

Resolution Number PC 2020-0011

County of Mendocino
Ukiah, California
August 6, 2020

R_2019-0015 – COOMBS TREE FARM

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A NEGATIVE DECLARATION AND GRANT A REZONE FOR APNS 053-110-10 AND 053-130-01 FROM RURAL COMMUNITY (RC 40K) TO LIMITED INDUSTRIAL (I1).

WHEREAS, the applicant, BART COOMBS, filed an application for a rezone with the Mendocino County Department of Planning and Building Services to rezone two parcels (APNs: 053-110-10 and 053-130-01) totaling 33.79± acres from the Rural Community zoning district, (RC:40K) to Limited Industrial (I1), in the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SH 271), located at 80300 and 80160 Road 442B, Piercy; General Plan RC 40K; Zoning RC:40K; Supervisorial District 4; (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on July 15, 2020 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 August 6, 2020, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or 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, 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, makes the following report and recommendation to the Mendocino County Board of Supervisors regarding the proposed Project and Negative Declaration;

1. **General Plan and Zoning Consistency Findings:** The proposed project is located within the Rural Community General Plan Land Use Designation and the Limited Industrial zoning district is compatible with the Rural Community General Plan Designation. The Limited Industrial zoning district allows both existing and proposed uses.

The purpose of the project is to rezone the subject properties to allow the property owner to establish an indoor cannabis growing operation of a maximum size of 2,500 square feet. Under the current zoning designation, this use is scheduled to "sunset" in the Rural Community zoning designation.

It can be anticipated that along with the cannabis cultivation on the property, the existing use of the site as a re-saw mill also will continue on the property that is developed, but with the rezone to limited industrial, the property owner has more latitude to change the existing sawmill business to another use that has historically been on the site and which all have been industrial in nature. Further, rezoning the property to Limited Industrial allows for the existing use as a re-saw mill to be consistent with the purposes of the Zoning Ordinance and the General Plan.

2. **Environmental Protection Findings:** The proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An Initial Study has been prepared and adoption of a Negative Declaration is recommended.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors adopt the Negative Declaration for the Project and grant the requested rezone as shown in Exhibit "A", attached hereto.

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 Board of Supervisors 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 F. FEENAN
Commission Services Supervisor

By: _____

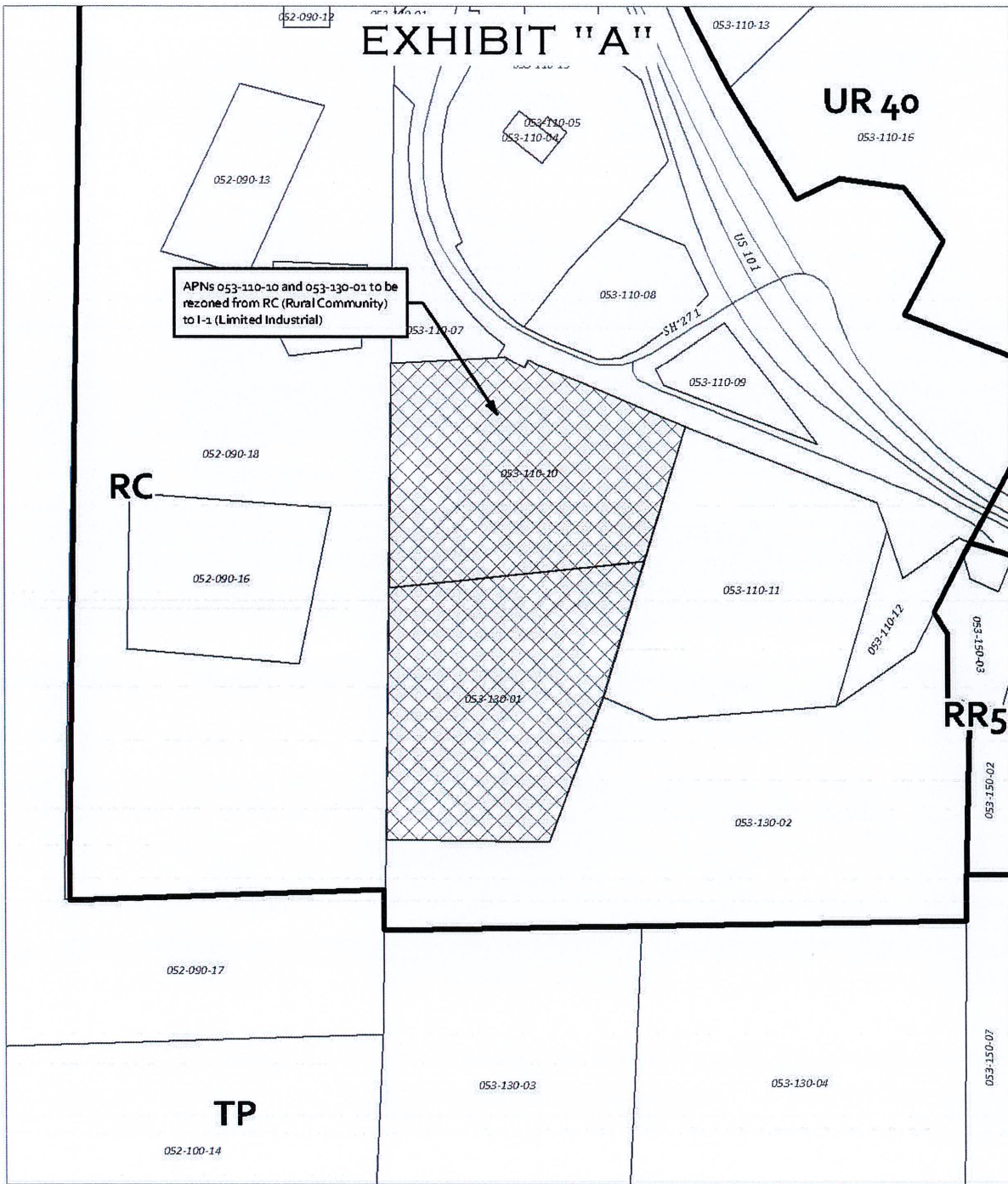
BY: _____

BRENT SCHULTZ
Director

MARILYN OGLE, Chair
Mendocino County Planning Commission

EXHIBIT A: REZONE EXHIBIT MAP

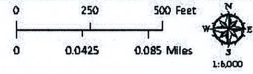
EXHIBIT "A"



APNs 053-110-10 and 053-130-01 to be rezoned from RC (Rural Community) to I-1 (Limited Industrial)

CASE: R 2019-0015
 OWNER: Coombs Tree Farms, Inc.
 APN: 053-110-10, 053-130-01
 APLCT: Coombs Tree Farms, Inc.
 AGENT: Bart Coombs
 ADDRESS: 80300 Road 442-B, Percy

-  Zoning Districts
-  Public Roads
-  Assessor's Parcels
-  REZONE FROM: R-C (Rural Community)
TO: I-1 (Limited Industrial)



REZONE EXHIBIT