



**PLANNING COMMISSION
AGENDA**

**APRIL 21, 2016
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#:** MS_2014-0010/ U_2015-0003
DATE FILED: 12/16/2014
OWNER/APPLICANT: MARIETTA HOPLAND LLC
AGENT: BEN KAISI
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Minor Subdivision of a 269± acre parcel to create 4 parcels of 40±, 28±, 161± and 40± acres, respectively. Also a use permit is requested to implement a Planned Development (PD) on the subject property.
ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION
LOCATION: 3.9± miles northeast of Hopland, lying on the east side of Old River Road (CR 201), 3± miles north of its intersection with University Road (CR 116B), located at 9801, 10275 and 10501 Old River Road; APN 047-310-05.
RECOMMENDED ACTION: Approve project as recommended.
 - 6b. **CASE#:** MS_2015-0002
DATE FILED: 3/26/2015
OWNER: DONALD SUNDSTROM AND EMANI SEEFELDT AND DAVID & DIANA HILLMER
APPLICANT: EMANI SEEFELDT
AGENT: RICHARD SEALE
PROJECT COORDINATOR: MARY LYNN HUNT
REQUEST: Subdivision of a 23.9± acre parcel into two (2) parcels of 10± acres and 13.97± acres.
ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION
LOCATION: 2± miles north east of Gualala, lying on the east side of Old Stage Road (CR 502) just north of its intersection with Pacific Woods Road (private), located at 38701 Old Stage Road, Gualala; APN 145-011-01.
RECOMMENDED ACTION: Approve project as recommended.



6c. CASE#: UR_2015-0001
DATE FILED: 11/23/2015
OWNER: WILSON MICHELLE
APPLICANT: SHRABEL CHARLES & KATHLEEN
PROJECT COORDINATOR: ADELE PHILLIPS
REQUEST: Renewal of Use Permit #U 11-93 to authorize the continued operation of a 17 space mobile home park known as Little Lake Mobile Estates.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 1± mile north of Willits, lying on the west side of Highway 101, 1.5± miles north of the intersection of Highway 101 and Sherwood Road (CR 311), and in the vicinity of the State weigh station, located at 24800 N. Hwy 101, Willits; APN 038-020-46.
RECOMMENDED ACTION: Approve project as recommended.

6d. CASE#: UR_2016-0001
DATE FILED: 1/11/2016
OWNER: FASHAUER JOSEPH F & JOANNE V T
APPLICANT: CALIFORNIA RURAL SERVICE AREA
AGENT: FAULK AND FOSTER/TRACEY MALONE
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Renew Use Permit U 28-97, allowing for the operation of a wireless communications facility, which expired April 1, 2014.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 10± miles southwest of Philo, lying on the south side of Signal Ridge Road (CR 133), 4± miles south of its intersection with Philo Green Road (CR 132), located at 10551 Signal Ridge Road; APN 026-450-42.
RECOMMENDED ACTION: Approve project 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>