



**PLANNING COMMISSION
AGENDA**

**APRIL 16, 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 February 19, 2015 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#: U_2013-0001 (Continued from 3/19/2015 and Renoticed)**

DATE FILED: 1/2/2013
OWNER/APPLICANT: RANGJUNG YESHE GOMDE CALIFORNIA
AGENT: JOANNE BRION
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: The request has been amended to eliminate two of the three entitlements which were initially sought, but the improvements proposed as the project are unchanged. The original request included 1) a rezone of that portion of property that is currently designated Rural Community in the General Plan 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, and 3) a major use permit to allow for the legal establishment and expansion of the existing resort and recreational use. The request as amended will include only a use permit for the expansion of a non-conforming Transient Habitation (Resort and Recreational Facilities- "organized camp") use for up to 150 people. Final action under the original request would have been taken by the Board of Supervisors; the Planning Commission's action on the use permit will be final unless appealed to the Board of Supervisors.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In Leggett, lying approximately 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: Approve as Recommended by Staff.



6b. CASE#: MS_2012-0003 (Continued to a Date Uncertain and Renoticed)

DATE FILED: 12/3/2012

OWNER/APPLICANT: SNOW MOUNTAIN TREE FARM INC.

AGENT: RON FRANZ

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Minor Subdivision to create 4 parcels containing 10± acres each and a remainder parcel containing 57.3± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.9± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B) 0.1± miles east of its intersection with Van Arsdale Road (CR 242), located at 17200 Eel River Road; APN's 171-200-14 & 171-210-11.

RECOMMENDED ACTION: Approve as Recommended by Staff.

6c. CASE#: CDMS_2014-0003

DATE FILED: 2/7/2014

OWNER: GARY ALLEN BEALL

APPLICANT: PHILIP M REYNOLDS

AGENT: SUSAN RUSCHMEYER

PROJECT COORDINATOR: SCOTT M PERKINS

REQUEST: Coastal Development Minor Subdivision creating two parcels of 29.38± and 5± acres each.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: Within the Coastal Zone, 2± mile from the Gualala town center, lying west of Old Stage Road (CR 503), at the northwest corner of its intersection with Pacific Woods Road (CR 523). Located at 38920 Old Stage Road, Gualala; APN 145-051-12.

RECOMMENDED ACTION: Approve as Recommended by Staff.

6d. CASE#: UR_2014-0004

DATE FILED: 9/10/2014

OWNER: BLACK OAK RANCH LIMITED PARTNERSHIP

APPLICANT: BOB BARSOTTI

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use Permit Modification/ Renewal for the temporary use of a property for multiple special events to include camping, music, provisions for food and alcohol and vending booths. A maximum of 4,500 attendees including staff, artists and vendors would be authorized for two (2) multiple-day events and three (3) single-day events each year. Smaller events to include between 100 and 999 attendees are also included in the request. Up to 59 total days a year, between May 15th and September 30th, will be used to support temporary events. The applicant is requesting a 20 year permit.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4.8± miles northwest of Laytonville town center, lying on the west side of Highway 101, 1.2± miles northwest of its intersection with Valley Drive (private), located at 5035 North Highway 101, Laytonville; APN's 013-560-46, -47, and 013-570-48.

RECOMMENDED ACTION: Approve as Recommended by Staff.

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>