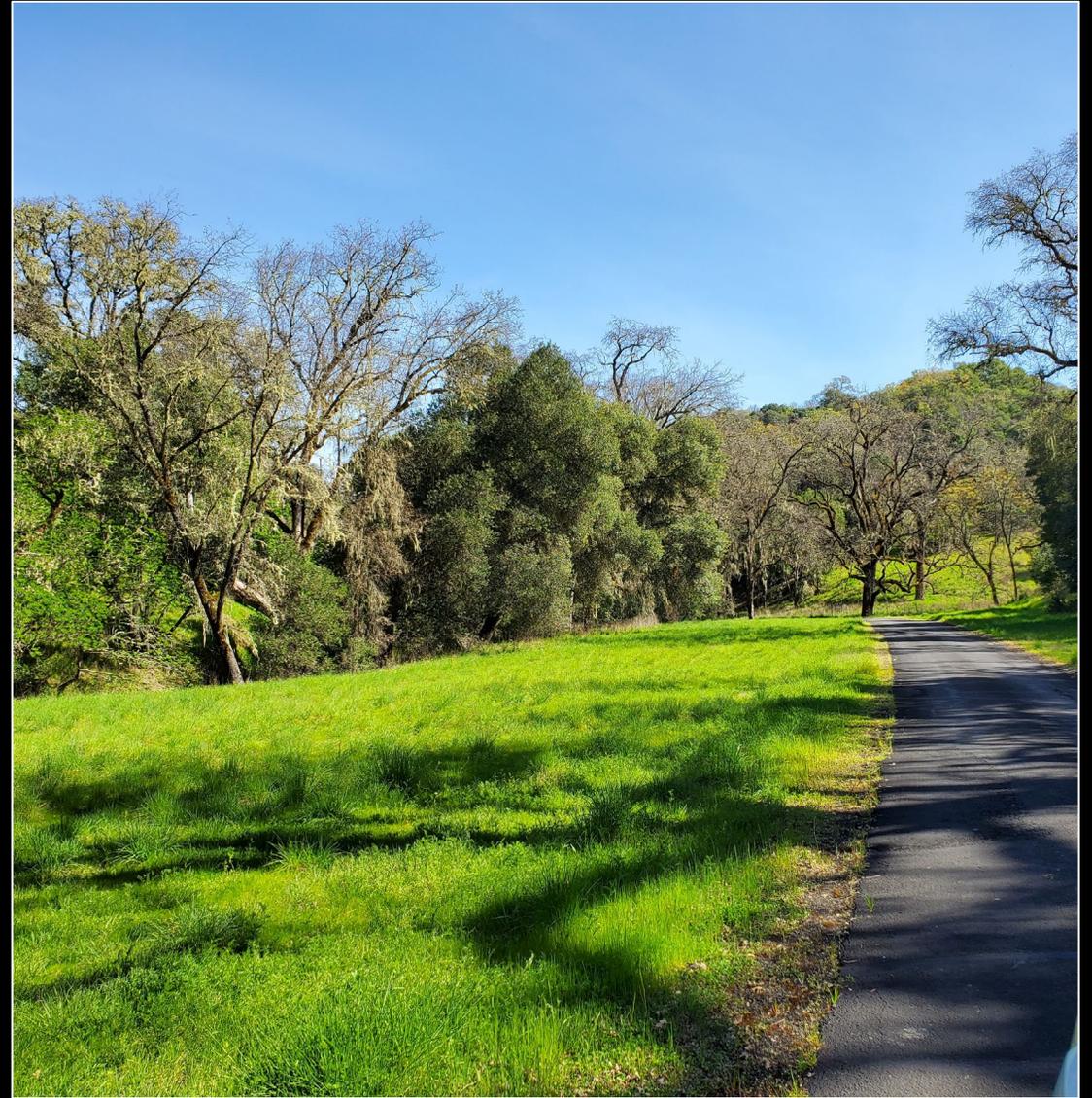


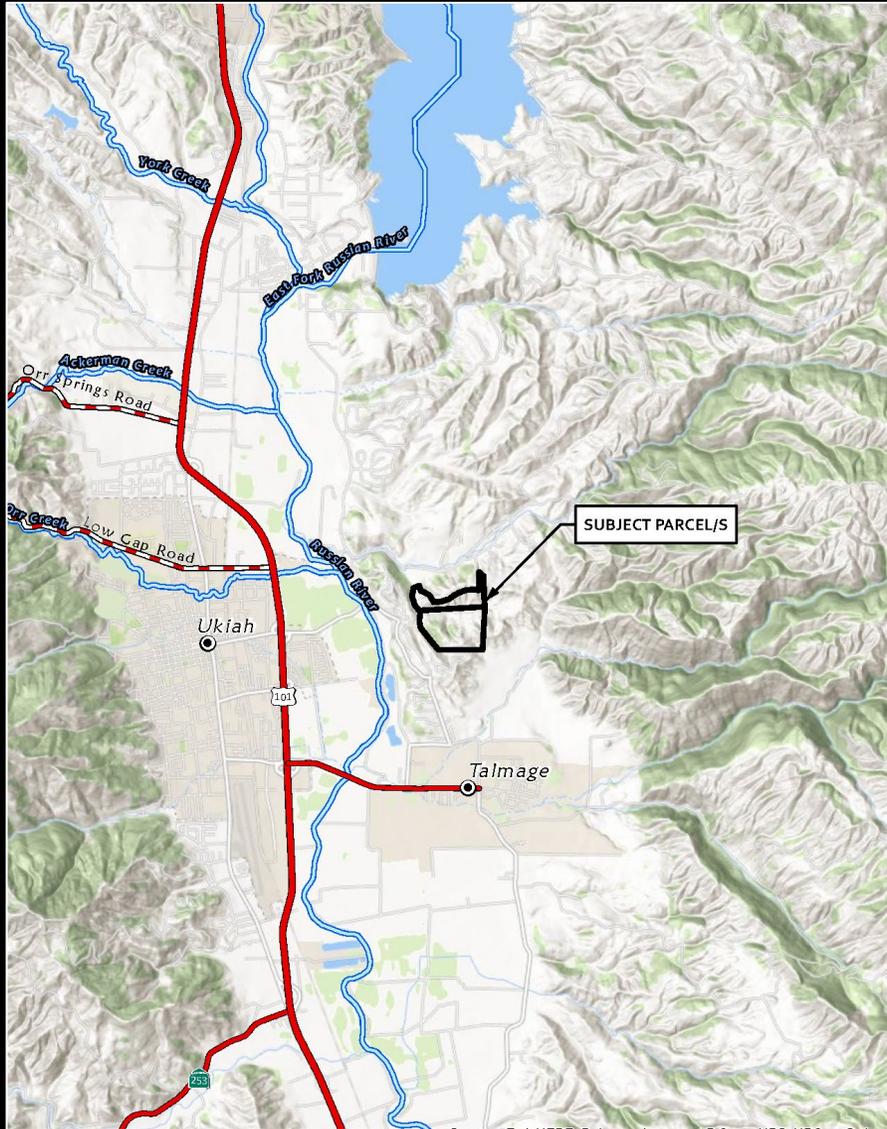
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# GP/R 2023-0002 (CARTER)

General Plan Amendment  
and Rezone

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# LOCATION & SITE DETAILS

- 1961 Vichy Springs Road, Ukiah
- 160 acres, currently developed with a single-family residence and accessory structures
- One legal parcel with two APNs: 178-220-09 and 181-240-01



Oblique view of the project site looking northeast

# PROJECT SUMMARY

- Change the General Plan Classification from Range Lands (RL) to Remote Residential (RMR 40)
- Change the Zoning District from Rangeland (RL) to Upland Residential (UR-40)
- No additional development currently proposed



August 2009

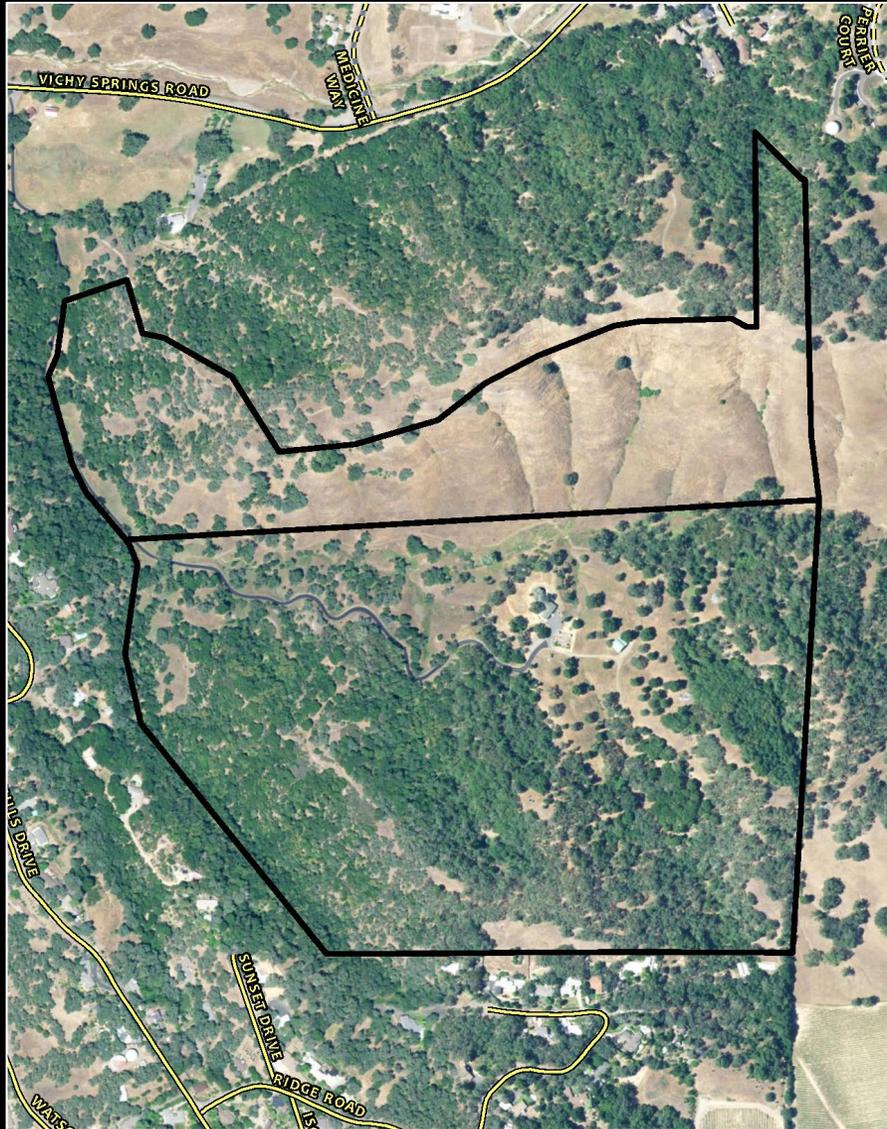


THE COUNTY OF MENDOCINO  
General Plan

Submitted by:

PMC





# CONSIDERATIONS

- Potential to divide the parcel into smaller lots after increasing the density limitations
- General Plan and UVAP policies preventing the conversion of agricultural lands
- Change to principally permitted and conditional uses.

# RELEVANT POLICIES

- **GP DE-17:** “The intent of the RL classification shall be to protect these lands from the pressure of development and preserve them for future use as designated.”
- **GP DE-37:** “Work with LAFCO ... to reduce suburban sprawl ... and protect agricultural, timber and open space areas from unintended conversion to urban uses”
- **GP DE-1:** “...growth...should be accommodated ... in the cities’ sphere of influence and in unincorporated communities with the infrastructure and service capacity to support growth ... contiguous to exiting development.”
- **UVAP OC3.1b:** “Proposals to convert ag lands to non-agricultural classification will be considered only after satisfying the following requirements:
  - No premature expansion of infrastructure in conflict with other policies
  - No significant adverse effect on ag uses in the area
  - Site is substantially unusable for ag purposes due to encroaching adjacent non-agricultural uses
  - Must achieve the long-range goals of the General Plan and UVAP”

# CHANGES TO ALLOWED USES

USE CLASSIFICATION	CHANGE
Group Care	Was prohibited, now conditional
Major Impact Facilities	Was prohibited, now conditional
Animal Sales & Services – Kennels	Was ministerial, now conditional
Animal Waste Processing	Was ministerial, now conditional
Forest Production & Processing – Portable Sawmills	Was ministerial, now conditional
Packing & Processing – Winery	Was ministerial, now conditional
Agricultural Sales & Services	Was conditional, now prohibited
Animal Raising – Personal	Was ministerial, now prohibited
Animal Sales & Services – Stockyards	Was conditional, now prohibited
Commercial Recreation – Outdoor Entertainment	Was conditional, now prohibited
Commercial Recreation – Outdoor Sports & Recreation	Was conditional, now prohibited
Packing & Processing – Commercial Cooperage	Was conditional, now prohibited
Packing & Processing - General	Was conditional, now prohibited



A small seasonal creek located on the site

# CEQA & RECOMMENDATION

- Staff has prepared an Initial Study for the project and determined there to be no impacts.
- Staff Recommends that the Board of Supervisors, by Resolution, adopt the Negative Declaration and change the General Plan classification from Range Lands to Remote Residential 40, and by Ordinance, rezone the site from Rangeland to Upland Residential 40



END