



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

Date: OCTOBER 22, 2019

To: HONORABLE BOARD OF SUPERVISORS

From: SAM VANDY VANDEWATER
DEPARTMENT OF PLANNING & BUILDING SERVICES

Subject: ADOPTION OF ORDINANCE APPROVING REZONE R_2018-0002

BACKGROUND

On September 5, 2019, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the Rural Residential zoning district with a 10 acre minimum parcel size (RR:10) for a legal parcel that currently has a 2 acre minimum parcel size (RR:2). The parcel, totaling 12.9 acres, is addressed as 8475 Flynn Creek Road, Comptche, 95427 (APN 125-090-31).

In 2009, the County adopted an updated the General Plan that evaluated 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 environmental impact report was adopted.

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is the rezone of a legal parcel within the Rural Residential General Plan Land Use Designation, from Rural Residential zoning district with a 2 acre minimum (RR:2) to a 10 acre minimum (RR:10). The proposed zone change would remain consistent with the Rural Residential Land Use Designation, as well as the policies of the General Plan.

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_2018-0002 (Benda), for a 12.9 acre parcel near Comptche, finding the request to be consistent with the Rural Residential General Plan Land Use Designation and Rural Residential zoning district with a 10 acre minimum.

Attachments:

- A. Rezone Ordinance
- B. Planning Commission Staff Report, September 5, 2019
- C. Planning Commission Resolution No. PC_2019-0014