



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: MARCH 23, 2021

TO: HONORABLE BOARD OF SUPERVISORS

FROM: KEITH GRONENDYKE, PLANNER III
DEPARTMENT OF PLANNING & BUILDING SERVICES

SUBJECT: APPROVAL OF A RESOLUTION ADOPTING A NEGATIVE DECLARATION AND ADOPTION OF ORDINANCE APPROVING REZONE R_2019-0015- COOMBS TREE FARM; ONE (1) LEGAL PARCEL COMPRISED OF TWO (2) ASSESSOR PARCELS (053-110-10 AND 053-130-01), TOTALING 33.79± ACRES

BACKGROUND

On August 6, 2020, the Planning Commission recommended that the Board of Supervisors find that the proposed rezone will have a less than significant impact per CEQA regulations and, by Resolution, adopt a Negative Declaration and adopt an Ordinance establishing a Limited Industrial (I1) zoning district for two parcels that are currently zoned Rural Community (RC 40K). The parcels, totaling 33.79± acres, are addressed as 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01).

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is the rezone of two parcels within the Rural Community General Plan Land Use Designation, from the Rural Community (RC) zoning district to the Limited Industrial zoning district. The proposed zone change would remain consistent with the Rural Community Land Use Designation, as well as the policies of the General Plan. Additionally, the proposed project is consistent with the Limited Industrial zoning district, per Mendocino County Code 20.096.

Environmental Determination: An Initial Study was completed for the project and no potentially significant impacts that require mitigation measures were identified in the initial study. As a result, a Negative Declaration was prepared and the Planning Commission recommended on August 6, 2020 that the Board of Supervisors adopt a Negative Declaration for the proposed Rezone. Findings were made that the project, as proposed, would have a less than significant impact on the environment.

RECOMMENDATION

Approve a Resolution adopting a Negative Declaration and Adopt an Ordinance rezoning (R_2019-0015 – Coombs Tree Farm) one (1) legal parcel comprised of two (2) Assessor Parcels (053-110-10 and 053-130-01), totaling 33.79± acres, from Rural Community (RC) to Limited Industrial (I1); and Authorize Chair to sign the same.

Attachments:

- A. Resolution Adopting a Negative Declaration
- B. Rezone Ordinance
- C. Planning Commission Hearing Packet, August 6, 2020
- D. Planning Commission Resolution No. PC_2020-0011
- E. Approved Planning Commission Minutes, August 6, 2020