



## PLANNING COMMISSION AGENDA

MAY 16, 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.
5. **Consent Calendar.**

None.
6. **Regular Calendar.**
  - 6a. **CASE#:** R\_2019-0001  
**DATE FILED:** 1/10/2019  
**OWNER:** PATRICK DUGGAN  
**APPLICANT:** REDWOOD REMEDIES  
**AGENT:** EMILY HACKBARTH  
**REQUEST:** Rezone of a 12.34± acre portion of a 22.35± acre parcel within the Rural Residential zoning district, from a lot size minimum of 1 acre (RR:1) to 10 acres (RR:10).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 0.2± miles east of Redwood Valley center, on the south side of Road D (CR 232), 0.1± miles east of its intersection with Harris Court (Private); located at 1401 Road D, Redwood Valley (APNs 163-082-09 and 163-090-05)  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** SAM VANDEWATER
  - 6b. **CASE#:** UM\_2019-0001  
**DATE FILED:** 3/15/2019  
**OWNER:** RURAL COMMUNITES HOUSING DEVELOPMENT CORP. (RCHDC)  
**APPLICANT:** RCHDC  
**AGENT:** RYAN LARUE  
**REQUEST:** Use Permit Modification for U\_2016-0003 to allow for project phasing and to change the target population from exclusively senior housing to mixed population low income housing.  
**ENVIRONMENTAL DETERMINATION:** Addendum to a previously adopted Mitigated Negative Declaration  
**LOCATION:** Bordering the Ukiah City limits, lying on the south side of Brush Street (CR 217) at the eastern intersection of Orr Street (CR 216), 250± ft. from the intersection of Orchard Avenue (City Limits) to the west. The property is bounded on the south by 1,000± ft. of Orr Creek, which defines the limits between the City and County (APN: 002-101-26).  
**SUPERVISORIAL DISTRICT:** 2  
**STAFF PLANNER:** SUSAN SUMMERFORD



**6c. CASE#:** U\_2017-0034

**DATE FILED:** 12/22/2017

**OWNER:** LORDS LAND MINISTRIES

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP, LLC/ JARED KEARSLEY

**REQUEST:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion (APN: 126-230-33).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA ACKER

**6d. CASE#:** U\_2017-0036

**DATE FILED:** 12/22/2017

**OWNER:** AT&T CORP

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP, LLC

**REQUEST:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of an 80 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption

**LOCATION:** In the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, located at 44601 Kinney Road (APN 133-010-04).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA ACKER

**6e. CASE#:** U\_2017-0038

**DATE FILED:** 12/22/2017

**OWNER:** HARTSTONE BIBLE CONFERENCE

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP, LLC

**REQUEST:** Use Permit to authorize construction and operation of a wireless communication facility consisting of: 175 ft. tall lattice tower with various appurtenant equipment and ground equipment, a generator, and an equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching power and fiber to the site location. The proposed lattice tower will be located within a 1,680 sq. ft. fenced compound.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 4± miles north of the town of Potter Valley, located on the west side of Van Arsdale Rd. (CR 242), 2± miles northwest of its intersection with Eel River Rd. (CR 240B), located at 17856 Van Arsdale Rd., Potter Valley (APN 171-080-14).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** JULIA ACKER



6f. **CASE#:** U\_2018-0007  
**DATE FILED:** 3/15/2018  
**OWNER:** MENDOCINO REDWOOD COMPANY LLC  
**APPLICANT:** AT&T MOBILITY  
**AGENT:** EPIC WIRELESS GROUP, LLC / JARED KEARSLEY  
**REQUEST:** Use Permit to construct a telecommunications facility within a 2,025 sq. ft. leased area. The proposed site is to consist of; a 153 ft. tall lattice type tower with 12 panel antennae, various appurtenant equipment, diesel generator for backup power, and ground mounted equipment cabinets within the leased area. Access to the site is to be via a 7,346± ft. long roadway off of Mattilla Rd.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** 2.45± miles southeast of the town of Comptche, 5,500± ft. southeast of the intersection of Comptche-Ukiah Rd. (CR 223), and Mattilla Rd. (private). Access to the proposed tower will be via a new access roadway off of Mattilla Rd., no address assigned. 29445 Comptche-Ukiah Road, Comptche (APN: 125-270-11).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** KEITH GRONENDYKE

6g. **CASE#:** U\_2018-0008  
**DATE FILED:** 3/15/2018  
**OWNER:** PHILLIP WASSON & GENEVA FAMILY  
**APPLICANT:** AT&T MOBILITY  
**AGENT:** EPIC WIRELESS GROUP LLC / JARED KEARSLEY  
**REQUEST:** Use Permit to construct a new telecommunications facility within a 2,025 square foot lease area. The site is proposed to consist of a 153 foot tall lattice type tower with eight panel antennae along with various appurtenant equipment, a diesel electricity generator for backup power needs and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a 1,325 foot long roadway from State Highway 128.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** 2 ± miles northwest of the town of Boonville, 14,000 ± ft. northwest of the intersection of Hwy 253 (SH 253), also known as Boonville/Ukiah Rd., and Hwy 128 (SH 128), located at 10100 Road 150B, Boonville (APN: 046-170-60).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** KEITH GRONENDYKE

7. **Matters from Staff.**

8. **Matters from Commission.**

9. **Approval of Minutes.**

**None.**

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.

MENDOCINO COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES  
860 N BUSH STREET, UKIAH, CA 95482 707-234-6650



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>