



PLANNING COMMISSION AGENDA

**JUNE 15, 2023
9:00 A.M**

HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meeting will take place in the **Board of Supervisors Chambers, at 501 Low Gap Road, Ukiah, California**, and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Mendocino County Planning Commission Planning Commission June 15, 2023, 9:00 AM Pacific Time (US and Canada)

Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/81072488356>

Or One tap mobile : +16694449171,,81072488356# US+16699009128,,81072488356# US (San Jose)

Web ID: 810 7248 8356

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.

The public may participate digitally in meetings by sending comments to 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. 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 in person, via email, 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.

5a. Approval of Planning Commission Minutes from June 1, 2023.

6. Regular Calendar

6a. CASE#: U_2022-0001

DATE FILED: 1/25/2022

OWNER: T.H. SHAMROCK, LLC

APPLICANT/AGENT: SHAWN SIMPSON

REQUEST: Major Use Permit for installation of a shotgun, rifle and pistol firearms range on the existing Shamrock Ranch.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4.8± miles south of Laytonville, on the east side of Highway 101, at its intersection with Old Sherwood Road (CR 311A), located at 40935 N. Hwy 101, Laytonville; APN 035-290-19

SUPERVISORIAL DISTRICT: 3 (HASCHAK)

STAFF PLANNER: MARK CLISER



- 6b. **CASE#:** U_2022-0007
DATE FILED: 8/19/2022
OWNER: NOAH & ZOE SHEPPARD
APPLICANT/AGENT: WILLIAM HAYES
REQUEST: Minor Use Permit for an indoor cannabis cultivation (Type C-A (2500 square feet); AG_2022-0003) site of no more than 2,500 square feet of canopy per MCC Section 20.242.060(C). At all times, the subject property is limited to a total cultivation canopy of 10,000 square feet.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 3.6± miles east of Mendocino town center, lying on the south side of Little Lake Rd. (CR 408), 0.1± miles east of its intersection with Outlaw Springs Rd. (Private), located at 8261 Outlaw Springs Rd., Mendocino; APN: 119-490-19.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: MARK CLISER

- 6c. **CASE#:** UR_2023-0003
DATE FILED: 3/9/2023
OWNER: RUDDICK RANCH INCORPORATED
APPLICANT: CALIFORNIA RURAL SERVICE AREA #1
AGENT: FAULK AND FOSTER
REQUEST: Renewal of Use Permit U 16-2008 to allow continued use of an existing telecommunication facility.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.1± miles southwest of Talmage, on the west side of Ruddick Cunningham Road (CR 205), 0.9± miles south of its intersection with State Route 222 (SR 222), located at 1800 Ruddick Cunningham Rd., Talmage; APN:183-030-02.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: LIAM CROWLEY

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.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>