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**PLANNING COMMISSION  
AGENDA**

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**JULY 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 May 21, 2015 and June 4, 2015 Planning Commission Minutes.**
6. **Regular Calendar.**
  - 6a. **CASE#:** A\_2014-0009  
**DATE FILED:** 8/11/2014  
**OWNER:** CAPISTRAN RANCH LLC  
**APPLICANT:** ROBERT LASHINSKI  
**AGENT:** JR BARRETT  
**PROJECT COORDINATOR:** GRAHAM HANNAFORD  
**REQUEST:** Placement of 4,107± acres into Agricultural Preserve and Williamson Act contract.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 17  
**LOCATION:** 3.5± miles east of Covelo. Accessed by Short Creek Road (CR 339), 1.5± miles south of its intersection with Mendocino Pass Road (CR 338). Located at 76500 Short Creek Road, Covelo; APN's 032-170-23, 032-270-03, -08, -10, -11, -12, -16, -17, -19, -24, -25, -32, -33, -41, 034-020-10, -75, -76, and 034-010-73.  
**RECOMMENDED ACTION:** Recommend approval to the Board of Supervisors.
  - 6b. **CASE#:** MS\_2010-0014  
**DATE FILED:** 1/1/2011  
**OWNER:** MORGAN DeBOLD / SANDRA DARR  
**APPLICANT:** MORGAN DeBOLD / SANDRA DARR  
**AGENT:** SAM POPE  
**PROJECT COORDINATOR:** FRED TARR  
**REQUEST:** Minor Subdivision creating two (2) parcels of 21.8± and 40.8± acres.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** 10± miles north of Laytonville, lying on both side of Bell Springs Road (CR 324) approximately 0.5± mile from its intersection with Highway 101, located at 57800 Bell Springs Road, Laytonville; APN 053-490-08.  
**RECOMMENDED ACTION:** Approve by Resolution as recommended.



**6c. CASE#:** U\_2014-0012

**DATE FILED:** 6/11/2014

**OWNER:** RICHARD VARIAN/ KATHLEEN JACOB

**APPLICANT:** CELLCO PARTNERS/VERIZON

**PROJECT COORDINATOR:** DUSTY DULEY

**REQUEST:** Use Permit to authorize construction and operation of a wireless communication facility consisting of an 85 foot tall “monopine”, monopole designed to resemble a pine tree, 9 panel antennas, auxiliary equipment as well as ground based equipment including a 30 kilowatt diesel generator with 132 gallon fuel storage tank and a 195 square foot equipment shelter.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 3.25± miles northeast of Willits, lying on the north side of Reynolds Highway (CR 310), 2± miles southeast of its intersection with Highway 101, located at 24710 Reynolds Highway; APN 037-221-35.

**RECOMMENDED ACTION:** Approve by Resolution as recommended.

**6d. CASE#:** AA\_2015-0002

**DATE FILED:** 6/16/2015

**OWNER:** MARY SNYDER TRUSTEE

**APPLICANT:** SERGIO MANCILLA

**APPELLANTS:** CARTER MOMSON KNIGHT FOR ALEX CHEHADA AND ANTHONY CHEHADA

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Appeal of an administrative determination approving zoning clearance for Building Permit BU 2015-0104 to construct a structure for a retail use within a C-2 (General Commercial) zoning district.

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption, per Section #15268; ministerial permit approval.

**LOCATION:** 8451 East Road, Redwood Valley, 300± feet south of the intersection of East Road and East School Way; APN 163-132-14.

**RECOMMENDED ACTION:** Deny the Appeal.

**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](http://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>