

Resolution Number PC 2019-0022

County of Mendocino
Ukiah, California
October 17, 2019

A 2019-0002 STORNETTA

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING ITS ADOPTION OF A CATEGORICAL EXEMPTION AND ESTABLISHMENT OF AN AGRICULTURAL PRESERVE FOR THE LANDS OF LANCE D. & JAMIE C. STORNETTA AND APPROVING A WILLIAMSON ACT CONTRACT OVER SAID LANDS (A_2019-0002)

WHEREAS, the applicant, Lance Stornetta, filed an application with the Mendocino County Department of Planning and Building Services to establish an Agricultural Preserve over 39± acres and incorporate it into an existing Williamson Act contract, number 17, in the Coastal Zone in the community of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private) at 44151 Biaggi Road, Manchester, and which areas are described in Exhibit "A" (the "Project"); APNs 133-020-09 (new preserve), 133-010-06, 16, 20, 05, 133-020-04, 05, 06 (existing preserve and contract); General Plan RL (Rangeland); Zoning RL (Rangeland); 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 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 the such Policies and Procedures; and

WHEREAS, the Project has been determined to be Categorically Exempt from 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, October 17, 2019 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, at the Planning Commission hearing on October 17, 2019, all interested persons were given an opportunity to be heard regarding the Project, and the Planning Commission did hear and make its recommendation to the Board of Supervisors on 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 recommendation to the Mendocino County Board of Supervisors regarding Agricultural Preserve A_2019-0002:

1. The Planning Commission recommends that The Project is consistent with the property's General Plan land use designation of RL (Rangeland) and with applicable goals and policies of the General Plan.
2. The Planning Commission recommends that The Project is consistent with the property's zoning district of RL (Rangeland) and is in conformance with Mendocino County Code Chapter 20.052.
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 adopt a Categorical Exemption and establish a new Agricultural Preserve and Williamson Act contract over the lands of Lance D. & Jamie C. Stornetta 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 Provision of Government Code Section 25103 delivery of this document has been made.

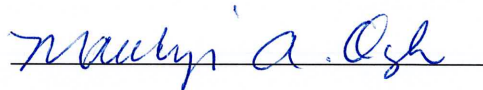
ATTEST: JAMES FEENAN
Commission Services Supervisor

By: 

BY: BRENT SCHULTZ
Planning Director



MARILYN OGLE, Chair
Mendocino County Planning Commission



Parcel One:

That certain parcel of land situated in Sections 1 and 2, Township 13 North, Range 14 West, Mount Diablo Meridian, County of Mendocino, State of California, said parcel being portions of those parcels described in Certificates of Compliance recorded in Book 1831 at Pages 529, 531 and 534 of the Official Records of Mendocino County, more particularly described as follows using as a basis the California Coordinate System, Zone 2 (NAD-83, conv. =-00' 51' 52", combined grid to ground factor=1.000102756):

Beginning at a point on the East line of that parcel described in the Certificate of Compliance recorded in Book 1831 at Page 529, said point bears N 00' 50' 39" E a distance of 81.14 feet from the Southeast corner of said parcel and has coordinates of N 650,327.59m, E 1,882,372.10m; thence S 00° 50' 39" W (Rec.=S 00° 30' W) a distance of 744.11 feet to the Southeast corner of the parcel described in the Certificate of Compliance recorded in Book 1831 at Page 531 of the Official Records of Mendocino County; thence N 89' 04' 42" W a distance of 1344.20 feet (Rec. = N 89' 27' W, 1342.67 feet) to the line common to said Sections 1 and 2; thence along said section line S 01' 17' 00" W (Rec. = S 00' 52' W) a distance of 236.14 feet to the existing centerline of Anderson Creek; thence along the centerline of Anderson Creek N 66' 10' 53" W a distance of 118.98 feet to a point; thence N 73' 25' 23" W a distance of 224.32 feet to a point; thence N 45' 21' 21" W a distance of 113.85 feet to a point; thence N 07' 58' 11" W a distance of 100.98 feet to a point; thence N 41' 51' 18" E a distance of 64.44 feet to a point; thence N 12' 31' 44" W a distance of 73.76 feet to a point; thence N 53' 16' 02" W a distance of 83.60 feet to a point; thence N 63' 26' 06" W a distance of 44.72 feet to a point; thence S 87' 34' 25" W a distance of 118.11 feet to a point; thence N 83' 54' 41" W a distance of 53.65 feet to the intersection of the existing centerline of Anderson Creek and the centerline of Anderson Creek as described in Book 1831 at Page 531 of the Official Records of Mendocino County; thence along said described centerline of Anderson Creek N 68' 04' 45" W (Rec. = N 68' 31' W) a distance of 350.32 feet; thence N 57' 04' 45" W (Rec.= N 57' 31' W) a distance of 79.40 feet to a point; thence leaving said described centerline of Anderson Creek S 41' 59' 20" W distance of 6.06 feet to the existing centerline of Anderson Creek; thence along said existing centerline of Anderson Creek N 20° 33' 22" W a distance of 34.05 feet to a point; thence N 59° 46' 09" W a distance of 160.88 feet to a point; thence N 45° 00' 00" W a distance of 200.82 feet to a point; thence N 22° 26' 15" W a distance of 101.65 feet to a point; thence leaving said existing centerline of Anderson Creek S 89° 07' 00" E a distance of 2758.25 feet to the point of beginning.

APN: 029-060-16, 029-100-11 and 029-120-13

Parcel Two:

That certain parcel of land situated in Sections 1 and 2, Township 13 North, Range 14 West, Mount Diablo Meridian, County of Mendocino, State of California, said parcel being portions of those parcels described in Certificates of Compliance recorded in Book 1831 at Pages 525, 529 and 534 of the Official Records of Mendocino County, more particularly described as follows using as a basis the California Coordinate System, Zone 2 (NAD-83, conv.= -00° 51' 52", combined grid to ground factor = 1.000102756):

Beginning at the quarter corner common to said Sections 1 and 2, said point having coordinates of N 650,511.37m, E 1,881,968.15m; thence N 89° 07' 49" W a distance of 1337.09 feet (Rec.=S 89° 56' W, 1337.18 feet) to the Southeast corner of the parcel described in Book 1831 at Page 525 of the Official Records of Mendocino County; thence N 01° 04' 11" E (Rec.= N 00° 08' E) a distance of 176.23 feet to a point; thence N 88° 55' 49" W a distance of 195.98 feet to a point; thence S 72° 08' 10" W a distance of 70.45 feet to a point; thence S 39° 12' 04" W a distance of 74.02 feet to a point; thence S 13° 00' 52" W a distance of 67.78 feet to a point; thence S 16° 27' 09" W a distance of 30.27 feet to a point; thence S 46° 01' 25" W a distance of 29.85 feet to a point; thence across a road S 02° 08' 10" W a distance of 40.00 feet to a point on the top of the bank of Anderson Creek; thence S 39° 46' 13" W a distance of 86.91 feet to a point on the existing centerline of Anderson Creek; thence along the existing centerline of Anderson Creek S 64° 47' 56" E a distance of 75.15 feet to a point; thence S 48° 09' 59" E a distance of 166.42 feet to a point; thence S 20° 13' 29" E a distance of 222.73 feet to a point; thence S 22° 26' 15" E a distance of 115.81 feet to a point; thence leaving the existing centerline of Anderson Creek S 89° 07' 00" E a distance of 2758.25 feet to a point on the East line of the parcel described in Book 1831 at Page 529 of the Official Records of Mendocino County, said point bears N 00° 50' 39" E a distance of 81.14 feet from

the Southeast corner of said parcel; thence along said East line N 00° 50' 39" E (Rec. = N 00° 30' E) a distance of 582.16 feet to the Northeast corner of said Parcel; thence N 89° 06' 15" W a distance of 1334.03 feet (Rec. = N 89° 33' W, 1334.17 feet) to the point of beginning.

APN: 029-060-15, 029-070-25, 029-080-01 and 029-620-11