



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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**MEMORANDUM**

**DATE:** SEPTEMBER 10, 2019

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** SAM VANDY VANDEWATER  
DEPARTMENT OF PLANNING & BUILDING SERVICES

**SUBJECT:** ADOPTION OF ORDINANCE APPROVING REZONE R\_2019-0004

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**BACKGROUND**

On June 6, 2019, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance rezoning a parcel to the General Commercial size (C2) zoning district which is currently zoned Limited Commercial (C1). The parcel, totaling 1.63 acres, is addressed as 9651 N State Street, Redwood Valley, 95470 (APN 162-100-55). The parcel will remain zoned to the Community Character Combining District.

Since the General Plan EIR evaluated the land use changes in this recommended rezone area, the rezone is exempt from further environmental review, pursuant to State CEQA Guidelines Section 15183, which exempts projects consistent with an approved General Plan.

**KEY ISSUES**

**General Plan and Zoning Consistency:** The proposed project is the rezone of a legal parcel within the Commercial General Plan Land Use Designation, from Limited Commercial zoning district to the General Commercial zoning district. The proposed zone change would remain consistent with the Commercial Land Use Designation, as well as the policies of the General Plan. Additionally, the proposed project is consistent with the General Commercial zoning district, per Mendocino County Code 20.092.

**Environmental Determination:** Section 15183 of the Guidelines for the California Environmental Quality Act allows for projects that are consistent with the General Plan to be exempt from additional review, as it can be established that the environmental determination was previously completed through the adoption of the Mendocino County General Plan.

**RECOMMENDATION**

The Board of Supervisors adopt an ordinance approving Rezone R\_2019-0004 (Bradle). See the agenda summary for this item for the recommended motion.

**Attachments:**

- A. Rezone Ordinance
- B. Planning Commission Staff Report, July 3, 2019
- C. Planning Commission Resolution No. PC\_2019-0009
- D. Draft Planning Commission Minutes, July 3, 2019