

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

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER

501 Low Gap Road, Room 1070
Ukiah, CA 95482
(707) 234-6650 (t)
(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – August 3, 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 9:32 A.M.

Present: Commissioner Clifford Paulin, Commissioner Marie Jones, Commissioner Alison Pernell, Chair Diana Wiedemann presiding.

Absent: Commissioner Cameron Ramos

Staff Present: Nash Gonzalez, Interim Assistant Director; Russ Ford, Senior Planner; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; 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

Interim Assistant Director Gonzalez advised the Commission that on July 25, 2023, the Board of Supervisors on a 3-2 vote denied the Cannabis Prohibition District in Redwood Valley, but did vote 5-0 to direct Code Enforcement in the area of the Cannabis Prohibition District.

Commissioner Pernell asked for an update regarding the Zoning Code Ordinance.

Mr. Gonzalez noted that the second administrative draft of the Ordinance had been received, and it is under review by staff. He also noted that the department had received the Division of Land Regulations, and they were under review. He also noted the Department was working with the State to get an extension on the Leap Grant. He advised the Commission that he would be attempting to get copies of the Zoning Code Ordinance to the Commission for review.

Commissioner Jones stated she would like to encourage staff to bring the Ordinance to the Commission before they go through CEQA review process just in case the Commission made significant changes to the draft.

Discussion occurred regarding future agendas, and if there was only one matter, could it be consolidated onto another agenda.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of July 20, 2023, Planning Commission Minutes.

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

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing

CASE#: MS_2020-0006

DATE FILED: 12/3/2020

OWNER: JACK RAFTER LLC

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal 6-acre parcel, comprised of APN's 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: 4.5± miles north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± miles north of its intersection with Pomo Lane (CR 228A), located at 4661 and 4681 North State Street, Ukiah; APN's 167-190-08 and 167-230-03.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: MARK CLISER

The public hearing was declared open.

Staff Presentation: Mark Cliser, Planner II; Interim Assistant Director Gonzalez, Matthew Kiedrowski, Deputy County Counsel; Russ Ford, Senior Planner.

Applicant/Owner/Agent: Dave Flum, Aaron Currie (Attorney for Applicant); Vance Ricks.

Public Comment: No Public Comment was received

Telecomments: No telecomments requested

The public hearing was declared closed.

Commissioner Paulin made a motion to approve the Minor Subdivision, seconded by Commissioner Pernel, which failed by a roll call vote of (2-2).

AYES: PERNELL, PAULIN
NOES: JONES, WIEDEMANN
ABSENT: RAMOS

Commissioner Jones made another motion to approve the Minor Subdivision, which failed for lack of a second – NO VOTE TAKEN, NO SECOND ON THE MOTION.

Upon motion by Commissioner Paulin, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California adopt a Negative Declaration and grant Minor Subdivision MS_2020-0006, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution, with the proposed revisions as shown on memo presented during the public meeting.

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

6b. Noticed Public Hearing

CASE#: A_2022-0005
DATE FILED: 10/6/2022
OWNER/APPLICANT: THE WILDLANDS CONSERVANCY
REQUEST: Agricultural Preserve application to establish a 3,864± acre preserve over 16 parcels and place the land under a Williamson Act Contract.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the eastern Round Valley area adjacent to the Trinity County line, 13± miles northwest of Covelo, east of the Eel River, north of the North Fork Eel River, and west of Wilson Creek; there is no address associated with these parcels; APNs: 011-530-10, 031-010-01, -09, -13, -17, 031-020-06, -07, -08, 031-030-01, -02, -05, -06, 031-150-28, -29, -34, and -35.
SUPERVISORIAL DISTRICT: 3 & 4 (Haschak & Gjerde)
STAFF PLANNER: LIAM CROWLEY

The public hearing was declared open.

Staff Presentation: Liam Crowley, Planner II; Russ Ford, Senior Planner

Applicant/Owner/Agent: Dana Rochat

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, that the Planning Commission, County of Mendocino, State of California recommend approval of A_2022-0005 to the Board of Supervisors subject to the findings contained in the Resolution.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

Commissioner Jones requested if there was only one item, that the meeting be cancelled and set for another agenda. She also requested that a quorum check be done for each meeting.

Commissioner Pernell requested a brief demonstration regarding VMT analysis.

Commissioner Paulin informed the Commission that he would not be at the August 17, 2023 meeting.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:45 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.