



**MENDOCINO COUNTY PLANNING COMMISSION**

**MINUTES FOR THE MEETING HELD ON:** **March 18, 2021**

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

**COMMISSIONERS PRESENT:** Jones, Wiedemann, Nelson, Paulin and Pernel

**COMMISSIONERS ABSENT:** Jacobszoon

**PLANNING & BLDG SVC STAFF PRESENT:** Ignacio "Nash" Gonzalez, Interim Director  
James Feenan, Commission Services Supervisor  
Julia Acker Krog, Assistant Director  
Keith Gronendyke, Planner III  
Jessie Waldman, Planner II  
Susan Summerford, Planner III  
Dirk Larson, Planner II

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy County Counsel  
Christian Curtis, County Counsel

**1. Roll Call.**

The meeting was called to order 9:01 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. Gonzalez discussed the appointment of the new Cannabis Manager, Ms. Kristin Nevedal. Mr. Gonzalez noted that the Cannabis Manager would be watching the Planning Commission meeting on March 19, 2021. He also noted that there was a recruitment in process for a Chief Planner and several Senior Planners.

**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#: UM\_2020-0004** (Continued from February 18, 2021)

DATE FILED: 5/07/2020

OWNER: CROWN CASTLE

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

Commissioner Nelson stated he had a conflict of interest due to the fact that he had a Crown Castle tower on his property.

Commissioner Pernell stated she had a conflict of interest due to previous advocacy prior to her appointment to the Planning Commission regarding this particular tower.

Commissioner Pernell passed the gavel to Vice Chair Wiedemann.

Commissioner Pernell and Commission Nelson were placed in the Zoom waiting room.

Vice Chair Wiedemann noted that the Planning Commission lacked a quorum for this agenda item.

This item had taken more than 180 days to get to a hearing, and any further extension of time through a continuance of the item would need written consent of the applicant. Following discussion between Commissioners, Staff and the Applicant regarding the status of this item, the applicant did not agree to a continuance.

Vice-Chair Wiedemann stated for the record that due to lack of quorum the Commission took no action on this matter.

Chair Pernell and Commissioner Nelson rejoined the meeting at 9:37 a.m.

**6b. CASE#: REC 2019-0001**

DATE FILED: 4/2/2019

OWNER: ROWLAND RICHARD L & MARGARET A

APPLICANT: GRIST CREEK AGGREGATES, LLC

AGENT: COMPASS LAND GROUP (JORDAN MAINE)

REQUEST: Reclamation Plan Modification to include a secondary gravel bar to the existing riverbed gravel extraction operation. The operation, for which a vested right has been granted for both the existing and secondary gravel bars; includes the extraction of up to 50,000 cubic yards of sand and gravel per year, and a maximum anticipated depth of 20 feet.

ENVIRONMENTAL DETERMINATION: Addendum to Previously Adopted Mitigated Negative Declaration

LOCATION: 14± miles southwest of Covelo town center, lying on the north side of State Highway 162 (SR-162, AKA Covelo Road), 0.2± miles west of its intersection with Laytonville Dos Rios Road (CR 322), located at the confluence of the Middle Fork and Mainstream of the Eel River (APNs: 035-040-36 & -45), AKA Rowland Bar (CA MINE ID# 91-23-0065).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: DIRK LARSON

Presenter/s: Dirk Larson, Staff Planner

Applicant/Agent: Mr. Jordan Main, Agent

The public hearing was declared open.

**Public Comment:** None.

**Telecomments:** None.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Nelson, seconded by Commissioner Wiedemann, IT IS ORDERED, that the Planning Commission adopt the Addendum to the previously adopted Mitigated Negative Declaration and approve Reclamation Plan Modification REC\_2019-0001, based on the facts and findings and subject to the conditions of approval contained in the Resolution and amendments presented during the meeting.

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

Ayes: Wiedemann, Nelson, Paulin, Jones and Pernell.  
Noes: None  
Absent: Jacobszoon

**6c. CASE#: MS\_2020-0001**

DATE FILED: 3/10/2020

OWNER/APPLICANT: RICHMOND & CAROL AGUILAR

AGENT: STEVEN MCGUCKIN

REQUEST: Coastal Development Minor Subdivision of a 31,234± sq. ft. parcel to create 2 parcels of approximately 18,432 sq. ft. and 12,802 sq. ft.

LOCATION: In the Coastal Zone, in the Town of Mendocino, at the west end of Main Street (CR 407E), bordered on the north by Albion Street (CR 407D), on the east by Woodward Street (CR 407J), on the south by Main Street (CR 407E) and on the west by Heeser Street (CR 407I), located at 45300 Main Street, Mendocino; APN: 119-217-08.

ENVIRONMENTAL DETERMINATION: Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

Presenter/s: Ms. Jessie Waldman, Staff Planner

Applicant/Agent: Mr. Steven McGurkin, Agent

The public hearing was declared open.

**Public Comment:** None.

**Telecomments:** None.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, IT IS ORDERED, that the Planning Commission adopt a Negative Declaration and grant Coastal Development Minor Subdivision MS\_2020-0001 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: Jones, Wiedemann, Paulin, Nelson and Pernell  
Noes: None  
Absent: Jacobszoon

**Break [10:33 a.m. – 10:45 a.m.]**

**6d. CASE#: U\_2020-0002**

DATE FILED: 1/31/2020

OWNER: BRUTOCAO VINEYARDS INC

APPLICANT: GETAWAY HOUSE, INC.

AGENT: REBECCA DALSKO/LACO ASSOCIATES

REQUEST: Major Use Permit to facilitate development of a micro-cabin recreational vehicle (RV) facility featuring up to 45 operator-owned micro-cabin RVs for transient-habitation as a 'Resort and Recreational Facility'.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 3.1 ± miles east of Hopland town center, lying on the east side of Old Toll Road (CR 108), .02 miles southwest of its intersection with State Highway 175 (SH 175), and identified by the following Assessor Parcel Numbers (APNs: 048-270-23, -24, & a portion of -22).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

Presenter/s: Ms. Susan Summerford, Staff Planner

Agent: Mr. Stephen Maulden - Getaway House; Mr. Mike Nelson - LACO Staff;

The public hearing was declared open.

**Public Comment:** Public Comments 1-28 have been uploaded to the public website.

**Lunch [12:30 pm – 1:05 p.m.]**

**Telecomments:** Devon Jones; Wendel Nicolas; Ward Wolff; Kenneth Richter; Kathryn Oehlschlager; Dara Riggs; David Rich; Mike Abba

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Nelson, IT IS ORDERED, that the matter be continued to the April 15, 2021 Planning Commission meeting with direction to staff to prepare an Alternative Resolution for Denial of the project.

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

Ayes: Nelson, Wiedemann, Paulin, Jones and Pernell

Noes: None

Absent: Jacobszoon

**7. Matters from Staff.**

**7a.** Ms. Acker Krog stated there would be a presentation related to Water Resources and Standards from Environmental Health and the Ground Water Stainability Agency. She requested confirmation from the Commission, and that this was their desire to have such a presentation and give any direction to staff.

**8. Matters from Commission.**

**8a.** Commissioner Jones asked how long the March 19, 2021 meeting would last.

Ms. Acker Krog stated it would last all day.

Commissioner Paulin asked if March 19, 2021 would be the last meeting with the seven member Planning Commission. He also asked if there would be an appointment of alternates.

Mr. Kiedrowski stated that the alternate section was removed from the final ordinance.

Commissioner Wiedemann thanked Commissioner Nelson for all his dedicated years on the Planning Commission.

Commissioner Pernell also stated that it was her honor to serve with Commissioner Nelson.

**9. Approval of Minutes.**

None.

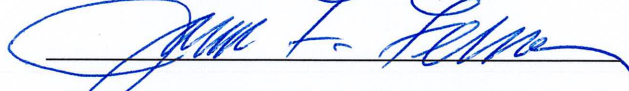
**10. Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 2:00 P.M.

*Alison Purnell*

Alison Purnell, 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.**