

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
CHAIR

ELORA BABBINI
2ND DISTRICT
COMMISSIONER
VICE-CHAIR

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – April 4, 2024

**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 9:30 A.M.

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

Absent: Clifford Paulin (Absent by Prearrangement) Commissioner Alison Pernell, (Absent by Prearrangement)

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; Matt Goines, Planner II; Jocelyn Gonzalez-Thies, Administrative Assistant; Marco Rodriguez, Planning Technician; 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 two of the items on the agenda had been properly noticed.

AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

Director Krog stated that at the last meeting, March 7, 2024, the Commission had requested a Local Costal Program presentation which she can do on April 18, 2024. Commissioners Jones and Commissioner Wiedemann mentioned they will not be in attendance for that meeting therefore Director Krog suggested moving the presentation to May 2, 2024, which the Commission agreed on.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

No Maters from the Public

AGENDA ITEM NO. 5 – CONSENT CALENDAR**5a. Approval of 3-7-24 Planning Commission Minutes.**

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a roll call vote of (3-0), IT IS ORDERED that the Consent Calendar is approved without edits.

AYES: JONES, WIEDEMANN, BABBINI

NOES: NONE

ABSENT: PAULIN, PERNELL

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

CASE#: U_2023-0002 / B_2023-0001

DATE FILED: 1/13/2023

OWNER/APPLICANT: ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

REQUEST: Coastal Development Use Permit and Coastal Boundary Line Adjustment at the existing Albion Little River Fire Protection Department (ALRFPD). Coastal Development Use Permit to construct (Phase 1) new apparatus building and (Phase 2) remove existing apparatus building and construct a new administrative building to serve ALRFPD. Coastal Boundary line adjustment to merge seven (7) existing legal parcels into one (1) legal parcel of 1.8± acres.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: In the Coastal Zone, within the Albion town center, 425± feet northeast of the intersection with Albion Ridge Road (CR 402) and State Route 1 (SR 1), 150± feet west of the intersection of Albion River South Side Road (CR 402A) and Albion Ridge Road (CR 402), located at 33870 Albion Little River South Side Road and 33900 West Street, Albion; APN(s): 123-150-45, 123-150-47, and 123-150-48.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MATT GOINES

This item did not meet quorum after Commissioner Wiedemann had to recuse herself for being the agent for this project. This item was moved to a date Certain of April 18, 2024.

6b. Noticed Public Hearing

CASE#: U_2023-0004

DATE FILED: 3/15/2023

OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENT: MATT KENNEDY, GHD

REQUEST: Coastal Development Use Permit for the demolition and replacement of two existing water tanks, chlorination and control building, and related infrastructure. Improvement of three existing wells and installation of up to 10 new wells.

ENVIRONMENTAL DETERMINATION: The Lead Agency; Mendocino Unified School District has prepared a Mitigated Negative Declaration (SCH#2020080439) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

LOCATION: In the Coastal Zone, 1± miles east-southeast of Mendocino Town center, on the north side of Little Lake Rd (CR 408), east of its intersection with Gurley Ln (CR 407Z), located at 44100 Little Lake Rd, Mendocino; APNs 119-100-23, 119-100-03, 119-100-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: ROB FITZSIMMONS

Staff Presentation: Rob Fitzsimmons, Planner II

Applicant/Owner/Agent: Matt Kennedy

Public Comment: Danic Murfey in person.

Christina Aranguren, via Zoom.

Max Yeh via Zoom

Telecomments: Tele Comment received from Christina Aranguren.

The public hearing was declared closed.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a roll call vote of (3-0), IT IS ORDERED, by resolution, the Planning Commission find the Mitigated Negative Declaration prepared by the Lead Agency to be adequate and grant Coastal Development Use Permit U_2023-0004 for the Project, as proposed by the applicant subject to the conditions of approval contained in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones stated she will be on vacation for the April 18, 2024, meeting

Commissioner Wiedemann mentioned she will miss all April meetings, April 18, 2024.

Chair Babbini Informed the Commission that she will be out a Thursday in June, however, needs to confirm if it is on a Planning Commission date.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:36 a.m.

Attest: Jocelyn Gonzalez-Thies
Administrative Assistant

ELORA BABBINI, CHAIR

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.