



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 11, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Caltrans

CalFire – Prevention
CalFire – Resource Management
Redwood Valley Municipal Advisory Council
Redwood Valley Water District
Redwood Valley Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: R_2019-0004

DATE FILED: 2/7/2019

OWNER: LEAH BRADLE

APPLICANT: JOLENE ALLEN

AGENT: ANNJE DODD

REQUEST: Rezone of one parcel from Limited Commercial (C1) to General Commercial (C2).

LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55).

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: March 25, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://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 _____

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APN/S: 162-100-55

PARCEL SIZE: 1.63± acres

GENERAL PLAN: Commercial (C)

ZONING: Limited Commercial (C1:12K)

EXISTING USES: Commercial

DISTRICT: 1

RELATED CASES: The subject parcel was established the two boundary line adjustment; **B65-83** and **B90-93**.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL)	Rangeland (RL:160)	36±	Agriculture
EAST:	Commercial (C)	General Commercial (C2)	4.4±, 1±	Commercial
SOUTH:	US 101	US 101	US 101	US 101
WEST:	Commercial (C)	General Commercial (C2)	0.5±, 2.6±	Commercial

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALTRANS	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (EH)		
<input checked="" type="checkbox"/> Redwood Valley Fire District		
<input checked="" type="checkbox"/> Redwood Valley MAC		
<input checked="" type="checkbox"/> Redwood Valley Water District		

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM “VANDY” VANDEWATER

DATE: 3/11/2019

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Calfire

4. FARMLAND CLASSIFICATION:

GIS
Semi-agricultural/Rural Commercial (sAC)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
No

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office
No

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
No

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
No

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
No

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
No

22. OAK WOODLAND AREA:

USDA
Yes

23. HARBOR DISTRICT:

Sec. 20.512
No

COUNTY OF MENDOCINO

BUILDING SERVICES

Date Filed

UKIAH, CA 95482

Telephone: 707-463-4281

FAX: 707-463-5709

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Received by

Office L

APPLICATION FORM

APPLICANT

Name Jolene Allen
Mailing Address 26861 Oriole Drive
City Willits State CA Zip Code 95490 Phone (707)888-2433

PROPERTY OWNER

Name Leah Bradle
Mailing Address P.O. Box 138
City Santa Rosa State CA Zip Code 95402 Phone (707)477-7729

AGENT

Name Annje Dodd
Mailing Address 846 Centerville Road
City Ferndale State CA Zip Code 95536 Phone (707)845-1340

PARCEL SIZE

1.6 +/-

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

9651 North State Street, Redwood Valley, CA 95470

ASSESSOR'S PARCEL NUMBER(S)

APN 162-100-55

TYPE OF APPLICATION

(Check Appropriate Boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Land Division: Minor | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Land Division: Major | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Land Division: Parcel | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other: _____ |

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

[Signature] 2/4/19
Signature of Applicant/Agent Date

[Signature] 02/01/19
Signature of Owner Date

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".

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

Request for a rezone from C1 - Limited Commercial to C2 - General Commercial.

No construction or site modifications are proposed as part of the rezone.

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 type="checkbox"/> Other: _____					
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
Total Structures			N/A - No Change from Existing		
Paved Area					
Landscaped Area					
Unimproved Area					

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

Estimated employees per shift:

N/A

Estimated shifts per day:

N/A

Type of loading facilities proposed:

N/A

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

N/A

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

Explain:

N/A

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:

N/A

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

Number	of	covered	Number	Size	Number	of	uncovered	spaces
Existing	Number	of	Spaces	Proposed	Additional	Spaces		

N/A

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:

N/A

- 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: N/A

13. Is the proposed development visible from State Highway 1 or other scenic route?
☐ Yes ☒ No

14. Is the proposed development visible from a park, beach or other recreational area?
☐ Yes ☒ 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:

N/A ☐ 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 N/A

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.
N/A - no change from existing

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: Redwood Valley County Water District
☐ 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:

None

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):

On North State Street 400 +/- feet southeast of the intersection of North State Street and State Route 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.

There are three existing structures, two metal buildings and one building formerly used as a tack supply store and church.

24. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?

25. Project Height. Maximum height of existing structures 20 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 16,310 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1.6 +/- ☐ square feet ☒ acres.



CASE: R 2019-0004
 OWNER: **BRADLE, Leah**
 APN: 162-100-55
 APLCT: **Jolene Allen**
 AGENT: **Annje Dodd**
 ADDRESS: 9561 N. State Street, Redwood Valley

 Major Towns & Places
  Major Roads
 Major Rivers
 Highways



0 2,550 5,100 Feet
 0 0.5 1 Miles
 1:63,360

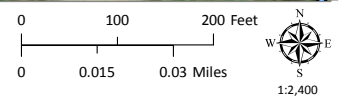

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LOCATION MAP



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 Named Rivers
 Public Roads



AERIAL IMAGERY



REDCWOOD COUNTY PLANNING DEPARTMENT - 2/27/2019

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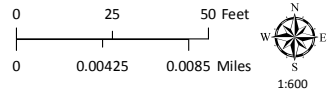
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APLCT: Jolene Allen

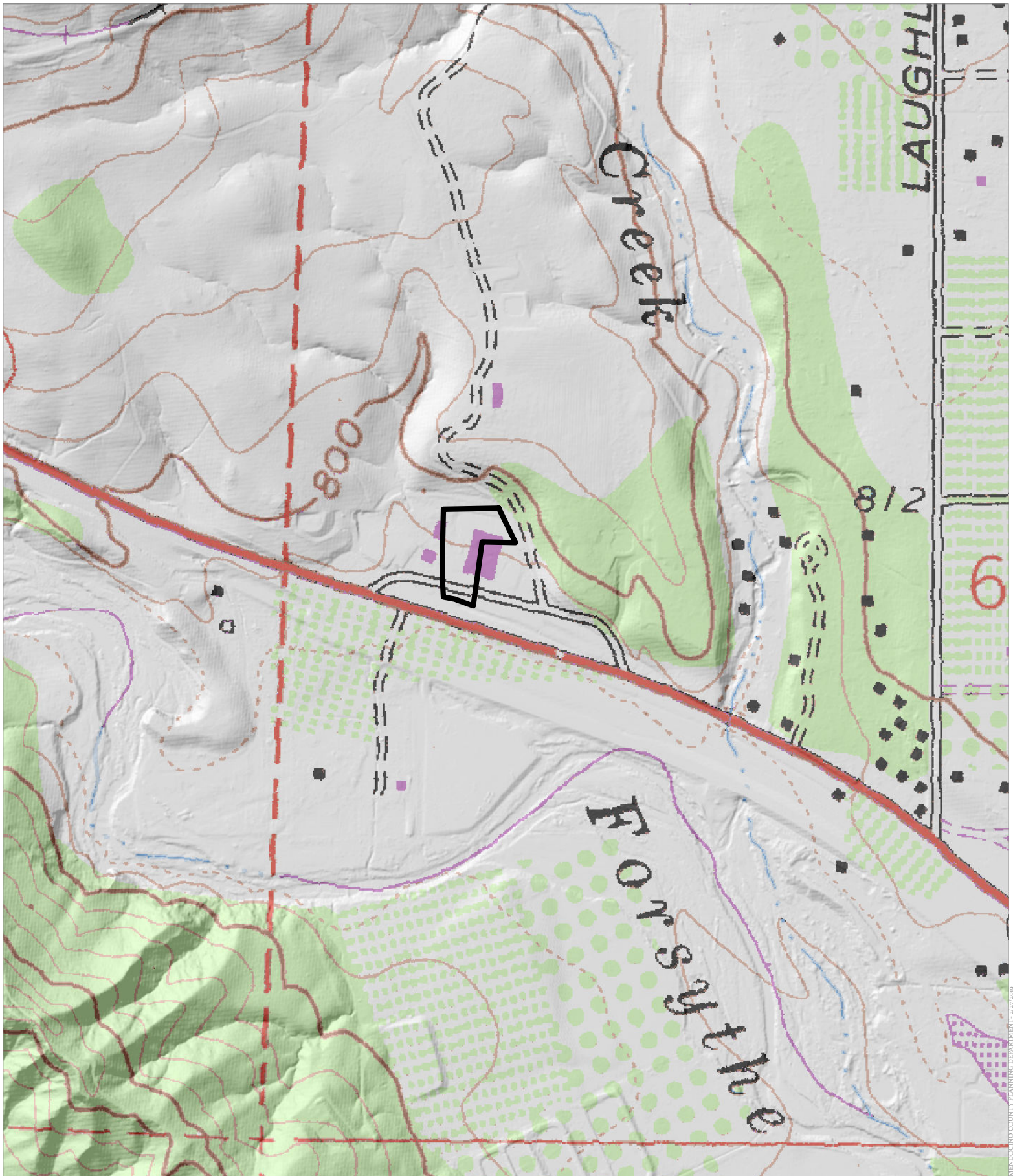
AGENT: Annje Dodd

ADDRESS: 9561 N. State Street, Redwood Valley

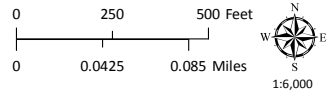
Public Roads



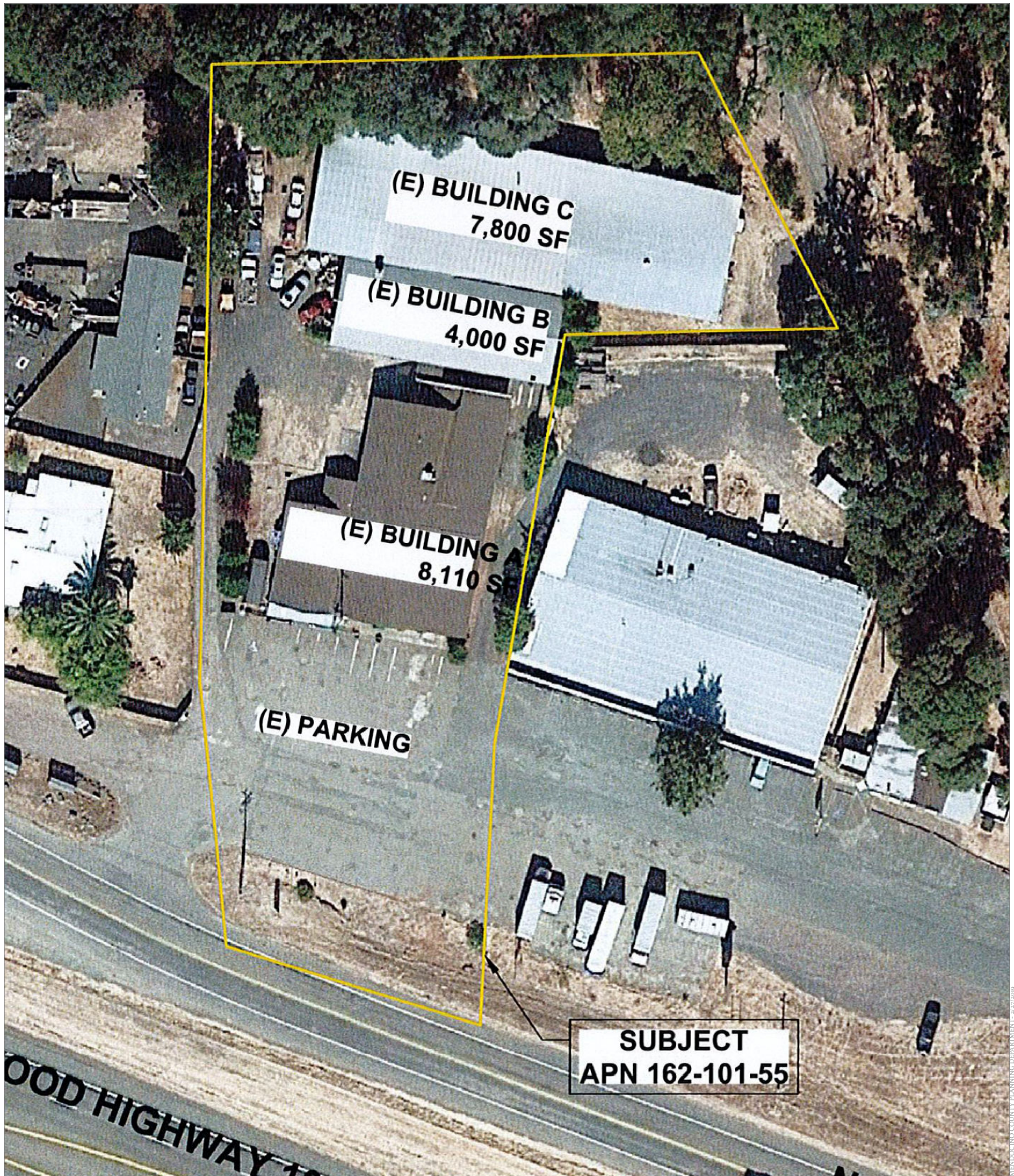
AERIAL IMAGERY



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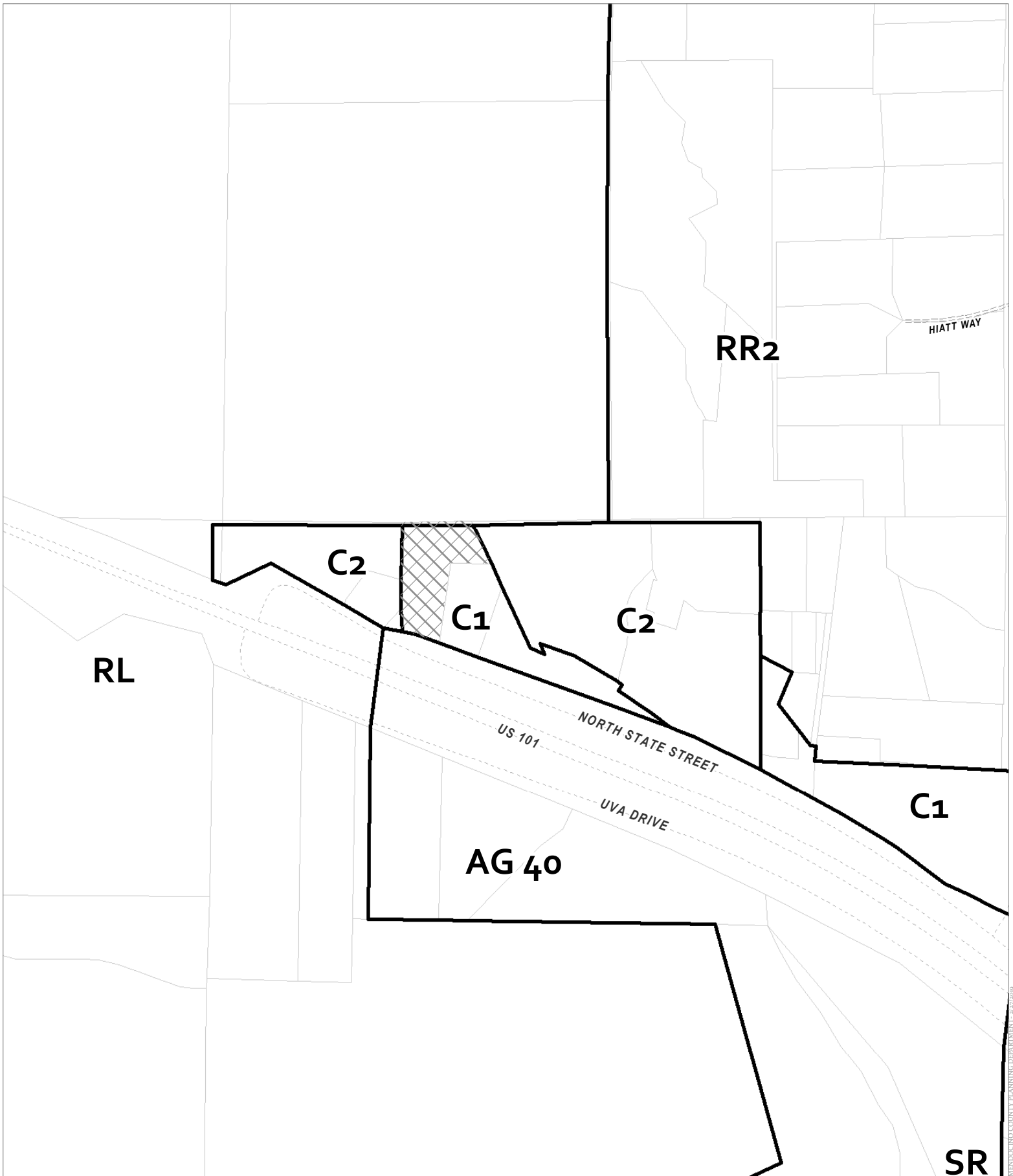
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET





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NO SCALE

SITE PLAN

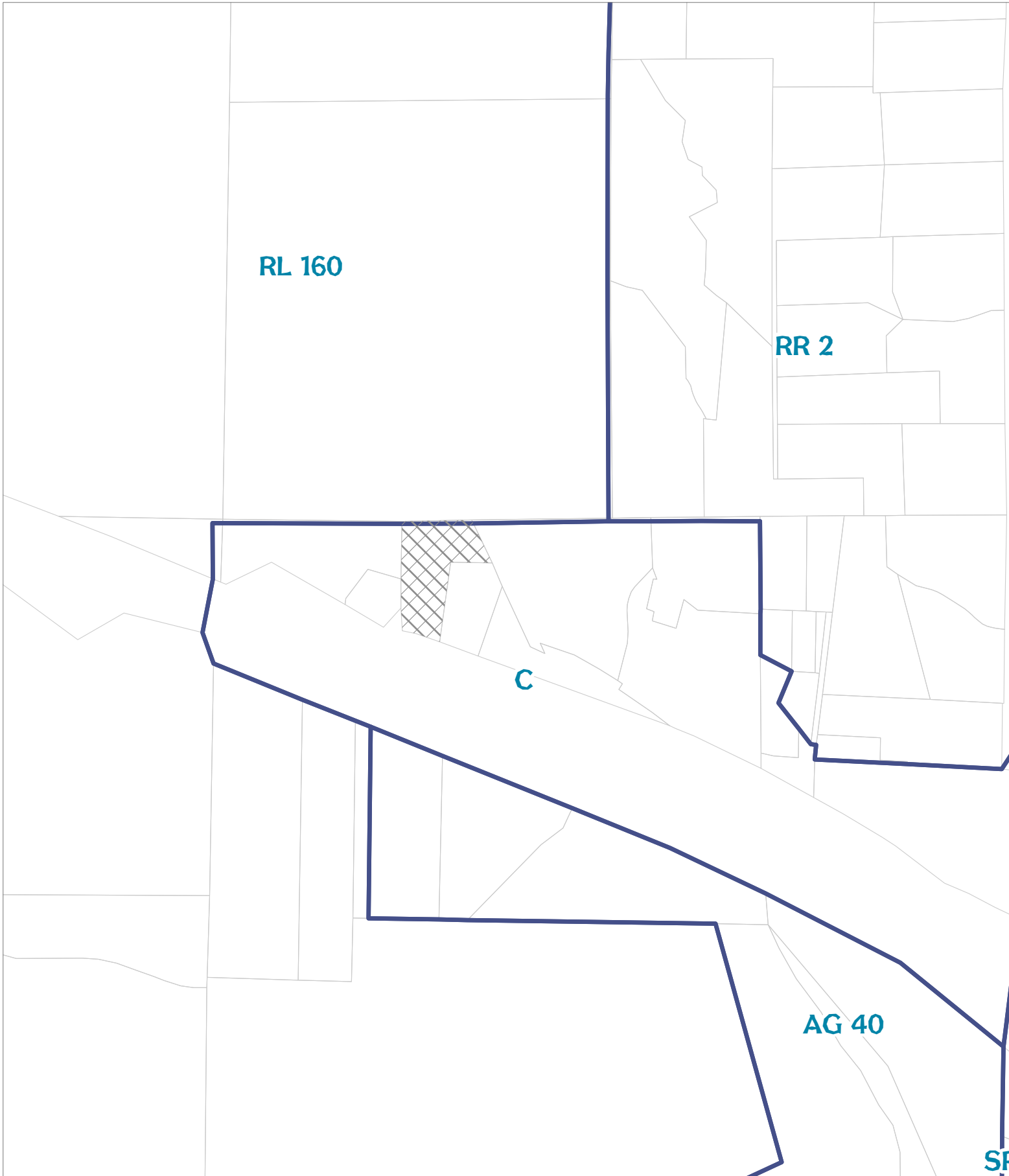


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 Zoning Districts
 Public Roads

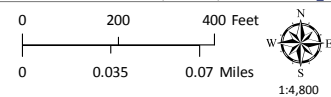
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ZONING DISPLAY MAP

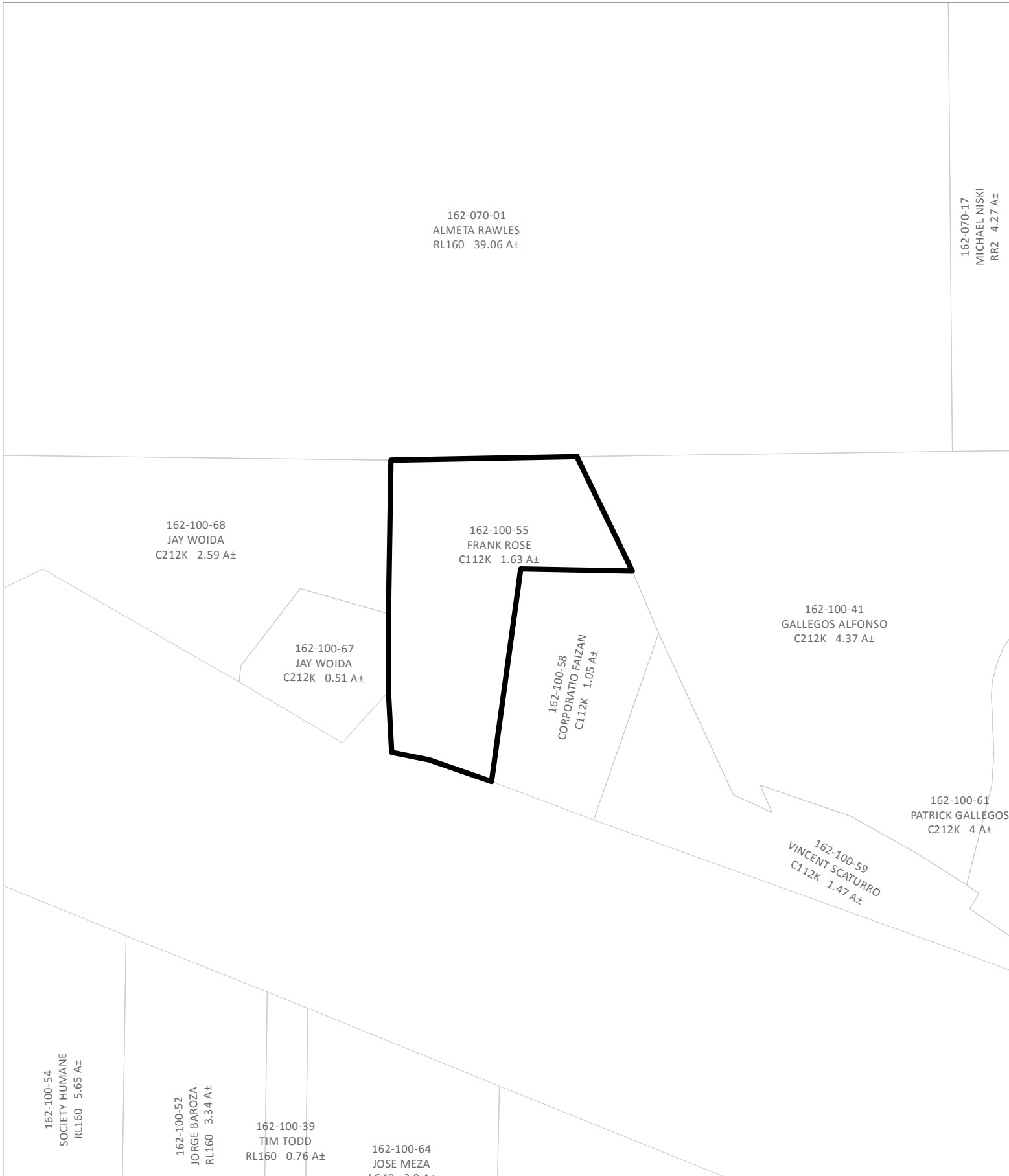


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 General Plan Classes

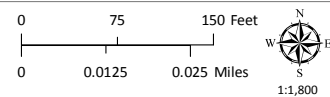


GENERAL PLAN CLASSIFICATIONS

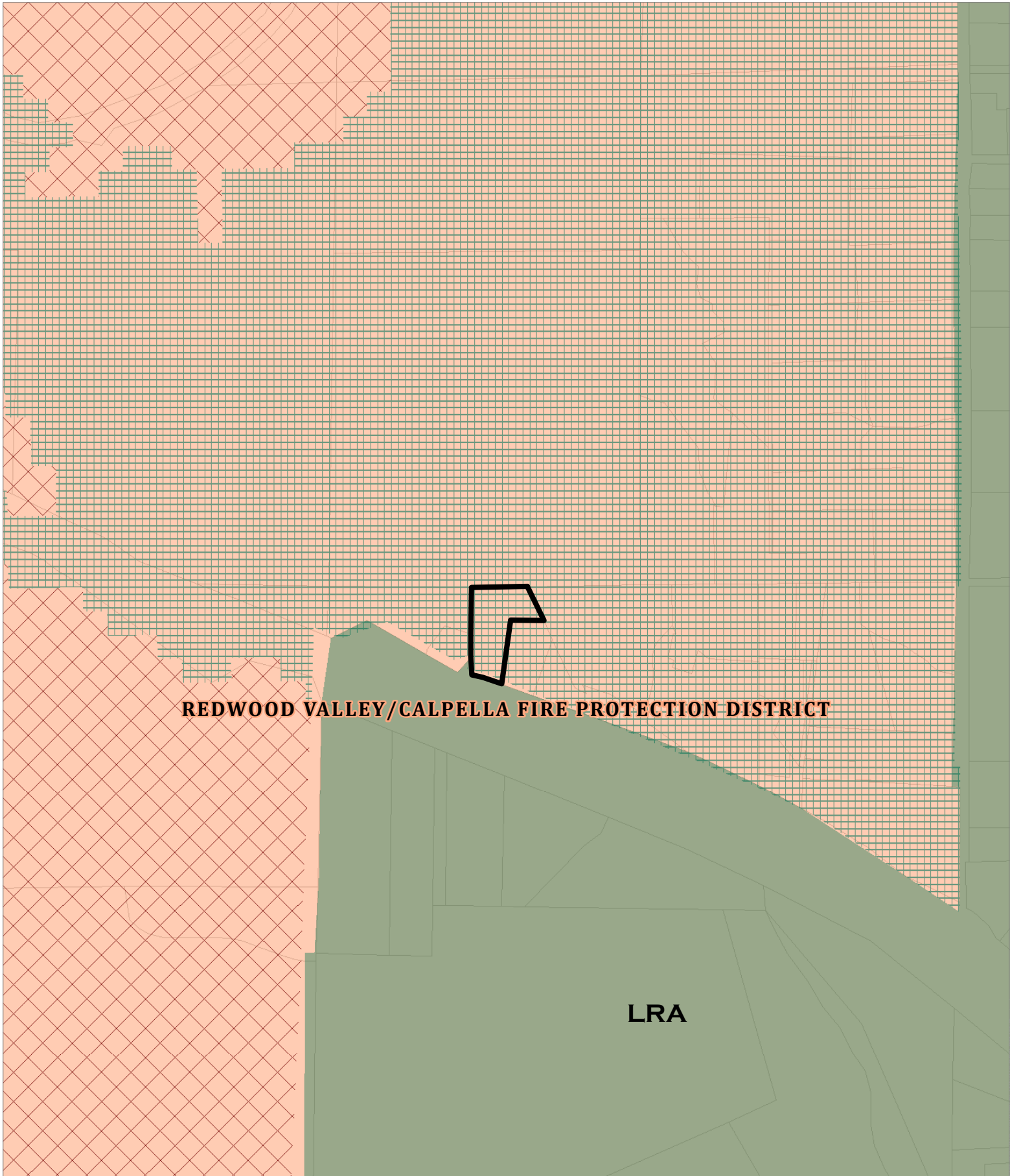


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2019





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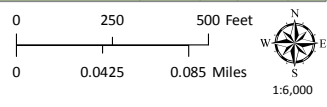


ADJACENT PARCELS



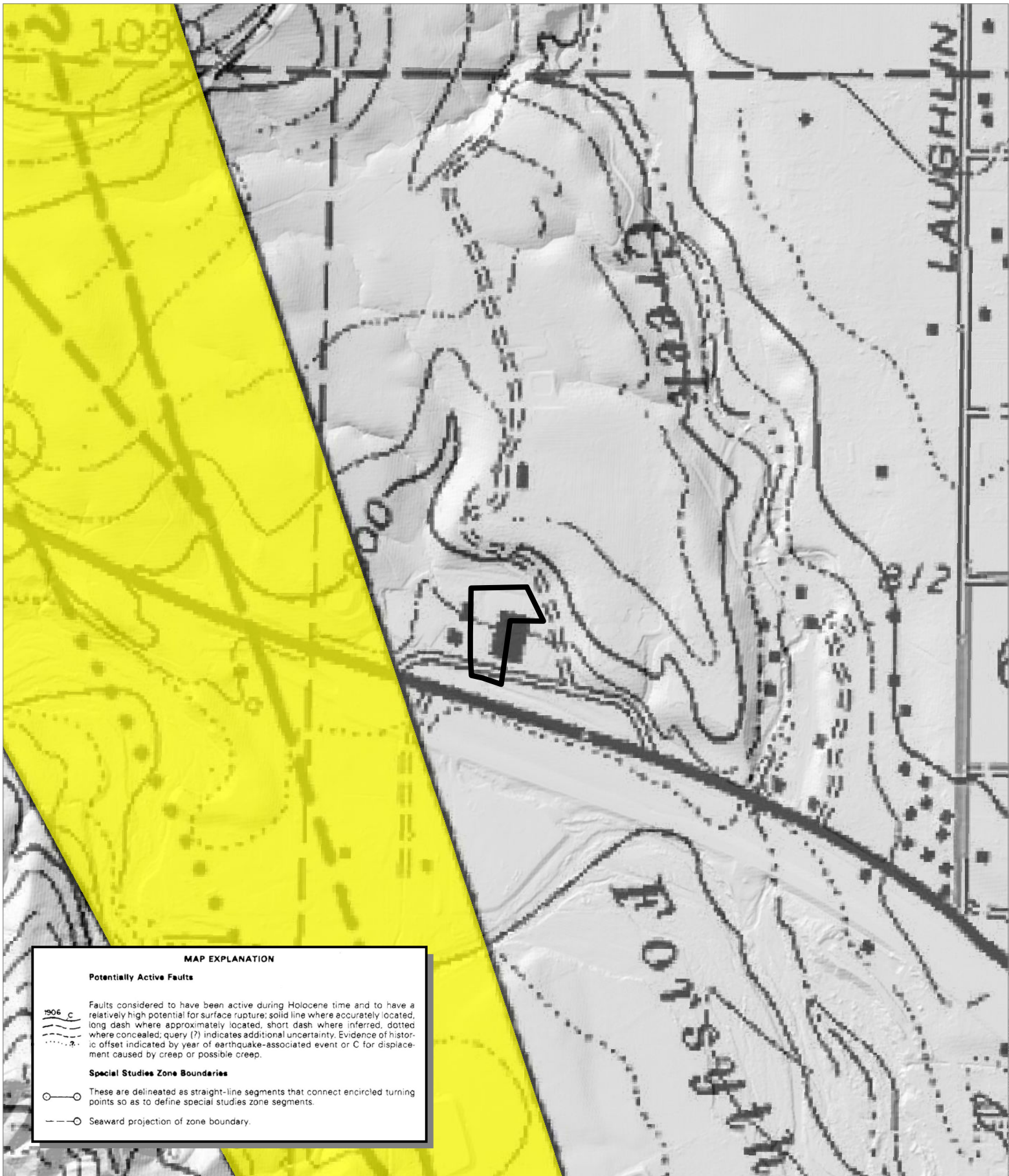
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-  Local Responsibility Area
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

REDSHAW COUNTY PLANNING DEPARTMENT - 2/27/2019



MAP EXPLANATION

Potentially Active Faults

Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

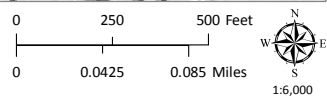
Special Studies Zone Boundaries

These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

Seaward projection of zone boundary.

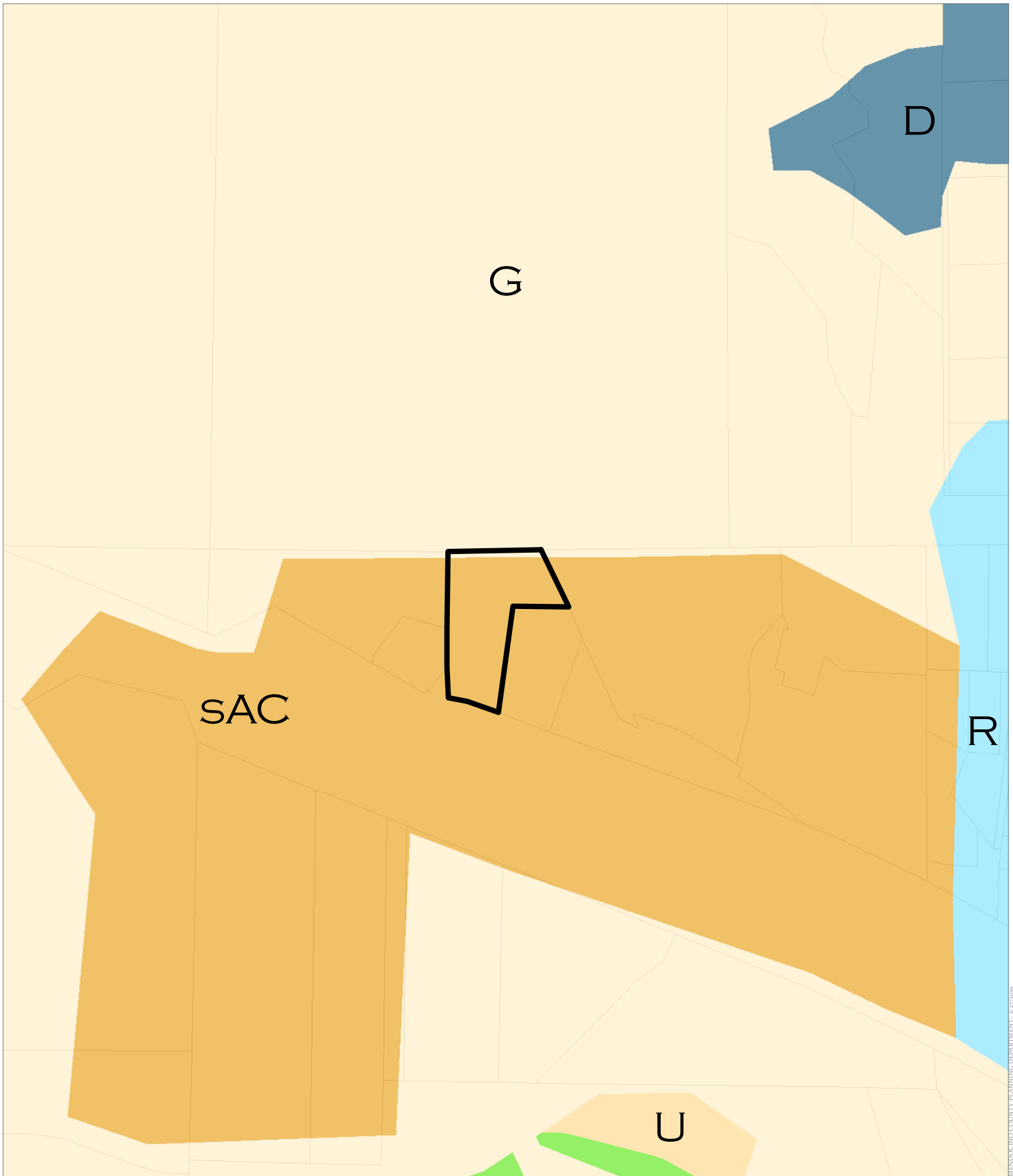
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Maacama Fault Zone



EARTHQUAKE FAULT ZONES

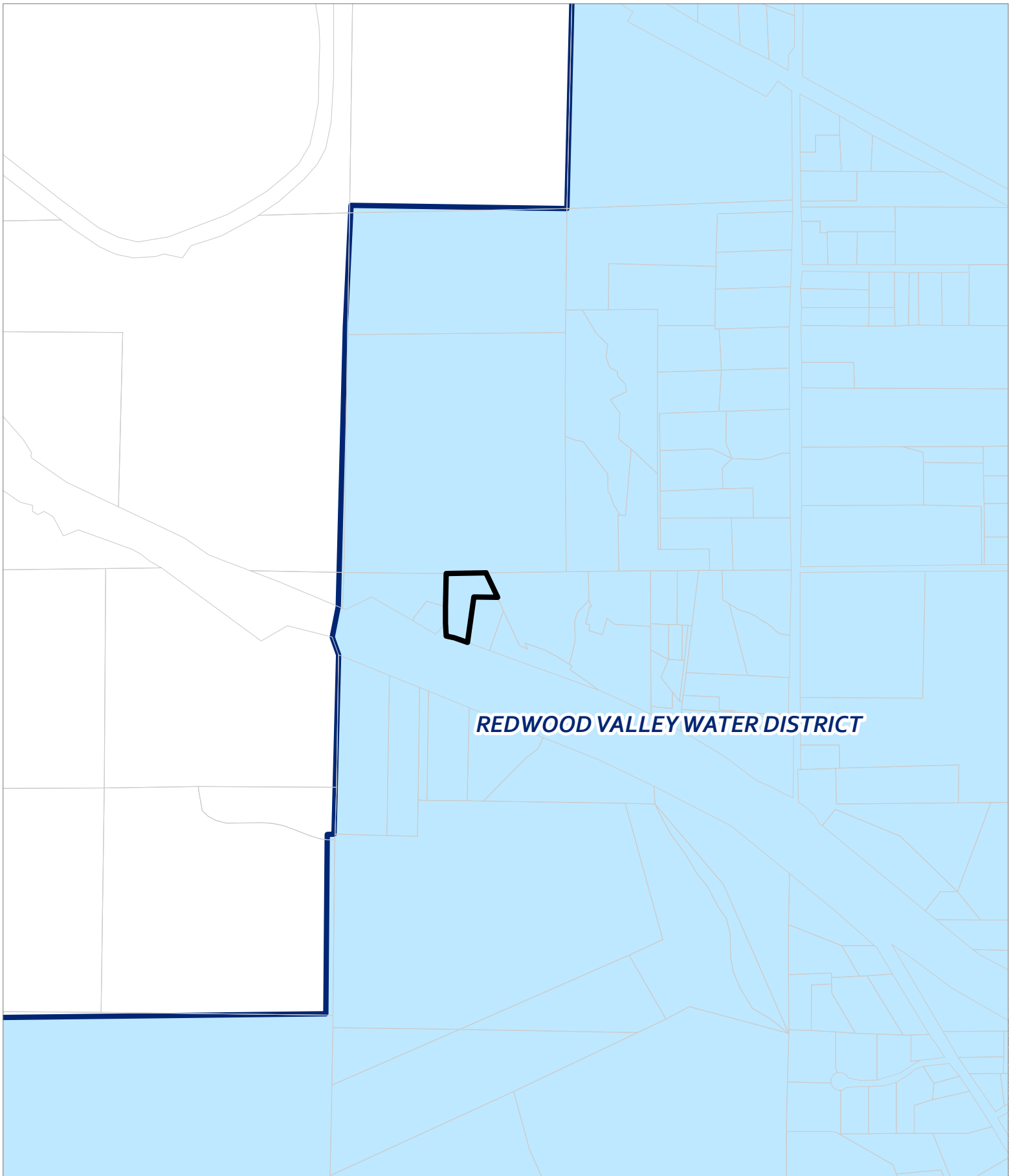
VENTURA COUNTY PLANNING DEPARTMENT - 2/27/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2019

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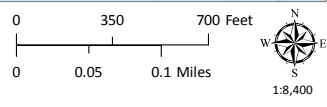
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FARMLAND CLASSIFICATIONS



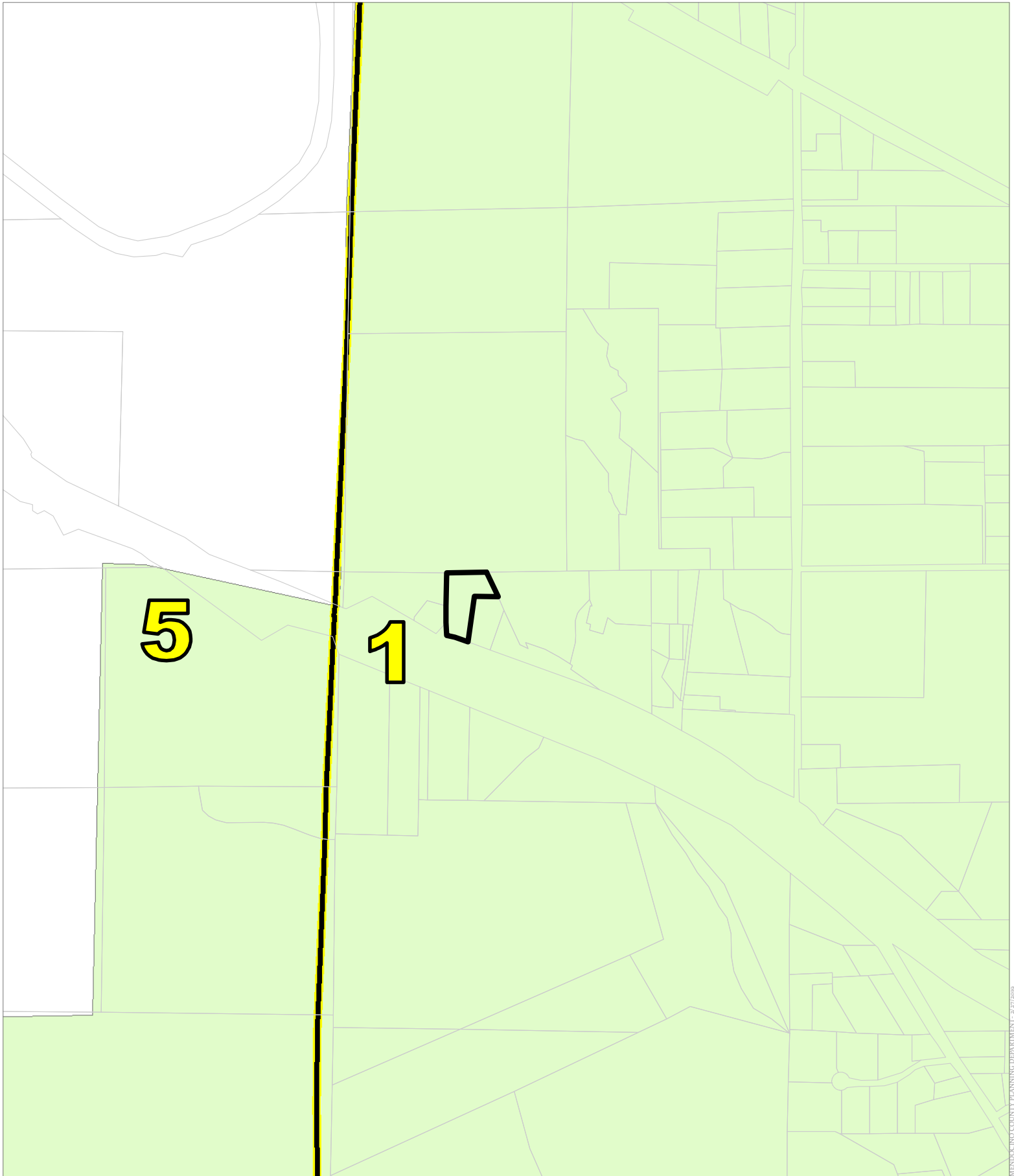
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2019

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

 County Water Districts

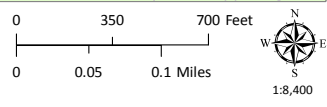


WATER DISTRICTS



CASE: R 2019-0004
OWNER: BRADLE, Leah
APN: 162-100-55
APLCT: Jolene Allen
AGENT: Annje Dodd
ADDRESS: 9561 N. State Street, Redwood Valley

 Supervisorial Districts 2010
 Redwood Valley MAC



MISC DISTRICTS