



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: DECEMBER 16, 2019
TO: HONORABLE BOARD OF SUPERVISORS
FROM: SUSAN SUMMERFORD & MIO MENDEZ, PLANNING AND BUILDING SERVICES
SUBJECT: GP_2019-0001/R_2019-0002 (SAVAGE) AND GP_2019-0002/R_2019-0003 (LUCCHESI)

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 multiple amendments 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 Talmage and Potter Valley 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.

GP_2019-0001/R_2019-0002 (Savage) ("Project A") proposes to reclassify APN 174-100-02 from Suburban Residential 40,000 square foot minimum parcel size to Remote Residential twenty (20) acre minimum parcel size and rezone APN 174-100-02 from Suburban Residential 40,000 square foot minimum parcel size to Upland Residential twenty (20) acre minimum parcel size with a Contract Rezone combining district. The proposed project is subject to Mendocino County Code Section 20.212 and requires a contract to impose conditions, thus a Contract Rezone has been prepared to ensure and defend the necessary safety and general welfare standards of the County of Mendocino and protect sensitive resource areas located on the subject parcels, located at 12201 Powerhouse Road, Potter Valley (APN 174-100-02 [20± acres]).

The Planning Commission, at their October 17, 2019 meeting, recommended approval of the Project to the Board of Supervisors and adoption of a Mitigated Negative Declaration.

GP_2019-0002/R_2019-0003 (Lucchesi) ("Project B") proposes to reclassify APN 181-050-30 and 3.28± acres of APN 181-050-31 from Agricultural with a 40 acre minimum parcel size to Suburban Residential with a 12,000 square foot minimum parcel size and rezone APN 181-050-30 and 3.28± acres of APN 181-050-31 from Agricultural with a 40 acre minimum parcel size to Suburban Residential with a 12,000 square foot minimum parcel size. The proposed project is subject to Mendocino County Code Section 20.212, located at 1051 Sanford Ranch Road, Ukiah (APN 181-050-30 [7.42± acres] and 181-050-31 [3.28± acres]).

The Planning Commission at their October 17, 2019 Meeting was not able to make a recommendation to the Board of Supervisors regarding the project or the adoption of a Negative Declaration. There was not a majority of the Planning Commission to recommend approval or denial of the project. The Planning Commission voted to send the project to the Board of Supervisors without a recommendation.

Recommendation

- (1) Adopt a Resolution Adopting a Mitigated Negative Declaration for a General Plan Amendment and Rezoning (GP_2019-0001/R_2019-0002 – Savage), located at 12201 Powerhouse Road, Potter Valley (APN 174-100-02), and authorize Chair to sign same;
- (2) Adopt a Resolution Adopting a Negative Declaration for a General Plan Amendment and Rezoning (GP_2019-0002/R_2019-0003 – Lucchesi), located at 1051 Sanford Ranch Road, Ukiah (APN 181-050-30 [7.42± acres] and 181-050-31 [3.28± acres]), and authorize Chair to sign same;
- (3) Adopt a Resolution Approving General Plan Amendments GP_2019-0001 (Savage) and GP_2019-0002 (Lucchesi), and authorize Chair to sign same; and
- (4) Adopt an Ordinance Changing the Zoning of APN 174-100-02 from Suburban Residential 40,000 square foot minimum parcel size to Upland Residential twenty (20) acre minimum parcel size with a Contract Rezone combining district, and authorize Chair to sign same;
- (5) Adopt an Ordinance changing the Zoning of APN 181-050-30 and 3.28± acres of APN 181-050-31 from Agricultural with a 40 acre minimum parcel size to Suburban Residential with a 12,000 square foot minimum parcel size, and authorize Chair to sign same.

ATTACHMENTS:

1. Resolution adopting a Mitigated Negative Declaration for GP_2019-0001/R_2019-0002
2. Resolution adopting a Negative Declaration for GP_2019-0002/R_2019-0003
3. Resolution approving General Plan Amendments GP_2019-0001 and GP_2019-0002
4. Ordinance for Rezone including the Contract for Compliance with Rezoning Conditions for R_2019-0002
5. Ordinance for Rezone for R_2019-0003
6. Staff Memorandum and Related Attachments for GP_2019-0001/R_2019-0002
7. Staff Memorandum and Related Attachments for GP_2019-0002/R_2019-0003