COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

DATE: MARCH 19, 2019

TO: HONORABLE BOARD OF SUPERVISORS

FROM: JULIA ACKER KROG, CHIEF PLANNER

SUBJECT: GP_2014-0002/R_2014-0003 (ADKINSON) AND GP_2006-0008/R_2006-0012 (MOORES)

State law allows the General Plan to be amended up to four times during a calendar year. Subject to that limitation, the amendments may be made at any time and each amendment may include more than one change to the General Plan. In order to accommodate additional potential amendments later this calendar year, staff is bringing forward two applications for General Plan amendments at this time.

The proposed General Plan amendments consist of a variety of changes affecting several parcels in the Irish Beach/Manchester area and Philo area. There is one proposed General Plan amendment resolution for both projects. These General Plan amendments are accompanied by rezoning applications, which will be acted upon separately by separate ordinances.

Beyond this memorandum, each case has separate memorandums, resolutions and ordinances that speak to each of the proposed changes. This memorandum will briefly summarize the two cases and provide the recommendation of Planning and Building Services staff regarding the applications.

The proposed GP_2014-0002/R_2014-0003 (Adkinson) ("Project A") seeks to amend 8.33± acres (portion of APNs: 046-070-26, -27, -28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) to Rural Community with a Flood Plain combining district (RC:FP) and Rezone 12.01± acres (APNs: 046-070-26, -27, -28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) and Rural Community with a Flood Plain combining district (RC:FP) to General Commercial – with Contract Rezone and Flood Plain combining district (C-2:CR[FP]), located at 8800 Highway 128, Philo (APNs: 046-070-26, -27, -28).

On July 19, 2018, the Planning Commission reviewed the applicant's request and voted unanimously to recommend that the Board of Supervisors adopt a Mitigated Negative Declaration and Mitigation Monitoring Program, and approve the requested General Plan Amendment and Rezone subject to the conditions and requirements of the Contract Rezone as attached to the proposed Ordinance.

The proposed GP_2006-0008/R_2006-0012 (Moores) ("Project B") seeks to amend the Coastal Land Use Map and Coastal and Inland Zoning Maps for the following General Plan Classifications and Zoning Districts:

> Coastal Zone General Plan Amendment from: RL160 *2C to RR5:PD [RR1:PD] and C:PD; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; RL160 to RL160*2C/FL160; and change to the Urban/Rural Boundary.
>
> Coastal Rezone from: RL160:FP*2C to RR5:PD:FP [RR1:PD:FP] and C:PD; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; FL160 to TP160; RL160 to TP160; RL160 to RL160:*2C/TP.
>
> Inland Rezone from: RL160 to TP160.

On November 27, 2018, the Planning Commission recommended that the Board of Supervisors deny GP_2006-0012, deny portions of R_2006-0012, and approve the Timberland Production zoning request portions of R_2006-0012. The Timberland Production zoning request portions of R_2006-0012 are not dependent upon the requested General Plan amendments. Please see the separate memorandum and associated attachments prepared for this case for additional details.

Recommendation

(1) Adopt a Resolution Adopting a Mitigated Negative Declaration for a General Plan Amendment and Rezoning (GP_2014-0002/R_2014-0003 – Adkinson), Located at 8800 Highway 128, Philo (APNs: 046-070-26, 046-070-27, & 046-070-28), and authorize Chair to sign same;

(2) Adopt a Resolution Approving General Plan Amendment GP_2014-0002 (Adkinson) and denying General Plan Amendment GP_2006-0008;

(3) Adopt an Ordinance Changing the Zoning of 12.01± acres (APNs: 046-070-26, -27, -28) from Rural Residential – 5 acre minimum with a Flood Plain combining district (RR-5:FP) and Rural Community with a Flood Plain combining district (RC:FP) to General Commercial – with a Contract Rezone and Flood Plain combining district (C-2:CR[FP]), and authorize Chair to sign same;

(4) Adopt an Ordinance Changing the Inland Zoning of portions of APNs 131-110-16 and 17 from Range Land to Timberland Production; and

(5) Adopt an Ordinance Changing the Coastal Zoning of APN 131-110-07 from Forest Lands to Timberland Production Zoning District and Changing the Zoning on a portion of APNs 132-210-37, 38, 39, 40, and 41 from Range Lands to Timberland Production; and

(6) Adopt a Resolution Authorizing Planning and Building Services to submit a Local Coastal Program Amendment Application to the California Coastal Commission for GP_2006-0008/R_2006-0012.

ATTACHMENTS:

1. Resolution adopting a Mitigated Negative Declaration for GP_2014-0002/R_2014-0003
2. Resolution approving General Plan Amendments GP_2014-0002 and GP_2006-0008
3. Ordinance for Rezone including the Contract for Compliance with Rezoning Conditions for R_2014-0003
4. Ordinance for Rezone for R_2006-0012 (Coastal)
5. Ordinance for Rezone for R_2006-0012 (Inland)
6. Resolution authorizing submittal of Local Coastal Program Amendment Application for GP_2006-0008/R_2006-0012.
7. Staff Memorandum and Related Attachments for GP_2014-0002/R_2014-0003
8. Staff Memorandum and Related Attachments for GP_2006-0008/R_2006-0012