



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 24, 2018

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah

City of Ukiah – Planning
Russian River Flood Control
Ukiah Valley Fire District

Millview Water District

CASE#: R_2018-0001

DATE FILED: 3/2/2018

OWNER/APPLICANT: FEEDLOT HOLDINGS LLC

REQUEST: Rezone two (2) parcels from I1 (Limited Industrial) to C2 (General Commercial) to be consistent with the General Plan designation.

LOCATION: 1.7± miles north of Ukiah downtown, on the north side of Feed Lot Lane (CR 250B), 0.1± miles west of its intersection with Lovers Lane (CR 222). Located at 120 & 140 Feed Lot Lane, Ukiah (APNs: 170-100-37 & -41).

ENVIRONMENTAL DETERMINATION: Exempt per PRC 15183

STAFF PLANNER: Sam 'Vandy' Vandewater

RESPONSE DUE DATE: May 8, 2018

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org/government/planning-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 _____

OWNER:

FEEDLOT HOLDINGS LLC

APPLICANT:

JORDAN POOL

AGENT:

KAREN MANTELE

REQUEST:

Rezone two (2) parcels from Limited Industrial (I1) to General Commercial (C2) to be consistent with the General Plan designation.

LOCATION:

1.7± miles north of Ukiah downtown, on the north side of Feed Lot Lane (CR 250B), 0.1± miles west of its intersection with Lovers Lane (CR 222). Located at 120 & 140 Feed Lot Lane, Ukiah (APNs: 170-100-37 & -41).

ACREAGE:

1.2± acres (170-100-37 being 0.4± acre, 170-100-41 being 0.8± acres)

GENERAL PLAN:

Mixed Use (MU-2)

ZONING:

Industrial Limited (I1:12K)

COASTAL ZONE:

NO

EXISTING USES:

Commercial / Industrial

SUPERVISORIAL DISTRICT:

1

TOWNSHIP:

Yokayo

RANGE:

Rancho

SECTION:

Lot 87

USGS QUAD#:

50

RELATED CASES ON SITE:

B66-99:

Established existing legal parcel boundaries. This entailed no change to Parcel 170-100-37, but incorporation of a portion of Parcel 170-100-33 into Parcel 170-100-35 to establish Parcel **170-100-41**, a subject parcel for the project.

MS14-96:

Subdivided APN 170-100-26 into four parcels. This established Parcels 170-100-36/-37/-38/-39. Parcel **170-100-37** is a subject parcel for the project.

B88-92:

Resulted in changed parcel boundaries lines such that Parcel 170-100-26 is combined with Parcel 170-100-25 to establish parcel 170-100-35. The western side of Parcels 170-100-06 and 170-100-25(-35) were established into a new parcel (APN 170-100-33). The remainder of Parcel 170-100-06 became Parcel 170-100-34.

RELATED CASES IN VICINITY:

Parcel 170-120-12:

U_2015-0008:

Renovations to existing gas station to develop a more contemporary gas station plaza.

R_2015-0001:

Rezone to bring parcel into conformity from I:1 to C2; this also established General Plan consistency.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	MU-2	I1	0.75±, 0.37±	Commercial/Industrial
EAST:	MU-2	I1	0.3±, 0.16±	Commercial/Industrial
SOUTH:	MU-2	I1	1.5±, 0.27±	Residential
WEST:	MU-2	I1	0.22±, 0.2±, 0.17±	Residential

REFERRAL AGENCIES:

☒ Building Inspection (Ukiah)

☒ City of Ukiah: Planning Department

☒ Ukiah Valley Fire District

☒ Department of Transportation

☒ Russian River Flood Control

☒ Millview Water District

☒ Environmental Health (Ukiah)

☐

☐

ADDITIONAL INFORMATION:

- Two (2) industrial structures currently exist on both parcels for a total of four (4) buildings.

- Project is to bring Parcel 170-100-37 and Parcel 170-100-41 into compliance with the General Plan designation as established by the Ukiah Valley Area Plan (UVAP).

ASSESSOR'S PARCEL #: 170-100-37 and 170-100-41

STAFF PLANNER: SAM "VANDY" VANDEWATER DATE: 3/8/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Within Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# N/A Ukiah Valley Fire Protection District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Eastern Soils
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area. Ukiah Valley Area Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Planning and Building
Services

Case No:	R-2018-0001
CalFire No:	N/A
Date Filed:	3/2/18
Fee:	\$5804.00
Receipt No:	PRJ-019724
Received By:	Vandy
Office use only	

APPLICATION FORM

APPLICANT

Name: Jordan Pool Phone: 707-391-3867
Mailing Address: 6250 Hollywood Blvd., Unit 6B
City: Los Angeles State/Zip: CA 90028 email: jordanpool@yahoo.com

PROPERTY OWNER

Name: Same as applicant Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ email: _____

AGENT

Name: Karen Mantele Phone: 707-237-1169
Mailing Address: P.O. Box 783
City: Lucerne State/Zip: CA 95458 email: 9 Kmantele@hotmail.com
Parcel Size: _____ (Sq. feet/Acres) Address of Property: 120+140 Feedlot Lane Ukiah, CA.

Assessor Parcel Number(s): 120 = 170-100-37
140 = 170-100-41

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.

[Signature]
Signature of Applicant/Agent

Date

[Signature]
Signature of Owner

2/27/2018
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Rezone 2 parcels from Limited Industrial to C-2 (General Commercial)

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <i>Industrial Building</i> <input type="checkbox"/> Other: _____		<i>NA</i>			
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☐ No If yes, explain your plans for phasing:

NA

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☐ No Explain:

NA

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☐ No If yes, explain:

NA

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

A. Amount of cut _____ cubic yards

B. Amount of fill _____ cubic yards

C. Maximum height of fill slope _____ feet

D. Maximum height of cut slope _____ feet

E. Amount of import or export _____ cubic yards

F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

16. Will there be any exterior lighting? ☐ Yes ☐ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
EXISTING LIGHTING

17. Utilities will be supplied to the site as follows:

A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____

B. Gas:
☐ Utility Company/Tank
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?
☒ Community sewage system - Specify supplier _____
☐ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier _____
☐ Well
☐ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Property is just west of intersection of Millview
Road and Feedlot Lane - west of HWY 101

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
120 = 2 structures
140 = 2 structures

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

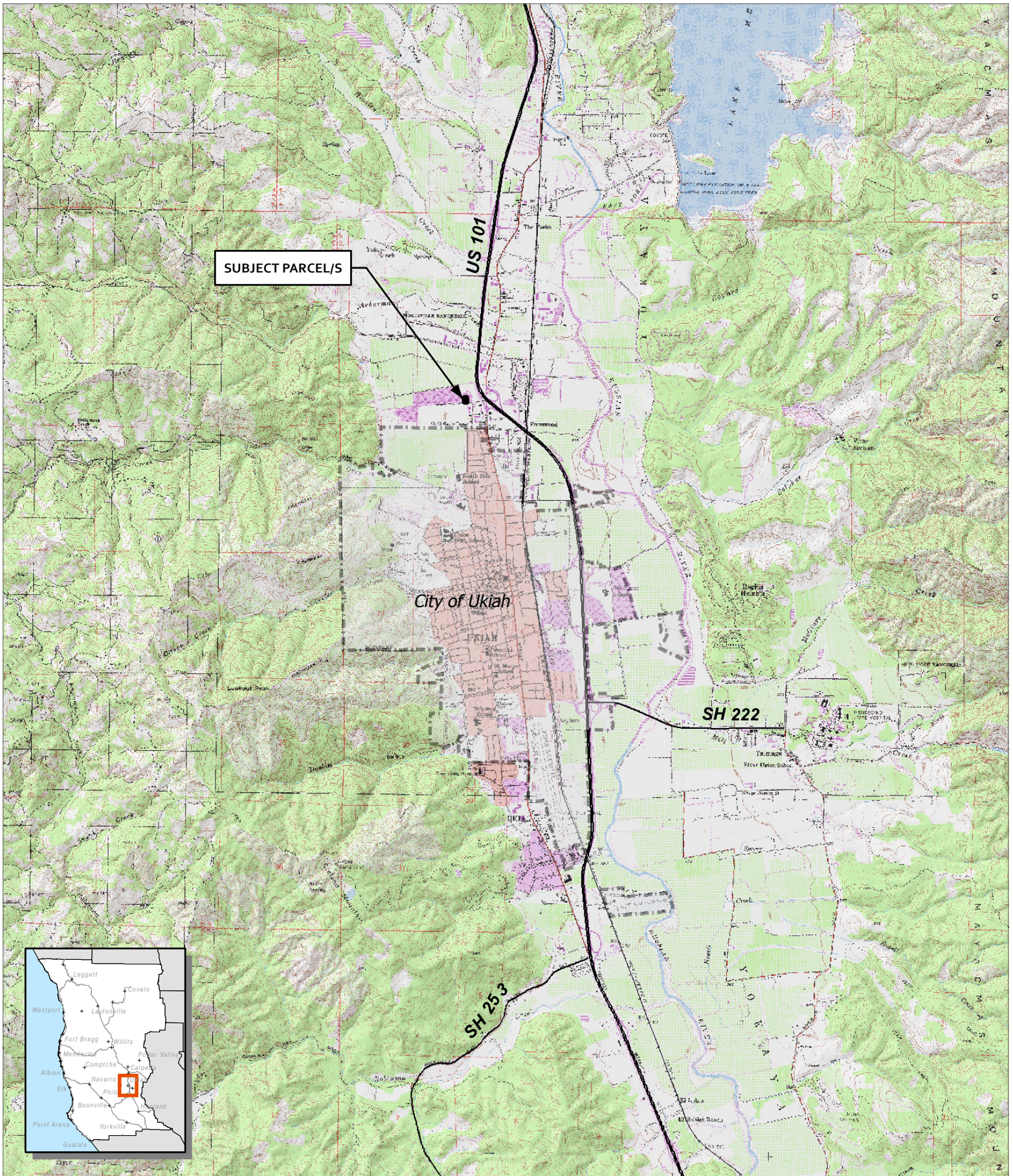
27. Lot area (within property lines): _____ ☐ square feet ☐ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
EXISTING structures on both lots - after rezone
to be used for allowed cannabis businesses
with approvals

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
surrounding uses to west & south are residential
w/ industrial to south east and east

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial	✓	✓	SE	✓
Institutional Timberland				
Other				



CASE: R 2018-0001
OWNER: Feedlot Holdings, LLC
APN: 170-100-37
APLCT: Jordan Pool
AGENT: Karen Mantele
ADDRESS: 120 Feed Lot Lane, Ukiah

City Limits
Highways
Railroads

0 2,550 5,100 Feet
0 0.5 1 Miles
N
S
E
W
1:63,360

LOCATION MAP

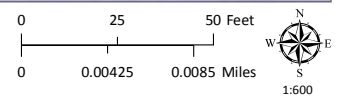
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

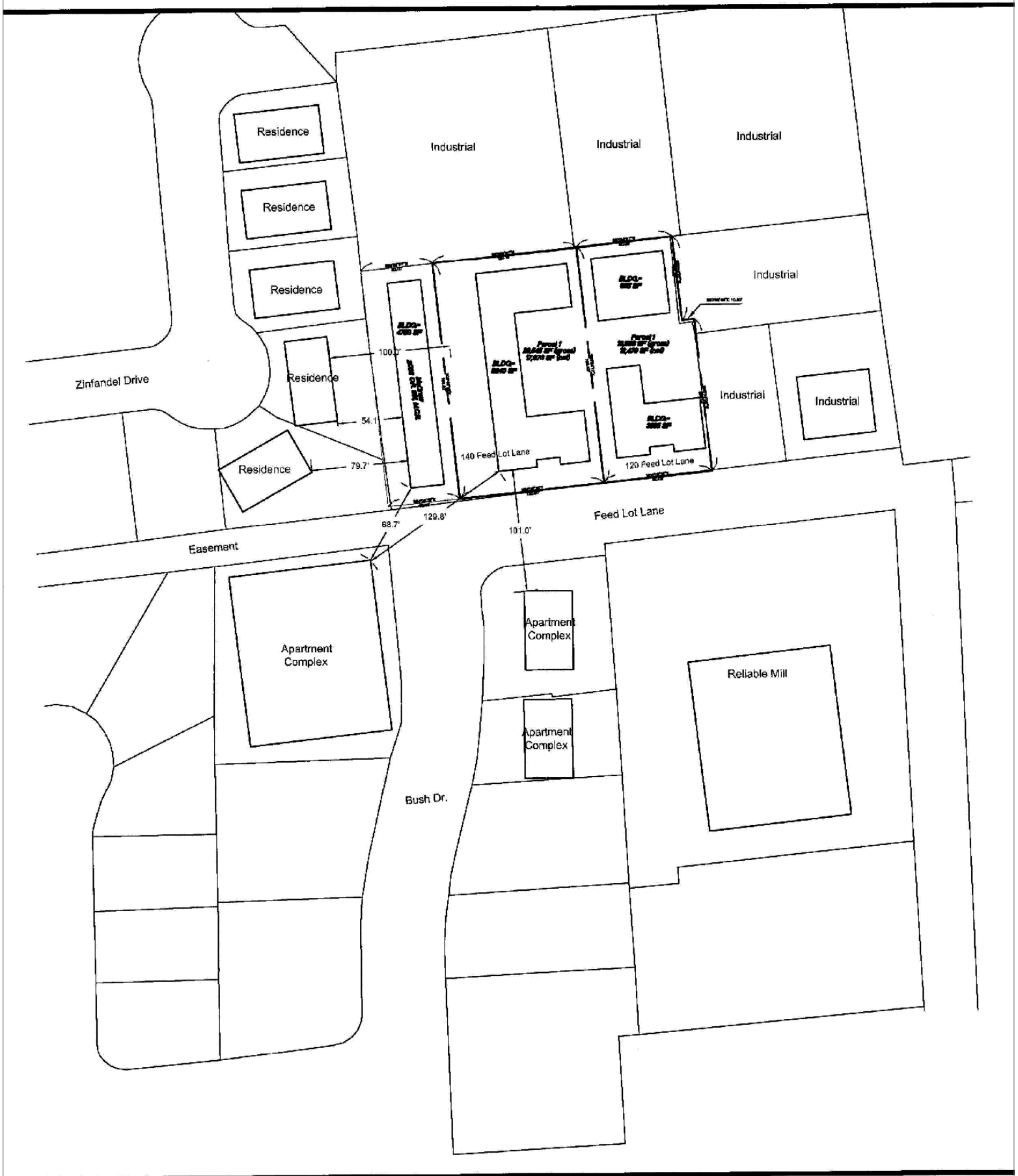
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Public Roads



AERIAL IMAGERY

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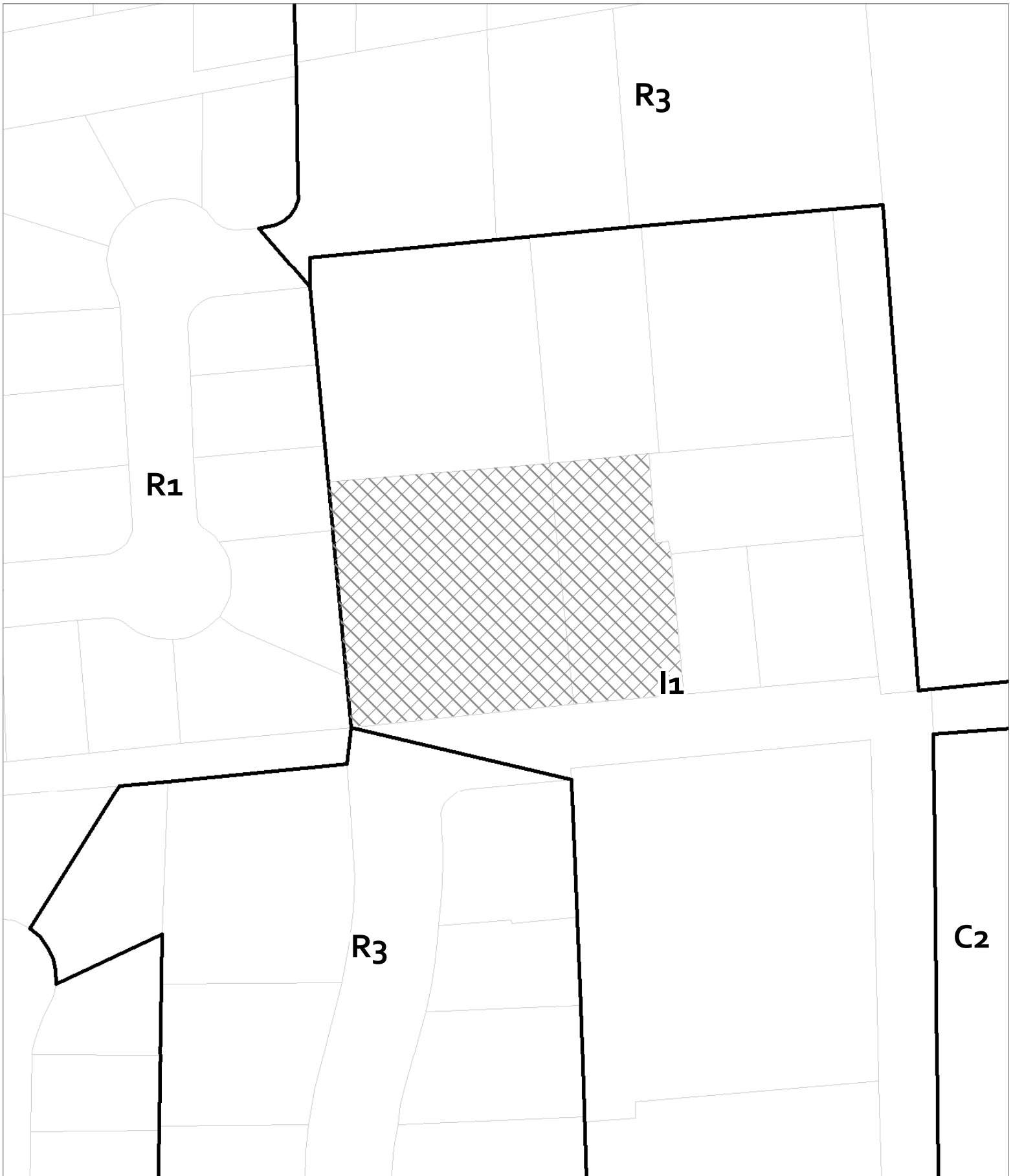


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NO SCALE

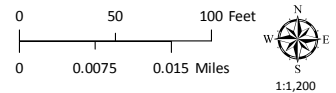
SITE PLAN

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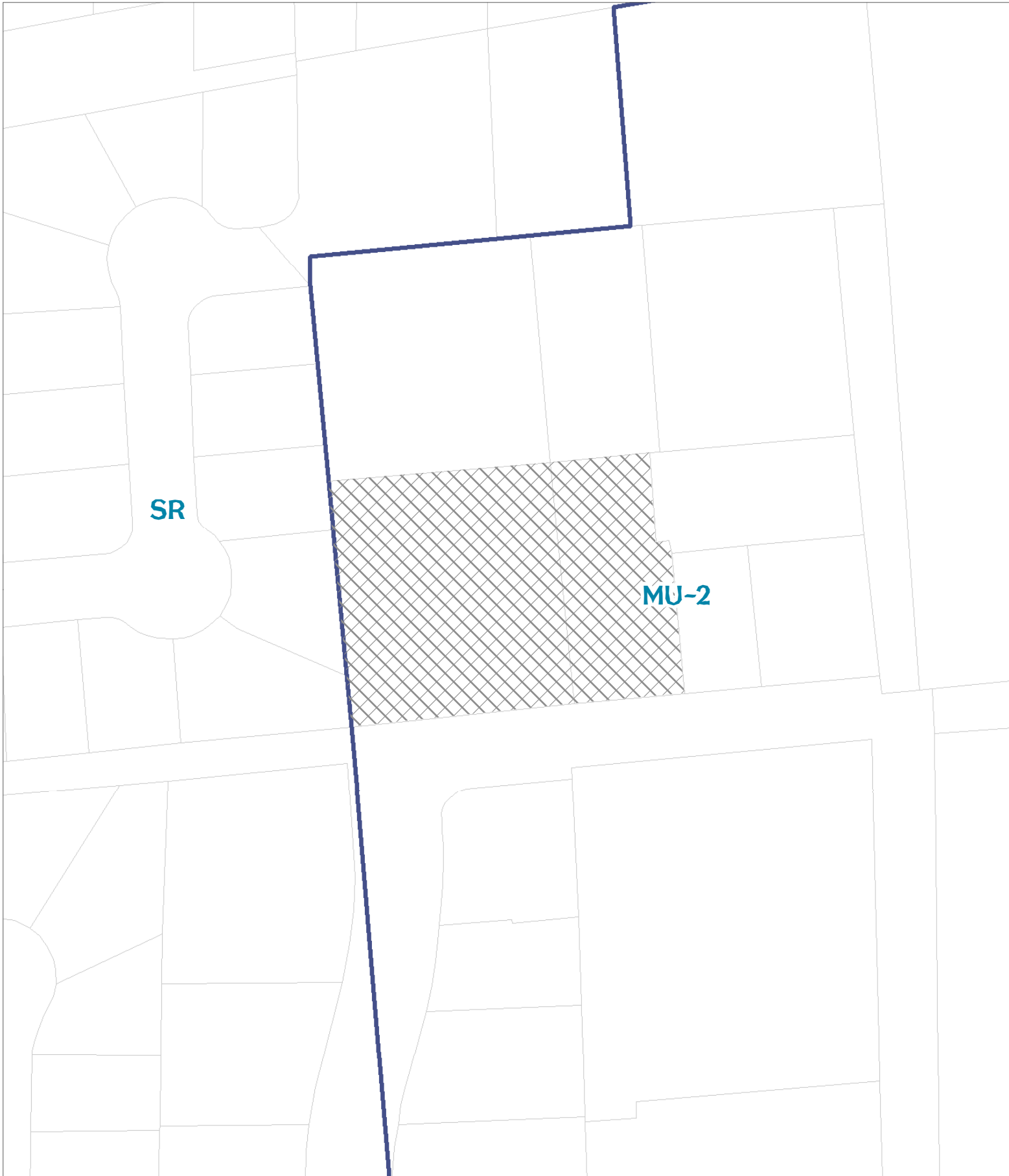
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 Zoning Districts




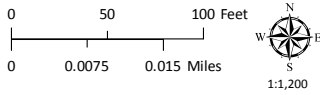
ZONING DISPLAY MAP

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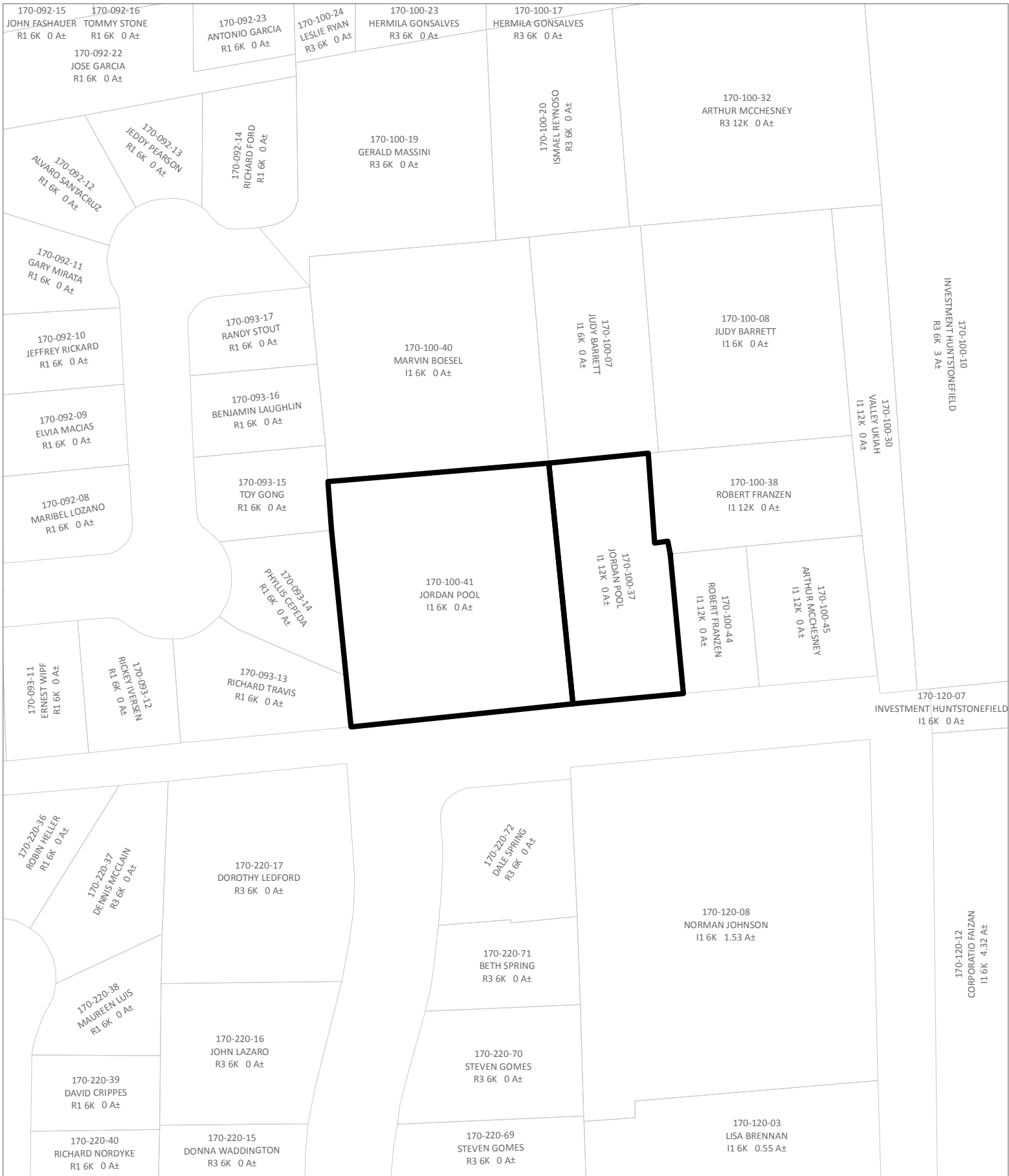
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 General Plan Classes

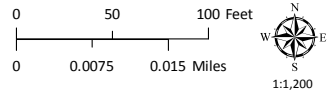


GENERAL PLAN CLASSIFICATIONS

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ADJACENT PARCELS

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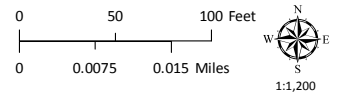
LOCAL

UKIAH VALLEY FIRE PROTECTION DISTRICT

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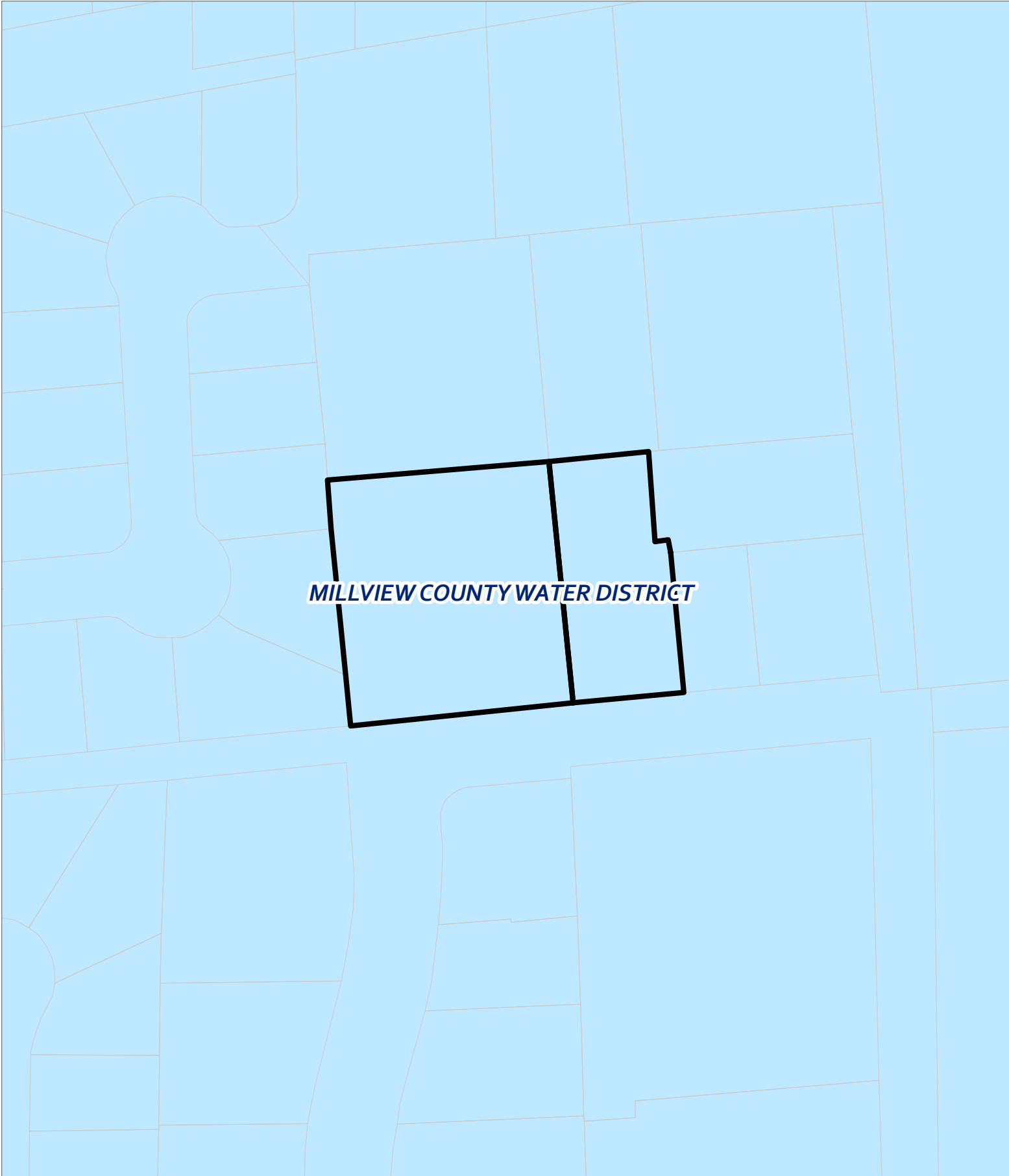


County Fire Districts
Local Responsibility Areas



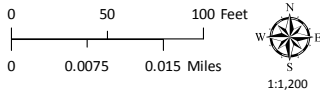
FIRE RESPONSIBILITY AREAS

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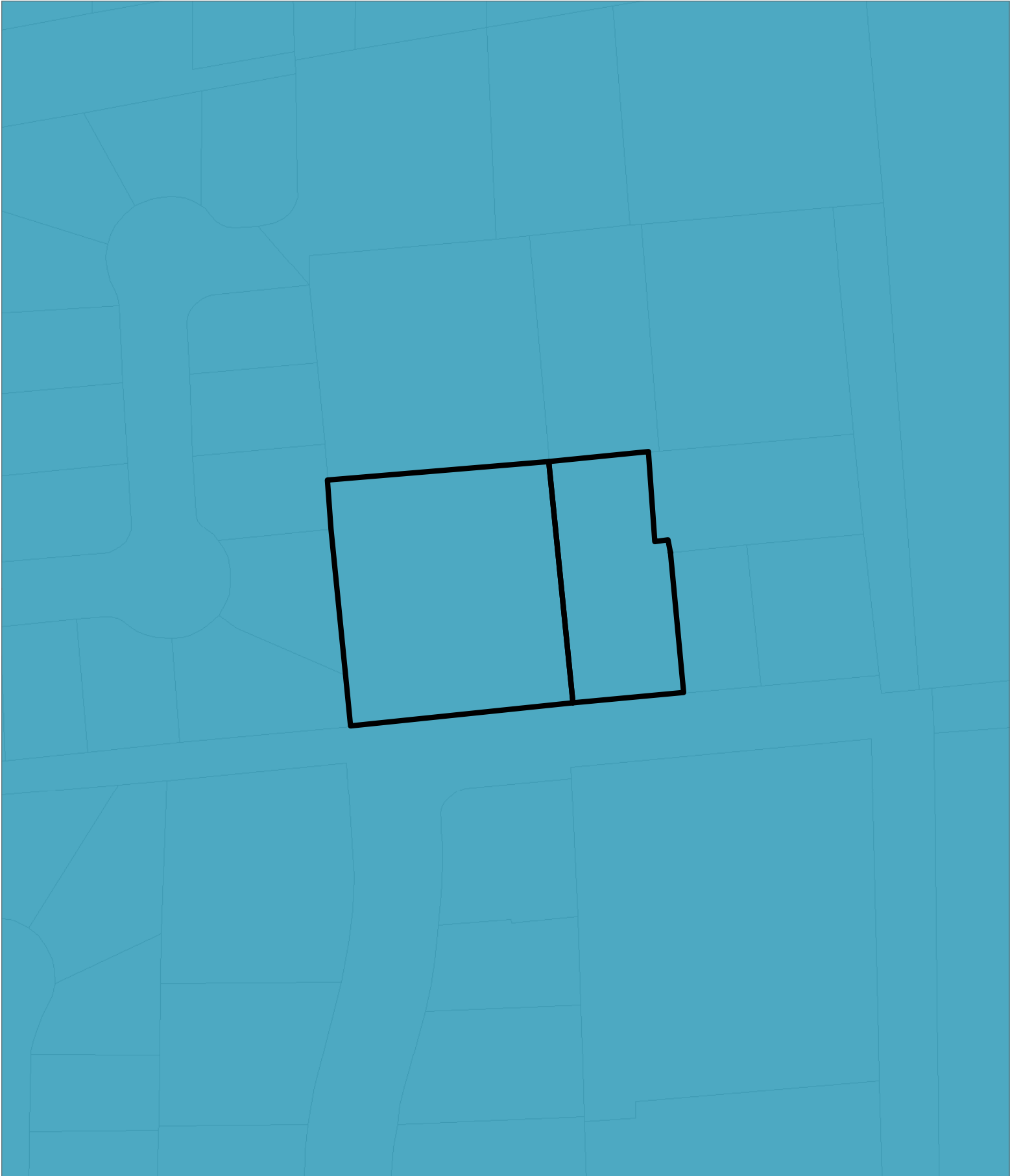
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 County Water Districts



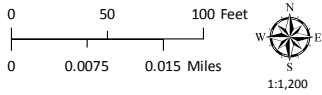
WATER DISTRICTS

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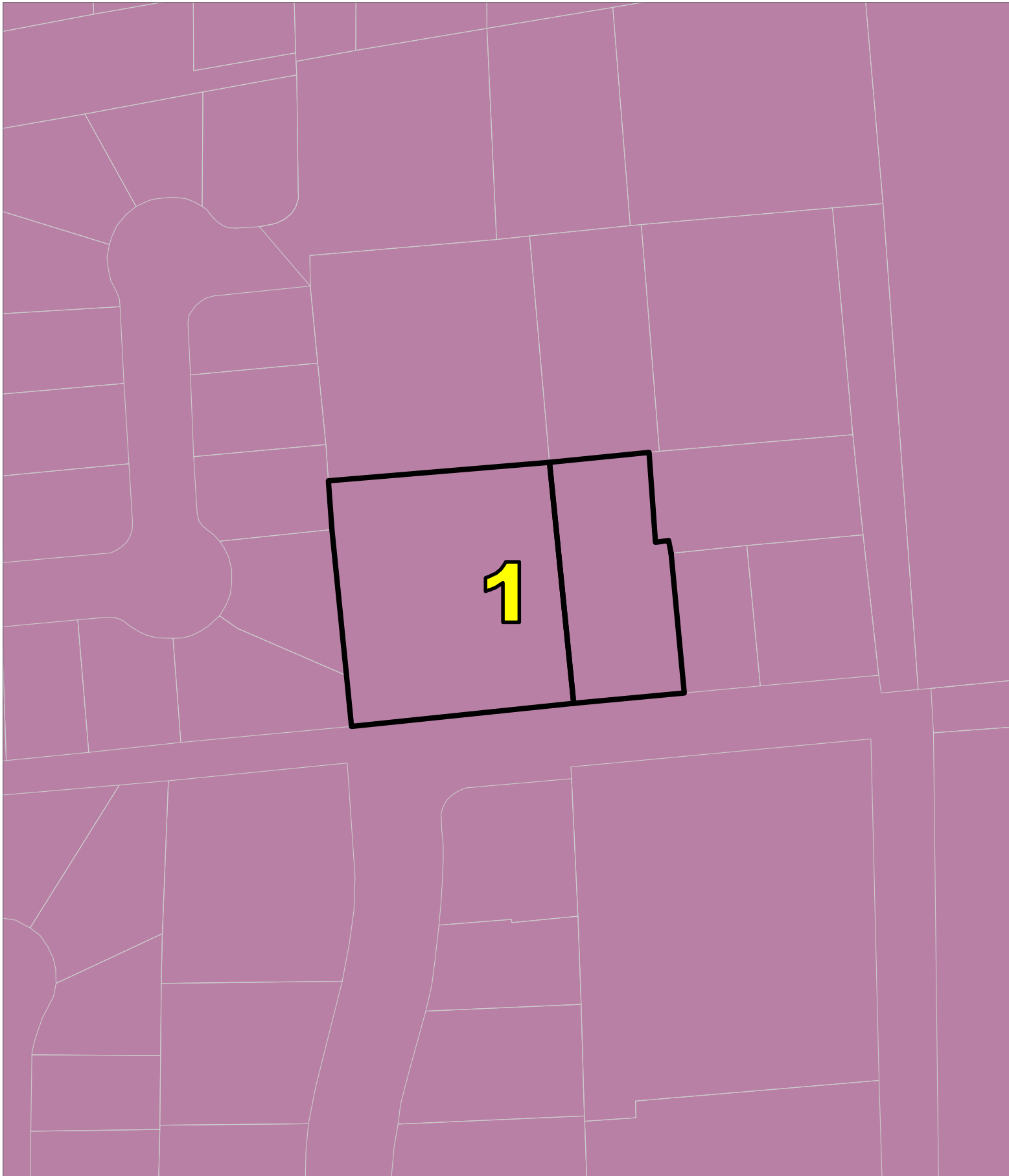
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 Ukiah Stormwater Areas




STORMWATER PERMITTING ZONES


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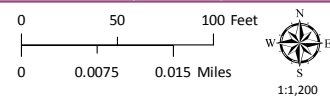
UVAP Boundary



Supervisory Districts 2010



Ukiah Valley Sanitation Dist.



WATER DISTRICTS

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