



# Mendocino County

## Legislation Details (With Text)

**File #:** 20-1027      **Version:** 1      **Name:**  
**Type:** Resolution-Ordinance      **Status:** Agenda Ready  
**File created:** 10/21/2020      **In control:** Planning and Building Services  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Noticed Public Hearing - Discussion and Possible Action Including (1) Adoption of a Resolution Approving and Adopting an Addendum to the Previously Adopted Mitigated Negative Declaration for Rezoning (R\_2019-0009), in Compliance with California Environmental Quality Act Requirements; and (2) Adoption of an Ordinance Rezoning (R\_2019-0009 - Redwood Valley/West Road District) Fourteen (14) Legal Parcels, Totaling 27.03± Acres, Adding a Cannabis Accommodation (CA) Combining District to the Current Zoning Designation of Rural Residential (RR) District  
(Sponsor: Planning and Building Services)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 02. R\_2019-0009 BOS Memo, 2. 2a. Att. A - R\_2019-0009 (Collings) Complete Posting Packet, 3. 2b. Att. B - Osterbrink letter of support, 4. 2c. Att. C - Planning Commission Minutes 8-6-20, 5. 03. R\_2019-0009 Resolution, 6. 3a. Resolution Exhibit A - FINAL, 7. 4 R\_2019-0009 Ordinance, 8. 4a. Ordinance Exhibit A, 9. Proof of Pub R\_2019-0009 (McGinty) (UDJ) BOS 11-3-20, 10. 10-30-20 Teach Correspondence, 11. 11-01-20 Crowhurst, T Correspondence, 12. 11-01-20 Crowhurst, J Correspondence, 13. 11-01-20 Coleman, C Correspondence, 14. 11-01-20 Coleman, M Correspondence, 15. 11-01-20 Breece Correspondence, 16. 11-01-20 Zanella Correspondence, 17. 11-02-20 Joel Correspondence, 18. 11-02-20 Mills Correspondence, 19. 11-02-20 Testa Correspondence, 20. 11-02-20 Turrill Correspondence, 21. 11-02-20 Yeh Correspondence, 22. 11-02-20 Andronaco Correspondence, 23. 11-02-20 Buchanan Correspondence(2), 24. 11-02-20 Buchanan Correspondence, 25. 11-02-20 Fredensburg Correspondence, 26. 11-02-20 Boyd Correspondence, 27. 11-02-20 Glenn Correspondence, 28. 11-02-20 Hendrickson Correspondence, 29. 11-02-20 Rodriques Correspondence, 30. 11-02-20 Russell Correspondence, 31. 11-02-20 Skidmore Correspondence, 32. 11-02-20 Clark Correspondence, 33. 11-02-20 R. Skidmore Correspondence, 34. 11-03-20 McCowen Correspondence, 35. 11-03-20 CCAG Correspondence, 36. 11-03-20 Zachreson Correspondence, 37. 11-03-20 Livingston Correspondence, 38. 11-03-20 M. Snyder Correspondence, 39. 11-03-20 McCready Correspondence, 40. 11-03-20 McGinty Correspondence, 41. 11-03-20 Ortega Correspondence, 42. 11-03-20 Ris-Yarbrough Correspondence, 43. 11-03-20 Sims Correspondence, 44. 11-03-20 Snyder Correspondence, 45. 11-03-20 C. Livingston Correspondence, 46. 11-03-20 Davis Correspondence, 47. 11-03-20 Froneberger Correspondence, 48. 11-01-20 Parker Correspondence

Date	Ver.	Action By	Action	Result
11/3/2020	1	Board of Supervisors		

**To:** Board of Supervisors

**From:** Planning and Building Services

**Meeting Date:** November 3, 2020

**Department Contact:** Chevon Holmes

**Phone:** 707-234-6650

**Department Contact:** Brent Schultz

**Phone:** 707-234-6650

**Item Type:** Noticed Public Hearing

**Time Allocated for Item:** 1 Hour

**Agenda Title:**

Noticed Public Hearing - Discussion and Possible Action Including (1) Adoption of a Resolution Approving and Adopting an Addendum to the Previously Adopted Mitigated Negative Declaration for Rezoning (R\_2019-0009), in Compliance with California Environmental Quality Act Requirements; and (2) Adoption of an Ordinance Rezoning (R\_2019-0009 - Redwood Valley/West Road District) Fourteen (14) Legal Parcels, Totaling 27.03± Acres, Adding a Cannabis Accommodation (CA) Combining District to the Current Zoning Designation of Rural Residential (RR) District  
(Sponsor: Planning and Building Services)

**Recommended Action/Motion:**

Adopt a Resolution approving and adopting an addendum to the previously adopted Mitigated Negative Declaration in compliance with California Environmental Quality Act requirements for Rezoning (R\_2019-0009); Adopt an Ordinance rezoning (R\_2019-0009 - Redwood Valley/West Road District) fourteen (14) legal parcels, totaling 27.03± acres, to add a Cannabis Accommodation (CA) Combining District to parcels currently zoned Rural Residential (RR); and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

Adoption of Ordinance No. 4420 on December 4, 2018, making amendments to Chapters 10A.17 and 20.242 as well as adding Chapters 20.118 and 20.119 to County Code.

**Summary of Request:**

A Rezone to add a Cannabis Accommodation (CA) Combining District over fourteen (14) separate parcels (APNs: 160-150-11, 160-150-22, 160-150-39, 160-150-40, 160-190-12, 160-190-13, 160-190-14, 160-200-27, 160-200-32, 160-200-33, 160-200-34, 160-200-35, 160-200-36 and 160-200-37) totaling 27.03± acres to provide greater flexibility in development standards related to cannabis activities for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation. The Planning Commission, at their August 6, 2020 meeting, was not able to make a recommendation to the Board of Supervisors regarding the project or the adoption of an addendum to the previously adopted Mitigated Negative Declaration. The Planning Commission voted to send the rezoning (R\_2019-0009) to the Board of Supervisors without a recommendation. Staff recommends approval of the project to the Board of Supervisors finding that: 1) an addendum to the existing Mitigated Negative Declaration (SCH # 2016112028) has been completed in compliance with the California Environmental Quality Act (CEQA) and pursuant to Article 11, Section 15162 of the CEQA guidelines; and 2) the proposed project is consistent with the Rural Residential (RR) Land Use Designations; and 3) the proposed project is consistent with Mendocino County Code Chapter 20.118. See attached Resolution, Ordinance, Staff memo, Planning Commission Report and the August 6, 2020 Planning Commission Minutes.

**Alternative Action/Motion:**

Deny the rezone request and provide direction to staff.

**Supervisory District:** District 1

**vote requirement:** Majority

**Supplemental Information Available Online At:** [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**Fiscal Details:**

**source of funding:** N/A

**budgeted in current f/y:** N/A

current f/y cost: N/A  
annual recurring cost: N/A  
budget clarification: N/A

if no, please describe:  
revenue agreement: N/A

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

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CEO Liaison: Steve Dunnicliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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**FOR COB USE ONLY**

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Executed By: Atlas Pearson, Deputy Clerk I

Final Status: **Direction Given to Staff**

Date: November 4, 2020

