

CLIFFORD PAULIN  
1<sup>ST</sup> DISTRICT  
COMMISSIONER

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

ALISON PERNELL  
3<sup>RD</sup> DISTRICT  
COMMISSIONER  
CHAIR

MARIE JONES  
4<sup>TH</sup> DISTRICT  
COMMISSIONER

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

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## **MENDOCINO COUNTY PLANNING COMMISSION**

### **ACTION MINUTES – August 18, 2022**

**BEFORE THE PLANNING COMMISSION  
COUNTY OF MENDOCINO – STATE OF CALIFORNIA  
FAIR STATEMENT OF PROCEEDINGS  
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)**

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#### **AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:08 A.M.**

Present: Commissioner Clifford Paulin, Commissioner Marie Jones, Commissioner Elora Babbini, Vice Chair Diana Wiedemann, presiding.

Absent: Alison Pernell, by prearrangement.

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, Information Technologies; Alex Sequeira, Department of Transportation.

#### **AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION**

**2a.** Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, that the Planning Commission adopts the Resolution of the Mendocino County finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

AYES: JONES, PAULIN, BABBINI, WIEDEMANN  
NOES: NONE  
ABSENT: PERNELL

**2b. Determination of Legal Notice** – The Clerk advised the Commission that all items on the agenda had been properly noticed.

### **AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT**

Director Krog stated that there was no Director’s report for this hearing, but there would be a report prepared for the next Planning Commission meeting to provide an update on the status of recruitments by the department.

### **AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**

**Public Comment:** None.

### **AGENDA ITEM NO. 5 – CONSENT CALENDAR**

No items were set for the consent calendar.

### **AGENDA ITEM NO. 6 – REGULAR CALENDAR**

#### **6a. Noticed Public Hearing – CASE#: U\_2017-0036**

CASE#: U\_2017-0036

DATE FILED: 12/22/2017

OWNER: AT&T CORP

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP, LLC

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 76 foot tall faux water tank with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed faux water tank will be located within a 1,800 square-foot fenced compound. Fencing is proposed to be 6 foot tall redwood fencing.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, at 44601 Kinney Road (APN 133-010-04).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

Chair Wiedemann stated that there was a request for this project to be continued to a date certain of September 1, 2022.

Director Krog mentioned that there were public comments submitted, and that there was someone present from the applicant as well as a member of the public that had requested to speak on the matter.

Chair Wiedemann stated that the Commission would like to wait to hear comments on the project until the continued date.

Commissioner Babbini stated that comments from the public should be entertained, as those those individuals present for this meeting might not be available to comment/attend future meetings when this project would be heard.

The Chair invited any members of the public present to speak.

#### **Public Comment:**

Anne Marie Weibell stated that she had submitted 2 letters, but only one letter had been posted. She then stated that 3 minutes was not long enough to express her concerns over the project. Ms. Weibell expressed gratitude that AT&T was working to amend the original project that had been submitted, considering the initial public response had been considerable. She stated that she would wait until the project was heard, to share her concerns.

Chair Wiedemann requested to receive copies of all the public comments that had been submitted for this project, with the next hearing packet for September 1, 2022.

Director Krog asked if the Commissioners wanted all the comments, including the comments for earlier stages of the proposed project, as well as the comments for the current proposed project.

Commissioner Paulin requested that the resource agencies that had expressed concern for the proposed project would be contacted with the current submittal from AT&T. He requested specifically that State Parks be contacted with this updated information, to ensure that they are afforded time to offer comments.

Commissioner Jones requested the entire project packet be sent again.

Director Krog agreed with Commissioner Jones and noted that State Parks would be notified directly.

Commissioner Jones requested a new policy to be established, limiting the number of times a project can be continued to a date certain.

County Counsel Matt Kiedrowski recommended this policy be put on the next hearing agenda, for discussion to amend the By-Laws.

Chair Wiedemann asked if it was possible to put it on the next agenda.

Director Krog stated that it could be agendized for the next meeting.

Commissioner Jones asked if there could be an estimate of staff and Commission time associated with having an item continued repeatedly.

Upon motion by Commissioner Jones, seconded by Commissioner Babbini, and carried by a roll call vote of (4-0), IT IS ORDERED, by the Planning Commission that the project be continued to a date certain of September 1, 2022.

AYES: JONES, BABBINI, PAULIN, WIEDEMANN

NOES: NONE

ABSENT: PERNELL

#### **6b. Noticed Public Hearing – CASE#: U\_2020-0010**

CASE#: U\_2020-0010

DATE FILED: 11/6/2020

OWNER: BD OF EDUCATION MENDOCINO COUNTY

APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENT: DARCY KREMIN, RINCON CONSULTANTS

REQUEST: Coastal Development Use Permit to demolish, renovate and/or repair several of the Mendocino High School buildings. In addition, limited additions, including solar arrays, and new landscaping are proposed in several areas of the campus as noted in the Applicant Project Description. The permit also includes the required follow-up permitting for EM\_2021-0005, which authorized temporary portable classroom buildings.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, in the Town of Mendocino, at the corner of Ford Street (CR 407M) and Covelo Street (CR 407), at what is collectively known as 10700 Ford Street; APNs: 119-160-03, 119-160-06 (Addressed as 10720 Ford Street), 119-160-36, 119-160-41 (Addressed as 45220 Covelo Street), 119-140-01, 119-140-27 (Addressed as 45096 Cahto Street), 119-140-30, and 119-170-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JULIA KROG

Director Krog gave a summary of the project.

Applicant Jason Morse, Superintendent of Mendocino Unified School District, stated that the first phase of the project was under way and proceeding well, and successfully.

Commissioner Jones asked if the photographs of previous students would be kept.

Mr. Morse assured the Commissioners that the photographs would be kept and displayed.

Chair Wiedemann asked if there would be mitigation measures for the potential glare from the sunset reflecting off the proposed solar array.

Mr. Morse responded that there was a bank of trees, and the angle of the hill, that should be sufficient to mitigate the glare.

Mark Quattrocchi, architect, agreed with Mr. Morse, and stated that the solar array would be ground mounted and would be black, which would mitigate most, if not all, the potential glare from the sunset.

The Public Hearing was declared open.

No Public Comments were received.

The Public Hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission adopting the Resolution Granting a Coastal Development Use Permit, U\_2020-00010, to Demolish, Renovate, and/or Repair Several of the Mendocino High School Buildings.

AYES: JONES, PAULIN, BABBINI, WIEDEMANN  
 NOES: NONE  
 ABSENT: PERNELL

#### **AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

7a. None.

#### **AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

8a. None

#### **AGENDA ITEM NO. 9 – MINUTES**

9a. August 4, 2022

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the August 4, 2022 minutes, with no edits

AYES: PAULIN, BABBINI, JONES, WIEDEMANN  
 NOES: NONE  
 ABSENT: PERNELL

#### **AGENDA ITEM NO. 10 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:20 A.M.

Attest: Brooke Larsen  
 Commission Services Supervisor

*Diana Wiedemann*  
 DIANA WIEDEMANN, CHAIR

*Brooke Larsen*

#### **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 Mendocino County Planning & Building Services 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.**