

**Resolution Number PC 2019-0003**

County of Mendocino  
Ukiah, California  
May 16, 2019

R\_2019-0001 – PATRICK DUGGAN

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THE GRANTING OF A PARTIAL REZONE FOR APNs 163-082-09 AND 163-090-05 WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT FROM A LOT SIZE MINIMUM OF ONE ACRE TO TEN ACRES.

WHEREAS, the applicant, PATRICK DUGGAN, filed an application for a rezone with the Mendocino County Department of Planning and Building Services to rezone a 12.34± acre portion of a 22.35± acre parcel within the Rural Residential zoning district, from a lot size minimum of 1 acre (RR:1) to 10 acres (RR:10), 0.2± miles east of Redwood Valley center, on the south side of Road D (CR 232), 0.1± miles east of its intersection with Harris Court (Private); located at 1401 Road D, Redwood Valley (APNs 163-082-09 and 163-090-05); General Plan RR; Zoning RR:1; Supervisorial District 1; (the "Project"); and

WHEREAS, the Project is Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183 governing Special Situations and Projects Consistent with a General Plan; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on May 16, 2019, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings based upon the evidence in the record;

1. **General Plan and Zoning Consistency Findings:** The proposed project is located within the Rural Residential General Plan Land Use Designation and Rural Residential zoning district and is consistent with both regulations.
2. **Environmental Protection Findings:** The proposed project is exempt from review under CEQA pursuant to Article 12, Section 15183.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors grant the requested rezone as shown in Exhibit "A", attached hereto.

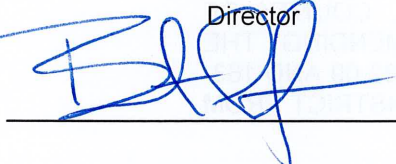
BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Board of Supervisors decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

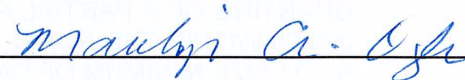
ATTEST: James F. Feenan  
Commission Services Supervisor

By: 

BY: BRENT SCHULTZ  
Director



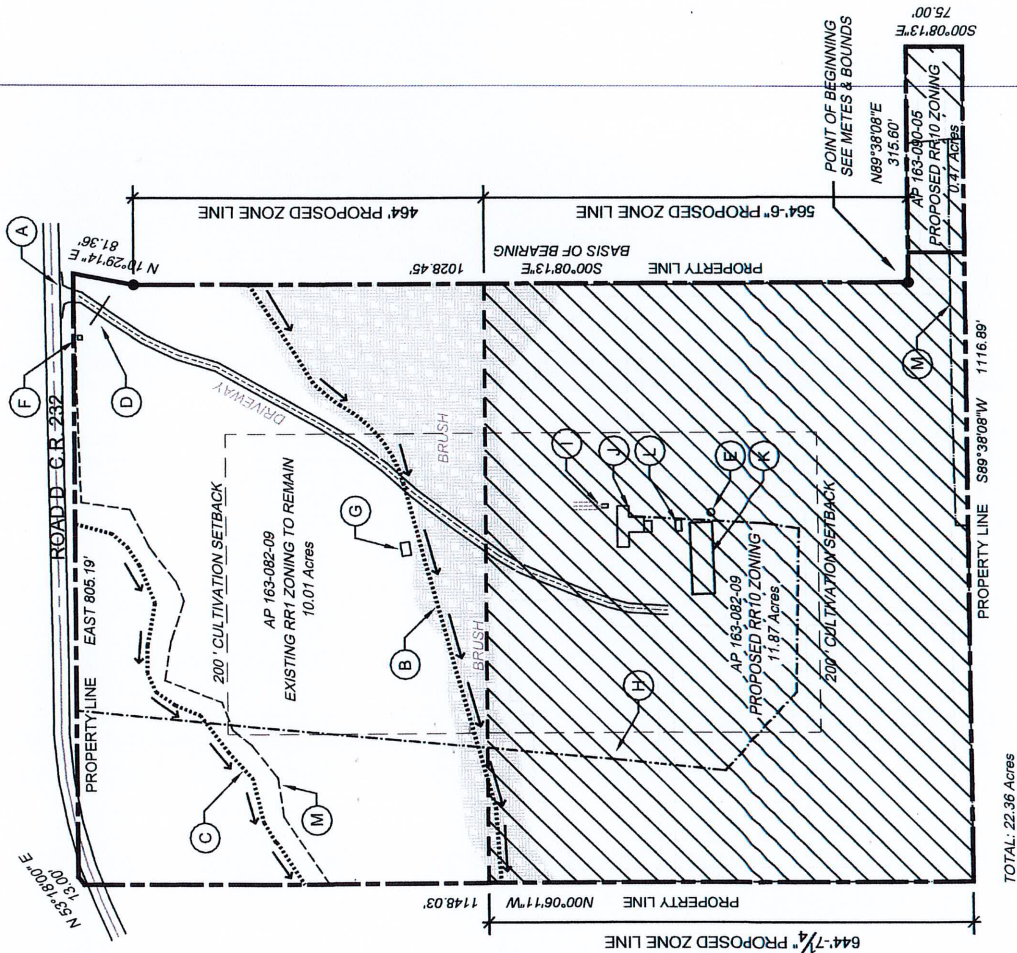
MARILYN OGLE, Chair  
Mendocino County Planning Commission



**EXHIBIT A: REZONE EXHIBIT MAP**

SITE LEGEND	
(A)	ENTRANCE / EXIT TO PROPERTY
(B)	DITCH
(C)	SEASONAL STREAM
(D)	EXISTING GATE
(E)	EXISTING WATER STORAGE
(F)	5,000 GALLON WATER TANK
(G)	EXISTING AG WATER HOOKUP
(H)	EXISTING AG WATER PUMP HOUSE
(I)	EXISTING POWER LINES / POLES
(J)	EXISTING HOUSE SEPTIC TANK AND LEACH FIELD
(K)	EXISTING HOUSE
(L)	EXISTING GREENHOUSE
(M)	EXISTING SHED
(N)	EXISTING FENCE

SITE ADDRESS:	1401 ROAD D REDWOOD VALLEY, CA 95470
APN:	163-082-09
APPLICANT:	REDWOOD REMEDIES
PROPERTY OWNER:	PATRICK DUGGAN
	JANUARY 9, 2019



CASE: R\_2019-0001  
 OWNER: Patrick Duggan  
 APN: 163-082-09  
 APLCT: Redwood Remedies  
 AGENT: Emily Hackbarth  
 ADDRESS: 1401 Road D, Redwood Valley

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES