



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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**MEMORANDUM**

**DATE:** March 24, 2026  
**TO:** Honorable Board of Supervisors  
**FROM:** Planning and Building Services Department  
**SUBJECT:** General Plan Amendment GP\_2023-0002 and Rezone R\_2023-0002 (Carter)

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On December 7, 2023, applicants Jared & Bonnie Carter filed an application with the Planning & Building Services Department to change the General Plan Classification and Zoning of a 160± acre parcel just east of Ukiah, APNs 178-220-09 and 181-240-01. The property is currently classified and zoned Rangeland, and the proposal would change the General Plan Classification to Remote Residential, 40 acre minimum and the Zoning District to Upland Residential, 40 acre minimum. The parcel is developed with a single-family residence and barn. There are no agricultural uses occurring on the parcel.

A detailed analysis is provided in the Staff Report prepared for the Planning Commissions February 5, 2026 meeting (Attachment B to this Memorandum) regarding the consistency of the project with the policies of the General Plan and Ukiah Valley Area Plan. In summary, due to the lack of agricultural viability on the site and its proximity to two high-density residential developments (Rogina Heights and Vichy Springs Community Homes), as well as being within the Rogina Water Company service area and immediately adjacent to the Ukiah Valley Sanitation District, staff recommends that the project is consistent with policies in the General Plan and Ukiah Valley Area Plan (UVAP) concerning conversion of agricultural lands. General Plan and Zoning is ultimately a policy decision of the Board, but the analysis provided in the Planning Commission Staff Report supports approval of the project. Because no new ministerial uses would be allowed following the zoning change, staff also recommends adoption of a Negative Declaration consistent with the California Environmental Quality Act (CEQA), finding that no physical impacts would occur to the environment as a result of project approval.

On February 5, 2026, the Planning Commission reviewed the proposed Project and adopted Resolution No. PC\_2026-0002 providing their report and recommendation that the Board of Supervisors adopt a Negative Declaration and approve the Project, as proposed by the applicant, based on the facts and analysis in the Staff Report.

**RECOMMENDED ACTION:** (1) Adopt a Resolution Adopting a Negative Declaration and Changing the General Plan Classifications of APNs 178-220-09 and 181-240-01 from Range Lands (RL) to Remote Residential (RMR:40); (2) Adopt an Ordinance Changing the Zoning of APNs 178-220-09 and 181-240-01 from Rangeland (R-L 160) to Upland Residential (U-R 40); and authorize Chair to sign same.

**ATTACHMENTS:**

- A. Planning Commission Resolution No. PC\_2026-0002
- B. Planning Commission Staff Report and related Attachments
- C. Draft Resolution of the Board adopting a Negative Declaration and Changing the General Plan

Classification of the Subject Parcel

- a. Exhibit A – General Plan Classification Change Map
- D. Draft Ordinance of the Board Changing the Zoning of the Subject Parcel
- a. Exhibit A – Rezone Exhibit