

RESOLUTION NO. 20-114

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS APPROVING A GENERAL PLAN AMENDMENT (GP_2019-0005) TO RECLASSIFY APN 035-150-25 FROM REMOTE RESIDENTIAL (RMR20) TO RURAL COMMUNITY (RC)

WHEREAS, pursuant to Government Code Sections 65350 et seq., and Mendocino County Policy No. 5, General Plan Amendment Schedule, this General Plan Amendment (GP_2019-0005) is the first amendment to the County General Plan in the Calendar Year 2020; and

WHEREAS, Tyler Pearson, filed an application for a General Plan Amendment (GP_2019-0005) with the Mendocino County Department of Planning and Building Services (“Department”), reclassifying APN 035-150-25 from Remote Residential twenty (20) acre minimum parcel size to Rural Community (RC), located at 43045 Highway 101, Laytonville (APN 035-150-25), Supervisorial District 3, (“the Project”); and

WHEREAS, a Negative Declaration was prepared for the Project and noticed and made publicly 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; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on December 19, 2019, to solicit public comments on the proposed Negative Declaration and the Project, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally and in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

WHEREAS, on December 19, 2019, the Planning Commission adopted Resolution No. PC_2019-0029 making its report and recommendation to the Board of Supervisors on the Negative Declaration for the Project; and

WHEREAS, on September 1, 2020 the Board of Supervisors held a duly noticed public hearing on the Project, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally and in writing regarding the Project; all interested persons were given the opportunity to hear and be heard; and

NOW, THEREFORE, BE IT RESOLVED, based upon the evidence in the record before it, that the Board of Supervisors finds and determines that the recitals set forth above are true and correct and incorporated herein by this reference.

BE IT FURTHER RESOLVED, based upon the evidence in the record before it, that the Mendocino County Board of Supervisors makes the following determinations and findings for the Project:

1. **General Plan Consistency Findings:** The proposed project is located within the Remote Residential General Plan Land Use Designation and the amendment to the Rural Community General Plan Land Use Designation is appropriate for the site. Pursuant to General Plan Policy DE-11, the Rural Community classification is intended to be applied to small, unincorporated towns and community centers (including areas in the Community Planning Areas), such as the subject parcel. The Rural Community designation also anticipates multiple land uses on any given lot and is appropriately applied to this site

given the existing and proposed use of the parcel.

- 2. **Laytonville Community Planning Area Community:** The project is compliant with the Laytonville Community Planning Area – Specific Goals and Policies related to expansion of economic opportunities specified in Policy CP-L-9. The proposed project would provide opportunities for business expansions by providing a small semi-agricultural, semi-industrial space south of the Laytonville center.
- 3. **Environmental Protection:** The environmental impacts identified in the Initial Study for the Project have been deemed to be less than significant and therefore a Negative Declaration has been adopted.

BE IT FURTHER RESOLVED, that based upon the evidence in the record before it, the Board of Supervisors approves General Plan Amendment GP_2019-0005 for the Project as shown in the attached Exhibit "A", incorporated herein by this reference; and

BE IT FURTHER RESOLVED, the Board of Supervisors designates the Clerk of the Board of Supervisors as the custodian of the documents and other materials which constitutes the record of proceedings upon which the Board of Supervisors' decision herein is based. These documents may be found at the Office of the Clerk of the Board of Supervisors, 501 Low Gap Road, Room 1010, Ukiah, CA 95482.

The foregoing Resolution introduced by Supervisor Brown, seconded by Supervisor McCowen, and carried this 1st day of September, 2020, by the following vote:

AYES: Supervisors Brown, McCowen, Haschak, Gjerde, and Williams
 NOES: None.
 ABSENT: None.

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

ATTEST: CARMEL J. ANGELO
Clerk of the Board

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

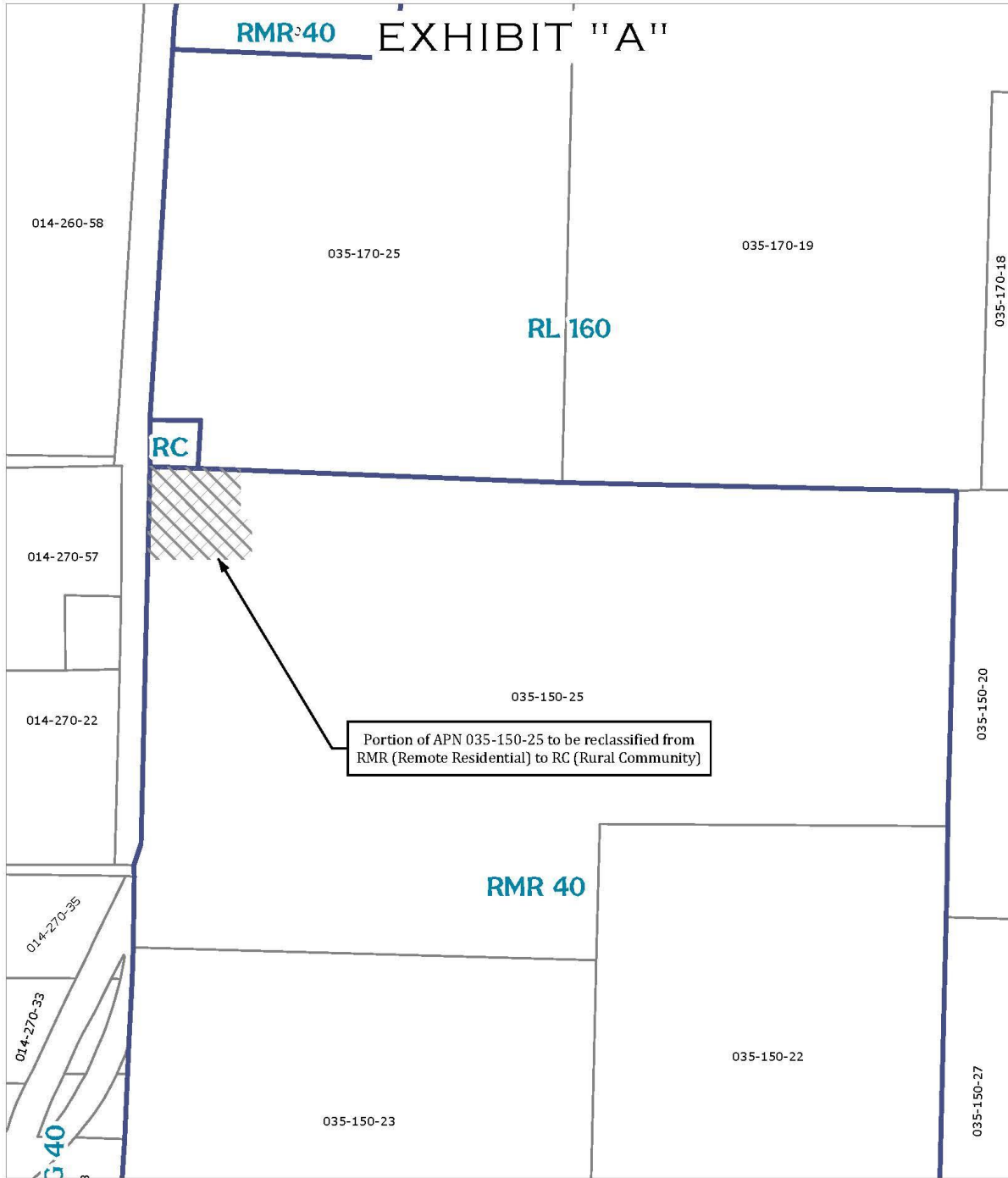
Deputy

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: CARMEL J. ANGELO
Clerk of the Board

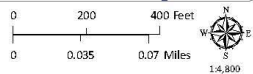
Deputy



Portion of APN 035-150-25 to be reclassified from RMR (Remote Residential) to RC (Rural Community)

CASE: GP 2019-0005 / R 2019-0006
 OWNER: Gold West Land Company, LLC
 APN: 035-150-25
 APLCT: Gillian Hayes
 AGENT:
 ADDRESS: 43045 N. Highway 101, Laytonville

-  RECLASSIFY FROM: RMR (Remote Residential)
TO: RC (Rural Community)
-  General Plan Classes



GENERAL PLAN RECLASSIFICATION