



**PLANNING COMMISSION
AGENDA**

**MAY 21, 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 March 19, 2015 and April 16, 2015 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#:** CDUM_2015-0001
DATE FILED: 1/9/2015
OWNER/APPLICANT: CALIFORNIA DEPT OF PARKS & RECREATION
AGENT: DOUG KERN -MENDOCINO LAND TRUST
PROJECT COORDINATOR: JULIA ACKER
REQUEST: A Coastal Development Use Permit for a proposed project that would excavate existing road fill proximal to Big River to reduce river sedimentation, and to convert the roads to recreational trails. Associated development includes vegetation removal, aquatic habitat restoration, and stream crossing improvements. This amendment proposes activities identical to those approved in the original permit application. The activities principally involve repairing or replacing failing or dysfunctional water-course crossings, removing excess road fill, stabilizing failing road cuts, restoring pre-disturbance hydrologic processes, removing non-native/invasive vegetation and re-vegetating with native species. The proposed amendment adds the 1.5 mile M2 legacy logging haul road to the original Big River Watershed Restoration Project.
ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration was prepared by California Department of Parks and Recreation in June 2006, Supplement 02 to Final Mitigated Negative Declaration was received by the State Clearing House on September 8, 2014. California Department of Fish and Wildlife fees were paid on the same day in the amount of \$2,181.25.
LOCATION: In the Coastal Zone, 0.25 miles south of the town of Mendocino, on the northeast side of the intersection of Highway 1 and Big River, at the Big River Unit of Mendocino Headlands State Park (APN 119-280-10, -11, 119-290-03, -04, 119-440-01, 119-480-02, 119-500-11, and -12).
RECOMMENDED ACTION: **Approve as Recommended by Staff.**



6b. CASE#: U_2013-0004

DATE FILED: 3/5/2013

OWNER: ANNE FASHAUER

APPLICANT: VERIZON WIRELESS

AGENT: AARON SALARS

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use Permit to authorize construction and operation of a wireless communication facility consisting of an 120 foot tall lattice tower, 12 panel antennas, 1 microwave dish, auxiliary equipment as well as ground based equipment including a diesel generator with fuel storage tank and a 192 square foot equipment shelter.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4± miles west of Philo town center, lying on the north side of Philo Greenwood Road (CR 132), 0.1 mile east of its intersection with Signal Ridge Road (CR 133). Located at 21600 Philo Greenwood Road, Philo; APN 026-200-35.

RECOMMENDED ACTION: Approve as Recommended by Staff.

6c. CASE#: OA_2014-0003

DATE FILED: 9/3/2014

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Review and consider an amendment of the Inland Zoning Code (Title 20, Division 1) to modify the permit process for certain types of wireless communication facilities

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: Within the unincorporated areas of Mendocino County located outside of the Coastal Zone.

RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.

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>