

# MODOC COUNTY PLANNING COMMISSION

## STAFF REPORT FOR MAY 27, 2020

### *Charlotte Barks Parcel Map*

#### BACKGROUND INFORMATION:

PROJECT NUMBER	PM2019-01
OWNER	Charlotte Barks
APPLICANT/REPRESENTATIVE	Charlotte Barks
REQUEST TYPE	Parcel Map and Rezone
DISTRICT NUMBER / SUPERVISOR	District V/Geri Byrne
ASSESSOR'S PARCEL NO.	005-060-013-000
TOWNSHIP AND RANGE	T.48N., R.5E., Section 29
LOCATION	1067 County Road 105, 7.2 miles northwest of Newell, CA
PARCEL SIZE	120 acres
EXISTING ZONING	Unclassified (U)
GENERAL PLAN DESIGNATION	Agriculture Exclusive (AE)
EXISTING LAND USE	Agriculture

#### SURROUNDING ZONING AND LAND USE:

	ZONING	GENERAL PLAN
NORTH	Unclassified	Agriculture Exclusive
SOUTH	Agriculture Exclusive	Agriculture Exclusive
EAST	Unclassified	Agriculture Exclusive
WEST	Unclassified	Agriculture Exclusive

**PROPOSAL:**

This is an existing 120 acre parcel with an established dwelling unit. A Parcel Map is requested to create a (+/-) 1.2 acre residential site and separate it from the farm ground. This is a one-time allowance by Section 18.18.070 (A) of the Zoning Ordinance which allows the split of a 1-5 acre homestead site from an existing parcel that is zoned AE and is at least 75 acres in size.

The existing 120 acre parcel is designated by the General Plan Land Use Maps as Agriculture Exclusive (AE) and is currently zoned as Unclassified (U). The creation of the "homestead" parcel will require a rezone to Agriculture Exclusive (AE) as well as a Minimum Lot Size Overlay Zone (M). The Minimum Lot Size Overlay (M) will prohibit any future dwelling pursuant to the allowed "homestead" split.

1. The division of the parcel to create an additional parcel for the existing residential use is essentially allowed as a use by right allowed by 18.18.070.
2. The rezoning to AE from U is required to conform to existing and allowed uses required by the General Plan.
3. The rezone to M is a restrictive action which does not allow for additional divisions as per 18.18.070 (A) (4).

**CEQA**

The parcel division and the proposed zoning change do not have the potential for causing a significant impact on the environment. Consequently this activity is exempt from CEQA under 15061 (b) (3).

**RECOMMENDATION:**

Staff recommends approval of the Parcel Map, the rezoning to AE and the application of the M zone.