



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

November 18, 2019

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
AND A NEGATIVE DECLARATION.

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Monday, December 16, 2019, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following projects that include proposed General Plan amendments, Rezoning, the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and the Draft Negative Declaration for case GP\_2019-0002/R\_2019-0003, at the time listed or as soon thereafter as the item may be heard:

- CASE#:** GP\_2019-0001/R\_2019-0002  
**DATE FILED:** 1/28/2019  
**OWNER:** CHRISTOPHER SAVAGE D TTEE  
**APPLICANT:** CHRISTOPHER SAVAGE D TTEE  
**AGENT:** JIM RONCO  
**REQUEST:** Rezone to change the existing designations from Suburban Residential (SR 40K) to Upland Residential Contract Rezone (UR 20-CR) and a General Plan Amendment from Suburban Residential (SR) to Remote Residential (RMR).  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** 0.3± miles north of Potter Valley town center, on the east side of Powerhouse Road (CR 248 A), 0.2 miles north of its intersection with Main Street (CR 245). Located at 12201 Powerhouse Rd., Potter Valley (APN 174-100-02).  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** Mio Mendez

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission, at their October 17, 2019 meeting, recommended approval of the Project to the Board of Supervisors and adoption of a Mitigated Negative Declaration.

- CASE#:** GP\_2019-0002/R\_2019-0003  
**DATE FILED:** 1/28/2019  
**OWNER/ APPLICANT:** DONALD J LUCCHESI  
**AGENT:** JAMES BARRETT AND JIM RONCO  
**REQUEST:** Rezoning and General Plan Amendment from AG:40 (Zoning) and AG40 (General Plan) to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its intersection with Talmage Road, located at 1251 Sanford Ranch Road, Talmage (APNs: 181-050-30 and 181-050-31x).  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** Susan Summerford

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission, at their October 17, 2019 meeting, was not able to make a recommendation to the Board of Supervisors regarding the project or the adoption of a Negative Declaration. There was not a majority of the Planning Commission to recommend approval or denial of the project. The Planning Commission voted to send the project to the Board of Supervisors without a recommendation.

The staff reports, notices, draft ordinances, draft resolutions and the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and Draft Negative Declaration for Case No. GP\_2019-0002/R\_2019-0003 will be

available for public review 21 days prior to the scheduled hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/public-notice>

Your comments regarding the above project(s) and/or the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and the Draft Negative Declaration for Case No. GP\_2019-0002/R\_2019-0003 are invited. Written comments should be submitted to the Clerk of the Board, at 501 Low Gap Road, Room 1010, Ukiah, California, 95482, no later than December 15, 2019. Oral comments may be presented to the Board of Supervisors during the public hearing.

The Board of Supervisors action shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or 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 Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 463-4441 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning and Building Services



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

**November 18, 2019**

**TO: Ukiah Daily Journal**  
**FROM: James Feenan, Commission Services Supervisor**  
**SUBJECT: Publication of Legal Notice.**

**Please publish the following notice one time on November 22, 2019 in the Legal Notices Section of the Ukiah Daily Journal. Thank you!**

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION AND A NEGATIVE DECLARATION.

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Monday, December 16, 2019, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following projects that include proposed General Plan amendments, Rezoning, the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and the Draft Negative Declaration for case GP\_2019-0002/R\_2019-0003, at the time listed or as soon thereafter as the item may be heard:

1. **CASE#:** GP\_2019-0001/R\_2019-0002

**DATE FILED:** 1/28/2019

**OWNER:** CHRISTOPHER SAVAGE D TTEE

**APPLICANT:** CHRISTOPHER SAVAGE D TTEE

**AGENT:** JIM RONCO

**REQUEST:** Rezone to change the existing designations from Suburban Residential (SR 40K) to Upland Residential Contract Rezone (UR 20-CR) and a General Plan Amendment from Suburban Residential (SR) to Remote Residential (RMR).

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 0.3± miles north of Potter Valley town center, on the east side of Powerhouse Road (CR 248 A), 0.2 miles north of its intersection with Main Street (CR 245). Located at 12201 Powerhouse Rd., Potter Valley (APN 174-100-02).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** Mio Mendez

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission, at their October 17, 2019 meeting, recommended approval of the Project to the Board of Supervisors and adoption of a Mitigated Negative Declaration.

2. **CASE#:** GP\_2019-0002/R\_2019-0003

**DATE FILED:** 1/28/2019

**OWNER/ APPLICANT:** DONALD J LUCCHESI

**AGENT:** JAMES BARRETT AND JIM RONCO

**REQUEST:** Rezoning and General Plan Amendment from AG:40 (Zoning) and AG40 (General Plan) to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its intersection with Talmage Road, located at 1251 Sanford Ranch Road, Talmage (APNs: 181-050-30 and 181-050-31x).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** Susan Summerford

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission, at their October 17, 2019 meeting, was not able to make a recommendation to the Board of Supervisors regarding the project or the adoption of a Negative Declaration. There was not a majority of the Planning

Commission to recommend approval or denial of the project. The Planning Commission voted to send the project to the Board of Supervisors without a recommendation.

The staff reports, notices, draft ordinances, draft resolutions and the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and Draft Negative Declaration for Case No. GP\_2019-0002/R\_2019-0003 will be available for public review 21 days prior to the scheduled hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/public-notice>

Your comments regarding the above project(s) and/or the Draft Mitigated Negative Declaration for Case No. GP\_2019-0001/R\_2019-0002 and the Draft Negative Declaration for Case No. GP\_2019-0002/R\_2019-0003 are invited. Written comments should be submitted to the Clerk of the Board, at 501 Low Gap Road, Room 1010, Ukiah, California, 95482, no later than December 15, 2019. Oral comments may be presented to the Board of Supervisors during the public hearing.

The Board of Supervisors action shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or 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 Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to

participate in the meeting should contact the Department by calling 463-4441 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning and Building Services