



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
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October 29, 2025

Department of Transportation
Environmental Health - Ukiah
Farm Advisor
Mendocino County Farm Bureau
Agriculture Commissioner
Air Quality Management

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Cloverdale Rancheria
Cahto Tribe
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Redwood Valley Water District
Redwood Valley Fire District

CASE#: GP_2024-0001

DATE FILED: 7/8/2024

OWNER: Various

APPLICANT: RVMAC

AGENT: Dolly Riley

REQUEST: General Plan Amendment to incorporate recommendations from the Redwood Valley Community Action Plan into the Community Specific Policies Element of the Mendocino County General Plan.

ENVIRONMENTAL DETERMINATION: Addendum to a Previously Adopted EIREIR

LOCATION: The unincorporated community of Redwood Valley

SUPERVISORIAL DISTRICT: 1 (Cline)

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: November 12, 2025

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: GP_2024-0001 (RVMAC)

OWNER:	Various
APPLICANT:	Redwood Valley Municipal Advisory Council (RVMAC)
AGENT:	Dolly Riley
REQUEST:	General Plan Amendment to incorporate recommendations from the Redwood Valley Community Action Plan into the Community Specific Policies Element of the Mendocino County General Plan.
LOCATION:	The unincorporated community of Redwood Valley
EXISTING USES:	Residential, Agricultural, Commercial
DISTRICT:	1 (Cline)
RELATED CASES:	None

REFERRAL AGENCIES

<u>LOCAL</u>		
☒ Agricultural Commissioner	☒ Redwood Valley Water District	<u>TRIBAL</u>
☒ Air Quality Management District	<u>STATE</u>	☒ Cloverdale Rancheria
☒ Department of Transportation (DOT)	☒ CALFIRE (Land Use)	☒ Cahto tribe
☒ Environmental Health (EH)	☒ California Dept. of Fish & Wildlife	☒ Redwood Valley Rancheria
☒ Farm Advisor		☒ Sherwood Valley Band of Pomo Indians
☒ Farm Bureau		☒ Round Valley Tribe
☒ Redwood Valley Fire District		

ADDITIONAL INFORMATION: See the attached sheet for the proposed changes.

STAFF PLANNER: Russ Ford

DATE: 10/29/2025

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Various

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Redwood Valley-Calpella / CAL FIRE

4. FARMLAND CLASSIFICATION:

GIS
Various

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
Various

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Various

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
Partially

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
Partially

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
Partially

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
Partially

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:

Policy
Yes

22. OAK WOODLAND AREA:

USDA
Partially

23. HARBOR DISTRICT:

Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



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MEMORANDUM

DATE: October 27, 2025

TO: Referral agencies

FROM: Russ Ford, Senior Planner

SUBJECT: GP_2024-0001 (RVMAC) – Update to the Community Specific Policies chapter of the General plan for the community of Redwood Valley

The Department is preparing an amendment to the Community Specific Policies chapter of the General Plan in order to update some of the goals, policies, and action items for the community of Redwood Valley. The Redwood Valley Municipal Advisory Council (RVMAC) has completed a draft update of the Community Action Plan (CAP) for Redwood Valley, and established a number of policies to help guide future development in that community. Staff is recommending a number of these policies be incorporated into the General Plan to allow the Department to evaluate future development for consistency. The recommended additions are listed below.

- The County encourages redevelopment of the old Redwood Valley Middle School for use as a recreation and community center.
- Work to develop and implement a plan to provide pedestrian improvement in the core downtown area along School Way and East Road.
- The County supports the development of agro- and eco- tourism in conjunction with existing and proposed agricultural operations within agricultural zones.
- Landscaping on new development shall encourage the use of locally “native” species and the targeted removal of “invasive” species as defined by the California Invasive Plant Council (Cal-IPC)¹.
- Encourage the use of dwelling groups and/or cluster development that would provide for the protection and long-term viability of agricultural lands while allowing development of additional housing units.
- Commercial cannabis cultivation shall prioritize protection of existing residential uses. To preserve the existing agricultural character of the community, outdoor, sun-grown cannabis cultivation is more desirable than mixed-light cultivation.
- New commercial development is encouraged to incorporate green and renewable energy sources in their design and construction, including solar arrays and EV charging stations.
- The County will encourage and support locally owned businesses seeking public and private sources of funding.
- The County encourages job creation and economic development through local sustainable, non-polluting light industries.
- The County will work cooperatively with the Redwood Valley community to plan open spaces, parks, and public gardens.

¹ www.cal-ipc.org



REDWOOD VALLEY COMMUNITY PLANNING AREA

The Redwood Valley community planning area encompasses the town of Redwood Valley and the area north of State Route 20 via East Road, approximately eight miles northeast of Ukiah. Bisected by the Russian River and State Route 101, Redwood Valley maintains a modest commercial downtown area located at the intersection of East Road and School Way. South of downtown Redwood Valley is another strip of commercial shops. The remainder of the valley is mainly agricultural with residential ranchettes of 5 to 10 acres, as well as clusters of smaller parcels, situated in and around the valley. An elementary and middle school are located west of the core commercial area, a half-mile north of US 101.

Redwood Valley Goals and Policies

The following goals, policies, and actions are specific to the Redwood Valley area, and supplement the countywide goals and policies elsewhere in this General Plan.

Redwood Valley Community Goals

Goal CP-RV-1: Focus new commercial development in the established downtown Redwood Valley area (along East Road), and new commercial and industrial development north and south of School Way. All new development should be located where public services and infrastructure are available.

Goal CP-RV-2: Maintain a transition buffer between the existing commercial, industrial, and residential uses surrounding the downtown Redwood Valley core as generally described above, and resource lands outside this core area.

Goal CP-RV-3: Maintain the agricultural nature of the valley by retaining Agricultural zoning and avoiding incremental increases in rural residential densities.

Redwood Valley Community Area Policies

Policy CP-RV-1: The County supports and promotes “Smart Growth” planning techniques and principles for the Redwood Valley.

Policy CP-RV-2: Mixed-use, commercial and public uses are encouraged to locate in the Redwood Valley downtown core area.

Policy CP-RV-3: The County shall promote economic infill opportunities that support infill and improve the aesthetic character of the Redwood Valley downtown core.

Action Item CP-RV-3.1: Consider redeveloping the commercial building façades on the buildings located on East Road.



Action Item CP-RV-3.2: Improve the aesthetics of areas surrounding the downtown, extending to State Route 20. Potential strategies include:

- Planting screening landscaping to reduce the visual impacts of the electric substation southeast of the downtown.
- Establishing a consistent architectural theme, compatible with the character of Redwood Valley, for commercial development south of the downtown.

Policy CP-RV-4: New industrial development in Redwood Valley should be located outside the downtown core in locations that minimize negative visual impacts and are compatible with existing and planned land uses.

Policy CP-RV-5: The County encourages redevelopment of the northwest corner of East Road and School Way, such as with a mixed retail commercial/residential project.

Policy CP-RV-6: Encourage streetscape improvements to the East Road street frontage to improve appearance and aesthetics, potentially including landscaping, pedestrian access, lighting, or other features on private property and in the public right of way.

Policy CP-RV-7: Parking to be relocated off of the East Road street frontage to improve aesthetics.

Policy CP-RV-8: The County encourages the Redwood Valley County Water District to evaluate the merits of a water conservation program for all customers and to pursue the provision or management of sewage treatment facilities. The County shall facilitate this process and support funding applications consistent with technical studies and General Plan objectives.

*Note: the map on the following page, **Figure CP-8**, is an excerpt from the Land Use Map contained in the Development Element and is provided for informational purposes only. The Land Use Map in the Development Element should be consulted to determine the official land use policy of the County for this area.*



FIGURE CP-8: REDWOOD VALLEY COMMUNITY MAP

