MINUTES FOR THE MEETING HELD ON: July 6, 2017

LOCATION: Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California

COMMISSIONERS PRESENT: Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

COMMISSIONERS ABSENT: None

PLANNING & BLDG SVC STAFF PRESENT: Ignacio Gonzalez, Interim Director
Adrienne Thompson, Administrative Services Manager
Russell Ford, Cartographer Planner
Victoria Davis, Commission Services Supervisor

OTHER COUNTY DEPARTMENTS PRESENT: Christian Curtis, Deputy County Counsel

1. Roll Call.
   The meeting was called to order at 9:00 a.m.

2. Planning Commission Administration

   2a. Determination of Legal Notice.
   The clerk advised that all items had been properly noticed.

3. Director’s Report.
   Director Gonzalez presented a verbal Director’s report and discussed that the BOS approved the
   Flood Plain Ordinance. It has now been referred to FEMA. The Coastal Commission is in the process
   of providing the County with the final documents so that the Mendocino Town plan can go before the
   BOS.

   Staff is currently working on an ordinance amendment to Chapter 21.64 as it pertains to second
   residential/accessory residential units. Our accessory unit ordinance is relaxed compared to the rest
   of the state. We will be working with the Coastal Commission on second units in the Coastal Zone,
   and whether we will need to look at the Highway 1 impact study again.

   Director Gonzalez discussed staffing changes. We have added 5 inspectors, 2 planners, 1 extra
   help planner, 2 new code enforcement officers, and lost one planner.

   Director Gonzalez provided the Commission a breakdown of various applications, inspections
   complete, and business licenses, and that the Board of Supervisors are working on a proclamation
   for Commissioner Little.

   BOS is working on proclamation for Commissioner Little.

   Chair Holtkamp, Commissioner Nelson and director discuss various points from the director’s report,
   specifically sea level rise.

   Alison Pernell from the Laytonville area will be appointed on July 11th and will attend the next
   meeting, says Adrienne Thompson.

   Commissioner Ogle and director discuss code enforcement officers and Fort Bragg being covered by
   Ukiah office.
4. Matters from the Public.

No one was present from the public who indicated a desire to address the Commission.

5. Consent Calendar.

None.

6. Regular Calendar

6a. CASE#: A_2017-0001
DATE FILED: 3/1/2017
OWNER: MARIETTA VINEYARDS LLC
APPLICANT: MARIETTA VINEYARDS LLC
AGENT: BEN KAI SI
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.60± miles north of Hopland on the East Side of Old River Road (CR 201), 2.70± miles north of its intersection with State Hwy 175 at 10501 Old River Road, Hopland. APN: 047-370-12
STAFF PLANNER: Russell Ford

Russell Ford, Cartographer Planner, presents information, attachments, slides, explaining the project. Williamson act being applied for, department recommends approval.

Chair Holtkamp asks if Commissioners have any questions, then calls for a motion.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED:

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle
NOES: None
ABSENT: None

6b. CASE#: MS_2017-0001
DATE FILED: 1/3/2017
OWNER: SLOTTE TIMOTHY E & CANDY M.
AGENT: RON FRANZ
REQUEST: Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.
STAFF PLANNER: Sam Vandewater

Director Gonzalez advised the Commission that the matter had been pulled from the calendar and will be re-noticed in August.

6c. CASE#: U_2016-0005
OWNER: STATE OF CALIFORNIA AND CA DEPT OF PARKS AND RECREATION
APPLICANT/AGENT: CA DEPT OF TRANSPORTATION
REQUEST: Coastal Development Use Permit to attach antenna to an existing pole outside of the existing “oil house” structure at Point Cabrillo Light Station State Historic Park. Maximum height of the new antenna would be 25 feet. Install associated radio equipment within the existing “oil house” structure.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3± miles north of the Town of Mendocino, lying at the terminus of Lighthouse Road at the Point Cabrillo Light Station State Historic Park,
approximately 3/4 mi. west of its intersection with Point Cabrillo Drive (CR 564) at 13880 Point Cabrillo Drive, Mendocino (APN: 118-160-03)

STAFF PLANNER: Bill Kinser

Director presents information, attachments, slides, explaining the project. The current radio system no longer meets industry standards. For safety reasons it is necessary to upgrade the system.

Page five of the staff report, the director points out specifics heights and area’s and what is necessary for the antenna. CEQA calls for this project to be categorically exempt.

Bill Kinser is out ill today, so Director Gonzalez is filling in.

Commissioner Warner states project well done, and has concern for the visual and seeks approval.

Commissioner Ogle expresses and asks re: public safety and questions if cell phone service is available. Director Gonzalez offers that cell phone service is intermittent. Caltrans utilizes radio coverage for the public’s own good addressing any road issues, public safety, and/or emergency communications.

Commissioner Ogle wanted to know if additional space on the antenna should be allocated for cell phone coverage use. Director Gonzalez explains it doesn’t seem possible at this site at this time. Commissioner Warner shares and agrees with Director Gonzalez.

Upon motion by Commissioner Warner, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED:

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle
NOES: None
ABSENT: None

Motion: Commissioner Warner
Second: Commissioner Hall
Approved: (6-0)

6d. CASE#: UR_2014-0003
DATE FILED: 6/12/2014
OWNER: MENDOCINO REDWOOD COMPANY LLC
AGENT: GEORGE RAU
REQUEST: Renewal of a Use Permit and Reclamation Plan to allow for continued extraction of up to 100,000 cy/yr (reduced avg. of 50,000 cy/yr) over a 30 year period.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 4 +/- miles northeast of Manchester, situated 1.5 +/- miles east of State Highway 1 via a private haul road, 1± mile north of its intersection with Kinney Rd (CR# 512).
STAFF PLANNER: Robert LaPorte

Director Gonzalez advised the Commission that the matter had been pulled from the calendar and will be re-noticed in August.

7. Matters from Staff.

None.


Commissioner Warner will not be available for second meeting in August. Director Gonzalez tells commission item 6b from this agenda will be ready for the Planning Commission to hear at the second meeting in August, and that he believes there will not be a first meeting.
Commissioner Nelson addresses item 6c and urges staff to address the agricultural impact on
the surrounding areas and potential conflicts that could arise if the subdivision is approved.

Chair Holtkamp asked if the right to farm ordinance was noted or addressed by staff. Director
Gonzalez assures staff addresses it in their report. Commissioner Ogle comments and
converses with Director Gonzalez.

July 20th meeting cancelled. August meeting are up in the air. Item 6b from this agenda is
already on Director Gonzalez’s desk for review and to come.


Commissioner Ogle submitted corrections by email and reviewed more specific corrections.

Page 15 we’re striking
Page 2 met with applicant at the site.
Page 5 1st paragraph. Location noted to be on south side, when it is actually south west, as
stated by Robert Dolstalek.
Page 6, 3rd paragraph from bottom, it is not in Fort Bragg but in the area near Fort Bragg.
Page 11, 3rd paragraph if the neighborhoods could conduct
Page 11, take d off
Page 11, 5th paragraph, there not their
Page 15, last sent before making motion. All residential? Yes all fives but not the tens. We
need to listen to the tapes for clarifications.

Chair Holtkamp wants to look into mixed use zoning of some sort in area like Laytonville.
Director Gonzalez states consultants are addressing exceptions zones and overlays within the
districts like Laytonville and the BOS is addressing this issue.

Page 14, creating new zoning, Chief Planner Mary Lynn Hunt said yes. We seem to be
recreating work that has already been done, other areas have already addresses this issues
before Mendocino County, ie Colorado. Director Gonzalez explains issues that staff and
consultants are addressing.

Planning and Building Services average tenure, not including, Director Gonzalez and Chief
Planner Mary Lynn Hunt is 6 months. New staff is enthusiastic and go getters. We have to rely
on outside consultants.

Page 15: Sunset Clause include restricted with the word all.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by a voice
voted of (6-0), the January 19, 2017, Planning Commission minutes are approved as
corrected.

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle
NOES: None
ABSENT: None

10. Adjournment.

Chair Holtkamp calls for a vote to adjourn. With all Commissioners in favor (6-0), IT IS ORDERED
that the Planning Commission hearing adjourn at 9:50 a.m.