



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: MAY 17, 2016
TO: BOARD OF SUPERVISORS
FROM: DEPARTMENT OF PLANNING AND BUILDING SERVICES
SUBJECT: ADOPTION OF ORDINANCE APPROVING REZONE # R_2015-0003

Request: On March 17, 2016, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the I-2 (General Industrial) zoning district over two assessor parcels. The parcels, totaling approximately 27.7± acres, are located in Ukiah (APN 169-242-11 and 12).

Because the Ukiah Valley Area Plan EIR evaluated the land use changes in this recommended rezone area, the rezone is exempt from further environmental review, pursuant to California Code regulations, Section 15162.a.

Planning Commission Recommendation: On March 17, 2016, the Planning Commission recommended that the Board of Supervisors make the following findings and adopt an ordinance for the proposed I-2 (General Industrial) zone change, Rezone #R_2015-0003, Assessor's Parcel Numbers 169-242-11 and 169-242-12, totaling 27.7± acres.

1. That the Final Environmental Impact Report (FEIR) previously adopted for the Ukiah Valley Area Plan adequately addressed all of the environmental issues associated with the proposed land use change, along with associated rezones resulting in consistency between both the General Plan Land Use Classifications and the zoning classifications for each of the parcels such that no additional environmental evaluation is required nor necessary pursuant to Section 15162 (a), Title 14 of the California Code of Regulations.
2. That the proposed zone change to I-2 (General Industrial) is consistent with General Plan Policy DE-9 (Industrial) and allows for packing and processing-winery uses.

Attachments:

Ordinance and Exhibit A
Planning Commission staff report and minutes