

ORDINANCE NO. 4557

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) General Plan Consistency. The proposed project is consistent with the applicable policies of the General Plan and Ukiah Valley Area Plan and the proposed zoning district is appropriate for the parcel given the lack of agricultural viability and surrounding uses. The Upland Residential 40-acre district (UR-40) is consistent with the Remote Residential General Plan Classification, as stated in the General Plan. The associated General Plan change from Range Lands (RL) to Remote Residential (RMR:40) is consistent with applicable policies in the General Plan and Ukiah Valley Area Plan (UVAP), including DE-1, DE-17, DE-37, OC3.1b, and LU4.
- (b) Zoning Code Consistency. The Upland Residential 40-acre minimum district is intended for low-density agricultural and residential uses, and is consistent with the current and proposed use of the property. Current development will be conforming to all zoning code regulations regarding dwelling density, setbacks, and structure height. The rezoning of the subject property meets the stated intent and minimum lot size requirements of the Upland Residential district as stated in Sections 20.056.005 and 20.056.025(B) of the Mendocino County Code.

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 APNs 178-220-09 and 181-240-01 is hereby changed from Rangeland (RL) to Upland Residential, 40 acre minimum (UR-40) 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 24th day of March, 2026, by the following vote:

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

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

ATTEST: DARCIE ANTLE
Clerk of the Board



Deputy

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






BERNIE NORVELL, 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.

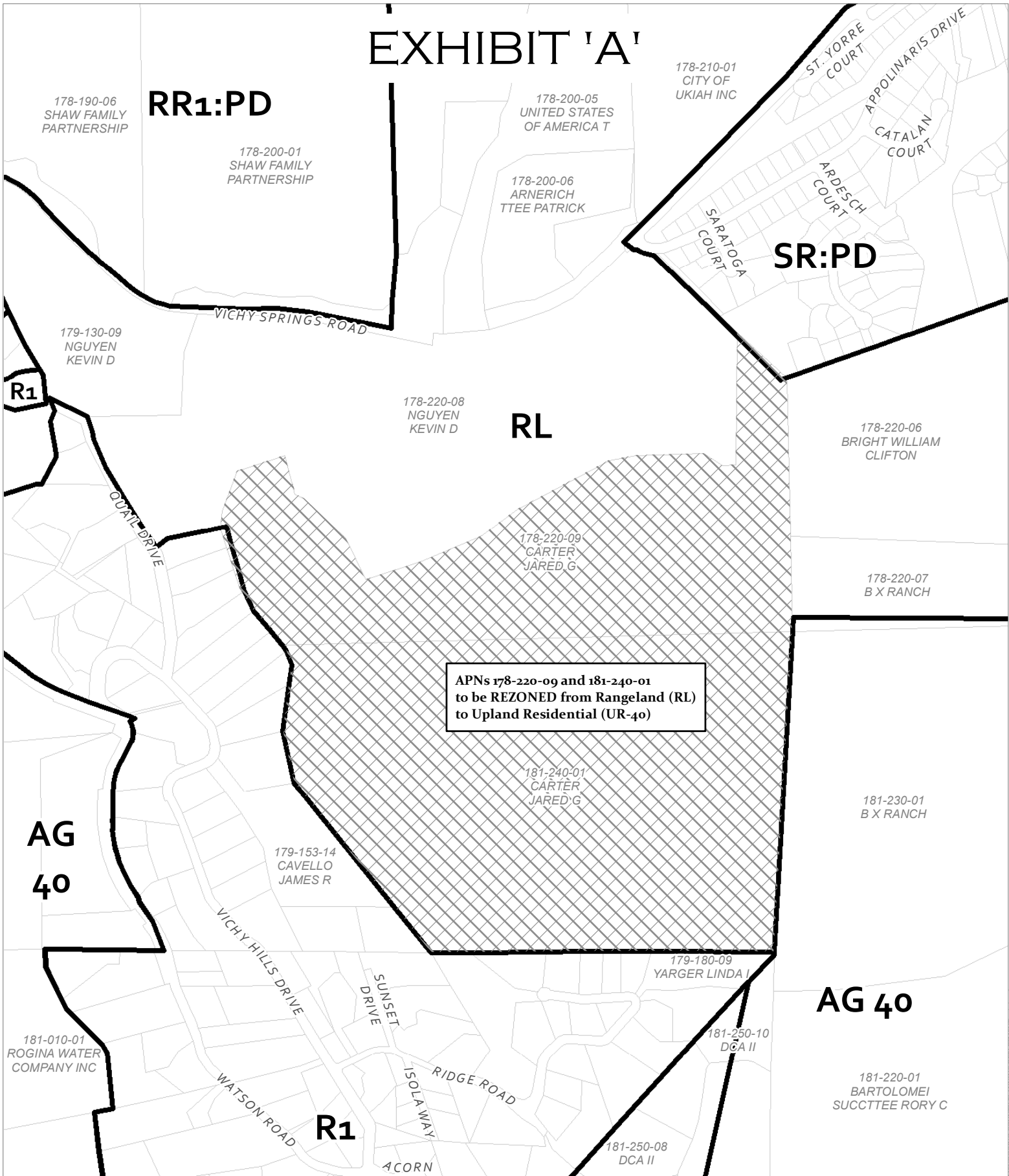
BY: DARCIE ANTLE
Clerk of the Board



Deputy

CASE#: Rezone R_2023-0002 (Carter)
OWNER: Rustic Retirement, LLC

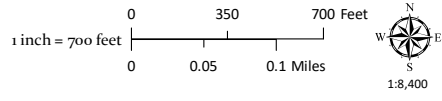
EXHIBIT 'A'



APNs 178-220-09 and 181-240-01
to be REZONED from Rangeland (RL)
to Upland Residential (UR-40)

CASE: GP/R 2023-0002
OWNER: Rustic Retirement, LLC
APN: 178-220-09, 181-240-01
APLCT: CARTER, Jared & Bonnie
AGENT: None
ADDRESS: 1961 Vichy Springs Road, Ukiah

Zoning Districts
 Parcels to be rezoned from RL to UR-40



VENTURA COUNTY PLANNING DEPARTMENT - 5/23/25