September 9, 2020

Air Quality Management District
Building Division - Ukiah
Department of Transportation
Environmental Health – Consumer Protection

Environmental Health – Land Use
Ukiah Valley Fire Protection District
Mendocino County Sheriff
Mendocino County Public Health

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

CASE#: AP_2020-0034
DATE FILED: 9/8/2020

OWNER: FRIENDS OF LIBERTY LLC AND
APPLICANT: ROTARY CLUB OF SOUTH UKIAH
AGENT: LISA DAVEY-BATES

REQUEST: An Administrative Permit to authorize a fundraiser for the Rotary Club of South Ukiah. The proposed fundraiser is a ‘Pop-Up’ Outdoor/Drive-In Movie Theater at 1775 N. State Street, Ukiah, CA. The fundraiser will be held over three (3) weekends between October 2nd and October 24th, 2020 for six (6) separate nights of events, but totaling less than 30 hours cumulatively. Each event will be limited to a maximum of 75 cars, not including volunteers or event support staff. Entry to each event will begin at 7:00 PM, with the movie commencing at 8:00 PM. Attendees are expected to depart by approximately 10:30 PM. Food service will be provided by local volunteers, and accessible portable-restrooms provided for attendees.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.6± miles north of the City of Ukiah center, lying on the east side of North State Street (CR 104), 0.2± miles south of its intersection with Masonite Industrial Road (Private), located at 1775 N. State St., Ukiah [APNs: 170-190-29 (Entry Parcel),170-190-05, -21, -27, -28; 170-170-14, -15].

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: JESSE DAVIS
RESPONSE DUE DATE: September 23, 2020

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).

______________________________  ______________________________  _______________________
Signature                        Department                                      Date
An Administrative Permit to authorize a fundraiser for the Rotary Club of South Ukiah. The proposed fundraiser is a ‘Pop-Up’ Outdoor/Drive-In Movie Theater at 1775 N. State Street, Ukiah, CA. The fundraiser will be held over three (3) weekends between October 2nd and October 24th, 2020 for six (6) separate nights of events, but totaling less than 30 hours cumulatively. Each event will be limited to a maximum of 75 cars, not including volunteers or event support staff. Entry to each event will begin at 7:00 PM, with the movie commencing at 8:00 PM. Attendees are expected to depart by approximately 10:30 PM. Food service will be provided by local volunteers, and accessible portable restrooms provided for attendees.

LOCATION: 1.6± miles north of the City of Ukiah center, lying on the east side of North State Street (CR 104), 0.2± miles south of its intersection with Masonite Industrial Road (Private), located at 1775 N. State St., Ukiah [APNs: 170-190-29 (Entry Parcel),170-190-05,-21,-27,-28; 170-170-14,-15].

APPLICANT STATEMENT:

“Each [parking] space will be clearly marked and be a minimum of 10’ x 10’ to allow for ample spacing. In addition, one-way access into and out of the event will be created to prevent the possibility of conflicts between vehicles and pedestrians. Two restrooms, with sanitation stations will be available for attendees. A volunteer will be at the restroom to sanitize hard surfaces in between each use. Concessions will be available at the event. Attendees will be provided a menu upon entry, and encouraged to place the menu on their window. Rotarians and trained volunteers will retrieve menus and bring food/drinks back to cars when possible to minimize the amount of foot traffic. Volunteer firemen will be in attendance. Rotarians will serve as security to ensure proper social distancing is being followed, and all attendees will be required to wear masks when out of their vehicles.”
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
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<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
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<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
</tr>
<tr>
<td>LRA: UKIAH VALLEY FIRE PROTECTION DISTRICT</td>
</tr>
<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
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<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
</tr>
<tr>
<td>AREA OF MINIMAL FLOOD HAZARD (ZONE X); INUNDATION ZONE</td>
</tr>
<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
</tr>
<tr>
<td>Coastal Groundwater Study/GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>Mendocino County Soils Study, Eastern/Western Part</td>
</tr>
<tr>
<td>URBAN LAND</td>
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<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
</tr>
<tr>
<td>LCP maps, Pygmy Soils Maps; GIS</td>
</tr>
<tr>
<td>N/A</td>
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<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
</tr>
<tr>
<td>GSA, UKIAH VALLEY FIRE PROTECTION DISTRICT</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
<td>NO</td>
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<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
<td>N/A</td>
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<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
</tr>
<tr>
<td>Earthquake Fault Zone Maps; GIS</td>
</tr>
<tr>
<td>NO</td>
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<tr>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
</tr>
<tr>
<td>Airport Land Use Plan; GIS</td>
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<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
</tr>
<tr>
<td>GIS/Mendocino County Assessor’s Office</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
</tr>
<tr>
<td>CA Dept. of Fish &amp; Wildlife RareFind Database/GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
</tr>
<tr>
<td>GIS; General Plan 3-10</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
</tr>
<tr>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
</tr>
<tr>
<td>N/A</td>
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<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td>Policy RM-7; General Plan 4-34</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
</tr>
<tr>
<td><a href="http://www.rivers.gov">www.rivers.gov</a></td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td>Various Adopted Specific Plan Areas; GIS</td>
</tr>
<tr>
<td>UKIAH VALLEY AREA PLAN (UVAP)</td>
</tr>
<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
</tr>
<tr>
<td>Policy</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
</tr>
<tr>
<td>USDA</td>
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<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>23. HARBOR DISTRICT:</strong></td>
</tr>
<tr>
<td>Sec. 20.512</td>
</tr>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>
**APPLICATION FORM**

**APPLICANT**
Name: Rotary Club of South Ukiah  
Phone: 707-272-5851

Mailing Address: PO Box 1740  
City: Ukiah  
State/Zip: CA  
email: daveybates@pacific.net

**PROPERTY OWNER**
Name: Koss Liberty  
Phone: 707-272-5851

Mailing Address: 1307 Masonite Road  
City: Ukiah  
State/Zip: CA, 95482  
email: Kross @ fo.to . com

**AGENT**
Name: Lisa Davey-Bates, President, S. Ukiah Rotary  
Phone: 707-272-5851

Mailing Address: PO Box 1740  
City: CA 95482  
State/Zip: CA 95482  
email: daveybates@pacific.net

Parcel Size: 51,360.2 / 1.19 (Sq. feet/Acres)  
Address of Property: 1775 N. State Street, Ukiah, CA 95482

Assessor Parcel Number(s): 17017004 / 17017002 (Check-In Entry)

**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._

Lisa Davey-Bates  
09/02/2020  
Signature of Applicant-Agent

9/7/2020  
Signature of Owner

Page - 1
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.

   The request to obtain the Administrative Use Permit is to authorize the Rotary Club of South Ukiah to hold a Pop-Up Drive-In Movie Series at the old Masonite Property located at 1775 N. State Street, Ukiah, CA. The drive-in fundraiser will be held over a total of 3 weekends between September 25th and October 24, 2020. Each movie will be limited to a maximum of 75 cars. Each space will be clearly marked and be a minimum of 10' x 10' to allow for ample spacing. In addition, one-way access into and out of the event will be created to prevent the possibility of conflicts between vehicles and pedestrians. Two restrooms, with sanitation stations will be available for attendees. A volunteer will be at the restroom to sanitize hard surfaces in between each use. Concessions will be available at the event. Attendees will be provided a menu upon entry, and encouraged to place the menu on their window. Rotarians and trained volunteers will retrieve menus and bring food/drinks back to cars when possible to minimize the amount of foot traffic. Volunteer firemen will be in attendance. Rotarians will serve as security to ensure proper social distancing is being followed, and all attendees will be required to wear masks when out of their vehicles.

<table>
<thead>
<tr>
<th>Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
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<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
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<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel) 0
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:

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

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:

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

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

| Existing Number of Spaces | N/A |
| Proposed Additional Spaces | N/A |
| 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, N/A cubic yards
- B. Amount of fill, N/A cubic yards
- C. Maximum height of fill slope, N/A feet
- D. Maximum height of cut slope, N/A feet
- E. Amount of import or export, N/A cubic yards
- F. Location of borrow or disposal site, N/A
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:

   The movie series is not "development" but will provide the public the opportunity to seek out recreation by being able to attend the movie with family members.

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  
   Placement of structures in: 
   Filling: [ ] Yes  [ ] No  
   Dredging: [ ] Yes  [ ] No  
   - 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.

   The movie screen, check-in and concession area lighting and lights from vehicles will create light during the event.

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: A generator will be used to electrify fan for lighting, screen & projector.
      [ ] None
   C. Telephone:  [ ] Yes  [ ] No

18. What will be the method of sewage disposal? 
   [ ] Community sewage system - Specify supplier
   [ ] Septic Tank
   [ ] Other - Specify: Port-A-Potties

19. What will be the domestic water source? 
   [ ] Community water system - Specify supplier
   [ ] Well
   [ ] Spring
   [ ] Other - Specify: N/A
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:  
   This project was reviewed and approved by the Public Health Officer.  
   
22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
   Old Masonite Property  
   
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.  
   Not in the area to be utilized for the Drive-In movie series.  
   
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.  
   
26. Gross floor area of existing structures N/A 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):  
   ☐ 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.  
   Lot is paved and has no structures where the movies will be held.  
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:  
   Vacant  
   Residential Agricultural  
   Commercial Industrial  
   Institutional Timberland  
   Other
CASE: AP 2020-0034
OWNER: Friends of Liberty, LLC
APN: 170-190-29, ET AL
APLCT: Rotary Club of South Ukiah
AGENT: Lisa Davey-Bates
ADDRESS: 1775 N. State Street, Ukiah

Public Roads
Private Roads
Railroads
Por. of Lot 16 of
Yokayo Rancho

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated October 19, 2017
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino
June 30, 2020