



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
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 18, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management

Russian River Flood Control
Airport Land Use Commission
Caltrans
Department of Fish and Wildlife
Willow Water District

Ukiah Valley Fire District
City of Ukiah Planning
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: R_2019-0014

DATE FILED: 11/7/2019

OWNER: MULTIPLE

APPLICANT: FRACCHIA RD & BISBY AVE NEIGHBORHOODS

AGENT: COLLEEN MACK

REQUEST: A Rezone to create a Commercial Cannabis Prohibition Combining District that includes twenty-nine (29) separate parcels to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119.

LOCATION: 3.5± miles south of the City of Ukiah center, lying on the west side of Burke Hill Road (CR 140), extending northwest from its intersection with Bisby Avenue (Private), Ukiah (APNs: 185-050-06, 185-050-07, 185-050-08, 185-090-07, 185-100-02, 185-100-06, 185-100-07, 185-100-08, 185-100-09, 185-100-11, 185-100-12, 185-100-13, 185-100-14, 185-100-19, 185-100-20, 185-100-25, 185-100-27, 185-100-28, 185-100-29, 185-100-31, 185-100-36, 185-100-37, 185-100-39, 185-100-40, 185-100-44, 185-100-47, 185-100-48, 185-100-49, 185-100-50).

ENVIRONMENTAL DETERMINATION: Statutory Exemption

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: January 2, 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: R_2019-0014 (Commercial Cannabis Prohibition Combining District)

OWNER: MULTIPLE

APPLICANT: Fracchia Rd & Bisby Ave Neighborhoods

AGENT: Colleen Mack

REQUEST: A Rezone to create a Commercial Cannabis Prohibition Combining District that includes twenty-nine (29) separate parcels to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119.

LOCATION: 3.5± miles south of the City of Ukiah center, lying on the west side of Burke Hill Road (CR 140), extending northwest from its intersection with Bisby Avenue (Private).

APN/S: The Commercial Cannabis Prohibition Combining District includes the following Assessor Parcel Numbers (APNs): 185-050-06, 185-050-07, 185-050-08, 185-090-07, 185-100-02, 185-100-06, 185-100-07, 185-100-08, 185-100-09, 185-100-11, 185-100-12, 185-100-13, 185-100-14, 185-100-19, 185-100-20, 185-100-25, 185-100-27, 185-100-28, 185-100-29, 185-100-31, 185-100-36, 185-100-37, 185-100-39, 185-100-40, 185-100-44, 185-100-47, 185-100-48, 185-100-49, 185-100-50.

PARCEL SIZE: MULTIPLE

GENERAL PLAN: Rangeland (RL 160), Agricultural (AG 40), Rural Residential (RR 10)

ZONING: Rangeland (RL 160), Agricultural (AG 40), Rural Residential (RR 10)

EXISTING USES: Agricultural, Residential.

DISTRICT: 5th Supervisorial District (Williams)

RELATED CASES: OA_2018-0008 /R_2018-0005; Exhibit 2F; Woodyglen CP District.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG 40)	Rural Residential (RR:5), Agricultural (AG:40)	3.1± Acres, 29.52± Acres, 12.64± Acres, 15± Acres, 0.29± Acres	Agricultural
EAST:	Agricultural (AG 40)	Agricultural (AG:40)	34.93± Acres, 3.56± Acres, 0.43± Acres, 0.11± Acres	Agricultural / Residential
SOUTH:	Range Land (RL 160)	Range Land (RL:160), Rural Residential (RR:10)	30.6± Acres, 16.1± Acres, 3.82± Acres, 175.98± Acres	Agricultural
WEST:	Agricultural (AG 40), Range Land (RL 160)	Agricultural (AG:40), Range Land (RL:160)	17± Acres, 40± Acres,	Agricultural

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>	<input checked="" type="checkbox"/> Russian River Flood Control	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Willow Water District	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Airport Land Use Commission	<input checked="" type="checkbox"/> City of Ukiah - Planning	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Assessor’s Office		<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Building Division (Ukiah)	<u>STATE</u>	
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALTRANS	
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CDFW	
<input checked="" type="checkbox"/> Ukiah Valley Fire District		

ADDITIONAL INFORMATION: The "CP" Commercial Cannabis Prohibition Combining District (CP Combining District or CP district) is intended to allow the County to designate specific areas where commercial cannabis operations are prohibited. The regulations in this section are supplemental to the regulations for the applicable underlying zoning district.

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire District

4. FARMLAND CLASSIFICATION:

GIS

None

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

N/A

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

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

Ukiah Valley Area Plan (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

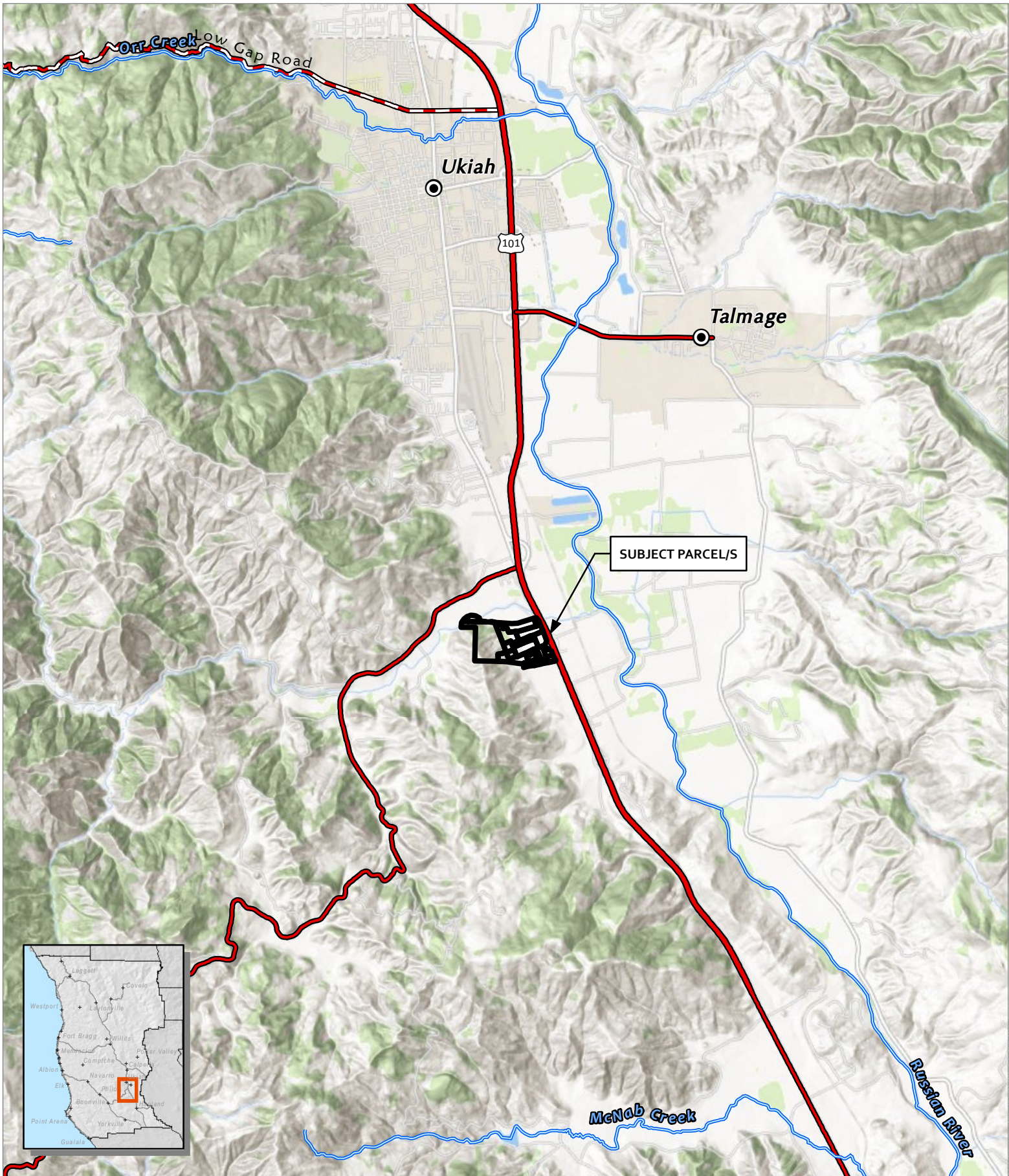
USDA

YES

23. HARBOR DISTRICT:

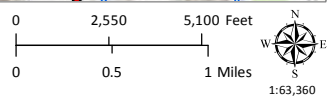
Sec. 20.512

No

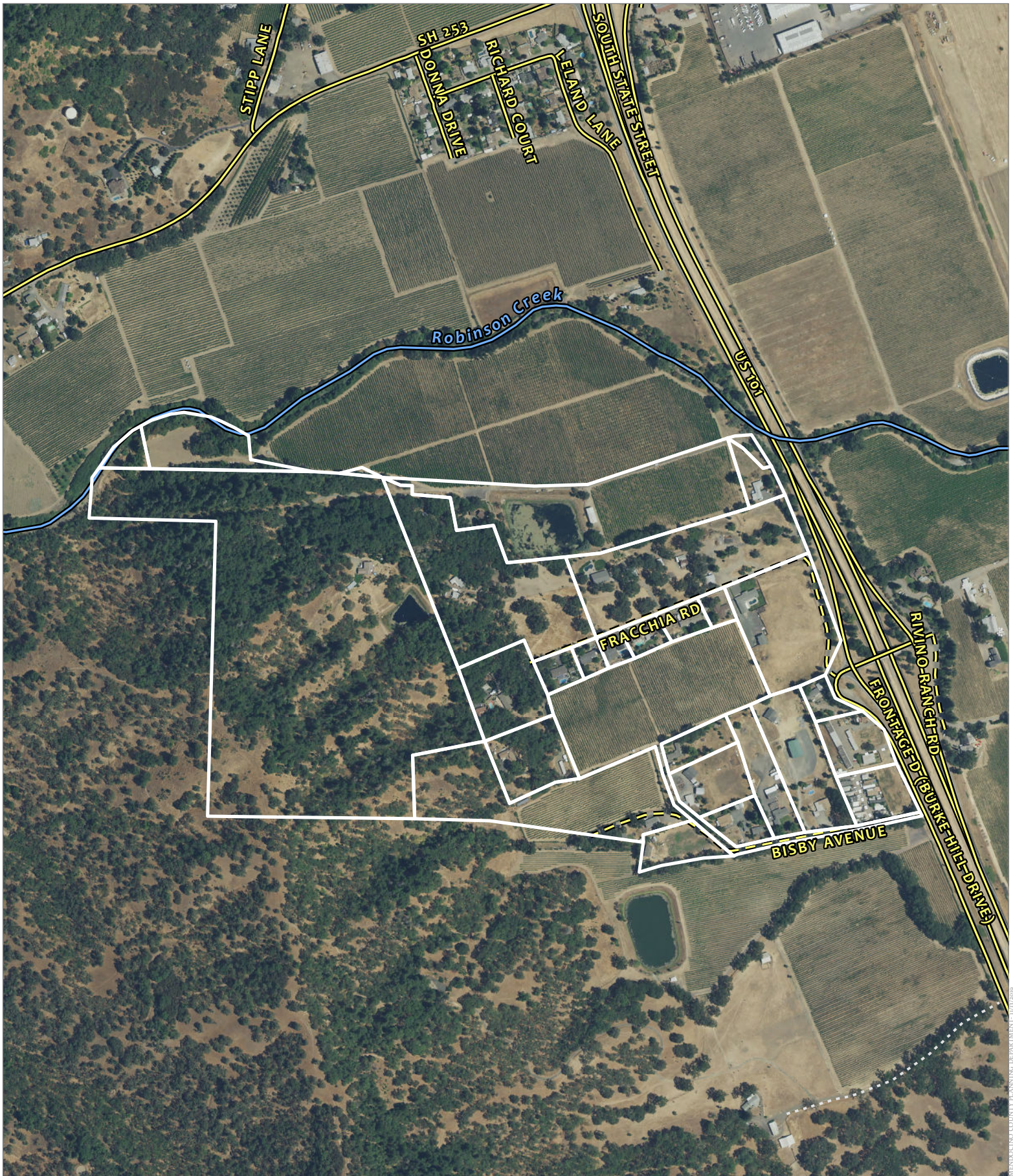


CASE: R 2019-0014
OWNER: Various
APN: Various
APLCT: Various
AGENT: Colleen Mack
ADDRESS: Fracchia Road/Bisby Avenue, Ukiah

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

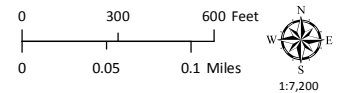


LOCATION MAP

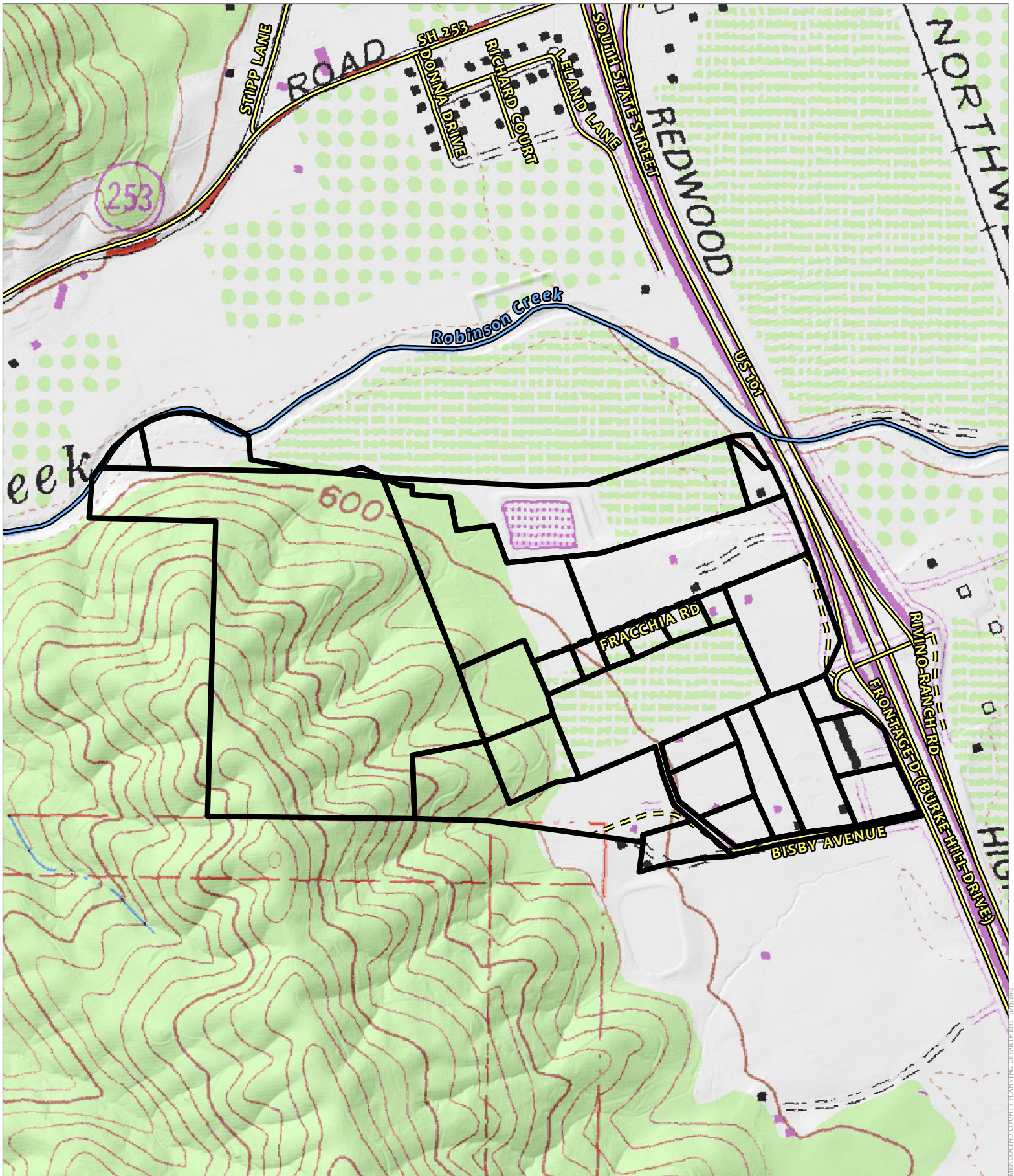


CASE: R 2019-0014
 OWNER: Various
 APN: Various
 APLCT: Various
 AGENT: Colleen Mack
 ADDRESS: Fracchia Road/Bisby Avenue, Ukiah

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads

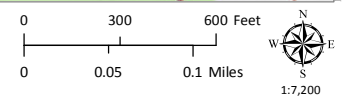


AERIAL IMAGERY

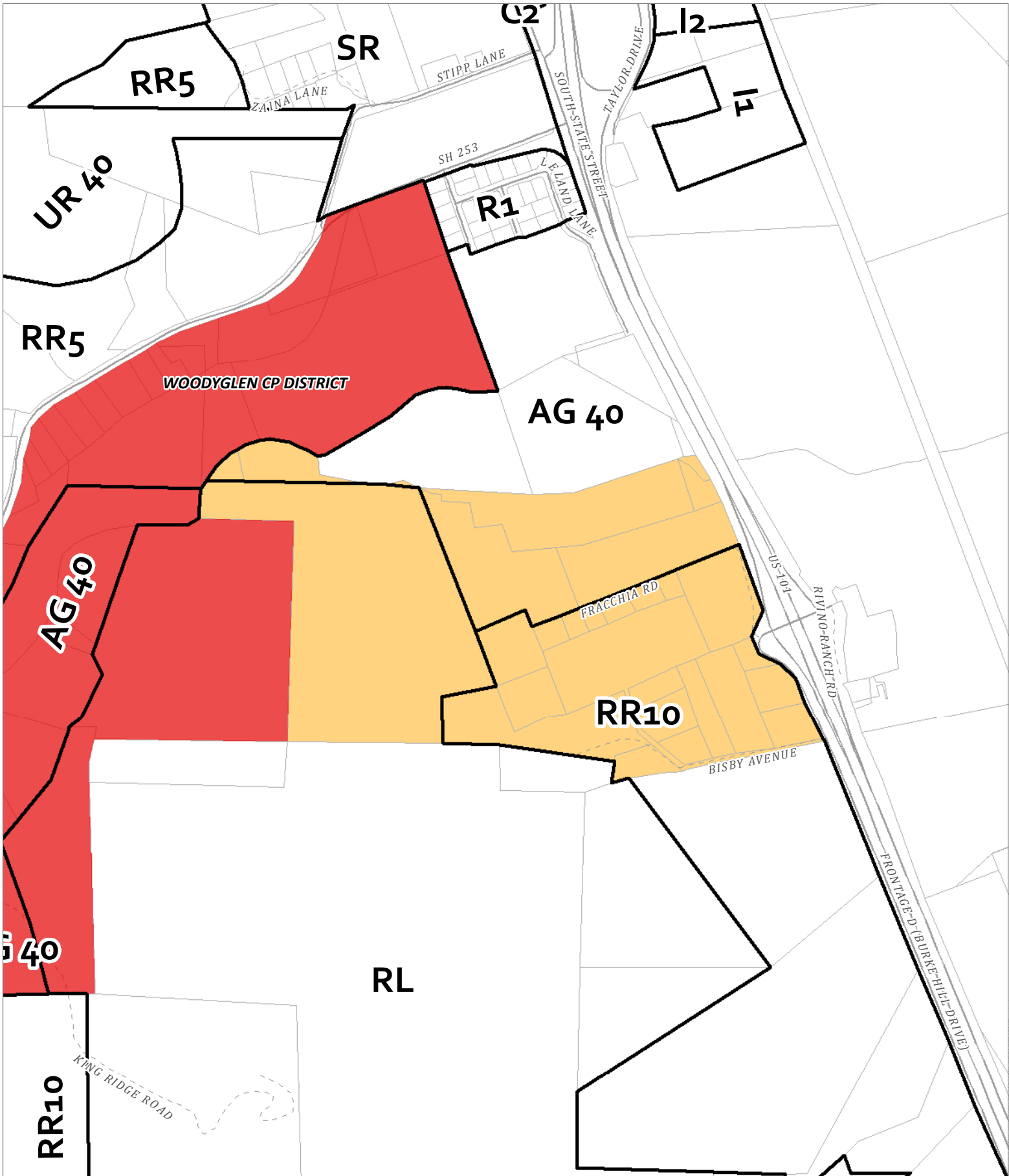


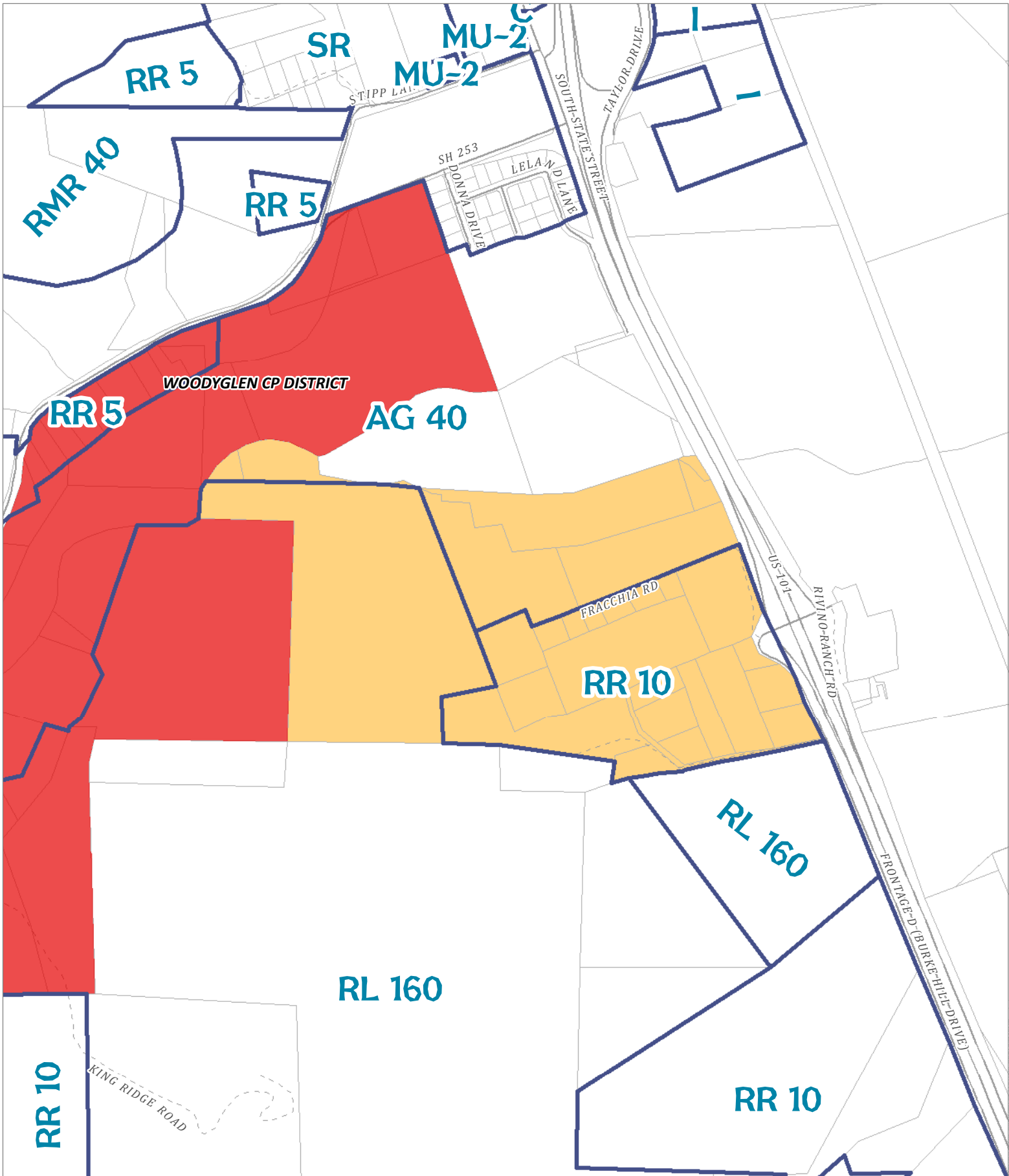
CASE: R 2019-0014
OWNER: Various
APN: Various
APLCT: Various
AGENT: Colleen Mack
ADDRESS: Fracchia Road/Bisby Avenue, Ukiah

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



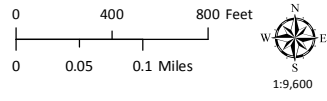
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET





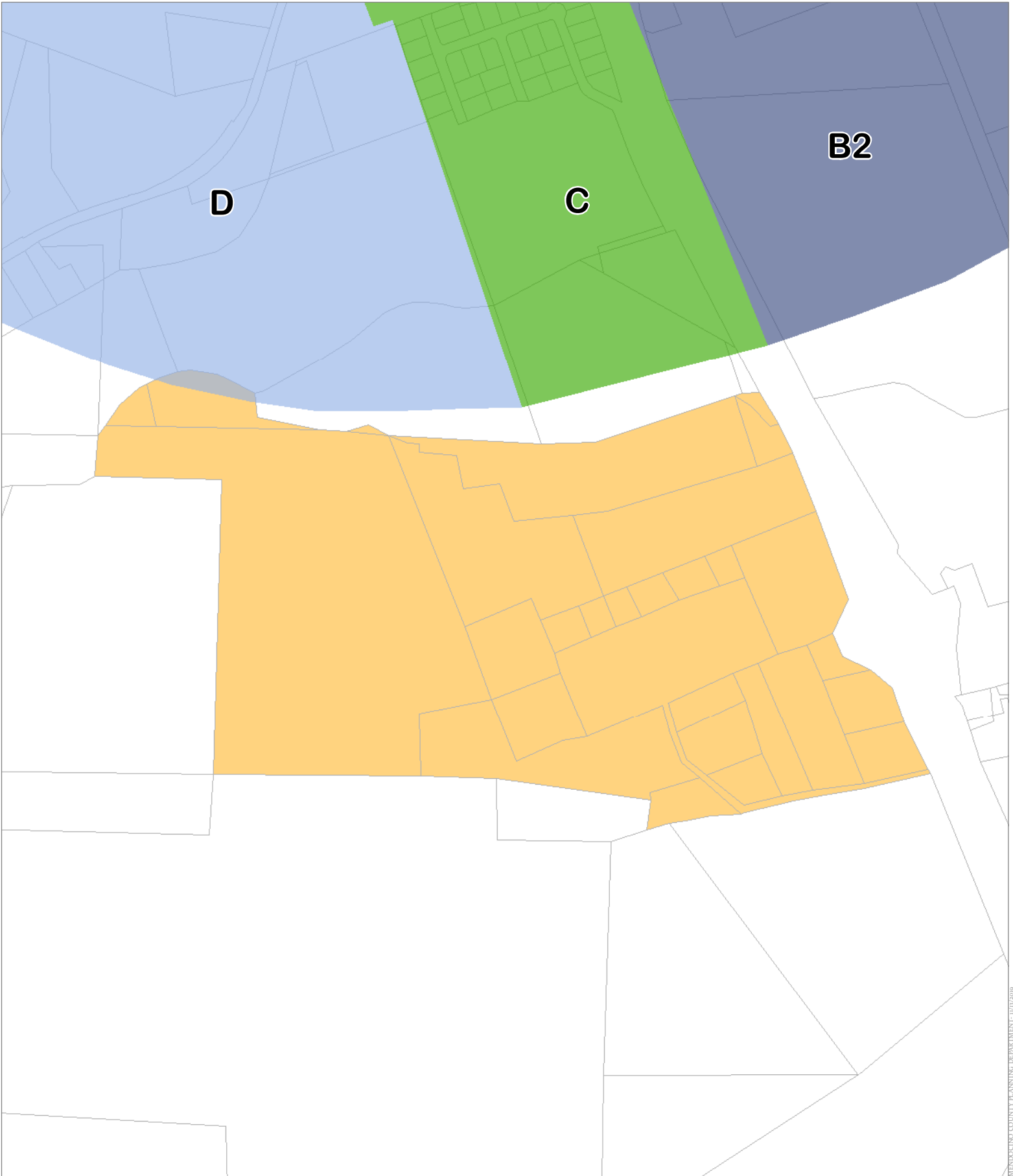
CASE: R 2019-0014
 OWNER: Various
 APN: Various
 APLCT: Various
 AGENT: Colleen Mack
 ADDRESS: Fracchia Road/Bisby Avenue, Ukiah

- General Plan Classes
- R 2019-0014
- Cannabis Prohibition Districts
- Public Roads

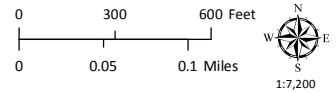


GENERAL PLAN CLASSIFICATIONS

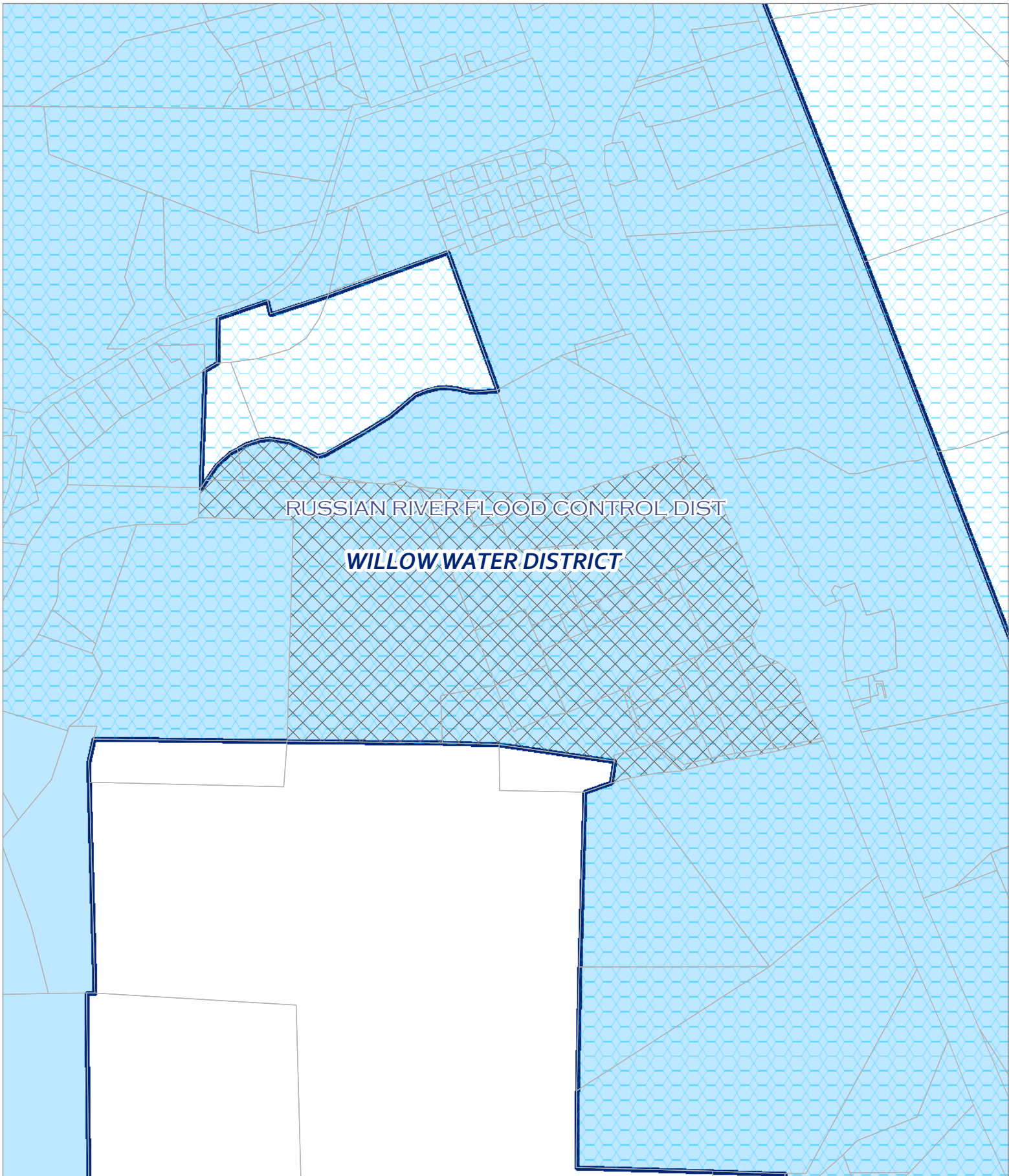
ADJACENT PARCELS



CASE: R 2019-0014
OWNER: Various
APN: Various
APLCT: Various
AGENT: Colleen Mack
ADDRESS: Fracchia Road/Bisby Avenue, Ukiah






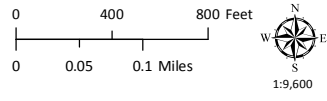
AIRPORT ZONES

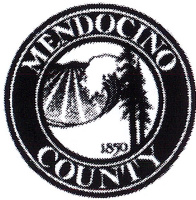


RUSSIAN RIVER FLOOD CONTROL DIST
WILLOW WATER DISTRICT

CASE: R 2019-0014
OWNER: Various
APN: Various
APLCT: Various
AGENT: Colleen Mack
ADDRESS: Fracchia Road/Bisby Avenue, Ukiah

-  Russian River Flood District
-  County Water Districts
-  R 2019-0014





Planning and Building
Services

Case No:	2-2019-0014
CalFire No:	N/A
Date Filed:	11-7-19
Fee:	\$5,804.00
Receipt No:	PRJ-031616
Received By:	Jesse Davis
Office use only	

APPLICATION FORM

APPLICANT

Name: Fracchia Rd / Bisby Ave Phone: _____
Neighborhoods

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

PROPERTY OWNER

Name: Multiple Property Phone: _____
Owners

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: Colleen Mack Phone: (707) 972-9812

Mailing Address: 180A BISBY AVE

City: Ukiah State/Zip: CA 95482 email: micoshry4@gmail.com

Parcel Size: _____ (Sq. feet/Acres) Address of Property: _____

Assessor Parcel Number(s): multiple parcel numbers

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☒ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Colleen Mack November 7, 2019
Signature of Applicant/Agent Date

Signature of Owner 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.

Application to establish a "CP"
Commercial Prohibition Combining District
under section 20.119.20 for
Fracchia Rd / Bisby Ave neighborhoods

Requesting inclusion into existing
Boonville Rd / Woodyglen CP District
(map attached)

Supporting documents include petitions,
letters from property owners and
articles supporting our request

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"/> Other: _____	N/A				
Total Structures Paved Area Landscaped Area Unimproved Area	N/A				
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: _____

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	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
	N/A	
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.).

N/A

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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required? N/A
11.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: <div style="text-align: center; margin-top: 10px;">N/A</div> <hr/> <hr/> <hr/>

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? N/A

Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No	Placement of structures in: <input type="checkbox"/> open coastal waters <input type="checkbox"/> wetlands <input type="checkbox"/> estuaries <input type="checkbox"/> 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.

N/A

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

 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: N/A
- ☐ None

 C. Telephone: ☐ Yes ☐ No

18. What will be the method of sewage disposal? N/A

- ☐ Community sewage system - Specify supplier _____
- ☐ Septic Tank
- ☐ Other - Specify: _____

19. What will be the domestic water source: N/A

- ☐ 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.):

 N/A

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:

 N/A

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

 N/A

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.

 N/A

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.

 N/A

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

26. N/A 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. N/A Lot area (within property lines): _____ ☐ square feet ☐ acres.

28. N/A 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.

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.

 N/A

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial		N/A		
Institutional Timberland				
Other				