: AP_2018-0009

DATE FILED: 1/10/2018

OWNER: VYNYARD LLC

APPLICANT: OLIVINO INC.

REQUEST: Administrative Permit to allow Farm Employee Housing. Construction of one single family dwelling and one septic system to accommodate the residence.

LOCATION: In Hopland, 0.9± miles south of the Town Center, lying west of Mountain House Road (CR 111) north of its intersection with La Franchi Road (CR 113). Located at 14180, 14200, and 14160 Mountain House Road, Hopland (APNs: 048-380-12, 048-380-30, & 048-380-31).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Eduardo Hernandez

3e. CASE#: CDP_2016-0046

DATE FILED: 11/22/2016

OWNER: TOM PARADISE

APPLICANT: TOM PARADISE & FIONA DAVIDSON

AGENT: ANDY HARNEY

REQUEST: Standard Coastal Development Permit to construct a single family residence and detached accessory structure containing a garage, workshop, greenhouse and guest cottage. Associated improvements include decking around the single family residence and accessory structure, solar system on the accessory structure, hot tub within the exterior decking of the single-family residence, and permeable driveway. Associated utilities include construction of a septic system, propane tank, well and pump house. The application includes a proposal for Major Vegetation Removal on the parcel.

LOCATION: 5± miles south of Fort Bragg and 0.5± miles west of the village of Caspar. The parcel is located on the southeast corner of the intersection of Pacifica Drive (CR 559) and Seadrift Avenue (CR 560), 0.3± miles west of the intersection of Pacifica Drive (CR 559) with Caspar Road (CR 569), at 15251 Seadrift Avenue, Caspar (APN: 118-040-10).

STAFF PLANNER: Julia Acker

3f. CASE#: CDPM_2018-0001

DATE FILED: 3/21/2018

OWNER/ APPLICANT: KENNETH R & LYNNE BAUMGARTNER

AGENT: JOHN JOHANSEN

REQUEST: Amend CDP 114-03 to demolish a 324± sq. ft. garage and construct a 2,860± sq. ft addition to an existing 740± sq. ft. office building.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, on the east side of St. Hwy. 1, ±1.6 miles south of the Fort Bragg town center, at the intersection of St. Hwy. 1 and Old Coast Highway (CR 436B), Fort Bragg (APN: 017-160-03).

STAFF PLANNER: Robert Dostalek

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



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

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.



SUBDIVISION COMMITTEE AGENDA

JULY 12, 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_2018-0026 (Continued from June 14, 2018)

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: 1.2± miles southwest of the City of Ukiah, located 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

2b. CASE#: B_2018-0017

DATE FILED: 3/13/2018

OWNER: MELVIN J & PATRICIA PYORRE

APPLICANT/AGENT: CLIFFORD ZIMMERMAN

REQUEST: A Coastal Development Boundary Line Adjustment to reconfigure the boundary between two existing parcels. Parcel 1 (APN: 019-600-09) will increase by .45± acres to 1.45± acres. Parcel 2 (APNs: 019-600-21, 65) will decrease by .45± acres to 9.92± acres.

LOCATION: In the Coastal Zone, outside the city limits of Fort Bragg, on the south side of Chestnut St. (City of Fort Bragg), 1.14± miles east of its intersection with Hwy. 1, Fort Bragg (APNs: 019-600-21, -09, & -65).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0028

DATE FILED: 4/30/2018

OWNER/APPLICANT: RUSSELL WAYNE BASHORE

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing legal parcels of 1.26±, and 2.41± acres.

LOCATION: In Willits, 2± miles east of the City center, off of Valley Rd. (CR 309), lying south of Davis St. (CR 309A), located at 27081 Bear Ter., Willits (APNs: 103-210-11 & 103-210-12).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Eduardo Hernandez



2d. CASE#: B_2018-0030

DATE FILED: 5/3/2018

OWNER: SHAWN WILLIAM GOTT and IRIS RANCH LLC

APPLICANT: IAN POWELL

AGENT: POPE ENGINEERING

REQUEST: Boundary Line Adjustment to transfer 80 acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 031-250-39) will decrease to 77± acres, and Parcel 2 (APN: 031-250-38) will increase to 240± acres.

LOCATION: Parcels lie along both sides of Spyrock Rd. (CR 323), 10± miles north of its intersection with Hwy. 101 (US 101), located at 23600 Spyrock Rd., Laytonville (APNs: 031-250-38, & -39)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2e. CASE#: B_2018-0035

DATE FILED: 5/11/2018

OWNER: DIVINE ASSISTANTS INTERNATIONAL and KEVIN PORTER

APPLICANT: DIVINE ASSISTANTS INTERNATIONAL

AGENT: VANCE RICKS

REQUEST: A Boundary Line Adjustment to transfer 40 acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 012-611-74) will decrease to 111± acres, and Parcel 2 (APN: 012-611-13) will increase to 176± acres.

LOCATION: Parcels are on the east side of Bell Springs Rd. (CR 324), 2.9± miles from its intersection with US Hwy. 101, located at 60991 Bell Springs Rd., Laytonville (APNs: 012-611-74 & -13).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2f. CASE#: B_2018-0036

DATE FILED: 5/14/2018

OWNER: RONALD TROY & JULIA ANN BLOYD and APRIL & LARRY ERLEI

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: A Boundary Line Adjustment to reconfigure the boundaries between 3 existing legal parcels of 0.7±, 22.25±, and 4.3± acres; to merge 2 parcels, which would result in 2 parcels, one would be 22.25± acres, and the other will be 5± acres in size.

LOCATION: In Navarro, 0.5± mile south of town center, off Hwy. 128, on the north side of Salmela Rd. (CR 130D), Philo (APNs: 026-160-08, -16, & 026-180-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Eduardo Hernandez

2g. CASE#: B_2018-0037

DATE FILED: 5/14/2018

OWNER/APPLICANT: YULUPA INVESTMENTS LLC

REQUEST: A Boundary Line Adjustment to merge 2 parcels in Ukiah. Parcel 1 (APN: 184-140-10), consisting of 9.88± acres, will be merged with Parcel 2 (APN: 184-170-06), consisting of 2.00± acres, to establish a single parcel of 11.88± acres.

LOCATION: 3± miles south of Ukiah center, on the east side of Taylor Dr., (CR 143), 0.2± miles south of its intersection with Plant Rd. (CR 142). Located at 3401 Taylor Dr., Ukiah (APNs: 184-140-10 & 184-170-06)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Sam 'Vandy' Vandewater



2h. CASE#: B_2018-0041

DATE FILED: 5/29/2018

OWNER: MICHAEL LOVELL

APPLICANT/AGENT: POPE ENGINEERING

REQUEST: Boundary Line Adjustment to transfer 9.4± acres from Parcel 2 (APN: 034-290-32) to Parcel 1 (APN: 034-290-31). Parcel 1 will increase to 10.8± acres and Parcel 2 will decrease to 54.2± acres.

LOCATION: 4± miles southeast of the town of Covelo, on the west side of Hill Rd. (CR 327-B), 1.8± miles east of its intersection with Dobie Ln. (CR 329), located at 73770 Hill Rd., Covelo (APNs: 034-290-31, & -32).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2i. CASE#: B_2018-0042

DATE FILED: 6/8/2018

OWNER/APPLICANT: LOUIS BOCK

REQUEST: Boundary Line Adjustment to merge Parcel 1 (APN: 161-260-22) and Parcel 2 (APN: 161-260-23) into a single Parcel of 1.37± acres to allow conversion and Class K permitting of existing storage structure.

LOCATION: 2.5± northeast of the community center of Redwood Valley, on the north side of Colony Dr. (CR 232-A), at its intersection with Road E (CR 233), located at 9185 Colony Dr., Redwood Valley (APNs: 161-260-22 & -23).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2j. CASE#: B_2018-0043

DATE FILED: 6/19/2018

OWNER: JAMES HOYT & STEPHANIE WALKER and THOMAS & KIMBERLY MATTIAS and SUZANNE PAQUETTE

APPLICANT: BROOKTRAILS CSD

REQUEST: Brooktrails Merge Group 32, Boundary Line Adjustment to merge 6 parcels, that have 3 separate owners, into 3 parcels.

LOCATION: Various locations within Brooktrails Vacation Village. (APNs: 099-102-15, -15, 097-293-09, -06, 098-162-13, & -01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2k. CASE#: B_2018-0044

DATE FILED: 6/20/2018

OWNER: MICHAEL AHOLA, GLEN WHITE and ALICE FIRESTONE

APPLICANT: MICHAEL AHOLA

AGENT: JESSE BUFFINGTON

REQUEST: A Boundary Line Adjustment to merge portions of Parcel 5 (APNs: 011-430-45 & -46) into 4 adjacent parcels and adjust the boundary between the remainder parcels. Parcel 1 (APN: 011-430-35) will increase by 19.1± acres to 49.9± acres. Parcel 2 (APN: 011-430-29) will increase by 11.3± acres to 54.4± acres. Parcel 3 (APN: 011-430-36) will increase by 6± acres to 39.6± acres, and Parcel 4 (APN: 011-430-10) will decrease by 4.3± acres to 66.2± acres.

LOCATION: 10± miles northeast of the community of Piercy, the parcels are on the south side of Hansen Ranch Rd. (Private), a private extension of Milstead Rd. (CR 324-A), and 6± miles west of its intersection with Bell Springs Rd. (CR 324), located at 3501 Hansen Ranch Rd., Piercy (APNs: 011-430-35, -29, -36, -10, -45, & -46).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



2I. CASE#: B_2018-0045

DATE FILED: 6/21/2018

OWNER/APPLICANT: CLARK MCGEHEE

AGENT: MATT HERMAN

REQUEST: A Boundary Line Adjustment to transfer .13± acres from Parcel 1 (APN: 168-203-08x) to Parcel 2 (APN: 168-203-08x) to align property boundary with existing fence. Parcel 1 will decrease to .87± acres and Parcel 2 will increase to .3± acres.

LOCATION: 3.8± miles northeast of the City of Ukiah, the parcels are on the north side of Stutsman Rd., (Private), .05± miles west of its intersection with East Side Calpella Rd., (CR 227), located at 430 Stutsman Rd., Ukiah (APN: 168-203-08).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0007 (Continued from May 10, 2018 and June 14, 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

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0004

DATE FILED: 3/27/2018

OWNER/APPLICANT: SUNDSTROM SHOPPING CENTER

REQUEST: Boundary Line Adjustment to better align boundaries with existing structures.

LOCATION: In the community of Gualala, on the east side of Hwy. 1, 0.14± miles south of its intersection with Ocean Dr. (CR 523), located at 39225 S. Hwy. 1, Gualala (APN: 145-262-39).

STAFF PLANNER: Russell Ford

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.

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 PERMIT ADMINISTRATOR AGENDA

JULY 12, 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_2018-0017
DATE FILED: 3/13/2018
OWNER: MELVIN J & PATRICIA PYORRE
APPLICANT/AGENT: CLIFFORD ZIMMERMAN
REQUEST: A Coastal Development Boundary Line Adjustment to reconfigure the boundary between two existing parcels. Parcel 1 (APN: 019-600-09) will increase by .45± acres to 1.45± acres. Parcel 2 (APNs: 019-600-21, 65) will decrease by .45± acres to 9.92± acres.
LOCATION: In the Coastal Zone, outside the city limits of Fort Bragg, on the south side of Chestnut St. (City of Fort Bragg), 1.14± miles east of its intersection with Hwy. 1, Fort Bragg (APNs: 019-600-21, -09, & -65).
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>



ZONING ADMINISTRATOR AGENDA

**JULY 12, 2018
10:00 A.M.**

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

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

3a. CASE#: U_2017-0039

DATE FILED: 12/28/2017

OWNER: KYLE A & LIA M KOHLER

APPLICANT: LIA KOHLER

REQUEST: A Use Permit for a Type C-A Cottage-Size Indoor Cultivation Permit (AG_2017-0248) for cannabis cultivation of no more than 2,500 square feet of canopy within two structures per Mendocino County Code Section 20.242.040 (C)(1)(c).

LOCATION: 1.8± miles from Fort Bragg city center, lying on the east side of State Highway 1, 1± miles east of its intersection with Pudding Creek Road (CR 421), located at 21401 South Petaluma Avenue, Fort Bragg (APN: 020-050-29).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Jesse Davis

3b. CASE#: U_2018-0005

DATE FILED: 3/14/2018

OWNER/APPLICANT: JAY & ANNE WOIDA

REQUEST: Use permit for the rebuild of an existing barn structure into an Additional Dwelling Unit. Expansion of a legal Non-Conforming structure located in the required setback area.

LOCATION: 2.1 ± miles southwest of Redwood Valley town center, on the west side of Highway 101, 0.8 ± miles southwest of its' intersection with West Road. Located at 7819 Uva Road (CR 239), Redwood Valley (APN: 165-040-21)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Susan Summerford

3c. CASE#: U_2018-0009

DATE FILED: 3/27/2018

OWNER/APPLICANT: VINCENT & TARA SIMS

AGENT: JAVIER RAU

REQUEST: A Use Permit for an indoor cannabis cultivation (Type C-A (2500 ft²); AG_2017-0265) site of no more than 2,500 square feet of canopy, as well as a large mixed light cultivation (Type 2B (10,000 ft²); AG_2017-0266) site of no more than 10,000 square feet of canopy per Mendocino County Code Section 20.242.040 (C)(1)(c). At all times, the subject property is limited to a total cultivation canopy of 10,000 ft².

LOCATION: 9± miles north of Redwood Valley town center, lying on the south side of Appaloosa Way (Private), .5± miles southeast of its intersection with Tomki Rd. (CR 237D), Located at 6425 Appaloosa Way, Redwood Valley (APN: 107-055-09).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Jesse Davis



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. 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

JULY 19, 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_2017-0019 (Continued from June 21, 2018)

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

6b. CASE#: CDMS_2014-0001/CDP_2014-0002

DATE FILED: 1/13/2014

OWNER: MICHAEL BUTLER/ AGNES LI

APPLICANT: MICHAEL BUTLER

REQUEST: Coastal Development Minor Subdivision to create two parcels of 1.84± and 2.67± acres from an existing 4.8± acre parcel, an Exception to MCC Sec. 17-48.5(A)(1)(e)(i) is requested to reduce the required easement width to twenty-five (25) feet where a forty (40) foot easement is required; and a Coastal Development Permit for conversion of an existing storage structure to a single-family residence, and relocation of a variety of existing buildings and road improvements.

LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg, lying north of Boice Lane (CR 413) and 200± feet west of its intersection with Highway 1 (SH 1), located at 33110 Boice Lane, Fort Bragg (APN: 017-080-30).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Julia Acker



6c. CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 12± acre parcel creating two (2) parcels, each 6± acres in size.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Eduardo Hernandez

6d. CASE#: MS_2017-0011

DATE FILED: 8/31/2017

OWNER: ADEL PARK LLC

APPLICANT: TOMMY LEE

AGENT: RICHARD RUFF

REQUEST: Subdivision of a 6.13± acre parcel into 4 parcels of 0.78±, 0.79±, 1.13±, and 2.64± acres and a 0.79± acre remainder parcel.

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). Located at 4260 N State St, Ukiah (APN: 167-260-12).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Sam 'Vandy' Vandewater

6e. CASE#: GP_2014-0002/R_2014-0003

DATE FILED: 9/19/2014

OWNER: BRIAN ADKINSON

APPLICANT: BRIAN ADKINSON & JIM ROBERTS

REQUEST: General Plan Amendment to change 8.33± acres (portion of APN: 046-070-14) from RR 5 (Rural Residential-5 acre minimum) to RC (Rural Community) and Rezone 12.01± acres (APN: 046-070-14) from RR-5 (Rural Residential-5 acre minimum) and RC (Rural Community) to C-2: CR (General Commercial Contract).

LOCATION: 1.0± mile southeast of Philo, lying on the southwest side of Highway 128, 1000± feet north of its intersection with Indian Creek Road (CR 129). Located at 8800 Highway 128, Philo, (APN: 046-070-14).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

STAFF PLANNER: Ignacio Gonzalez

6f. CASE#: OA_2018-0006

DATE FILED: 6/14/2018

OWNER: COUNTY OF MENDOCINO

APPLICANT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 20.164 - Accessory Use Regulations with regard to 'Second Residential Units/Accessory Dwelling Units' of the Inland Mendocino County Code. Making multiple changes to serve as a local complement to actions recently undertaken by the State of California via Senate Bill 1069 (SB1069), Assembly Bill 2299 (AB2299), and Assembly Bill 2406 (AB2406).

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

ENVIRONMENTAL DETERMINATION: Statutory Exemption

STAFF PLANNER: Jesse Davis



7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of December 7, 2017 and May 3, 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.

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

**JULY 26, 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_2010-0016

DATE FILED: 1/1/2011

OWNER/APPLICANT: WENDY BABBE

REQUEST: After-the-fact Standard Coastal Development Permit request to construct a 794-square-foot horse barn, demolish a 315-square-foot building, and rebuild a 300-square-foot chicken coop.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 6.8± miles south of Elk and on the east side of Hwy. 1, located at 12451 S. Hwy. 1, Elk (APN: 131-090-06).

STAFF PLANNER: Juliana Cherry

3b. CASE#: CDP_2018-0001

DATE FILED: 1/16/2018

OWNER: KENNEBUNKPORT FAMILY TRUST

APPLICANT: MACKENZIE SKYE AND ROBERT SCHMITT

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

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

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