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STATEMENT OF ZONING DISTRICT CHANGE LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

This Rezone application seeks to Rezone two parcels which are currently split zone, both parcels being split by Rural Land (RL) and Rural Residential (RR) Zoning Districts. Currently APN 013-028-81 contains 10.85 acres of RR zoning and 18.50 acres of RL zoning. APN 013-028-82 contains 3.81 acres of RR zoning and 41.45 acres of RL zoning.

The applicant wishes to Rezone APN 013-028-81, 29.35 acres, to be completely within the RR zoning district and Rezone APN 013-028-82, 45.26 acres, to be completely within the RL zoning district.

APN 013-028-81 is compatible with existing land uses and the Development Standards allowed under the RR zoning. Rezoning this property to RR would not be "spot" zoning because many of the adjoining properties are either Zoned RR or have been developed in a consistency with the RR zoning. The property is gently sloping rural parcel containing two residences and a family vineyard. The property can be further divided into 3 or 4 parcels while adhering to the RR standards, thus promoting rural residential development consistent with General Plan Policy LU-3.2.

The property abuts Highway 29 and because of the existing development on the property, the fuel loading on the property is minimal. The adjoining properties to the north and east are zoned RR with similar development. The adjoining properties to the south are zoned RL but have been developed in a way consistent with the RR zoning. This property is one of the only parcels south of Middletown with split zoning, abuts Highway 29 and contains the physical attributes of properties in the RR zoning district.

APN 013-028-82 is compatible with existing land uses and the Development Standards allowed under the RL zoning. Rezoning this property to RL would not be "spot" zoning because the property development is consistent with the adjoining properties also zoned RL. The property is mountainous, heavily wooded and brushy and consistent with the RL zoning district development standards and the General Plan.