



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, PLANNER III
Subject: GP_2019-0002/ R_2019-0003 (DONALD LUCCHESI)

The applicant proposes to rezone a 10.7± acre parcel from Agricultural, minimum parcel size 40 acres (AG:40) to Suburban Residential, minimum parcel size 12, 000 square feet (SR:12K) and reclassify in the General Plan said parcel from Agricultural, minimum parcel size 40 acres (AG40) to Suburban Residential, minimum parcel size 12,000 square feet (SR-12K), located at 1251 Sanford Ranch Road. (APNs: 181-050-30 and a portion of 181-050-31).

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.

KEY ISSUES

General Plan and Zoning Consistency: The subject parcel is currently zoned Agricultural, minimum parcel size 40 acres (AG:40). Surrounding zoning designations to the north, and south and west are zoned Residential (R-1, S-R and RR-5, respectively), and agricultural to the east. A mix of residential and agricultural uses surround the site. The General Plan designation for this parcel is also Agricultural (AG40). The General Plan Agricultural Resources Policies and the Ukiah Valley Area Plan all have specific criteria that must be satisfied prior to recommending approval of agricultural land conversions. The agricultural parcel is not now, nor has ever been, under a Williamson Act contract. The portion of the site proposed to be reclassified and rezoned does not contain lands that have been deemed Prime or Unique, as defined by the United States Department of Agriculture. Staff has thoroughly vetted the proposal for adherence to adopted policies of the County specific to agricultural land conversions and has recommended approval of the reclassification of the zoning and General Plan designations from agricultural to residential based upon the findings and discussions enumerated in the Staff Report prepared for the October 17, 2019 Planning Commission hearing.

CEQA Determination: An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff has found that the project will have a less than significant impact on the environment, without mitigation. Therefore, a Negative Declaration is recommended.

RECOMMENDATION

Adopt a Resolution adopting the Negative Declaration for the Rezoning and General Plan Amendment, adopt a Resolution approving the General Plan Amendment, and adopt an Ordinance for the rezoning; for the site located at 1251 Sanford Ranch Road (APN 181-050-30 [7.42± acres] and 181-050-31x [3.28± acres]).

ATTACHMENTS:

- A. Planning Commission Packet, October 17, 2019