



ZONING ADMINISTRATOR AGENDA

JULY 10, 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, July 10, 2025 @ 1:30 PM Pacific Time (US and Canada) Mendocino County.

Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/84692964105>

One tap mobile : +16699009128, 84692964105# US (San Jose)+16694449171, 84692964105# US

Webinar ID: 846 9296 4105

The public may participate digitally in meetings by sending comments to pbcommissions@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_2019-0106

DATE FILED: 11/8/2019

OWNER/APPLICANT: Matthew Kuhn

AGENT: Javier Rau

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.2 miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2± miles northwest of its intersection with Low Gap Road (CR 212), located at 26501 Comptche Ukiah Road, Comptche; APN: 125-280-77.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Jamie Henry

3b. CASE: AP_2024-0023

DATE FILED: 7/3/2024

OWNER/APPLICANT: Michael Adams Jr

AGENT: Lisa Lai

REQUEST: Administrative Permit for a 10,000 square foot mixed light cannabis cultivation operation (Permit Type 2B) within the Timberland Production zoning district.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.1± miles northeast of Covelo town center, on a private road off of Road 343 (CR 343), 1.2± miles north of its intersection with State Route 162 (SR 162), located at 78550 Rd 343, Covelo; APN: 032-160-53.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: Jamie Henry



- 3c. CASE:** AP_2025-0008
DATE FILED: 4/7/2025
OWNER/APPLICANT: Dawn M Banks
REQUEST: Administrative Permit to Temporarily Occupy a Fully Contained Recreational Vehicle (RV) for the Duration of an Ongoing Construction Project, Not to Exceed a Two-Year Period.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.3 miles northeast of Brooktrails township center on the east side of Madrone Drive (CR 609), 0.2± miles southeast of its intersection with Daphne Way (CR 608) at 25284 Madrone Dr. APN: 098-245-15.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: Jamie Henry
- 3d. CASE#:** AP_2025-0010
DATE FILED: 4/10/2025
OWNER: Timothy Toner
APPLICANT: Mendo Greenz, LLC (Jasmine Gloria Christianson)
REQUEST: Administrative permit application for a 10,000 square foot outdoor cannabis cultivation operation within the Timberland Production Zoning (TPZ) district.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.9± miles southeast of Piercy town center, 2.1± miles east on Mal Coombs Road, (private), from its intersection with SR 271, located at 2600 Mal Coombs Rd., Piercy; APN: 011-550-05.
SUPERVISORIAL DISTRICT: 4 (Norvell)
STAFF PLANNER: Jamie Henry
- 3e. CASE:** AP_2025-0011
DATE FILED: 4/10/2025
OWNER: 13771 Hopland, LLC
APPLICANT: Gateway Mendocino
AGENT: Elora Babbini; Elexa Richard
REQUEST: Administrative permit for events at Gateway Mendocino, located at 13771 US Highway 101, Hopland, CA. The proposed activities include utilizing the nearby property at 140 MacMillan Drive, Hopland, CA, APN: 048-341-08, for overflow parking. The application seeks approval to modify event dates as necessary due to unforeseen circumstances, with such modifications not extending the duration of the events. The proposed dates are July 24-27, and September 12-14, 2025.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.38 miles south of Hopland town center on the east side of Highway 101, located at 13771 South Highway 101; APN: 048-400-17. Overflow parking is 0.2± miles from Hopland town center; west on Mountain House Road for 0.14± miles to the intersection with Macmillan Drive, then west for 0.08± miles to 140 Macmillan Road; APN 048-341-08.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Jamie Henry
- 3f. CASE#:** AP_2025-0013
DATE FILED: 5/20/2025
OWNER: James & Gloria McCutchan
APPLICANT: Verizon Wireless by Crown Castle USA Inc.
AGENT: Billy Shondy
REQUEST: Administrative permit for the installation or replacement of antennas, ancillary equipment, and ground equipment in accordance with approved plans for an existing carrier's wireless communication facility.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 8.8± miles southeast of Hopland town center, 0.9± miles northeast along a private driveway, 0.2± miles southeast from the intersection of US 101 and Geysers Road (private) located at 24671 Geysers Rd, Hopland, CA 95449; APN: 050-410-06.



SUPERVISORIAL DISTRICT: 1 (Cline)
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>