



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

IGNACIO 'NASH' GONZALEZ, AICP, INTERIM DIRECTOR

JULIA KROG, ASSISTANT DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@mendocinocounty.org

www.mendocinocounty.org/pbs

MEMORANDUM

DATE: October 21, 2021

TO: Planning Commission

FROM: Nash Gonzalez, Interim Director & Julia Krog, Assistant Director

SUBJECT: Status of Projects under Jurisdiction of the Planning Commission

The Planning Commission has previously requested information regarding projects that will be forthcoming under their review. Attached is a list of projects and their current status. Due to the dynamic nature of discretionary projects, Staff is only able to provide the current status of these project unless a defined hearing has been identified.

This item is presented under the Directors Report. No action can occur.

Attachment:

Spreadsheet of Projects under Jurisdiction of the Planning Commission as of 9/28/2021

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
<p>GP_2017-0001/R_2017-0002/S_2017-0002</p> <p>Vesting tentative map to subdivide 23.62± acres into 121 residential parcels ranging in size from 4,882± sq. ft. to 14,742± sq. ft. and four (4) parcels comprising 2.2± acres for park/common use. The request also includes a General Plan Amendment of APN 170-040-05 and 170-030-06 from AG40 (Agricultural Lands) to RC (Rural Community) and Rezone from AG:40 (Agricultural District) to RC (Rural Community) with PD (Planned Development) overlay. Access would be provided via Lovers Lane (CR 222). Exceptions are also requested to reduce roadway width requirements from 60 feet to 50 and 43 feet.</p>	<p>1.65± mi. north of the City of Ukiah town center, near the State Street/US 101 interchange, lying on the north side of Lovers Lane (CR 222), approximately 1500 feet north of its intersection with KUKI Lane at 156 Lovers Lane, Ukiah (APN: 170-040-05 and 170-030-06)</p>	<p>Nash Gonzalez & Julia Krog</p>	<p>February 3, 2017</p>	<p>On hold pending completion of Environmental Impact Report</p>	<p>Unable to provide tentative date, as still waiting on various studies and confirmation of water availability for the site.</p>
<p>REC_2020-0001/U_2020-0007</p> <p>Major Use Permit and Reclamation Plan for seasonal gravel extraction and reclamation activities on an instream gravel bar, known as the Stewart Bar, located on the Middle Fork of the Eel River. The project will involve the excavation of sand and gravel with a total annual extraction limit of 20,000 cubic yards. The project activities will occur during the summer low-flow season between June 1 and October 30 with an anticipated total of 45 days per year of operation.</p>	<p>1.57± miles southeast of Dos Rios community center, lying on the south side of Hwy. 162 (SH 162, AKA Covelo Rd.), 1.1± miles east of its intersection with Laytonville-Dos Rios Rd. (CR 322), located 1.4± miles east of the confluence of the Middle Fork and the Mainstem of the Eel River, at 51111, 51110, and 50751 Covelo Road, Dos Rios (APNs 035-030-17, -49, -65) AKA Stewart Bar</p>	<p>Dirk Larson</p>	<p>June 2, 2020</p>	<p>Staff Report and Associated Environmental Review in preparation</p>	<p>No date yet determined.</p>
<p>MS_2018-0002</p> <p>Coastal Development Minor Subdivision to create two parcels approximately 5 acres in size from an existing 10 acre parcel within the established building envelopes and utilize previously established environmental determinations of #CDU 2-2001/#CDMS 1-2001.</p>	<p>Within the Coastal Zone, ± 3 miles south of Fort Bragg, north of Boice Lane (CR#413), ± 3/4 of a mile east from its intersection with State Highway 1, north of Creekside Lane (Private). Located at 32400 Creekside Lane, Fort Bragg, CA, 95437; APN: 017-220-71-00.</p>	<p>Dirk Larson</p>	<p>January 8, 2018</p>	<p>On hold pending additional environmental analysis</p>	<p>Unable to provide tentative date.</p>
<p>U_2021-0001</p> <p>Major Use Permit to operate a vacation home rental in an existing single family residence.</p>	<p>1.7± miles east of Albion town center, lying on the west side of Albion Ridge "G" Road (Private), 300± feet south of its intersection with Albion Ridge Road (CR 402),</p>	<p>Jessie Waldman</p>	<p>January 13, 2021</p>	<p>Heard by Planning Commission on July 15, 2021. Hearing was continued to September 2, 2021. Hearing was continued to October 21, 2021.</p>	<p>Next hearing on project is scheduled for October 21, 2021.</p>

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
	located at 32125 Albion Ridge "G" Road, Albion (APN: 123-232-03).				
S_2020-0001/DEV_2020-0001 Subdivision Modification of previously approved Subdivision #S 3-2005 and its associated Development Agreement. The proposed Subdivision Modification consists of a vesting tentative map to subdivide 48.8± acres into 171 residential parcels. The project proposes 132 single-family parcels ranging in size from 3,500 square-feet to 18,008 square-feet and 39 age-restricted senior housing parcels ranging in size from 3,110 square-feet to 12,473 square-feet. The request also includes a Modification to the Development Agreement previously recorded. The project proposes 2.82 acres of park land and open space, which is divided between a linear park, a neighborhood park, a shared landscape area and a water detention basin. Exceptions to the Division of Land Regulations and County Zoning Ordinance are requested for minimum lot size and building setbacks, consistent with State Density Bonus law.	2± miles south of the City of Ukiah, lying on the west side of South State Street (CR# 104A), immediately south of its intersection with Gobalet Lane (Private) addressed at 3000 South State Street; APNs 184-110-28, 184-110-29, 184-120-21 & 184-120-01	Julia Krog & Linda Ruffing (Planning Consultant)	July 23, 2020	Application recently came off hold after receiving water will serve letter and updated biological review.	No date yet determined.
GP_2019-0006/R_2019-0008 General Plan Amendment and Rezone request for Irish Beach area to move a Visitor Accommodations and Services designation to a different parcel.	Irish Beach (Coastal Zone)	Julia Krog	September 5, 2019	On hold pending hiring of consultant to complete analysis and prepare for hearing. Applicant understands current status.	Unable to provide tentative date. Planning Commission action will be a recommendation to the Board of Supervisors.
U_2020-0010 Consists of renovations/improvements to the Mendocino High School Campus.	Town of Mendocino	Julia Krog	November 6, 2020	Was on hold pending identification of location of proposed solar arrays. Recently came off hold (end of August).	Unable to provide tentative date.
U_2017-0036 Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of an 80 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and	In the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, at 44601 Kinney Road (APN 133-010-04).	Julia Krog	December 22, 2017	Originally filed for a monopine. Heard by Planning Commission on May 16, 2019 and was continued to a date uncertain at the request of the Applicant. Applicant has now revised project request from original request of a monopine to now be a faux water tower and has submitted additional botanical and biological analyses to address previously identified concerns.	Unable to provide tentative date.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.					
U_2017-0017 A Coastal Development Use Permit to remodel the existing house to the rear of the property and add an additional 161 square feet for a total of 1146 square feet. Relocate the second existing residence to the second floor. Convert former existing residence to commercial retail on the ground level and add an additional 1,502 square feet to the existing attached convenience store. There is an existing gas station, associated storage, mechanical and restrooms, water tanks and a covered propane tank on the property. Well and septic serve the property.	The site is located within the Coastal Zone, approximately 2 miles south of downtown Fort Bragg, located west of Highway 1, at 18770 North Highway 1, Fort Bragg (APN: 017-280-39, -40, -41).	Juliana Cherry	June 30, 2017	Revised Application submitted on July 2, 2021.	Unable to provide tentative date.
U_2019-0006 A request for the phased-construction of a multi-use recreational facility that includes the development of numerous passive and active recreational improvements including construction of an 18 hole disc golf course, horseshoe pits, petanque terrain and a four (4) lane outdoor lap pool, a children's splash pool, locker rooms, an indoor therapy pool, a covered multi-use pavilion, parking, utilities, and bathrooms.	In the Coastal Zone, 2.1± miles northeast of the Gualala town center, on the north side of Ocean Ridge Drive (CR 514), 0.1± miles west of its intersection with Old Stage Road (CR 502), located at 38381 Ocean Ridge Drive, Gualala (APN: 144-256-13).	Juliana Cherry	April 25, 2019	Application on-hold pending provision of additional analysis and possibly a revised project request.	Unable to provide tentative date.
U_2021-0004 Minor use permit to expand a non-conforming use. The existing zoning designation on the property of Rural Residential (RR 10), does not allow feed stores to be established. The project consists of the construction of a 1,500 square foot building to be used for the additional storage of inventory for the existing feed and supply business.	0.53± miles west of Laytonville town center, on the north side of Branscomb Road (CR 429), 180 feet east of its intersection with Bauer Road (CR 319H); located at 400 Branscomb Road, Laytonville; APN: 014-060-47.	Keith Gronendyke	April 5, 2021	Project application is incomplete.	Unable to provide tentative date.
MS_2020-0007 Minor Subdivision of a 144.78± acre parcel into two parcels of sixty (60±) acres and eighty-four (84±) acres, exceptions to MCC Sec. 17-	3.78+/- miles southeast of Yorkville, lying north of Highway 128, 0.75+/- miles northeast of its intersection with Mountain House Road (CR 111), located at 17950	Keith Gronendyke	December 30, 2020	Scheduled for hearing.	October 21, 2021

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
48.5(A)(1)(e)(i) are requested to increase the maximum grade of the subdivision's road from sixteen (16) percent to twenty (20) percent where the topography of the land makes grading to sixteen percent prohibitive and to reduce the required minimum width of the required twenty-two (22) foot wide road to a twenty (20) foot wide road, where twenty-two feet in width cannot be achieved due to steep topography. Upgrading the driveway encroachment to Highway 128 also is proposed.	Highlands Ridge Road, Yorkville; APN 049-370-63.				
U_2018-0020 Coastal Development Use Permit to construct a new telecommunications facility within a 2,025 sq. ft. lease area. The site is proposed to consist of a 123 ft. tall lattice type tower with 12 panel antennae, 24 radio units, 4 surge suppressors along with various appurtenant equipment, a diesel electricity generator with a 54 gallon diesel fuel tank for backup power needs and ground mounted equipment cabinets within the fenced-in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via an existing asphalt driveway accessed from Old Stage Road.	1± miles northeast of the town of Gualala, more specifically 530± ft. south of the intersection of Old Stage Road (CR 502) and Moonrise Drive (CR 514C), located at 39290 Old Stage Rd., Gualala (APN: 145-091-22).	Keith Gronendyke	September 6, 2018	On hold due to need for revised Biological/Botanical work.	Unable to provide tentative date.
U_2018-0031 Major Use Permit to construct a new telecommunications facility within a 2,500 sq. ft. lease area. The site is proposed to consist of: a 120 ft. tall monopole type tower with 12 panel antennae, a 20 KW electrical generator for backup power with an attached 92 gallon diesel fuel tank and ground mounted equipment cabinets. Access to the lease area is to be via a 1,807± ft. long roadway from Hearst Willits Road. The proposed monopole tower will be located within a 2,500 sq. ft. compound that will be enclosed with a six-foot tall chain link fence with vinyl slats.	3.6± miles east of the community of Willits, located on the east side of Hearst Willits Rd. (CR 306), site access off of Hearst Willits Rd., 161± ft. south of the intersection of Hearst Willits Rd. (CR 306) and String Creek Rd. (private), located at 4801 Hearst Willits Rd., Willits. (APNs 108-090-17; 108-090-16; 108-090-15).	Keith Gronendyke	December 21, 2018	The Agent placed the project on hold.	Was scheduled for 11/19/2020 agenda and which time a continuance to a date uncertain was requested. New hearing date has not been re-set pending the agent taking the project off hold.
U_2018-0028	In the Coastal Zone, 3.2± miles north of Manchester and located 0.8± miles east of State Route 1	Keith Gronendyke	December 4, 2018	On hold pending additional botanical/biological analysis.	Unable to provide tentative date.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
Coastal Development Use Permit to construct a new telecommunications facility within a 1,800 sq. ft. lease area. The site is proposed to consist of: a 130 ft. tall mono-pine type tower with eight panel antennae, a diesel electricity generator for backup power needs, and ground mounted equipment cabinets.	(SR 1). Address not yet assigned (APNs: 132-210-40 and 132-210-41).				
MS_2020-0005 Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.	6.2± miles northeast of Ukiah City center, lying on the west side of Lake Ridge Drive (Private), 1.5± miles north of its intersection with Lake Mendocino Drive (CR 227B), addressed at 3750 Lake Ridge Road; APN #168-080-09.	Keith Gronendyke	October 14, 2020	On hold pending additional botanical/biological analysis.	Unable to provide tentative date.
U_2021-0006 Use Permit to construct a new 120 foot tall cellular antenna tower with a lattice type design. Twelve panel antennas would be placed upon the tower along with one GPS unit, fifteen RRUs along with nine others for future tower loading and four surge suppressors. A 40' x 45' (1,800 sq. ft.) equipment lease area surrounded by a six foot tall chain link fence is also proposed at the base of the tower, which will include a pre-manufactured 8' x 8' equipment shelter with associated interior equipment and a 30 kw AC diesel standby generator attached to a 190 gallon capacity belly tank within a level ±2 acoustic enclosure. All equipment will be placed on concrete pads.	In the Coastal Zone 2.27± miles northeast of Gualala, lying on the south side of Country Club Way (CR 514A), 990± feet southwest of its intersection with Ocean Ridge Drive, located at 45315 Country Club Way, Gualala (APN: 144-220-15).	Keith Gronendyke	May 7, 2021	Scheduled for Archaeological Commission hearing on October 13, 2021.	Dependent on results of Archaeological Commission hearing, likely to come before Planning Commission in early 2022.
U_2017-0015 Coastal Development Use Permit to authorize construction and operation of a 400 unit mini storage site within 11 buildings and a 14,000 square foot 2 story office, and creation of 40 spaces of a portable storage area.	In the Coastal Zone, east of State Route 1, 1.9± miles south of Fort Bragg City center, on the east side of North Highway 1 (SR 1), 0.1± miles north of its intersection with Simpson Lane (CR 414); located at 18631 North Highway 1, Fort Bragg; APN: 017-140-16.	Mark Cliser	June 30, 2017	Project was on hold for quite some time due to need for additional information from Applicant. Project was heard by the Archaeological Commission on September 8, 2021.	Likely to come before Planning Commission in early 2022.
S_2017-0003 A major subdivision request to create eleven (11) residential parcels. It is intended that each parcel contain a market rate, single family residence. Concurrently, the owner is processing a	4± miles north of the City of Fort Bragg, on the north side of Nameless Lane (Private), 0.2 ± miles east of its intersection with State Route 1 (SR 1). Addressed at 32800 Nameless Lane, Fort	Mark Cliser	June 30, 2017	Project currently on hold, waiting to hear back from water board about the soil survey that was completed.	Unable to provide tentative date.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
Boundary Line Adjustment (B_2017-0043) between the subject parcel and an adjacent parcel to ensure that the entirety of the proposed major subdivision resides in the Inland Zone. Each unit will be serviced by an individual septic system and well.	Bragg, (APNs: 069-320-01 & 069-320-02).				
MS_2019-0004 Subdivision of a 44.08± acre lot into two (2) lots, each 22.04± acres in size. This proposed subdivision is to accommodate a previously constructed residential dwelling unit that presently exceeds the maximum dwelling density for its zoning district. This proposed subdivision will bring the property into conformance with regard to the number of residential structures per lot. No further development is proposed.	7.5 ± miles southeast of the City of Willits center, lying on the west side of Westview Road (Private), 1.1± miles west of its intersection with Williams Ranch Road (Private), located at 5600 Westview Rd., Willits (APN: 147-061-13).	Mark Cliser	September 11, 2019	Project currently on hold. Project was last heard by the Subdivision Committee on March 12, 2020 where tentative conditions of approval were recommended.	Unable to provide tentative date.
MS_2020-0006 Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.	4.5± north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A), located at 4681 North State Street, Ukiah (APNs 167-190-08 and 167-230-03).	Mark Cliser	December 3, 2020	Appeal to requirement for Archaeological Survey heard and denied by the Board of Supervisors on June 22, 2021. Awaiting Archaeological Survey.	Unable to provide tentative date.
MS_2021-0004 Minor Subdivision of a 115 acre parcel, creating two lots. Lot 1 will be 72.5 acres and lot 2 will be 42.5 acres.	1.0± West of Willits city center, lying on the north side of State Route 20 (SR 20), 0.40± Miles northwest of its intersection with Pepperwood Way (private); located at 1450 West State Route 20, Willits; APN: 038- 130- 93 and 038-180-51.	Matt Goines	July 16, 2021	Project referred out to agencies with jurisdiction for comment.	Unable to provide tentative date.
MS_2020-0004 Minor subdivision of a jointly owned 19.8 acre parcel creating three new parcels. Parcel one (1) will be 6.6 acres, parcel two (2) will be 8.2 acres, and parcel three (3) will be 5.0 acres.	0.8± miles west of Laytonville town center, lying west of Branscomb Road (CR 429), 0.1 ± miles south of its intersection with Madrone Drive (Private), located at 740 Branscomb Road, Laytonville (APN: 014-190-59)	Matt Goines	June 29, 2020	The project was heard at the July 14, 2021 Archaeological Commission agenda and was continued to a date uncertain.	Unable to provide tentative date.
U_2021-0007 Major Use Permit to use an existing single family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.	2.25± miles northwest of Fort Bragg City center, Thomas Ln (Private) runs through the middle of the property, 525± feet east of its intersection with Bush Creek Road (Private); located at 31201	Matt Goines	May 24, 2021	On hold at request of applicant pending decision of whether or not to proceed with the project.	Unable to provide tentative date.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
	Thomas Ln, Fort Bragg; APN: 019-700-18.				
A_2019-0001 Agricultural Preserve application to establish a new preserve and Williamson Act contract on 160± acres of Rangeland (RL) currently used for grape production.	5.3± miles east of Yorkville on the west side of Mountain House Road (CR 111) .70± miles north of its intersection with SR 128 at 33155 Highway 128, Yorkville.	Russell Ford	April 10, 2019	Applicant has requested withdrawal of application.	No tentative date due to request for withdrawal.
MS_2021-0002 Two lot minor subdivision of a 4.10± acre parcel to create one parcel of 2.37± acres (Lot 1) and one parcel of 1.73± acres (Lot 2).	0.60± miles northeast of the City of Ukiah at the intersection of Brush Street (CR 217) and North Orchard Avenue (City of Ukiah); located at 365 Brush Street, Ukiah; APN: 002-101-31.	Russell Ford	June 17, 2021	Project is scheduled for Subdivision Committee Review on October 14, 2021.	Anticipate hearing in early 2022.
A_2014-0005 Rescind three (3) existing agricultural preserves and re-enter ten (10) agricultural preserves.	Located at 550 Nelson Ranch Road, Ukiah.	Russell Ford	April 23, 2014	Project is incomplete since 2016.	Unable to provide tentative date.
RE_2019-0001 Rescind and re-enter for Agricultural Preserve.	APN 048-010-05	Russell Ford	April 22, 2019	Project is on hold.	Unable to provide tentative date.
R_2019-0012 A Rezone request to create a Cannabis Accommodation Combining District of fifteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.	6.4± miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1± miles east of its intersection with Amethyst St. (CR 451) located at multiple addresses (APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32).	Russell Ford	October 30, 2019	Applicant had withdrawn request, but has since rescinded their requested withdrawal. We are now working with Counsel to determine how to proceed with the application.	Unable to provide tentative date. Planning Commission action will be a recommendation to the Board of Supervisors.
R_2019-0013 A Rezone request to create a Cannabis Accommodation Combining District of ten (10) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.	3.9± miles southeast of Fort Bragg City center, lying on the west side of Franklin Rd. (CR 414D), 0.2 miles south of its intersection with Simpson Ln. (CR 414), located at multiple addresses (APN's: 019-450-08, 019-440-21, 019-440-25, 019-480-08, 019-480-09, 019-480-10, 019-480-33, 019-480-34, 019-480-35, 019-480-36).	Russell Ford	October 30, 2019	Staff report currently in routing and under review.	Anticipate hearing in late 2021 or early 2022. Planning Commission action will be a recommendation to the Board of Supervisors.
MS_2020-0003	3.4± miles north of Laytonville town center, lying west of US	Russell Ford	April 28, 2020	Staff report currently in routing and under review.	Tentatively scheduled for November 18, 2021.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
Minor Subdivision of a 216.5± acre parcel into two parcels of 90± acres (APN: 013-180-01) and 126.5± acres (APN: 013-190-23).	Highway 101, 1.3± miles north of its intersection with Ten Mile Creek Road (private road); located at 48600 and 48650 N. Highway 101, Laytonville; (APNs: 013-180-01 & 013-190-23).				
MS_2017-0009 Minor subdivision of a 164± acre parcel into three (3) parcels of 40±, 47.5±, and 76.5± acres.	2.7± miles northwest of Potter Valley center, on the west side of North Busch Lane (CR 247A), at its northwest intersection with Busch Lane (CR 247); located at 13500 North Busch Road; APN: 172-230-24.	Sam “Vandy” Vandewater	June 29, 2017	Heard at Subdivision Committee on August 12, 2021. Staff report under preparation.	Anticipate hearing in late 2021 or early 2022.
UM_2021-0004 “Update use permit to increase number of septic hook ups from 18 to 32. Get approval of a 3 rd septic system installed by the previous owner from the Environmental Health Department. Then apply to update our special use occupancy permit with Housing and Community Development.”	1600 West Highway 20, Willits (APN 038-180-34)	Sam “Vandy” Vandewater	July 23, 2021	Incomplete due to lack of sufficient detail in application regarding improvements to the site outside of the scope of the previously approved Use Permit Modification in 2011 (UM 29-71/2011).	Unable to provide tentative date.
MS_2017-0007 Minor Subdivision to subdivide one 49.7 acre parcel into four parcels ranging from 5 to 6.5 acres and a 27.2 acre remainder parcel.	2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239); located at 656 Finne Road, Redwood Valley; APN 151-210-11.	Sam “Vandy” Vandewater	June 26, 2017	Staff report has been prepared. Hearing delayed due to applicant availability. Will be rescheduled once applicant is prepared to proceed.	Unable to provide tentative date.
MS_2017-0010 Minor Subdivision of a 3.82 acre parcel into two parcels of 3.35 and 0.47 acres.	20160 Hollands Ln., Willits (APN 007-270-05)	Sam “Vandy” Vandewater	June 29, 2017	On hold since 2017 due to concerns from applicant regarding road requirements. May be requesting an exception to road standards.	Unable to provide tentative date.
OA_2021-0003 Review and consider a recommendation to the Board of Supervisors on proposed adoption of an Ordinance Amendment to Mendocino County Code Chapter 6.16 and Chapter 20.168 regarding outdoor festivals and special events.	Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.	Sam “Vandy” Vandewater	March 10, 2017	Additional analysis being prepared by staff.	Likely to be heard in early 2022.
MS_2021-0005 Minor Subdivision of a 4.5± acre parcel into two parcels of 3.6± and 0.9± acres in size.	0.5± southwest of Hopland center, at the terminus of St Mary's Avenue (CR 114C), 600± from its intersection with Mac Millan Drive (CR 114B); located at 501 St Mary's Avenue, Hopland; APN: 048-341-18.	Sam “Vandy” Vandewater	July 26, 2017	Scheduled for Archaeological Commission hearing on October 13, 2021.	Likely to be heard in early to mid 2022, depending on results of Archaeological Commission and any subsequent action required by the applicant.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
UM_2021-0003 Use Permit Modification to continue operations of packaging, processing and sale of pre-composted materials and to remove composting and dog kennel activities that were permitted under UR 49-85-2009 and U 15-2009. As well, the Applicant requests a modification to operating hours to allow for deliveries and operations to be conducted on Saturdays.	1.5 ± miles north of central Redwood Valley at the western terminus of Held Road (CR #230C), 500 feet west of its intersection with East Road (CR #230); located at 1790 Held Rd., Redwood Valley; APN: 161-120-25.	Susan Summerford	March 19, 2017	Referred out for agency comments in July 2021. Working through comments received and scheduling for any committees as necessary.	Unable to provide tentative date.
UM_2019-0004 Modification of Minor Use Permit (#U 3-72) to convert an existing 24-bed Assisted Living Facility into 17 residential units ranging in size from 500 to 800 square feet per Mendocino County Code § 20.204.035(B).	2.3 ± miles southeast of Little River town center, 0.3± miles south on State Highway 1 (SH 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with State Highway 1 (SH 1), located at 43300 Little River Airport Rd., Little River (APN: 121-330-13).	Susan Summerford	November 8, 2019	Heard by Planning Commission on June 18, 2020 where the project was continued to the October 15, 2020 hearing where the project was continued again to a date uncertain.	Unable to provide tentative date.
U_2017-0005/U_2013-0008 Major Use Permit for the expansion of a permitted transient habitation (resort and recreational) facility, previously known as Highland Ranch. The proposed expansion would increase the total number of guests and employees permitted on site from 36 to a maximum of 292 over a 7 year, phased development time line, and include the hosting of corporate retreats, bed and breakfast facility, youth camp, events, and feature a high ropes course.	Approximately 2 miles southwest of Philo, lying off of Van Zandt Resort Road (private) which is accessed off of Rays Road (CR 131). Located at 18601 Van Zandt Resort Road, Philo; APN's 026-392-21, -22, -23, -24, -25, -29, -30, and -31.	Susan Summerford	April 17, 2017 (re-submittal)	On hold since October 2, 2019 pending additional documents from the applicant.	Unable to provide tentative date.
UM_2020-0006 Use Permit Modification to U 26-93/2009 to allow for the expansion of operations at an existing compost site. The expansion request consists of: the grading of an adjacent 7.20 acre area for storage of finished compost, the development of an 8.4 acre storm water pond, and an increase to the allowable annual tonnage received, from 50,000 to 70,000 tons.	4.6± miles south of Potter Valley, accessed by a private road on the east side of Eastside Potter Valley Road (CR# 240), lying 1.5± miles northeast of its intersection with State Highway 20; located at 6000 Eastside Potter Valley, Potter Valley; APN's: 177-150-03 and 177-150-02.	Susan Summerford	October 6, 2020	Working through potential environmental compliance that will be necessary pursuant to the California Environmental Quality Act. Project referred to agencies for comment in July 2021.	Unable to provide tentative date.
R_2021-0001	1.75± miles south of Ukiah city center, lying west of South State Street (CR 104A) and north of Jefferson Lane (CR 267); located	Tia Sar	June 15, 2021	Project referred out for agency comments in August 2021.	Unable to provide tentative date. Planning Commission action will be a recommendation to the Board of Supervisors.

Projects under Planning Commission Jurisdiction – updated as of September 28, 2021

Project Number & Request	Location	Assigned Planner	Date Received	Current Status	Tentative Hearing Date
Rezone of a 1.13± acre parcel from the C-1 Limited Commercial Zoning District to C-2 General Commercial District.	at 1550 S. State St, Ukiah; APN: 003-430-81.				
MS_2021-0003 Two lot minor subdivision of a 40.28± acre parcel to create one parcel of 20.14± acres (Lot 1) and one parcel of 20.14± acres (Lot 2).	5.0± miles northwest of the City of Willits, on the east side of Timberline Road; located at 29301 Timberline RD, Willits; APN: 037-680-38.	Tia Sar	June 18, 2021	Project referred out for agency comments in August 2021. Project scheduled for Archaeological Commission review on November 10, 2021.	Likely to be heard in early to mid 2022, depending on results of Archaeological Commission and any subsequent action required by the applicant.
U_2021-0011 Expansion of Better Place Forests – cemetery use.	25204 Ten Mile Road, Point Arena (APN 027-306-32)	Sam “Vandy” Vandewater	August 5, 2021	Application materials under review.	Unable to provide tentative date.