

CLIFFORD PAULIN  
1<sup>ST</sup> DISTRICT  
COMMISSIONER  
CHAIR

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR

ALISON PERNELL  
3<sup>RD</sup> DISTRICT  
COMMISSIONER

MARIE JONES  
4<sup>TH</sup> DISTRICT  
COMMISSIONER

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI  
DEPUTY COUNTY COUNSEL

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## **MENDOCINO COUNTY PLANNING COMMISSION**

### **(SPECIAL MEETING)**

#### **ACTION MINUTES – July 3, 2024**

**BEFORE THE PLANNING COMMISSION  
COUNTY OF MENDOCINO – STATE OF CALIFORNIA  
FAIR STATEMENT OF PROCEEDINGS  
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)**

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#### **AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:30 A.M.**

Present: Commissioner Elora Babbini, Commissioner Alison Pernell, Chair Clifford Paulin presiding.

Absent: Commissioner Diana Wiedemann, Commissioner Marie Jones (Absent by Prearrangement)

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; Liam Crowley, Planner II, James Feenan, Commission Services Supervisor; 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 all items on the agenda had been properly noticed.

#### **AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT**

Director Krog advised the Commission that there was a quorum for the July 25, 2024, special meeting and items on that agenda would be properly noticed following the standard noticing requirements.

Director Krog informed the Commission regarding staff changes within the Planning and Building Department including the hiring of a new Planner 1 and two Code Enforcement Officers.

She also invited the Commission to come by the Planning and Building Office to view the new configuration of the office and workstations. She noted the goal of the reconfiguration was to improve customer service and provide a one stop permitting experience for the customers.

Commissioner Pernell asked about future meetings.

Ms. Krog stated that the July 18, 2024 meeting would be cancelled provided that there are no items continued from today's agenda.

Ms. Krog addressed Commissioner Pernell's question regarding the structure of the Zoning Code Update special meeting. She further stated that there would be a staff report with all of the changes and the process would be to review each change in order of the code, but it would not necessarily complete the process in one meeting.

**Public Comment:** None

#### **AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**

**Public Comment:** None

#### **AGENDA ITEM NO. 5 – CONSENT CALENDAR**

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

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

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

#### **AGENDA ITEM NO. 6 – REGULAR CALENDAR**

##### **6a. Noticed Public Hearing**

**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

The public hearing was declared open.

**Staff Presentation:** Russ Ford, Senior Planner; Julia Krog, Director

**Applicant/Owner/Agent:** Brian Madigan

**Public Comment:** All correspondence received before the meeting was posted to the public website.

**Telecomments:** No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Babbini, seconded by Commissioner Pernell, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and grants a Major Use Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval and mitigation measures in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

**6b. Noticed Public Hearing**

**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

The public hearing was declared open.

**Staff Presentation:** Liam Crowley, Planner II

**Applicant/Owner/Agent:** Ray Lunardi

**Public Comment:** No correspondence received.

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Babbini, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, that the Planning Commission recommends approval of A\_2022-0006 to the Board of Supervisors subject to the findings contained in the attached Resolution.

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

**AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

**7a. None**

**AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

**8a. None**

**AGENDA ITEM NO. 9 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:12 A.M.

  
CLIFFORD PAULIN, CHAIR

Attest: James Feenan  
Commission Services Supervisor



**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.**