

**ORDINANCE NO. \_\_\_\_\_**

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

WHEREAS, the applicant, COOMBS TREE FARMS INC, filed an application for rezone with the Mendocino County Department of Planning and Building Services to rezone two parcels from Rural Community (RC 40K) to Limited Industrial (I1), In the unincorporated community of Piercy, lying on the south side of Road 442B (CR 442B), adjacent to its intersection with State Highway 271 (SR 271), located at 80300 and 80160 Road 442B, Piercy (APNs: 053-110-10 and 053-130-01); General Plan RC 40K; Zoning RC 40K; Supervisorial District 4; (the "Project"); and

WHEREAS, on August 6, 2020, the Planning Commission held a noticed public hearing, received comments and recommended the Board of Supervisors approve R\_2019-0015; and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on July 15, 2020 in accordance with the California Environmental Quality Act (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 February 23, 2021, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration 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) A Negative Declaration was prepared for the Project and noticed and made available for agency and public review on July 15, 2020 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines.
- (b) The Project is located within a Rural Community General Plan Land Use Designation and the site is consistent with the minimum parcel size of 40,000 square feet Rural Community (RC 40K) zoning district.
- (c) The Project meets the stated intent and minimum lot size requirements of the Limited Industrial (I1) zoning district, as stated in Mendocino County Code Chapter 20.096.

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 properties described by Assessor's Parcel Numbers 053-110-10 and 053-130-01 which are reclassified from Rural Community (RC 40K) to Limited Industrial (I1) as shown on attached Exhibit A.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 23<sup>rd</sup> day of February, 2021, by the following vote:

AYES:

NOES:

ABSENT:

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

ATTEST: CARMEL J. ANGELO  
Clerk of the Board

\_\_\_\_\_  
DAN GJERDE, 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:*  
CHRISTIAN M CURTIS, County Counsel

BY: CARMEL J. ANGELO  
Clerk of the Board

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Deputy

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Deputy

CASE#: Rezone #R 2019-0015  
OWNER: COOMBS TREE FARMS, INC