

Resolution Number PC 2023-0018

County of Mendocino
Ukiah, California

AUGUST 3, 2023

A_2022-0005 - THE WILDLANDS CONSERVANCY

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 THE WILDLANDS CONSERVANCY AND APPROVING A WILLIAMSON ACT CONTRACT OVER SAID LANDS (A_2022-0005).

WHEREAS, the applicant, THE WILDLANDS CONSERVANCY, filed an application with the Mendocino County Department of Planning and Building Services to establish an Agricultural Preserve over 3,864± acres and establish a Williamson Act contract over said land, in the eastern Round Valley area adjacent to the Trinity County line, 13± miles northwest of Covelo, east of the Eel River, north of the North Fork Eel River, and west of Wilson Creek (no site address listed); APNs: 011-530-10, 031-010-01, -09, -13, -17, 031-020-06, -07, -08, 031-030-01, -02, -05, -06, 031-150-28, -29, -34, and -35) General Plan Rangeland (RL:160); Zoning Rangeland (R-L); Supervisorial District 3 & 4; (the "Project"); 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 applicable provisions of law, the Planning Commission held a public hearing on, August 3, 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 for 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_2022-0005:

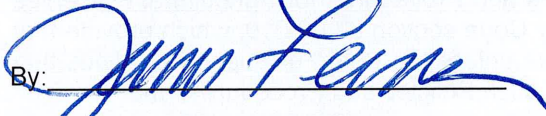
1. The Planning Commission recommends that the Project is consistent with the property's General Plan land use classification of Rangeland (RL:160) and with applicable goals and policies of the General Plan; and
2. The Planning Commission recommends that the Project is consistent with the property's zoning district of Rangeland (R-L) 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 find the project Categorically Exempt from CEQA and establish a new Agricultural Preserve over the lands of The Wildlands Conservancy and approve a Williamson Act contract over said lands.

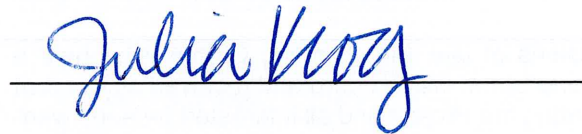
BE IT FURTHER RESOLVED that the Planning Commission designates the Commission Services Supervisor as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of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

(as described in Document No. 2021-17023, Mendocino County Records)

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

All that portion of the following described real property lying South of the Mendocino-Trinity County Line.

Lots 3, 4, 5, 8, 9, 11 and 12; the South half of the Southeast quarter and the Southwest and the Southwest quarter of Section 2; all of Section 3 comprising of Lots 1 to 12 inclusive and the South half of said Section 3; Lots 1, 2, 3, 4, 5, 6, 7, 10, 11 and 13; the East half of Lot 8; the East half of Lot 9; the East half of Lot 12, Lots 14 and 15; the Northeast quarter of the Southeast quarter of Section 4; all that portion of Lots 1 and 6 of Section 5, lying North and East of the center of the channel of the Eel River; Lot 1 of Section 9; Lot 1, 2, 3 and 4 of Section 10; Lots 1, 2, 3 and 4; the Northeast quarter and the North half of the Northwest quarter of Section 11; Lot 1, the North half of the Northwest quarter, the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 12; Township 24 North, Range 14 West, Mount Diablo Base and Meridian.

Also the South half of the South half of the Southeast quarter of Section 36, Township 5 South, Range 6 East, Humboldt Meridian.

Also the South half of the South half of the South Half of Section 31; the South half of the South half of the South half of Section 32; the South half of the South half of the Southwest quarter of the Southeast quarter of Section 33, Township 5 South, Range 7 East, Humboldt Meridian.

Saving and excepting that portion thereof conveyed by George N. Merritt et ux to Northwestern Pacific Rail Road Company by deed recorded in Book 118 of Deeds, Page 119, Mendocino County Records.

Also the West half of Lot 8, Section 4, Township 24 North, Range 14 West, Mount Diablo Base and Meridian.

Excepting therefrom a piece or parcel of land situate, lying and being in Lot 8 of Section 4, Township 24 North, Range 14 West, Mount Diablo Base and Meridian, in an unincorporated area of Mendocino County, California, described as follows:

Beginning at a point in the Westerly line of said Section 4, said point of beginning also being the Southwest corner of said Lot 8; thence North along said Westerly line a distance of 825.00 feet; thence South 70° 00' 20" East, 280 feet; thence South 40° 00' East, 115 feet; thence South 7° 19' 20" East, 150.51 feet, thence South 35° 00' West, 360.00 feet; thence South 10° 00' West, 200.00 feet to a point on the Southerly line of said Lot 8, thence West along said Southerly line a distance of 115.00 feet to the point of beginning.

Excepting from the hereinabove described parcel of land, any portion thereof lying with the land described in the deed from Ramsey Land and Live Stock Company to Northwestern Pacific Railroad Company, recorded February 14, 1911 in Book 118 of deeds, Page 115, Mendocino County Records.

APN: 011-530-10
031-010-01, 09, 13, 17
031-020-06, 07, 08
031-030-01, 02, 05, 06
031-150-28, 29, 34, 35

