



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: December 3, 2020

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

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

COMMISSIONERS ABSENT: Pernell

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Julia Acker Krog, Chief Planner
Vandy Vanderwater, Planner II
Russell Ford, Planner III

OTHER COUNTY DEPARTMENTS PRESENT: Christian Curtis, 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.**

No one was present from the public who indicated a desire to address the Commission.

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

6a. **CASE#:** MS_2017-0006

DATE FILED: 6/26/2017

OWNER: CHRIS OBERGIN

APPLICANT: W. VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor subdivision of one 45± acre parcel into two parcels of 24.5± acres and 20.2± acres. Included is an exception request to reduce the road width from twenty (20) feet to sixteen (16) feet.

LOCATION: 3± southwest of Willits center, on the west side of Buckhorn Road (private), 1± miles south of its intersection with Muir Mill Road (CR 301C); located at 1601 Buckhorn Road, Willits (APN: 104-240-04).

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: SAM VANDY VANDEWATER

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

Presenter/s: Vandy Vanderwater, Staff Planner

Applicant: Vance Ricks

Owner: Chris O'Bergin

The public hearing was declared open.

Public Comment: None received.

Telecomments: None received.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Holtkamp, seconded by Commissioner Nelson, IT IS ORDERED, that the Planning Commission, adopt a Negative Declaration and grant Minor Subdivision MS_2017-0006 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: (5-0)

Ayes: Wiedemann, Jacobszoon, Holtkamp, Nelson & Ogle

Noes: None

Absent: Pernell

6b. CASE#: A_2019-0003

DATE FILED: 11/26/2019

OWNER/APPLICANT: CAPISTRAN RANCH LLC

AGENT: ROBERT LASHINSKI

REQUEST: Agricultural Preserve application to establish a new preserve and Williamson Act contracts over three groups of parcels in Round Valley.

LOCATION: Various locations in Round Valley:

- *Fairbanks Parcels:* 2± miles southeast of Covelo on the north side of Fairbanks Road (CR 327-A), 1± mile east of its intersection with State Route 162 (SR 162)
- *Bentley Parcels:* 8.9± miles southeast of Covelo on the north side of Bentley Ridge Road (private), 0.8± miles west of its intersection with Etsel Ridge Road (private)
- *Hayshed Parcels:* 9.7± miles southeast of Covelo on the east side of Bentley Ridge Road (private), 2.6± miles west of its intersection with Etsel Ridge Road (private).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

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

Presenter/s: Russell Ford, Planner III

Applicant: Not present.

The public hearing was declared open.

Public Comment: None received.

Telecomments: None received.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Nelson, seconded by Commissioner Wiedemann. IT IS ORDERED, that the Planning Commission recommends approval of A_2019-0003 to the Board of Supervisors, making the following findings, consistent with the General Plan and Mendocino County Code Section 22.08:

Environmental Findings: This project is categorically exempt from CEQA review per Section 15317 of the CEQA Guidelines (Class 17).

Agricultural Preserve Findings: The lands referenced in this Staff Report are currently zoned RL (Rangeland) and AG (Agriculture) and greater than 100 acres in size. Per Section 4.3 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, only lands zoned AG (Agriculture), RL (Rangeland) or FL (Forestland) that are greater than 100 acres in size (with limited exceptions) are eligible to qualify as Agricultural Preserves. Staff finds that the proposed addition to the existing contract qualifies based on this criteria.

Williamson Act Findings: The proposed Williamson Act contract is consistent with requirements as specified in the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts with regard to lot size, agricultural use type, accessory development and income threshold.

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

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

7. **Matters from Staff.**

7a. Ms. Acker Krog informed the Commission that the Oak Woodland project would be coming back in 2021, and also that the Commissioners, would have a large agenda for December 17, 2020.

8. **Matters from Commission.**

8a. Commissioner Wiedemann asked about the Ground Water presentation. Ms. Acker Krog advised the Commission that it would be on a future agenda.

Commissioner Nelson inquired about the vacant seat on the Planning Commission.

Ms. Acker Krog advised the Commission that the Board of Supervisor would be the appointing authority, and the Board of Supervisors would be making the appointment in the near future.

9. **Minutes.**

9a. October 1, 2020 Minutes

Approval of the October 15, 2020 Planning Commission Minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Wiedemann, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from October 15, 2020 are approved as amended.

AYES: Wiedemann, Holtkamp, Jacobszoon, Nelson and Ogle
NOES: None
ABSENT: Pernell

9b. November 5, 2020 Minutes

Approval of the November 5, 2020 Planning Commission Minutes.

Upon motion by Commissioner Jacobszoon, seconded by Commissioner Nelson, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from November 5, 2020 are approved.

AYES: Nelson, Jacobszoon, Wiedemann, Holtkamp and Ogle
NOES: None
ABSENT: Pernell

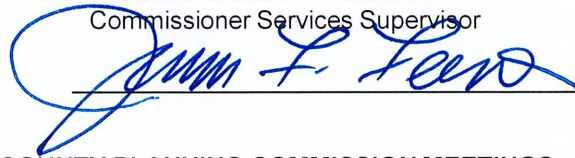
10. **Adjournment**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:10 a.m.



ALISON PERNELL, Chair

Attest: JAMES F. FEENAN
Commissioner 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.