



PLANNING COMMISSION AGENDA (SPECIAL MEETING)

JULY 3, 2024
9:30 AM

HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meeting will take place in the **Board of Supervisors Chambers, at 501 Low Gap Road, Ukiah, California**, and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Mendocino County Planning Commission Planning Commission July 3, 2024 @ 9:30 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/86167571545>

Or One tap mobile :+16699009128, 86167571545# US (San Jose)+16694449171, 86167571545# US

Webinar ID: 861 6757 1545

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

The public may participate digitally in meetings by sending comments to pbcommissions@mendocinocounty.gov or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.

To submit public comments via telecomment, please use the telecomment form found at the bottom of the Public Hearing Bodies page.

1. Roll Call.

2. Planning Commission Administration.

2a. Determination of Legal Notice.

3. Director's Report.

4. Matters from the Public. Members of the public are welcome to address the Planning Commission on items not listed on the agenda, but within the jurisdiction of the Planning Commission. The Planning Commission is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Planning Commission under Matters from the Public are welcome to do so in person, via email, or Zoom. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit : <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. Correspondence will be available to the Planning Commission staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.

5. Consent Calendar.

5a. Approval of Planning Commission Minutes from May 16, 2024.

6. Regular Calendar

6a. **CASE#:** U_2023-0008

DATE FILED: 6/30/2023

OWNER: Hooper Ranch LLC

APPLICANT: RPCA Solar 10, LLC

REQUEST: Major Use Permit for a Major Impact Services and Utilities Facility to include a 20-acre Solar Farm that spans three parcels utilizing approximately 10,287 solar modules, 32 string inverters, and generating up to a total of 4.0 megawatts (MW) alternating current (AC) [5.6 MW direct current (DC)] equipped with a 4 MW energy storage system interconnecting to PG&E's pre-existing electrical distribution system located on-site.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 2.3± miles northeast of Ukiah's city center on the west side of Redemeyer Road (CR 215A), 0.5± miles north of its intersection with Deerwood Drive (CR 215B); located at 2550 & 2350 Redemeyer Road, Ukiah; APNs: 178-050-01, 178-170-01, & -02.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: Russ Ford



6b. CASE#: A_2022-0006

DATE FILED: 10/21/2022

OWNER: Raymond & Tina Lunardi & Ronald & Cathi Lunardi & Jolene & Patrick Corcoran

APPLICANT: Ray Lunardi

REQUEST: Agricultural Preserve application to establish a Williamson Act contract over eleven (11) parcels of 1,950± total acres. The land is within an existing Agricultural Preserve.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 5.5± miles south of Covelo, on the east side of Covelo Road (SR 162) 1.52± miles south of its intersection with Fairbanks Road (CR 327A), located at 56811, 58401, & 72501 Covelo Road, Covelo; (APNs: 033-180-42, -44, -73, 034-130-34, -35, -36, -37, -55, 035-060-23, 035-080-44, -45).

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: Liam Crowley

7. Matters from Staff.

8. Matters from Commission.

9. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.mendocinocounty.gov/pbs>