



**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.

*The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.*

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

**6a. CASE#: MS\_2018-0001 (Continued from July 18, 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

**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#: R\_2018-0002**

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

**OWNER/APPLICANT:** CYRIL BENDA

**REQUEST:** Rezone of 13± acre parcel within the Rural Residential zoning district from a lot size minimum of 2 acres (RR:2) to a minimum of 10 acres (RR:10).

**ENVIRONMENTAL DETERMINATION:** Exempt per CEQA Section 15183.

**LOCATION:** 0.5± miles south of Comptche town center, on the west side of Flynn Creek Road (CR 135), immediately south of the Volunteer Fire Department, located at 8475 Flynn Creek Rd., Comptche (APN: 125-090-31).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER

**6c. CASE#: R\_2019-0005/U\_2019-0008**

**DATE FILED:** 5/10/2019

**OWNER/APPLICANT:** MENDORICA LLC

**AGENT:** NICK CASTON

**REQUEST:** Rezone and Use Permit to rezone the subject parcel from General Commercial (C2) to Limited Industrial (I1) and allow for cannabis retail.

**ENVIRONMENTAL DETERMINATION:** Exempt per CCR 15183 and Categorically Exempt

**LOCATION:** 2± miles north of Ukiah center, on the east side of N. State St. (CR 104), 0.3± miles north of its intersection with Orr Springs Rd. (CR 223). Located at 2397 N. State St., Ukiah (APN 169-242-08)



**SUPERVISORIAL DISTRICT: 1**  
**STAFF PLANNER: SAM VANDEWATER**

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

**DATE FILED: 12/28/2017**

**OWNER: PARKER TEN MILE RANCH**

**APPLICANT: GEO AGGREGATES**

**AGENT: LINWOOD GILL**

**REQUEST:** Reclamation Plan Renewal and Modification to extend existing hillside quarry mining operation for an additional 5 years. The proposed modification is to remove Bench 1 at a 1:1 slope angle to elevation 25' ASML, creating an approximately 50-foot high (1:1) slope at the bottom of the quarry; consistent with Benches 4 and 6. The operation, for which a vested right has been granted; includes the extraction of up to 40,000 cubic yards of material per year, and the processing (screening and washing) of approximately 51,000 cubic yards per year.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the Coastal Zone, 8± miles north of Fort Bragg and 3.5± miles east of State Route 1, accessed via a private logging road located 2.5± miles east of the State Route 1 intersection with Camp 2 Ten Mile Road (CR 428), lying on the south and east sides of the Ten Mile River (APNs: 015-140-51, 015-140-75, 015-140-78, & 015-140-87). AKA Ten Mile Second Crossing Quarry (CA MINE ID# 91-23-0020).

**SUPERVISORIAL DISTRICT: 4**

**STAFF PLANNER: EDUARDO HERNANDEZ**

**6e. CASE#: U\_2018-0026**

**DATE FILED: 10/29/2018**

**OWNER/APPLICANT: DAVID & LINDA GATES**

**REQUEST:** Major Use Permit to facilitate '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**

**6f. CASE#: MS\_2011-0002/B\_2011-0017**

**DATE FILED: 5/6/2011**

**OWNER/APPLICANT: JOHN & MYRNA FOSTER**

**AGENT: JIM RONCO**

**REQUEST:** Boundary Line Adjustment of three (3) legal parcels and minor subdivision of an 8.93± acre parcel to create 4 parcels of 1.08±, 1.12±, 1.33±, and 1.74± acres and a 2.79± remainder parcel.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 0.2± west of Laytonville town center, on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429), located at 1163, 1155, and 1221 North Rd., (APN: 014-210-72, -73, -74).

**SUPERVISORIAL DISTRICT: 3**

**STAFF PLANNER: SAM VANDEWATER**

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. Approval of 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.

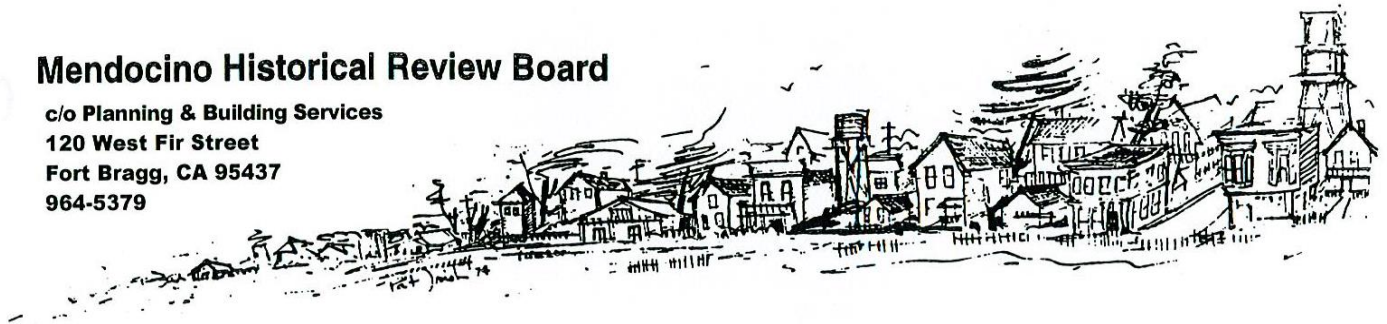
APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available 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>

## Mendocino Historical Review Board

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



## NOTICE OF PUBLIC HEARING SEPTEMBER 9, 2019

The Mendocino Historical Review Board will perform a site view of item \*9a. at 6:15pm.  
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. 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\_2019-0001 (Site View @ 6:15 pm)  
**DATE FILED:** 1/9/2019  
**OWNER/APPLICANT:** MENDOCINO ROTARY FOUNDATION  
**AGENT:** JOROLD KARABBENSH  
**REQUEST:** Historical Review Board Permit request to establish a park, classified as MCC Section 20.620.030, install two free standing signs, and to allow for annual events on Easter Sunday, Independence Day, and the second Friday in December.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 44920 Main St, Mendocino (APN 119-250-08)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** JULIANA CHERRY



## 10. Matters from the Board.

**10a.** As the Review Board decisions shall be supported by findings, including MCC Section 20.760.065(C), discussion of outsourcing the historical research portion of MHRB Application to assist the Review Board consider proposals that would alter or demolish an existing structure.. Further, MCC Section 20.760.060(A) allows the processing of applications to include referring the application to any county department, State or federal agency, or other individual or group that the Department believes may have relevant authority or expertise. Referring the application to the Kelly House Museum may assist the Review Board in establishing facts to support MCC Section 20.760.065 *Findings*.

**10b.** Discussion of and Possible Approval of an Amendment to the Policy to Simplify the Color Approval Process for Exterior Paints. The Board initiated amendment is to add a third color for exterior doors.

## 11. Matters from the Staff.

**11a.** Direction regarding minor amendments to MHRB 2018-0002 MCCSD, which authorized (1) construction of a 50,000 gallon tank; (2) construction of a 1,000 sq. ft. building; (3) installing signs and striping for parking; and (4) removing aluminum window and air vents on the southeast corner of the press building.

**11b.** Discussion of MCC Section 20.760.040(K), which allows changes to existing roofing materials to be exempt from the provisions of Chapter 20.760, provided that the Planning and Building Services Department has determined that the roof is to be of wood shingles, or composition or other fire retardant material, which gives the appearance of wood.

## 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](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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SEPTEMBER 11, 2019  
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

#### 4. REVIEW OF SURVEY

4a. **CASE#:** U\_2019-0001

**DATE FILED:** 1/8/2019

**OWNER/APPLICANT:** MENDOCINO ROTARY FOUNDATION

**AGENT:** JEROLD KARABENSH

**REQUEST:** Coastal Development Use Permit request to establish a park, classified as MCC Section 20.620.030, and to allow for annual events on Easter Sunday, Independence Day, and the second Friday in December.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Town of Mendocino, one block bounded by Albion Street (CR 407D), Howard Street (CR 407N), Main Street (CR 407E), and Lansing Street (CR 500). Site addressed as 44960 and 44920 Main St. (CR 407E), Mendocino (APN's: 119-250-07, -08).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

#### 5. MATTERS FROM COMMISSION

None

#### 6. MATTERS FROM THE PUBLIC

#### 7. ADJOURNMENT

##### APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Commission may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' agenda for consideration and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Commission's decision will be overturned.

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

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



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## ZONING ADMINISTRATOR AGENDA

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SEPTEMBER 12, 2019  
10:00 A.M.

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**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#:** V\_2019-0004  
**DATE FILED:** 6/4/2019  
**OWNER:** MAX STOVER  
**REQUEST:** A variance to reduce the minimum front, side and rear setbacks from fifty (50) feet to thirty (30) feet in order to facilitate the construction of an open-sided pole barn/shade structure at the northern property line.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 7.7± miles northeast of Covelo town center, lying on the north side of Mendocino Pass Road (CR 338), 1.4± miles west of its intersection with Indian Dick Road (Private), located at 32600 Mendocino Pass Rd., Covelo (APN: 032-280-49).  
**SUPERVISORIAL DISTRICT:** 3  
**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

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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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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)



## SUBDIVISION COMMITTEE AGENDA

SEPTEMBER 12, 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\_2019-0018

**DATE FILED:** 4/10/2019

**OWNER/APPLICANT:** LANCE & JAMIE STORNETTA

**AGENT:** JAMES R. BARRETT

**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 133-150-24) will decrease to 10± acres and Lot B (APN: 133-150-25) will increase to 219± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.4± miles south of Manchester town center, lying on the south side of Mountain View Road (CR 510), 0.01± miles east of its intersection with State Route 1 (SR 1); no addresses assigned (APNs: 133-150-24 & 133-150-25)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

##### 2b. CASE#: B\_2019-0014

**DATE FILED:** 3/18/2019

**OWNER/APPLICANT:** KATHLEEN SANFORD MYERS KIEFER

**AGENT:** RICHARD SEALE

**REQUEST:** Adjust .01± acres (approx. 4 feet) between Lot 1 (APN 119-237-14) and Lot 2 (APN 119-237-15) to accommodate existing structures. Lot 1 will decrease to .14± acres and Lot 2 will increase to .08 acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Town of Mendocino on the south side of Albion Street (Cr 407-D), .05 miles east of its intersection with Woodward Street (CR 407-J) and .5 miles west of State Route 1 (SR 1) at 45171 Albion Street, Mendocino. APNs: 119-237-14, 15

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

##### 2c. CASE#: B\_2019-0030

**DATE FILED:** 7/11/2019

**OWNER/APPLICANT:** GARY & VIRGINIA ISLAND & SQUIRREL AND THE CROSS LLC

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to adjust the boundaries between four(4) existing lots. Lot 1(APN 046-260-88, 029-260-05) will increase to 424± acres. Lot 2(APN: 029-260-39, 029-260-40, 046-260-86, 046-260-87) will increase to 103± acres. Lot 3(APN: 029-260-06) will decrease to 27± acres, and Lot 4(APN: 029-260-26) will increase to 250± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 7.7± miles east of Boonville town center, lying on the south side of State Route 253 (SR 253), 6.8± miles east of its intersection with State Route 128 (SR 128), located off Page Road, no assigned address. (APN 046-260-88, 029-260-05, 029-260-39, 029-260-40, 046-260-86, 046-260-87, 029-260-06, 029-260-26)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSEN





**2d. CASE#: B\_2019-0031**

**DATE FILED:** 7/17/2019

**OWNER/APPLICANT:** RURAL COMMUNITIES HOUSING DEVELOPMENT

**AGENT:** JAVIER RAU

**REQUEST:** Boundary Line Adjustment to transfer 4.24± acres from Lot 1 (APN 002-101-26) to Lot 2 (APN 002-101-27). Lot 1 will decrease to 1.84± acres and Lot 2 will increase to 6.24± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.2± miles northeast of the City of Ukiah on the south side of Brush Street (CR 217), .25± miles east of its intersection with North State Street (City of Ukiah) at 501 Brush Street. APNs: 002-101-26, 27.

**SUPERVISORIAL DISTRICT:** 2

**STAFF PLANNER:** RUSSELL FORD

**2e. CASE#: B\_2019-0032**

**DATE FILED:** 7/19/2019

**OWNER:** LYNNE ROBERTSON & ROBERT & SUZIE RUSSO

**APPLICANT/AGENT:** BROOKTRAILS TOWNSHIP

**REQUEST:** Merge 5 lots from two owners down to two lots within the Brooktrails Vacation Village.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Various locations within the Brooktrails Vacation Village.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

**2f. CASE#: B\_2019-0033**

**DATE FILED:** 8/7/2019

**OWNER:** WILLIAM WILEY II

**APPLICANT/AGENT:** NATHAN STEPHENS

**REQUEST:** Boundary Line Adjustment to transfer .5± acres from Lot 1 (APN 026-080-07) into Lot 2 (APN 026-220-02). Lot 1 will decrease to 107.76± acres and Lot 2 will increase to 1.55± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** .66 miles south of Navarro on the south side of State Route 128 (SR 128) .2 miles east of its intersection with Salmella Road (CR 130-D) at 1200 Highway 128, Navarro. APNs: 026-080-07, 026-220-02.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

**3. MINOR SUBDIVISION**

**3a. CASE#: MS\_2017-0001**

**DATE FILED:** 1/3/2017

**OWNER:** TIMOTHY & CANDY SLOTTE

**AGENT:** RON FRANZ

**REQUEST:** Extension of time for Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER



#### 4. PREAPPLICATIONS

**4a. CASE#:** PAC\_2019-0004

**DATE FILED:** 8/15/2019

**OWNER:** BRUTOCAO VINEYARD, LP

**APPLICANT:** GETAWAY HOUSE, INC.

**AGENT:** STEPHEN MAULDEN

**REQUEST:** Discussion of Resort & Recreational Facility or Transient Habitation RV Park.

**LOCATION:** 048-270-24; 048-270-23; 048-270-22X

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSE DAVIS

#### 5. MATTERS FROM STAFF

#### 6. ADJOURNMENT

##### ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

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

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

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



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## COASTAL PERMIT ADMINISTRATOR AGENDA

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SEPTEMBER 12, 2019  
9:00 A.M.

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**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\_2019-0018  
**DATE FILED:** 4/10/2019  
**OWNER/APPLICANT:** LANCE & JAMIE STORNETTA  
**AGENT:** JAMES R. BARRETT  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 133-150-24) will decrease to 10± acres and Lot B (APN: 133-150-25) will increase to 219± acres.  
**ENVIRONMENTAL DETERMINATION:** Class: 5a (Minor boundary line adjustment not resulting in the creation of any new parcel).  
Categorically Exempt  
**LOCATION:** In the Coastal Zone, 1.4± miles south of Manchester town center, lying on the south side of Mountain View Road (CR 510), 0.01± miles east of its intersection with State Route 1 (SR 1); no addresses assigned (APNs: 133-150-24 & 133-150-25)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** DIRK LARSON
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.**

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**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

SEPTEMBER 19, 2019  
9:00 AM

### MENDOCINO COUNTY ADMINISTRATION CENTER BOARD OF SUPERVISORS CHAMBERS 501 LOW GAP ROAD, UKIAH, CALIFORNIA

#### ORDER OF AGENDA AND TIMED ITEM\*

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.

*The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.*

5. **Consent Calendar.**

None.

6. **Regular Calendar**

**6a. CASE#: U\_2017-0032**

**DATE FILED:** 12/13/2017

**OWNER:** KYLE RAND & STACY SQUIRE

**APPLICANT:** STACY SQUIRE

**REQUEST:** Use Permit to formalize an existing short-term rental in an accessory residential structure. The short-term rental is processed under Mendocino County Code Section 20.164.015 (L): Room and Board.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Section 15301 (Existing Facilities). Categorically Exempt

**LOCATION:** 1.5± miles east of the Navarro town center, lying at the end of a private unnamed access easement, 1.4± miles east of its intersection with Wendling Soda Creek Road (CR134), located at 973 and 975 Highway 128, Philo, CA 95466 (APN: 026-030-40).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSE DAVIS

**6b. CASE#: MS\_2018-0006**

**DATE FILED:** 12/17/2018

**OWNER/APPLICANT:** DONALD J & SHELLI I 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.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**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



7. **Matters from Staff.**

**\*7a. TIMED ITEM - 1:30 PM: BROWN ACT & ETHICS TRAINING, PRESENTED BY COUNTY COUNSEL**

8. **Matters from Commission.**

9. **Approval of 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>



## COASTAL DEVELOPMENT PERMITS AGENDA

SEPTEMBER 26, 2019  
10:00 A.M.

### AMENDED

#### 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\_2018-0033 (Continued from August 22, 2019)

**DATE FILED:** 12/28/2018

**OWNER:** JUDITH BROWN

**APPLICANT/AGENT:** HANK McCUSKER

**REQUEST:** Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H)(1) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 7 Visitor Serving Units at the Nicholson House Inn and a request to allow 3 residential units in the Mendocino Mixed Use District.

**ENVIRONMENTAL DETERMINATION:** 15303 Class 3(e) exemption for an inn or similar structure in a commercial district. Categorically Exempt

**LOCATION:** In the Coastal Zone and the Town of Mendocino, on the east side of Ukiah Street (CR 407C) between School Street (CR 407O) and Howard Street (CR 407N), located at 44861 Ukiah St., Mendocino (APN: 119-250-12).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

3b. **CASE#:** CDP\_2019-0006

**DATE FILED:** 2/11/2019

**OWNER:** STATE OF CALIFORNIA

**APPLICANT:** BRIAN DEWEY

**AGENT:** JOEL BONILLA

**REQUEST:** Standard Coastal Development Permit to allow for the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage. Additionally, the permit would allow for the upgrading of paths of travel to/from concrete surfaces, 2230 linear feet of an existing trail (to accessible standards), and trailhead shelter. The project would also restore and naturalize 3400 sq ft of volunteer trail.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 4.5± south of Fort Bragg center, on the west side of State Route 1, 150± feet north of its intersection with Caspar Rd (CR 596), located at 15360 N Hwy 1, Caspar (APN: 017-450-11)

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** SAM VANDEWATER



3c. **CASE#:** CDP\_2019-0015

**DATE FILED:** 4/19/2019

**OWNER/APPLICANT/AGENT:** RAYMOND R CLEONE JR.

**REQUEST:** Standard Coastal Development Permit for the construction of a replacement septic system.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260± feet south of its intersection with State Route 1 (SR 1), located at 1470 Navarro Bluff Road, Albion (APN: 126-140-11).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

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.**

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

[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)