



PLANNING COMMISSION AGENDA

MAY 17, 2018
9:00 AM

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

AMENDED **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#:** UR_2016-0008
DATE FILED: 12/14/2016
OWNER: JACKSON GRUBE FAMILY INC
APPLICANT/AGENT: RONELLE MCMAHON
REQUEST: Coastal Development Use Permit and Reclamation Plan Renewal to extend existing hillside quarry mining operation for an additional 5 years. Extraction of up to 75,000 cubic yards (cy) of material with up to 15,000 cy per year.
LOCATION: Within the Coastal Zone, 2.5± miles south of Westport, lying 0.5± mile east of Highway One, 1± mile south of its intersection with Bruhel Point Road (private), located at 33051 North Highway One, Westport (APN: 015-070-40). AKA Wilsey Ranch Quarry
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: Eduardo Hernandez
 - 6b. **CASE#:** U_2017-0018
DATE FILED: 6/30/2017
OWNER/APPLICANT: TIMOTHY & KHAMOOR K POEHLMANN
REQUEST: Use Permit request for transient habitation campground consisting up to 12 campsites. In addition, future development would include up to 18 canvas tents. Also requested are up to 15 private events of no more than 100 people per year.
LOCATION: 4.5± miles east of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 408). Located at 40500 Little Lake Road, Mendocino (APN: 118-550-19)
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: Sam 'Vandy' Vandewater



6c. CASE#: U_2017-0024

DATE FILED: 9/25/2017

OWNER: PHILLIP & KATHLEEN SHUSTER

APPLICANT: IP LAND HOLDINGS LLC

AGENT: MARISA MITCHELL

REQUEST: Use Permit to allow for a Major Impact Service and Utility Facility to include a 10 acre Solar Farm (approx 4200 solar panels) to be utilized for public distribution.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. Located at 1660 Center Valley Rd, Willits (APN: 103-070-04)

STAFF PLANNER: Sam 'Vandy' Vandewater

7. Matters from Staff.

8. Matters from Commission.

9. Approval of February 15, 2018 and April 5, 2018 Planning Commission 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. 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>