



**PLANNING COMMISSION
AGENDA**

**OCTOBER 15, 2015
9:00 A.M.**

**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.**
 - 5a. None.
6. **Regular Calendar.**
 - 6a. **CASE#: UR_2013-0001 (Continued from 9/17/2015)**

DATE FILED: 1/3/2013
OWNER: SEAN & AURORA STUDEBAKER AND VALERIE NORDEMAN
APPLICANT: LAYTONVILLE ROCK
AGENT: CRAWFORD AND ASSOCIATES, INC.
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Use Permit and Reclamation Plan Renewal to expand an existing hillside quarry mining operation for 30 years. Extraction would consist of up to 325,000 total cubic yards (cy) of material (avg 11,000 cy/yr) with up to 50,000 cy in any one year.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.
LOCATION: 1± mile northeast of Laytonville, lying on the north side of Laytonville Dos Rios Road (CR 322), 0.75± mile from its intersection with Highway 101, located at 1136 Laytonville Dos Rios Road; APN's 035-460-02 & -06.
RECOMMENDED ACTION: Approve by Resolution as recommended.



6b. CASE#: CDMS_2013-0005/CDP_2013-0014

DATE FILED: 6/28/2013

OWNER/APPLICANT: JUSTIN & MELISSA PYORRE AND CHARLES & DALPHINIA HERVILLA

AGENT: WYNN COASTAL PLANNING

PROJECT COORDINATOR: SCOTT M PERKINS

REQUEST: Coastal Minor Subdivision and a Coastal Development Permit to create two (2) parcels of 20.01± and 27.95± acres, and construct a 3,000± square foot single-family residence with an attached 576± square foot garage, and 640 square foot or less guest cottage on proposed Parcel 2. Additional development includes a 7,500± linear foot gravel driveway, and placement of septic, well and utilities, and an “exception” to subdivision road requirements to allow for an existing sixteen (16) foot street where an eighteen (18) foot street is required.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.

LOCATION: In the Coastal Zone, 1± mile south of Little River, situated north of Buckhorn Cove Road East (private), and 0.5± miles east of its intersection with Highway 1, located at 40001 Buckhorn Cove Road East, Little River; APN 121-020-20.

RECOMMENDED ACTION: Approve by Resolution as recommended.

6c. CASE#: UM_2015-0001

DATE FILED: 4/20/2015

OWNER: FRANK & JUDY DUTRA

APPLICANT: CROWN CASTLE FOR VERIZON

AGENT: TIM PAGE – CROWN CASTLE

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use Permit Modification to modify an existing wireless communication facility by replacing an existing 69 foot tall wooden monopole with a 99 foot tall "monopine" (monopole designed to resemble a pine tree) and the installation of six (6) new panel antennas, auxiliary equipment as well as ground based equipment including a 30 kilowatt diesel generator with 132 gallon fuel storage tank and a 205 square foot equipment shelter. Six (6) existing antennas would be relocated onto the new “monopine”.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 5.25± miles south of the City of Willits, on the South side of Black Bart Drive (CR 370), 0.15± mile west of its intersection with Highway 101, located at 16901 Black Bart Drive; APN 147-180-13.

RECOMMENDED ACTION: Approve by Resolution as recommended.

6d. CASE#: U_2015-0012

DATE FILED: 5/28/2015

OWNER: SANHEDRIN HOLDINGS LLC

APPLICANT: CALIFORNIA RURAL SERVICES AREA DBA US CELLULAR

AGENT: LATRELL ANDERSON – FAULK AND FOSTER

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use permit to allow for the addition of two panel antennas to an existing 80 foot tall lattice tower.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA, Class 1(b) (Minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.)

LOCATION: 13.5± miles north of Potter Valley town center and 6± miles northeast of the Eden Valley Ranch Road (private) and Hearst-Willits Road (CR 306) intersection on private property within Mendocino National Forest, no address assigned; APN 037-380-16.

RECOMMENDED ACTION: Approve by Resolution as recommended.



7. Matters from Staff.

7a. CASE#: SA_2015-0010

DATE FILED: 09/04/2015

APPLICANT: PLANNING AND BUILDING SERVICES

PROJECT COORDINATOR: ADELE PHILLIPS

REQUEST: Informational item: Review of Fire Safety Findings for Subdivision Applications. *Recent amendments to the Map Act require that certain fire safety standards be in place in order for a subdivision application to be approved. PBS has made an estimate of the parcels that may realistically be affected by this policy change.*

ENVIRONMENTAL DETERMINATION: N/A

LOCATION: County-wide

RECOMMENDED ACTION: Accept Report.

8. Matters from Commission.

9. 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>