

Rodriguez Parcel Narrative

Alejandro and Elvia Rodriguez own a property on Alturas-Babson Park Cutoff Road that once had two mobile homes and one site-built home. The site-built home was demolished in 2013. One mobile home was replaced in 2012. The other mobile home was demolished in April of 2021.

The Rodriguezs' want to regain their rights to three units on the property. They would like to replace the former site built home and mobile home with two mobile homes for a total of three units on the property. These homes are rented to low-income workers in the agricultural and services industry.

Under Section 120.H of the Land Development Code, A former legal non-conforming use that has ceased, pursuant to Section 120 C.1.b. may be recognized as conforming as part of an Extended Rights Parcel subject to its approval as a Level 4 conditional use. The BoCC may grant permanent recognition to a former legal non-conforming use after consideration of the following criteria:

- a. Substantiation that the subject use was a legal non-conforming use;
 - b. Site improvements, e.g., buildings or structures, were made to support the former legal non-conforming use;
 - c. The extent to which the non-conformity is conforming with the surrounding uses;
 - d. The availability of infrastructure and community services to support the non-conforming use;
 - e. Compatibility with neighboring properties and their land uses;
 - f. The impacts of the historical uses on the surrounding area;
 - g. The applicant's future plans for the property relative to the character of the surrounding area; and
 - h. The need or potential for site or infrastructure improvements that may result from extension of the use.
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- There is evidence that the three units were once legally non-conforming.
 - Wells and septic tanks still remain from the former units.
 - The property to the north and the property to the west both have multiple units on them. The property to the west has a single-family dwelling and a duplex. The property to the north has two mobile homes.
 - There is adequate capacity on ABC Cutoff Road to support the additional units. The wells and septic tanks are useable. There is an elementary school nearby in Alturas. There is a fire station on Highway 60.