



**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#: MS_2018-0001 (Continued from July 18, 2019)

DATE FILED: 1/4/2018

OWNER/APPLICANT: SCOTT BROWN

REQUEST: Subdivision of a 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E). Located at 31120 Thomas Lane, Fort Bragg (APN 019-333-18)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDEWATER

6b. CASE#: R_2018-0002

DATE FILED: 5/4/2018

OWNER/APPLICANT: CYRIL BENDA

REQUEST: Rezone of 13± acre parcel within the Rural Residential zoning district from a lot size minimum of 2 acres (RR:2) to a minimum of 10 acres (RR:10).

ENVIRONMENTAL DETERMINATION: Exempt per CEQA Section 15183.

LOCATION: 0.5± miles south of Comptche town center, on the west side of Flynn Creek Road (CR 135), immediately south of the Volunteer Fire Department, located at 8475 Flynn Creek Rd., Comptche (APN: 125-090-31).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

6c. CASE#: R_2019-0005/U_2019-0008

DATE FILED: 5/10/2019

OWNER/APPLICANT: MENDORICA LLC

AGENT: NICK CASTON

REQUEST: Rezone and Use Permit to rezone the subject parcel from General Commercial (C2) to Limited Industrial (I1) and allow for cannabis retail.

ENVIRONMENTAL DETERMINATION: Exempt per CCR 15183 and Categorically Exempt

LOCATION: 2± miles north of Ukiah center, on the east side of N. State St. (CR 104), 0.3± miles north of its intersection with Orr Springs Rd. (CR 223). Located at 2397 N. State St., Ukiah (APN 169-242-08)



SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER

6d. CASE#: REC_2018-0001

DATE FILED: 12/28/2017

OWNER: PARKER TEN MILE RANCH

APPLICANT: GEO AGGREGATES

AGENT: LINWOOD GILL

REQUEST: Reclamation Plan Renewal and Modification to extend existing hillside quarry mining operation for an additional 5 years. The proposed modification is to remove Bench 1 at a 1:1 slope angle to elevation 25' ASML, creating an approximately 50-foot high (1:1) slope at the bottom of the quarry; consistent with Benches 4 and 6. The operation, for which a vested right has been granted; includes the extraction of up to 40,000 cubic yards of material per year, and the processing (screening and washing) of approximately 51,000 cubic yards per year.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone, 8± miles north of Fort Bragg and 3.5± miles east of State Route 1, accessed via a private logging road located 2.5± miles east of the State Route 1 intersection with Camp 2 Ten Mile Road (CR 428), lying on the south and east sides of the Ten Mile River (APNs: 015-140-51, 015-140-75, 015-140-78, & 015-140-87). AKA Ten Mile Second Crossing Quarry (CA MINE ID# 91-23-0020).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: EDUARDO HERNANDEZ

6e. CASE#: U_2018-0026

DATE FILED: 10/29/2018

OWNER/APPLICANT: DAVID & LINDA GATES

REQUEST: Major Use Permit to facilitate 'Transient Habitation - Resort and Recreational Facilities'

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 8.1± miles north of Cloverdale town center, on the east side of State Route 128 (SR 128), 7.1± miles north of its intersection with North Cloverdale Boulevard, located at 33680 Hwy 128, Yorkville (APN: 049-380-72).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

6f. CASE#: MS_2011-0002/B_2011-0017

DATE FILED: 5/6/2011

OWNER/APPLICANT: JOHN & MYRNA FOSTER

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment of three (3) legal parcels and minor subdivision of an 8.93± acre parcel to create 4 parcels of 1.08±, 1.12±, 1.33±, and 1.74± acres and a 2.79± remainder parcel.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 0.2± west of Laytonville town center, on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429), located at 1163, 1155, and 1221 North Rd., (APN: 014-210-72, -73, -74).

SUPERVISORIAL DISTRICT: 3

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. 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>