



PLANNING COMMISSION AGENDA

MAY 2, 2019
10:00 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.** Discussion and Presentation Regarding Water Regulations in Mendocino County; Presented by Environmental Health and the County Water Agency.
- 7. Matters from Staff.**
 - 7a.** Distribution of Power Point Presentation from Mead & Hunt, Airport Land Use Comprehensive Plan Update.
- 8. Matters from Commission.**
- 9. Approval of Minutes.**
 - 9a.** January 18, 2018
 - 9b.** April 19, 2018
 - 9c.** May 3, 2018
 - 9d.** February 7, 2019
- 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>

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING MAY 6, 2019

The Mendocino Historical Review Board will convene 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.

AMENDED - ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
 - 2a. Nomination and Election of Review Board Chair and Vice Chair
3. Determination of Legal Notice.
4. Approval of Minutes.
 - 4a. None.
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**

None.
9. **Public Hearing Items.**
 - 9a. **CASE#:** MHRB_2019-0002
DATE FILED: 1/18/2019
OWNER/APPLICANT: ROBERT JOSEPH SCHMITT
REQUEST: Mendocino Historical Review Board Permit to construct a 2,237 sq. ft., two-story, single family residence on a developed lot in the Mendocino Mixed Use District. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 45020 Ukiah (CR 407C) St., Mendocino (APN: 119-234-11).
STAFF PLANNER: JULIANA CHERRY



10. Matters from the Board.

- 10a. Vote for the Historic Preservation Award Nominees: Sheriff Substation Restoration, Street Lighting Project, or House at 10560 Kelly Street.
- 10b. Discussion of simplifying color approval process for exterior paints.
- 10c. Discussion of simplifying the format of MHRB staff reports to the Board.
- 10d. Discussion regarding alternatives to fielding questions from the public.
- 10e. Discussion regarding holding MHRB Meetings when no applications have been received.

11. Matters from the Staff.

- 11a. Code Enforcement Update in the Town of Mendocino
- 11b. Director's Report

12. Adjourn

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the MHRB's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.



ARCHAEOLOGICAL COMMISSION AGENDA

MAY 8, 2019
2:00 PM

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

ORDER OF AGENDA

1. ROLL CALL

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

3. SURVEY REQUIRED

None.

4. REVIEW OF SURVEY

4a. CASE#: CDP_2018-0020

DATE FILED: 7/20/2018

OWNER/APPLICANT: ROBERT & RONI GRECO

AGENT: HOWARD CURTIS, ARCHITECT

REQUEST: Administrative Coastal Development Permit request to construct a 2,283 sq. ft. single-family residence with loft, 700 sq. ft. attached garage/shop, and associated ancillary development.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone and the Irish Beach Subdivision, on the east side of Cypress Point Rd. (CR 576), 200± ft. north of its intersection with Sea Cypress Dr. (CR 568), located at 14765 Cypress Point Rd., Manchester (APN 132-073-02).

STAFF PLANNER: JULIANA CHERRY

5. MISCELLANEOUS REVIEW

None.

6. MATTERS FROM COMMISSION

None.

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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SUBDIVISION COMMITTEE AGENDA

MAY 9, 2019
9:00 A.M.

PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2019-0001 (Continued from April 11, 2019)

DATE FILED: 1/7/2019

OWNER/APPLICANT: CHRISTOPHER GARLINGTON

REQUEST: Boundary Line Adjustment to transfer 1.21± acres from Parcel 1 (APN: 046-031-37) to Parcel 2 (APN: 046-031-38). Parcel 1 will decrease to 20.53± acres and Parcel 2 will increase to 32.61± acres.

LOCATION: 1.8± miles southeast of the community of Philo on the east side of Vista Ranch Road (Private), 0.25± miles northeast of its intersection with County Road 151, located at 6721 and 6731 Vista Ranch Rd., Boonville (APNs: 046-031-37, & -38).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2019-0007

DATE FILED: 3/1/2019

OWNER: JUSTIN REILLY

APPLICANT: CHRISTINE CLARK

AGENT: J.R.BARRET

REQUEST: Boundary Line Adjustment to adjust the boundaries between 4 existing lots. Lot 1 (APN 026-270-32) will increase to 36± acres. Lot 2 (APNs 026-240-28, 026-270-30) will decrease to 55± acres. Lot 3 (APNs 026-270-33, 026-280-51) will increase to 44 acres±. Lot 4 (APN 026-280-52) will decrease to 10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.3± miles southeast of the community of Navarro on the south side of Clark Road (CR 130-B), .1± miles from its intersection with SR 128 as 3000 Clark Road, Philo. APNs: 026-270-32, 026-240-28, 026-27030, 33, 026-280-51, 52.

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2019-0015

DATE FILED: 3/21/2019

OWNER/APPLICANT: MEAGAN HEDLEY

AGENT: BEN LOMAX

REQUEST: Boundary Line Adjustment to adjust the boundaries between two existing parcels. Parcel 1 (APN: 012-611-68) will increase to 22.88± acres and Parcel 2 (APN: 012-611-67) will decrease to 107.12± acres.

LOCATION: 11.5± miles north of Laytonville on either side of Bunim Road (private), 0.85 miles west of its intersection with Registered Guest Road (private), located at 2600 Bunim Rd. (APNs: 012-611-67, & -68).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD



2d. **CASE#:** B_2019-0016
DATE FILED: 3/29/2019
OWNER: REMI & ZOUBIDA ZAJAC
APPLICANT: REMI ZAJAC
REQUEST: Boundary Line Adjustment to adjust the boundaries between three existing parcels. Parcel 1 (APN: 166-230-09) will increase to 8.2± acres, Parcel 2 (APN: 166-230-10) will increase to 1.2± acres, and Parcel 3 (APN: 166-230-11) will decrease to 10.95± acres.
LOCATION: 2± miles southeast of the Redwood Valley community on the east side of Road B (CR 231A), 1.6± miles east of the intersection with East Road (CR 230), located at 3350 Road B, Redwood Valley (APNs: 166-230-09, -10, & -11).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: DIRK LARSON

2e. **CASE#:** B_2019-0017
DATE FILED: 4/3/2019
OWNER: KRISTEN & AGUSTIN MARIN AND UKIAH UNIFIED SCHOOL DIST.
APPLICANT: KRISTEN & AGUSTIN MARIN
AGENT: JAVIER RAU
REQUEST: Boundary Line Adjustment to transfer 0.05± acres from Parcel 2 (APN: 163-200-01) to Parcel 1 (APN: 163-210-16) to allow existing single family residence on Parcel 1 to meet setbacks. Parcel 1 will increase to 1.37± acres, and Parcel 2 will decrease to 44.95± acres.
LOCATION: 0.3± miles southwest of Redwood Valley on the east side of Pinecrest Drive (private) 0.28± miles south of its intersection with School Way (CR 236), located at 8381 Pinecrest Dr., Redwood Valley (APNs: 163-210-16 & 163-200-01).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS_2011-0002 (**Continued from 4/11/2019**)
DATE FILED: 5/6/2011
OWNER: JOHN & MYRNA FOSTER
APPLICANT: JOHN FOSTER
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to reconfigure three (3) legal parcels and a Minor Subdivision of an 8.93± acre parcel to create 4 lots of 1.08±, 1.12±, 1.33± and 1.74± net acres and a remainder of 2.79± acres. See also B_2011-0017.
LOCATION: In the Laytonville area, lying on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429), located at 1163, 1155, 1221 North Rd., Laytonville (APNs: 014-210-72, -73, & -74x).
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: SAM VANDEWATER

3b. **CASE#:** MS_2018-0001 (**Continued from 4/11/2019**)
DATE FILED: 1/4/2018
OWNER/APPLICANT: SCOTT BROWN
REQUEST: Subdivision of a 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres.
LOCATION: 2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E), located at 31120 Thomas Ln., Fort Bragg (APN: 019-333-18).
STAFF PLANNER: SAM VANDEWATER



3c. CASE#: MS_2018-0004

DATE FILED: 6/19/2018

OWNER/APPLICANT: KENNETH & ROSWIHTA SCHAFFER

AGENT: AMY WYNN, WYNN COASTAL PLANNING

REQUEST: Parcel division modification to amend a specific condition of approval of a subdivision approved in 1972. The modification of the condition of approval would allow flexibility to move the existing approved encroachment from State Route 1, and on a sharp curve, to a location approximately 150 feet to the south along a straight section of State Route 1. This application is being processed concurrently with Coastal Development Permit CDP_2018-0018 to construct a single-family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.8± mile north of the town of Albion, 0.3± miles northwest of the intersection of State Route 1 (SR1) and Albion Little River Road. (CR 403), lying on the west side of SR 1. Addressed at 3980 NO HWY 1, Albion CA (APN 123-030-09).

STAFF PLANNER: KEITH GRONENDYKE

4. MATTERS FROM STAFF

5. ADJOURNMENT

ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

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

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



COASTAL PERMIT ADMINISTRATOR AGENDA

MAY 9, 2019
9:00 A.M.

**PUBLIC CONFERENCE ROOM
MENDOCINO COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH, CALIFORNIA**

ORDER OF AGENDA

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#:** CDP_2016-0005
DATE FILED: 1/25/2016
OWNER: STATE OF CALIFORNIA
APPLICANT: CALIFORNIA STATE PARKS C/O BRIAN DEWEY
AGENT: BRAD MICHALK
REQUEST: A Standard Coastal Development Permit to upgrade the existing campground and associated facilities at Russian Gulch State Park to comply with the Americans with Disabilities Act (ADA) and California State Parks Accessibility Guidelines. Work includes upgrade of 3 campsites, 5 water stations, 2 restroom buildings, the day use area, the Headland parking area, and along the Fern Canyon trail.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3± miles north of Mendocino town, on either side of State Route 1, at its intersection with Russian Gulch State Park Road (State), located at 12301 N. Highway 1, Mendocino (APNs: 118-260-01; 118-270-06; 118-280-01; 118-520-01; 119-380-06).
STAFF PLANNER: SAM VANDEWATER
4. **Matters from Staff.**
5. **Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Administrator that are not on the posted agenda and items which have not already been considered by the Administrator. No action will be taken.
6. **Adjournment.**

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator.

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



PLANNING COMMISSION AGENDA

MAY 16, 2019
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_2019-0001
DATE FILED: 1/10/2019
OWNER: PATRICK DUGGAN
APPLICANT: REDWOOD REMEDIES
AGENT: EMILY HACKBARTH
REQUEST: Rezone of a 12.34± acre portion of a 22.35± acre parcel within the Rural Residential zoning district, from a lot size minimum of 1 acre (RR:1) to 10 acres (RR:10).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.2± miles east of Redwood Valley center, on the south side of Road D (CR 232), 0.1± miles east of its intersection with Harris Court (Private); located at 1401 Road D, Redwood Valley (APNs 163-082-09 and 163-090-05)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
 - 6b. **CASE#:** UM_2019-0001
DATE FILED: 3/15/2019
OWNER: RURAL COMMUNITES HOUSING DEVELOPMENT CORP. (RCHDC)
APPLICANT: RCHDC
AGENT: RYAN LARUE
REQUEST: Use Permit Modification for U_2016-0003 to allow for project phasing and to change the target population from exclusively senior housing to mixed population low income housing.
ENVIRONMENTAL DETERMINATION: Addendum to a previously adopted Mitigated Negative Declaration
LOCATION: Bordering the Ukiah City limits, lying on the south side of Brush Street (CR 217) at the eastern intersection of Orr Street (CR 216), 250± ft. from the intersection of Orchard Avenue (City Limits) to the west. The property is bounded on the south by 1,000± ft. of Orr Creek, which defines the limits between the City and County (APN: 002-101-26).
SUPERVISORIAL DISTRICT: 2
STAFF PLANNER: SUSAN SUMMERFORD



6c. CASE#: U_2017-0034

DATE FILED: 12/22/2017

OWNER: LORDS LAND MINISTRIES

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP, LLC/ JARED KEARSLEY

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion (APN: 126-230-33).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER

6d. CASE#: U_2017-0036

DATE FILED: 12/22/2017

OWNER: AT&T CORP

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP, LLC

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of an 80 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: In the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, located at 44601 Kinney Road (APN 133-010-04).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER

6e. CASE#: U_2017-0038

DATE FILED: 12/22/2017

OWNER: HARTSTONE BIBLE CONFERENCE

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP, LLC

REQUEST: Use Permit to authorize construction and operation of a wireless communication facility consisting of: 175 ft. tall lattice tower with various appurtenant equipment and ground equipment, a generator, and an equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching power and fiber to the site location. The proposed lattice tower will be located within a 1,680 sq. ft. fenced compound.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4± miles north of the town of Potter Valley, located on the west side of Van Arsdale Rd. (CR 242), 2± miles northwest of its intersection with Eel River Rd. (CR 240B), located at 17856 Van Arsdale Rd., Potter Valley (APN 171-080-14).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: JULIA ACKER



6f. **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 telecommunications facility within a 2,025 sq. ft. leased area. The proposed site is to consist of; a 153 ft. tall lattice type tower with 12 panel antennae, various appurtenant equipment, diesel generator for backup power, and ground mounted equipment cabinets within the leased area. Access to the site is to be via a 7,346± ft. long roadway off of Mattilla Rd.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
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 to the proposed tower will be via a new access roadway off of Mattilla Rd., no address assigned. 29445 Comptche-Ukiah Road, Comptche (APN: 125-270-11).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE

6g. **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 square foot lease area. The site is proposed to consist of a 153 foot 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 foot long roadway from State Highway 128.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 2 ± miles northwest of the town of Boonville, 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).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE

7. **Matters from Staff.**

8. **Matters from Commission.**

9. **Approval of Minutes.**

None.

10. **Adjournment.**

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MENDOCINO COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 N BUSH STREET, UKIAH, CA 95482 707-234-6650



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COASTAL DEVELOPMENT PERMITS AGENDA

**MAY 23, 2019
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#:** CDPM_2018-0002

DATE FILED: 6/6/2018

OWNER: JAMES DANIEL CUMMINGS

APPLICANT: JAMES CUMMINGS & JUSTIN MOHATT

AGENT: Schlosser Newberger Architects

REQUEST: A request to Modify Coastal Development Permit #CDP 55-97 by constructing planter boxes and a wind break, landscaping with non-native plants, install a gas fire pit in the patio area, and painting the existing structures a dark grey.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, on the west side of State Route 1 (SR 1), 1± mile south of Elk and the intersection of SR 1 and Philo Greenwood Rd (CR 132), located at 7300 South Hwy 1, Elk (APN: 127-280-01).

SUPERVISORIAL DISTRICT: 5

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.

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