



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

Date: 7/24/2018

To: Board of Supervisors

From: Department of Planning and Building Services

Subject: Adoption of Ordinance Approving Rezone # R_2018-0001 (FeedLot)

Request: On June 21, 2018, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the C2:CR (Commercial – General, Contract Rezone combining district) zoning district over two assessor parcels. The parcels, totaling approximately 1.2± acres, are located in Ukiah. (APNs 170-100-37 and 170-100-41)

As the Ukiah Valley Area Plan EIR evaluated the land use changes in this recommended rezone area, the rezone is exempt from further environmental review, pursuant to Section 15163 of the CEQA Guidelines.

Planning Commission Recommendation: On June 21, 2018, the Planning Commission recommended that the Board of Supervisors make the following findings and adopt an ordinance for the proposed zone change, Rezone #R_2018-0001, Assessor's Parcel Numbers 170-100-37 and 170-100-41, totaling 1.2± acres.

1. The Project is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines.
2. The Project is located within the Mixed Use General Plan designation and as such the proposed rezone seeks to bring the zoning district into compliance with the General Plan, as well as the Ukiah Valley Area Plan (UVAP).
3. The Project meets the stated intent and minimum lot size requirements of the Commercial – General zoning district, as stated in Section 20.092.025 of the Mendocino County Code.
4. The contract rezoning is consistent with the County of Mendocino Road and Development Standards.
5. The contract rezone is necessary to ensure that safety and general welfare standards of the County of Mendocino are upheld.

In addition, the Planning Commission directed staff to review language in the contract rezone regarding when the improvements can be completed.

Recommendation: That the Board of Supervisors adopt an ordinance approving Rezone R_2018-0001 (FeedLot), totaling approximately 1.2± acres near Ukiah, and finding the request to be consistent with the General Plan, Ukiah Valley Area Plan, and Commercial – General zoning district.

Attachments:

Ordinance
Exhibit A Map
Exhibit B Contract
Planning Commission staff report and minutes