



ARCHAEOLOGICAL COMMISSION AGENDA

SEPTEMBER 13, 2017
2:00 PM

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

ORDER OF AGENDA

1. ROLL CALL

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

3. SURVEY REQUIRED

3a. **CASE#:** AP_2017-0015

DATE FILED: 6/2/2017

OWNER: TOMPKINS CREEK & JOSEPH

APPLICANT/AGENT: JOSEPH TOMPKINS

REQUEST: Cannabis Cultivation: AG_2017-0307 (Type 2-Large Outdoor-10,000 Sq. Ft.)

LOCATION: 20 ± miles north of Laytonville east of US 101. North of Spy Rock Rd. Located at 8600 Spy Rock Rd., Laytonville (APNs: 032-124-33-00; 032-125-24-00; 032-124-17-00).

STAFF PLANNER: Jesse Davis

3b. **CASE#:** AP_2017-0016

DATE FILED: 6/2/2017

OWNER/AGENT: DAVIS JAMES

APPLICANT: BDB HOLDING GROUP, INC.

REQUEST: Cannabis Cultivation: AG_2017-0286 (Type 2B-Large Mixed Light 10,000 sq. ft.) & AG_2017-0287 (Type 4- Nursery 12,000 sq. ft.)

LOCATION: 1.5± miles east of the intersection of East Side Potter Valley Rd. and Mid Mountain Rd. in Potter Valley. 12481 Moonbeam Meadow Way, Potter Valley (APN: 175-240-03).

STAFF PLANNER: Jesse Davis

3c. **CASE#:** AP_2017-0052

DATE FILED: 8/2/2017

OWNER: SPINELLI PETER

APPLICANT: TWO HORSE HILL INC.

AGENT: PETER SPINELLI

REQUEST: Cannabis Cultivation: AG_2017-0693 (Type 2B-Large Mixed Light-10,000 Sq. Ft.); (Type CA Small-Indoor <500 Ft)

LOCATION: 5± miles southeast of Point Arena. 0.5± miles north of the intersection of Ten Mile Rd. and Schooner Gulch Rd. Located at 26411 Ten Mile Rd., Point Arena (APNs: 027-371-15 & 027-391-01).

STAFF PLANNER: Jesse Davis

3d. **CASE#:** CDP_2017-0004

DATE FILED: 2/13/2017

OWNER/APPLICANT: BROWN KEVIN A & MARIAN V

REQUEST: A Coastal Development Permit to construct a two story 1,467 sq. ft. single family residence; construct a detached 576 sq. ft. garage; construct associated improvements including a circular driveway covering an area of 4,084 sq. ft., 2 culverts across the county maintained roadside ditch and septic system; remove existing vegetation in areas being developed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3 (a) One single family residence, or a second dwelling unit in a residential zone; (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction; and (e) Accessory (appurtenant) structures including garages, carports, patios, and fences.

LOCATION: The site is in the Coastal Zone, 4± miles north of Fort Bragg, located west of Highway 1 at 25025 Ward Avenue, Fort Bragg (APN: 069-141-15).

STAFF PLANNER: Juliana Cherry



3e. CASE#: MS_2016-0007

DATE FILED: 11/14/2016

OWNER: TOLLINI ALDO DAVID

APPLICANT/AGENT: RAU JAVIER J.

REQUEST: Minor subdivision of a 6.76± acre lot into a 2.0± acre lot and a 4.5± acre lot.

LOCATION: 4.5 ± miles north of Ukiah, lying south of Parducci Lane (CR 224), 505± feet from Tollini Lane (CR 228), accessed off Aldo Lane, located at 3550 Tollini Lane (CR 228), Ukiah (APN: 169-071-29)

STAFF PLANNER: Monique Gil

3f. CASE#: MS_2017-0008

DATE FILED: 6/29/2017

OWNER/APPLICANT: APPERSON JIM & VALENDIA

AGENT: RON FRANZ

REQUEST: Minor subdivision of a 5.81± acre lot into 2 parcels (2.15± A, and 3.65± A,) with no remainder parcel.

LOCATION: 9± miles north of Ukiah, lying directly east of East Side Rd. 1± mile north of the intersection with HWY 20. Located at 930 Lone Pine Rd., Redwood Valley (APN: 166-020-23).

STAFF PLANNER: Jesse Davis

3g. CASE#: U_2017-0009

DATE FILED: 6/9/2017

OWNER: BENDAN LLC AND

APPLICANT/ AGENT: COLLECTIVE HOTELS & RETREATS INC. / KATE FITZPATRICK

REQUEST: Develop a campground with 18 guest tents (each with their own bathroom) and 1 communal tent on 39 acres of rangeland, and hold 15± private events each year. The work is to be completed over 3 phases. Associated work consists of constructing additional parking.

LOCATION: 3± miles northwest of Cloverdale, just north of the Sonoma-Mendocino County border. Located at 33380 Pine Mountain Rd., Hopland (APN: 050-470-45-00).

STAFF PLANNER: Jesse Davis

4. REVIEW OF SURVEY

4a. CASE#: AP_2017-0044

DATE FILED: 7/13/2017

OWNER: MAPLE E CHRISTOPHER & BUFFY B

APPLICANT/AGENT: LARISSA MAPLE

REQUEST: Type 2 large outdoor cultivation permit

LOCATION: 26.1± miles northwest of Ukiah City Center 19.9± miles northwest of the intersection of N. State Street and Orr Springs Road, 2.0± miles west of the intersection of Comptche-Ukiah Road and Matilda Road, located at 26060 Comptche-Ukiah Rd., Comptche (APN: 125-280-59).

STAFF PLANNER: Monique Gil

4b. CASE#: CDP_2017-0005

DATE FILED: 2/15/2017

OWNER: KAHN JUDITH

APPLICANT: J. KAHN & ROBERT KIRBY

AGENT: ROBERT KIRBY

REQUEST: Coastal Development Permit for a 1624 sq. ft. single family residence with a detached garage with an office. A 640 sq. ft. guest house with a temporary kitchen will be constructed first and removed following the construction of the primary residence. Improvements to the site include installing a County approved septic system, driveway and fencing. Existing development includes a well and well house, road and utilities easement.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3: (a) One single-family residence, or a second dwelling unit in a residential zone. (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.



LOCATION: The site is in the Coastal Zone, 0.6± miles south of the Town of Little River, located east of Highway 1, at 7419 Stickney Ranch Road, Little River (APN: 121-320-15).

STAFF PLANNER: Julia Acker

4c. CASE#: CDP_2017-0024

DATE FILED: 5/26/2017

OWNER/APPLICANT: EARLE DOUGLAS JAMES

AGENT: WYNN COASTAL PLANNING

REQUEST: Coastal Development Standard Permit to construct a 2,544 sq. ft. single family residence with an attached garage and 1,224 sq. ft. of patio and walkway space. Improvements to the site include installing the following: a retaining wall, converting existing test wells to production wells, drilling supplemental production well, septic system, including primary and replacement fields, propane tank, rainwater catchment system, storage tank, outdoor emergency generator, south facing roof mounted solar panels, trenching for utilities and extending the existing driveway. Existing development on the parcel includes 3,631 sq. ft. of gravel driveway, two test wells, a shed and an existing entry gate.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 3 (a) One single family residence, or a second dwelling unit in a residential zone, (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction, and (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

LOCATION: 4± miles north of Fort Bragg, located west of Highway 1 at 24950 North Highway 1, Fort Bragg (APN: 069-142-02).

STAFF PLANNER: Juliana Cherry

4d. CASE#: U_2017-0012

DATE FILED: 6/21/2017

OWNER/AGENT: STRUPP MICHAEL 1/2

APPLICANT: PARGO ROJO, INC.

REQUEST: Use Permit for indoor, cottage-sized (C-A) medical cannabis cultivation.

LOCATION: 5± mi. south of Fort Bragg center, on the east side of Mitchell Creek Drive (CR 414B), 0.5± mi. south of its intersection with Simpson Lane (CR 414). 16551 Mitchell Creek Drive, Fort Bragg (APN: 019-450-24)

STAFF PLANNER: Sam 'Vandy' Vandewater

5. MISCELLANEOUS REVIEW

6. MATTERS FROM COMMISSION

2005 N. State St.—grading permit

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.