

ORDINANCE NUMBER 4415

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. 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 property described by Assessor's Parcel Numbers 170-100-37 and 170-100-41 (the "subject property") is reclassified from the Industrial – Limited (I1) zoning district to the Commercial – General (C2):CR zoning district as shown on Exhibit A, attached hereto and incorporated herein by this reference, subject to the requirements of section 2 of this ordinance.

Section 2. Contract Rezone. Said zoning change made by Section 2 of this Ordinance shall be subject to the conditions set forth in the Contract for Compliance with Rezoning Conditions, attached hereto as Exhibit B and incorporated herein by this reference, to be recorded against the subject property and in Exhibit B pursuant to Government Code Section
and Mendocino County Code Section 20.212.010.

Section 3. Findings. Based on the information provided in the agenda packet accompanying this ordinance and evidence in the record, the Board of Supervisors makes the following findings:

- (a) The rezoning of the subject property is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines.
- (b) The subject property 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.
- (c) The rezoning of the subject property 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.
- (d) The rezoning of the subject property is consistent with the County of Mendocino Road and Development Standards.
- (e) The contract rezone is necessary to ensure that safety and general welfare standards of the County of Mendocino are upheld.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mendocino, State of California, on this 11th day of September, 2018, by the following roll call vote:

AYES: Supervisors Brown, McCowen, Croskey, Gjerde, and Hamburg
NOES: None
ABSENT: None

WHEREUPON, the Chair declared the Ordinance passed and adopted and **SO ORDERED**.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

DAN HAMBURG, Chair
Mendocino County Board of Supervisors

Deputy

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

APPROVED AS TO FORM:
KATHARINE L. ELLIOTT, County Counsel

BY: CARMEL J. ANGELO
Clerk of the Board

Deputy