



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## MEMORANDUM

**Date:** April 10, 2018  
**To:** Board of Supervisors  
**From:** Julia Acker, Senior Planner  
**Subject:** R\_2017-0003 (Baynham)

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The applicant proposes to place a total of approximately 160 acres located approximately 15 miles northeast of Laytonville into the Forest Land (FL) zoning district. The proposed rezone encompasses land that supports mixed vegetation typical of transitional timber land and contains an existing (under construction) storage structure. The proposed rezone would bring the subject parcel into compliance with the County's current General Plan designation for the site.

On November 16, 2017, the Planning Commission reviewed the applicant's request and voted to recommend that the Board of Supervisors approve R\_2017-0003, finding the proposed rezone consistent with the applicable goals and policies of the General Plan, including that the FL Zoning District is consistent with and implements the General Plan's Forest Land land use classification.

### **KEY ISSUES**

**General Plan and Zoning Consistency:** 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.

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 Land. 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 location 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.

**CEQA Determination:** The California Environmental Quality Act (CEQA) Guidelines Section 15183 allows for a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The proposed rezone is consistent with the General Plan and is therefore exempt from additional review, as it can be established that the environmental determination was previously completed at the time of updating the County's General Plan in 2009.

## **RECOMMENDATION**

That the Board of Supervisors adopt an ordinance approving Rezone R\_2017-0003 (Baynham), totaling approximately 160 acres near Laytonville, and finding the request to be consistent with the General Plan and Forest Land zoning district.

## **ATTACHMENTS:**

- A. Rezone Ordinance
- B. Planning Commission Staff Report, November 16, 2017
- C. Planning Commission Resolution No. PC\_2017-0010