



**PLANNING COMMISSION
AGENDA**

**DECEMBER 17, 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. Approval of the October 15, 2015 Minutes.
6. **Regular Calendar.**
 - 6a. **CASE#:** UR_2014-0001
DATE FILED: 3/26/2014
OWNER: GARMAN FAMILY LAND COMPANY LLC
APPLICANT: WYLATTI RESOURCE MANAGEMENT
AGENT: RAU & ASSOCIATES
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Use Permit and Reclamation Plan Renewal to allow continued extraction from an instream gravel bar operation on the Middle Fork of the Eel River. Activities would entail an average of 15,000 cubic yards (cy) of gravel per year with an allowance for up to 20,000 cy per year twice over the 20 year entitlement period. Included in the request is the continued allowance to stockpile up to 8,000 cy of material within a staging area along Highway 162.
ENVIRONMENTAL DETERMINATION: Addendum to a previously adopted Mitigated Negative Declaration.
LOCATION: 1± mile east of Dos Rios, on the south side of Highway 162, along the north side of the Middle Fork Eel River at its confluence with Cable Creek. Located at 50510 Covelo Road; APN 035-030-39.
RECOMMENDED ACTION: Approve resolution as recommended.



6b. CASE#: MS_2014-0005
DATE FILED: 2/25/2014
OWNER: ARVIN REED AND AARON & MARY ELLEN NORTH AND CHEYANNE RIVER
APPLICANT: CHEYANNE RIVER
AGENT: JIM RONCO
PROJECT COORDINATOR: FRED TARR
REQUEST: Subdivision of a 4.7± acre parcel to create a 2.3± acre parcel and a 2.4± acre parcel.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 1.5± miles southwest of Laytonville, lying east on Branscomb Road (CR 429), 500± feet north of its intersection with North Road (CR 319E). Located at 901 Branscomb Road; APN 014-180-22.
RECOMMENDED ACTION: Approve resolution as recommended.

7. Matters from Staff.

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>