



PLANNING COMMISSION AGENDA

JULY 16, 2020
9:00 AM

VIRTUAL MEETING

ORDER OF AGENDA- TIMED ITEM**

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

We thank you for your understanding during this difficult time, and thank you for your continued interest.

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

5. **Consent Calendar.**

None.

6. **Regular Calendar**

6a. **CASE#:** RE_2019-0002

DATE FILED: 8/20/2019

OWNER: RAWAH VINEYARDS, LLC & ANDERSON VINEYARDS, INC.

APPLICANT: RAWAH VINEYARDS, LLC

AGENT: J.R. BARRETT

REQUEST: Rescind and re-enter the existing Williamson Act contracts to match property boundaries recently adjusted by Boundary Line Adjustment (B_2019-0026).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles northwest of Philo, lying on the north side of State route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo. APNs: 026-295-10, -37, 026-330-06, -44, 026-394-14.

STAFF PLANNER: RUSSELL FORD



6b. CASE#: UM_2019-0002

DATE FILED: 5/30/2019

OWNER: ANNE FASHAUER

APPLICANT: AT&T MOBILITY

AGENT: LANDMARK CONSULTING/KAREN LIENERT

REQUEST: Use Permit Modification to U_2013-0004 to expand the existing 1,600 sq. ft. equipment lease area by 375 sq. ft. to accommodate new ground based equipment for associated cell tower equipment additions on an already existing 120 ft. tall lattice type cellular antenna tower. Cell tower equipment additions include one GPS unit, twelve panel antennas, thirteen proposed and six future Remote Radio Units (RRUs), four surge suppressors, additional six foot high fencing around the new equipment area and a 30 kw electrical generator with a 190 gallon belly tank for emergency power needs.

LOCATION: 4± miles northwest of Philo town center, lying on the north side of Philo Greenwood Road (CR 132), 0.1± mile east of its intersection with Signal Ridge Road (CR 133), located at 21600 Philo Greenwood Rd., Philo; (APN: 026-600-35).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: KEITH GRONENDYKE

****6c. TIMED ITEM: 1:00 PM**

REQUEST: Discussion and Possible Action on a Recommendation to the Mendocino County Airport Land Use Commission on the Draft Ukiah Municipal Airport Land Use Compatibility Plan.

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

9a. Approval of the December 19, 2019 Minutes.

9b. Approval of the May 7, 2020 Minutes.

9c. Approval of the June 4, 2020 Minutes.

9d. Approval of the June 18, 2020 Minutes.

10. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. 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.org/pbs>