



**PLANNING COMMISSION
STAFF REPORT- REZONE REQUEST**

**R_2017-0003
NOVEMBER 16, 2017**

SUMMARY

OWNER/ APPLICANT: WAYNE BAYNHAM
PO BOX 202
LAYTONVILLE, CA 95454

AGENT: JIM RONCO
445 N. STATE STREET
UKIAH, CA 95482

REQUEST: Rezone privately owned parcel from PF (Public Facilities) to FL (Forest Land) to be consistent with the General Plan designation.

DATE DEEMED COMPLETE: June 30, 2017

LOCATION: 6± miles east of the US 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 (APNs: 033-040-48 & 033-040-49).

TOTAL ACREAGE: 160 + acres

GENERAL PLAN: FL 160

ZONING: PF: 0

SUPERVISORIAL DISTRICT: 3

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15183

RECOMMENDATION: Approval

STAFF PLANNER: Julia Acker

BACKGROUND

PROJECT DESCRIPTION: Rezone request to rezone a privately owned parcel from Public Facilities (PF) to Forest Land (FL). The rezone request will bring the subject parcel into compliance with the County's current General Plan designation for the site.

SITE CHARACTERISTICS: The subject parcel is located 16± miles north of Laytonville and 2 miles southeast of Spyrock Road at the terminus of Fitzhugh Road. Parcel size is 160± acres. There is a 2,300 square foot storage shed under construction in the northwest section of the subject parcel. The site is not located within a water or sanitation district. The parcel is characterized by mixed vegetation typical of transitional timber land and rolling up sloping hills leading to Iron Peak north and White Rock to the northwest. Surrounding parcel uses are Timber Production, Public Facility, Upland Residential or Forest Land.

SURROUNDING LAND USE AND ZONING:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL 160	FL	11.02± acres, 28± , 22.46± & 5	Forestland, residential
EAST:	FL 160, RMR 20	FL, PF & UR 20	56.46±, 40± & 21.66± acres	Forestland, residential
SOUTH:	FL 160, RMR 20 & PL	TP, PF & UR 20	139.68± acres	Residential
WEST:	FL 160, PL	TP & PF	40.9± acres	Forestland, vacant

PUBLIC SERVICES:

Access: Fitzhugh Road (Private)
Fire District: CalFire
Water District: None
Sewer District: None
School District: None

AGENCY COMMENTS: On June 30, 2017 project referrals were sent to all responsible or trustee agencies with jurisdiction over the Project. No agencies responded with requirements or conditions for the proposal.

KEY ISSUES

1. General Plan and Zoning Consistency:

Policy DE-19: “The Public Lands classification is intended to be applied to land in *public ownership* not appropriately included in some other classification. The classification is also intended to be applied to lands held and managed for public recreation or appropriate for acquisition for public purposes.”

The subject parcel is located within the Public Facilities zoning district, however, is privately owned. Development of the site is hindered by the zoning classification in that residential development is not allowed. Surrounding zoning designations and uses are consistent with residential and forest production. Rezoning the subject site to reflect both General Plan and area land use consistency would satisfy Policy DE-19.

Policy DE-18 “The Forest Lands classification is intended to be applied to lands which are suited for and appropriately retained for the growing, harvesting, and production of timber and timber-related products. The classification should include lands eligible to be zoned Timberland Production; intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.”

The General Plan designation for the subject site is currently Forest Land, the zoning is Public Facilities. According to Table 3-1 of the General Plan, the Public Facilities zoning designation is appropriate in almost all of the other General Plan locations *except* for Forest Lands. As such, the application is to rezone the subject parcel to be consistent with the County’s General Plan, and to preserve the character of the site as a potential for timber-related activities.

The subject site is consistent with the minimum parcel size of 160 acres in the Forest Land zoning district, per Mendocino County Code Section 20.064.030.

2. Environmental Determination: Article 12, Section 15183 of the California Environmental Quality Act allows for projects that are consistent with the General Plan to be exempt from additional review, as it can be established that the environmental determination was previously completed.

RECOMMENDATION

The Planning Commission recommends that the Board of Supervisors approve the Rezone.

DATE

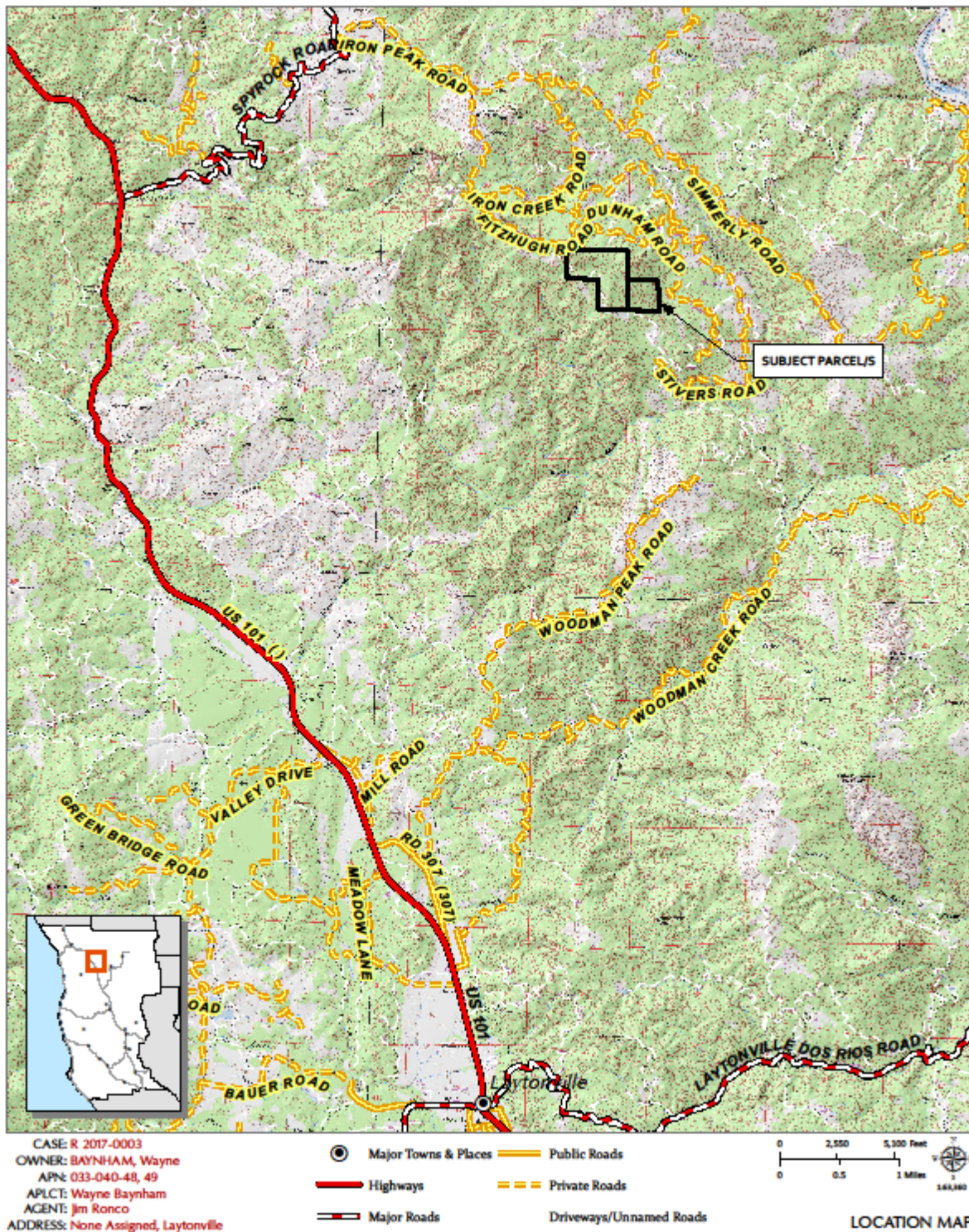
JULIA ACKER

ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Zoning Map
- D. General Plan Map
- E. Adjacent Owner Map
- F. Fire Hazard Zone Map
- G. Local Soils Map
- H. Important Farmland Map
- I. Timber Production Map
- J. Supervisor District Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

ATTACHMENT A



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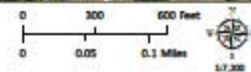
ATTACHMENT B



CASE: R 2017-0003
OWNER: BAYNHAM, Wayne
APN: 033-040-48, 49
APLCT: Wayne Baynham
AGENT: Jim Ronco

ADDRESS: None Assigned, Laytonville

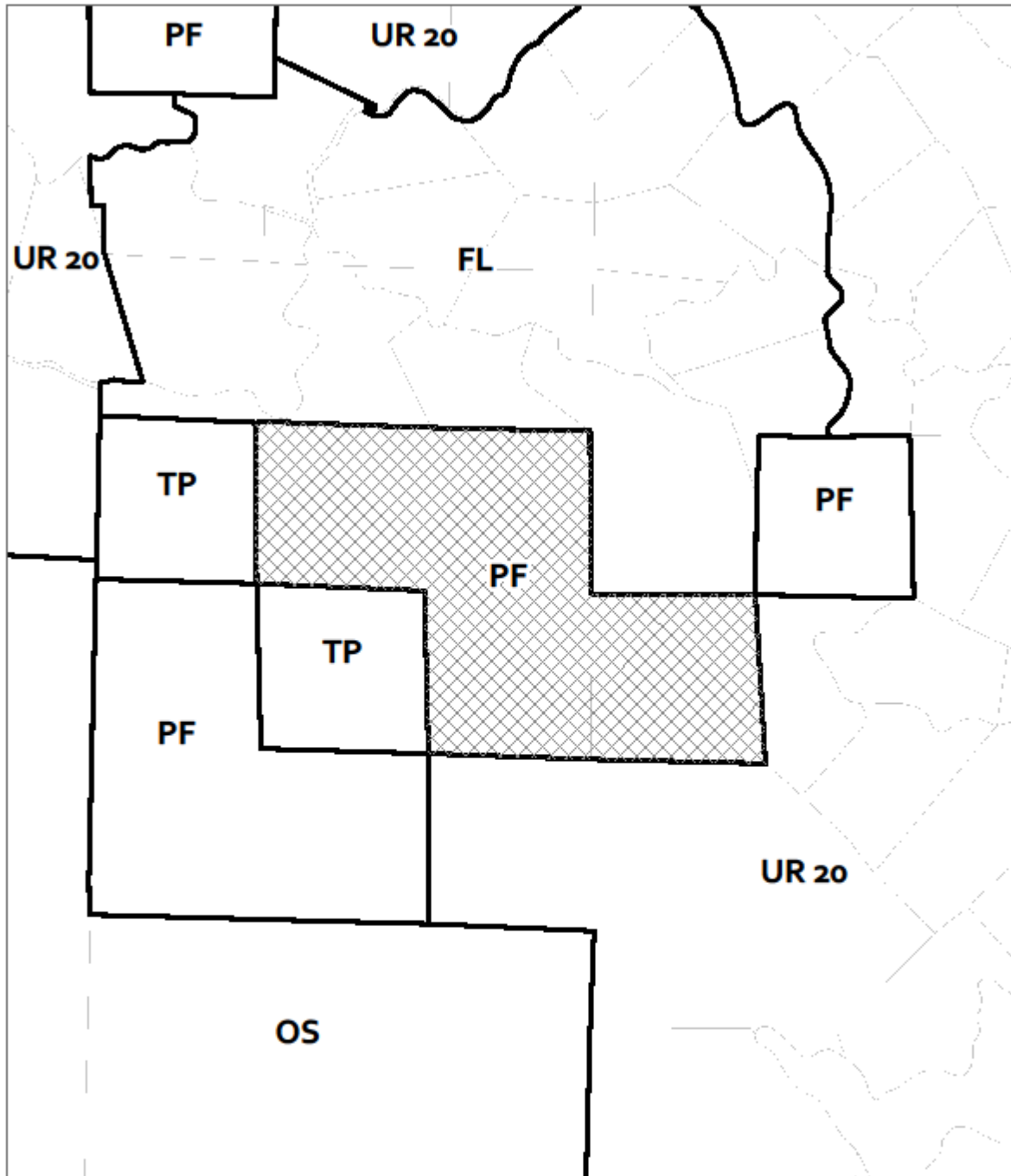
— Hydrology
 === Private Roads
 Driveways/Unnamed Roads




AERIAL IMAGERY

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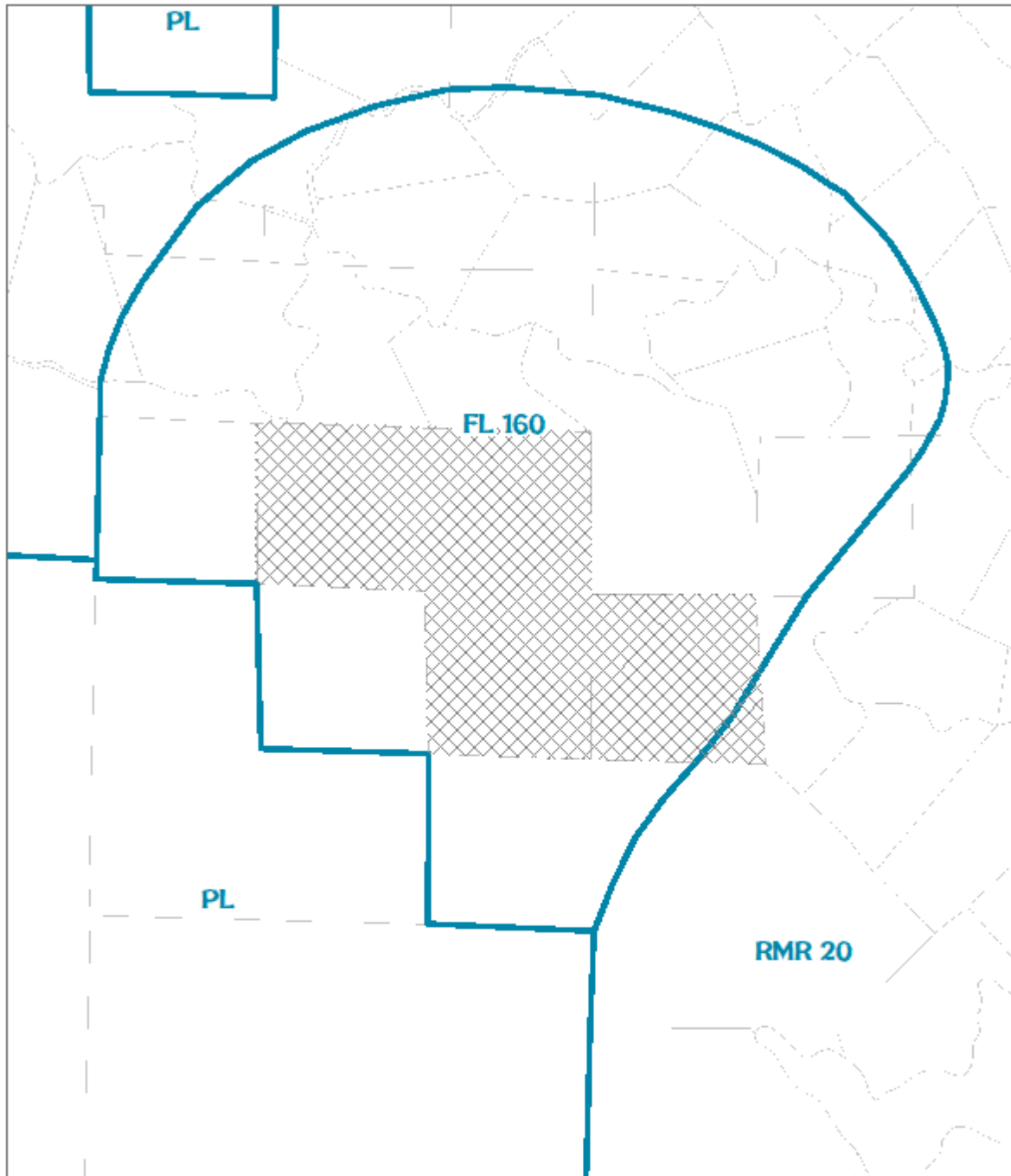
 Zoning Districts

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000


ZONING DISPLAY MAP

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ATTACHMENT D



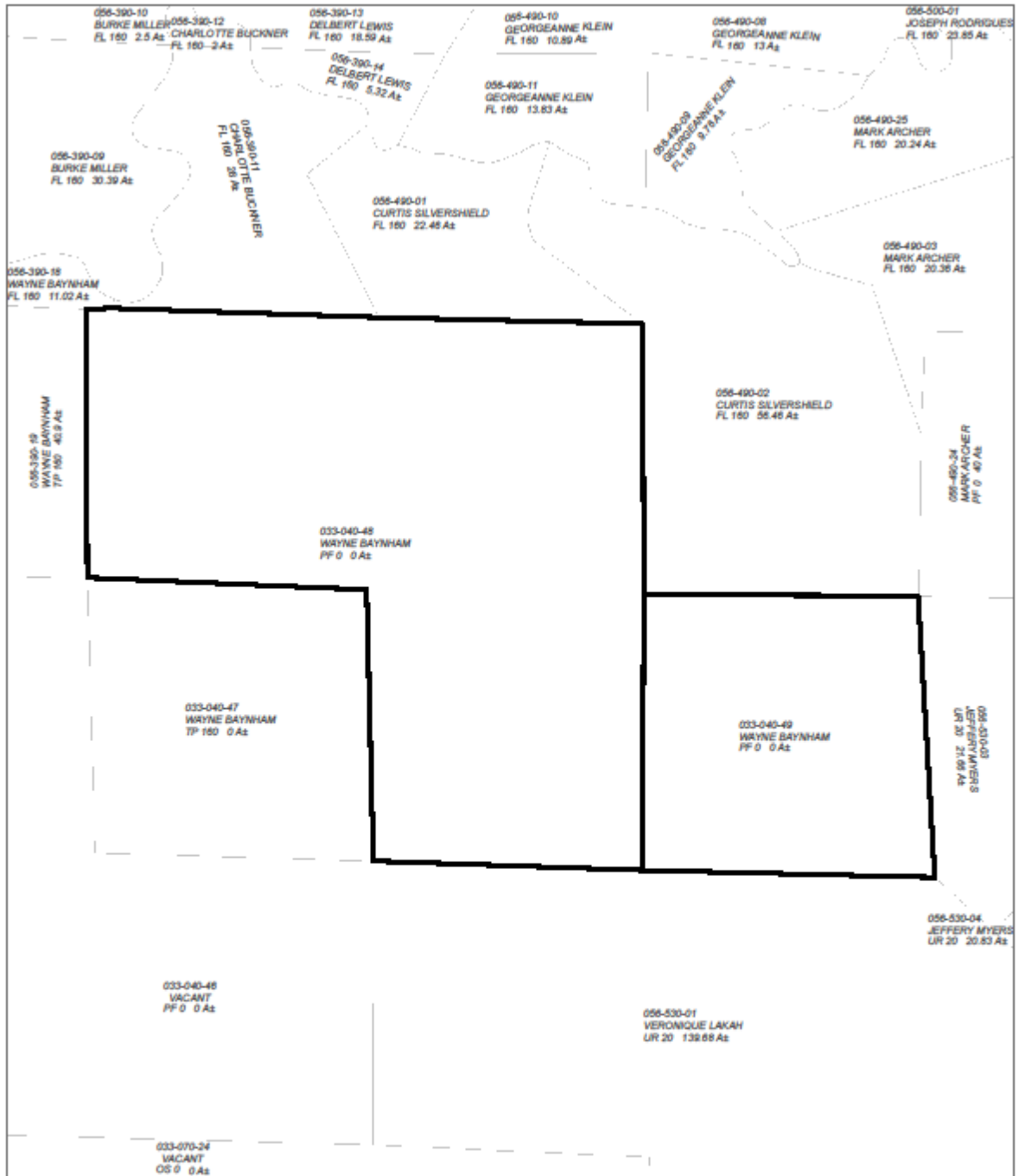
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 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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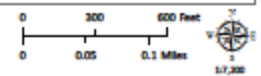
ATTACHMENT E



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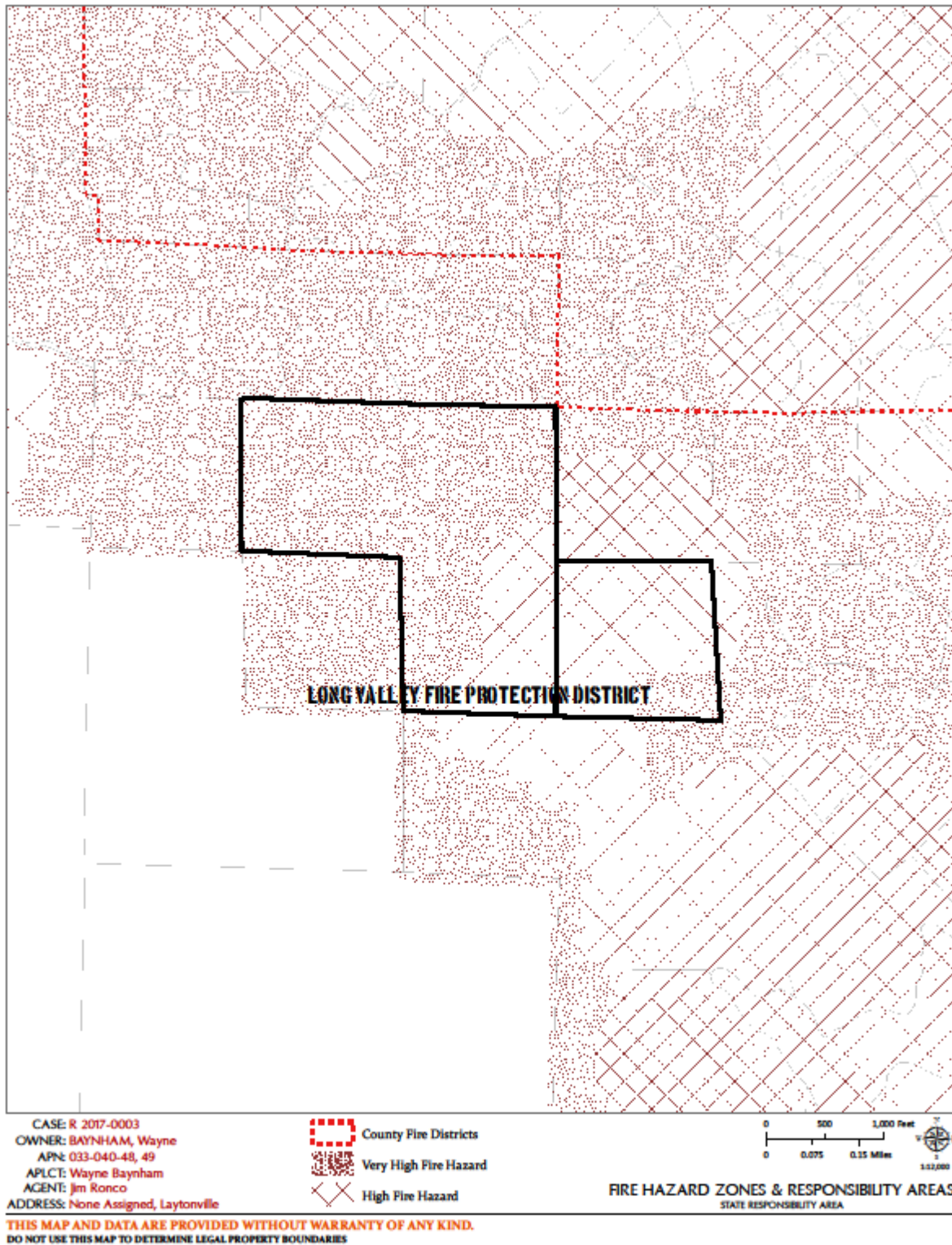
ADDRESS: None Assigned, Laytonville

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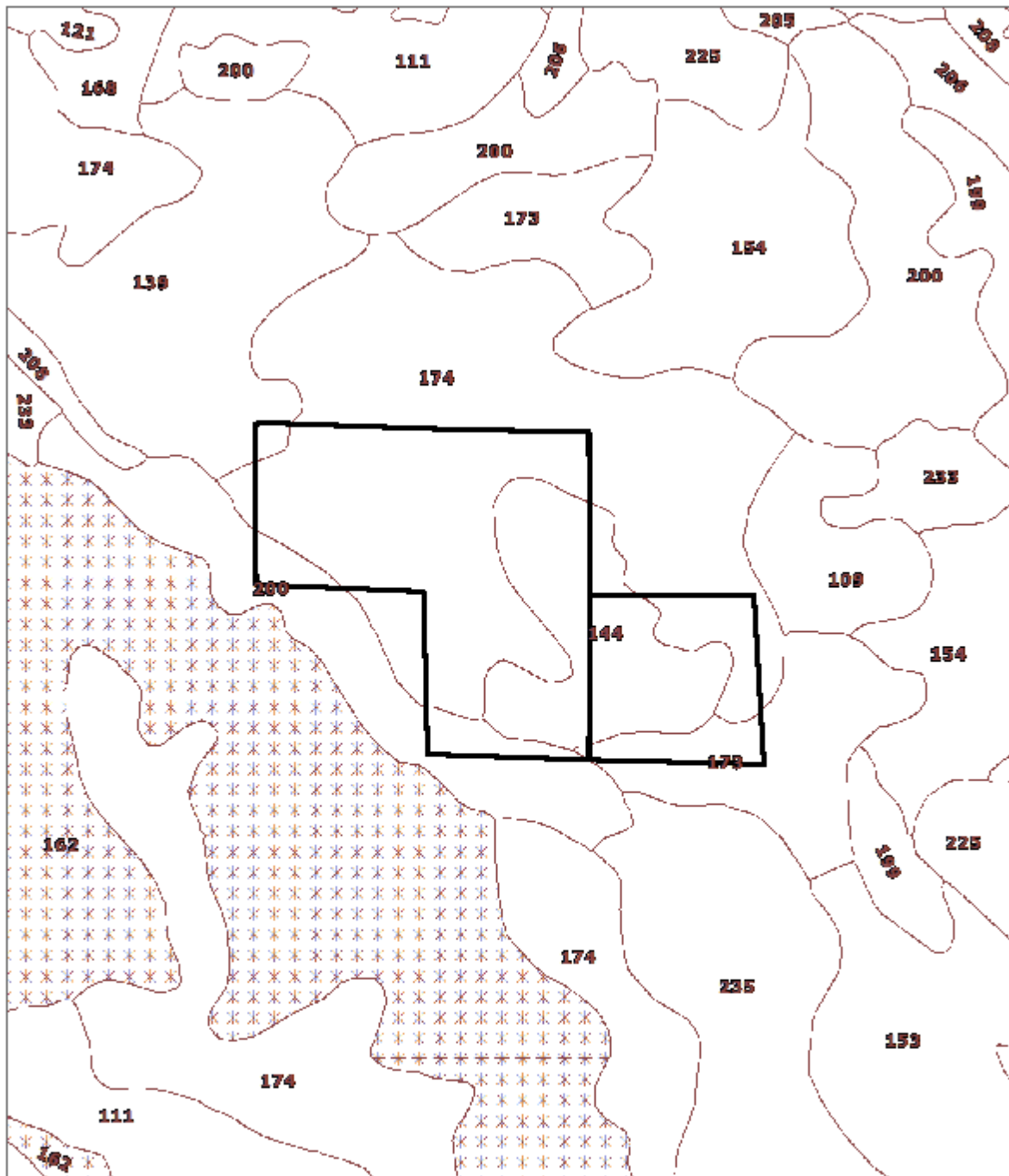


ADJACENT PARCELS

ATTACHMENT F

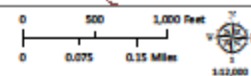


ATTACHMENT G



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 AGENT: Jim Ronco
 ADDRESS: None Assigned, Laytonville

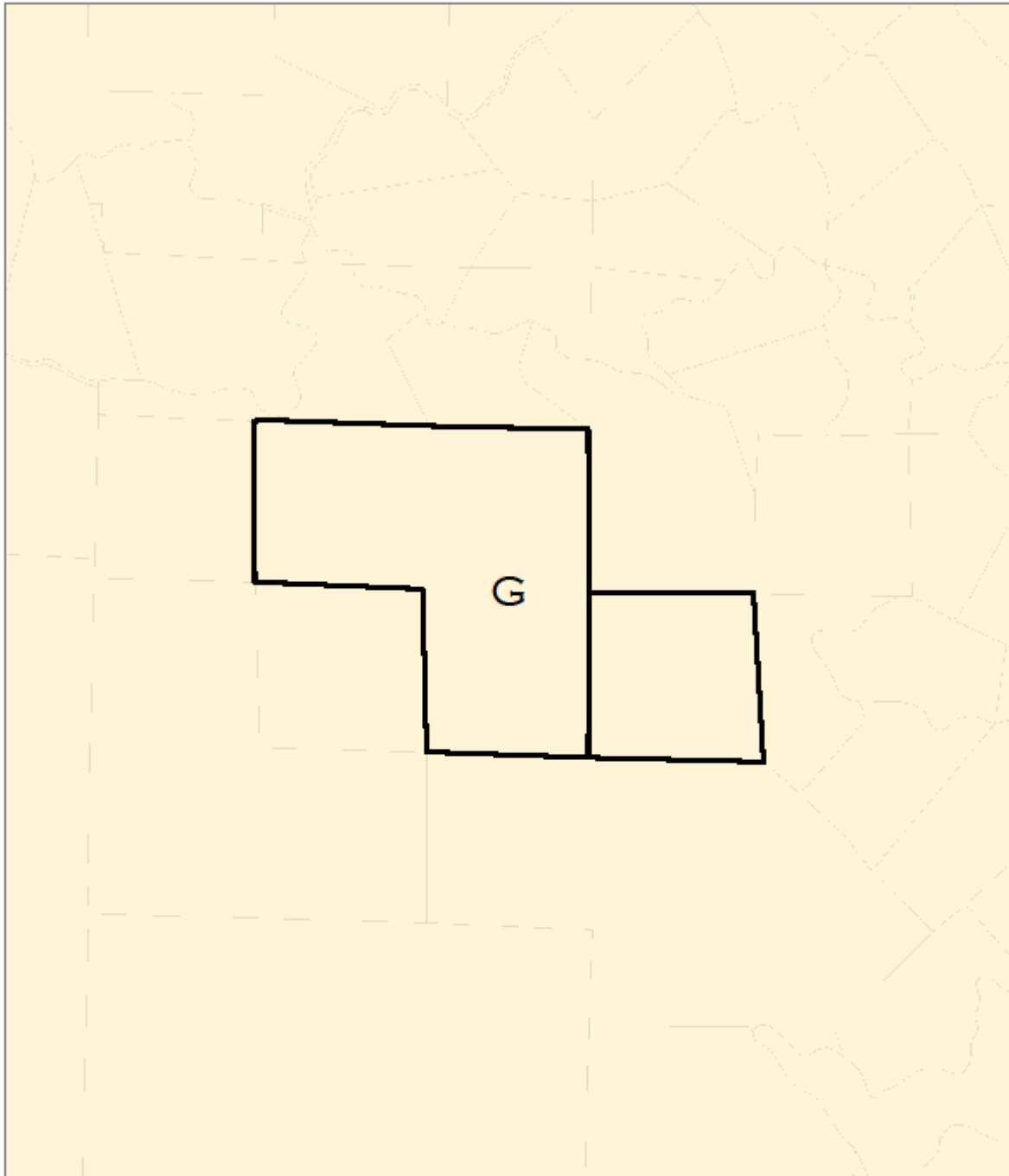
Eastern Soil Classes
 * * * Eastern Rock Inclusions



LOCAL SOILS


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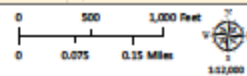
ATTACHMENT H



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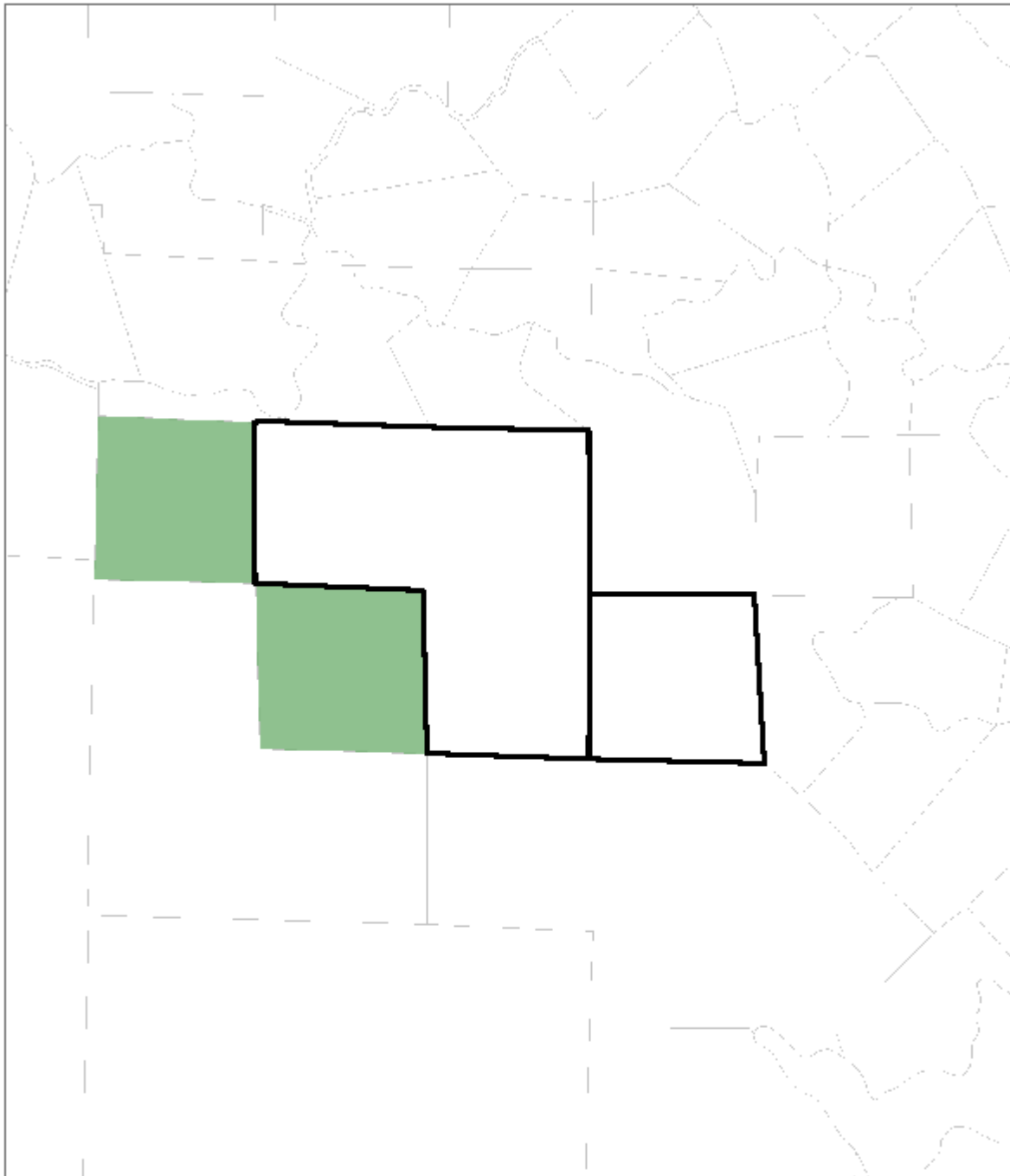
 Grazing Land (G)



IMPORTANT FARMLAND

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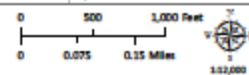
ATTACHMENT I



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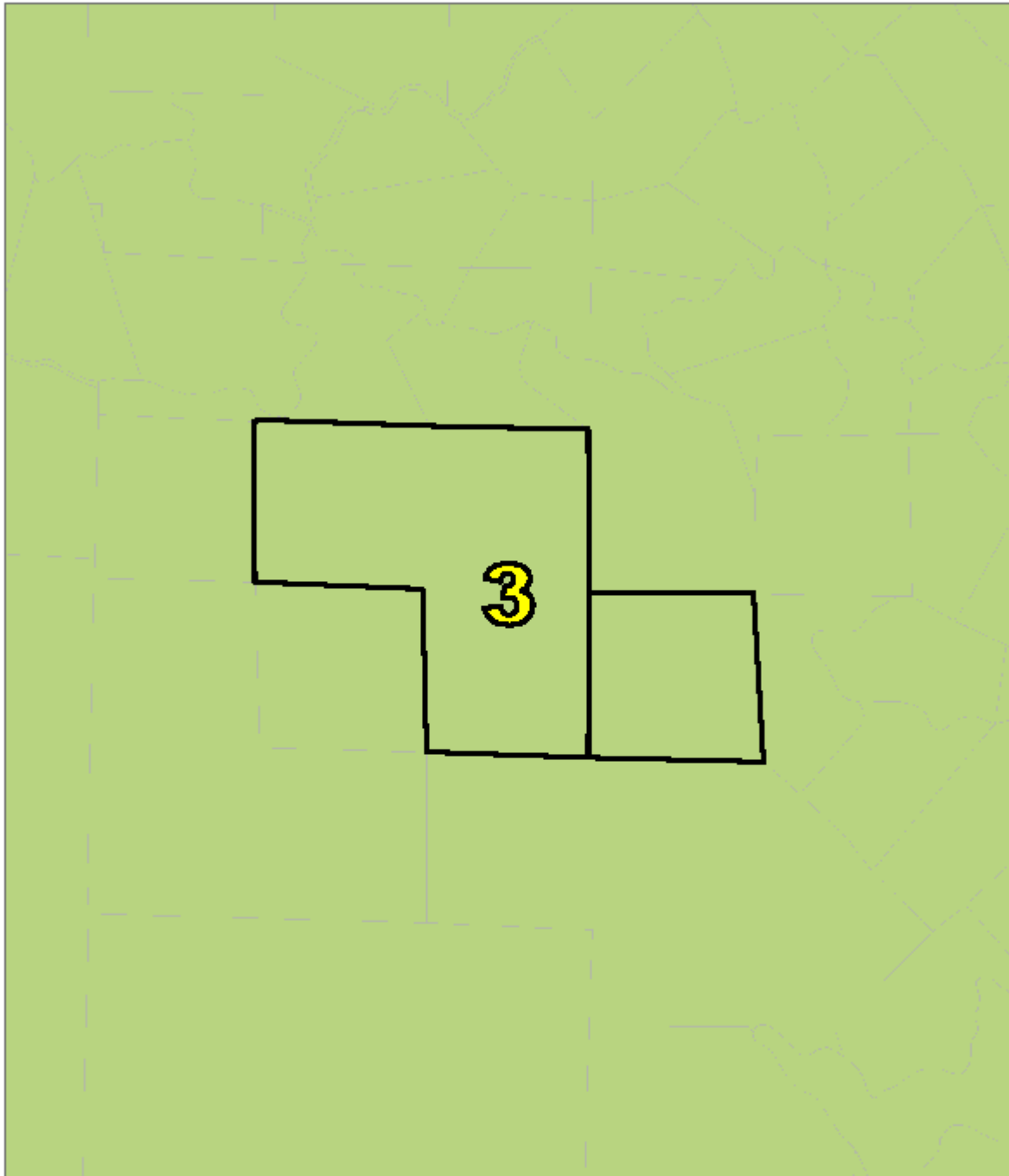
 TPZ 2015





TIMBER PRODUCTION ZONES

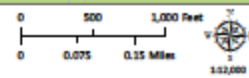
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ATTACHMENT J



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 Supervisorial Districts 2010
 Laytonville MAC



MISC

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