

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER

ELORA BABBINI
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER
CHAIR

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
VICE-CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

PLANNING AND BUILDING CONFERENCE ROOM

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650 (t)
(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – April 7, 2022

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

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:01 A.M.

Present: Chair Pernell, Commissioner Elora Babbini, Commissioner Diana Wiedemann; Chair Pernell presiding .

Absent: Commissioner Marie Jones; Commissioner Clifford Paulin, by pre-arrangement.

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Matthew Kiedrowski, Deputy County Counsel; Scott Spears; Keith Gronendyke, Planner III;

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.

Director Krog advised the Commission regarding the possible in person meetings.

Public Comments: None

Upon motion by Commissioner Wiedemann, seconded by Commissioner Babbini, and carried by a roll call vote of (3-0), 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: BABBINI, WIEDEMANN, PERNELL
NOES: NONE
ABSENT: PAULIN, JONES

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 announced she had been appointed to the position of Director of Planning and Building Services..

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#: UR_2021-0007

CASE#: UR_2021-0007
DATE FILED: 11/2/2021
OWNER: GLORIA McCUTCHAN
APPLICANT: CROWN CASTLE-MMI TITAN INC
AGENT: MMI TITAN INC/JUSTIN ROBINSON
REQUEST: Renewal of a previously Modified Use Permit (UM 19-2002/2010) to administratively change the expiration date for a period not to exceed ten years. There are no proposed changes to the 90 ft. tall cellular antenna tower, which is a monopole design, ground equipment; nor are there requests for any physical modifications to the Wireless Communications Facility (WCF) owned and operated by Crown Castle.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 8± miles southwest of Hopland, and 1± mile north of the Sonoma County Line, lying on the south side of McCutchan Ranch Road (private) 1± mile east of its intersection with Geysers Road (private); located at 24761 Geysers Road; APN 050-410-06.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE

Staff Presentation: Keith Gronendyke, Planner III; Director Krog

Agent: Justin Robinson, Crown Castle-MMI Titan Inc.

The public hearing was declared open.

Public Comment: All correspondence received were uploaded to the public website under this item..

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Babbini, and carried by a roll call vote of (3-0), By resolution, grant Use Permit Renewal UR_2021-0007 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval

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

6b. Noticed Public Hearing – CASE#: U_2021-0006

CASE#: U_2021-0006
DATE FILED: 5/7/2021
OWNER: ROBERT L ANDERSEN

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS/ASHLEY SMITH

REQUEST: Use Permit to construct a new 120 foot tall cellular antenna tower with a lattice type design. Twelve panel antennas would be placed upon the tower along with one GPS unit, fifteen RRUs along with nine others for future tower loading and four surge suppressors. A 40' x 45' (1,800 sq. ft.) equipment lease area surrounded by a six foot tall chain link fence is also proposed at the base of the tower, which will include a pre-manufactured 8' x 8' equipment shelter with associated interior equipment and a 30 kw AC diesel standby generator attached to a 190 gallon capacity belly tank within a level ±2 acoustic enclosure. All equipment will be placed on concrete pads.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone 2.27± miles northeast of Gualala, lying on the south side of Country Club Way (CR 514A), 990± feet southwest of its intersection with Ocean Ridge Drive, located at 45315 Country Club Way, Gualala (APN: 144-220-15).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

Staff Presentation: Keith Gronendyke, Planner III; Director Krog

Applicant: Ashley Smith, Epic Wireless Group; Donna Davis, AT&T

The public hearing was declared open.

Public Comment: All correspondence received were uploaded to the public website under this item.

Telecomments: Barbara Cahrssen

The public hearing was declared closed.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Babbini and carried by a roll call vote of (3-0), IT IS ORDERED, to continue the project to **APRIL 21, 2022**.

AYES: BABBINI, WIEDEMANN, PERNELL

NOES: NONE

ABSENT: PAULIN, JONES

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Nomination of Commissioner to Sit as a Planning Commission Representative on the Airport Land Use Commission.

Director Krog noted that Commissioner Wiedemann’s term would expire, and she would need to reapply for her seat on the Airport Land Use Commission.

This item is ordered continued to May 5, 2022.

AGENDA ITEM NO. 9 – MINUTES

9a. Upon motion by Commissioner Wiedemann, seconded by Commissioner Babbini, and carried by a roll call vote of (3-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the January 6, 2022 minutes, with no edits

AYES: BABBINI, WIEDEMANN, PERNELL

NOES: NONE

ABSENT: PAULIN, JONES

AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:37 A.M.

Attest: Brooke Larsen
Commission Services Supervisor

Alison Pernell

Alison Pernell, 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.