



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **December 17, 2020**

LOCATION: **Virtual Meeting**
Mendocino County PBS Conference Room
860 North Bush Street
Ukiah, California

COMMISSIONERS PRESENT: Nelson, Holtkamp, Wiedemann, Jacobszoon, Pernell and Ogle

COMMISSIONERS ABSENT: None

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Jesse Davis, Senior Planner
Keith Gronendyke, Planner III
Mark Cliser, Planner II
Chevon Holms, Planner II

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, County Counsel

1. Roll Call.

The meeting was called to order 9:03 a.m.

2. Planning Commission Administration.

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items on the agenda had been properly noticed.

3. Director's Report.

None.

4. Matters from Public.

Supervisor Brown addressed the Commission and thanked all the Commissioners for their service. She thanked Commissioner Ogle for her service to the Planning Commission representing District 1 over the past several years.

5. Consent Calendar.

None.

6. Regular Calendar.

Commissioner Nelson recused himself from 6a, 6b, 6c, and 6d. He requested to hear Agenda Item 6e first.

6e. CASE#: UR_2020-0009

DATE FILED: 8/18/2020

OWNER: PHILIP H & GRACE LAVE SHARPLES

APPLICANT: JOHN MERRITT (AMERICAN TOWER) AGENT: JOHN MERRITT

REQUEST: Renewal of previously Modified Use Permit (CDU 13-2007) to continue operation of an existing telecommunications facility. There are no proposed changes to the existing 160 foot tall lattice tower, no associated ground equipment or request for any physical modifications to the facility.

LOCATION: In the Coastal Zone, 1.8± miles southeast of the Town of Mendocino, lying on the north side of Comptche-Ukiah Road (CR 223), 1.4± miles east of its intersection with State Hwy 1, located at 43600 Comptche-Ukiah Road, Mendocino; APN: 119-410-17.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Chevon Holmes, Staff Planner; Jesse Davis, Senior Planner

Applicant: John Merritt

The public hearing was declared open.

Public Comment: None received.

Telecomments: Annemarie Weibel.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Pernell, IT IS ORDERED, that the Planning Commission, by resolution, grant Use Permit Renewal UR_2020-0009 for the project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval as amended during the meeting.

The motion passed by the following vote: (6-0)

Ayes: Wiedemann, Jacobszoon, Holtkamp, Pernell, Nelson & Ogle

Noes: None

Absent: None

Commissioner Nelson recused himself for the remainder of the items on the agenda and left the virtual meeting.

6a. CASE#: U_2019-0016 (Continued from 11-19-20)

DATE FILED: 07/16/2019

OWNER: EDWARD WALLOW

APPLICANT: AT&T MOBILITY

AGENT: DELTA GROUPS ENGINEERING/FRANK WALLOW

REQUEST: Use Permit to construct a new sixty-five foot cellular antenna tower with a "monopine" design. Twelve panel antennas would be placed at the fifty foot elevation. A new 704 square foot lease area will be constructed at the base of the tower. A 30 KW diesel generator for backup electrical power also will be installed.

LOCATION: 1± miles northeast of the community of Yorkville, lying on the east side of State Highway 128, 0.59± mile west of its intersection with Big Oaks Drive (CR 120A), located at 25701 Highway 128, Yorkville; APN: 049-230-70.

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Keith Gronendyke, Staff Planner; Jesse Davis, Senior Planner

Applicant/Owner: Frank Schabarum

The public hearing was declared open.

Public Comment: All correspondence have been posted to this item on line.

Telecomments: Annemarie Weibel.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Holtkamp, IT IS ORDERED, that the Planning Commission, by resolution, adopt a Negative Declaration and grant Use Permit U_2019-0016 for the project based on the facts and findings and subject to the conditions of approval based on the facts and findings and subject to the conditions of approval as amended during the meeting.

The motion passed by the following vote: (5-0)

Ayes: Holtkamp, Wiedemann, Jacobszoon, Pernell & Ogle
Noes: None
Absent: None
Recused: Nelson

Break [10:20 a.m. – 10:25 a.m.]

6b. CASE#: UR_2020-0003

DATE FILED: 1/21/2020

OWNER: THERON RICHARD PETERSON

APPLICANT/AGENT: TOWER ENGINEERING PROFESSIONALS

REQUEST: Use Permit Renewal for continued operation of an existing 150 ft. tall wireless communication tower with various antennae and ground based equipment located within a 10,000 sq. ft. leased area. Only extension of expiration date is requested; no modifications are proposed. LOCATION: 2± miles west of Leggett town center, accessed from Page and Gates Road (Private), 2± miles south west of State Highway 1 (SH 1) and US Highway 101 (US 101) intersection, located at 68970 Page and Gates Rd., Leggett; APN: 012-530-19.

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Negative Declaration.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Mark Cliser, Planner II; Jesse Davis, Senior Planner

Agent: Mary McGarity

The public hearing was declared open.

Public Comment: All correspondence have been posted to the item on line.

Telecomments: Annemarie Weibel

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Pernell, seconded by Commissioner Jacobszoon, IT IS ORDERED, that the Planning Commission, By resolution, adopt an Addendum to the previously adopted Negative Declaration and grant Use Permit Renewal UR_2020-0003 for the project based on the facts and findings and subject to the conditions of approval, based on the facts and findings and subject to the conditions of approval as amended during the meeting.

The motion passed by the following vote: (5-0)

Ayes: Jacobszoon, Pernell, Wiedemann, Holtkamp & Ogle
Noes: None
Absent: None
Recused: Nelson

6c. CASE#: UM_2020-0004

DATE FILED: 5/07/2020

OWNER: MARCIA MILLER

APPLICANT: BEACON DEVELOPMENT-JASON OSBORNE

REQUEST: To modify an existing Use Permit (UM 3-2009/2014), permitting AT&T Mobility to install new equipment in the existing compound area and increase the height of the existing tower by 20 ft. The request also includes installation of a 30 KW Generac Diesel Generator with a 190 gallon associated fuel storage tank, as well as various equipment and antenna additions to the tower itself.

LOCATION: 9± miles northeast of Laytonville, lying on the north side of Spyrock Road (CR 323), 4.4± miles northeast of its intersection with Highway 101, located at 3750 Spyrock Road, Laytonville; APN: 056-310-18.

ENVIRONMENTAL DETERMINATION: Subsequent Mitigated Negative Declaration to previously adopted Mitigated Negative Declaration

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

Matter has been continued to January 7, 2021.

6d. CASE#: UR_2020-0005

DATE FILED: 6/25/2020

OWNER: PATRICIA LYNN GUNTLY

APPLICANT: US CELLULAR

AGENT: TOWER ENGINEERING, MARY MCGARITY

REQUEST: Renewal of previously Modified Use Permit UM 27-2003/2009 to continue operation of an existing telecommunications facility. There are no proposed changes to the existing 150 foot tall self-supporting lattice tower, no associated ground equipment or requests for any physical modifications to the facility.

LOCATION: 9.5± miles northeast of the City of Ukiah center, on a mountain peak within Guntly Ranch, 0.2± mile northeast of the intersection of East Side Potter Valley Road (CR 240) and State Highway 20 (SH20), located at 6100 East Side Potter Valley Rd., Potter Valley; APN: 177-270-32. ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: CHEVON HOLMES

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Chevon Holmes, Planner II; Jesse Davis, Senior Planner

Agent: Mary McGarity

The public hearing was declared open.

Public Comment: All correspondence have been posted to the item on line.

Telecomments: Annemarie Weibel

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Holtkamp, seconded by Commissioner Pernell, IT IS ORDERED, that the Planning Commission, by resolution, grant Use Permit Renewal UR_2020-0005 for the project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

The motion passed by the following vote: (5-0)

Ayes: Pernell, Holtkamp, Wiedemann, Jacobszoon and Ogle
Noes: None
Absent: None

Recused: Nelson

7. **Matters from Staff.**

Mr. Schultz advised the Commission that he will be leaving the County sometime in January 2021.

8. **Matters from Commission.**

Commissioner Holtkamp advised the Commission this was her last meeting.

Commissioner Ogle also advised the Commission it was her last meeting.

Mr. Davis pointed out that there were cell phone maps on the PBS website for review.

Mr. Davis addressed the future appointments to the Planning Commission. He stated that the Executive Office was in process of filling vacancies.

9. **Minutes.**

None.

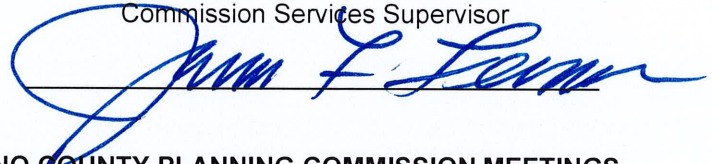
10. **Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:23 a.m.



ALISON PERNELL, Chair

Attest: JAMES F. FEENAN
Commission Services Supervisor



NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS.

- Effective March 1, 2020, Planning Commission minutes will be produced in "action only" format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.
- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact The Mendocino County Planning & Building Office at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.
- To request an official record of a meeting contact the Mendocino County Planning and Building Department at (707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Thank you for your interest in the proceedings of the Mendocino County Planning Commission.