

ORDINANCE NO. _____

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

WHEREAS, the applicants, Canandaigua West Inc. & Canandaigua California Acquisition Corporation, filed an application for Rezone No. R_2015-0003 with the Mendocino County Department of Planning and Building Services to authorize the rezoning of an 27.7± acres property from the General Commercial (C-2) zoning district to the General Industrial (I-2) zoning district (the "Project"), situated 0.5± miles north of the City of Ukiah, lying on the east side of North State Street (CR 104) 0.25± mile north of its intersection with Orr Springs Road (CR 223), located at 2399 North State Street; APN 169-242-11 & 169-242-12; and

WHEREAS, Chapter 20.212 of the Mendocino County Code contains requirements for rezoning property; and

WHEREAS, on March 17, 2016 the Planning Commission held a noticed public hearing, received comments and recommended the Board of Supervisors approve R_2015-0003; and

WHEREAS, no additional environmental evaluation is required, nor necessary pursuant to Section 15162 (a) of the Guidelines for the California Environmental Quality Act (Title 14, California Code of Regulations, Section 15000 et seq.), since the environmental impacts have already been evaluated by the Environmental Impact Report (EIR) adopted for the 2011 Ukiah Valley Area Plan; and

WHEREAS, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on May 17, 2016, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the CEQA finding and the Project. All interested persons were given an opportunity to hear and be heard regarding the CEQA finding 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, the Board of Supervisors makes the following findings:

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.

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 Number 169-242-11 & APN 169-242-12 which is reclassified from the General Commercial (G-2) zoning district to the General Industrial (I-2) zoning district as shown on attached Exhibit A.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this _____ day of _____, 2016, 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:
KATHARINE L. ELLIOTT, County Counsel

BY: CARMEL J. ANGELO
Clerk of the Board


Deputy

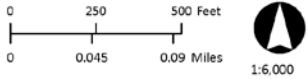
Deputy

CASE#: Rezone #R_2015-0003
OWNER: CANANDAIGUA WEST INC. & CANANDAIGUA CALIFORNIA CORPORATION



CASE: R 2015-0003
 OWNER: Canandaigua West, Inc.
 APN: 169-242-11,12
 APLCT: Canandaigua West, Inc.
 ADDRESS: 2399 N. State St., UK

 Zoning Master



ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, May, 2015
 All spatial data is approximate. Map provided without warranty of any kind.