



PLANNING COMMISSION AGENDA

JUNE 21, 2018
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#: R_2018-0001

DATE FILED: 3/2/2018

OWNER: FEEDLOT HOLDINGS LLC

APPLICANT: JORDAN POOL

REQUEST: Rezone two (2) parcels totaling 1.2± acres from I1 (Limited Industrial) to C2:CR (General Commercial-Contract Rezone) to be consistent with the General Plan designation.

LOCATION: 1.7± miles north of Ukiah downtown, on the north side of Feed Lot Lane (CR 250B), 0.1± miles west of its intersection with Lovers Lane (CR 222). Located at 120 & 140 Feed Lot Lane, Ukiah (APNs: 170-100-37 & -41).

ENVIRONMENTAL DETERMINATION: Exempt per PRC 15183

STAFF PLANNER: Sam Vandewater

6b. CASE#: U_2017-0019

DATE FILED: 6/30/2017

OWNER/ APPLICANT: JOHN J SCHNAUBELT

REQUEST: A Coastal Development Use Permit request to repurpose the Ice House located in Noyo Harbor. Proposed land uses are Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal Related Industrial (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales; and Coastal Related Support Services (boat charter office and ticket window). A deck and painting off-street parking spaces are proposed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).

STAFF PLANNER: Juliana Cherry



6c. CASE#: U_2018-0001

DATE FILED: 2/14/2018

OWNER: STATE OF CALIFORNIA AND MENDOCINO UNIFIED SCHOOL DISTRICT

APPLICANT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT

REQUEST: A Coastal Development Use Permit request to upgrade off-site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property and three water hydrants.

LOCATION: In the Town of Mendocino, located at 10500 Kelly St. (CR 407F) (APN: 119-211-21), and located at 45220 Covelo St (CR 407) (APNs: 119-160-41 & -36), and within the Right-Of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Juliana Cherry

6d. CASE#: UM_2018-0001

DATE FILED: 2/14/2018

OWNER: STATE OF CALIFORNIA

APPLICANT: MENDOCINO CITY COMMUNITY SERVICES DISTRICT

REQUEST: A Coastal Development Use Permit request to modify CDU_1991-35 and to construct an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, a 1,000 sq. ft. building, and other ancillary site improvements.

LOCATION: 10500 Kelly Street (CR 407F), Mendocino (APN: 119-211-21)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Juliana Cherry

6e. CASE#: UR_2013-0002 (Continued from May 3, 2018)

DATE FILED: 6/25/2013

OWNER: WILDWOOD CAMPGROUND, LLC

APPLICANT: LEE EXUM

PROJECT COORDINATOR: Juliana Cherry

REQUEST: Renewal of Use Permit U 1972-30 for a Campground Transient Habitation land use, approved in 1973 and renewed in 1993, and allowing staggered implementation. Phase I includes 73 developed campsites, manager's quarters, office, and two restroom and shower facilities and, yet to be implemented, Phase II would include 101 primitive campsites.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Previously adopted Negative Declaration

LOCATION: East of the intersection of Hwy's 1 and 20. Located at 29700 West Hwy. 20, Fort Bragg (APN: 020-421-11).

7. Matters from Staff.

8. Matters from Commission.

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>