



# ZONING ADMINISTRATOR AGENDA

JUNE 12, 2025  
1:30 P.M.

## HYBRID MEETING

### ORDER OF AGENDA



The Mendocino County Zoning Administrator meetings will be conducted in person at 860 North Bush St. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**ZONING ADMINISTRATOR MEETING** Thursday, June 12, 2025 @ 1:30 PM Pacific Time (US and Canada) Mendocino County.

Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/84685407866>

One tap mobile : +16694449171, 84685407866# US+16699009128, 84685407866# US (San Jose)

Webinar ID: 846 8540 7866

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public after processing by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Zoning Administrator tab.

1. Meeting Called to Order – 1:30 P.M.
2. Determination of Noticing.
3. Regular Calendar.

**3a. CASE#:** AP\_2023-0027

**DATE FILED:** 6/23/2023

**OWNER:** Pamela Whiting

**APPLICANT:** Talking Frog Farms

**AGENT:** Javier Rau

**REQUEST:** Administrative Permit for a 10,000 square foot outdoor cannabis cultivation Operation (CCBL Type 2) in the Timberland Production Zone.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10.2± miles north-northeast of Laytonville town center, on the northwest side of Simmerly Ranch Rd (private), 2.2± miles northeast of its intersection with Simmerly Road (private), located at 8000 Simmerly Ranch Road, Laytonville; APNs 032-125-26, 032-125-28, 032-125-32.

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**STAFF PLANNER:** Rob Fitzsimmons

**3b. CASE#:** AP\_2024-0027

**DATE FILED:** 8/23/2024

**OWNER/APPLICANT:** Alexander Cummings

**AGENT:** Lily Gross

**REQUEST:** Administrative Permit to decrease the required setback for cannabis cultivation from a neighboring parcel with different ownership. The proposal seeks to reduce the current 100-foot setback to 50 feet.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 3.2± miles southeast of the center of the town of Covelo, on the south side of Fairbanks Rd (CR 327A) and west side of Dobie Ln. (CR 329) located at 74000 Dobie Ln., Covelo; APN: 034-270-52.

**SUPERVISORIAL DISTRICT:** 3 (Haschak)



**STAFF PLANNER:** Jamie Henry

**3c. CASE#:** AP\_2024-0030

**DATE FILED:** 9/12/2024

**OWNER/ APPLICANT:** Jacob Hucek

**AGENT:** Javier Rau

**REQUEST:** Administrative permit application for a 10,000 square foot outdoor cannabis cultivation operation (Permit Type 2) within the Timberland Production Zoning (TPZ) district.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.4± miles south southeast of Comptche town center on the south side of Comptche Ukiah Rd (CR 223), 3.3± miles south southeast of its intersection of Flynn Creek Road (CR 135), located at 26900 Comptche Ukiah Rd., Comptche; APN: 125-280-83 (formerly APN 125-280-67)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Jamie Henry

**4. Matters from Staff.**

**5. Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.

**6. Adjournment**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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 Zoning Administrator's 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 Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator'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>