



**VIRTUAL MEETING**

**ORDER OF AGENDA**

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

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.**

None.
6. **Regular Calendar**
  - 6a. **CASE#:** UM\_2020-0004 (Continued from February 18, 2021)  
**DATE FILED:** 5/07/2020  
**OWNER:** CROWN CASTLE  
**APPLICANT:** BEACON DEVELOPMENT-JASON OSBORNE  
**REQUEST:** To modify an existing Use Permit (UM 3-2009/2014), permitting AT&T Mobility to install new equipment in the existing compound area and increase the height of the existing tower by 20 ft. The request also includes installation of a 30 KW Generac Diesel Generator with a 190 gallon associated fuel storage tank, as well as various equipment and antenna additions to the tower itself.  
**LOCATION:** 9± miles northeast of Laytonville, lying on the north side of Spyrock Road (CR 323), 4.4± miles northeast of its intersection with Highway 101, located at 3750 Spyrock Road, Laytonville; APN: 056-310-18.  
**ENVIRONMENTAL DETERMINATION:** Subsequent Mitigated Negative Declaration to previously adopted Mitigated Negative Declaration  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** KEITH GRONENDYKE



**6b. CASE#:** REC\_2019-0001

**DATE FILED:** 4/2/2019

**OWNER:** ROWLAND RICHARD L & MARGARET A

**APPLICANT:** GRIST CREEK AGGREGATES, LLC

**AGENT:** COMPASS LAND GROUP (JORDAN MAINE)

**REQUEST:** Reclamation Plan Modification to include a secondary gravel bar to the existing riverbed gravel extraction operation. The operation, for which a vested right has been granted for both the existing and secondary gravel bars; includes the extraction of up to 50,000 cubic yards of sand and gravel per year, and a maximum anticipated depth of 20 feet.

**ENVIRONMENTAL DETERMINATION:** Addendum to Previously Adopted Mitigated Negative Declaration

**LOCATION:** 14± miles southwest of Covelo town center, lying on the north side of State Highway 162 (SR-162, AKA Covelo Road), 0.2± miles west of its intersection with Laytonville Dos Rios Road (CR 322), located at the confluence of the Middle Fork and Mainstem of the Eel River (APNs: 035-040-36 & -45), AKA Rowland Bar (CA MINE ID# 91-23-0065).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**6c. CASE#:** MS\_2020-0001

**DATE FILED:** 3/10/2020

**OWNER/APPLICANT:** RICHMOND & CAROL AGUILAR

**AGENT:** STEVEN MCGUCKIN

**REQUEST:** Coastal Development Minor Subdivision of a 31,234± sq. ft. parcel to create 2 parcels of approximately 18,432 sq. ft. and 12,802 sq. ft.

**LOCATION:** In the Coastal Zone, in the Town of Mendocino, at the west end of Main Street (CR 407E), bordered on the north by Albion Street (CR 407D), on the east by Woodward Street (CR 407J), on the south by Main Street (CR 407E) and on the west by Heeser Street (CR 407I), located at 45300 Main Street, Mendocino; APN: 119-217-08.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

**6d. CASE#:** U\_2020-0002

**DATE FILED:** 1/31/2020

**OWNER:** BRUTOCAO VINEYARDS INC

**APPLICANT:** GETAWAY HOUSE, INC.

**AGENT:** REBECCA DALSKA/LACO ASSOCIATES

**REQUEST:** Major Use Permit to facilitate development of a micro-cabin recreational vehicle (RV) facility featuring up to 45 operator-owned micro-cabin RVs for transient-habitation as a 'Resort and Recreational Facility'.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 3.1 ± miles east of Hopland town center, lying on the east side of Old Toll Road (CR 108), .02 miles southwest of its intersection with State Highway 175 (SH 175), and identified by the following Assessor Parcel Numbers (APNs: 048-270-23, -24, & a portion of -22).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SUSAN SUMMERFORD

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. Approval of Minutes.**

**10. Adjournment.**



ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). 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.mendocinocounty.org/pbs>