



**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_2016-0001
DATE FILED: 5/20/2016
OWNER/APPLICANT: RUSTIC RETIREMENT LLC
AGENT: CHERYL MURPHY
REQUEST: Rezone of 160± acres from RL to TP - Timberland Production Zone.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.5± miles north of Boonville, accessible by 0.5± mile private drive located, 3.5± miles on Peachland Road (CR 128), from its intersection with Highway 128, located at 9120 Peachland Rd., Boonville, CA 95415
STAFF PLANNER: ADELE PHILLIPS
RECOMMENDED ACTION: Recommend approval to the Board.
 - 6b. **CASE#:** R_2016-0003
DATE FILED: 5/31/2016
OWNER/APPLICANT: MELVIN L & CHRISTINE ROSCHELLE
REQUEST: Rezone of an 119± acre property from Range Land (RL) to Timberland Production (TP).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 9.5± miles north of Potter Valley, 3± miles from the end of Ridgeway Highway, located at 23700 Ridgeway Highway.
STAFF PLANNER: ADELE PHILLIPS
RECOMMENDED ACTION: Recommend approval to the Board.



6c. CASE#: UR_2009-0002

DATE FILED: June 27, 2016

OWNER/APPLICANT: DHARMA REALM BUDDHIST ASSOCIATION

REQUEST: Determine the proposed re-location of the approved City of Ten Thousand Buddha's "International Institute for Philosophy and Ethics" (IIPE) East Campus approximately 400 feet north is in compliance with condition B-1 of the Use Permit UR 2009-0002. The approved IIPE East Campus location allowed for its relocation to protect wetlands, significant trees and prime agricultural soils and consider drainage related concerns and visual impacts.

ENVIRONMENTAL DETERMINATION: Addendum to an EIR, or Negative Declaration per CEQA Guidelines Section 15164.

LOCATION: Southeast of Ukiah, in the community of Talmage, lying east of the intersection of State Highway 222 (Talmage Road) and East Side Road, located at 4951 Bodhi Way (formerly 2001 Talmage Road); APN's 181-150-02, 181-160-26, 181-160-27, 182-240-15, 182-240-16, 182-250-02 and 182-250-03.

STAFF PLANNER: ROBERT DOSTALEK

RECOMMENDED ACTION: Find the proposed building site to be in compliance with UR_2009-0002; accepting the memorandum as an addendum to the adopted Negative Declaration.

7. Matters from Staff.

7a. Cancellation of the October 20, 2016 Planning Commission Meeting.

8. Matters from Commission.

9. Approval of the August 18, 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>