



## PLANNING COMMISSION AGENDA

AUGUST 2, 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#:** A\_2018-0001  
**DATE FILED:** 2/6/2018  
**OWNER:** EAGLE CREEK PACIFIC LLC.  
**APPLICANT:** ERIK C. ROGET, VICE PRESIDENT  
**REQUEST:** Creation of a new 80± acre Williamson Act contract on two separate 40± acre parcels.  
**LOCATION:** On the north side of Hwy. 128, 0.75± miles from its intersection with Hwy. 253, located at 13989 Hwy. 128, Boonville (APNs: 029-060-15, 16, 029-070-25, 029-080-01, 029-100-11, 029-120-13 & 029-620-11).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** Russell Ford
  - 6b. **CASE#:** UR\_2013-0002 (**Continued from May 3, 2018 and June 21, 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:** East of the intersection of Hwy's 1 and 20. Located at 29700 West Hwy. 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.**

**8a. Nomination and Appointment of a Planning Commission Representative to the Airport Land Use Commission.**

**9. Approval of the April 19, 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.

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>



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## AIRPORT LAND USE COMMISSION AGENDA

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AUGUST 2, 2018  
2:00 P.M.

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### Mendocino County Administration Center Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California

#### ORDER OF AGENDA

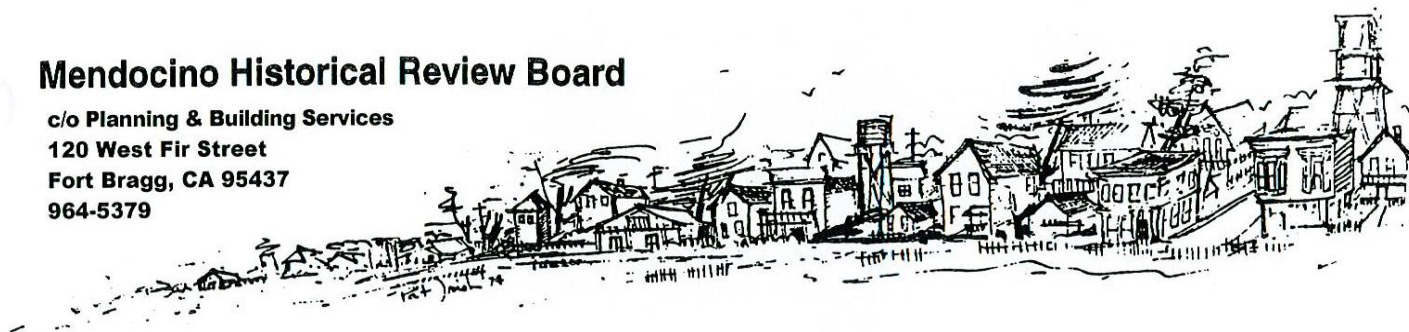
1. Roll Call.
2. Determination of Legal Notice.
3. **Matters from the Public.** The Airport Land Use Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
4. **Commission Administration.**
  - 4a. Approval of the November 16, 2017 Meeting Minutes.
5. **Regular Calendar.**
  - 5a. **CASE#:** ALUC\_2018-0002  
**DATE FILED:** 6/28/2018  
**OWNER:** PAULINE RUDDICK TTEE  
**APPLICANT:** GARTON TRACTOR  
**AGENT:** LARRY MITCHELL  
**REQUEST:** Mendocino County Airport Comprehensive Land Use Plan Consistency Determination to construct a new 5,770± sq. ft. equipment service and repair building with a maximum height of 21 ft. 8 in.  
**LOCATION:** 1± mile southeast of the Ukiah town center, lying on the south side of Talmage Rd., 800± ft. east of its intersection with S. State St., located at 285 Talmage Rd., Ukiah (APN: 003-230-34).  
**STAFF PLANNER:** Robert Dostalek
6. **Matters from Staff.**
7. **Matters from Commission.**
8. **Adjournment.**

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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## Mendocino Historical Review Board

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



## NOTICE OF PUBLIC HEARING AUGUST 6, 2018

The Mendocino Historical Review Board will perform a site view of item \*\*8b, located at 45270 Albion Street, beginning at 5:30 PM, and item \*\*8d, located at 45120 Capella Street, following. 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.**

**7a. CASE#:** MHRB\_2018-0013

**DATE FILED:** 6/27/2018

**OWNER:** LOIS JEAN B RAYMOND TTEE

**APPLICANT:** ERICA SCHNEIDER

**REQUEST:** A Mendocino Historical Review Board permit request to install a 32" by 20" wood sign painted yellow, green, and red with sign copy "Fog Eater Cafe." Sign attached to a red painted bracket. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category III Historic Resource "Eagle Saloon."

**LOCATION:** 45104 Main Street, Mendocino (APN 119-237-11)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry



**8. Public Hearing Items.**

**8a. CASE#: MHRB\_2018-0008 (Continued June 4, 2018)**

**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

**8b. CASE#: MHRB\_2016-0018**

**DATE FILED:** 6/15/2016

**OWNER:** PNP LLC

**APPLICANT:** COLLIN MAXWELL

**REQUEST:** A Mendocino Historical Review Board Permit request to demolish, reconstruct, and/or construct the Ferro House, garage, tower, fencing, driveway and other structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

**LOCATION:** 45270 Albion Street, Mendocino (APN: 119-217-06)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Bill Kinser

**8c. CASE#: MHRB\_2018-0003**

**DATE FILED:** 1/12/2018

**OWNER:** SPRING POND PROPERTIES LLC

**APPLICANT:** KELLY GRIMES

**REQUEST:** Resolution of the Mendocino Historical Review Board Approving In Part and Denying In Part MHRB Permit 2018-0003. The purpose of the Resolution is to clarify the motions made by the Review Board at its May 7, 2018, public hearing, and make findings as required by the Mendocino County Code.

**LOCATION:** 10575 Lansing Street, Mendocino (APN: 119-150-01)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**8d. CASE#: MHRB\_2018-0009**

**DATE FILED:** 6/27/2018

**OWNER:** JOHN W CORNACCHIA

**AGENT:** KELLY GRIMES

**REQUEST:** A Mendocino Historical Review Board permit request to (1) install siding at front entry, replace entry door and transom window, and replace front porch posts and brackets; (2) remove existing window and replace with 5.2 FT by 7.0 FT wooden French doors painted black and install exterior downcast lamp; (3) construct 17.8 FT by 8.5 FT at-grade stone patio; and (4) construct 6.25 SF utility cabinet with door. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Resource "Joseph Souza Silveria Silva House."

**LOCATION:** 45120 Capella St, Mendocino (APN: 119-231-11)

**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.



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## ARCHAEOLOGICAL COMMISSION AGENDA

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AUGUST 8, 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#:** CDP\_2016-0052

**DATE FILED:** 12/15/2016

**OWNER:** DEPARTMENT OF TRANSPORTATION

**APPLICANT:** FRANK DEMLING, CALTRANS

**AGENT:** LORI MCINTOSH

**REQUEST:** Construct four vehicular turnouts along State Route (SR) 1. The turnouts would be 15 ft. wide and from 240 to 800 ft. in length. The project will require excavation of the cut slope, grading, installation of structural pavement sections, culvert extension, vegetation removal, pavement striping, call box relocation, utility relocation, placement of signage, and use of staging areas.

**LOCATION:** In the Coastal Zone along State Route 1 Post Miles 38.5 (L1), 44.7(L3), 69.1(L4), 74.5(L5).

**STAFF PLANNER:** Julia Acker

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

**DATE FILED:** 2/3/2017

**OWNER/APPLICANT:** PABLO ALEJANDRO ROMANO

**REQUEST:** Standard Coastal Development Permit to construct a 1,167 sq. ft. single family residence, 530 sq. ft. attached garage, 603 sq. ft. deck and associated development.

**LOCATION:** In the Coastal Zone, within the community of Irish Beach, the site is located on the north side of Forest View Rd. (CR 551A), 0.25± mile west of its intersection with Pomo Lake Dr. (CR 551), located at 15761 Forest View Road, Manchester (APN: 132-130-08).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

3c. **CASE#:** CDP\_2018-0009

**DATE FILED:** 4/5/2018

**OWNER/APPLICANT:** ADAM LEVY

**REQUEST:** Administrative Coastal Development Permit to construct a 2,795± sq. ft., single family residence with a 456± sq. ft. attached garage and 704± sq. ft. of deck; construct a 640± sq. ft. guest cottage (to provide temporary occupancy while constructing the main residence), a 2,500± sq. ft. workshop/office and temporary occupancy of a Travel Trailer during construction.

**LOCATION:** On the north and south sides of Zettler Rd. (private), ±0.8 miles west of its intersection with Ten Mile Rd. (CR 506), located at 44924 Zettler Rd., Point Arena (APN: 027-361-25).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Robert Dostalek



#### 4. REVIEW OF SURVEY

**4a. CASE#: AP\_2017-0055 (Continued from June 13, 2018 and July 11, 2018)**

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

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

**REQUEST:** 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

#### 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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**AUGUST 9, 2018  
10:00 A.M.**

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**Mendocino County Administration Center  
501 Low Gap Road, Ukiah, California  
Planning and Building Services – Public Conference Room**

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. **CASE#:** U\_2017-0030

**DATE FILED:** 11/28/2017

**OWNER/APPLICANT:** NATHANIEL BUTTRICK

**AGENT:** PETER HUSON

**REQUEST:** A Minor Use Permit for an indoor cannabis cultivation (Type C-A (2500 ft<sup>2</sup>); AG\_2017-0251) site of no more than 2,500 sq. ft. of canopy, as well as a medium mixed light cultivation (Type 1B (5,000 ft<sup>2</sup>); AG\_2017-0249) site of no more than 5,000 sq. ft. 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 5,000 ft<sup>2</sup>.

**LOCATION:** 5.1± miles west of Mendocino town center, on the north side of Comptche Ukiah Rd. (CR 233), 4± miles west of its intersection with Hwy. 1 (CA-1 S), located at 40500 Comptche Ukiah Rd., Mendocino (APN: 121-210-31).

**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.

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**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

AUGUST 9, 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\_2018-0044 (Continued from July 12, 2018)

**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

##### 2b. CASE#: B\_2018-0040

**DATE FILED:** 5/24/2018

**OWNER/APPLICANT:** ROLAND & BARBARA WENTZEL TTEES

**REQUEST:** Boundary line adjustment to reconfigure the boundaries between 3 existing legal parcels. Parcel 1 (APNs: 189-070-26, 189-060-29, 189-080-19, & 189-090-22x) will decrease by 94± acres to 164± acres. Parcel 2 (APNs: 189-070-27, 189-060-34, 189-080-15, & -18) will increase by 4± acres to 167± acres. Parcel 3 (APNs: 189-080-16, & -17) will increase by 89± acres to 258± acres.

**LOCATION:** Talmage area. On the south side of Mill Creek Rd. (CR 203), 3.28± miles east of its intersection with Old River Rd. (CR 201), located at 5165 Mill Creek Rd., Talmage (APNs: 189-070-26, 189-060-29, 189-080-19, 189-090-22x, 189-070-27, 189-060-34, 189-080-15, 18, 189-080-16, & -17)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

##### 2c. CASE#: B\_2018-0046

**DATE FILED:** 6/28/2018

**OWNER/APPLICANT:** CROPLEY HOLDING LLC AND MENDO LAND HOLDINGS, LLC AND HARWOOD INVESTMENT COMPANY

**AGENT:** SHN, ATTN: MATT HERMAN

**REQUEST:** Boundary line adjustment to reconfigure the boundary between 4 existing Parcels. Parcel 1 (APN: 038-130-91) will increase to 29.13± acres. Parcel 2 (APN: 038-130-90) will increase to 10.5± acres. Parcel 3 (APN: 038-130-50) will decrease to 7.33± acres, and Parcel 4 (APN: 038-130-49) will increase to 22.45± acres.

**LOCATION:** Willits. On the west side of Cropley Ln. (City of Willits), at its intersection with Hwy. 20, 0.7± miles west of its intersection with US Hwy. 101, located at 801 Quarry Road, Willits (APNs: 038-130-49, 50, 90, 91).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford



**2d. CASE#: B\_2018-0048**

**DATE FILED:** 7/12/2018

**OWNER/APPLICANT:** MORENO & COMPANY

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between 2 existing Parcels to align them with US Hwy. 101. Parcel 1 (APN: 170-210-01, 001-360-29) will decrease to 8.9± acres, and Parcel 2 (APN: 001-360-31, 33) will increase to 24.5± acres.

**LOCATION:** Ukiah. On the south side of Ford Rd. (CR 250), .38± miles east of its intersection with N. State St. (CR 104), located at 401 Ford Road, Ukiah. Parcel 2 and a portion of Parcel 1 are also within the Brush Street Triangle area. (APNs: 170-210-01, 001-360-29, -31, & -33).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2e. CASE#: B\_2018-0049**

**DATE FILED:** 7/17/2018

**OWNER/APPLICANT:** DAVID W SPINOSA TTEE

**AGENT:** POPE ENGINEERING

**REQUEST:** Boundary Line Adjustment to transfer .36± acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 014-460-61) will increase to 2.04± acres and Parcel 2 (APN: 014-460-54) will decrease to 21.85± acres.

**LOCATION:** 1.16± miles northwest of the community of Laytonville, on the south side of Ten Mile Creek Rd. (private), 0.8± miles west of its intersection with US Hwy. 101, located at 45600 Meadow Ln., Laytonville (APNs: 014-460-61, & -54).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2f. CASE#: B\_2018-0050**

**DATE FILED:** 7/17/2018

**OWNER/APPLICANT:** MATTHEW C EDWARDS

**AGENT:** POPE ENGINEERING

**REQUEST:** Boundary Line Adjustment to transfer 11.89± acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 049-250-64) will decrease to 127± acres, and Parcel 2 (APNs: 049-250-66, 049-290-46, 049-320-02) will increase to 326± acres.

**LOCATION:** 0.9± miles southwest of the community of Yorkville, on the west side of Elkhorn Rd. (CR 120), 1.67± miles south of its intersection with Hwy. 128, located at 28120 Elkhorn Rd., Yorkville (APNs: 049-250-64, 66, 049-290-46, & 049-320-02).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**3. MINOR SUBDIVISIONS**

None.

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#: PAC\_2018-0006**

**DATE FILED:** 7/17/2018

**OWNER/APPLICANT:** DONALD J LUCCHESI

**AGENT:** JAMES R. BARRETT

**REQUEST:** Rezone and General Plan Amendment to change classification from Agriculture (AG) to Suburban Residential (SR).

**LOCATION:** Talmage area. On the east side of Sanford Ranch Rd. (CR 200), 0.23± miles north of its intersection with Hwy. 222, located at 1251 Sanford Ranch Rd., Talmage (APN: 181-050-30)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**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](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

AUGUST 16, 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\_2018-0004  
**DATE FILED:** 3/13/2018  
**OWNER:** SWIMMY MENDO OWNER LLC  
**APPLICANT:** EVENT HORIZON TECHNOLOGIES INC  
**AGENT:** RICHARD KNOLL CONSULTING  
**REQUEST:** Use Permit to allow for a multi-use cannabis facility at the site formerly known as the Bel Arbres Fetzer Winery. Activities would include manufacturing (Level 1 non-volatile and Level 2 volatile), distribution, and testing as defined by Mendocino County Code Section 20.243. These activities would be conducted in separate existing structures, in spaces totaling 21,100 square feet. The remaining existing structures (totaling ~46,300 square feet) will be utilized for future activities including expansion of cannabis processing and industrial storage for the aforementioned cannabis activities.  
**LOCATION:** 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Road (CR 238B), 1± mi. west of its intersection with Uva Drive (CR 239). Located 1150 Bel Arbres Drive, Redwood Valley (APN: 162-011-28; 162-190-06, 162-221-11, 162-240-56; 162-160-08, 162-190-09, 162-200-24, 162-240-55).  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**PROJECT COORDINATOR:** Sam 'Vandy' Vandewater
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](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.

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>



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## AIRPORT LAND USE COMMISSION AGENDA

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AUGUST 16, 2018  
2:00 P.M.

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**Mendocino County Administration Center  
Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California**

### ORDER OF AGENDA

1. Roll Call.
2. Determination of Legal Notice.
3. **Matters from the Public.** The Airport Land Use 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.
4. **Commission Administration.**
  - 4a. Approval of the January 18, 2018 Meeting Minutes.
5. Regular Calendar.
  - 5a. **CASE#:** ALUC\_2018-0002 (**Continued from August 2, 2018**)  
**DATE FILED:** 6/28/2018  
**OWNER:** PAULINE RUDDICK TTEE  
**APPLICANT:** GARTON TRACTOR  
**AGENT:** LARRY MITCHELL  
**REQUEST:** Mendocino County Airport Comprehensive Land Use Plan Consistency Determination to construct a new 5,770± sq. ft. equipment service and repair building with a maximum height of 21 ft. 8 in.  
**LOCATION:** 1± mile southeast of the Ukiah town center, lying on the south side of Talmage Rd., 800± ft. east of its intersection with S. State St., located at 285 Talmage Rd., Ukiah (APN: 003-230-34).  
**STAFF PLANNER:** Robert Dostalek
  - 5b. **CASE#:** ALUC\_2018-0003  
**DATE FILED:** 7/6/2018  
**OWNER:** HOMESTEAD EXCHANGE  
**APPLICANT:** JASON BRENNER  
**REQUEST:** Mendocino County Airport Comprehensive Land Use Plan Consistency Determination to construct a new 5,783± sq. ft., second story addition to an existing 10,116 sq. ft. commercial building. Maximum height of the proposed addition would be 28 feet, 9 inches.  
**LOCATION:** 0.5± mile south of the Ukiah town center, lying on the south side of Gobbi St., 400± ft. east of its intersection with S. State St., located at 721 S. State St., Ukiah (APN: 003-040-59).  
**STAFF PLANNER:** Robert Dostalek
6. Matters from Staff.
7. Matters from Commission.
8. 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/government/planning-building-services/meeting-agendas/airport-land-use-commission](http://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission)

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.





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## ZONING ADMINISTRATOR AGENDA – SPECIAL MEETING

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**AUGUST 22, 2018  
10:00 A.M.**

**Mendocino County Administration Center  
860 North Bush Street, Ukiah, California  
Planning and Building Services – Public Conference Room**

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. **CASE#:** U\_2017-0030

**DATE FILED:** 11/28/2017

**OWNER/APPLICANT:** NATHANIEL BUTTRICK

**AGENT:** PETER HUSON

**REQUEST:** A Minor Use Permit for an indoor cannabis cultivation (Type C-A (2500 ft<sup>2</sup>); AG\_2017-0251) site of no more than 2,500 sq. ft. of canopy, as well as a medium mixed light cultivation (Type 1B (5,000 ft<sup>2</sup>); AG\_2017-0249) site of no more than 5,000 sq. ft. 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 5,000 ft<sup>2</sup>.

**LOCATION:** 5.1± miles west of Mendocino town center, on the north side of Comptche Ukiah Rd. (CR 233), 4± miles west of its intersection with Hwy. 1 (CA-1 S), located at 40500 Comptche Ukiah Rd., Mendocino (APN: 121-210-31).

**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.

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**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.

**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>