

**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:

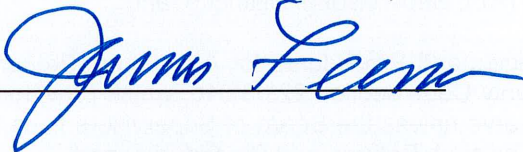
1. The Planning Commission recommends that the Project is consistent with the property's General Plan land use classification of Rangeland (RL:160) and with applicable goals and policies of the General Plan; and
2. The Planning Commission recommends that the Project is consistent with the property's 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.

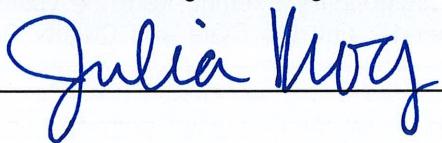
BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino 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.*

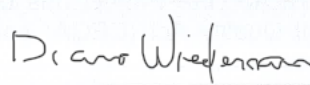
ATTEST: JAMES FEENAN  
Commission Services Supervisor

By: 

BY: JULIA KROG  
Director, Planning & Building Services



DIANA WIEDEMANN, Chair  
Mendocino County Planning Commission



## EXHIBIT A

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### 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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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.