

Resolution Number PC\_2017-0010

County of Mendocino  
Ukiah, California  
November 16, 2017

R\_2017-0003 - WAYNE BAYNHAM

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, CERTIFYING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER ARTICLE 12, SECTION 15183, AND GRANTING A REZONE FOR A ZONE RECLASSIFICATION OF APNs 033-040-48 AND 033-040-49 FROM PUBLIC FACILITIES TO FOREST LAND.

WHEREAS, the applicant, WAYNE BAYNHAM, filed an application for Rezone with the Mendocino County Department of Planning and Building Services to rezone 160± acres from Public Facilities (PF) to Forest Land (FL). The subject property is 6.0± miles east of the U.S. 101 and Spyrock Road (CR 323) intersection, at the terminus of Fitzhugh Road (private), 6,000± feet southeast of its intersection with Iron Creek Road (private), located at 6820 Fitzhugh Road, Laytonville (APN: 033-040-49); Supervisorial District 3; (the "Project"); and

WHEREAS, the Project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183 governing Special Situations and Projects Consistent with the General Plan; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on November 16, 2017, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding 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 for the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. **General Plan Findings:** The site is located within the Forest Land General Plan designation and as such, the proposal seeks to bring the Zoning designation into compliance with the General Plan.
2. **Forest Land Zoning District Finding:** That the site meets the stated intent and minimum lot size requirements of the Forest Land Zoning District, as stated in Mendocino County Code Chapter Sections 20.064.005 and 20.064.030.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors 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: VICTORIA DAVIS  
Commission Services Supervisor

By: Victoria Davis

BY: IGNACIO GONZALEZ  
Interim Director

[Signature]

MADELIN HOLTkamp, Chair  
Mendocino County Planning Commission

Madelin Holtkamp

**EXHIBIT A: REZONE EXHIBIT MAP, APNs 033-040-48 and 033-040-49**

# EXHIBIT A

PF

FL

APNs 033-040-48, 49 to be rezoned  
from P-F (Public Facility) to F-L (Forestland)

TP

PF

PF

TP

PF

UR 20

OS

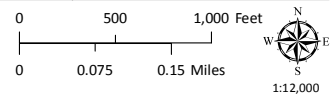
CASE: R 2017-0003  
OWNER: BAYNHAM, Wayne  
APN: 033-040-48, 49  
APLCT: Wayne Baynham  
AGENT: Jim Ronco  
ADDRESS: None Assigned, Laytonville



REZONE FROM P-F (Public Facility)  
to F-L (Forestland)



Zoning Districts



REZONE EXHIBIT

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