



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

DATE: SEPTEMBER 1, 2020
TO: HONORABLE BOARD OF SUPERVISORS
FROM: SAM VANDY VANDEWATER
DEPARTMENT OF PLANNING & BUILDING SERVICES
SUBJECT: GENERAL PLAN AMENDMENT GP_2019-0005, REZONE R_2019-0006 AND MINOR USE PERMIT U_2019-0009

BACKGROUND

On December 19, 2019, the Planning Commission recommended that the Board of Supervisors adopt a Resolution and Ordinance establishing the Rural Community General Plan Land Use Designation and Zoning District for a portion of a legal parcel that is currently within the Remote Residential General Plan Land Use Designation and Upland Residential zoning district and grant use permit U_2019-0009. The portion of the parcel subject to this application, totaling roughly 1.0± acres, is addressed as 43045 Highway 101, Laytonville (APN 035-150-25).

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is a general plan amendment of a portion of a legal parcel from the Remote Residential (RMR) General Plan Land Use Designation to Rural Community (RC) General Plan Land Use Designation, a rezone from Upland Residential (UR) zoning district to Rural Community (RC) zoning district, and allow for cannabis retail, manufacturing (volatile and non-volatile), and distribution. The proposed general plan amendment and rezone would be consistent with the General Plan. Additionally, the proposed project is consistent with the Rural Community zoning district pursuant to Mendocino County Code Section 20.084.

Use Permit Findings: The proposed project was found to be consistent with all findings pursuant to Mendocino County Code Section 20.196 as detailed in the Planning Commission staff report.

Environmental Determination: A Negative Declaration was prepared for the Project and noticed and made available for agency and public review on November 21, 2019 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines.

RECOMMENDATION

Adopt a Resolution Adopting a Negative Declaration for a General Plan Amendment, Rezoning and Use Permit, Adopt a Resolution approving General Plan Amendment (GP_2019-0005 – Gold West Land Company LLC), Adopt an Ordinance Rezoning (R_2019-0006) a Portion of One (1) Legal Parcel, Located at 43045 Highway 101, Laytonville (APN: 035-150-25), Totaling 1.0± Acres, Currently Designated Remote Residential (RMR) and Zoned Upland Residential (UR), to Rural Community (RC), and Adopt a Resolution Approving a Minor Use Permit (U_2019-0009) to Allow for Cannabis Retail, Manufacturing (Volatile and Non-Volatile), and Distribution; and authorize Chair to sign same.

Attachments:

- A. Resolution Adopting a Negative Declaration
- B. Resolution Approving General Plan Amendment GP_2019-0005
- C. Ordinance Rezoning R_2019-0006
- D. Resolution Approving Minor Use Permit (U_2019-0009)
- E. Planning Commission Staff Report, December 19, 2019
- F. Planning Commission Resolution No. PC_2019-0029
- G. Planning Commission Adopted Minutes, December 19, 2019