

## ORDINANCE NO. 4437

### AN ORDINANCE CHANGING THE ZONING OF REAL PROPERTY WITHIN MENDOCINO COUNTY

WHEREAS, the applicant, JOLENE ALLEN, filed an application for rezone with the Mendocino County Department of Planning and Building Services to rezone one parcel from Limited Commercial (C1) to General Commercial (C2), 2± miles West of Redwood Valley Center, on the North Side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55); General Plan C; Zoning C1:12K/CC; Supervisorial District 1; (the "Project"); and

WHEREAS, on July 3, 2019, the Planning Commission held a noticed public hearing, received comments and recommended the Board of Supervisors approve R\_2019-0004; and

WHEREAS, the Project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183 governing Special Situations and Projects Consistent with the General Plan, and the Project was noticed and made available for agency and public review in accordance with the CEQA and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on September 10, 2019, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorical Exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorical Exemption and the Project.

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.
- (b) The Project is located within a Commercial General Plan Land Use Designation and the site is consistent with the minimum parcel size of 12,000 square feet General Commercial (C2) zoning district.
- (c) The Project meets the stated intent and minimum lot size requirements of the General Commercial (C2) zoning district, as stated in Mendocino County Code Chapter 20.092.

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:

Said zoning change encompasses the property described by Assessor's Parcel Numbers 162-100-55 which is reclassified from Limited Commercial with Community Character Combining District (C1:CC) to General Commercial with Community Character Combining District (C2:CC) as shown on attached Exhibit A.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 10<sup>th</sup> day of September, 2019, by the following vote:

AYES: Supervisors Brown, McCowen, Haschak, Gjerde and Williams  
NOES: None  
ABSENT: None

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

ATTEST: CARMEL J. ANGELO  
Clerk of the Board

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CARRE BROWN, 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.

\_\_\_\_\_  
Deputy  
  
*APPROVED AS TO FORM:*  
KATHARINE L. ELLIOTT, County Counsel

BY: CARMEL J. ANGELO  
Clerk of the Board

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Deputy

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Deputy

CASE#: Rezone #R 2019-0004  
OWNER: LEAH BRADLE