



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **August 6, 2020**

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

COMMISSIONERS PRESENT: Nelson, Holtkamp, Wiedemann (arrived at 9:13 am),
Jacobszoon and Ogle

COMMISSIONERS ABSENT: Perkins and Pernell

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Julia Acker Krog, Chief Planner
Chevon Holmes, Planner II
Keith Gronendyke, Planner III

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. Roll Call.

The meeting was called to order 9:02 a.m.

2. Planning Commission Administration.

2a. Determination of Legal Notice.

See below under agenda item 6b.

3. Director's Report

Mr. Schultz discussed Phase 3 of the Cannabis Cultivation Ordinance, and noted the deadline to complete the ordinance was April 1, 2021. He also stated that the Department did not receive approval for revisions of the zoning table. Mr. Schultz stated that staff would be working with two different Ad Hoc Committees to prepare for Phase 3. He noted staff was available for questions.

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.

Chair Ogle re-ordered the agenda and heard item 6c. first.

Commissioner Wiedemann joined the meeting at 9:13 a.m.

6a. CASE#: R_2019-0015

DATE FILED: 12/18/2019

OWNER/APPLICANT: COOMBS TREE FARM INC

REQUEST: Rezone two parcels totaling 33.79± acres from Rural Community (RC 40K) to Limited Industrial (I-1) to facilitate a proposed use of the site for cannabis cultivation.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SH 271), located at 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: KEITH GRONENDYKE

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

Ms. Acker Krog amended the Resolution in the paragraph starting, "Now therefore be it resolved", and changed the language from the Planning Commission Approval to state that this was a recommendation to the Board of Supervisors.

Presenter/s: Mr. Keith Gronendyke, Planner III

Agent: Bart Coombs

Telecomments: None

Public Comment: None

Chair Ogle stated that there were a correction to the Initial Study on Page 17, last sentence should read "these issues have been taken into consideration and it has been determined that the cumulative effects from the proposed rezoning will have less than a significant impact on local residents and the environment".

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Holtkamp, seconded by Commissioner Jacobszoon, IT IS ORDERED, the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration and grant Rezone R_2019-0015 for the Project, as proposed by the applicant, based on the facts and subject to the conditions of approval contained in the resolution, as amended during the meeting.

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

Ayes: Nelson, Jacobszoon, Wiedemann, Holtkamp and Ogle.

Noes: None

Absent: Perkins and Pernell

Enactment No: Resolution PC_2020-0011

6b. CASE#: R_2019-0009

DATE FILED: 10/25/2019

OWNER: STEPHEN & SHANNON COLLINGS

APPLICANT: DYLAN MCGINTY

REQUEST: A Rezone request to create a Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: An Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 2.8± miles northwest of Redwood Valley town center, lying on the west side of West Road (CR 237), adjacent to its intersection with Mohawk Trail (CR 237G), located at 10400 West Rd., Redwood Valley (APNs: 160-150-11, 160-150-22, 160-150-

39, 160-150-40, 160-190-12, 160-190-13, 160-190-14, 160-200-27, 160-200-32, 160-200-33, 160-200-34, 160-200-35, 160-200-36 and 160-200-37).

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

Applicant: Dylan Mcginty

Break [10:45 a.m. – 10:58 a.m.]

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

Commissioner Jacobszoon recused himself and left the meeting at 10:55 a.m.

The public hearing was declared open.

Public Comment: Four comments were posted to the public website. Ms. Acker Krog read Comment #4 into the record.

Telecomments: None

The public hearing was declared closed.

Ms. Acker Krog made some revisions to the top of the Resolution.

Commission Action: Upon motion by Commissioner Wiedemann seconded by Commissioner Holtkamp IT IS ORDERED, the Planning Commission recommends that the Board of Supervisors adopt the addendum to the previously adopted Mitigated Negative Declaration and grant Rezone R_2019-0009 for the Project, as proposed by the applicant, based on the facts and findings contained in the resolution as amended during the meeting.

The motion fails by the following vote: (2-2)

Ayes: Wiedemann, Holtkamp

Noes: Nelson and Ogle

Absent: Perkins and Pernel

Recused: Jacobszoon

Break [11:30 a.m. – 11:40 a.m.]

Upon motion by Commissioner Holtkamp seconded by Commissioner Jacobszoon and carried by the following roll call vote (4-0), IT IS ORDERED: The Planning Commission recommends this project R_2019-0009, (Collings), be **moved to the Board of Supervisors without a recommendation from the Planning Commission** and directs Staff to provide a summary of the proceedings in the staff report to the Board of Supervisors.

The motion passed by the following vote: (4-0)

Ayes: Wiedemann, Holtkamp, Nelson and Ogle

Noes: None

Absent: Perkins and Pernel

Recused: Jacobszoon

6c. CASE#: R_2019-0011

DATE FILED: 10/29/2019

OWNER/APPLICANT: STEPHEN THATCHER

REQUEST: A Rezone request to create a Cannabis Accommodation District to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: An Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required. Categorically Exempt

LOCATION: 4.9 +/- miles northeast of the Ukiah town center, lying on the south side of Milani Drive (CR 227A), 0.05 mile west from its intersection with East Calpella Road (CR 227), located at 361 Milani Drive; Ukiah (APN: 168-184-02, 168-181-06, 168-181-05, 168-182-08, 168-184-05, 168-184-04, 168-184-03, 168-185-20, 168-185-21, 168-185-05, 168-185-06, 168-184-06).

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: Ms. Chevon Holmes, Planner II

Applicant: Steve Thatcher

The public hearing was declared open.

Telecomments: None

Public Comment: Five comments were posted to the public website.

The public hearing was declared closed.

Commissioner Nelson stated his concerns for the record.

Chair Ogle stated her concerns for the record.

Upon motion by Commissioner Holtkamp seconded by Commissioner Jacobszoon and carried by the following roll call vote (4-0), IT IS ORDERED: The Planning Commission recommends this project, R_2019-0011 (Thatcher), be **moved to the Board of Supervisors without a recommendation from the Planning Commission** and directs Staff to provide a summary of the proceedings in the staff report to the Board of Supervisors.

The motion passed by the following vote: (4-0)

Ayes: Wiedemann, Holtkamp, Nelson and Ogle

Noes: None

Absent: Perkins and Pernell

Recused: Jacobszoon

7. **Matters from Staff.**

7a. None

8. **Matters from Commission.**

8a. None

9. **Minutes.**

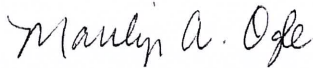
9a. March 5, 2020 Minutes

Minutes were continued to the next Planning Commission meeting.

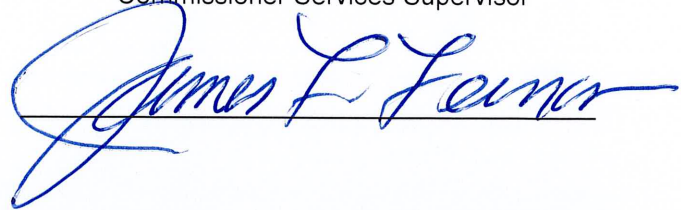
10. **Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 12:24 p.m.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor



MARILYN OGLE, Chair



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.