



**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

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](mailto: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: AP\_2020-0034

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**AGENT:** LISA DAVEY-BATES

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**APN/S:** 170-190-29-00

**PARCEL SIZE:** 11.44± acres

**GENERAL PLAN:** I – Industrial

**ZONING:** I:1 – Limited Industrial & I:2 – General Industrial

**EXISTING USES:** Vacant

**DISTRICT:** 1<sup>ST</sup> Supervisorial District (Brown)

**RELATED CASES:** N/A

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Industrial (I)	General Industrial (I:2)	1.92 A±	Agricultural & Residential
<b>EAST:</b>	Industrial (I)	General Industrial (I:2)	13.36 A±	Vacant
<b>SOUTH:</b>	Industrial (I)	General Industrial (I:2)	1.03 A±	Vacant
<b>WEST:</b>	Industrial (I)	General Industrial (I:2)	1.65 A±, 1.2 A±,	Vacant

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### REFERRAL AGENCIES

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Quality Management District       | <input checked="" type="checkbox"/> County of Mendocino Dept. of Public Health |
| <input checked="" type="checkbox"/> Building Division (Ukiah)             | <input checked="" type="checkbox"/> City of Ukiah (Planning – Division)        |
| <input checked="" type="checkbox"/> Department of Transportation (DOT)    | <input checked="" type="checkbox"/> Cloverdale Rancheria                       |
| <input checked="" type="checkbox"/> Environmental Health (Cons. Protect.) | <input checked="" type="checkbox"/> Redwood Valley Rancheria                   |
| <input checked="" type="checkbox"/> Environmental Health (Land Use)       | <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians       |
| <input checked="" type="checkbox"/> Ukiah Valley Fire Protection (UVFD)   |  |
| <input checked="" type="checkbox"/> Mendocino County Sheriff (MCSCO)      |  |
- 

### **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.”*

**STAFF PLANNER:** JESSE DAVIS

**DATE:** 9/9/2020

## ENVIRONMENTAL DATA

### **1. MAC:**

GIS  
N/A

### **2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
N/A

### **3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
LRA: UKIAH VALLEY FIRE PROTECTION DISTRICT

### **4. FARMLAND CLASSIFICATION:**

GIS  
URBAN AND BUILT-UP LAND

### **5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
AREA OF MINIMAL FLOOD HAZARD (ZONE X); INUNDATION ZONE

### **6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
N/A

### **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  
N/A

### **9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office  
NO

### **10. TIMBER PRODUCTION ZONE:**

GIS  
NO

### **11. WETLANDS CLASSIFICATION:**

GIS  
N/A

### **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  
N/A

### **17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
N/A

### **18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
N/A

### **19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
N/A

### **20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
UKIAH VALLEY AREA PLAN (UVAP)

### **21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
N/A

### **22. OAK WOODLAND AREA:**

USDA  
N/A

### **23. HARBOR DISTRICT:**

Sec. 20.512  
N/A



Planning and Building Services

Case No:	AP-2020-0034
CalFire No:	N/A-LRA(UVFD)
Date Filed:	09-08-2020
Fee:	\$2,628.00
Receipt No:	PRJ-037099
Received By:	Jesse Davis + Julia Acker-Krog
Office use only	

### 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: Ross Liberty Phone:

Mailing Address: 1307 Masonite Road

City: Ukiah State/Zip: CA, 95482 email: FPROSS@FACTORYPIPE.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 / ~~1701002~~ 170-190-29 (Check-In Entry)

**TYPE OF APPLICATION:**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard                | <input 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.

*Lisa Davey-Bates*  
Signature of Applicant/Agent

09/02/2020  
Date

*Ross Liberty*  
Signature of Owner

9/7/2020  
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.

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.

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: <u>N/A</u>					
<input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b>					
<b>Area Landscaped Area</b>					
<b>Unimproved Area</b>					

**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:

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

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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:

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

	Number	Size
Number of covered spaces	<u>N/A</u>	<u>                    </u>
Number of uncovered spaces	<u>N/A</u>	<u>                    </u>
Number of standard spaces	<u>N/A</u>	<u>                    </u>
Number of handicapped spaces	<u>N/A</u>	<u>                    </u>
Existing Number of Spaces	<u>N/A</u>	
Proposed Additional Spaces	<u>N/A</u>	
Total	<u>                    </u>	

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.).

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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? <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
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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.  
 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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

25. Project Height. Maximum height of existing structures \_\_\_\_\_ feet. Maximum height of proposed structures 25 feet.

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.

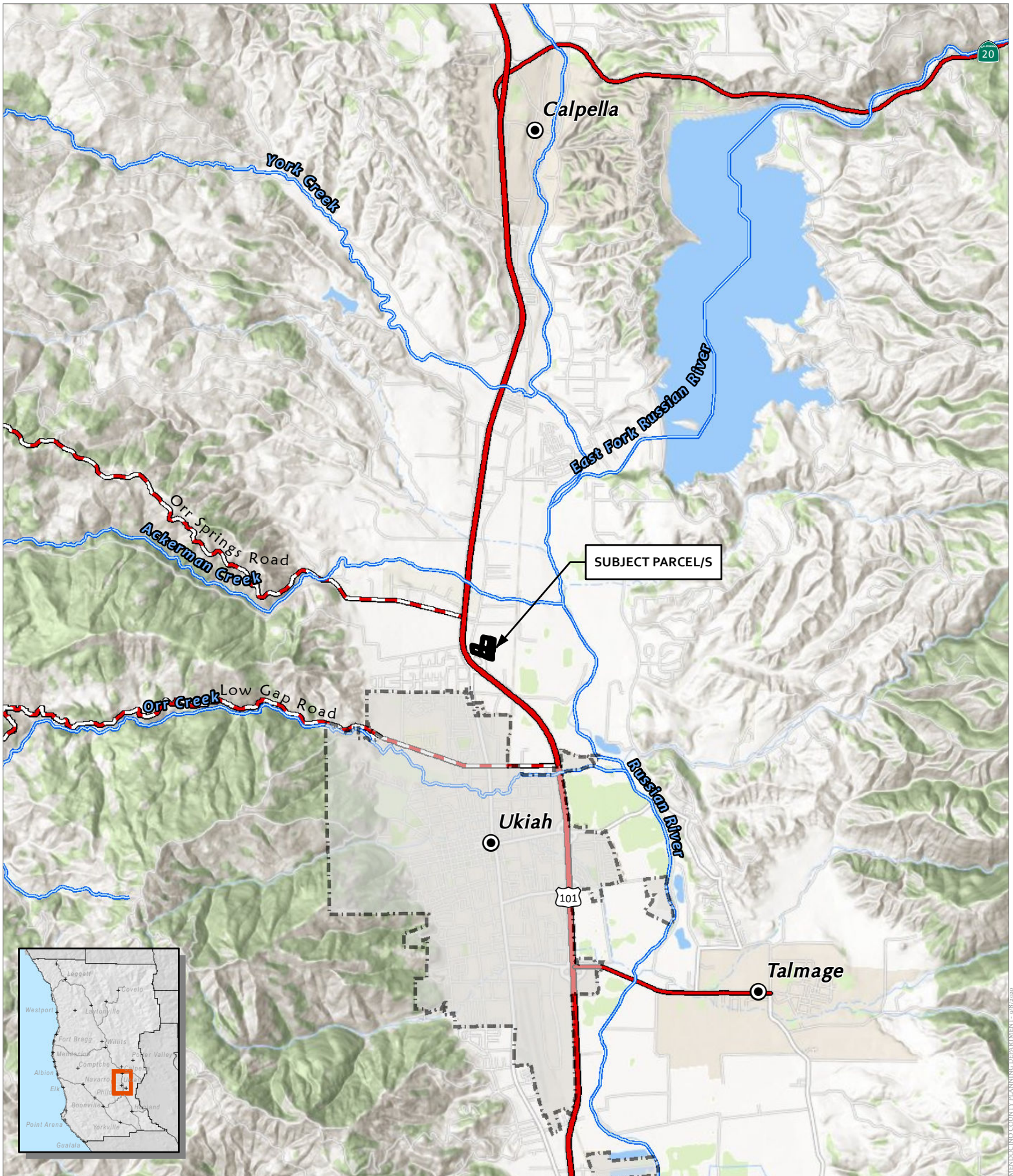
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
 Lot is 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:

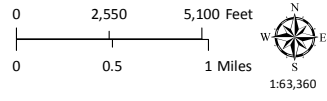
	North	East	South	West
Vacant <sup>x</sup>				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				





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 APLCT: Rotary Club of South Ukiah  
 AGENT: Lisa Davey-Bates  
 ADDRESS: 1775 N. State Street, Ukiah

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






LOCATION MAP

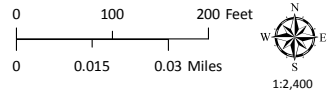
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/23/2020





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-  Public Roads
-  Private Roads
-  Railroads

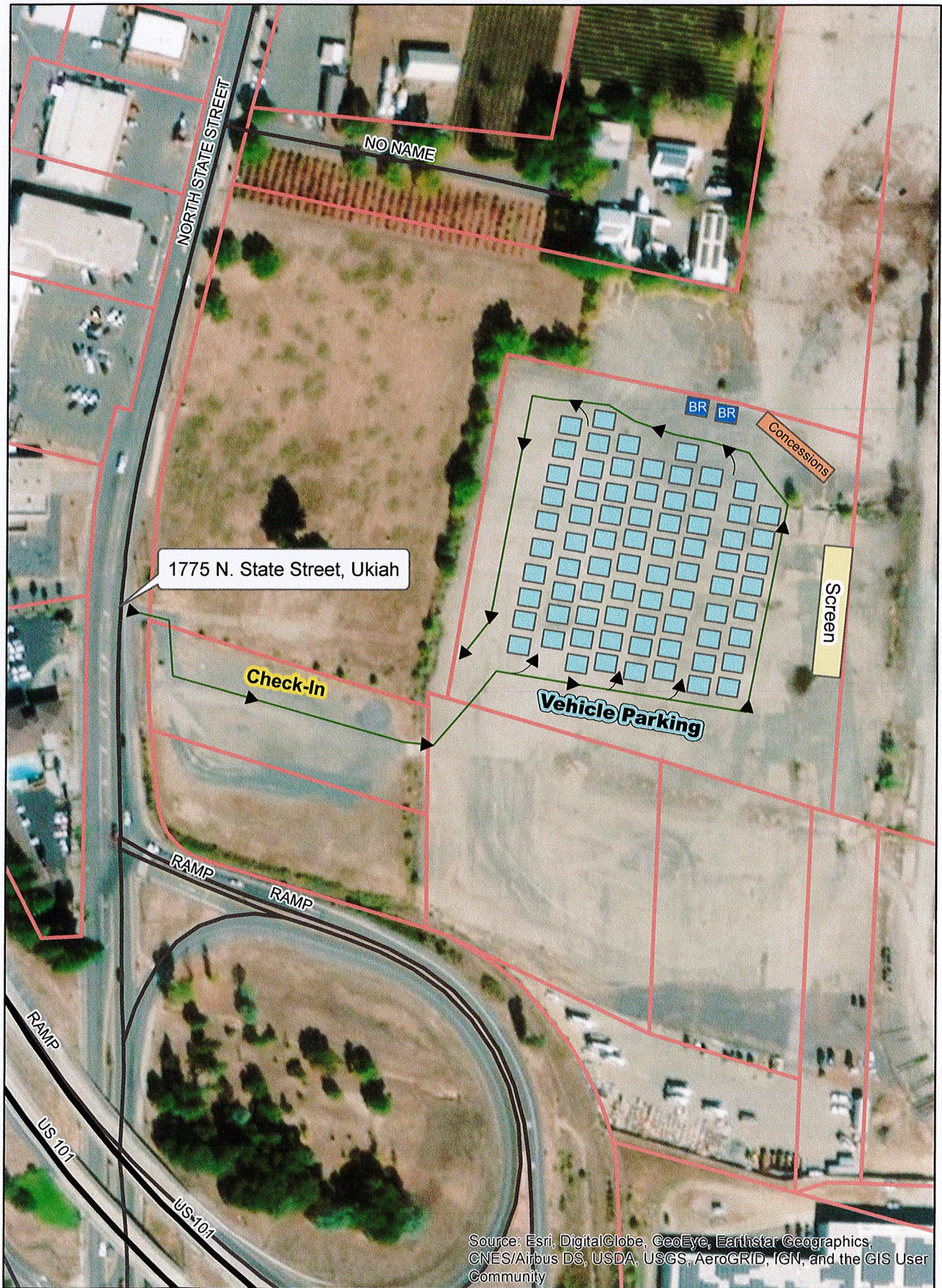


AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT © 9/21/2020



# Rotary Club of South Ukiah Pop-Up Drive-In Movie Series

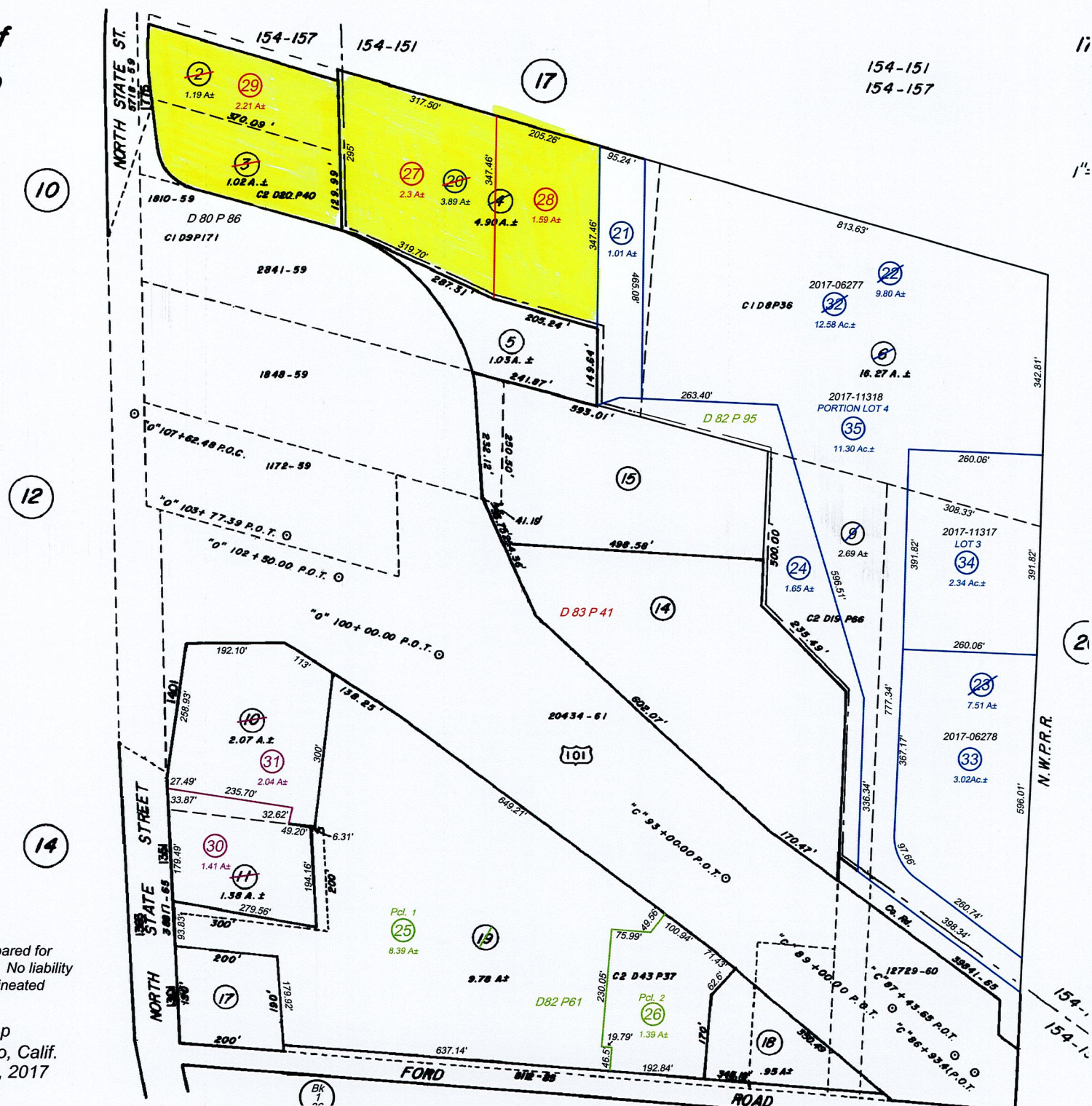


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





**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.

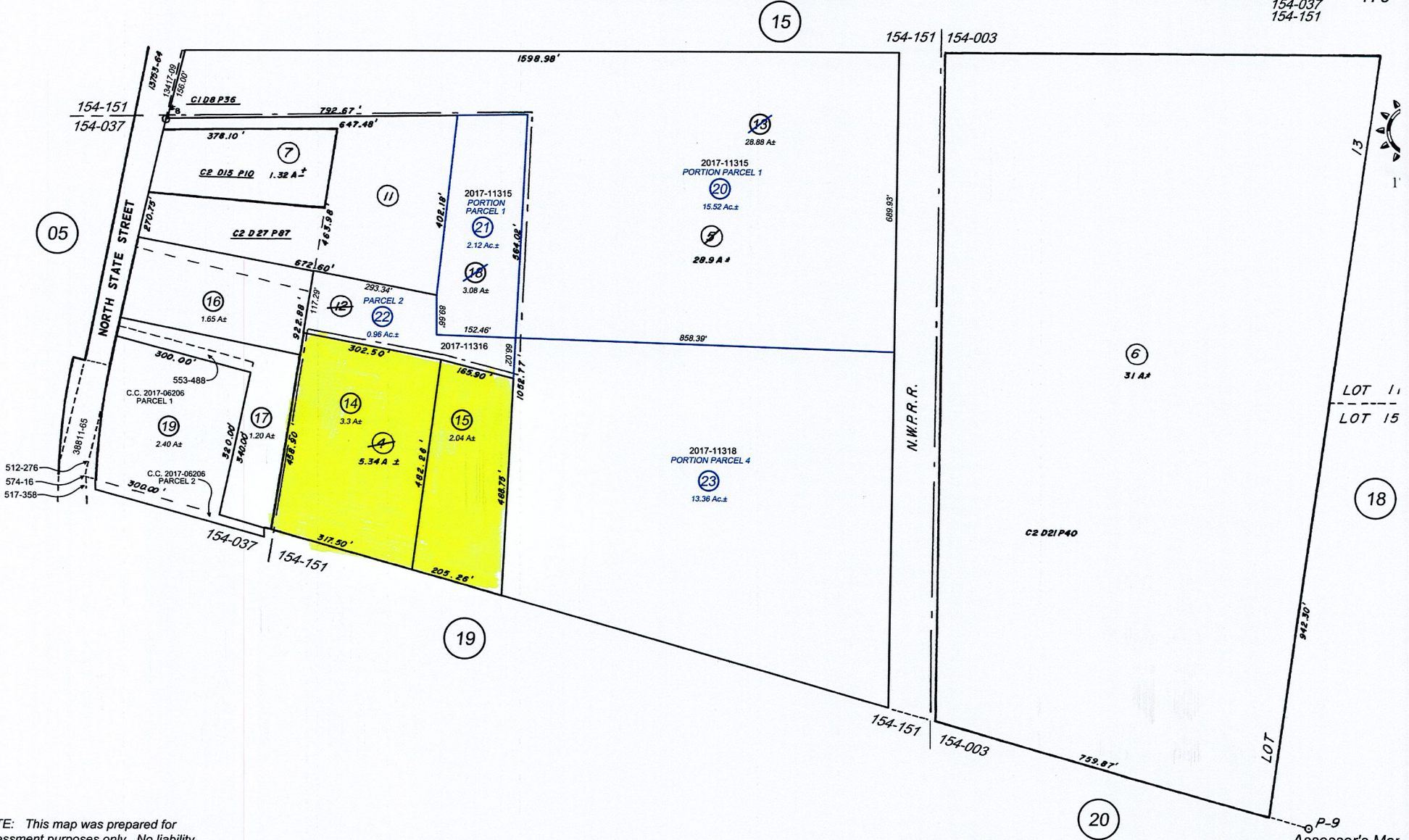
Assessor's Map  
County of Mendocino, Calif.  
Updated October 19, 2017



Por. of Lot 13 Yokayo Rancho

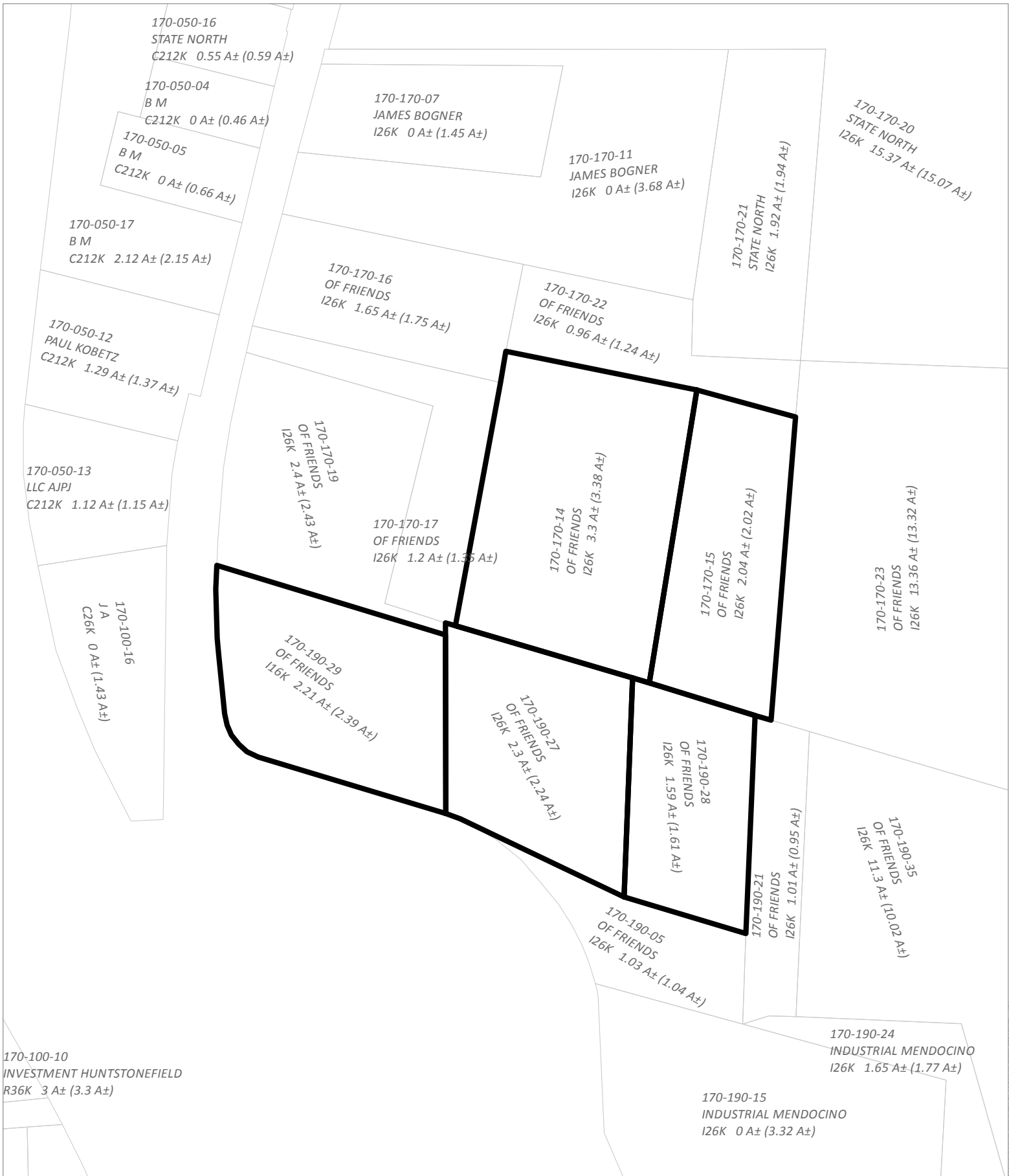
154-003  
154-037  
154-151

170-



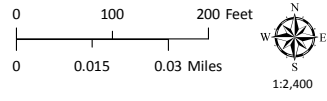
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

P-9  
Assessor's Map  
County of Mendocino  
June 30, 2020



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Assessors Parcels






ADJACENT PARCELS

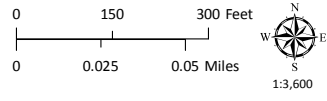
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/2020





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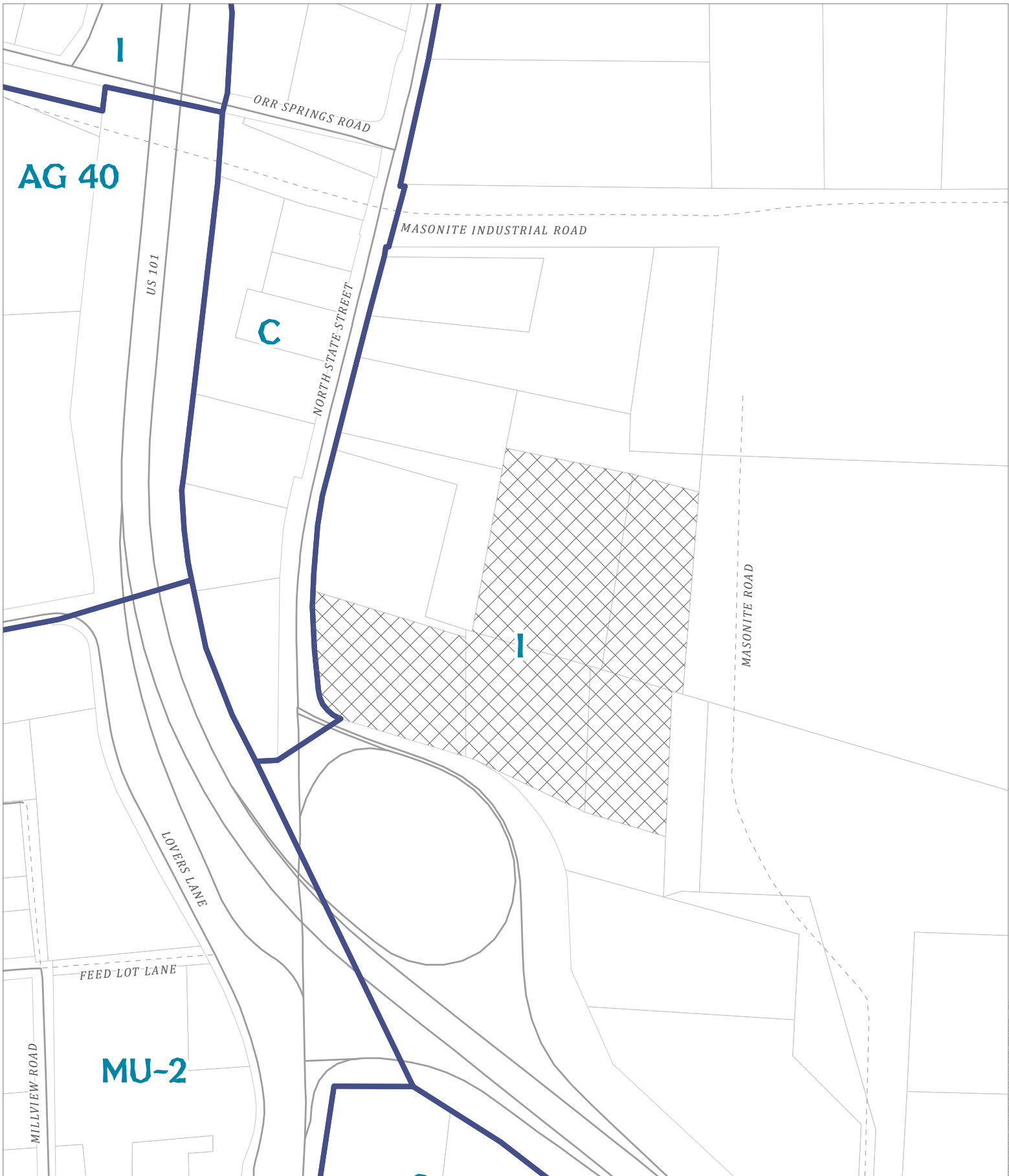
-  Zoning Districts
-  Public Roads
-  Assessor's Parcels






ZONING DISPLAY MAP

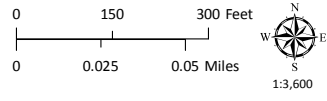
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/23/2020





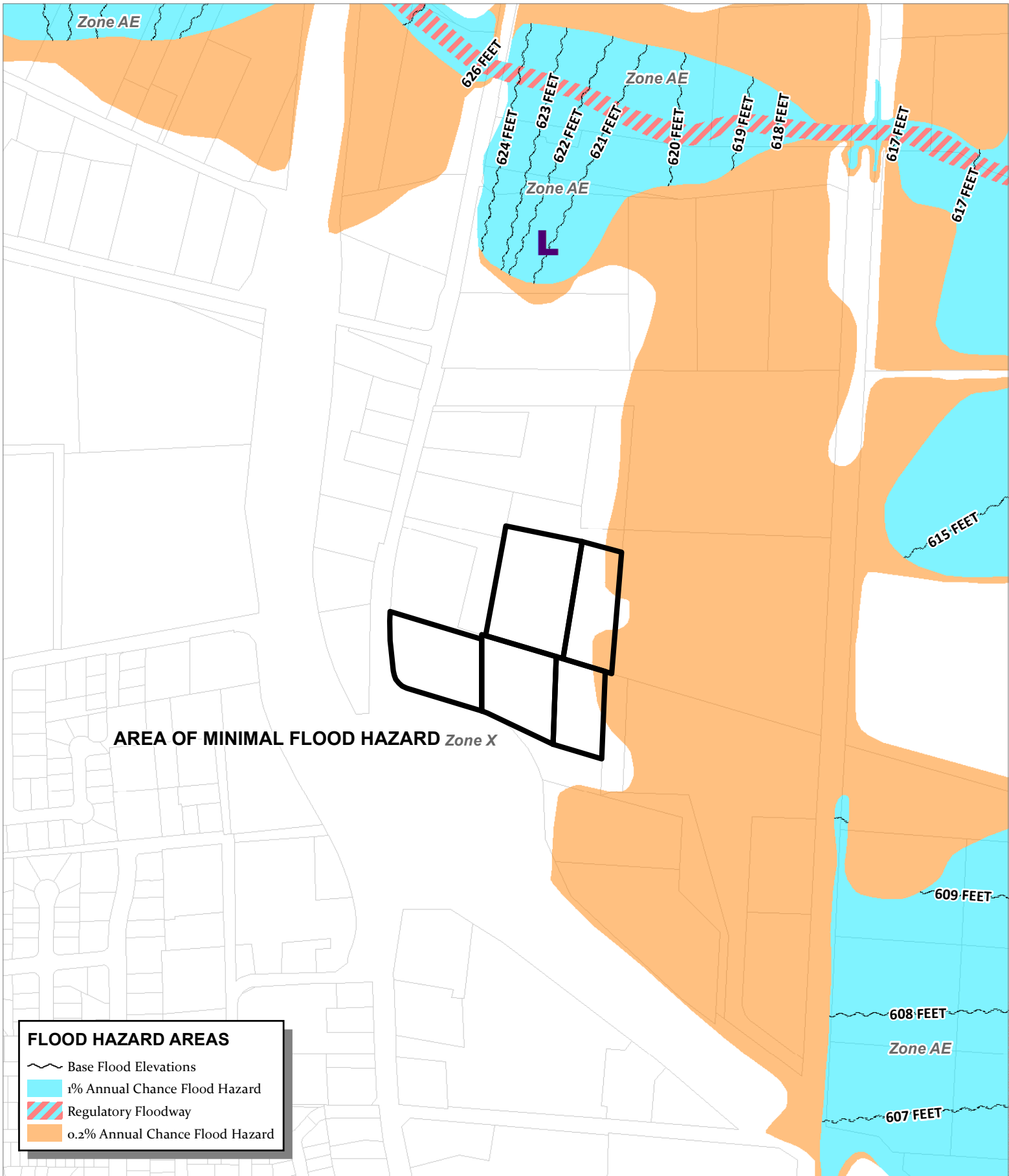
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-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 09/2/2020

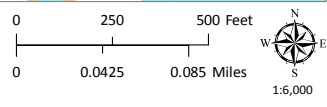


**FLOOD HAZARD AREAS**

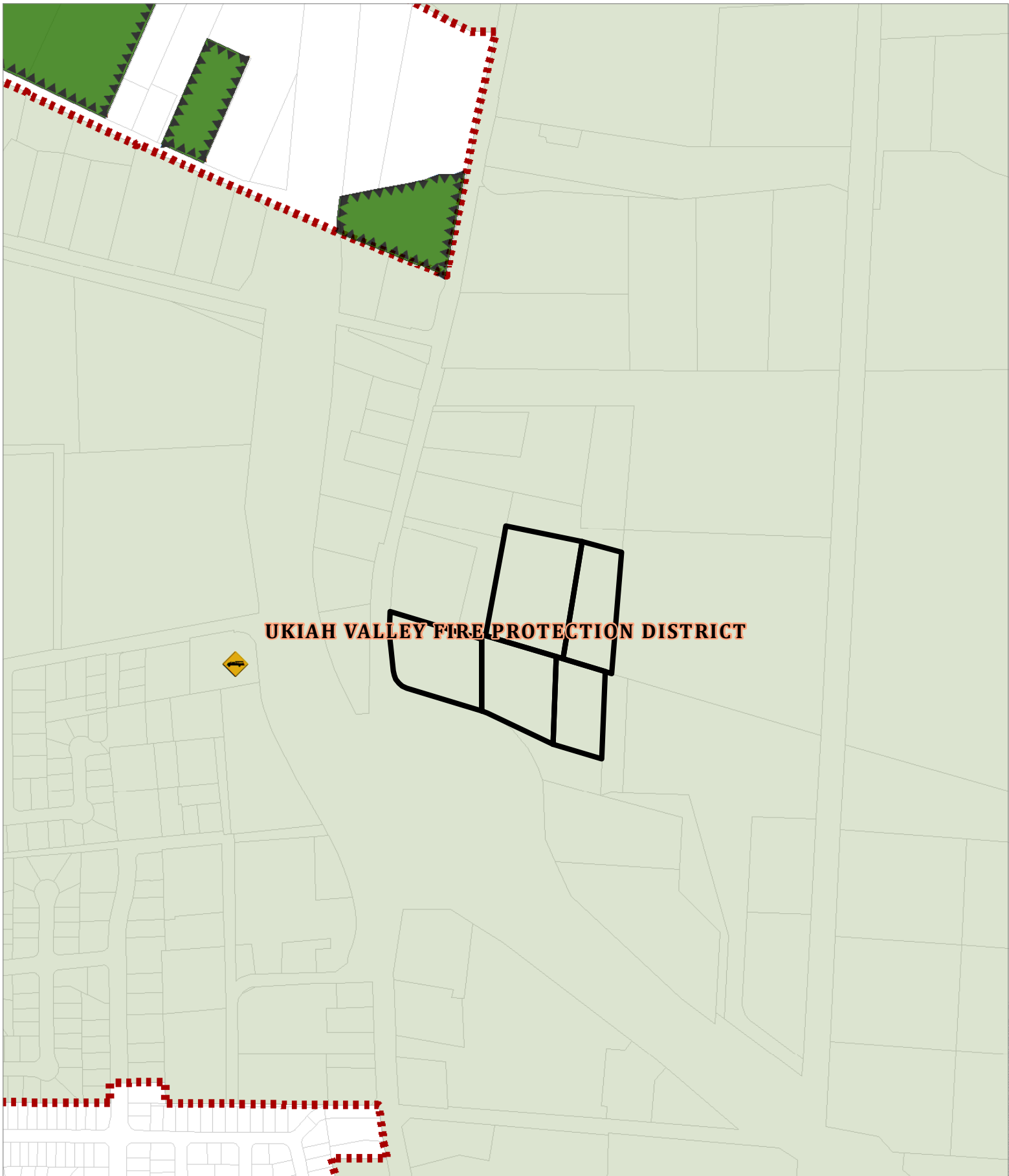
- ~ Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

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

 LOMA Letters  
 Assessor's Parcels






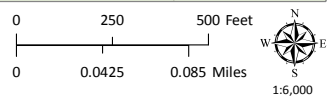
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2020



**UKIAH VALLEY FIRE PROTECTION DISTRICT**

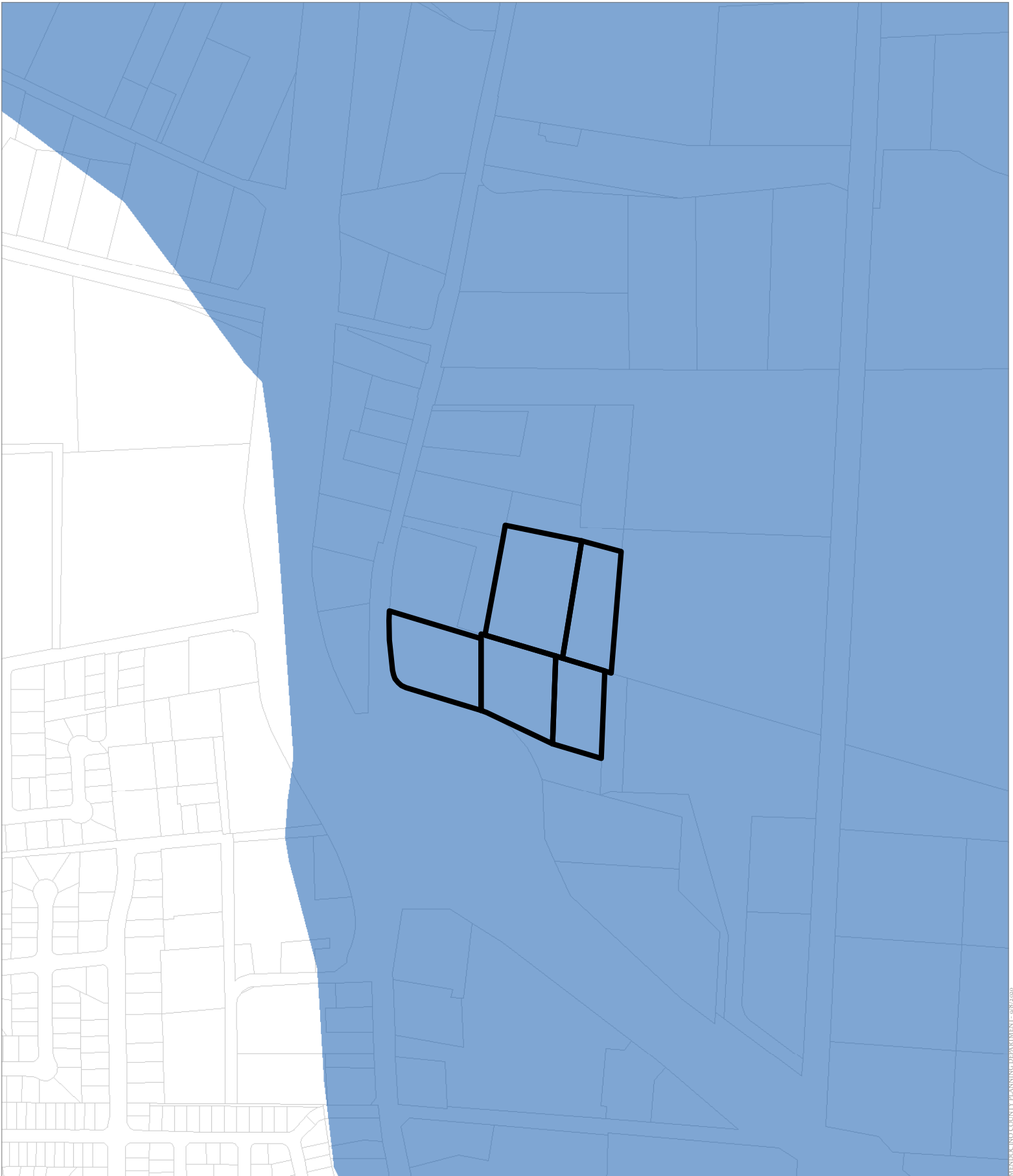


-  Fire Stations
-  County Fire Districts
-  Assessors Parcels





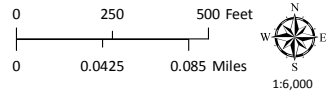
CASE: AP 2020-0034  
 OWNER: Friends of Liberty, LLC  
 APN: 170-190-29, ET AL  
 APLCT: Rotary Club of South Ukiah  
 AGENT: Lisa Davey-Bates  
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**FIRE RESPONSIBILITY AREAS**



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

 Estimated Inundation Zones  
 Assessors Parcels



ESTIMATED INUNDATION ZONES