

Resolution Number PC 2026-0002

County of Mendocino
Ukiah, California

FEBRUARY 05, 2026

GP_2023-0002 / R_2023-0002 - COUNTY OF MENDOCINO

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING A GENERAL PLAN AMENDMENT AND REZONE TO CHANGE THE CLASSIFICATION AND ZONING OF TWO ASSESSOR'S PARCEL NUMBERS (APNS) FROM RANGELAND (RL) TO REMOTE RESIDENTIAL (RMR) AND FROM RANGELAND (RL 160) TO UPLAND RESIDENTIAL, FORTY ACRE MINIMUM (UR 40).

WHEREAS, the Applicants, Jared and Bonnie Carter, filed an application with the Mendocino County Department of Planning and Building Services to change the General Plan classification and zoning of Assessor's Parcel Numbers (APNs) 178-220-09 and 181-240-01 from Rangeland (RL) to Remote Residential (RMR) and Range Lands (RL) to Upland Residential (UR) forty-acre minimums, located 1.75± miles east of Ukiah on the south side of Vichy Springs Road (CR 215) 0.53± miles east of its intersection with Redemeyer Road (CR 215-A) at 1961 Vichy Springs Road, Ukiah. APNs 178-220-09, 181-240-01 (the "project"); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq.; "CEQA") and the CEQA Guidelines (Title 14 California Code of Regulations section 15000 et seq.), a Negative Declaration was prepared for the project and made available for agency and public review on December 31, 2025;

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 05, 2026 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 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 Negative Declaration and 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 General Plan Amendment GP_2023-0002 and Rezone R_2023-0002:

1. The Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration prepared for General Plan Amendment GP_2023-0002 and R_2023-0002 and find that, on the basis of the whole record before them, that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration reflects the Board of Supervisors independent judgment and analysis.
2. The Planning Commission recommends that the Board of Supervisors find the Project consistent with applicable policies and goals of the County's General Plan as discussed in the staff report prepared for the February 05, 2026 Planning Commission meeting.
3. The Planning Commission recommends that the Board of Supervisors approve General Plan Amendment GP_2023-0002 and R_2023-0002, making the amendment to the Mendocino County

General Plan and rezoning APNs 178-220-09 and 181-240-01, as shown in Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

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: Jocelyn Gonzalez-Thies
Commission Services Supervisor

By: _____


BY: JULIA KROG
Planning & Building Director



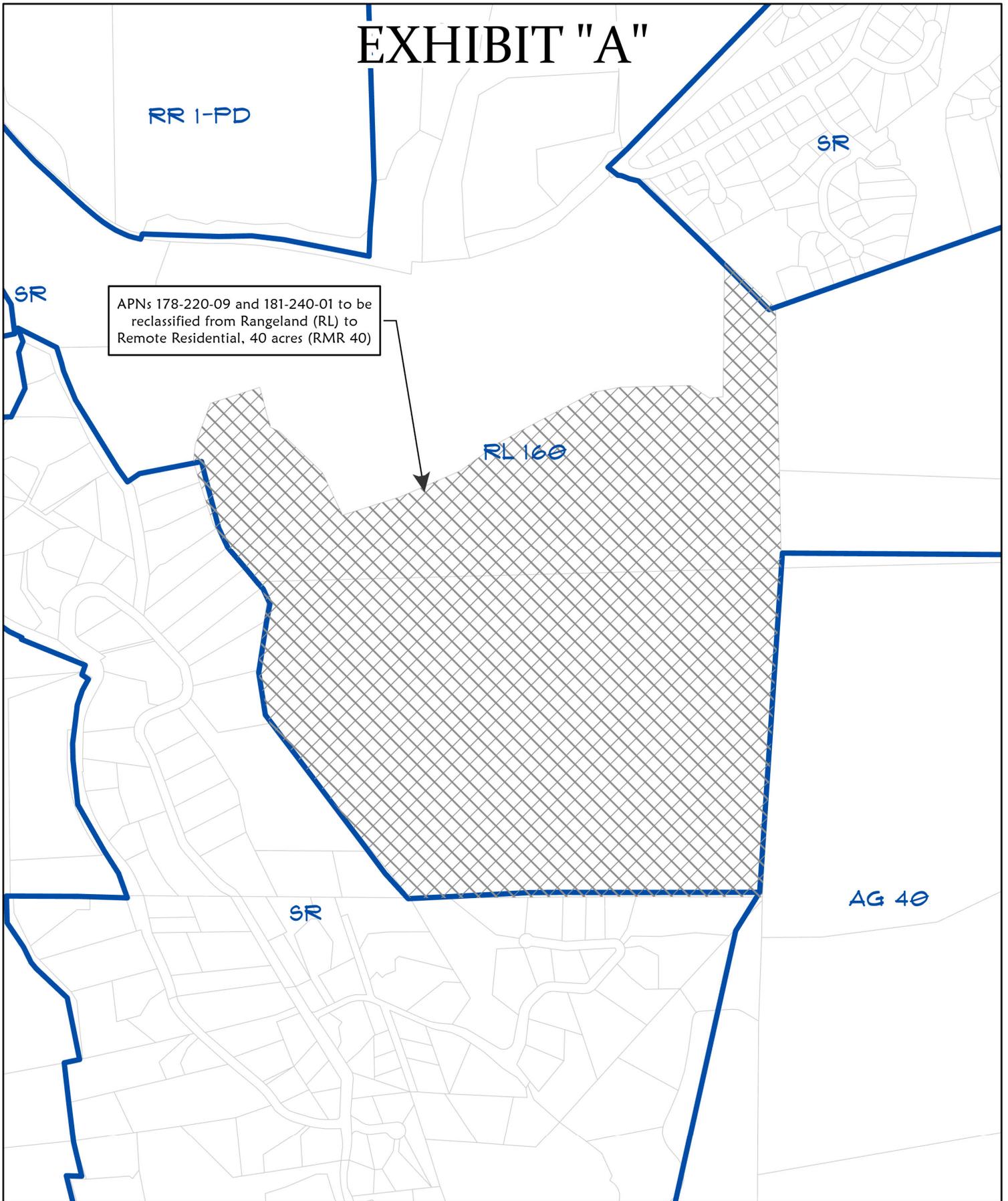
CLIFF PAULIN, Chair
Mendocino County Planning Commission



EXHIBIT A: GENERAL PLAN EXHIBIT

EXHIBIT B: REZONE EXHIBIT

EXHIBIT "A"



APNs 178-220-09 and 181-240-01 to be reclassified from Rangeland (RL) to Remote Residential, 40 acres (RMR 40)

CASE: GP/R 2023-0002
OWNER: Rustic Retirement, LLC
APN/S: 178-220-09, 181-240-01
APPLICANT: Jared & Bonnie Carter
AGENT: None
ADDRESS: 1961 Vichy Springs Road, Ukiah

-  GP 2023-0002
-  General Plan Classifications
-  Assessor's Parcels

RECLASSIFICATION EXHIBIT



EXHIBIT "B"

RR1:PD

SR:PD

SR
R1

APNs 178-220-09 and 181-240-01 to be rezoned from Rangeland (RL) to Upland Residential, 40 acres (UR 40)

RL

R1

AG 40

SR



GP 2023-0002



Zoning Districts



Assessors Parcels

REZONE EXHIBIT



CASE: GP/R 2023-0002
OWNER: Rustic Retirement, LLC
APN/S: 178-220-09, 181-240-01
APPLICANT: Jared & Bonnie Carter
AGENT: None
ADDRESS: 1961 Vichy Springs Road, Ukiah

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES