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.

   The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.

5. Consent Calendar.

   None.

6. Regular Calendar

   6a. CASE#: A_2019-0002
       DATE FILED: 4/15/2019
       OWNER/APPLICANT: LANCE & JAMIE STORNETTA
       AGENT: JAMES BARRETT
       REQUEST: Agricultural Preserve application to establish a new preserve and Williamson Act contract on 39± acres of Rangeland (RL) currently used as part of the Windy Hollow dairy.
       ENVIRONMENTAL DETERMINATION: Categorically Exempt
       LOCATION: In the Coastal Zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Rd., Manchester (APN: 133-020-09).
       SUPERVISORIAL DISTRICT: 5
       STAFF PLANNER: RUSSELL FORD

   6b. CASE#: GP_2019-0001/R_2019-0002
       DATE FILED: 1/28/2019
       OWNER/APPLICANT: CHRISTOPHER SAVAGE
       AGENT: JIM RONCO
       REQUEST: Rezone to change the existing designations from Suburban Residential (SR 40K) to Upland Residential Contract Rezone (UR 20-CR) and a General Plan Amendment from Suburban Residential (SR) to Remote Residential (RMR).
       ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
       LOCATION: 0.3± miles north of Potter Valley town center, on the east side of Powerhouse Road (CR 248 A), 0.2 miles north of its intersection with Main Street (CR 245), located at 12201 Powerhouse Rd., Potter Valley (APN: 174-100-02).
       SUPERVISORIAL DISTRICT: 1
       STAFF PLANNER: MIO MENDEZ
**DATE FILED:** 1/28/2019
**OWNER/APPLICANT:** DONALD LUCCHESI
**AGENT:** JAMES BARRETT AND JIM RONCO
**REQUEST:** Rezoning and General Plan Amendment from AG:40 (Zoning) and AG40 (General Plan) to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.
**ENVIRONMENTAL DETERMINATION:** Negative Declaration
**LOCATION:** 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its intersection with Talmage Rd., located at 1251 Sanford Ranch Rd., Talmage (APN’s: 181-050-30 and a portion of 181-050-31).
**SUPERVISORIAL DISTRICT:** 1
**STAFF PLANNER:** SUSAN SUMMERFORD

6d. **CASE#:** GP_2019-0004
**DATE FILED:** 03/28/2019
**APPLICANT:** COUNTY OF MENDOCINO
**AGENT:** PLANNING AND BUILDING SERVICES
**REQUEST:** The proposed project is a general plan amendment to update the Housing Element for the County of Mendocino as required by State law (Section 65580 – 65589.8 of the California Government Code). The 2019-2027 Housing Element draft identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code), analyzes governmental constraints to housing maintenance, improvement and development and outlines policies to promote housing opportunities for all persons.
**ENVIRONMENTAL DETERMINATION:** Addendum to the previously adopted Negative Declaration for the 2014-2019 Mendocino County Housing Element Update.
**LOCATION:** All unincorporated areas within Mendocino County, excluding those areas within the City limits of Ukiah, Fort Bragg, Willits and Point Arena.
**SUPERVISORIAL DISTRICT:** All
**STAFF PLANNER:** JESSE DAVIS

7. Matters from Staff.


9. Approval of Minutes.

9a. August 1, 2019

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