



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **July 16, 2020**

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

COMMISSIONERS PRESENT: Perkins, Nelson (arrived during regular calendar), 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

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.

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

3. Director's Report

Mr. Schultz stated that he did not have a report, but 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.

6a. CASE#: RE_2019-0002

DATE FILED: 8/20/2019

OWNER: RAWAH VINEYARDS, LLC & ANDERSON VINEYARDS, INC.

APPLICANT: RAWAH VINEYARDS, LLC

AGENT: J.R. BARRETT

REQUEST: Rescind and re-enter the existing Williamson Act contracts to match property boundaries recently adjusted Boundary Line Adjustment (B_2019-0026).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles northwest of Philo, lying on the north side of State route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo. APNs: 026-295-10, -37, 026-330-06, -44, 026-394-14.

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.

Commissioner Nelson joined the meeting at 9:10 a.m.

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 Wiedemann seconded by Commissioner Nelson, IT IS ORDERED that the Planning Commission recommends approval of RE_2019-0002 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).

Williamson Act Findings: The existing and proposed Williamson Act contracts are consistent with the Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (Amended March 17, 2018; Board of Supervisors Resolution No. 18-050) with regard to lot size, agricultural use type, accessory development and income threshold.

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

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

Noes: None

Absent: Pernell

Enactment No: Resolution PC_2020-0008

6b. CASE#: UM_2019-0002

DATE FILED: 5/30/2019

OWNER: ANNE FASHAUER

APPLICANT: AT&T MOBILITY

AGENT: LANDMARK CONSULTING/KAREN LIENERT

REQUEST: Use Permit Modification to U_2013-0004 to expand the existing 1,600 sq. ft. equipment lease area by 375 sq. ft. to accommodate new ground based equipment for associated cell tower equipment additions on an already existing 120 ft. tall lattice type cellular antenna tower. Cell tower equipment additions include one GPS unit, twelve panel antennas, thirteen proposed and six future Remote Radio Units (RRUs), four surge suppressors, additional six foot high fencing around the new equipment area and a 30 kw electrical generator with a 190 gallon belly tank for emergency power needs.

LOCATION: 4± miles northwest of Philo town center, lying on the north side of Philo Greenwood Road (CR 132), 0.1± mile east of its intersection with Signal Ridge Road (CR 133), located at 21600 Philo Greenwood Rd., Philo; (APN: 026-600-35).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: KEITH GRONENDYKE

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

Commissioner Nelson recused himself on this matter.

Presenter/s: Mr. Keith Gronendyke, Planner III

The public hearing was declared open.

Telecomments: Annemarie Weibel

Public Comment: Sue Davies, Annemarie Weibel (Comment was emailed in). She read the comment into the record verbatim.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Jacobszoon seconded by Commissioner Perkins, IT IS ORDERED that the Planning Commission, accepts the Class 1 Categorical Exemption and grant approval of Major Use Permit Modification UM_2019-0002, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in the resolution.

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

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

Noes: None

Absent: Pernell

Recuse: Nelson

Enactment No: Resolution PC_2020-0009

The chair called a recess until 1:00 PM

The Planning Commission meeting was called back into session at 1:05 PM

6c. TIMED ITEM: 1:00 PM

REQUEST: Discussion and Possible Action on a Recommendation to the Mendocino County Airport Land Use Commission on the Draft Ukiah Municipal Airport Land Use Compatibility Plan.

Mead and Hunt presented their Draft Ukiah Municipal Airport Land Use Compatibility Plan.

The presentation is located at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Mr. Craig Schlatter, Community Development Director for the City of Ukiah, stated his final remarks regarding the Compatibility Plan.

Mr. Brent Schultz, stated his final remarks regarding the Compatibility Plan.

Public Comment was declared open.

Telecomments: None

Public Comment: None

Public Comment was declared close.

Chair Ogle suggested a change to Page 1 in the paragraph starting, "Now, therefore be it resolved" of the County Resolution.

Ms. Acker Krog stated that the change is complete.

City of Ukiah, Planning Commission unanimously voted to accept the resolution as stated in the record.

Commission Action: Upon motion by Commissioner Holtkamp seconded by Commissioner Nelson, IT IS ORDERED that the Planning Commission adopts the amended Resolution and recommends approval of Draft Ukiah Municipal Airport Land Use Compatibility Plan to the Airport Land Use Commission.

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

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

7. Matters from Staff.

7a. Commission asked staff to inform them of the definitive date for BOS appeal on the AT & T tower in Willits (U_2019-0011).

Ms. Acker Krog stated that was an appeal filed and there was not a date for the appeal hearing.

8. Matters from Commission.

8a. Chair Ogle asked about future meetings in August.

Ms. Acker Krog stated there are matters set for the August 6, 2020 agenda.

8b. Commissioner Jacobszoon asked how a recommendation should be recited into motion form.

Ms. Acker Krog said that the Commission can use the staff report to read their motion into the record and note any amendments on the record.

9. Minutes.

9a. December 19, 2019 Minutes

Approval of the December 19, 2019 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 December 19, 2019 are approved as amended.

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

9b. May 7, 2020 Minutes

Approval of the May 7, 2020 Planning Commission Minutes.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Holtkamp, and carried by a voice vote of (6-0), IT IS ORDERED that the Planning Commission minutes from May 7, 2020 are approved as amended.

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

9c. June 4, 2020 Minutes

Approval of the June 4, 2020 Planning Commission Minutes.

Upon motion by Commissioner Perkins, seconded by Commissioner Jacobszoon, and carried by a voice vote (6-0), IT IS ORDERED that the Planning Commission minutes from June 4, 2020 are approved as amended.

AYES: Jacobszoon, Perkins, Wiedemann, Holtkamp, Nelson and Ogle

NOES: None
ABSENT: Pernell

9d. June 18, 2020 Minutes

Approval of the June 18, 2020 Planning Commission Minutes.

Upon motion by Commissioner Wiedemann seconded by Commissioner Jacobszoon, and carried by a voice vote (6-0), IT IS ORDERED that the Planning Commission minutes from June 18, 2020 are approved as amended.

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

9. Adjournment.

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 3:11 P.M.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor

Marilyn A. Ogle

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.