



PLANNING COMMISSION AGENDA

JANUARY 19, 2017
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. Election of Chair and Vice Chair.
 - 2b. Determination of Legal Notice.
 - 2c. Acceptance of the 2017 Planning Commission Calendar.
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#:** MS_2003-0001
DATE FILED: 1/1/2011
OWNER: WOOD KENNETH E & LYNN
REQUEST: Minor Subdivision creating four (4) parcels of 12,100, 12,091, 12,096, 27,982 sq. ft. and a Remainder Parcel of 31,225 sq. ft. Also requested is an Exception to the 60-foot road width requirement and the naming of the private roadway "Wood Lane".
ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION
LOCATION: Approximately 2 miles northeast of Ukiah near Lake Mendocino Drive, one (1) mile east of the intersection of North State Street (CR 104) and Lake Mendocino Drive (CR 227B), lying on the south side of Lake Mendocino Drive, located at 1021 Lake Mendocino Drive; APN 168-241-41.
STAFF PLANNER: ROBERT DOSTALEK
RECOMMENDED ACTION: Approve project as recommended.
 - 6b-1. **CASE#:** OA_2016-0003
APPLICANT: COUNTY OF MENDOCINO
AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES
REQUEST: Amendments to County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts related to cultivation of cannabis. This amendment is being proposed to satisfy mitigation measure AG-3 of the Public Draft Initial Study and Environmental Checklist prepared for the Mendocino County Medical Cannabis Cultivation Regulation (State Clearinghouse Number 2016112028).
ENVIRONMENTAL DETERMINATION: This action is included in the analysis of the Public Draft Initial Study and Environmental Checklist prepared for the Mendocino County Medical Cannabis Cultivation Regulation (State Clearinghouse Number 2016112028).
LOCATION: All unincorporated areas within Mendocino County, excluding the city limits of Ukiah, Fort Bragg, Willits and Point Arena.
RECOMMENDED ACTION: Recommend adoption to the Board of Supervisors.



6b-2. CASE#: OA_2016-0003 (Continued from 12/15/2016)

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes two amendments to the Mendocino County Code to add: (1) Chapter 10A.17, Medical Cannabis Cultivation Ordinance, to the Agriculture Code (Mendocino County Code Title 10A), which will be administered by the Agricultural Commissioner's Office; and, (2) Chapter 20.242, Medical Cannabis Cultivation Site, to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I), which will be administered by the Department of Planning and Building Services. Together, these two regulations (referred to as "Medical Cannabis Cultivation Regulation") will govern agricultural activities related to the cultivation of medical cannabis and establish limitations on the location and intensity of cannabis cultivation in the unincorporated area of Mendocino County, not including the Coastal Zone. The Medical Cannabis Cultivation Regulation is intended to complement a variety of actions by the State of California to establish a legal framework for the cultivation of medical cannabis.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: Unincorporated County, Outside the Coastal Zone, as defined by the County's Local Coastal Program.

RECOMMENDED ACTION: Recommend adoption to the Board of Supervisors.

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of the November 3, 2016 and November 17, 2016 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.co.mendocino.ca.us/planning. 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.co.mendocino.ca.us/planning>