



**Mendocino County Administration Center
Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California**

ORDER OF AGENDA

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.
5. **Consent Calendar.**
 - 5a. **Approval of the June 18, 2015 and July 16, 2015 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#:** A_2015-0001
DATE FILED: 5/6/2015
OWNER: BEATRIX ROBINSON OSWALD
APPLICANT: WILLIAM OSWALD
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Re-establishment of a 220± acre Agricultural Preserve and Williamson Act Contract which was previously non-renewed in 2012.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 17.
LOCATION: Within the Coastal Zone, 3± miles south of Elk, lying on either side of Highway 1; Located at 10001 S Highway 1; APN's 131-030-01, -03, -05, -06, -08, -23, -25.
RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.
 - 6b. **CASE#:** A_2015-0002
DATE FILED: 6/1/2015
OWNER: JONATHAN & KATRINA FREY AND EVELYN SILVA
APPLICANT: FREY VINEYARDS, LTD
AGENT: JAMES BARRETT
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Agricultural Preserve to place 72± acres into 2 separate contracts under a single ownership on non-contiguous parcels of 40± and 32± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 17.
LOCATION: Two non-contiguous parcels, 1.5± and 2.5± miles northwest of Redwood Valley, located on both sides of West Road (CR 237), 1.25± and 0.25± miles, respectively, from their intersections with East Road (CR 230), located at 11700, 10501, and 10451 West Road; APN's 160-040-24, 161-040-03, and 160-160-11.
RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.



6c. CASE#: UR_2013-0001
DATE FILED: 1/3/2013
OWNER: SEAN & AURORA STUDEBAKER AND VALERIE NORDEMAN
APPLICANT: LAYTONVILLE ROCK
AGENT: CRAWFORD AND ASSOCIATES, INC.
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Use Permit and Reclamation Plan Renewal to expand an existing hillside quarry mining operation for 30 years. Extraction would consist of up to 325,000 total cubic yards (cy) of material (avg 11,000 cy/yr) with up to 50,000 cy in any one year.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.
LOCATION: 1± mile northeast of Laytonville, lying on the north side of Laytonville Dos Rios Road (CR 322), 0.75± mile from its intersection with Highway 101, located at 1136 Laytonville Dos Rios Road; APN's 035-460-02 & -06.
RECOMMENDED ACTION: Approve by Resolution as recommended.

6d. CASE#: GP_2015-0002
DATE FILED: 7/27/2015
OWNER: NUMEROUS
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
PROJECT COORDINATOR: GRAHAM HANNAFORD
REQUEST: Amend Chapter 3- Development Element of the Mendocino County General Plan to include the Disadvantaged Unincorporated Communities study.
ENVIRONMENTAL DETERMINATION: Categorical Exemption, Class 6 (CEQA Guidelines Section 15306).
LOCATION: All of Mendocino County
RECOMMENDED ACTION: Recommend approval to the Board of Supervisors.

7. Matters from Staff.

7a. REQUEST: Review and Update of the Planning Commission Bylaws and Rules of Procedure, including additions such as procedure for correcting Minutes.
RECOMMENDED ACTION: No action at this time.

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 www.co.mendocino.ca.us/planning. 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.co.mendocino.ca.us/planning>