



PLANNING COMMISSION AGENDA

JANUARY 6, 2022
9:00 A.M

VIRTUAL MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meetings will be conducted *virtually* and not available for in person public participation pursuant to the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

You are invited to a Zoom webinar.

Mendocino County Planning Commission Jan 6, 2022 09:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/87036299315>

Or One tap mobile:

US: +16699009128, 87036299315# or +13462487799, 87036299315#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 870 3629 9315

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Planning Commission meeting begins, and they begin to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

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.

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 available to the Commissioners, staff, and the general public after processing 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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>



1. **Roll Call.**
2. **Planning Commission Administration.**
 - 2a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.
 - 2b. Election of Officers, Chair and Vice-Chair.
 - 2c. 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 via email, telephone, Zoom, or via voicemail message. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.
5. **Consent Calendar.**

None.
6. **Regular Calendar**
 - 6a. **CASE#:** UR_2021-0004
DATE FILED: 8/20/2021
OWNER: CHARLES LECLAIR III & PAM KING
APPLICANT: AT&T MOBILITY - KATHRYN LEAL
AGENT: EPIC WIRELESS GROUP
REQUEST: Coastal Development Use Permit Renewal of previously Modified Use Permit (CDU 1-2003) to continue operation of an existing telecommunications facility concealed below the deck of an existing residence. There are no proposed physical modifications to the existing facility or addition of ground equipment. Renewal will extend use for an additional 10 years.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.0± mile south of the center of the town of Mendocino, 0.26± miles southwest of the intersection of State Highway 1 (SH 1) and Comptche Ukiah Road (CR 223), between Road 500 B and the Pacific Ocean, located at 9950 Road 500 B (also known as Brewery Gulch Road), Mendocino; APN: 119-310-09.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARK CLISER
 - 6b. **Presentation on the Ukiah Valley Groundwater Sustainability Plan by Larry Walker Associates (Continued from December 16, 2021)**
7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of Minutes.**
 - 9a. **November 18, 2021 (Continued from December 16, 2021)**



9b. December 2, 2021 (Continued from December 16, 2021)

9c. December 16, 2021

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>