

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

CAMERON RAMOS
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – June 15, 2023

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: Commissioner Clifford Paulin, Commissioner Marie Jones, Commissioner Cameron Ramos, Chair Diana Wiedemann presiding.

Absent: Commissioner Alison Pernelle

Staff Present: Julia Krog, Director; Russell Ford, Senior Planner; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; Adrienne Thompson, Administrative Services Manager; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, IT;

AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION.

2a. 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 Directors Report but that she was available for questions.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of June 1, 2023 Planning Commission Minutes.

The public hearing was declared open and closed.

Public Comment: None

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED that the Consent Calendar is approved without edits.

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR**6a. Noticed Public Hearing**

CASE#: U_2022-0001

DATE FILED: 1/25/2022

OWNER: T.H. SHAMROCK, LLC

APPLICANT/AGENT: SHAWN SIMPSON

REQUEST: Major Use Permit for installation of a shotgun, rifle and pistol firearms range on the existing Shamrock Ranch.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4.8± miles south of Laytonville, on the east side of Highway 101, at its intersection with Old Sherwood Road (CR 311A), located at 40935 N. Hwy 101, Laytonville; APN 035-290-19

SUPERVISORIAL DISTRICT: 3 (HASCHAK)

STAFF PLANNER: MARK CLISER

The public hearing was declared open.

Staff Presentation: Mark Cliser, Planner II; Julia Krog, Director; Matthew Kiedrowski, County Counsel

Public Comment: Kirk Lumpkin; Susan Crews; Leslie Gravier; Kurt Plunkett

Telecomments: No telecomments requested.

Upon motion by Commissioner Jones, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED that the matter be continued to a date uncertain.

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

6b. Noticed Public Hearing

CASE#: U_2022-0007

DATE FILED: 8/19/2022

OWNER: NOAH & ZOE SHEPPARD

APPLICANT/AGENT: WILLIAM HAYES

REQUEST: Minor Use Permit for an indoor cannabis cultivation (Type C-A (2500 square feet); AG_2022-0003) site of no more than 2,500 square feet of canopy per MCC Section 20.242.060(C). At all times, the subject property is limited to a total cultivation canopy of 10,000 square feet.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 3.6± miles east of Mendocino town center, lying on the south side of Little Lake Rd. (CR 408), 0.1± miles east of its intersection with Outlaw Springs Rd. (Private), located at 8261 Outlaw Springs Rd., Mendocino; APN: 119-490-19.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MARK CLISER

The public hearing was declared open

Staff Presentation: Mark Cliser, Planner II; Julia Krog, Director; Matthew Kiedrowski, County Counsel

Owner: Noah Sheppard

Applicant: William Hayes

Public Comment: Michael Katz

Telecomments: No telecomments were requested.

The public hearing was declared closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED By resolution, the Planning Commission adopt a Mitigated Negative Declaration, and grant the Use Permit U_2022-0007 for the Project, as proposed by the Applicant, based on the facts and findings and subject to the Conditions of Approval and Mitigation Measures contained in Exhibit A, with the proposed revisions as presented during the public meeting.

AYES: JONES, PAULIN, RAMOS, WIEDEMANN

NOES: NONE

ABSENT: PERNELL

[Break 9:55 a.m. – 10:10 a.m.]

6c. Noticed Public Hearing

CASE#: UR_2023-0003

DATE FILED: 3/9/2023

OWNER: RUDDICK RANCH INCORPORATED

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1

AGENT: FAULK AND FOSTER

REQUEST: Renewal of Use Permit U 16-2008 to allow continued use of an existing telecommunication facility.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.1± miles southwest of Talmage, on the west side of Ruddick Cunningham Road (CR 205), 0.9± miles south of its intersection with State Route 222 (SR 222), located at 1800 Ruddick Cunningham Rd., Talmage; APN:183-030-02.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: LIAM CROWLEY

The public hearing was declared open.

Staff Presentation: Liam Crowley, Planner II

Applicant: Tracy Malone

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), it is ordered, Resolution of the Planning Commission, County of Mendocino, State of California, granting renewal of a use permit for an existing wireless communications facility and approve Use Permit Renewal UR_2023-0003 based on the facts and findings and subject to the conditions of approval contained in the attached Exhibit A.

AYES: RAMOS, PAULIN, JONES, WIEDEMANN

NOES: NONE

ABSENT: PERNELL

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

Director Krog informed the Commission that the new start time for the Planning Commission begins on July 6, 2023 at 9:30 a.m. Director Krog advised the Commission that the Department and County are moving toward a more digitized process; therefore the department will not longer be sending out printed packets to the Commission. If the Commission requests copies of any maps or materials on the day of the hearing, staff will provide the requested copies. She also informed the Commission that the administrative staff would be sending an agenda distribution email, letting the Commissioners know that the agenda, staff reports, and any other documents will be available online for their viewing and download.

Chair Wiedemann inquired about the new Zoning Ordinance packets.

Director Krog noted that she was still waiting for an email from the consultant. She did receive correspondence from the consulting firm last week and they were expecting to have the new draft in her inbox this week. She offered to send the Commissioners an email when the second administrative draft arrives.

Commissioner Jones discussed the cell tower renewal process. She suggested that Zoning Ordinance be changed regarding the cell tower renewal process.

Director Krog advised the Commission that the Wireless Guidelines must be considered when changing any wireless procedures, specifically regarding the 10-year expiration term.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

None

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:22 A.M.

Attest: James Feenan
Commission Services Supervisor

Diana Wiedemann
DIANA WIEDEMANN, CHAIR

James Feenan

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.