



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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JULIA KROG, DIRECTOR
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June 1, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors, at their regular meeting on Tuesday, June 20, 2023, will conduct a public hearing on the following project at 9:00 a.m. or as soon thereafter as the item may be heard. This meeting will be held in the Board of Supervisors Chambers, **501 Low Gap Road, Ukiah, California**, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: A_2022-0002

DATE FILED: 3/11/2022

OWNER: SPENCER & AMANDA SAWYERS

APPLICANT: SPENCER SAWYERS

REQUEST: Discussion and possible action including adoption of a resolution approving Agricultural Preserve No. A_2022-0002, authorizing the placement of 527± acres into an Agricultural Preserve and Williamson Act contract for the lands of Spencer and Amanda Sawyers.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LIAM CROWLEY

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, at their April 6, 2023 meeting, recommended approval of the Agricultural Preserve and Contract to the Board of Supervisors.

The staff report and notice will be available for public review 10 days prior to the scheduled hearing at:

<https://www.mendocinocounty.org/government/planning-building-services/public-notices>

The public may participate digitally in meetings in lieu of personal attendance. Comments can be submitted using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>, or by joining the Zoom Webinar and using the "raise hand" feature when Public Comment is called. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

For details and a complete list of the latest available options by which to engage with agenda items, please visit:

<https://www.mendocinocounty.org/government/board-of-supervisors/public-engagement>.

The decision of the Board of Supervisors shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

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.

JULIA KROG, Director of Planning and Building Services

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: June 20, 2023

DEPARTMENT CONTACT: Liam Crowley

PHONE: 707-234-6650

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Noticed Public Hearing

TIME ALLOCATED FOR ITEM: 15 Minutes

AGENDA TITLE:

Noticed Public Hearing - Discussion and Possible Action including Adoption of a Resolution Approving Agricultural Preserve No. A_2022-0002, Authorizing the Placement of Approximately Five Hundred Twenty-Seven (527±) Acres into an Agricultural Preserve and Williamson Act Contract for Spencer and Amanda Sawyers, in Ukiah (APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02)

RECOMMENDED ACTION/MOTION:

Hold the public hearing and adopt the Resolution approving Agricultural Preserve No. A_2022-0002, authorizing the placement of approximately five hundred twenty-seven (527±) acres into an Agricultural Preserve and Williamson Act Contract for Spencer and Amanda Sawyers, in Ukiah (APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02); and authorize Chair to sign same.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

Ordinance No. 4345, Resolution No. 15-156 (Policies and Procedures for Agricultural Preserves and Williamson Act Contracts) Approved on October 6, 2015, Amended on March 21, 2017 by Resolution No. 12-041, Amended on March 27, 2018 by Resolution No. 18-050.

SUMMARY OF REQUEST:

Spencer and Amanda Sawyers request establishment of an Agricultural Preserve and Williamson Act Contract over 527± acres, zoned Rangeland in Ukiah (APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02). The land is used for cattle grazing. The request is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. The request was unanimously recommended for approval to the Board of Supervisors by the Planning Commission at their meeting on April 6, 2023.

See attached Memorandum to the Board, Planning Commission Staff Report, Planning Commission Resolution, and related materials for additional information.

ALTERNATIVE ACTION/MOTION:

Deny the request for establishment of an Agricultural Preserve and Williamson Act Contract over APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02, finding the Project to be inconsistent with the goals and policies of the General Plan and/or the applicable sections of the Mendocino County Code, with respect to criteria necessary for inclusion into an Agricultural Preserve as found in Mendocino County's Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. Provide direction to Staff.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-notice>

FISCAL DETAILS:

SOURCE OF FUNDING: N/A
CURRENT F/Y COST: N/A
ANNUAL RECURRING COST: N/A
BUDGET CLARIFICATION: N/A

BUDGETED IN CURRENT F/Y: N/A
IF NO, PLEASE DESCRIBE:
REVENUE AGREEMENT: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: Yes

CEO LIAISON: Steve Dunicliff, Deputy CEO

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: Deputy Clerk

Date: Date Executed

Final Status:Item Status

Executed Item Type: item Number:



MEMORANDUM

DATE: JUNE 20, 2023
TO: HONORABLE BOARD OF SUPERVISORS
FROM: LIAM CROWLEY, PLANNING AND BUILDING SERVICES
SUBJECT: A_2022-0002, REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT OVER 527± ACRES FOR SPENCER AND AMANDA SAWYERS

The applicant, Spencer Sawyers, is requesting the establishment of an Agricultural Preserve and Williamson Act Contract over 527± acres for the lands of Spencer and Amanda Sawyers. The land is located 4.5± miles west of the Ukiah city center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02. The land is used for cattle grazing.

The Project is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, as summarized below:

Per Section 4.3(B), the proposed Agricultural Preserve is comprised of a single lot greater than one hundred (100) acres in size. The lot is comprised of four (4) contiguous APNs.

Per Section 5.3(B), the land proposed to be restricted by contract has been devoted to agricultural purposes prior to application as evidenced by the previous Agricultural Preserve established in 1975, the applicant's statement, and the grazing lease agreement submitted as part of the application.

Per Section 5.3(C), the land proposed to be restricted by contract meets the 40-acre minimum parcel size requirement for Non-Prime Agricultural Land.

Per Section 5.3(D), the land must generate an annual income not less than \$2,000.00 plus \$2.50 per acre, or a total of approximately \$3,317.50 for the proposed land to be restricted by contract. The lease agreement provided to staff indicates that annual gross income for the grazing operation is at least \$3,500, and thus meets this requirement.

The project was heard by the Planning Commission on April 6, 2023 where the Commission, by resolution, recommended unanimous approval to the Board of Supervisors.

RECOMMENDATION: Hold the public hearing and adopt the Resolution approving Agricultural Preserve No. A_2022-0002, authorizing the placement of approximately five hundred twenty-seven (527±) acres into an Agricultural Preserve and Williamson Act Contract for Spencer and Amanda Sawyers, in Ukiah (APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02); and authorize Chair to sign same.

ATTACHMENTS:

- A. RESOLUTION
- B. PLANNING COMMISSION PACKET
- C. PLANNING COMMISSION RESOLUTION NO. PC_2023-0004
- D. PLANNING COMMISSION APPROVED MINUTES

RESOLUTION NO. 23-_____

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS ESTABLISHING AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT FOR THE LANDS OF SPENCER AND AMANDA SAWYERS, APNs 156-200-02, 155-230-02, 155-240-01, AND 156-210-02 (A_2022-0002)

WHEREAS, the applicant, Spencer Sawyers, filed an application with the Mendocino County Department of Planning and Building Services to establish 527± acres of land as an Agricultural Preserve and incorporate such land into a Williamson Act contract, approximately 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah, and which areas are described in Exhibit "A" (the "Project"); APN: 156-200-02, 155-230-02, 155-240-01, and 156-210-02; General Plan Rangeland (RL); Zoning Rangeland (R-L); Supervisorial District 5; and

WHEREAS, the Project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, April 6, 2023 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project; and

WHEREAS, at the Planning Commission hearing on April 6, 2023, all interested persons were given an opportunity to be heard regarding the Project, and the Planning Commission did hear and make its recommendation to the Board of Supervisors on the Project; and

WHEREAS, the Board of Supervisors upon receipt of the Planning Commission's report did schedule a public hearing to consider the applicant's request for said agricultural preserve and contract; and

WHEREAS, said public hearing was duly held on the 20th day of June, 2023, pursuant to proper notice and all evidence was received and the same fully considered; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts pursuant to Mendocino County Code section 22.08.010, which provide that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by such Policies and Procedures; and

WHEREAS, the Board of Supervisors has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board of Supervisors regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, based on the evidence in the record before it, makes the following findings:

1. General Plan and Zoning Consistency Findings

- a. The Project is consistent with the property's General Plan land use designation of Rangeland (RL) and with applicable goals and policies of the General Plan.
- b. The Project is consistent with the property's zoning district of Rangeland (R-L) and is in conformance with Mendocino County Code Chapter 20.060.

2. Environmental Finding

The Project is categorically exempt from CEQA review per 14 CCR Section 15317 (Class 17 *Open Space Contracts or Easements*).

3. Williamson Act and Agricultural Preserve Finding

The Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts.

BE IT FURTHER RESOLVED that the lands described in Exhibit "A", attached hereto and incorporated herein by this reference, be entered into a new preserve and contract, in a form approved by the Mendocino County Counsel, and that the owner shall cause to be recorded with the County Recorder's Office a map, written legal description and contract for the preserve in accordance with the established procedures of the County Recorder's Office; and

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the ; and

BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors shall transmit a certified copy of this resolution to the County Recorder of the County of Mendocino.

This foregoing Resolution introduced by Supervisor _____, seconded by Supervisor _____, and carried this ____ day of _____, 2023 by the following vote:

AYES:
NOES:
ABSENT:

WHEREUPON, THE Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board

GLENN MCGOURTY, Chair
Mendocino County Board of Supervisors

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS,
County Counsel

BY: DARCIE ANTLE
Clerk of the Board

Deputy _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 155-230-02, 155-240-01, 156-200-02 and 156-210-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MENDOCINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The South half and the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 21; the Southwest quarter of the Southwest quarter of Section 22; all in Township 15 North, Range 13 West, M.D.B. & M.

Also: all that portion of the East half of the Northeast quarter of Section 21 and the Northwest quarter of the Northwest quarter of Section 22, Township 15 North, Range 13, West M.D.B. & M. lying West of the Pine Ridge Road and South of a line 15 feet Northerly and parallel to the centerline of a private ranch road, said centerline being described as follows:

Beginning at a cement marker of the Easterly line of land conveyed by R.E. Dawson, et ux, to Lucie D. Cardwell, recorded September 13, 1954 in Book 379 at Page 291, Mendocino County Records, from which point the Northeast corner of the Southwest quarter of the Northeast quarter of Section 21, Township 15 North, Range 13 West, M.D.B. & M.

bears North 34.5 feet; thence North 84° 20' East 82.9 feet; thence South 77° 24' East 121.9 feet; thence South 82° 44' East 316.9 feet; thence North 83° 32' East 160.6 feet; thence North 85° 23' East, 231.4 feet; thence North 68° 18' East 206.8 feet; thence North 32° 11' East, 173.00 feet; thence North 14° 49' East 107.8 feet; thence North 3° 11' West, 92.7 feet; thence North 30° 01' East, 144.1 feet; thence North 31° 24' East, 110.3 feet; thence North 74° 18' East, 257.2 feet; thence North 32° 04' East, 85.1 feet; thence North 0° 43' West, 115.4 feet to a cement marker of the West line of the County Road [Pine Ridge] from which marker the centerline of the bridge over Orr Creek bears North 12° 00' West, 98.6 feet and also from which marker the centerline of the bridge over the main fork of Orr Creek bears South 34° 32' East, 77.8 feet.



**PLANNING COMMISSION
STAFF REPORT- AGRICULTURAL PRESERVE**

**APRIL 6, 2023
A_2022-0002**

SUMMARY

OWNER: SPENCER & AMANDA SAWYERS
468 PINE RIDGE RD
UKIAH, CA 95482

APPLICANT: SPENCER SAWYERS
468 PINE RIDGE RD
UKIAH, CA 95482

REQUEST: Agricultural Preserve application to re-establish a Williamson Act contract on a group of parcels under common ownership located in the western foothills of the Ukiah Valley.

LOCATION: 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02.

TOTAL ACREAGE: 527± Acres

GENERAL PLAN: Rangeland 160-Acre Minimum (RL:160)

ZONING: Rangeland (RL)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: The applicant requests to establish approximately 527± acres of land as an agricultural preserve and to place said land into a Williamson Act contract. The land is comprised of four (4) contiguous Assessor's Parcels (APNs) within the Rangeland zoning district and appears to be a single legal lot. The land is used for cattle grazing.

APPLICANT STATEMENT:

"My name is Spencer Sawyers, I was born in Ukiah, raised at 1000 Pine Ridge R[oad], now our neighboring property. As a kid I had always hoped to own a ranch and a long way down the road I was able to make this happen. I think it's sad to see all of the old sheep and cattle ranches broken up and developed so that we can have more subdivisions and hoop houses, it really appears from the sky that we don't care about the overall landscape of our state. That said, our property is approximately 530 acres and was in the ag-preserve for many years, I would like to get it back into the program. My family grazed sheep and cattle on the 1000 Pine Ridge property and this 468 Pine Ridge property in the 70's when the Wyatt family owned the place. The last owner chose to let the Ag[ricultural] preserve contract run out because they were absentee owners. Our family lives here on the ranch and we intend to start a regulated cattle grazing program this season to help with fire danger and management of invasive star-thistle. Not knowing when the drought situation will end it is difficult to forecast how many cattle the land will support and for how long.

I'm sure we will need to adjust our program as we see the results in real time, but 10 head for 4 months should give us a pretty good idea of what's possible. Getting back into the ag-preserve will give us a break on our property taxes which will in turn help us to finance improvements to fencing and fire fuel reduction. The ranch is perimeter fenced and has ample roads for access to most areas. I would like to see the ranch stay together and passed down to my kids and have them be able to afford to keep it."

RELATED APPLICATIONS:

- Agricultural Preserve A34-75 for 527± acres, adopted by Resolution No.75-443 8/10/75
- Business License 36-95 for sale of eggs & plants produced on the premises, approved 2/6/95

SITE CHARACTERISTICS: The site consists of four (4) contiguous APNs, with APN: 156-200-02 abutting Pine Ridge Road (CR 220). A private road extends from Pine Ridge Road along the northern property boundary leading to a residence, accessory structures, and a pond located on APN: 155-240-01. There are several private roads leading to other parts of the property. The terrain is steep in certain locations and contains mostly oak trees, Douglas-fir, and grasses. The property is used for cattle grazing.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rangeland (RL:160)	Rangeland (RL)	162±, 9± Acres	Agricultural
EAST	RL:160	RL	175±, 40±, 40±, 98± Acres	Agricultural
SOUTH	Forestland (FL:160) and RL:160	Timber Production (TP) and RL	100±, 80±, 160± Acres	Agricultural
WEST	FL:160	TP	80±, 80±, 40± Acres	Agricultural

PUBLIC SERVICES:

Access: Pine Ridge Road (CR 220)
 Fire District: None
 Water District: None
 Sewer District: None
 School District: Ukiah Unified

AGENCY COMMENTS: On May 10, 2022, project referrals were sent to the following agencies with jurisdiction over the project. Any comment that would trigger a project modification, denial, conditions of approval, or required permits are discussed in full in the following section. A summary of agency comments is listed below.

REFERRAL AGENCIES	COMMENT
Agricultural Commissioner	No Response
Assessor's Office	No Response
Farm Advisor	No Comment
Forestry Advisor	No Comment
Resource Lands Protection Committee (RLPC)	Comments
CALFIRE (Resource Management)	No Response
U.S. Department of Fish & Wildlife	No Response
U.S. Natural Resources Conservation	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	Comments
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

General Plan Consistency: The land subject to the request is classified as Rangeland 160-Acre Minimum (RL:160) per the Mendocino County General Plan (see attached General Plan Classifications). The RL:160 classification is intended...

“...to be applied to lands which are suited for and are appropriately retained for the grazing of livestock. The classification should include land eligible for incorporation into Type II agricultural preserves, other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.”

General Uses: Residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, utility installations.”

The property is used for grazing and an agricultural preserve would be established, thereby restricting use of the property to agricultural and other compatible activities in accord with the RL:160 classification. The proposal is consistent with other applicable goals and policies of the General Plan as follows:

Goal RM-10 (Agriculture): *Protection of agriculture as a basic industry important to the economy and quality of life and food security of the county by maintaining extensive agricultural land areas and limiting incompatible uses.*

Policy RM-100: *Maintain extensive agriculture land areas and limit incompatible uses.*

Policy RM-101: *The County supports policies and programs to maintain and enhance the viability of agricultural operations and retention of agricultural land.*

Policy RM-110: *Consistent with State funding, encourage the creation and renewal of Williamson Act contracts on eligible lands.*

Staff therefore finds that the proposal is substantially in conformance with the General Plan.

Zoning Consistency: The land subject to the request is within the Rangeland (RL) zoning district. The RL district is intended...

“...to create and preserve areas for (A) the grazing of livestock, (B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects. Processing of products produced on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the RL District would be applied to lands for incorporation into Type H Agricultural Preserves, other lands generally in range use, and intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands.”

The proposal would restrict use of the property to agricultural and limited compatible uses. Staff therefore finds that use of the property for grazing purposes within an agricultural preserve is consistent with the intent of the RL district.

Resource Lands Protection Committee (RLPC): The project was referred to the RLPC on May 10, 2022. There was some concern from the RLPC as to whether the land was previously devoted to grazing. To qualify for a preserve and contract according to County policies and procedures (see Section 5.3 below), the land must have been devoted to agricultural purposes prior to application. According to the submitted lease agreement, past agricultural preserve, and applicant statement, it is clear the land has been devoted to agricultural purposes prior to 2024, the year in which the contract would begin. No other concerns were raised by RLPC.

Policies and Procedures for Agricultural Preserves and Williamson Act Contracts: The Policies and Procedures document became effective in 2016 and has since been updated in 2017 and 2018 via Resolution Numbers 17-041 and 18-050. The project's consistency with these policies and procedures is summarized below:

Per Section 4.3(B), the proposed Agricultural Preserve is comprised of a single lot greater than one hundred (100) acres in size. The lot is comprised of four (4) contiguous APNs.

Per Section 5.3(B), the land proposed to be restricted by contract has been devoted to agricultural purposes prior to application as evidenced by the previous Agricultural Preserve established in 1975, the applicant's statement, and the grazing lease agreement submitted as part of the application.

Per Section 5.3(C), the land proposed to be restricted by contract meets the 40-acre minimum parcel size requirement for Non-Prime Agricultural Land.

Per Section 5.3(D), the land must generate an annual income not less than \$2,000.00 plus \$2.50 per acre, or a total of approximately \$3,317.50 for the proposed land to be restricted by contract. The lease agreement provided to staff indicates that annual gross income for the grazing operation is at least \$3,500, and thus meets this requirement.

Staff therefore finds that the proposal is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts.

ENVIRONMENTAL DETERMINATION

The California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. Staff finds that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) per 14 CCR §15317 Class 17, *Open Space Contracts or Easements*. The proposal consists of the establishment of an agricultural preserve and Williamson Act contract, which aligns with the language of the Class 17 exemption.

RECOMMENDATION

By resolution, that the Planning Commission recommend approval of A_2022-0002 to the Board of Supervisors subject to the findings contained in the attached Exhibit A.

3/13/23

DATE



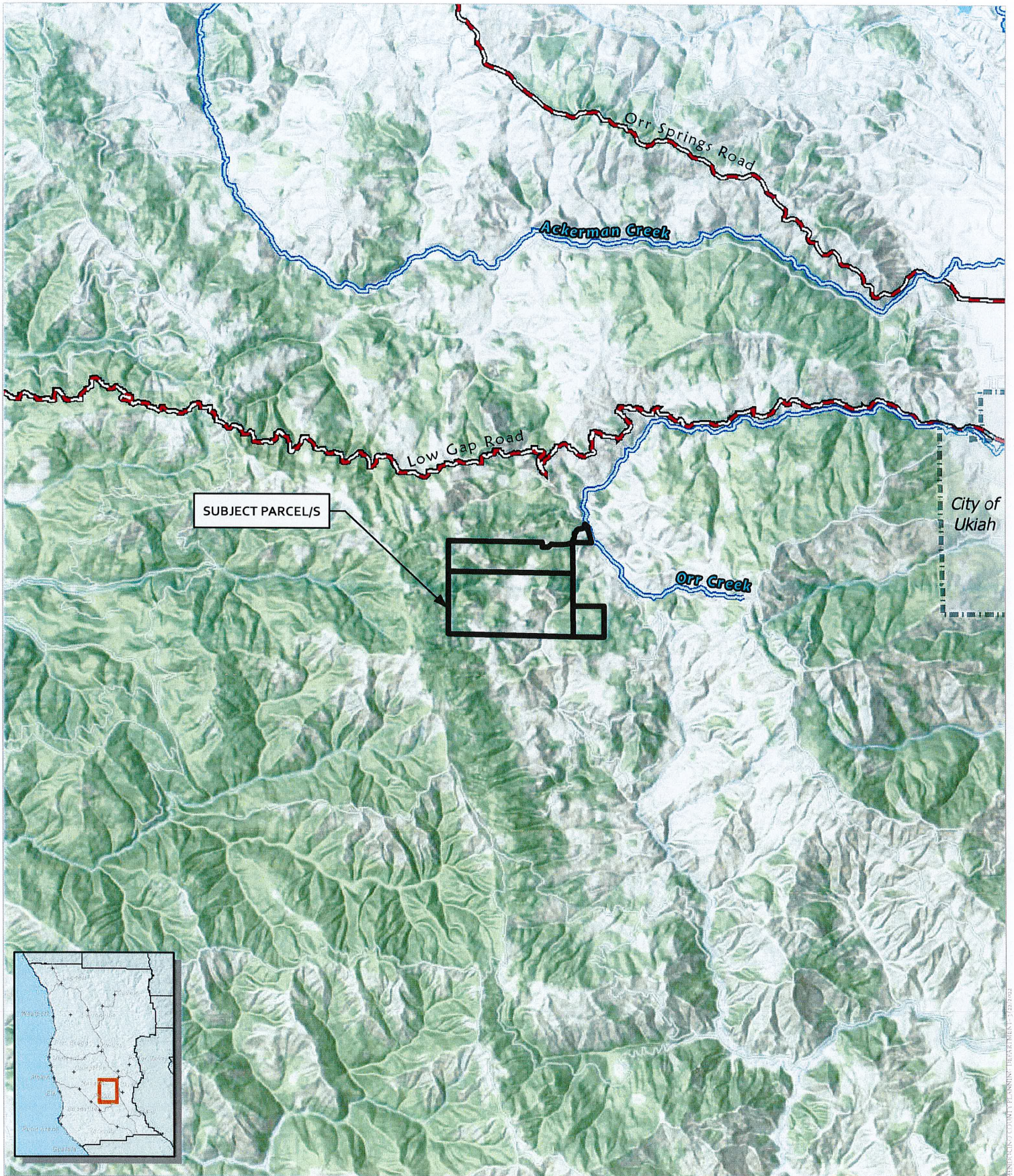
LIAM CROWLEY
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$\$2620.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Topographic Map
- D. Zoning Display Map
- E. General Plan Classifications
- F. Adjacent Parcels
- G. Farmland Classifications
- H. Lands in Williamson Act Contracts

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):






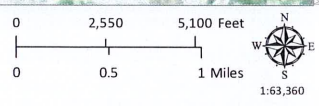
SUBJECT PARCEL/S

City of Ukiah

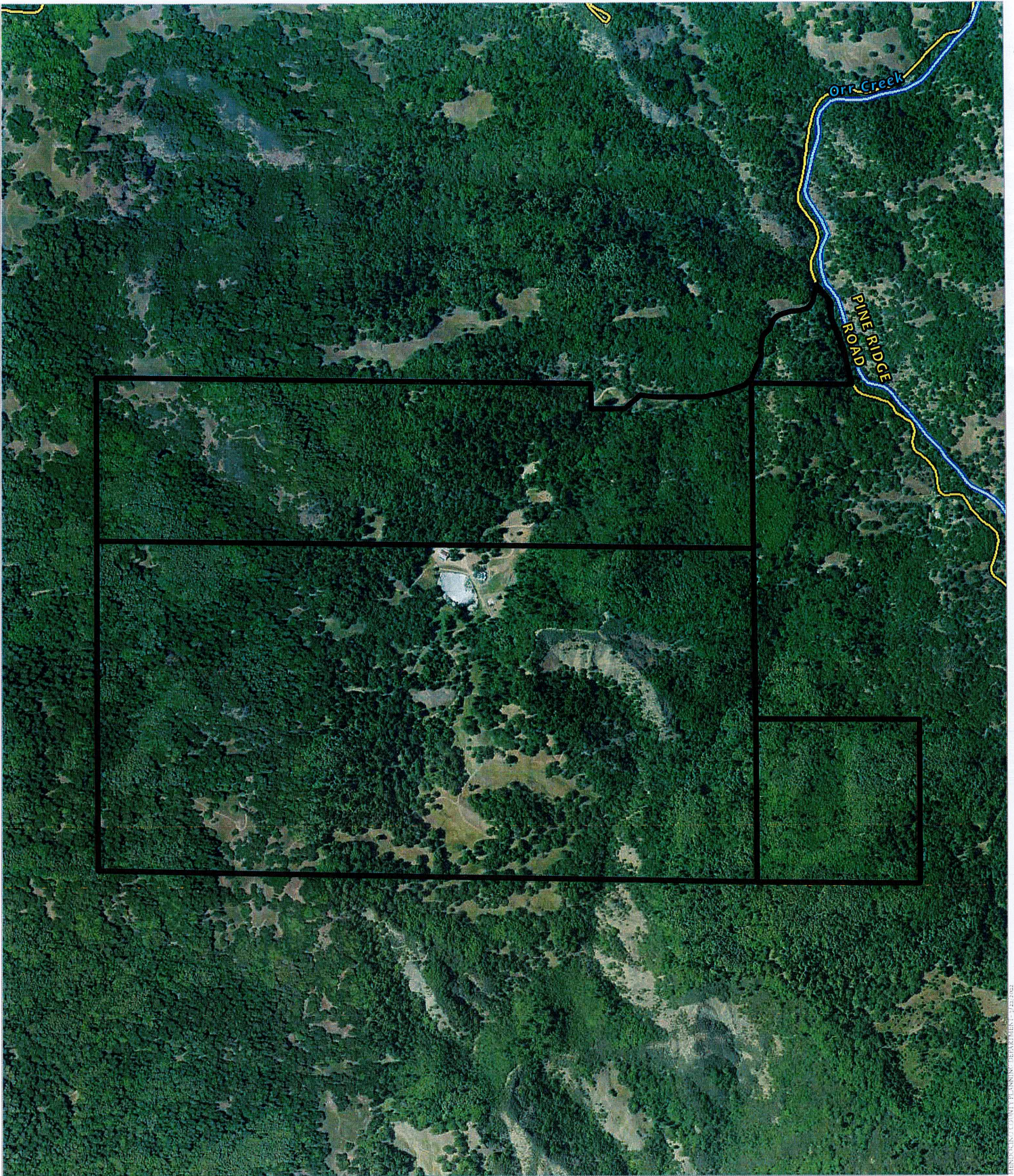


CASE: A 2022-0002
 OWNER: SAWYERS, Spencer
 APN: 155-230-02, ET AL
 APLCT: Spencer Sawyers
 AGENT:
 ADDRESS: 468 Pine Ridge Road, Ukiah

-  City Limits
-  Highways
-  Major Roads

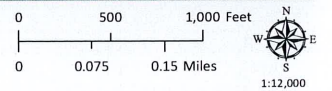


LOCATION MAP

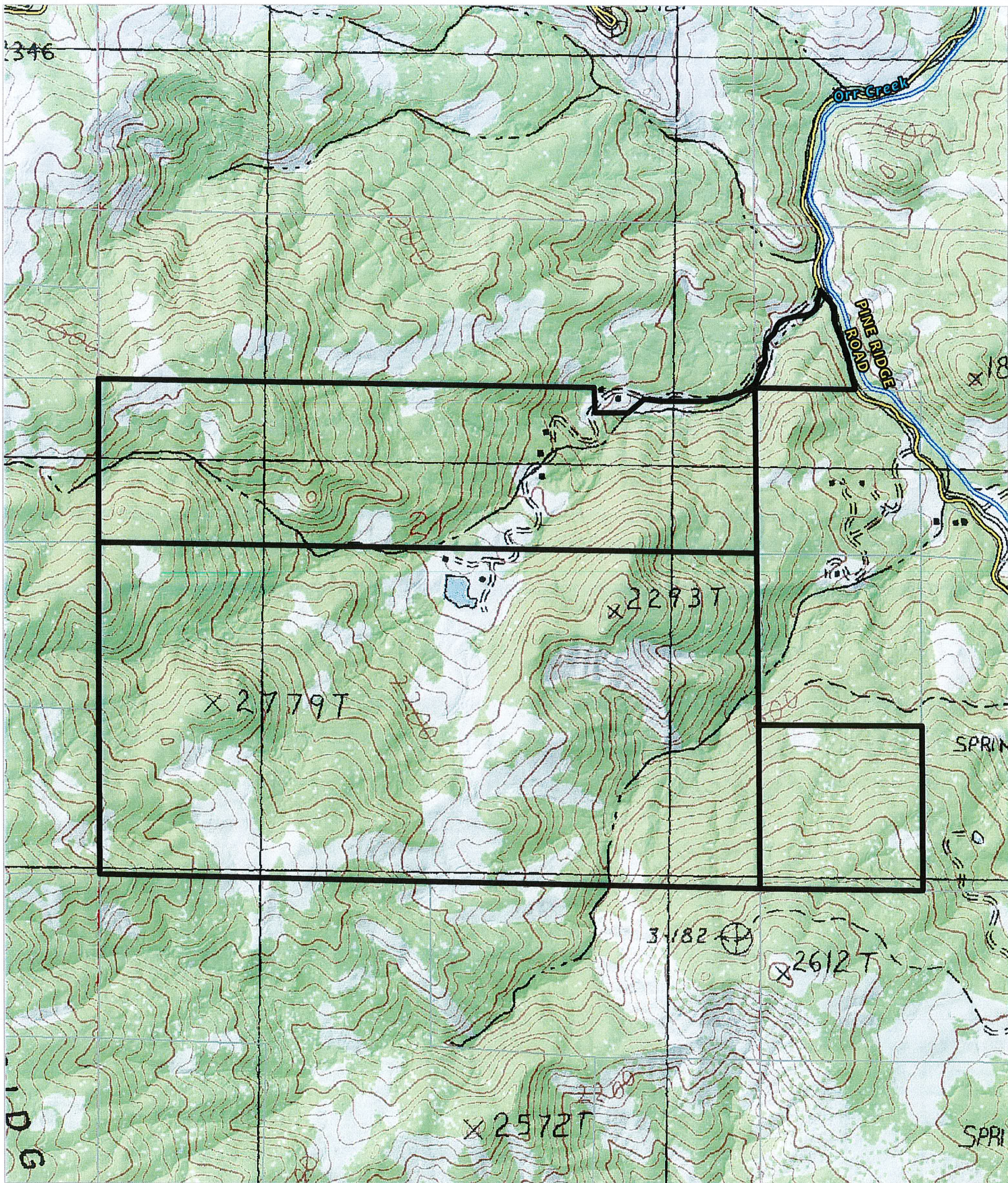


CASE: A 2022-0002
OWNER: SAWYERS, Spencer
APN: 155-230-02, ET AL
APLCT: Spencer Sawyers
AGENT:
ADDRESS: 468 Pine Ridge Road, Ukiah

 Public Roads

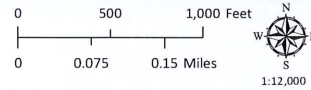


AERIAL IMAGERY

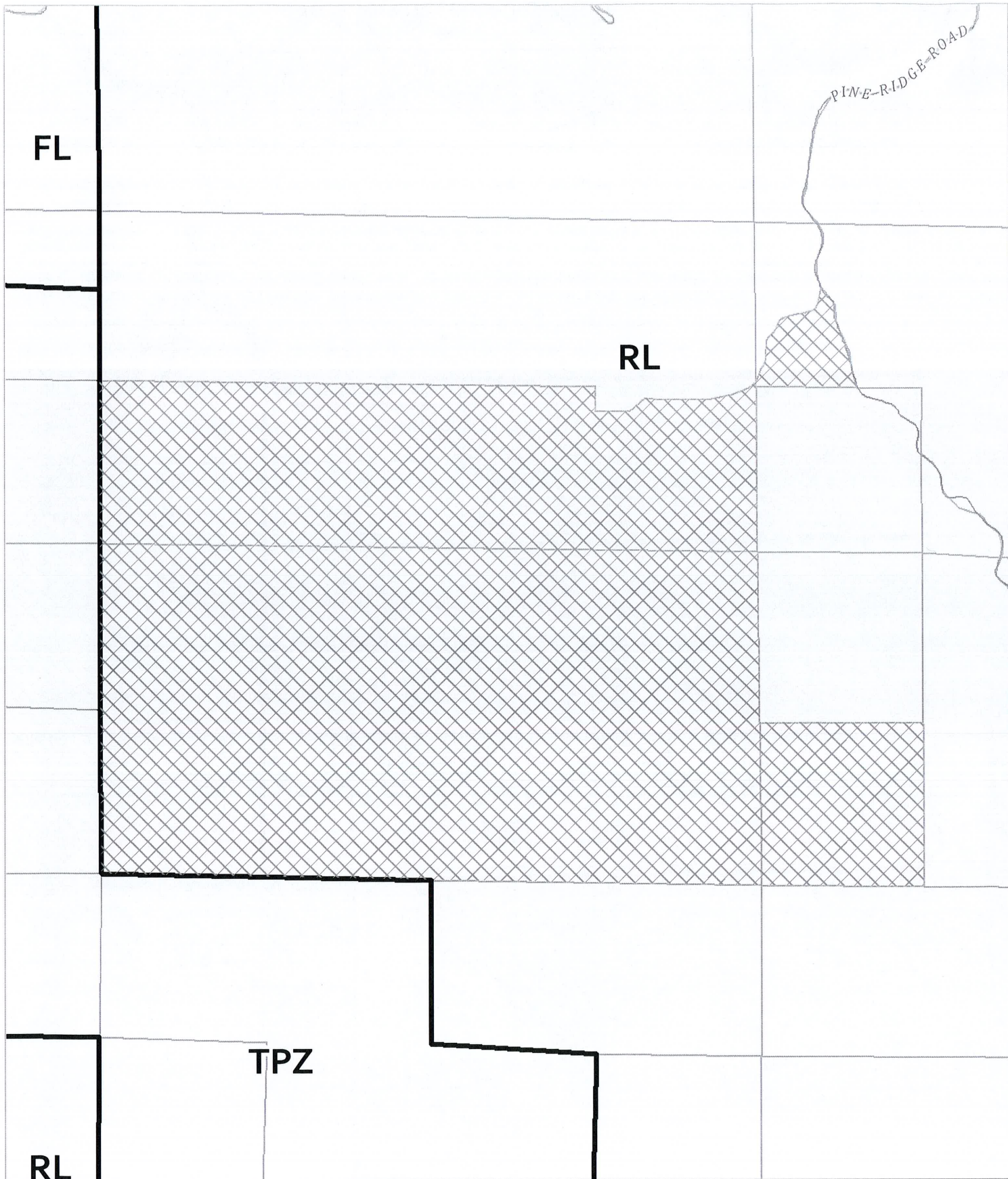


CASE: A 2022-0002
 OWNER: SAWYERS, Spencer
 APN: 155-230-02, ET AL
 APLCT: Spencer Sawyers
 AGENT:
 ADDRESS: 468 Pine Ridge Road, Ukiah



Public Roads




TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

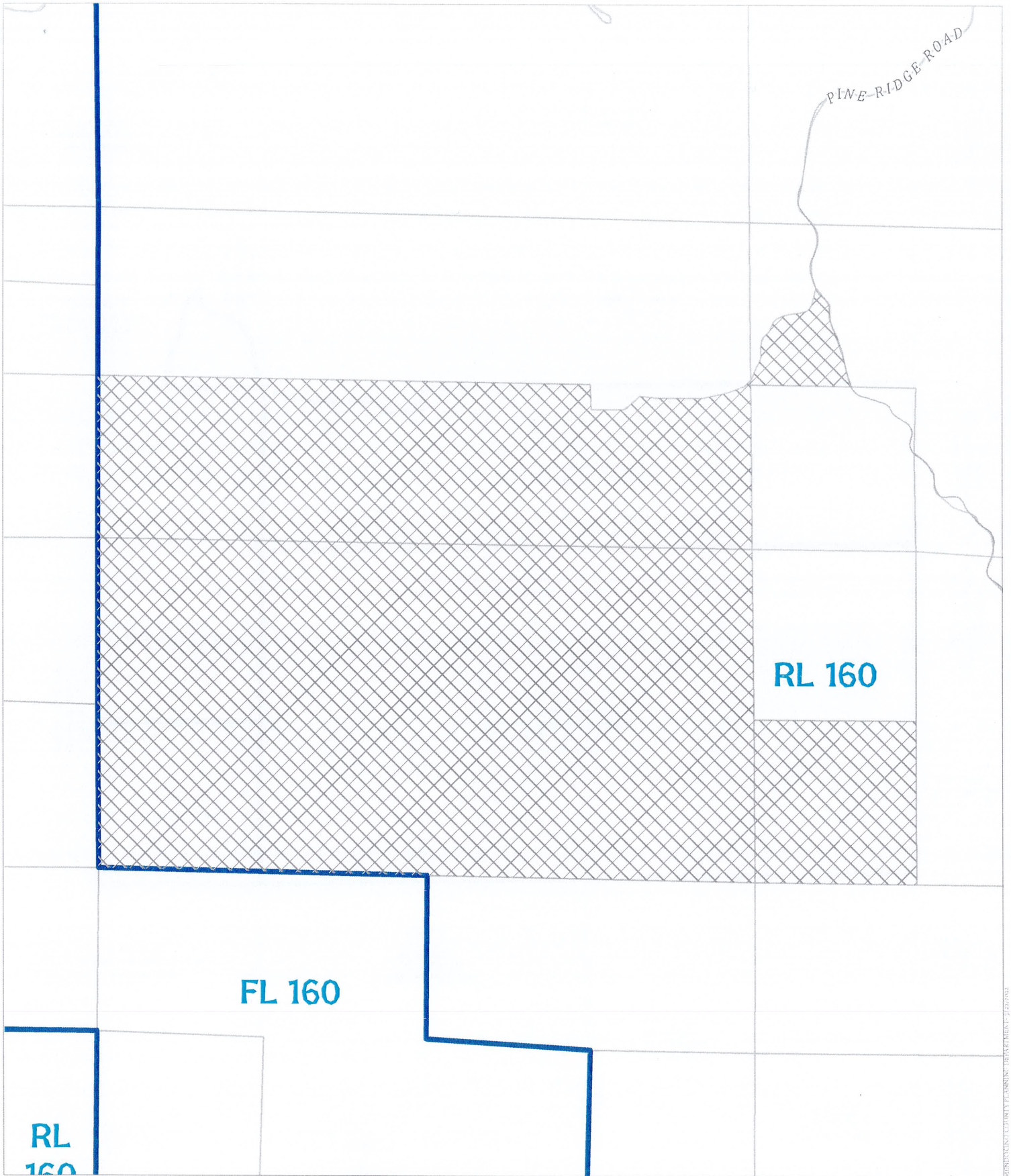


CASE: A 2022-0002
 OWNER: SAWYERS, Spencer
 APN: 155-230-02, ET AL
 APLCT: Spencer Sawyers
 AGENT:
 ADDRESS: 468 Pine Ridge Road, Ukiah



 Zoning Districts
 Public Roads

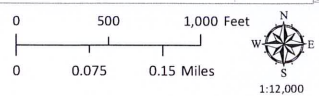
0 500 1,000 Feet
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ZONING DISPLAY MAP

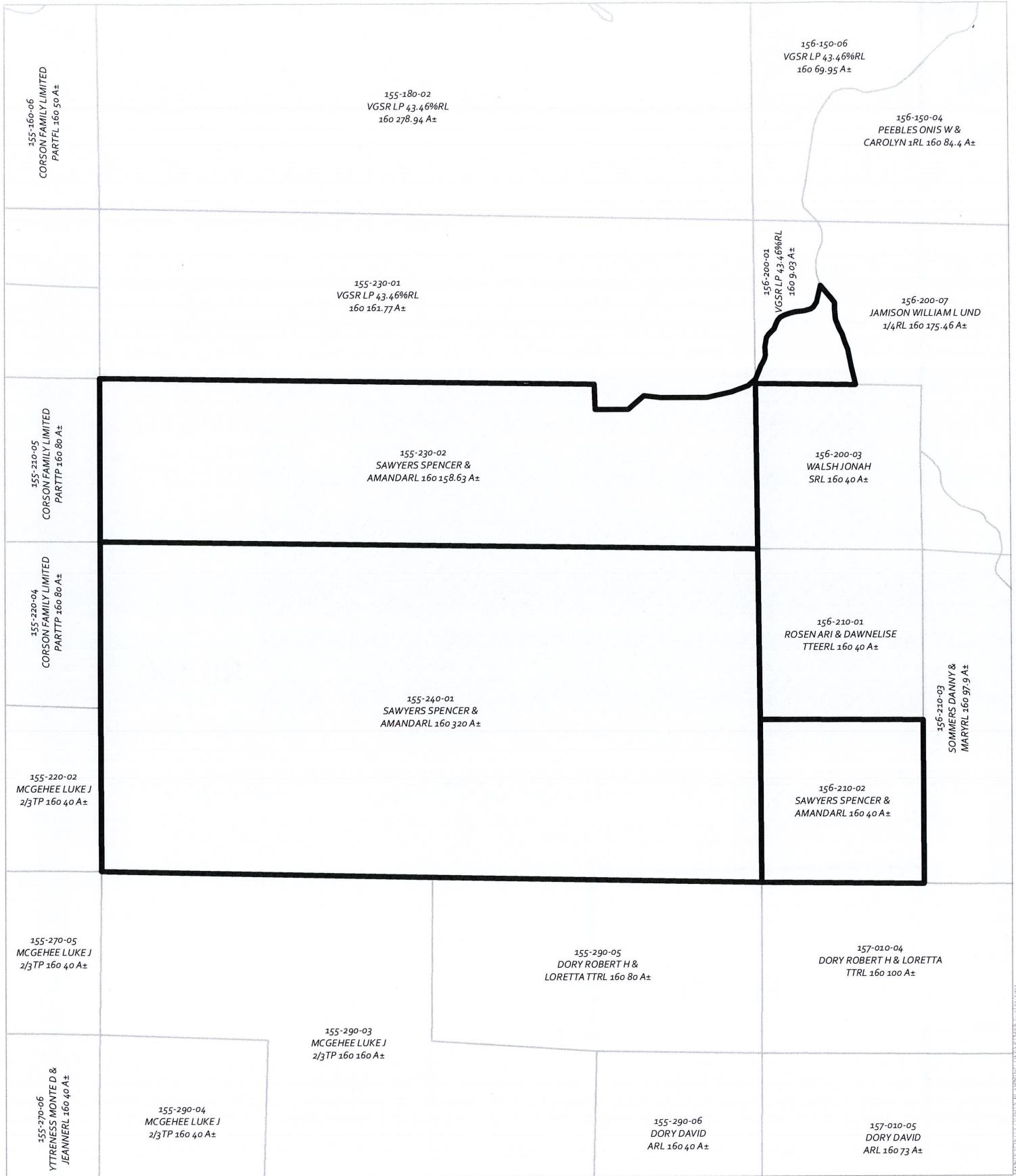


CASE: A 2022-0002
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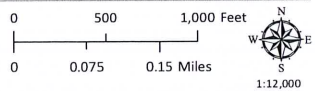
 General Plan Classes
 Public Roads



HENRIKSEN COUNTY PLANNING DEPARTMENT 7/21/2022

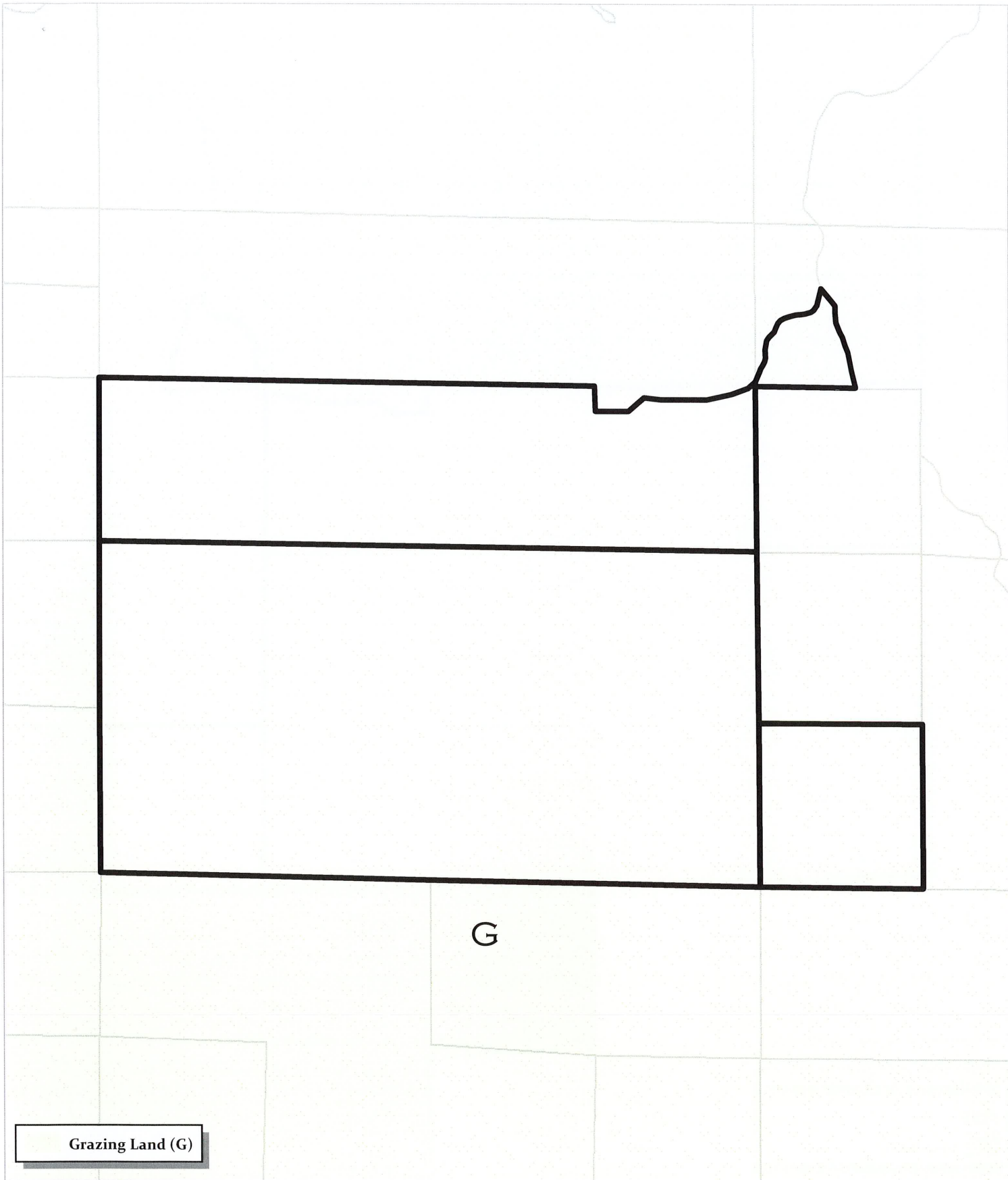


CASE: A 2022-0002
 OWNER: SAWYERS, Spencer
 APN: 155-230-02, ET AL
 APLCT: Spencer Sawyers
 AGENT:
 ADDRESS: 468 Pine Ridge Road, Ukiah



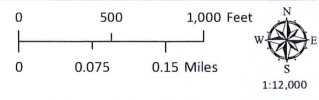
ADJACENT PARCELS

HERNIMEN COUNTY PLANNING DEPARTMENT 7/21/2022



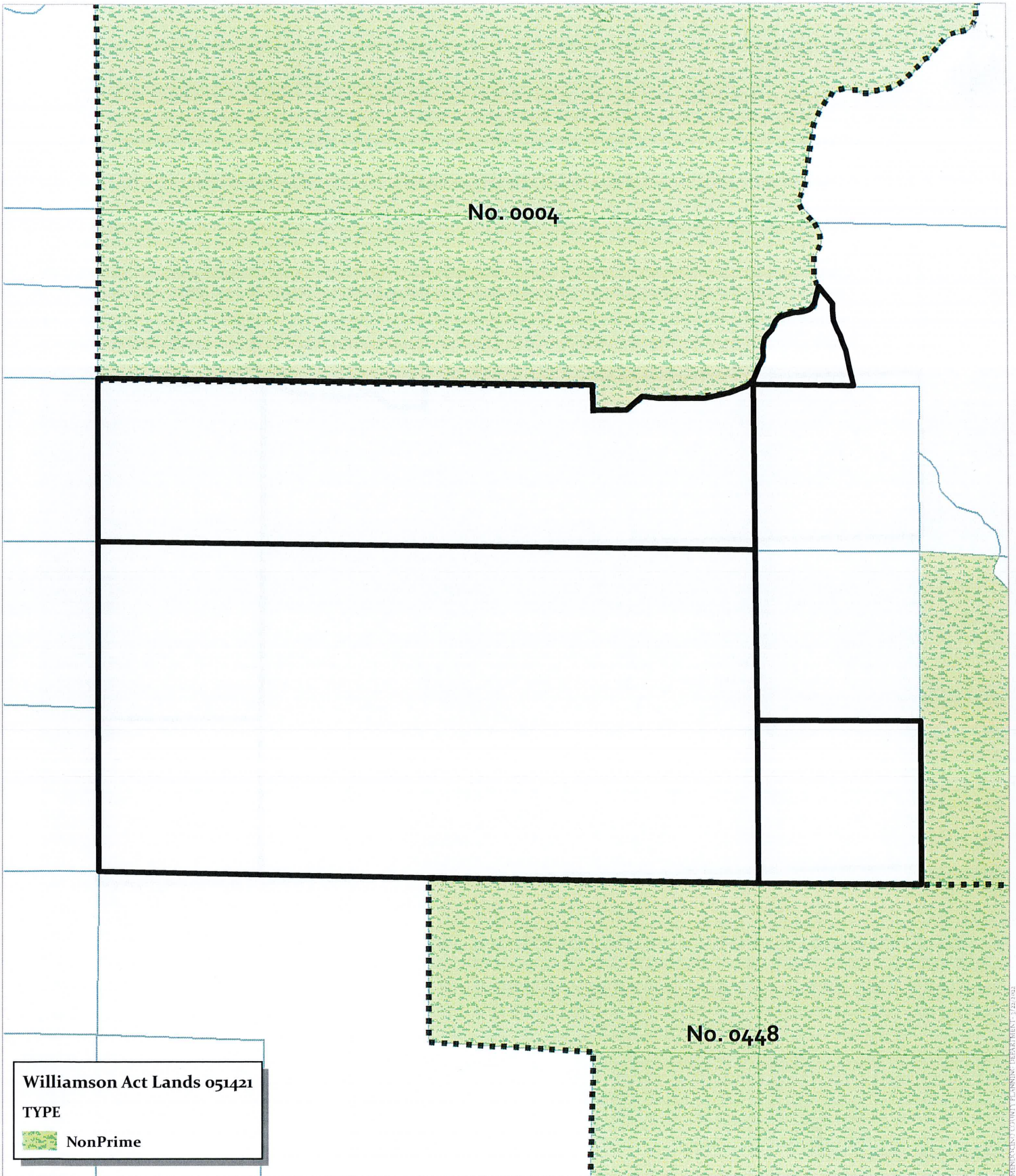
Grazing Land (G)

CASE: A 2022-0002
OWNER: SAWYERS, Spencer
APN: 155-230-02, ET AL
APLCT: Spencer Sawyers
AGENT:
ADDRESS: 468 Pine Ridge Road, Ukiah



FARMLAND CLASSIFICATIONS

HERNANDO COUNTY PLANNING DEPARTMENT 7/21/2022

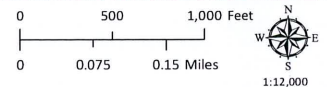


Williamson Act Lands 051421

TYPE

 **NonPrime**

 **Contract Boundaries**



CASE: A 2022-0002
 OWNER: SAWYERS, Spencer
 APN: 155-230-02, ET AL
 APLCT: Spencer Sawyers
 AGENT:
 ADDRESS: 468 Pine Ridge Road, Ukiah

Resolution Number _____

County of Mendocino
Ukiah, California

APRIL 6, 2023

A_2022-0002 - SAWYERS

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING ESTABLISHMENT OF AN AGRICULTURAL PRESERVE FOR THE LANDS OF SPENCER & AMANDA SAWYERS AND APPROVING A WILLIAMSON ACT CONTRACT OVER SAID LANDS (A_2022-0002)

WHEREAS, the applicant, SPENCER SAWYERS, filed an application with the Mendocino County Department of Planning and Building Services to establish an Agricultural Preserve over 527± acres and establish a Williamson Act contract over said land, approximately 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02; General Plan Rangeland (RL:160); Zoning Rangeland (RL); Supervisorial District 5; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts pursuant to Mendocino County Code section 22.08.010, which provide that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by such Policies and Procedures; and

WHEREAS, the Project has been determined to be Categorically Exempt, from the California Environmental Quality Act (CEQA) per 14 CCR § 15317 Class 17, and the State and County CEQA Guidelines; and

WHEREAS, in accordance with the applicable provisions of law, the Planning Commission held a public hearing on April 6, 2023 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project and all interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW THEREFORE, BE IT RESOLVED that the Mendocino County Planning Commission, based on the evidence in the record before it, makes the following report and recommendations to the Mendocino County Board of Supervisors regarding Agricultural Preserve A_2022-0002:

1. The Planning Commission recommends that the Project is consistent with the property's General Plan land use classification of Rangeland (RL:160) and with applicable goals and policies of the General Plan; and
2. The Planning Commission recommends that the Project is consistent with the property's zoning district of Rangeland (RL) and is in conformance with Mendocino County Code Chapter 20.060; and
3. The Planning Commission recommends that the Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts; and

EXHIBIT A

2020-05919 Page 4 of 405/29/2020 02:03:26 PM

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 155-230-02, 155-240-01, 156-200-02 and 156-210-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MENDOCINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The South half and the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 21; the Southwest quarter of the Southwest quarter of Section 22; all in Township 15 North, Range 13 West, M.D.B. & M.

Also: all that portion of the East half of the Northeast quarter of Section 21 and the Northwest quarter of the Northwest quarter of Section 22, Township 15 North, Range 13, West M.D.B. & M. lying West of the Pine Ridge Road and South of a line 15 feet Northerly and parallel to the centerline of a private ranch road, said centerline being described as follows:

Beginning at a cement marker of the Easterly line of land conveyed by R.E. Dawson, et ux, to Lucie D. Cardwell, recorded September 13, 1954 in Book 379 at Page 291, Mendocino County Records, from which point the Northeast corner of the Southwest quarter of the Northeast quarter of Section 21, Township 15 North, Range 13 West, M.D.B. & M.

bears North 34.5 feet; thence North 84° 20' East 82.9 feet; thence South 77° 24' East 121.9 feet; thence South 82° 44' East 316.9 feet; thence North 83° 32' East 160.6 feet; thence North 85° 23' East, 231.4 feet; thence North 68° 18' East 206.8 feet; thence North 32° 11' East, 173.00 feet; thence North 14° 49' East 107.8 feet; thence North 3° 11' West, 92.7 feet; thence North 30° 01' East, 144.1 feet; thence North 31° 24' East, 110.3 feet; thence North 74° 18' East, 257.2 feet; thence North 32° 04' East, 85.1 feet; thence North 0° 43' West, 115.4 feet to a cement marker of the West line of the County Road [Pine Ridge] from which marker the centerline of the bridge over Orr Creek bears North 12° 00' West, 98.6 feet and also from which marker the centerline of the bridge over the main fork of Orr Creek bears South 34° 32' East, 77.8 feet.

Resolution Number PC 2023-0005

County of Mendocino
Ukiah, California

APRIL 6, 2023

A_2022-0002 - SAWYERS

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING ESTABLISHMENT OF AN AGRICULTURAL PRESERVE FOR THE LANDS OF SPENCER & AMANDA SAWYERS AND APPROVING A WILLIAMSON ACT CONTRACT OVER SAID LANDS (A_2022-0002)

WHEREAS, the applicant, SPENCER SAWYERS, filed an application with the Mendocino County Department of Planning and Building Services to establish an Agricultural Preserve over 527± acres and establish a Williamson Act contract over said land, approximately 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02; General Plan Rangeland (RL:160); Zoning Rangeland (RL); Supervisorial District 5; and

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts pursuant to Mendocino County Code section 22.08.010, which provide that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by such Policies and Procedures; and

WHEREAS, the Project has been determined to be Categorically Exempt, from the California Environmental Quality Act (CEQA) per 14 CCR § 15317 Class 17, and the State and County CEQA Guidelines; and

WHEREAS, in accordance with the applicable provisions of law, the Planning Commission held a public hearing on April 6, 2023 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project and all interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW THEREFORE, BE IT RESOLVED that the Mendocino County Planning Commission, based on the evidence in the record before it, makes the following report and recommendations to the Mendocino County Board of Supervisors regarding Agricultural Preserve A_2022-0002:

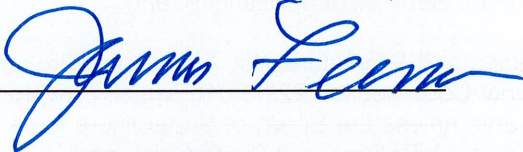
1. The Planning Commission recommends that the Project is consistent with the property's General Plan land use classification of Rangeland (RL:160) and with applicable goals and policies of the General Plan; and
2. The Planning Commission recommends that the Project is consistent with the property's zoning district of Rangeland (RL) and is in conformance with Mendocino County Code Chapter 20.060; and
3. The Planning Commission recommends that the Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts; and

4. The Planning Commission recommends to the Board of Supervisors that the lands described in Exhibit "A" attached hereto and incorporated herein by this reference, be entered into a new preserve and contract in a form approved by the Mendocino County Counsel, and that the owner shall cause to be recorded with the County Recorder's Office a map, written legal description and contract for the preserve in accordance with the established procedures of the County Recorder's Office; and
5. The Planning Commission recommends that the Board of Supervisors approve a Categorical Exemption and establish a new Agricultural Preserve over the lands of Spencer & Amanda Sawyers and approve a Williamson Act contract over said lands.

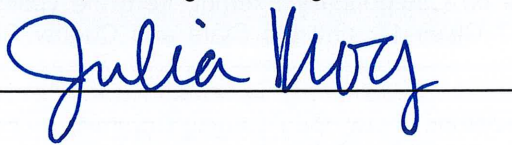
BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES FEENAN
Commission Services Supervisor

By: 

BY: JULIA KROG
Director, Planning & Building Services



DIANA WIEDEMANN, Chair
Mendocino County Planning Commission

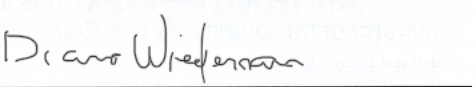


EXHIBIT A

2020-05919 Page 4 of 405/29/2020 02:03:26 PM

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 155-230-02, 155-240-01, 156-200-02 and 156-210-02

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Also: all that portion of the East half of the Northeast quarter of Section 21 and the Northwest quarter of the Northwest quarter of Section 22, Township 15 North, Range 13, West M.D.B. & M. lying West of the Pine Ridge Road and South of a line 15 feet Northerly and parallel to the centerline of a private ranch road, said centerline being described as follows:

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CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

CAMERON RAMOS
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER
501 Low Gap Road, Room 1070
Ukiah, CA 95482
(707) 234-6650 (t)
(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – April 6, 2023

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

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:02 A.M.

Present: Commissioner Marie Jones (arrived at 9:13 a.m.), Commissioner Cameron Ramos, Commissioner Alison Pernell, Chair Diana Wiedemann presiding.

Absent: Clifford Paulin, by pre-arrangement.

Staff Present: Julia Krog, Director; Nash Gonzalez, Interim Assistant Director; Russ Ford, Senior Planner; Steven Switzer, Planner II; Liam Crowley, Planner II; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; 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 regarding the BOS hearing for Bella Vista on April 11, 2023. She will give the Commission an update at the next meeting.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

No items were set for the consent calendar.

AGENDA ITEM NO. 6 – REGULAR CALENDAR**6a. Noticed Public Hearing**

CASE#: MS_2022-0001

DATE FILED: 3/1/2022

OWNER: OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

APPLICANT: MICHAEL ADMONI

AGENT: POPE ENGINEERING

REQUEST: Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: STEVEN SWITZER

The public hearing was declared open.

Staff Presentation: Steven Switzer, Planner II; Russ Ford, Senior Planner; Director Krog; Nash Gonzalez, Interim Assistant Director; Matthew Kiedrowski, Deputy County Counsel; Marlayna Duley, Environmental Health; Alexander Sequeira, Department of Transportation

Commissioner Jones arrived at 9:13 a.m.

Agent: Sam Pope

Public Comment: All correspondence received was uploaded to the public website under this item.

Telecomments: No telecomments requested

The public hearing was declared closed.

9:45 am. Matter has been moved to the end of the agenda.

10:22 a.m. The public hearing was re-opened.

[Break 10:30 a.m. – 10:42 a.m.]

Upon motion by Commissioner Pernell, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, adopt a Negative Declaration and grant a Minor Subdivision for Project MS_2022-0001, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution with the proposed changes as presented during the public meeting.

AYES: RAMOS, PERNELL, JONES, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

6b. Noticed Public Hearing

CASE#: A_2022-0002

DATE FILED: 3/11/2022

OWNER: SPENCER & AMANDA SAWYERS

APPLICANT: SPENCER SAWYERS

REQUEST: Agricultural Preserve application to re-establish a Williamson Act contract on a group of parcels under common ownership located in the western foothills of the Ukiah Valley.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LIAM CROWLEY

Staff Presentation: Liam Crowley, Planner II; Director Krog; Russ Ford, Senior Planner; Matthew Kiedrowski, Deputy Counsel

The public hearing was declared open.

Applicant: Spencer Sawyers

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, by Resolution, of the Planning Commission, County of Mendocino, State of California, making its report and recommendation to the Mendocino County Board of Supervisors regarding establishment of an Agricultural Preserve for Project A_2022-0002, the land of Spencer & Amanda Sawyers and Approving a Williamson Act Contract over said lands, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution.

AYES: PERNELL, JONES, RAMOS, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

6c. **Noticed Public Hearing**

CASE#: A_2022-0007

DATE FILED: 11/21/2022

OWNER: ISLAND MOUNTAIN LP

APPLICANT/AGENT: TOM WAGNER

REQUEST: Request to re-establish a Williamson Act contract on a 156± acre parcel within an existing Agricultural Preserve used as grazing land.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: On a private road 17± miles northwest of Covelo, 0.5± miles southwest of Island Mountain Road (private) and 1.5± miles southeast of its intersection with the Trinity County line, located at 73500 Island Mountain Road, Covelo; APN 011-670-20.

SUPERVISORIAL DISTRICT: 4th (Gjerde)

STAFF PLANNER: LIAM CROWLEY

Staff Presentation: Liam Crowley, Planner II; Russ Ford, Senior Planner; Director Krog; Matthew Kiedrowski, Deputy County Counsel.

The public hearing was declared open.

Applicant: Not Present

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, by Resolution, of the Planning Commission, County of Mendocino, State of California,

making its report and recommendation to the Mendocino County Board of Supervisors regarding establishment of an Agricultural Preserve for Project A_2022-0007, the land of Island Mountain LP and Approving a Williamson Act Contract over said lands, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution

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

6d. Noticed Public Hearing

CASE#: UM_2019-0004

DATE FILED: 10/12/22

OWNER: WOODS COOPERATIVE ASSOCIATION, INC.

APPLICANT: JAMES KACHIK, PRESIDENT OF THE BOARD, WOODS COOPERATIVE ASSOCIATION, INC.

REQUEST: Modification of Minor Use Permit (#U 3-72) to convert an existing 24-bed Assisted Living Facility into affordable residential units for low- to moderate-income seniors, not to exceed 24 units, per Mendocino County Code Section 20.204.035(B)

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Negative Declaration

LOCATION: 2.3± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with State Route 1 (SR 1), located at 43300 Little River-Airport Rd., Little River. (APN: 121-330-13)

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: SUSAN SUMMERFORD

The public hearing was declared open.

Staff Presentation: Susan Summerford Planner III; Director Krog; Matthew Kiedrowski, Deputy County Counsel.

Applicant: James Kachik

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, adopt the addendum to the previously adopted Negative Declaration and grant the Use Permit Modification request UM_2019-0004, as proposed by the Applicant, based on the facts and evidence contained in the record and subject to the Conditions of Approval contained in Exhibit A with the proposed changes as presented during the public meeting.

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

6e. Nomination of one additional member of the Planning Commission to sit on the Airport Land Use Commission.

Upon motion by Commissioner Ramos, seconded by Commissioner Pernell, and carried by a voice vote of (4-0), IT IS ORDERED: that Commissioner Ramos is recommended to the Board of Supervisors for appointment to the Airport Land Use Commission.

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

County Counsel advised Commissioner Ramos he will still have to submit an application to the Board of Supervisors.

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

Commissioner Jones and Commissioner Pernell requested an update regarding the timeline for the Zoning Ordinance.

Ms. Krog stated that she would give an update of the timeline for the Zoning Ordinance at the May 4, 2023, meeting.

Commissioner Jones stated she would not be attending the April 20, 2023, meeting.

Chair Wiedemann request an agenda item for discussion regarding venue use and permits, be added to the May 4, 2023, agenda.

AGENDA ITEM NO. 9 – MINUTES

9a. Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the February 3, 2022 minutes, with no edits

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

9b. Upon motion by Commissioner Pernell, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the March 3, 2022 (Amended) minutes, with no edits

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

9c. Upon motion by Commissioner Ramos, seconded by Commissioner Jones and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the November 17, 2022 minutes, with no edits

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

9d. Upon motion by Commissioner Jones, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the December 1, 2022 minutes, with no edits

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

AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:01 A.M.

Attest: James Feenan
Commission Services Supervisor

Diana Wiedemann
DIANA WIEDEMANN, CHAIR

James Feenan

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.