

ORDINANCE NO. 4527

**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) The Project is Categorically Exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, which covers projects that are "...consistent with a Community Plan, General Plan, or Zoning."
- (b) Per Table 3-1 of the Mendocino County General Plan, the Mixed-Use land use classification is not compatible with the Agricultural (AG) zoning district. The Mixed Use North State (MUNS) classification established by the Ukiah Valley Area Plan (UVAP) does not have its own compatibility table, but uses similar to the Mixed Use classification can be logically inferred.
- (c) A change to Limited Commercial (C-1) would bring the parcel into consistency with both the MUNS classification as well as the existing and long-established use as a mobile home park with commercial structure.

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 APN 169-130-77 is hereby changed from Agricultural (AG) to Limited Commercial (C-1), as shown on the map attached as Exhibit A.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 12<sup>th</sup> day of September, 2023, by the following vote:

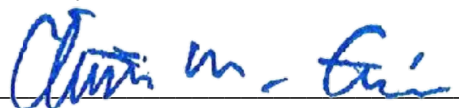
AYES: Supervisors McGourty, Mulheren, Haschak, Gjerde, and Williams  
NOES: None  
ABSENT: None

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

ATTEST: DARCIE ANTLE  
Clerk of the Board

  
Deputy


APPROVED AS TO FORM:  
CHRISTIAN M. CURTIS  
County Counsel



  
GLENN MCGOURTY, 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