



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: APRIL 24, 2018

TO: BOARD OF SUPERVISORS

FROM: JESSE DAVIS, PLANNING AND BUILDING SERVICES.

SUBJECT: ADOPTION OF ORDINANCE APPROVING REZONE R_2017-0007

On February 15, 2018, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the Rural Residential (R-R:L-10) zoning designation for one (1) parcel that is currently zoned Rural Residential (R-R:L-5). The parcel, totaling approximately 20 acres, is addressed as 13016 Ornbaun Rd., Boonville, CA, 95415 (APN: 029-370-11).

Because the General Plan EIR evaluated the land use changes in this recommended rezone area, the rezone is exempt from further environmental review, pursuant to California Code Section 15183, Article 12, which statutorily exempts projects consistent with an approved General Plan.

KEY ISSUES

General Plan and Zoning Consistency: The subject parcel is located within the Rural Residential (R-R:L-5) zoning district. Surrounding zoning designations and uses are consistent with residential and forest production.

The General Plan designation for the subject site is currently Rural Residential (R-R:L-5), the zoning is Rural Residential (R-R:L-5). According to Table 3-1 of the General Plan, the Rural Residential (R-R:L-5) zoning designation is appropriate.

Furthermore, the subject site is consistent with the minimum parcel size of 5 acres in the R-R:L-5 zoning district, per Mendocino County Code.

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_2017-0007 (Abuliak), totaling approximately 20 acres near Boonville, and finding the request to be consistent with the General Plan and Rural Residential zoning district.

ATTACHMENTS:

- A. Rezone Ordinance
- B. Planning Commission Staff Report, February 15, 2018
- C. Planning Commission Resolution No. PC_2018-0004