

Mendocino Historical Review Board

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



NOTICE OF PUBLIC HEARING JULY 1, 2019

The Mendocino Historical Review Board will perform a site view of item *9a. at 6:30 pm. The Review Board will then 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. Approval of Minutes.
 - 4a. January 7, 2019
 - 4b. March 4, 2019
 - 4c. May 6, 2019
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_2016-0018
DATE FILED: 6/15/2016
OWNER: PNP LLC
APPLICANT: COLLIN MAXWELL
REQUEST: Mendocino Historical Review Board Permit 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.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 45270 Albion Street, Mendocino (APN: 119-217-06)
STAFF PLANNER: JULIA ACKER



10. Matters from the Board.

- 10a.** Discussion and Possible Approval of Policy to Simplify the Color Approval Process for Exterior Paints.

11. Matters from the Staff.

12. Adjourn

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

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

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



PLANNING COMMISSION
AGENDA **SPECIAL MEETING**

JULY 3, 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. **CASE#: U_2017-0038 (Continued from May 16, 2019)**

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
 - 6b. **CASE#: R_2019-0004**

DATE FILED: 2/7/2019
OWNER: LEAH BRADLE
APPLICANT: JOLENE ALLEN
AGENT: ANNJE DODD
REQUEST: Rezone of 1 parcel from Limited Commercial (C1) to General Commercial (C2).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER



7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of Minutes.**
 - 9a. December 6, 2018
 - 9b. May 16, 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.

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



ARCHAEOLOGICAL COMMISSION AGENDA

JULY 10, 2019
2:00 PM

AMENDED

**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#: U_2018-0026

DATE FILED: 10/29/2018

OWNER/APPLICANT: DAVID & LINDA GATES

REQUEST: Major Use Permit for a Single-Family residence, Second Residential Unit, and 4 Guest Cottages for use as Transient Habitation-Resort and Recreational Facilities.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 8.1± miles north of Cloverdale town center, on the east side of State Route 128 (SR 128), 7.1± miles north of its intersection with North Cloverdale Boulevard, located at 33680 Hwy 128, Yorkville (APN: 049-380-72).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

4. REVIEW OF SURVEY

4a. CASE#: U_2019-0010

DATE FILED: 5/31/2019

OWNER: 16000 S HIGHWAY 1

APPLICANT: RTI INFRASTRUCTURE, INC.

AGENT: BRIAN BERGFALK

REQUEST: Coastal Development Use Permit request for a trans-oceanic fiber optics cable. The cable will land on the northern parcel (APN 132-170-11) through landing manholes (to be constructed). The cable will then travel south along State Route 1 to between one and three Cable Landing Station at the following APNs: 133-010-04, 133-010-28, and 133-090-06. Development includes ground disturbance via bore holes for placing the cable and construction of land structures on landing parcel. Additional ground disturbance will be required at each Cable Landing Station, also completed via bore holes. A full project description is provided with the application.

ENVIRONMENTAL DETERMINATION: Prepared by California State Lands Commission SCH #2019049159 Mitigated Negative Declaration

LOCATION: In the Coastal Zone, several parcels will host components of the cable. The landing parcel is located 3± miles north of Manchester center, on the west side of State Route 1 (SR 1), 0.5± miles south of its intersection with Irish Beach Dr (CR 539), located at 16000 S Hwy 1, Manchester (APN 132-170-11). Cable Landing Stations are located at the following sites: 44601 Kinney Road (133-010-04), 18650 S Hwy 1 (133-010-28), and 19700 S Hwy 1 (133-090-06).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER



6. MATTERS FROM COMMISSION

None

7. MATTERS FROM THE PUBLIC

8. 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

**JULY 11, 2019
10:00 A.M.**

**PLANNING AND BUILDING SERVICES
860 N. BUSH STREET, UKIAH, CALIFORNIA
PUBLIC CONFERENCE ROOM**

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.
 - 3a. **CASE#:** U_2019-0004
DATE FILED: 3/1/2019
OWNER: DWIGHT & ALLIS HARRIS JR
APPLICANT: ALLISON HARRIS
REQUEST: A Minor Use Permit to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 ft² of mature canopy within two (2) structures per Mendocino County Code Section 20.242.040 (C)(1)(c). This property is subject to the 'Sunset Clause'.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
Section 15303 (New Construction or Conversion of Small Structures).Categorically Exempt
LOCATION: 5.5± miles southeast of Fort Bragg City center, lying on the north side of Mitchell Creek Drive (Private), 1.4± miles southeast of its intersection with Turner Road (CR 141F), located at 14701 Mitchell Creek Drive, Fort Bragg, CA (APN: 118-460-10)
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
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.

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www.mendocinocounty.org/pbs



SUBDIVISION COMMITTEE AGENDA

JULY 11, 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_2019-0012

DATE FILED: 3/6/2019

OWNER: ISHVI BENZVI AUM

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing parcels.

Parcel one (APN: 118-160-29) will increase from 16± acres to 17± acres. Parcel two (APN: 118-160-29) will decrease from 11± acres to 10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.88± miles northwest of the center of the Town of Mendocino, on the eastside of Point Cabrillo Drive (CR 564), 0.99± miles north of its intersection with State Route 1 (SR 1), located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-29).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MIO MENDEZ

2b. CASE#: B_2019-0021

DATE FILED: 5/7/2019

OWNER: DONALD HODGE JR

APPLICANT: GEORGE WEGER

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between three existing lots. Lot 1 (APNs: 149-270-20, 09) will decrease to 40± acres. Lot 2 (APNs: 149-270-23, 24) will decrease to 27± acres. Lot 3 (APN 149-270-27) will increase to 71± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 9.5± miles northwest of Ukiah on the south side of Orr Springs Road (CR 223) 10.1± miles west of its intersection with North State Street (CR 104) at 13051 Orr Springs Road, Ukiah. APNs: 149-270-09, 20, 23, 24, 27.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2019-0023

DATE FILED: 5/23/2019

OWNER: JOANNE C CRAIGHEAD

APPLICANT: JILL CRAIGHEAD

AGENT: MATT HERMAN

REQUEST: Reconfigure the boundary lines between 2 existing legal parcels. Existing parcel sizes 21.42± and 20.29± acres and after adjustment each parcel will be 20.80± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.8± miles northwest of Willits town center, on the north and south side of Sherwood Rd and 0.3± miles northwest of 3rd Gate. APNs: 037-602-03 and 037-601-10.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MATT GOINES



2e. CASE#: B_2019-0024

DATE FILED: 5/23/2019

OWNER/APPLICANT: MARIO KASHOU

AGENT: JIM RONCO

REQUEST: Reconfigure the boundaries between three(3) legally non-conforming parcels into three(3) parcels of 80 acres each.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.00± miles West of Ukiah and 1.3± miles South of the intersection of Low Gap and Pine Ridge Roads located on the East side of Pine Ridge Road. APN's: 156-210-05, 156-230-01, 156-230-02.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

2f. CASE#: B_2019-0025

DATE FILED: 5/23/2019

OWNER/APPLICANT: BRANDON AUSTIN

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between two existing lots. Lot 1 (APN 047-230-03) will increase from 3.78± acres to 57± acres. Lot 2 (APNs 047-230-08, 047-300-01, 047-290-01, 047-170-22) will decrease from 290± acres to 240± acres. Both lots will be split-zoned between Rangeland and Agriculture districts.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 8.3± miles southeast of Ukiah on the west side of US 101, .5± miles south of its intersection with Henry Station Road (CR 107-C) at 8595 S. Highway 101, Ukiah. APNs: 047-170-22, 047-230-03, 08, 047-290-01, 047-300-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2g. CASE#: B_2019-0026

DATE FILED: 6/4/2019

OWNER/APPLICANT: FERRARI CARANO VINEYARDS & WINERY

AGENT: JAMES R. BARRETT

REQUEST: Boundary Line Adjustment to establish existing fence as legal boundary between two lots. Lot 1 (APNs 026-295-10, 026-330-06) will remain at 89.97± acres, and Lot 2 (APNs 026-295-37, 026-294-14, 026-330-44) will remain at 162± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles northwest of Philo on the north side of State Route 128 (SR 128), .35± miles east of its intersection with Nash Mill Road (private) at 4741 Highway 128, Philo. APNs: 026-295-10, 37, 026-233-06, 026-330-44, 026-294-14.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2h. CASE#: B_2019-0027

DATE FILED: 6/5/2019

OWNER: SUZANNE JAHNKE

APPLICANT: JASON MCCONNELL

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to merge two lots. Lot 1 (APNs: 184-210-05, 06, 07) at 4.09± acres and Lot 2 (no APN; former county right-of-way) at .93± will merge into a single 5.02± acre lot. Lot 2 was formerly the right of way for Cox Schrader Road {Frontage Road E} (CR 141), which was renamed Rivino Ranch Road and vacated by Ordinances 18-060 and 18-061.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.75± miles southeast of the City of Ukiah on the east side of US 101 at its intersection with Rivino Ranch Road (private) at 4101 Rivino Ranch Road. APNs: 184-210-05, 06, 07.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD



3. MINOR SUBDIVISION

3a. CASE#: MS_2011-0002

DATE FILED: 5/6/2011

OWNER/APPLICANT: JOHN & MYRNA 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.

ENVIRONMENTAL DETERMINATION: Negative Declaration

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 Road; AP#'s: 014-210-72, 73 and 74x.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SAM VANDEWATER

3b. CASE#: MS_2018-0006

DATE FILED: 12/17/2018

OWNER/APPLICANT: DONALD & SHELLI CORNS

AGENT: RON W FRANZ

REQUEST: Minor Subdivision of a 7.3± acre parcel creating three (3) parcels, ranging in size from 1.31± to 3.09± acres.

LOCATION: 1.2± miles southwest of Redwood Valley town center, lying east of Uva Drive (CR 239), 0.3 ± miles southeast of its intersection with Bel Arbres Drive (CR 238B), located at 7899 & 7915 Uva Dr., Redwood Valley (APN: 165-040-14).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: EDUARDO HERNANDEZ

4. PREAPPLICATIONS

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.

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



PLANNING COMMISSION AGENDA

JULY 18, 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#:** MS_2018-0001
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
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
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 Lane, Fort Bragg (APN 019-333-18)
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: SAM VANDEWATER
 - 6b. **CASE#:** OA_2018-0009/GP_2018-0003
DATE FILED: 12/31/2018
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
REQUEST: Review and consider a recommendation to the Board of Supervisors on an amendment of the Mendocino County Local Coastal Program Land Use Plan (General Plan Coastal Element) and Implementation Program (Coastal Zoning Code) to regulate development of Accessory Dwelling Units (ADUs) in the Coastal Zone in compliance with recent State legislation as codified in Gov. Code Section 65852.2.
ENVIRONMENTAL DETERMINATION: Statutory Exemption pursuant to Public Resources Code section 21080.17
LOCATION: Within the unincorporated areas of Mendocino County located inside the Coastal Zone boundary (Mendocino County Code, Title 20, Division II), excluding the Town of Mendocino (Mendocino County Code, Title 20, Division III).
SUPERVISORIAL DISTRICT: 4 & 5
STAFF PLANNER: JULIA ACKER KROG



6c. CASE#: OA_2019-0001

DATE FILED: 01/02/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a recommendation to the Board of Supervisors on an amendment of the Mendocino County Local Coastal Program to add two new chapters to the Coastal Zoning Code regulating Coastal Cannabis Cultivation and Coastal Cannabis Facilities and corresponding changes to Chapter 10A.17 and Chapter 6.36 of Mendocino County Code to integrate the new Coastal Chapters into the County's existing permitting systems. The chapter regarding Coastal Cannabis Cultivation will govern activities related to the cultivation of cannabis and establish limitations on the location and intensity of cannabis cultivation in the unincorporated area of Mendocino County within the Coastal Zone Area. The chapter regarding Coastal Cannabis Facilities will regulate land use and zoning to ensure that the scale of processing, manufacturing, testing, retailing/dispensing and distribution of cannabis is compatible with the County's land use and environmental setting, establish permit requirements for cannabis businesses and require compliance with environmental and public health regulations. These chapters are intended to complement a variety of actions by the State of California to establish a legal framework for cannabis cultivation and businesses.

ENVIRONMENTAL DETERMINATION: Statutorily Exempt pursuant to California Code of Regulations section 15265

LOCATION: Within the unincorporated areas of Mendocino County located inside the Coastal Zone boundary (Mendocino County Code, Title 20, Division II), excluding the Town of Mendocino (Mendocino County Code, Title 20, Division III).

SUPERVISORIAL DISTRICT: 4 & 5

STAFF PLANNER: JULIA ACKER KROG

6d. CASE#: OA_2019-0002

DATE FILED: 01/02/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a recommendation to the Board of Supervisors on proposed amendments to Mendocino County Code Chapter 10A.17 – Mendocino Cannabis Cultivation Ordinance, and Chapter 20.242 – Cannabis Cultivation Sites. Multiple changes are proposed, including transferability of permits, reducing the minimum parcel size for nurseries from 10 to 5 acres, extending the phaseout of generators, providing for a limited extension of the Phase One Sunset Provision for Residential Districts, modifying the types of permits that may be applied for during Phase Two, and postponing the start of Phase Three until July 1, 2020.

ENVIRONMENTAL DETERMINATION: Addendum to adopted Mitigated Negative Declaration

LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JULIA ACKER KROG

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

9a. May 16, 2019 (Continued from July 3, 2019)

9b. February 21, 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.

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



COASTAL PERMIT ADMINISTRATOR AGENDA

JULY 11, 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#:** B_2019-0012
DATE FILED: 3/6/2019
OWNER: ISHVI BENZVI AUM
REQUEST: Boundary Line Adjustment to reconfigure the doundries between two existing parcels. Parcel one (APN: 118-160-29) will increase from 16± acres to 17± acres. Parcel two (APN: 118-160-29) will decrease from 11± acres to 10± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt – Class: 5a (Minor boundary line adjustment not resulting in the creation of any new parcel).
Categorically Exempt
LOCATION: 2.88± miles northwest of the center of the Town of Mendocino, on the eastside of Point Cabrillo Drive (CR 564), 0.99± miles north of its intersection with State Route 1 (SR 1), located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-29).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MIO MENDEZ
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>



COASTAL DEVELOPMENT PERMITS AGENDA

JULY 25, 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#:** CDP_2017-0032 (Continued from June 27, 2019)

DATE FILED: 6/27/2017

OWNER: RUTH ANN JANE GARDNER LIFE ESTATE

APPLICANT: GARY & ANN FRITZ

AGENT: SPADE NATURAL RESOURCES CONSULTING

REQUEST: Coastal Development Standard Permit to remove a travel trailer and shed; and to construct a 1,848-square-foot residence, detached garage, accessory structures and change a test well to a production well within 50-feet of sensitive coastal resources.

LOCATION: In the Coastal Zone, 2± miles east of Mendocino (town) lying directly south of Little Lake Road (CR 408). Accessed via Canterbury Lane (Private). Located at 43007 Little Lake Rd., Mendocino, CA, 95460. APN: 119-430-20

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

3b. **CASE#:** CDP_2017-0024

DATE FILED: 5/26/2017

OWNER/APPLICANT: DOUGLAS JAMES EARLE

AGENT: WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to construct a 2,024square foot two story single family residence with an attached garage and 1,224 square feet of patio and walkway space. Additional improvements include a retaining wall; converting existing test wells to production wells; drilling a supplemental production well; septic system; propane tank; rainwater catchment system; storage tank; outdoor emergency generator; roof-mounted solar panels; trenching for utilities; and extending the existing driveway.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 4± miles north of Fort Bragg and west of State Route 1, located at 24950 N. Hwy. 1, Fort Bragg (APN: 069-142-02).

SUPERVISORIAL DISTRICT: 4

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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