

ORDINANCE NO. 4549

AN ORDINANCE CHANGING THE ZONING OF REAL PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 1. Findings. Based on the information provided in the memorandum accompanying this ordinance and evidence in the record, the Board of Supervisors makes the following findings:

- (a) CEQA. The Project is Exempt from review under the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*; “CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.
- (b) General Plan Consistency. The proposed Cannabis Prohibition District is appropriate for the affected parcels and is consistent with the intentions of the Rangeland and Forestland General Plan land use classifications. Prohibiting certain cannabis cultivation and facilities uses from parcels within these classifications may have the effect of assisting with the management and preservation of these resource lands. The CP Combining District is intended to allow the County to designate specific areas where commercial cannabis operations are prohibited. As provided by community petition, this Project seeks to prohibit commercial cannabis activities on the subject parcels. The Mendocino County General Plan emphasizes the role of the community – local residents, organizations and others, as well as the importance of self-determination in shaping communities’ future through public planning processes, and the adoption of CP districts is consistent with these planning principles.
- (c) Zoning Code Consistency. The proposed Project is situated within the Rangeland and Timberland Production Zoning Districts. The CP Combining District is intended to allow the County to designate specific areas where commercial cannabis operations are prohibited. Sixty-seven percent of landowners of the Rock Tree Valley neighborhood have signed a petition to demonstrate support for the proposed CP Combining district. The proposed CP Combining District would be applied to an area where a majority of the parcels allow residential use by right. The proposed CP Combining District would comprise of nineteen contiguous legal parcels.
- (d) Cannabis Prohibition (CP) Combining District Consistency.
 - (1) Per Mendocino County Code Section 20.119.020(A), all of the parcels subject to the CP Combining District allow residential uses by right. The parcels within the district are currently zoned either Rangelands (RL) or Timberland Production Zoning (TPZ), which both allow residential uses by right.
 - (2) Per MCC Section 20.119.020(B), the district is composed of no fewer than ten (10) legally created parcels, as the proposed district contains 19 legal parcels.
 - (3) Per MCC Section 20.119.030(B)(1), the applicants were able to demonstrate the support of more than sixty percent (60%) of the affected parcels at the time of application via individual, signed petitions from property owners.

Section 2. Rezone. Pursuant to Division I of Title 20, Chapter 20.212 of the Mendocino County Code, the zoning of the following real property within Mendocino County is hereby changed as follows:

The zoning of the APNs within the district boundary are hereby changed from Rangeland (RL) to Rangeland, Cannabis Prohibition (RL:CP), and from Timberland Production Zoning (TPZ) to Timberland Production Zoning, Cannabis Prohibition (TPZ:CP), as shown on the map attached as Exhibit A. Exhibit B includes a list of Assessor's Parcels within the proposed district, but should errors in the APN list be present, the map in Exhibit A shall supersede.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 23rd day of September, 2025, by the following vote:

AYES: Supervisors Cline, Haschak, and Norvell
NOES: Supervisors Mulheren and Williams
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board



Deputy

APPROVED AS TO FORM:
CHARLOTTE E. SCOTT
County Counsel





JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

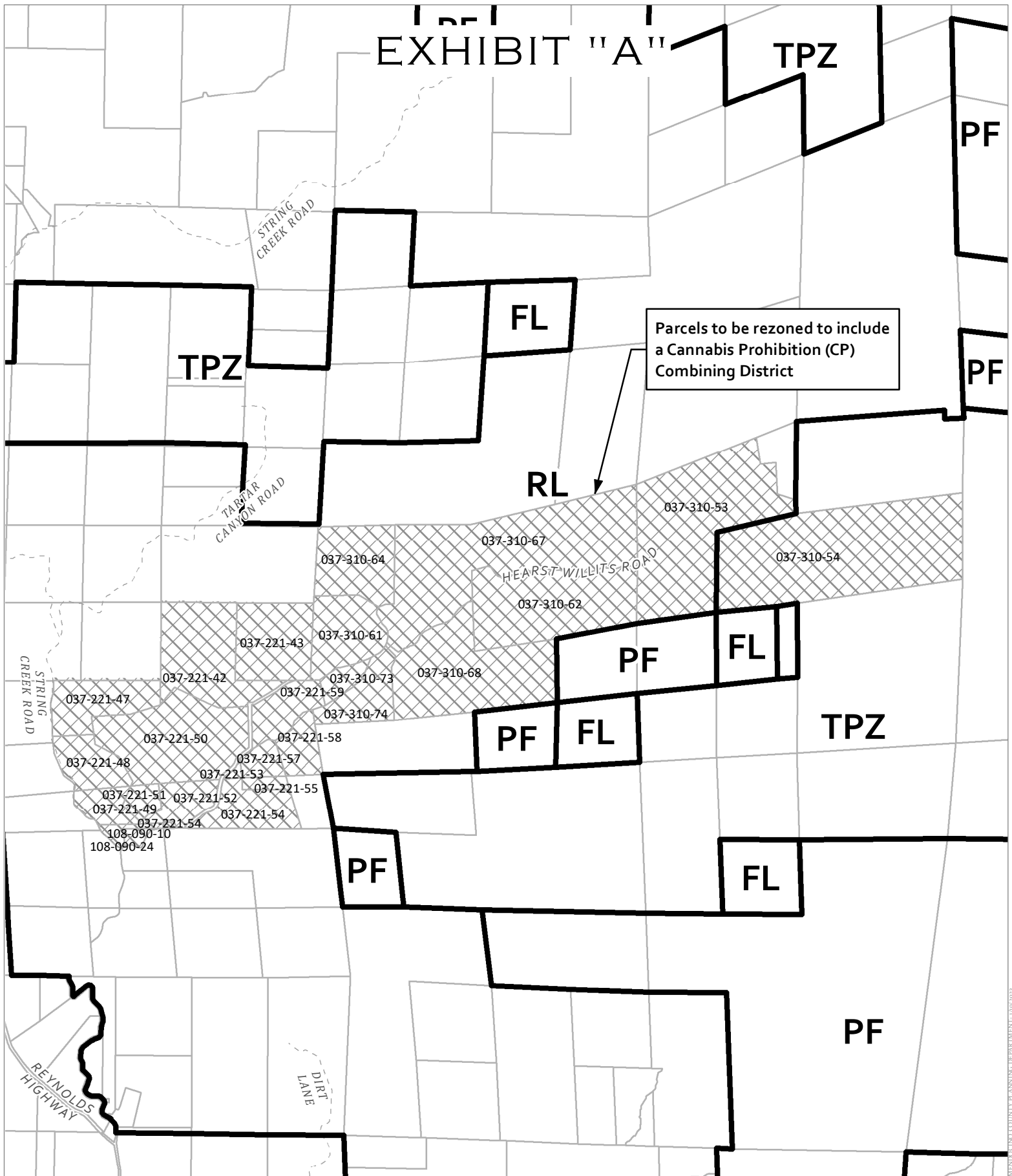
BY: DARCIE ANTLE
Clerk of the Board



Deputy

CASE#: Rezone R_2024-0001
OWNER: VARIOUS

EXHIBIT "A"



CASE: R 2021-0003

OWNER: Various

APN: Various

APLCT: Robert Cronin

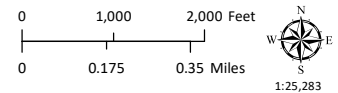
AGENT: **Bruce Jackson**

ADDRESS: Hearst-Willits Road, Willits

Zoning Districts

Public Roads

**REZONE to include a Cannabis Prohibition (CP)
Combining District**



REZONE EXHIBIT

Exhibit B: Proposed Rock Tree Valley CP District Parcel List

	Assessor's Parcel Numbers	Address
1	037-221-42	6150 Hearst Willits Road
2	037-221-43 & 037-310-61	6170 Hearst Willits Road
3	037-221-47	5100 Hearst Willits Road
4	037-221-48 & 037-221-49	24250 String Creek Road
5	037-221-50	5500 Hearst Willits Road
6	037-221-51 & 037-221-52	5200 Hearst Willits Road
7	037-221-54 & 037-221-53	5325 Hearst Willits Road
8	037-221-57 & 037-221-55	5501 Hearst Willits Road
9	037-221-58	5701 Hearst Willits Road
10	037-221-59	5721 Hearst Willits Road
11	037-310-75 (previously 037-310-53)	7590 Hearst Willits Road (previously 8500 Hearst Willits Road)
12	037-310-54	N/A (previously 8500 Hearst Willits Road)
13	037-310-62	7501 Hearst Willits Road
14	037-310-64	6800 Hearst Willits Road
15	037-310-67	7001 Hearst Willits Road
16	037-310-68	6651 Hearst Willits Road
17	037-310-73	6201 Hearst Willits Road
18	037-310-74	6501 Hearst Willits Road
19	108-090-24 & 108-090-10	5000 Hearst Willits Road