



**MENDOCINO COUNTY PLANNING COMMISSION**

**MINUTES FOR THE MEETING HELD ON:** **October 1, 2020**

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

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

**COMMISSIONERS ABSENT:** None

**PLANNING & BLDG SVC STAFF PRESENT:** Brent Schultz, Director  
James Feenan, Commission Services Supervisor  
Julia Acker Krog, Chief Planner  
Mark Cliser, Planner II

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy 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.**

Mr. Schultz and Ms. Acker Krog did not have a report, but were available for any questions from the Commission.

4. **Matters from Public.**

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

5. **Consent Calendar.**

None.

\*\*Due to the recusals by Commissioner Jacobszoon and Commissioner Nelson, it is noted that the chair is authorizing a re-ordering of the agenda.

6. **Regular Calendar.**

6a. **CASE#: U\_2020-0006**

**DATE FILED:** 4/28/2020

**OWNER:** DUPUIS HOLDINGS LLC

**APPLICANT:** JAC DESIGN - JOSH CHANDLER

**REQUEST:** Use Permit to allow for commercial winery production facility only. No tasting room.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.7± miles northwest of Boonville town center, on the east side of Raven's Pike Road (Private), 0.8± miles north of its intersection with Mountain View Road (CR 510), located at 8851 Raven's Pike Rd., Boonville (APN: 029-560-05).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

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

Presenter/s: Mr. Mark Cliser, Planner II

Owner/Applicant: Wells Guthrie

The public hearing was declared open.

**Telecomments:** None

**Public Comment:** One letter was received and posted to the website.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann seconded by Commissioner Jacobszoon, IT IS ORDERED, the Planning Commission grant Major Use Permit U\_2020-0006 for the project based on the approved project description and findings and subject to the conditions of approval in Exhibit A, based on the facts and findings contained in the resolution as amended during the meeting.

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

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

Noes: None

Absent: None

Commissioner Jacobszoon and Commissioner Nelson recused themselves due to a conflict of interest.

**6a. CASE#: UR\_2020-0002**

**DATE FILED:** 1/9/2020

**OWNER:** BECKSTOFFER VINEYARDS XV LLC

**APPLICANT:** US CELLULAR

**AGENT:** TOWER ENGINEERING PROFESSIONALS

**REQUEST:** Use Permit Renewal for continued operation of an existing 80 foot tall wireless communication tower with various antennae and ground based equipment located within a 1,600 sq. ft. leased area. Only extension of expiration date is requested; no modifications are proposed.

**ENVIRONMENTAL DETERMINATION:** Addendum to Previously Adopted Mitigated Negative Declaration

**LOCATION:** 1.5± miles northeast of Ukiah 3, lying on the west side of Redemeyer Road (CR 215A), and 0.4± miles north of its intersection with Vichy Springs Road (CR 215) within the northwest corner of the vineyard, located at 650 Redemeyer Rd., Ukiah (APN: 178-190-12).

**SUPERVISORIAL DISTRICT:** 1

**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

Applicant: Shamaury Myrick and Mary McGarity.

The public hearing was declared open.

**Public Comment:** None

**Telecomments:** None

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Holtkamp, seconded by Commissioner Pernell, IT IS ORDERED, the Planning Commission adopt an Addendum to the previously adopted Mitigated Negative Declaration and grant Use Permit Renewal UR\_2020-0002 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 passes by the following vote: (4-0)

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

The Planning Commission took a lunch recess at 10:14 a.m..

The Planning Commission reconvened at 1:09 p.m.

**7. Matters from Staff.**

**\*7a. TIMED ITEM - 1:00 PM: TRAINING: BROWN ACT, ETHICS & PLANNING PROCESSES, PRESENTED BY COUNTY COUNSEL**

**8. Matters from Commission.**

**8a.** Commissioner Holtkamp discussed possible training/presentation regarding the Ukiah Valley Basin Groundwater Study.

Commissioner Pernell requested an update regarding any Cannabis items.

Chair Ogle requested an update on the Pine Mountain cell tower.

Commissioner Wiedemann left the meeting at 3:45 p.m.

**9. Minutes.**

**9a.** March 5, 2020 Minutes

Approval of the March 5, 2020 Planning Commission Minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Jacobszoon, and carried by a voice vote of (4-0-1-1), IT IS ORDERED that the Planning Commission minutes from March 5, 2020 are approved as amended.

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

**9b.** April 16, 2020 Minutes

Approval of the April 16, 2020 Planning Commission Minutes.

Upon motion by Commissioner Nelson, seconded by Commissioner Holtkamp, and carried by a voice vote of (5-0-1), IT IS ORDERED that the Planning Commission minutes from April 16, 2020 are approved.

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

ABSENT: Wiedemann

Commissioner Holtkamp left meeting at 4:00 p.m.

**9c. May 21, 2020 Minutes**

Approval of the May 21, 2020 Planning Commission Minutes.

Upon motion by Commissioner Nelson, seconded by Commissioner Pernell, and carried by a voice vote of (4-0-2), IT IS ORDERED that the Planning Commission minutes from May 21, 2020 are approved.

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

**9d. July 16, 2020 Minutes**

Approval of the July 16, 2020 Planning Commission Minutes.

Upon motion by Commissioner Nelson, seconded by Commissioner Jacobszoon, and carried by a voice vote of (4-0-2), IT IS ORDERED that the Planning Commission minutes from July 16, 2020 are approved.

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

**9e. August 6, 2020 Minutes**

Approval of the August 6, 2020 Planning Commission Minutes.

Upon motion by Commissioner Nelson, seconded by Commissioner Jacobszoon, and carried by a voice vote of (4-0-2), IT IS ORDERED that the Planning Commission minutes from August 6, 2020 are approved.


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

**10. Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 4:02 p.m.

  
MARILYN OGLE, 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.**