




Community Development Department  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532

**For the Meeting of March 4, 2025**

☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: February 26, 2025

Subject: Second reading, approval and adoption of Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element.

---

---

**Recommendation:**

That the City Council:

1. Allow staff to reintroduce Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element; and
2. Open the public hearing, receive public input, and deliberate, including amending the Planning Commission's recommendations; and
3. Approve and adopt Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element.

## Discussion

As discussed at your meeting on February 18, 2025, the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses. Staff pointed out that the Industrial Commercial (IC) zone refers to the **Industrial (I)** zone which in turn refers to compatible commercial uses described in the **Community Commercial (CC)** land use designation, which also includes conditionally permitted uses in the **Neighborhood Commercial (NC)** zone without the need to obtain a use permit

Copies of the Industrial Commercial (IC), Industrial (I), Community Commercial (CC), and Neighborhood Commercial (NC) development standards were provided to the Council for the February 18<sup>th</sup> meeting.

Again, staff and the Planning Commission developed a land use matrix some years ago, identifying what we believed were appropriate land uses for the various zoning designations. A copy of the matrix was provided to the Council for the February 18<sup>th</sup> meeting. **If you would like another copy, please let staff now.**

At your meeting on February 18<sup>th</sup>, staff requested that the Council carefully review the recommended use types for Industrial Commercial designations and let staff know if the Council would like to make any changes to the recommended use types.

### **Zone Reclassification Required Finding:**

**1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.**

In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation. Below is a copy of the existing Land Use Element language for the Industrial Commercial designation. Accordingly, Table 1-2, the "Permitted Uses" needs to be amended.

<b>Designation</b>	<b>Permitted Uses</b>	<b>Minimum Lot Size</b>
Industrial Commercial (IC)	<ul style="list-style-type: none"> <li>● Industrial Uses as described in the Industrial Land Use Designation and compatible commercial uses described in the Community Commercial Land Use Designation.</li> <li>● Public Facility needs.</li> <li>● Motor vehicle repair, maintenance and fueling.</li> <li>● Telecommunications facilities and manufacturing.</li> <li>● Limited lodging facilities.</li> <li>● Limited childcare facilities.</li> </ul>	20,000 square feet
<b>Open Space</b>	<b>Density/FAR*</b>	<b>Building Height</b>
10%	FAR 1.5 on 20% and 0.35 on 80%.	Maximum 4 stories or 65 feet

**Attachment 4** identifies the amended Table 1-2. With the recommended amendment to the Land Use Element of the General Plan, the recommended amendments are consistent and compatible with the General Plan.

## **2. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).**

### **CEQA:**

There are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue. For the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved. There is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC). Of course, the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted.

Based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

**Attachments:**

Attachment 1: Ordinance No. 411-2025 amending the Industrial Commercial zoning regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC).

Attachment 2: Resolution No. 1630-2025 amending Table 1-2 Industrial Commercial designation of the General Plan.

**ORDINANCE NO. 411-2025**



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL  
AMENDING THE INDUSTRIAL COMMERCIAL REGULATIONS, SECTION 17.20.110  
OF THE RIO DELL MUNICIPAL CODE (RDMC).**

**THE CITY COUNCIL OF THE CITY OF RIO DELL ORDAINS AS FOLLOWS:**

**WHEREAS** the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses; and

**WHEREAS** the **Industrial Commercial** (IC) zone refers to the **Industrial** (I) zone which in turn refers to compatible commercial uses described in the **Community Commercial** (CC) land use designation, which also includes conditionally permitted uses in the **Neighborhood Commercial** (NC) zone without the need to obtain a use permit; and

**WHEREAS** it is not only cumbersome and confusing for staff but also to members of the public that have to refer to other designations to determine the allowed uses; and

**WHEREAS** staff and the Planning Commission worked a land use matrix years ago, identifying what we believed were appropriate land uses for the various zoning designations. This matrix was used to develop principally and conditionally permitted use types; and

**WHEREAS** staff and the Planning Commission is recommending expanding the principally and conditionally permitted use types in the Industrial Commercial zone; and



**WHEREAS** there are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue. For the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved. There is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC). Of course, the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted; and

**WHEREAS** based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

**NOW, BE IT RESOLVED** that the City Council of the City of Rio Dell finds that the proposed amendments are consistent and compatible with the General Plan and any implementation programs that may be affected and have been processed in accordance with the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Rio Dell does hereby ordain as follows:

#### **Section 1.**

##### **Section 17.10.010 Definitions**

Automobile and Vehicle Sales/Rentals means a retail establishment selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.

Automobile and Vehicle Services, Major Repair/Body Work means establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.

Automobile and Vehicle Services, Maintenance and Minor Repair mean establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Building Materials Stores and Yards means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores", even if they sell some building materials, as long as there is no outdoor lumberyard.

Coffee House means an establishment providing coffee, tea, smoothies, etc as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.

Equipment Sales and Rental means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)

Parks and Playgrounds means parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes. Does not include Dog Parks.

Service Stations, With Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Service Stations, Without Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.

Storage Public Enclosed (Mini Storage) means a building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.

Section 17.20.110 of the Rio Dell Municipal Code is hereby amended as follows:

**17.20.110 Industrial commercial or IC zone.**

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal permitted uses, including, but not limited to:

~~(a) Industrial uses as described in the industrial land use designation and compatible commercial uses described in the community commercial land use designation;~~

~~(b) Public facility needs such as a wastewater treatment plant;~~



~~(c) Motor vehicle repair, maintenance and fueling; and~~

~~(d) Telecommunications facilities and manufacturing.~~

(a) Automobile Gas Stations, including charging stations, without vehicle service

(b) Automobile Gas Stations, including charging stations, with minor vehicle service

(c) Automobile and Vehicle Sales/Rentals

(d) Automobile and Vehicle Services, Major Repair/Body Work

(e) Automobile and Vehicle Services, Maintenance and Minor Repair

(f) Building Materials Stores and Yards

(g) Caretaker Housing

(h) Caterers

(i) Coffee House

(j) Contractors Storage Yards

(k) Emergency Shelters

(l) Equipment Sales and Rental

(m) Furniture and Fixtures Manufacturing, Cabinet Shops

(n) Garden Center/Plant Nursery

(o) Indoor Amusement/Entertainment Facility

(p) Indoor Sports and Recreation Facility

(q) Kennels, Commercial

(r) Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops

Conducted Entirely within a Building

(s) Machinery Manufacturing

(t) Maintenance and Repair, Large Equipment

(u) Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely within a Building

(v) Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops

(w) Metal Products Manufacturing CNC, Plasma, Laser

(x) Miniature Golf Courses (Indoor & Outdoor)

- (y) Offices, Accessory
- (z) Offices, Temporary
- (aa) Renewable Energy Development (i.e. commercial development, generation and sales of (bb)solar, wind energy.)
- (cc) Research and Development
- (dd) Storage Public Enclosed (Mini Storage)
- (ee) Storage Warehouses – Private
- (ff) Textile and Leather Product Manufacturing
- (gg) Warehousing

(2) Uses Permitted with a Use Permit.

~~(a) Lodging;~~  
~~(b) Child care; and~~  
~~(c) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.~~

- (a) Agricultural Products Processing
- (b) Aggregate Resources Processing
- (c) Artisan/Craft Product Manufacturing
- (d) Fuel Storage and Distribution
- (e) Laundries and Dry-Cleaning Plants
- (f) Lumber and Wood Product Manufacturing
- (g) Outdoor Commercial Recreation
- (h) Paper Product Manufacturing
- (i) Paving/Roofing Material Manufacturing
- (j) Plastics, Synthetics, Rubber Products Manufacturing
- (k) Recreational Vehicle Parks
- (l) Recycling Facility, Large Collection Facility
- (m) Recycling Facility, Processing Facility

- (n) Recycling Facility, Reverse Vending Machine
- (o) Recycling Facility, Scrap and Dismantling Facility
- (p) Recycling Facility, Small Collection Facility
- (q) Retail, Accessory
- (r) Telecommunication Facilities
- (s) Veterinary Facility
- (t) Wholesaling and Distribution
- (u) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

## **Section 2. Severability**

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

## **Section 3. Limitation of Actions**

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

## **Section 4. Effective Date**

This ordinance becomes effective thirty (30) days after its approval and adoption.

**I HEREBY CERTIFY** that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on February 18, 2025, and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on March 4, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Ordinance No. 411-2025 which was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on March 4, 2025.

---

Karen Dunham, City Clerk, City of Rio Dell



## **RESOLUTION NO. 1630-2025**



### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL AMENDING THE INDUSTRIAL COMMERCIAL ALLOWED USES, TABLE 1-2 OF THE LAND USE ELEMENT OF THE GENERAL PLAN**

**WHEREAS** the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses; and

**WHEREAS** as an example, the Industrial Commercial (IC) zone refers to the Industrial (I) zone which in turn refers to compatible commercial uses described in the community commercial land use designation, which also includes conditionally permitted uses in the Neighborhood Commercial zone without the need to obtain a use permit; and

**WHEREAS** it is not only cumbersome and confusing for staff but also members of the public to have to refer to other designations to determine the allowed uses; and

**WHEREAS** staff intends to amend the land use designations that refer to other land use designations so that one will not have to refer to other land use designations to determine allowed uses; and

**WHEREAS** the Planning Commission and staff developed a land use matrix some years ago identifying what are believed to be appropriate land uses for the various zoning designations; and

**WHEREAS** this matrix was used to develop the principally and conditionally permitted use type;  
and

**WHEREAS** In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation; and

**WHEREAS** there are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue; and

**WHEREAS** for the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved; and

**WHEREAS** there is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC); and

**WHEREAS** the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted; and

**WHEREAS**, based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

**NOW, BE IT RESOLVED** that the City Council of the City of Rio Dell finds that the proposed amendments are consistent and compatible with the General Plan and any implementation

programs that may be affected and have been processed in accordance with the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Rio Dell hereby amends Table 1-2 of the Land Use Element of the General Plan.

**APPROVED AND ADOPTED** by the City Council of the City of Rio Dell at their meeting of March 4, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. 1630-2025 adopted by the City Council of the City of Rio Dell on March 4, 2025.

---

Karen Dunham, City Clerk, City of Rio Dell