PLANNING COMMISSION AGENDA

JULY 6, 2023 9:30 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 July 6, 2023, 9:30 AM Pacific Time (US and Canada)

Please click the link to join the webinar: https://mendocinocounty.zoom.us/j/81119562334

Or One tap mobile :+16694449171,,81119562334# US+16699009128,,81119562334# US (San Jose)

Web ID: 811 1956 2334

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: 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 15, 2023.

6. **Regular Calendar**

   6a. CASE#: MS_2022-0004
   DATE FILED: 9/28/2022
   OWNER: ERICKSON BROTHERS PROPERTIES LLC
   APPLICANT: ROBERT NEESE
   AGENT: RON FRANZ
   REQUEST: Minor Subdivision of an existing 10± acre parcel into four (4) parcels and one (1) remainder parcel. Parcel 1 would be 0.74± acres, Parcel 2 would be 0.75± acres, Parcel 3 would be 4.39± acres, Parcel 4 would be 1.09± acres, and the Remainder Parcel would be 3.15± acres.
   ENVIRONMENTAL DETERMINATION: Negative Declaration
   LOCATION: In Ukiah, on the east side of North State Street (CR 104) 0.5± miles north of its intersection with Brush Street (CR 217), located at 1211 North State Street, Ukiah; APN 001-360-39.
   SUPERVISORIAL DISTRICT: 1 (McGourty)
   STAFF PLANNER: LIAM CROWLEY

6b. CASE#: U_2022-0012
DATE FILED: 12/6/2022
OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT
AGENT: MATT KENNEDY, GHD
REQUEST: Coastal Development Major Use Permit to install new recycled water pipelines, irrigation systems, fire hydrants, and a new recycled water storage tank.
ENVIRONMENTAL DETERMINATION: The Lead Agency; Mendocino Unified School District has prepared a Mitigated Negative Declaration (SCH#2022020568) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.
LOCATION: In the Coastal Zone, throughout the Town of Mendocino and surrounding environs. Project will occur within County rights-of-way on Kelly St (CR 407F), Ukiah St (CR 407C), Kasten St (CR 407L), Little Lake St (CR 407A), Lansing St (CR 500), Little Lake Rd (CR 408), School St (CR 407O), within State right-of-way on State Route 1 (SR 1), and at Friendship Park, the Mendocino High School and K-8 campuses and a tank site; APNs: Tank & Well Site: 119-100-23, 119-100-03, 119-100-04; Mendocino K-8: 119-100-15, 119-100-16; Mendocino High School: 119-160-06, 119-160-35, 119-140-01, 119-160-41, 119-170-04; Friendship Park: 119-140-19.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: ROB FITZSIMMONS

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