

Resolution Number PC 2025-0012

County of Mendocino
Ukiah, California

DECEMBER 18, 2025

GP_2024-0001 REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING A GENERAL PLAN AMENDMENT TO UPDATE THE COMMUNITY SPECIFIC POLICIES CHAPTER OF THE GENERAL PLAN AND THE ADDENDUM TO THE GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT RELATED THERETO

WHEREAS, on August 17, 2009, the Mendocino County Board of Supervisors adopted Resolution No. 09-182, certifying the Final Environmental Impact Report for the Mendocino County General Plan (State Clearinghouse No. 2008062074) (the "General Plan EIR"), which analyzed the environmental impacts of the adoption of the County's General Plan, and adopted a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations; and

WHEREAS, Government Code section 65300 requires that each County adopt a comprehensive, long-term general plan for the physical development of the county, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, Government Code section 65358 provides that the County may amend all or part of an adopted general plan; and

WHEREAS, the Redwood Valley Municipal Advisory Council (RVMAC) has submitted a draft of the Community Action Plan (CAP) approved by the community, and as directed by the Board of Supervisors, and some elements of said Plan are recommended for incorporation into the Mendocino County General Plan under the Community Specific Policies chapter (GP_2024-0001) ('the Project'); and

WHEREAS, Chapter 6 of the General Plan proposed for amendment is attached to this resolution as Exhibit A and incorporated herein by this reference, which shows the changes to the chapter in redline and strike-through; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.; "CEQA") and the CEQA Guidelines (Title 14, California Code of Regulations Section 15000 et seq.), the Department undertook a review of the Project; and

WHEREAS, Section 15164 of the CEQA Guidelines provides that an addendum to a previously certified EIR may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent environmental impact report have occurred; and

WHEREAS, an Addendum to the General Plan EIR, attached to this resolution as Exhibit B and incorporated herein by this reference (the "Addendum"), has been prepared to evaluate whether the proposed Project would have a significant effect on the environment beyond that which was evaluated in the General Plan EIR; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on December 18, 2025 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project and the Addendum.

All interested persons were given an opportunity to hear and be heard regarding the Project and the Addendum; and

WHEREAS, the Planning Commission considered all of the information presented to it including the Staff Report and public testimony presented in writing and at the public hearing; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings and recommendations to the Mendocino County Board of Supervisors regarding General Plan Amendment GP_2024-0001:

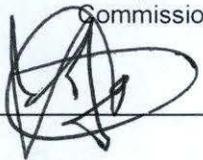
1. The above recitals and true and correct, and incorporated herein by this reference.
2. The Addendum reflects the County's independent judgement as to the environmental consequences of development pursuant to the General Plan. The Addendum was prepared and reviewed in compliance with CEQA and the CEQA Guidelines, and is attached hereto as Exhibit B. The Planning Commission recommends that the Board of Supervisors review and consider approval of the Addendum to the Previously Adopted EIR prepared for General Plan Amendment GP_2024-0001 and make the findings required by CEQA Guidelines section 15164.
3. Based on the evidence submitted and as demonstrated by the analysis of included in the General Plan EIR and the Addendum, none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental environmental impact report have occurred, specifically:
 - a. The proposed changes to Chapter 6 of the General Plan would not result in any substantial changes from what was previously analyzed in the General Plan EIR and would not involve new significant impacts or result in a substantial increase in the severity of previously identified significant impacts. The Project, therefore, does not constitute a substantial change in the project.
 - b. No substantial changes have occurred with respect to the circumstances under which the project was undertaken. While the General Plan was adopted in 2009, there have been no significant changes in land uses or zoning in the County since that time. The project location and setting as described in the General Plan EIR is essentially unchanged. While legal development has occurred consistent with the General Plan, the amount of development has not been of a level to be considered a substantial change. No substantial changes have occurred within the County since the certification of the General Plan EIR. Development in the region has occurred at a slower pace than anticipated in the General Plan EIR. Based on the environmental baseline identified in the EIR, the physical changes in the County that have occurred are consistent with the analyses of the EIR and the cumulative projects considered in the EIR. There have been no substantial changes in the circumstances of the County as considered in the EIR.
 - c. The consistency of the proposed amendments of the Inland Zoning Code Update with the analysis of the General Plan EIR is presented in the Addendum. As discussed in that document, the Project will not result in any new significant effects not discussed in the General Plan EIR.
 - d. Based on the analysis presented in the Addendum, no supplemental environmental review is required for the Project in accordance with Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164.
4. The Board of Supervisors adopt the Addendum to the General Plan EIR for the Redwood Valley Community Specific Policies.

5. That the Board of Supervisors find that the adoption of amendments to Chapter 6 of the General Plan are internally consistent with the other elements and remainder of the General Plan as discussed in the staff report for this item and as required by Government Code Section 65300.5(a).
6. The Planning Commission recommends that the Board of Supervisors adopt General Plan Amendment GP_2024-0001, making the recommended amendments to the Mendocino County General Plan, as attached in Exhibit A.

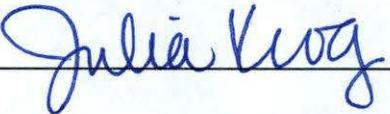
BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

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

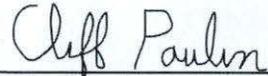
ATTEST: Jocelyn Gonzalez-Thies
Commission Services Supervisor

By:  _____

BY: JULIA KROG
Planning & Building Director

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CLIFF PAULIN, Chair
Mendocino County Planning Commission

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