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## PLANNING COMMISSION AGENDA

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MAY 19, 2022  
9:00 A.M

### VIRTUAL MEETING

#### ORDER OF AGENDA

The Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation pursuant to the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

#### ZOOM INFORMATION

You are invited to a Zoom webinar.

**Mendocino County Planning Commission** May 19, 2022 09:00 AM Pacific Time (US and Canada)

**Please click the link below to join the webinar:**

<https://mendocinocounty.zoom.us/j/84942419350>

**Or One tap mobile :**

US: +16699009128,,84942419350# or +12532158782,,84942419350#

**Or Telephone:**

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

**Web ID:**

849 4241 9350

#### Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Planning Commission meeting begins, and they begin to discuss the item you wish to comment on, Press \*9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press \*6 to unmute.**

**Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.**

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 available to the Commissioners, staff, and the general public after processing 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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>



1. **Roll Call.**
2. **Planning Commission Administration.**
  - 2a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.
  - 2b. Determination of Legal Notice.
3. **Director’s Report.**
4. **Matters from the Public.** Members of the public are welcome to address the Planning Commission on items not listed on the agenda, but within the jurisdiction of the Planning Commission. The Planning Commission is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Planning Commission under Matters from the Public are welcome to do so via email, telephone, or Zoom. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.
5. **Consent Calendar.**

None.
6. **Regular Calendar**
  - 6a. **CASE#:** MS\_2020-0006  
**OWNER:** JACK RAFTER LLC  
**APPLICANT:** VANCE RICKS  
**AGENT:** JIM RONCO  
**REQUEST:** 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.  
**ENVIRONMENTAL DETERMINATION:** NEGATIVE DECLARATION  
**LOCATION:** 4.5± miles 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 and 4661 North State Street, Ukiah; APNs: 167-190-08 and 167-230-03.  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** MARK CLISER
  - 6b. **CASE#:** R\_2021-0001  
**DATE FILED:** 6/15/2021  
**OWNER/APPLICANT:** GHULAM MURTAZA ANSARI  
**AGENT:** WHITCHURCH ENGINEERING  
**REQUEST:** Rezone of a portion of one parcel (.94± acres) from Limited Commercial (C1) to General Commercial (C2). The rezone would allow the addition of an automatic drive-through carwash.  
**ENVIRONMENTAL DETERMINATION:** NEGATIVE DECLARATION  
**LOCATION:** 1.75± miles south of Ukiah city center, lying west of South State Street (CR 104A) and north of Jefferson Lane (CR 267), located at 1550 S. State St, Ukiah; APN: 003-430-81.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** TIA SAR



**6c. CASE#:** U\_2020-0007/REC\_2020-0001

**DATE FILED:** 7/16/2020

**OWNER:** 51110 COVELO LLC

**APPLICANT:** WYLATTI RESOURCES

**AGENT:** COMPASS LAND GROUP

**REQUEST:** 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

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION

**LOCATION:** 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. (APNs 035-030-17, -49, -65) AKA Stewart Bar.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**6d. CASE#:** U\_2017-0036

**DATE FILED:** 12/22/2017

**OWNER:** AT&T CORP

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP LLC.

**REQUEST:** 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 fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION

**LOCATION:** 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).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA KROG

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. Approval of Minutes.**

**9a. January 6, 2022**

**9b. May 5, 2022**

**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>