



**PLANNING COMMISSION
AGENDA**

**MARCH 19, 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 January 15, 2015 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#: A_2013-0004 (Continued from 2/19/2015)**

DATE FILED: 8/2/2013
OWNER/APPLICANT: DAVID SCHNEIDER
AGENT: RYAN SCHNEIDER
PROJECT COORDINATOR: SCOTT M PERKINS
REQUEST: Placement of 5660± acres into Williamson Act (Agricultural Preserve).
ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 17
LOCATION: 4± miles southeast of Covelo Town Center, lying 2.25 miles southeast of the intersection of CR 327 B (Hill Road) and CR 329 (Dobie Lane), and bordering the north bank of the Middle Fork Eel River. Located at 71891 Judge Webber Lane, Covelo, CA 95428; APN's 034-141-02, 04, 05, 06, 09, 034-145-02, 03, 04, 05, 034-146-06, 26, 27, 28, 29, 30, 034-147-05, 07, 13, 14, 034-150-10, 035-090-01, 05, 12, 19, 37, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 035-100-02, 13, 14, 035-230-23, 24, 25, 035-240-23, 035-240-24.
RECOMMENDED ACTION: Recommend Denial to the Board of Supervisors.
 - 6b. **CASE#: UR_2012-0004**

DATE FILED: 7/17/2012
OWNER/APPLICANT: DANIEL & BECKY THOMAS
PROJECT COORDINATOR: SCOTT M PERKINS
REQUEST: Use Permit and Reclamation Plan Renewal to extend an existing quarry mining operation for twenty-five (25) years. Extraction would consist of up to 500,000 total cubic yards (CY) of material (average of 20,000 CY per year) with up to 50,000 CY in any one year.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 4± miles southeast of Hopland, lying 0.75± miles east of Highway 101 along a private ranch road near mile marker 6.74, located at 17051 South Highway 101; APN's 050-180-64, 65, 66, 67 and 050-220-13.
RECOMMENDED ACTION: Approve as Recommended by Staff.



6c. CASE#: UM_2014-0008 (Continued from 2/19/2015)

DATE FILED: 10/2/2014

OWNER: BARBARA & ROBERT GARIBALDI

APPLICANT: US CELLULAR

AGENT: LATRELL ANDERSON

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use Permit Modification/Renewal to allow for the addition of three (3) new panel antennas and associated equipment at 55 feet on an existing 60 foot tall lattice tower.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Manchester area lying outside the Coastal Zone on the east side of Highway 1, 0.5± mile north of the intersection of Mountain View Road (CR 510) and Highway 1. Located at 20001 South Highway 1, Manchester; APN 133-110-27.

RECOMMENDED ACTION: Approve as Recommended by Staff.

6d. CASE#: R_2013-0001/U_2013-0001

DATE FILED: 1/2/2013

OWNER/APPLICANT: RANGJUNG YESHE GOMDE CALIFORNIA

AGENT: JOANNE BRION

PROJECT COORDINATOR: JOHN SPEKA

REQUEST: The request includes three separate entitlements: 1) a rezone of that portion of property that is currently designated Rural Community in the General Plan, approximately 32± acres, from SR (Suburban Residential) to RC (Rural Community), 2) a Contract Rezone to allow for the use type "Transient Habitation- Resort and Recreational Facility" within the SR zoned area of the property in conjunction with the proposed RC zoning on the northern portion of the property which allows for the use with a major use permit, and 3) a major use permit to allow for the legal establishment and expansion of the existing resort and recreational use for up to 150 people which has existed on the site in some form or another over the years.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In Leggett, lying 1± mile south of Leggett Community Center, south of Highway 271 (aka Drive Thru Tree Road), just west of its intersection with Highway 101, located at 66000 Drive Thru Tree Road; APN's 053-400-23, -55, -56, -57, -58 and -59.

RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.

6e. TIMED ITEM: 1:00 PM

Brown Act & Ethics Training- Presented by County Counsel

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>