



PLANNING COMMISSION AGENDA

DECEMBER 7, 2023
10:00 AM

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 December 7, 2023, 10:00 AM Pacific Time (US and Canada) Please

click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/84488103228>

One tap mobile : +16694449171, 84488103228# US+16699009128, 84488103228# US (San Jose)

Webinar ID: 844 8810 3228

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.gov 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.gov/government/planning-building-services/meeting-agendas/planning-commission>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/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.gov/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>.
5. **Consent Calendar.**
 - 5a. Approval of Planning Commission Minutes from November 16, 2023.
6. **Regular Calendar**
 - 6a. **CASE#:** UM_2020-0006
DATE FILED: 8/6/2020
OWNER: VICKI TODD
APPLICANT: COLD CREEK COMPOST (MARTIN MILECK)
REQUEST: 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.
ENVIRONMENTAL DETERMINATION: Addendum to EIR/ND
LOCATION : 4.6± miles south of Potter Valley, accessed by a private road on the east side of East Side Potter Valley Road (CR 240), lying 1.5± miles northeast of its intersection with State Route 20, located at 6000 East Side Potter Valley Road; APN's: 177-150-03 and 177-150-02.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: SUSAN SUMMERFORD



6b. CASE#: U_2021-0016 & V_2021-0005
DATE FILED: 10/28/2021
OWNER/APPLICANT: FAIZAN CORPORATION & 898 MAIN STREET LLC
AGENT: RICHARD RUFF & ASSOCIATES INC.
REQUEST: Minor Use Permit to establish and operate a gas station with ten (10) gas pumps, two (2) separate illuminated canopies, twenty-eight (28) new parking spaces, landscaping, and convert part of an existing structure to a convenience store. A concurrent Variance is requested for a sixty-five (65) foot tall business identification sign.
ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION
LOCATION: 1.6± miles southwest of Redwood Valley center, on the north side of North State Street (CR 104), 600± feet east of its intersection with U.S. Route 101 (US 101), located at 9621 & 9601 North State St, Redwood Valley; APNs 162-100-58 & 162-100-59.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: LIAM CROWLEY

6c. CASE#: UR_2023-0005
DATE FILED: 6/26/2023
OWNER: RICHARD & JUDIE MURPHY
APPLICANT/AGENT: JOHN SCANDOLA (CAMP & ASSOCIATES)
REQUEST: Renewal of Use Permit U 21-2004 to allow continued use of an existing wireless communication facility.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1± mile northwest of Calpella, on the east side of Finne Road (private), 1± mile south of its intersection with Uva Drive (CR 239), located at 821 Finne Road, Redwood Valley; APN: 151-220-05.
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.gov/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.gov/pbs>