



# PLANNING COMMISSION AGENDA

OCTOBER 3, 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.

*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\_2019-0010

**DATE FILED:** 5/31/2019

**OWNER:** 16000 S HIGHWAY 1 LLC

**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 APN's: 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:** The Lead Agency; California State Lands Commission has prepared a Mitigated Negative Declaration (SCH#2019049159) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

**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



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 OCTOBER 7, 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 & SITE VIEW

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of Minutes.

4a. August 5, 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\_2019-0009

**DATE FILED:** 8/23/2019

**OWNER:** JOHN & NANCY CONNELL

**APPLICANT/AGENT:** WINDSPIRIT AUM

**REQUEST:** Mendocino Historical Review Board Permit for after-the-fact request to remove trellis and wood-framed roof over existing first-floor deck and construct exterior stairs and an approximately 120 sq. ft. upper deck. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a



Category I Historic Structure, the "Pimentel House."

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45271 Ukiah St, Mendocino (APN: 119-217-05-00)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**9b. CASE#:** MHRB\_2016-0018 (Continued from July 1, 2019)

**DATE FILED:** 6/15/201

**OWNER:** PNP LLC

**APPLICANT:** COLLIN MAXWELL

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

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

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

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA ACKER

## 10. Matters from the Board.

## 11. Matters from the Staff.

11a. Directors 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](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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OCTOBER 9, 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

3a. **CASE#:** MS\_2019-0001

**DATE FILED:** 6/3/2019

**OWNER/APPLICANT:** GARY & VIRGINIA ISLAND

**AGENT:** RON FRANZ

**REQUEST:** Subdivision of a 325± acre property into two (2) parcels of 160±, & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 7.8 ± miles east of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E), located at 12101 & 11501 Boonville Rd. (APN: 046-260-84)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

#### 4. REVIEW OF SURVEY

4a. **CASE#:** GP\_2019-0005

**DATE FILED:** 5/23/2019

**OWNER:** GOLD WEST LAND COMPANY LLC

**APPLICANT:** GILLIAN HAYES

**REQUEST:** The proposed project consists of three request components. 1) A general plan amendment to change a portion of the subject parcel from a Remote Residential (RMR) designation to a Rural Community (RC) designation; 2) a contract rezone to change a portion of the subject parcel from the Upland Residential (UR) zoning district to the Rural Community (RC) zoning district; and 3) a use permit to allow for retail cannabis manufacturing (volatile and non-volatile), and distribution.

**LOCATION:** 1.5± mi. south of the Laytonville center, on the east side of US Hwy. 101 (US 101), 0.2± mi. north of its intersection with Vincent Ln. (private), located at 43045 Hwy 101, Laytonville (APN: 035-150-25).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SAM VANDEWATER

#### 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

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## ZONING ADMINISTRATOR AGENDA

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OCTOBER 10, 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\_2019-0002  
**DATE FILED:** 5/24/2019  
**OWNER:** BRIAN & CHRISTINA INGRAM  
**APPLICANT/AGENT:** CHRIS RAU  
**REQUEST:** Variance to reduce the minimum side yard setback from fifty (50) feet to seven (7) feet to legalize an 840 sq. ft. storage building and a 400 sq. ft. hay barn.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2± miles southeast of Redwood Valley town center, on the south side of Ponderosa Way (Private), 0.15± miles west of its intersection with Road A (CR 231). Located at 1561 Ponderosa Way, Redwood Valley, (APN: 166-180-09).  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** MIO MENDEZ
4. Matters from Staff.
5. **Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.
6. Adjournment

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

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

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

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



## **SUBDIVISION COMMITTEE AGENDA**

**OCTOBER 10, 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#: CDP\_2019-0014/B\_2018-0032**

**DATE FILED:** 4/16/2019

**OWNER/APPLICANT:** WAYNE GORDON & JANET THOMSON

**AGENT:** WYNN COASTAL PLANNING

**REQUEST:** Administrative Coastal Development Permit and Coastal Development Boundary Line Adjustment to convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Boundary Line Adjustment will reconfigure four (4) legal non-conforming parcels of 2± acres; 2.09± acres; 1± acres, and 4.06± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Ln. (CR 404A). ± .4 miles east of its intersection with State Highway 1 (SH 1); located at 44600, 44560, 44550, Gordon Ln., Mendocino, (APN's: 119-420-08, 09, 25, 52).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MIO MENDEZ

##### **2b. CASE#: B\_2019-0019**

**DATE FILED:** 4/15/2019

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

**AGENT:** JAMES BARRETT

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer 39± acres from Lot 1 (APN: 133-020-09) to Lot 2 (APNs: 133-020-06, 133-010-06x). Lot 1 will be reduced to 5± acres and Lot 2 will increase to 225± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone .35± miles south of Manchester on the west side of SR 1 (SR 1) at its intersection with Biaggi Road (private) located at 44151 Biaggi Road, Manchester, (APNs: 133-020-09, 06, 133-010-06x).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

##### **2c. CASE#: B\_2019-0029**

**DATE FILED:** 6/17/2019

**OWNER/APPLICANT:** DOUGLAS DODDS & LON HAMAEEKERS

**AGENT:** WYNN COASTAL PLANNING, BLAIR FOSTER

**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 121-050-18) will decrease to 15± acres and Lot B (APN: 121-050-23) will increase to 8.63± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road (Private Road), located at 6300 & 6500 No. Hwy 1, Little River. (APNs: 121-050-23 & -18).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON





**2d. CASE#: B\_2019-0036**

**DATE FILED:** 8/14/2019

**OWNER/APPLICANT:** RONALD LOVELL

**AGENT:** RON FRANZ

**REQUEST:** Reconfigure the boundary between two non-conforming lots with equal exchange of acreage. Lot 1 (APN: 104-240-06) will remain 1± acres, Lot 2 (APN: 104-240-07) will remain 1± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.9± miles southeast of Willits town center lying at the end of Hilltop Dr, .87± miles southeast of the intersection of East Hill Rd. (CR 301) and Hilltop Dr. (CR 301F), located at 2240 Hilltop Dr, (APN: 104-240-06, APN: 104-40-07).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**2e. CASE#: B\_2019-0037**

**DATE FILED:** 8/19/2019

**OWNER/APPLICANT:** ANTHONY & JOANNE CAVALLARI

**REQUEST:** Boundary Line Adjustment request to merge two existing lots. Lot 1 (APN: 097-154-08) 0.39± acres will merge with Lot 2 (APN 097-154-02) 0.26± acres to create one 0.65± acre lot.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4± miles northwest of Willits City center, located in Brooktrails Township, lying on the south side of Peacock Drive (CR 619), 25± miles east of its intersection with Poppy Dr. (CR 623), located at 2750 Peacock Dr., Willits, (APN's: (097-154-08-02).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**2f. CASE#: B\_2019-0038**

**DATE FILED:** 8/19/2019

**OWNER/APPLICANT:** DANIEL CROFOOT

**AGENT:** JIM RONCO

**REQUEST:** Boundary Line Adjustment to rearrange two parcels under same ownership. Lot 1 (APN: 147-043-03) will gain 27± from Lot 2 (APNs: 106-141-10 & 147-043-01).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 13± miles northwest of Ukiah town center, on both sides of Reeves Canyon Road (CR 219), 5.5± miles from its intersection with US Highway 101, located in Ukiah (no address; APNs: 106-141-10, 147-043-01, & 147-043-03).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER

**2g. CASE#: B\_2019-0042**

**DATE FILED:** 9/6/2019

**OWNER:** CAROL LAWRENCE

**APPLICANT:** LAURIE SCHUYLER

**REQUEST:** Reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 118-070-46) will increase to 1.59± acres, Lot 2 (APN: 118-070-45) will decrease to 1.68± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.2± miles east of Caspar town center, lying on the east side of State Route 1(SR 1), .30± miles from the intersection of Cypress Lane (CR 411B) and Johnson Park Rd.(CR 411), located at 44030 Johnson Park Rd., Caspar, (APN's: 118-070-46, 118-070-45).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** DIRK LARSON



**2h. CASE#: B\_2019-0044**

**DATE FILED:** 9/11/2019

**OWNER/APPLICANT:** DIVINE ASSISTANTS INTERNATIONAL AND SEAN FONTAINE

**REQUEST:** Boundary Line Adjustment to exchange 1± acre between Lot 1 (APN: 012-611-75) and Lot 2 (APN 056-480-14). Both parcels will remain at their current acreage.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 7.6± miles east of Leggett on the east side of Bell Springs Road (CR 324) 2.7± miles north of its intersection with US 101 located at 60991 Bell Springs Road, Laytonville, (APN's: 012-611-75, 056-480-14).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

**3. MINOR SUBDIVISION**

None.

**4. PREAPPLICATIONS**

None.

**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>



## COASTAL PERMIT ADMINISTRATOR AGENDA

OCTOBER 10, 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\_2019-0014/B\_2018-0032**

**DATE FILED:** 4/16/2019

**OWNER/APPLICANT:** WAYNE GORDON & JANET THOMSON

**AGENT:** WYNN COASTAL PLANNING

**REQUEST:** Administrative Coastal Development Permit and Coastal Development Boundary Line Adjustment to convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Boundary Line Adjustment will reconfigure four (4) legal non-conforming parcels of 2± acres; 2.09± acres; 1± acres, and 4.06± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Ln. (CR 404A). ± .4 miles east of its intersection with State Highway 1 (SH 1); located at 44600, 44560, 44550, Gordon Ln., Mendocino, (APN's: 119-420-08, 09, 25, 52).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MIO MENDEZ

**3b. CASE#: B\_2019-0019**

**DATE FILED:** 4/15/2019

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

**AGENT:** JAMES BARRETT

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer 39± acres from Lot 1 (APN: 133-020-09) to Lot 2 (APNs: 133-020-06, 133-010-06x). Lot 1 will be reduced to 5± acres and Lot 2 will increase to 225± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone .35± miles south of Manchester on the west side of SR 1 (SR 1) at its intersection with Biaggi Road (private) located at 44151 Biaggi Road, Manchester, (APNs: 133-020-09, 06, 133-010-06x).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD



**3c. CASE#: B\_2019-0029**

**DATE FILED:** 6/17/2019

**OWNER/APPLICANT:** DOUGLAS DODDS & LON HAMAEEKERS

**AGENT:** WYNN COASTAL PLANNING, BLAIR FOSTER

**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 121-050-18) will decrease to 15± acres and Lot B (APN: 121-050-23) will increase to 8.63± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road (Private Road), located at 6300 & 6500 No. Hwy 1, Little River. (APNs: 121-050-23 & -18).

**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

OCTOBER 17, 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.

*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#: A\_2019-0002**

**DATE FILED:** 4/15/2019

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

**AGENT:** JAMES BARRETT

**REQUEST:** Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland (RL) currently used as part of the Windy Hollow dairy.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Rd., Manchester (APN: 133-020-09).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

**6b. CASE#: GP\_2019-0001/R\_2019-0002**

**DATE FILED:** 1/28/2019

**OWNER/APPLICANT:** CHRISTOPHER SAVAGE

**AGENT:** JIM RONCO

**REQUEST:** Rezone to change the existing designations from Suburban Residential (SR 40K) to Upland Residential Contract Rezone (UR 20-CR) and a General Plan Amendment from Suburban Residential (SR) to Remote Residential (RMR).

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 0.3± miles north of Potter Valley town center, on the east side of Powerhouse Road (CR 248 A), 0.2 miles north of its intersection with Main Street (CR 245), located at 12201 Powerhouse Rd., Potter Valley (APN: 174-100-02).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** MIO MENDEZ



**6c. CASE#:** GP\_2019-0002/R\_2019-0003

**DATE FILED:** 1/28/2019

**OWNER/APPLICANT:** DONALD LUCCHESI

**AGENT:** JAMES BARRETT AND JIM RONCO

**REQUEST:** Rezoning and General Plan Amendment from AG:40 (Zoning) and AG40 (General Plan) to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its intersection with Talmage Rd., located at 1251 Sanford Ranch Rd., Talmage (APN's: 181-050-30 and a portion of 181-050-31).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** SUSAN SUMMERFORD

**6d. CASE#:** GP\_2019-0004

**DATE FILED:** 03/28/2019

**APPLICANT:** COUNTY OF MENDOCINO

**AGENT:** PLANNING AND BUILDING SERVICES

**REQUEST:** The proposed project is a general plan amendment to update the Housing Element for the County of Mendocino as required by State law (Section 65580 – 65589.8 of the California Government Code). The 2019-2027 Housing Element draft identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code), analyzes governmental constraints to housing maintenance, improvement and development and outlines policies to promote housing opportunities for all persons.

**ENVIRONMENTAL DETERMINATION:** Addendum to the previously adopted Negative Declaration for the 2014-2019 Mendocino County Housing Element Update.

**LOCATION:** All unincorporated areas within Mendocino County, excluding those areas within the City limits of Ukiah, Fort Bragg, Willits and Point Arena.

**SUPERVISORIAL DISTRICT:** All

**STAFF PLANNER:** JESSE DAVIS

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. Approval of Minutes.**

**9a.** August 1, 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](http://www.mendocinocounty.org/pbs). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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



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

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



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## AIRPORT LAND USE COMMISSION AGENDA

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OCTOBER 17, 2019  
2:00 P.M.

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

**ORDER OF AGENDA**

1. **Roll Call**
2. **Determination of Legal Notice**
3. **Matters from the Public.** The Airport Land Use Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
4. **Regular Calendar**
  - 4a. **CASE#:** U\_2019-0007  
**DATE FILED:** 4/30/2019  
**OWNER/APPLICANT:** REDWOOD COAST MEDICAL SERVICES (RCMS)  
**AGENT:** DIANE AGEE, CEO RCMS  
**REQUEST:** A request to legalize an existing emergency medical services helipad that operates in conjunction with the Redwood Coast Medical Services health center.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** In the Coastal Zone, within the town of Gualala, at the terminus of Ocean Drive (CR 523), 0.15± miles east of its intersection with State Route 1 (SR 1), located at 46900 Ocean Dr., Gualala (APN: 145-200-67).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** SUSAN SUMMERFORD
5. **Matters from Staff**
6. **Matters from Commission**
7. **Adjournment**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at:

[www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission](http://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission)

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