

**Resolution Number PC\_2023-0016**

County of Mendocino  
Ukiah, California

**JULY 20, 2023**

R\_2021-0003

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING REZONING CERTAIN PARCELS TO CREATE A COMMERCIAL CANNABIS PROHIBITION COMBINING DISTRICT IN THE ROCK TREE VALLEY AREA.

WHEREAS, the applicant, Robert Cronin, filed an application with the Mendocino County Department of Planning and Building Services to establish a Commercial Cannabis Prohibition Combining District to include the following Assessor's Parcels: 03722158; 03731053; 03731054; 03731067; 03731073; 03722151; 03722152; 03722142; 03731062; 03722150; 03722147; 03731064; 03731068; 03722159; 03731074; 03722143; 03731061; 03722153; 03722154; 10809010; 10809024; 03722155; 03722157; 03722148; 03722149 in the Rock Tree Valley Area. Located 3.5± miles northeast of Willits City center, at the intersection of Hearst Willits Road (CR 306) and String Creek Road (private), and 1± miles west of Hearst Willits Road (CR 306) intersection with Tomki Road (CR 237D), between mile post MEN 4.19 and MEN 7.95. Range Lands (RL) and Forest Lands (FL) General Plan designations, Rangeland (RL) and Timberland Production Zoning (TPZ) Zoning designations; Supervisorial District 3; (the "Project"); and

WHEREAS, pursuant to Article 5, Section 15061(b)(3) of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.; CEQA), a "common sense exemption" applies to projects "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment". Adoption of a Cannabis Prohibition (CP) Combining District restricts the ability to cultivate cannabis for commercial purposes, and for the reasons provided in the staff report accompanying this resolution is found to be exempt from CEQA pursuant to the common sense exemption; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on July 20, 2023, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. 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 Planning Commission, based on the evidence in the record before it, makes the following report and recommendation to the Mendocino County Board of Supervisors regarding Rezone, R\_2021-0003:

1. The Planning Commission recommends that the Board of Supervisors find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant with CEQA Guidelines Section 15061; and
2. The Planning Commission recommends that the Board of Supervisors modify the boundaries of the Rezone application R\_2021-0003 to exclude APN 037-310-68 recognizing that the property has a phase 1 cannabis cultivation application under review, and create a Commercial Cannabis

Prohibition Combining District over 24 assessor parcels, as shown in Exhibit "A" and listed in Exhibit "B" to this Resolution, and find the following:

- a. That the proposed Commercial Cannabis Prohibition Combining District is appropriate for the parcels upon which it is proposed and consistent with the underlying zonings of Range Lands (RL) and Forest Lands (FL); and
- b. That the proposed Commercial Cannabis Accommodation Combining District is consistent with the requirements of Chapter 20.119 of Mendocino County Code.
- c. The modified shape of the district reflects a reasonable neighborhood configuration that includes the flatlands of the Rock Tree valley floor.

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:

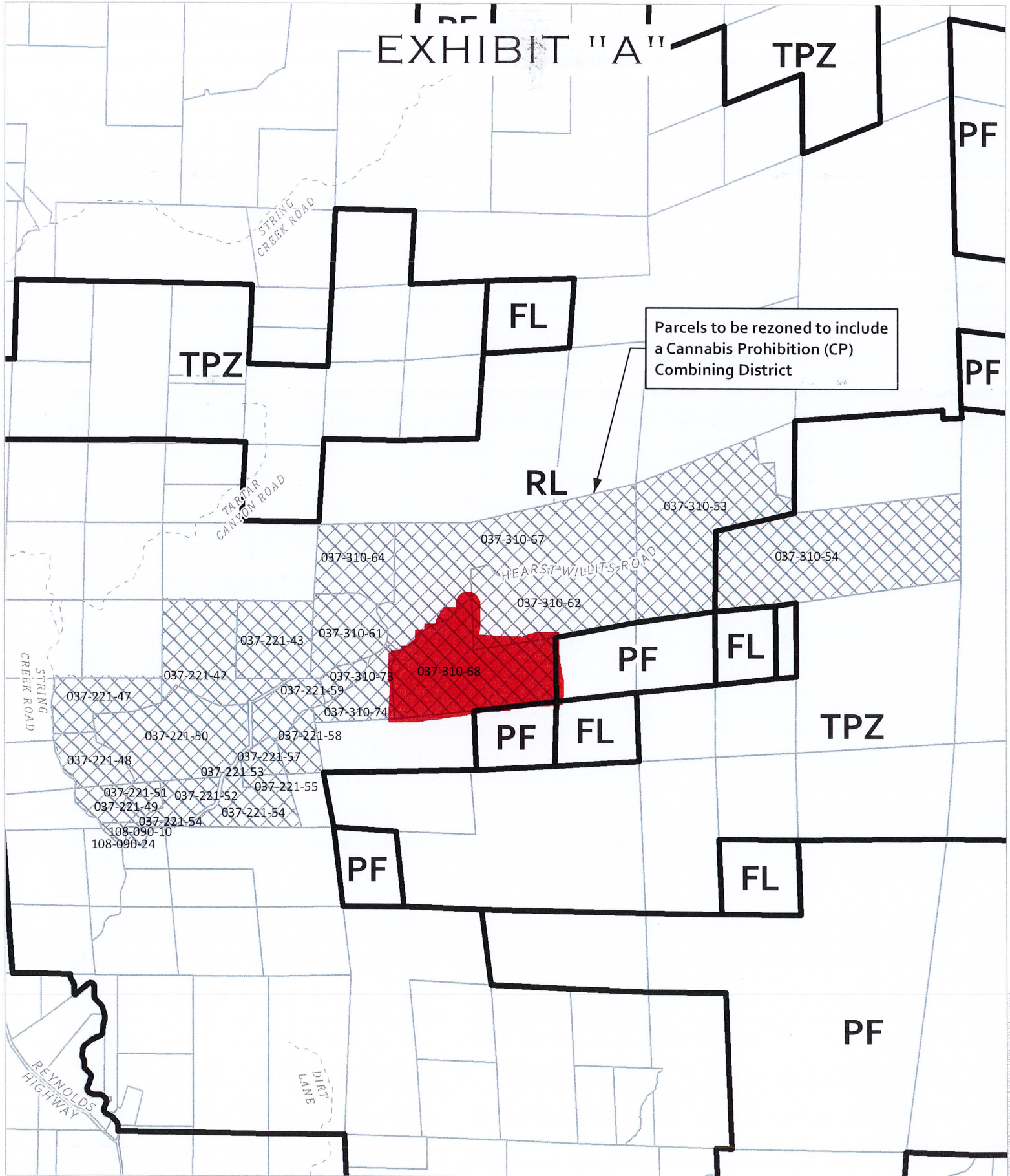
BY:

JULIA KROG  
Planning & Building Services Director


DIANA WIEDEMANN, Chair  
Mendocino County Planning Commission

**EXHIBIT A: Rezone Exhibit Map**  
**EXHIBIT B: List of Assessor Parcel Numbers (APNs)**


EXHIBIT "A"

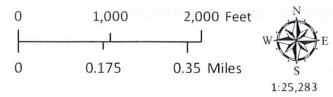


CASE: **R 2021-0003**  
OWNER: **Various**  
APN: **Various**  
APLCT: **Robert Cronin**  
AGENT: **Bruce Jackson**  
ADDRESS: **Hearst-Willits Road, Willits**

 Zoning Districts

Public Roads

 REZONE to include a Cannabis Prohibition (CP)  
 Combining District



REZONE EXHIBIT

## **EXHIBIT "B"**

### **LIST of APNs in the CP COMBINING DISTRICT**

03722158

03731053

03731054

03731067

03731073

03722151

03722152

03722142

03731062

03722150

03722147

03731064

03722159

03731074

03722143

03731061

03722153

03722154

10809010

10809024

03722155

03722157

03722148

03722149