



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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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 26, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Airport Land Use Commission

Willow Water District
Ukiah Valley Fire Protection Authority
Ukiah City Planning
Mendocino Transit Authority

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2019-0027/R_2019-0010

DATE FILED: 10/25/2019

OWNER: JOSEPH PALLIVATHUCAL

APPLICANT/AGENT: STEVE CHOU

REQUEST: Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (FPAZ:R-1) to a Zoning Designation consistent with the General Plan (Suburban Residential, SR) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

LOCATION: 2.8± miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah (APN: 184-044-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: December 10, 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 _____

CASE: U_2019-0027

OWNER: JOSEPH PALLIVATHUCAL

APPLICANT/ AGENT: STEVE CHOU

REQUEST: Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (FPAZ:R-1:6K) to a Zoning Designation consistent with the General Plan (Suburban Residential, SR) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of the requested Conditional Use Permit.

LOCATION: 2.8± miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

APN/S: 184-044-10

PARCEL SIZE: <1 acre

GENERAL PLAN: Suburban Residential (SR)

ZONING: Single Family Residential, 6000 square feet minimum parcel size, with Airport Zone and Flood Plain Combining Districts (R1:6K:FP[AZ])

EXISTING USES: Currently Vacant-formerly in use as a skilled nursing facility

DISTRICT: 5th Supervisorial District (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Suburban Residential (SR)	Single Family Residential (R1:FP[AZ])	(2) 0.18± acre parcels	Residential
EAST:	Suburban Residential (SR)	Single Family Residential (R1:FP[AZ])	South State Street	Roadway
SOUTH:	Suburban Residential (SR)	Multi-Family Residential (R3:FP[AZ])	< 1 acre R3 parcel	Residential
WEST:	Suburban Residential (SR)	Single Family Residential (R1:FP[AZ])	< 1 acre R1 parcel	Residential

REFERRAL AGENCIES

<u>LOCAL</u>	<u>TRIBES</u>
<input checked="" type="checkbox"/> Airport Land Use Commission	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Environmental Health (EH)	
<input checked="" type="checkbox"/> Ukiah Fire District	
<input checked="" type="checkbox"/> Willow Water District	
<input checked="" type="checkbox"/> Mendocino Transit Authority (MTA)	
<input checked="" type="checkbox"/> Ukiah City Planning Department	

ADDITIONAL INFORMATION: This proposal seeks to establish a Skilled Nursing Facility (SNF) in an existing building that formerly housed a SNF that was in operation until 2007. Given that the former nursing facility has been shuttered for more than a year, it cannot be reestablished per Mendocino County Code (MCC) Section 20.204.035 under the existing R-1 zoning designation. The R-1 designation is intended to create and enhance neighborhoods suitable and desirable for single-family home development, and does not accommodate facilities such as SNF’s. However, the R-1 zoning designation does appear to be inconsistent with the built environment and economic corridor for this section of Ukiah. Therefore, in order to undertake the project as proposed, it will be necessary to Rezone the property and obtain a Conditional Use Permit for a Major Impact Facility, as defined by MCC §20.020.070. The proposed operator is an entity involved in nursing facilities throughout the state, indicating a level of familiarity with standards and requirements for this type of use.

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

No

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Urban Land

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

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

YES

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

YES

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

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Ukiah Valley Area Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

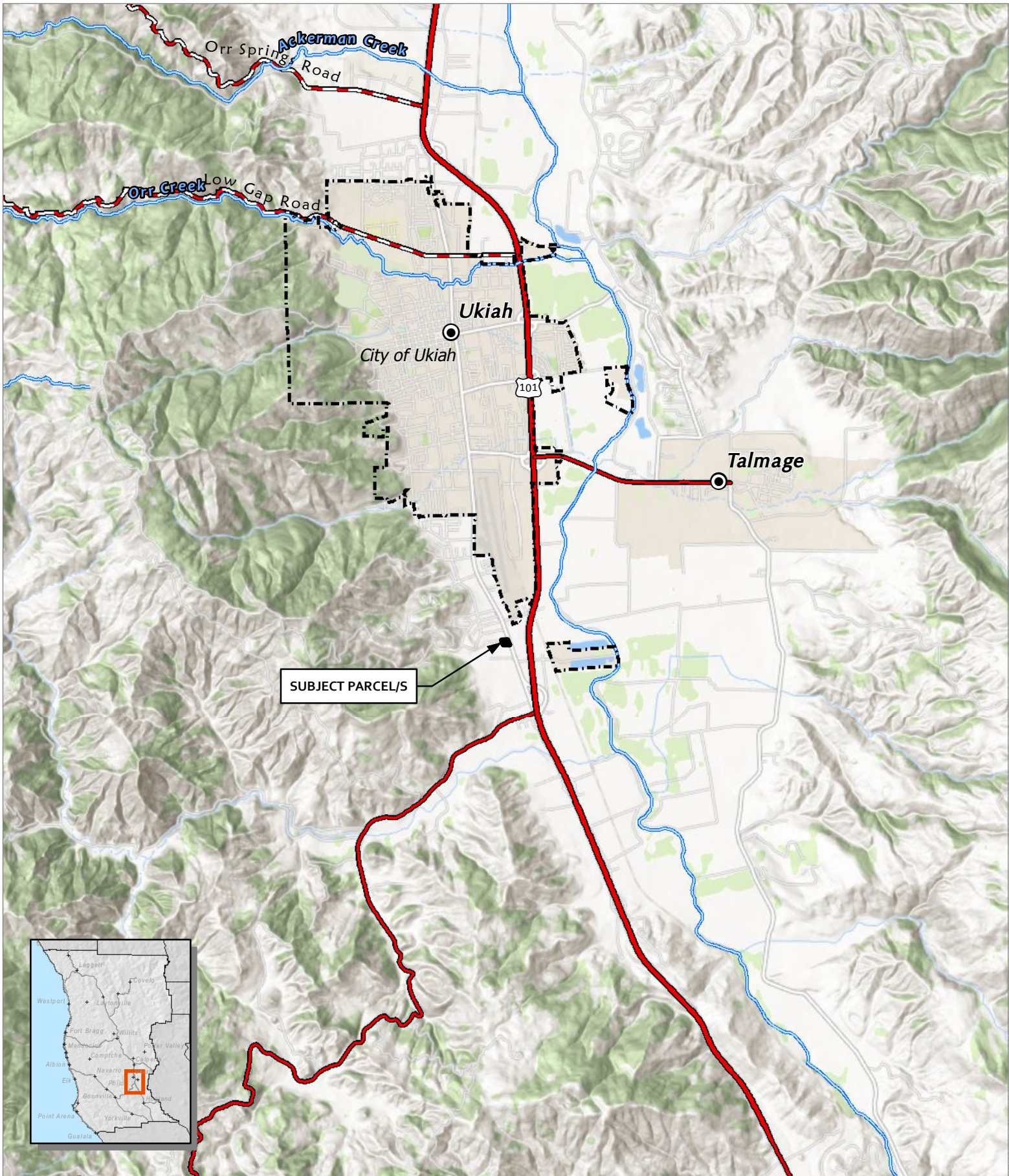
USDA

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23. HARBOR DISTRICT:

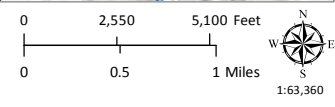
Sec. 20.512

No



CASE: U 2019-0027
OWNER: PALLIVATHUCAL, Joseph & Thresiamma
APN: 184-044-10
APLCT: Steve Chou
AGENT: Steve Chou
ADDRESS: 131 Whitmore Lane, Ukiah

- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads



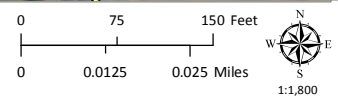
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/31/2019



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Public Roads
Private Roads

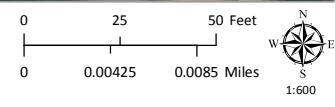


AERIAL IMAGERY



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Public Roads



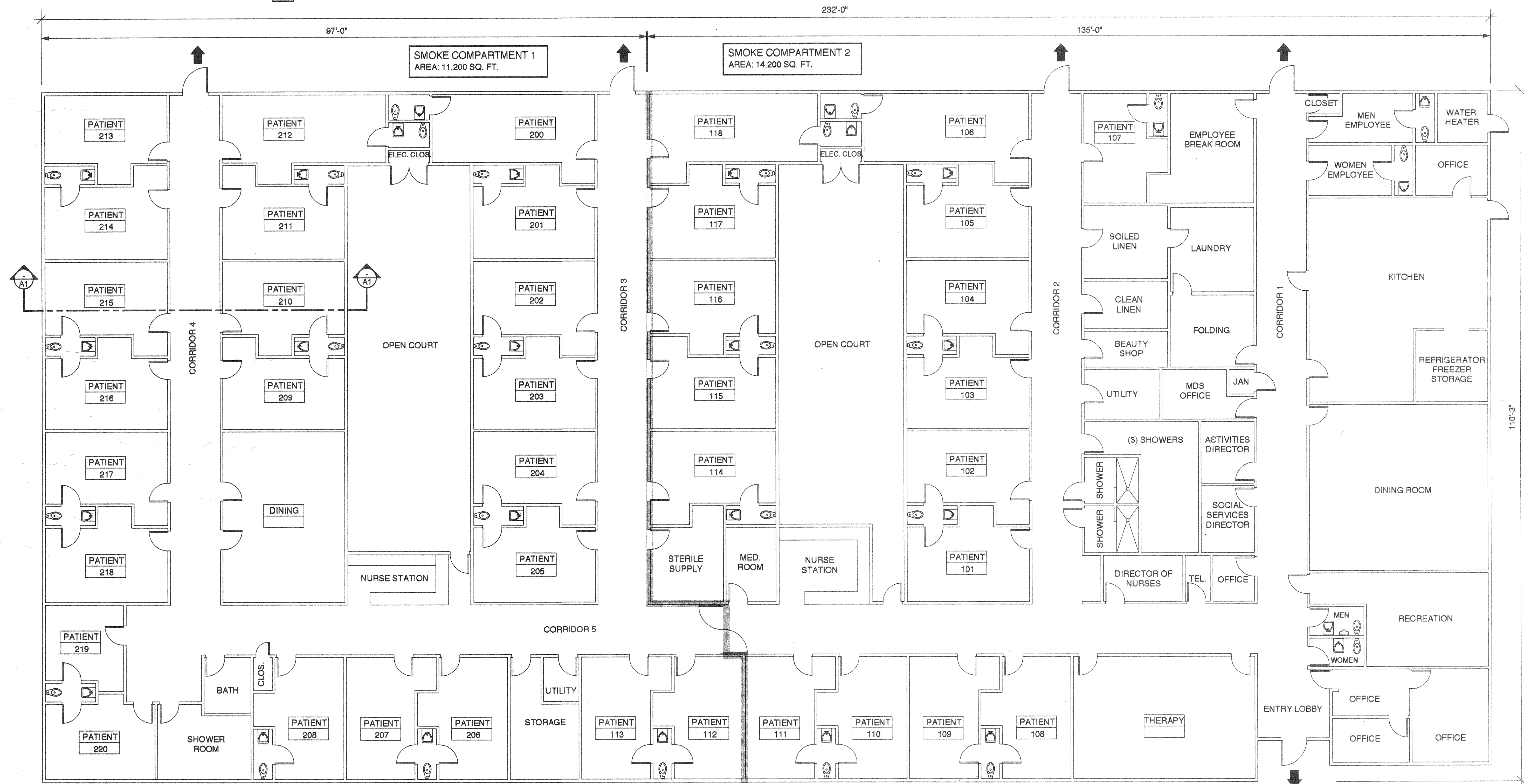
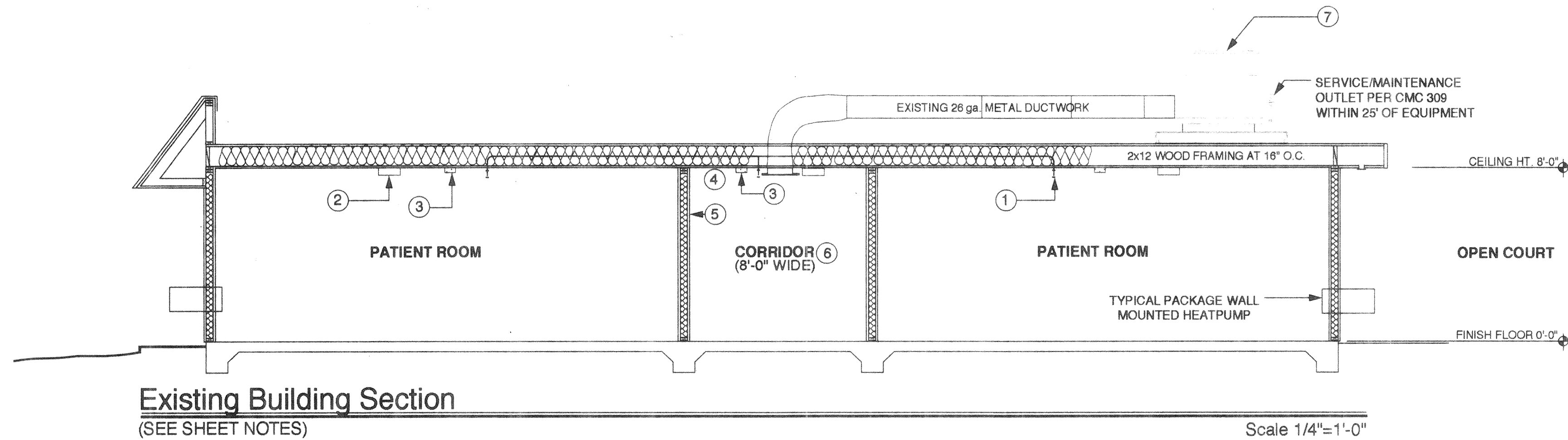
AERIAL IMAGERY

SHEET NOTES:

- FACILITY IS FULLY SPRINKLERED: ROOMS, & CORRIDORS.
- EXISTING SURFACE MOUNTED LIGHTING FIXTURE TYP.
- AREA SMOKE DETECTOR IN ASSEMBLY ROOMS AND CORRIDORS - TYP. FACILITY HAS AN EXISTING SMOKE DETECTION AND ALARM SYSTEM.
- 1 HOUR FIRE RATED CEILING PER CBC TABLE 7-C ITEM 13-1.4 : WOOD JOISTS SPACED 16" O.C. WITH 5/8" TYPE 'X' GYPSUM WALL BOARD NAILED TO JOISTS WITH 5d COOLER OR WALLBOARD NAILS AT 6" O.C.
- 1 HOUR RATED WALL CONSTRUCTION PER CBC TABLE 7-C ITEM 17-1.3 : WOOD STUDS INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE. 2X4 WOOD STUDS AT 16" O.C. WITH 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6d COOLER OR WALLBOARD NAILS AT 7" O.C.
- 1 HOUR RATED CORRIDOR PER CBC 1004.3.4.3.1 THE CORRIDOR WALLS MAY TERMINATE AT THE CEILING MEMBRANE.
- HVAC UNITS IF SUPPLYING MORE THAN 2000 CFM WILL NEED TO SHUT DOWN UPON FIRE ALARM ACTIVATION PER CMC 609.0 - SEE FIRE ALARM DRAWINGS FOR DUCT DETECTOR REQUIREMENTS.

EXIT OUT OF BUILDING

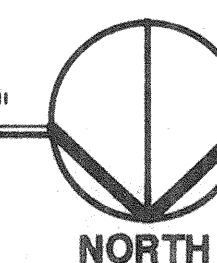
1 - HOUR SMOKE BARRIER, WITH 20 MIN. DOORS PER 2001 CBC 308.2.2.1



Floor Plan

Scale 1/8"=1'-0"

JULY 1968



PROJECT TITLE

Mendocino Healthcare Center

131 Whitmore Lane Ukiah, CA

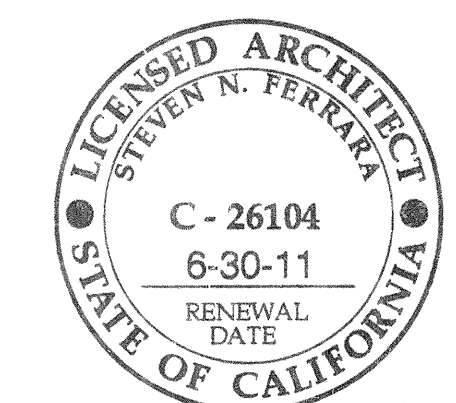
Kitchen Project

La Ferrara Architects Inc.

821 Towne Street Sonoma, California 95476 707 935 1539

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OSHPD PERMIT NUMBER SS 000000-23



CONSULTANT
TEP Engineering
Mechanical Engineer
100 Brush Creek Road Suite 204 Santa Rosa, CA 95404 Phone (707) 538-0400 Contact: Rob Main (P.E.)

Myers Engineering Group
Electrical Engineer
1828 Lomadell Lane Santa Rosa, CA 95405 Phone: (707) 527-9412 contact: Larry Myers

MKM & Associates
Structural Engineer
441 College Avenue, Santa Rosa, CA 95401 Phone: (707) 578-8185 contact: Eric Kreager (S.E.)

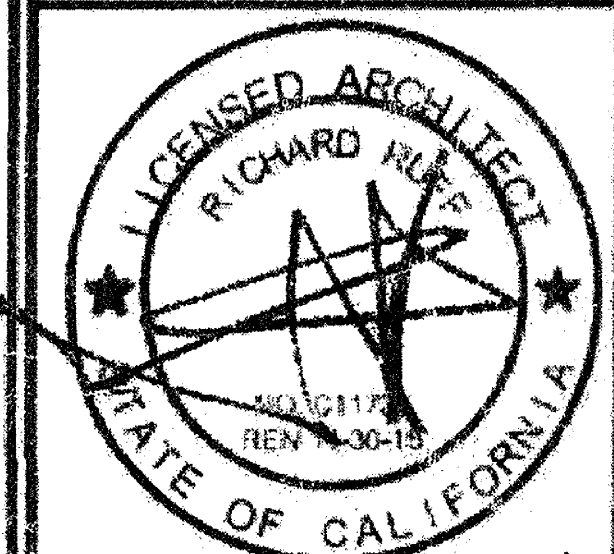
ISSUE	DESCRIPTION	DATE
•	Plan Check Comments	•
•		•
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•		•

Date: 4.12.10

Scale:

LIFE SAFETY PLAN

A 1



MENDOCINO CARE CENTER
NEW BACK DOORS, DECK & RAMP
131 WHITMORE LANE
UKIAH, CA, 95482

TITLE SHEET

DRAWN BY ROBFOX

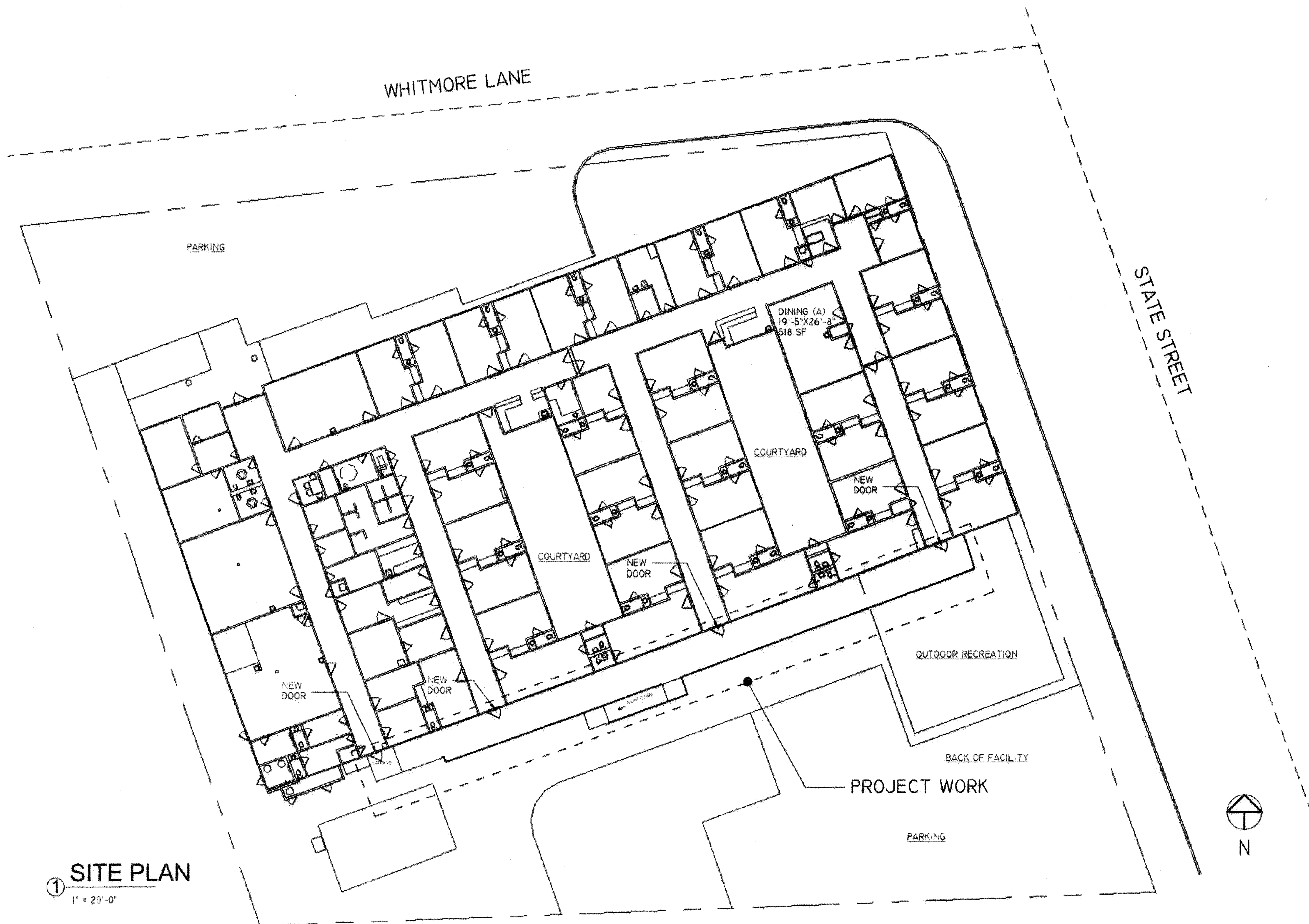
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DATE CREATED 6/30/15

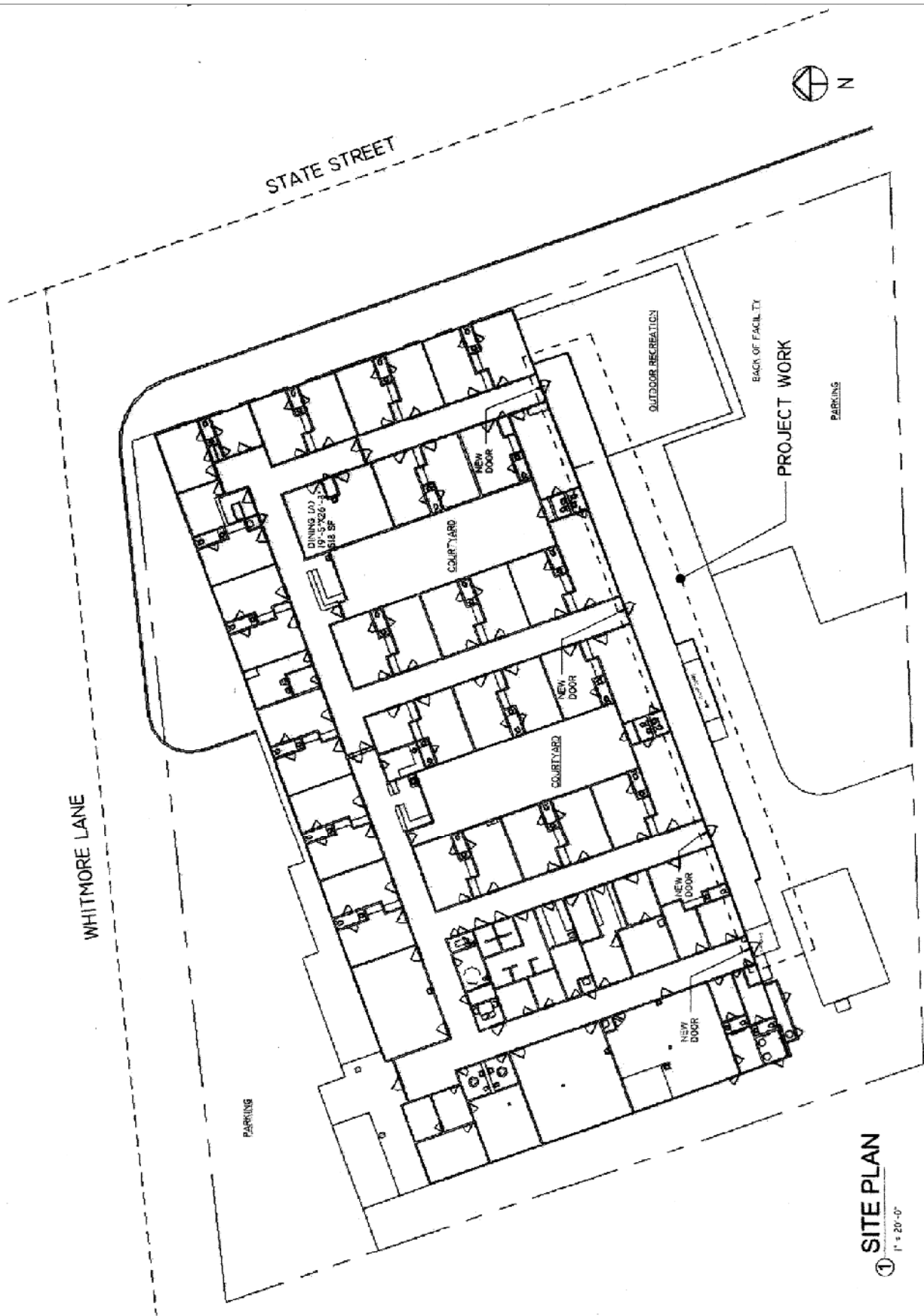
DATE ISSUED

SCALE AS NOTED

PAGE
T1.1
SHEET OF



① **SITE PLAN**
1" = 20'-0"



① SITE PLAN
1" = 20'-0"

WWW.LALCOASSOCIATES.COM
HTTP://WWW.LALCOASSOCIATES.COM

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NO SCALE


SITE PLAN

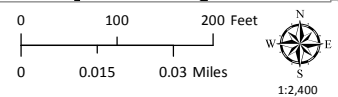
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/31/2019



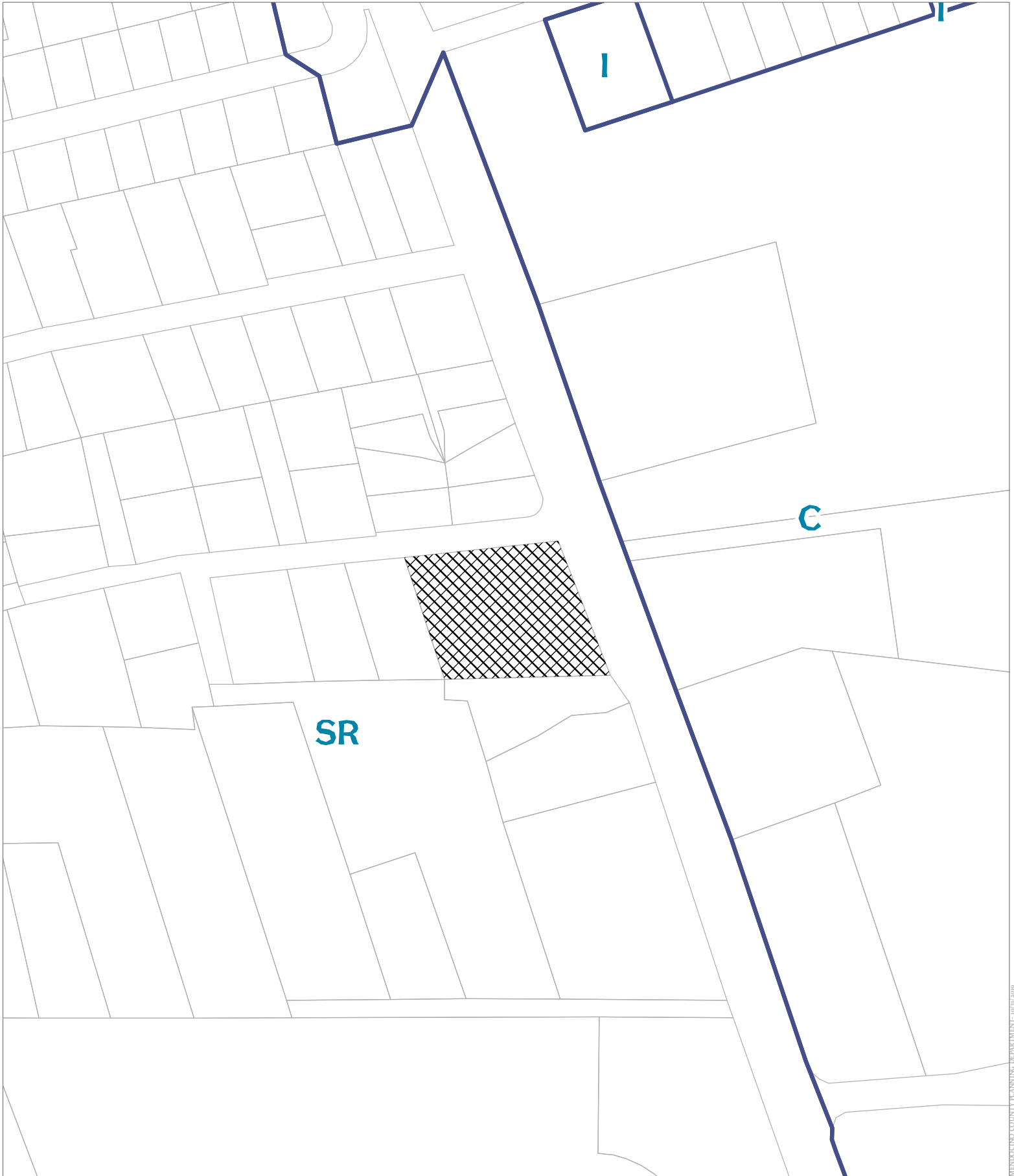
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 Zoning Districts

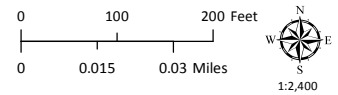


ZONING DISPLAY MAP

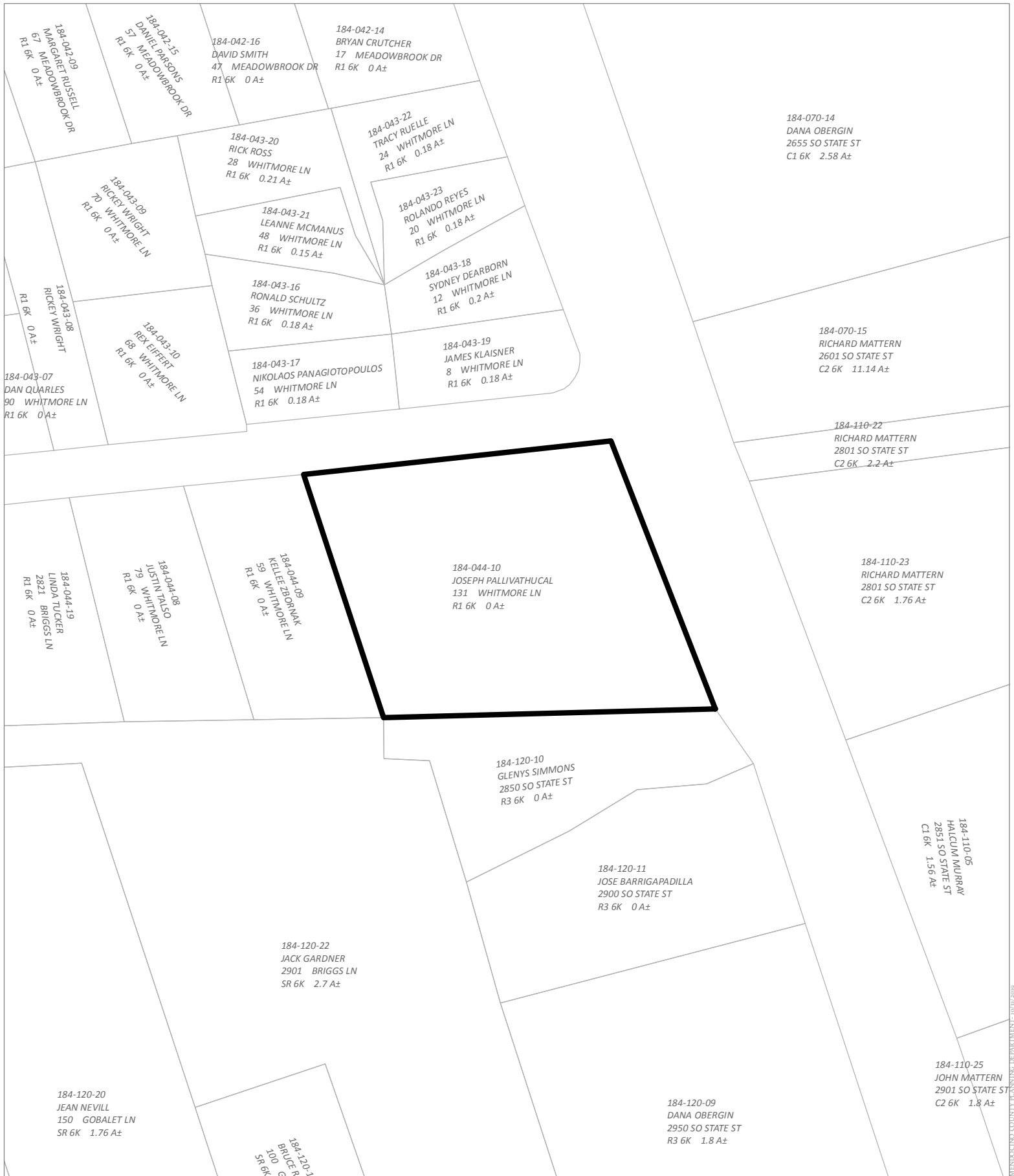


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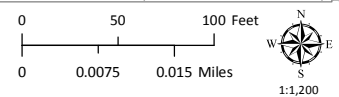
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



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ADJACENT PARCELS

CITY OF UKIAH

UKIAH VALLEY FIRE PROTECTION DISTRICT

Fire Responsibility Areas (04-2018)

SRA

 **LRA**

CASE: U 2019-0027

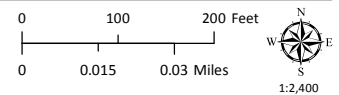
OWNER: PALLIVATHUCAL, Joseph & Thresiamma

APN: 184-044-10

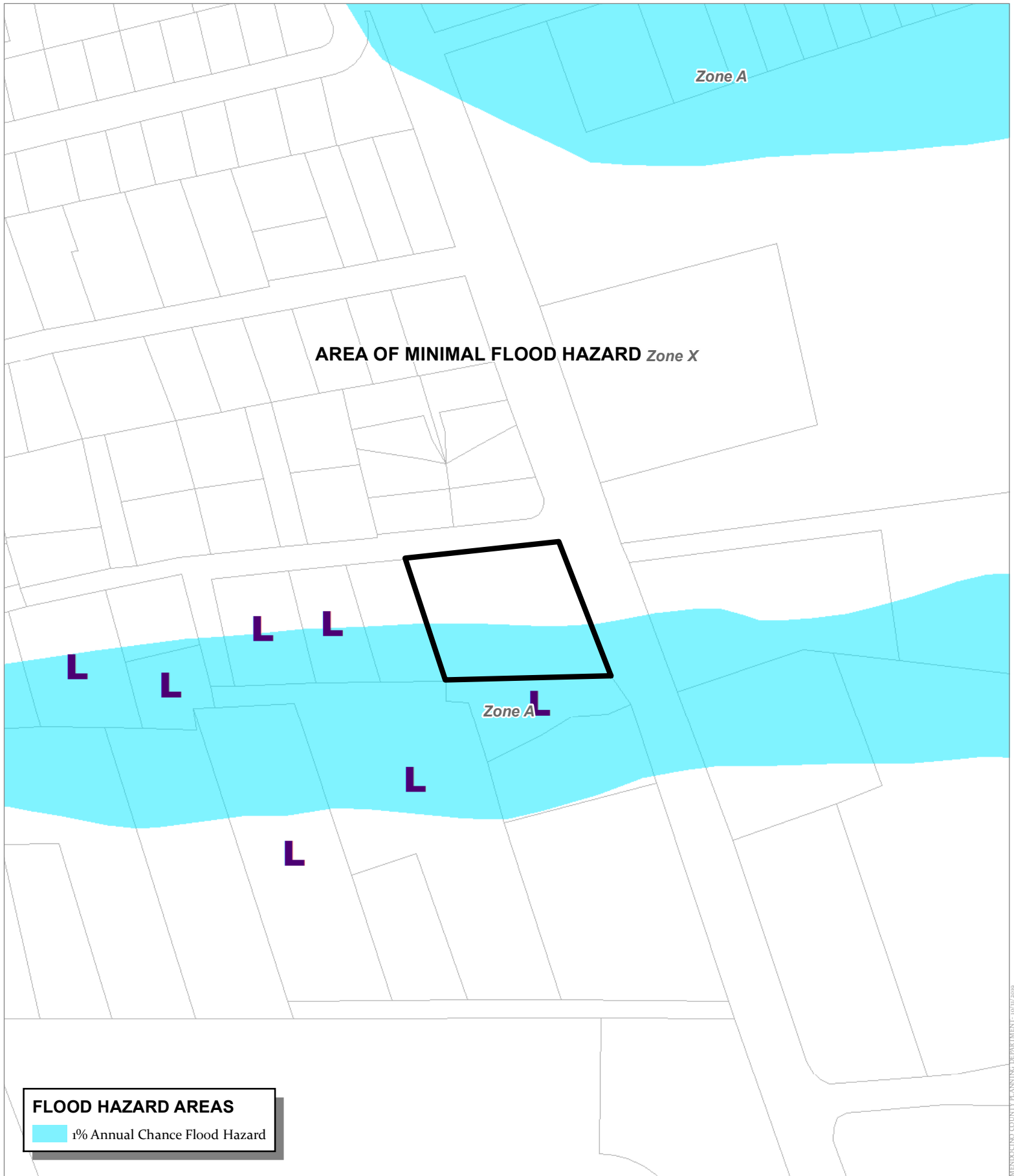
APLCT: Steve Chou

AGENT: Steve Chou


ADDRESS: 131 Whitmore Lane, Ukiah



LOCAL RESPONSIBILITY AREA



FLOOD HAZARD AREAS

 1% Annual Chance Flood Hazard

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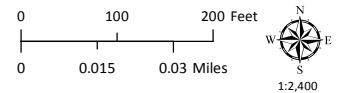
APLCT: Steve Chou

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LOMA Letters

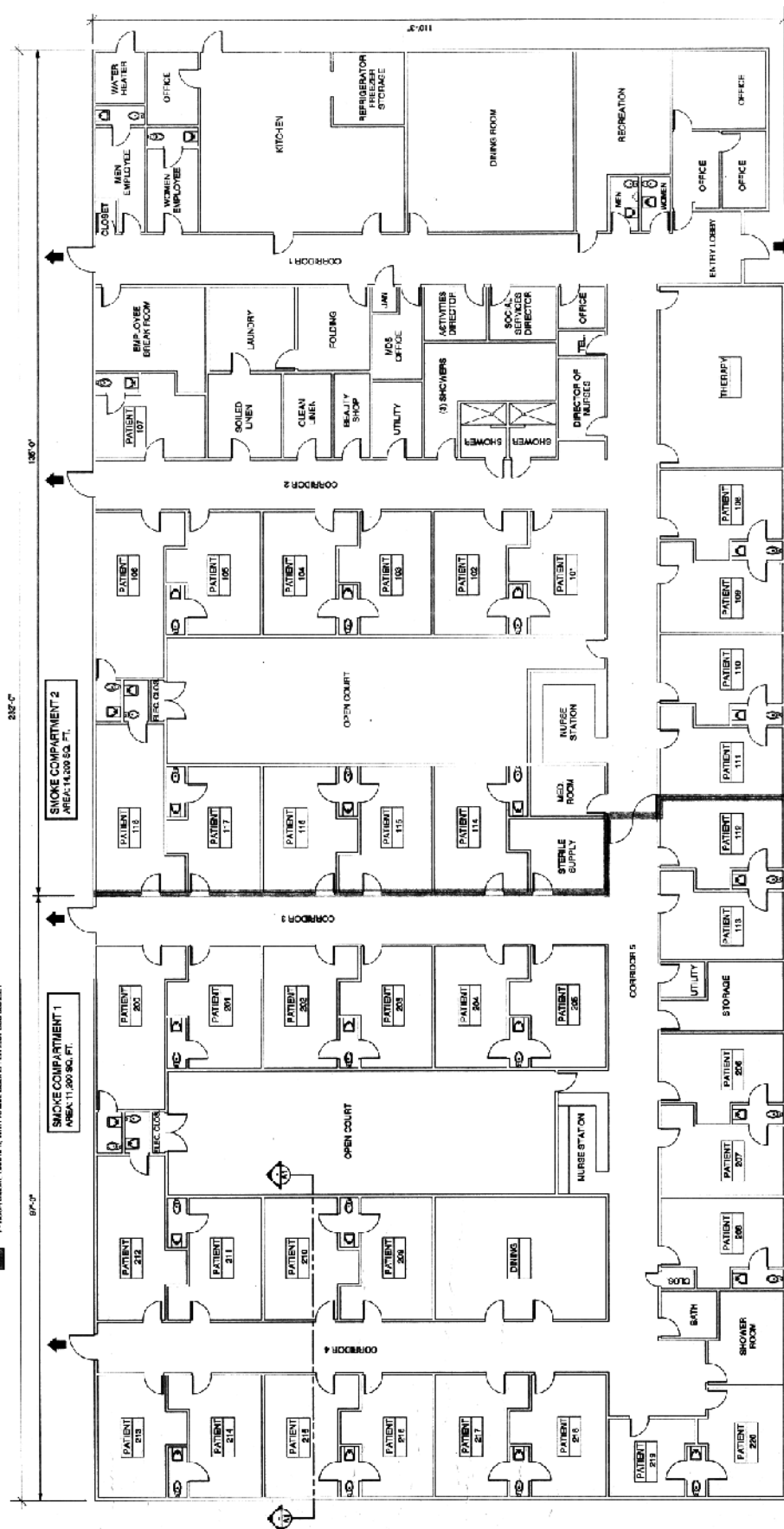


SPECIAL FLOOD HAZARD AREAS

- [illegible]

Existing Building Section
(SEE SHEET NOTES)

(SEE SHEET NOTES)



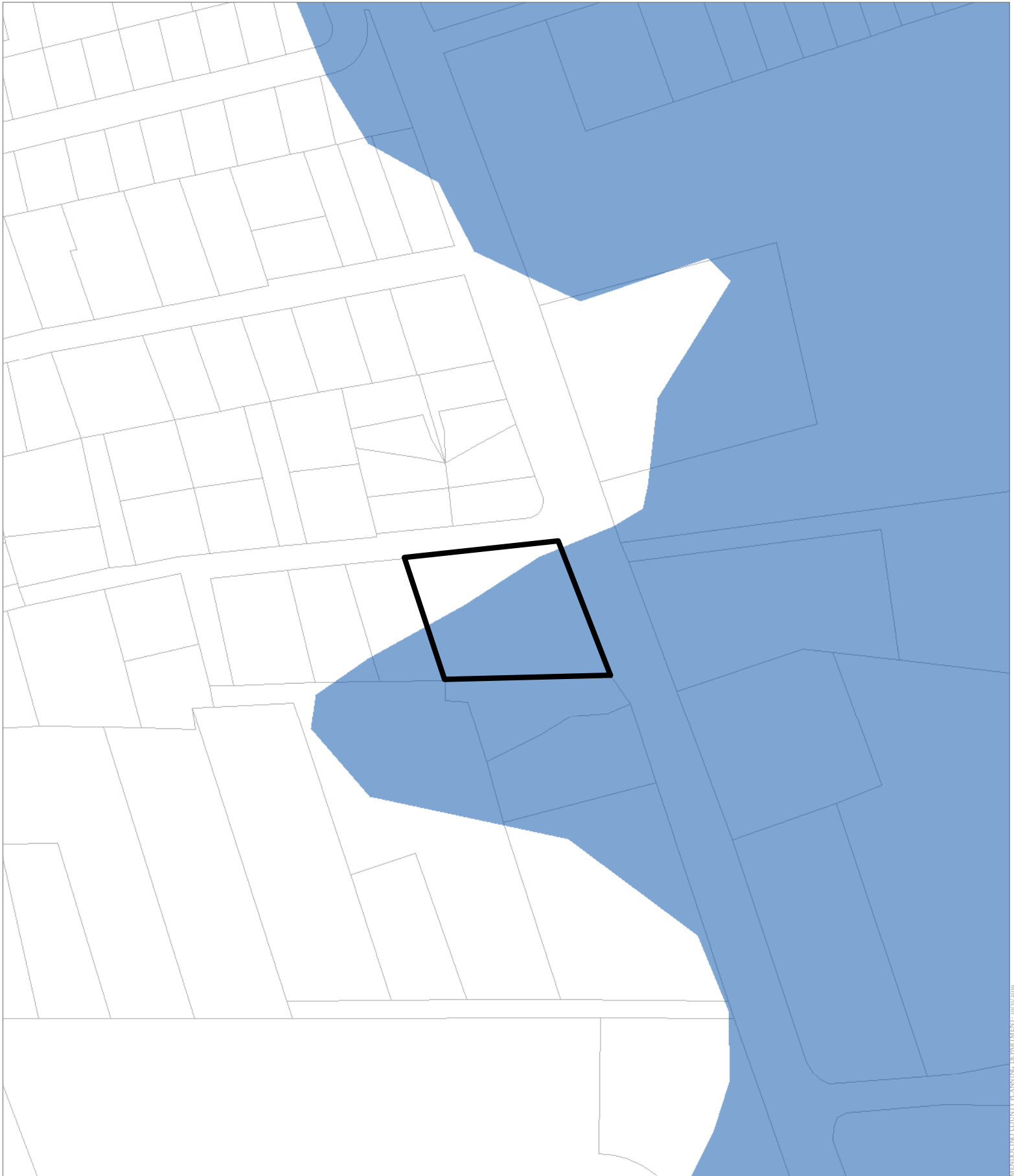
Floor Plan



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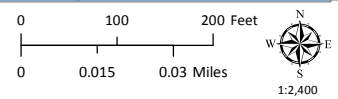
NO SCALE

FLOOR PLAN

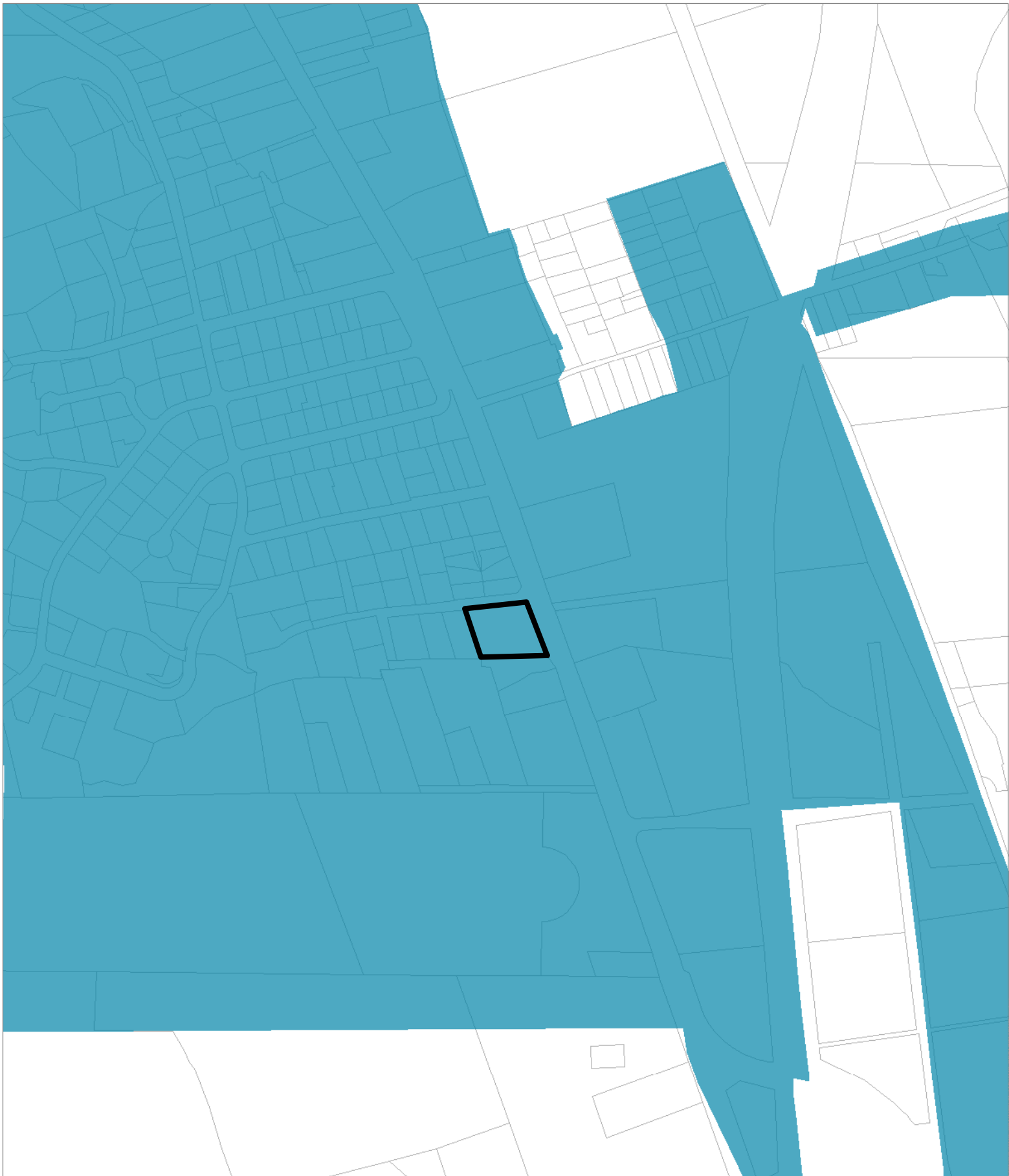


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Estimated Inundation Zones



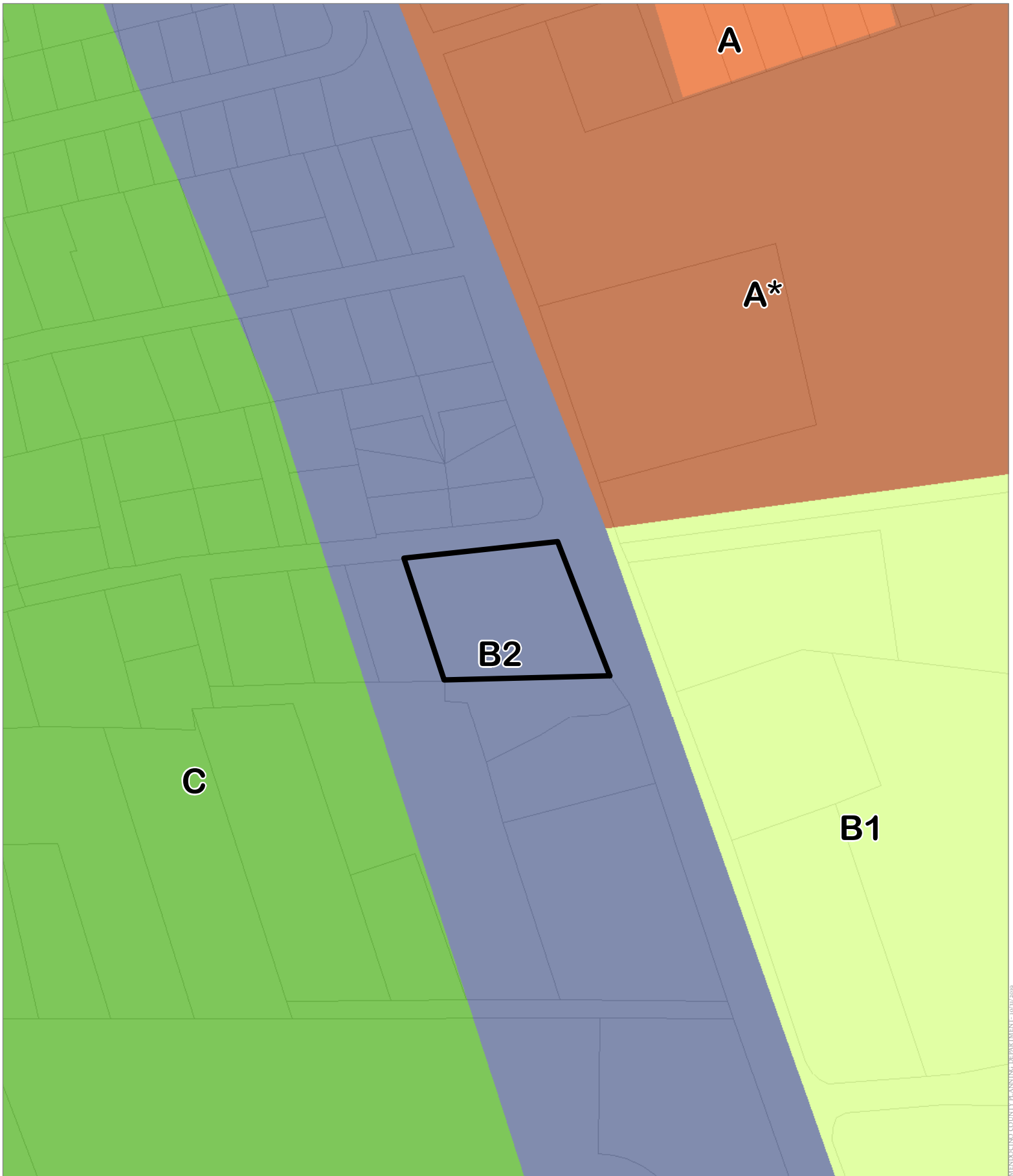
INUNDATION ZONES



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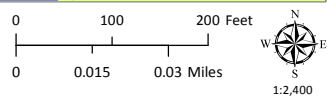
Ukiah Stormwater Areas

STORMWATER PERMITTING ZONES

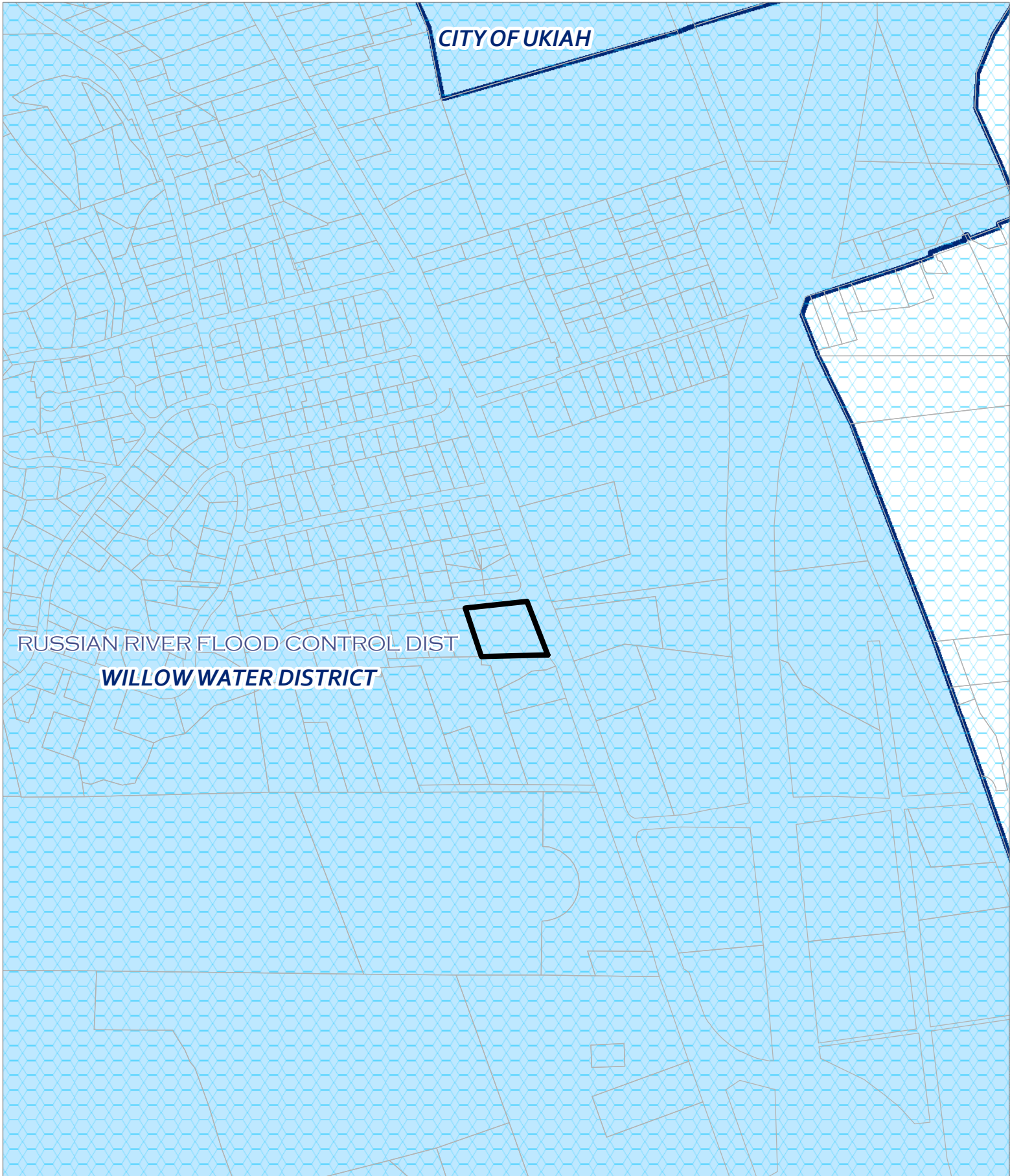


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/31/2019

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AIRPORT ZONES

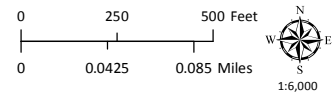


RUSSIAN RIVER FLOOD CONTROL DIST
WILLOW WATER DISTRICT

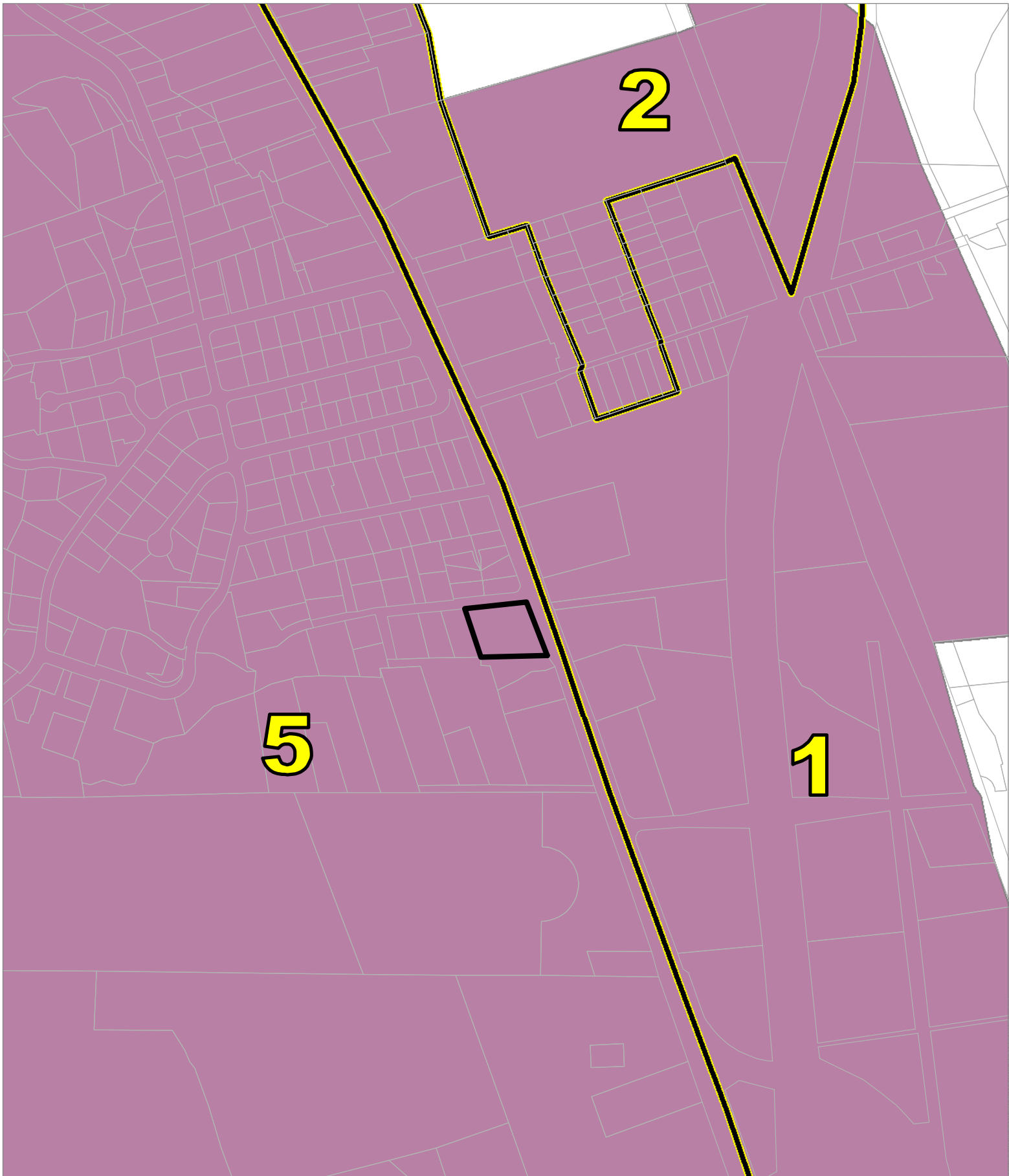
CITY OF UKIAH

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 Russian River Flood District
 County Water Districts






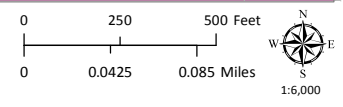
WATER DISTRICTS



RENDERING COUNTY PLANNING DEPARTMENT - 10/21/2019

CASE: U 2019-0027
OWNER: PALLIVATHUCAL, Joseph & Thresiamma
APN: 184-044-10
APLCT: Steve Chou
AGENT: Steve Chou
ADDRESS: 131 Whitmore Lane, Ukiah

-  UVAP Boundary
-  Supervisorial Districts 2010
-  Ukiah Valley Sanitation Dist.



MISC DISTRICTS