



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JULY 16, 2019

TO: HONORABLE BOARD OF SUPERVISORS

FROM: SAM 'VANDY' VANDEWATER
DEPARTMENT OF PLANNING & BUILDING SERVICES

SUBJECT: REZONE R_2019-0001 (DUGGAN)

BACKGROUND

On May 16, 2019, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the Rural Residential with a 10 acre minimum parcel size (RR:10) zoning district for a 12.34± portion of one (1) legal parcel that is currently zoned Rural Residential with a 1 acre minimum parcel size (RR:1). The parcel, totaling 22.35± acres, is addressed as 1401 Road D, Redwood Valley, CA, 95470 (APNs 163-082-09 & 163-090-05).

Since 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 of Regulations Section 15183, Section 12, which exempts projects consistent with an approved General Plan for which an EIR was adopted.

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is the partial rezone of a legal parcel consisting of two assessor parcels (APNs 163-082-09 and 163-090-05) within the Rural Residential General Plan Land Use Designation and zoning district, from a lot size minimum of one (1) acre to a minimum of ten (10) acres. The proposed zone change would remain consistent with the Rural Residential Land Use Designation, as well as the policies of the General Plan. Additionally, the proposed project is consistent with the Rural Residential zoning district, per Mendocino County Code 20.048.

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 through the adoption of the Mendocino County General Plan.

RECOMMENDATION

The Boards of Supervisors adopt an Ordinance approving Rezone R_2019-0001 (Duggan), for a 12.34± acre portion of a 22.35 acre parcel near Redwood Valley 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, May 16, 2019
- C. Planning Commission Resolution No. PC_2019-0003
- D. Draft Planning Commission Minutes, May 16, 2019