



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 www.mendocinocounty.org/pbs

November 25, 2020

Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah

Assessor  
 Ukiah Valley Fire District  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** UR\_2020-0012

**DATE FILED:** 10/22/2020

**OWNER/APPLICANT:** KELLY JEAN BOESEL

**REQUEST:** Renewal of Use Permit (U 19-94) to continue pet care business.

**LOCATION:** 10± north of Ukiah center, on the west side of N State St (CR 104), 0.5± south of its intersection with Central Ave (CR 229); located at 5300 N State Street, Ukiah; APN 167-150-23.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** SAM VANDEWATER

**RESPONSE DUE DATE:** December 9, 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 \_\_\_\_\_

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**APN/S:** 167-150-23

**PARCEL SIZE:** 2± Acres

**GENERAL PLAN:** Suburban Residential (SR)

**ZONING:** Rural Residential, one acre minimum lot size (RR:1)

**EXISTING USES:** residential and pet care business

**DISTRICT:** 1<sup>st</sup> (Brown)

**RELATED CASES:** U 19-94: Original use permit that allowed for the establishment of a pet care business.  
U 19-94/99: Renewal of pet care business.  
UR\_2010-0005: Renewal of pet care business.

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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>	Suburban Residential (SR)	Suburban Residential (SR)	0.2±, 0.2±, 0.2±	Residential
<b>EAST:</b>	Suburban Residential (SR)	Limited Commercial (C1)	9±	Commercial
<b>SOUTH:</b>	Suburban Residential (SR)	Suburban Residential (SR)	0.5±	Residential
<b>WEST:</b>	US Highway 101	US Highway 101	US Highway 101	US Highway 101

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**REFERRAL AGENCIES**

**LOCAL**

- Assessor's Office
- Building Division
- Department of Transportation (DOT)
- Environmental Health (EH)
- Ukiah Valley Fire District

**TRIBAL**

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

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**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** SAM VANDY VANDEWATER

**DATE:** 11/25/2020

## 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  
*Ukiah Valley Fire Protection District*

### 4. FARMLAND CLASSIFICATION:

GIS  
N/A

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
NO

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
N/A

### 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  
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  
YES

### 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](http://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  
NO

### 23. HARBOR DISTRICT:

Sec. 20.512  
N/A

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS  
N/A

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500  
N/A

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496  
N/A

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
N/A

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
N/A

### 29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
N/A

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
N/A

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
N/A



Planning and Building Services

Case No:	UR-2020-0012
CalFire No:	
Date Filed:	10/22/2020
Fee:	\$3,917.38
Receipt No:	PL-037564
Received By:	CLK
Office use only	

### APPLICATION FORM

**APPLICANT**

Name: Kelly J. Boesel Phone: 707/485 8434  
272 7311  
Mailing Address: 5290 N State St  
City:  Ukiah  State/Zip:  CA  email:  ~~9312~~ brpets@men.org

**PROPERTY OWNER**

Name: Kelly J. Boesel Phone: 707/485 8434  
272-7311  
Mailing Address: 5290 N State St  
City:  Ukiah  State/Zip:  CA 95712  email:  @brpets@men.org

**AGENT**

Name:  N/A  Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size:  2<sup>1/2</sup> Acres  (Sq. feet/Acres) Address of Property:  5300 N State St   
Assessor Parcel Number(s):  147-150-2300

**TYPE OF APPLICATION:**

- |  |  |   |
|--|--|---|
| <input 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 checked="" type="checkbox"/> Other <u>Renovals</u> |
| <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.

[Signature] 4/05/2020        [Signature] 4/05/2020   
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.

Renewal of existing permit to continue operation of pet care business: grooming, boarding, day care, training etc on a residential parcel -

Business has been in continual operation since 1993 & on same property since 1995

added add'l fencing, trees, replaced fencing add'l grass to parking lot,

Pet Care Business is accessed by a separate, pre-existing driveway on South side of property & is approx 1 acre in size incl bldgs & play yards & parking & leach fields

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>office / groom</u> <input checked="" type="checkbox"/> Other: <u> Kennel</u>	1  1  2		2400 14x40 approx 560 60x60 sq ft 1100 / 120		
Total Structures Paved Area Landscaped Area ? Unimproved Area ?					
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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

Estimated employees per shift: 1-4

Estimated shifts per day: 2

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:

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	<u>0</u>	
Number of uncovered spaces	<u>+/- 7</u>	<u>open, unmarked parking area</u>
Number of standard spaces	<u>+/- 7</u>	
Number of handicapped spaces	<u>1</u>	
Existing Number of Spaces	<u>1 handicapped</u>	<u>+/- 7</u>
Proposed Additional Spaces	<u>0</u>	
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 \_\_\_\_\_ 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:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Placement of structures in:
Filling:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> open coastal waters
Dredging:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<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.  
1 - motion light on front porch of mobile home  
1 - motion + 1 dusk/dawn light in front of office

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 Calpella Water  
 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:  
 business license + kennel permit from County +  
 Animal Care SXS / Animal Control

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
 2 mi N of Lake Mendocino Dr, 1 mi S of Calpella

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.  
 1- single wide mobile - storage  
 1- office / queen room / bath room  
 1- kennel bldg - main 1- kennel - overflow

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 <sup>single story</sup> \_\_\_\_\_ feet. Maximum height of proposed structures \_\_\_\_\_ feet.

26. Gross floor area of existing structures \_\_\_\_\_ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <sup>NP</sup> \_\_\_\_\_ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): <sup>2</sup> \_\_\_\_\_ square feet  acres. 1 acre for kennel business

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.  
 existing business - added / repaired fencing, added trees

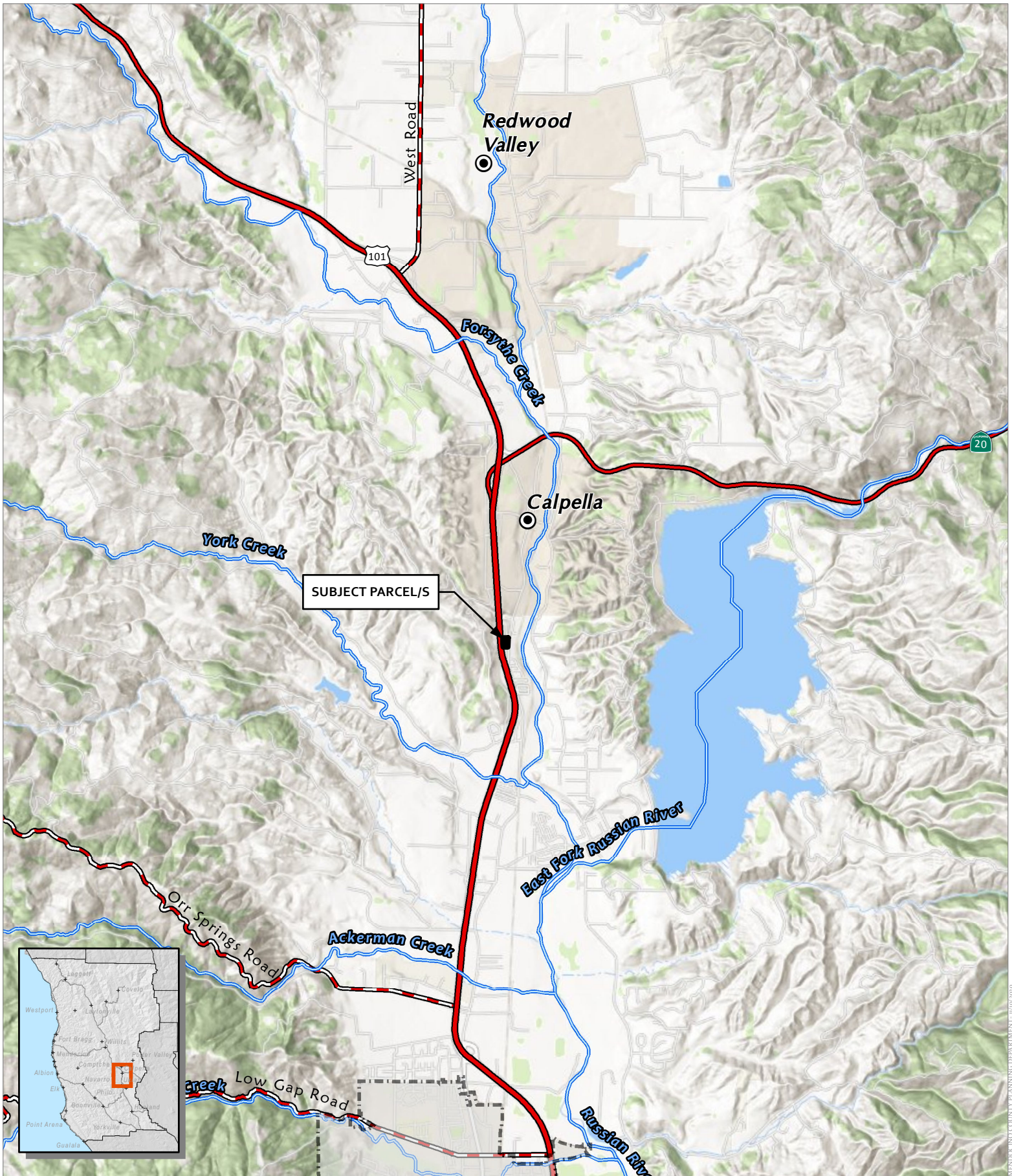
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.  
 mixed use: residential; mod density, rural, church, old winery / commercial

30. Indicate the surrounding land uses:



	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other <sup>old winery</sup>		X		
<sup>self help housing</sup>	X			

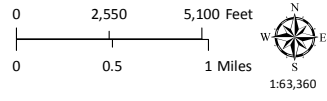
freeway X





CASE: UR 2020-0012  
 OWNER: BOESEL, Kelly  
 APN: 167-150-23  
 APLCT: Kelly J. Boesel  
 AGENT:  
 ADDRESS: 5300 N. State Street, Calpella

-  Major Towns & Places
-  City Limits

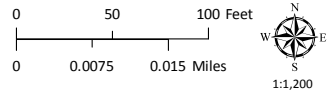


LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2020

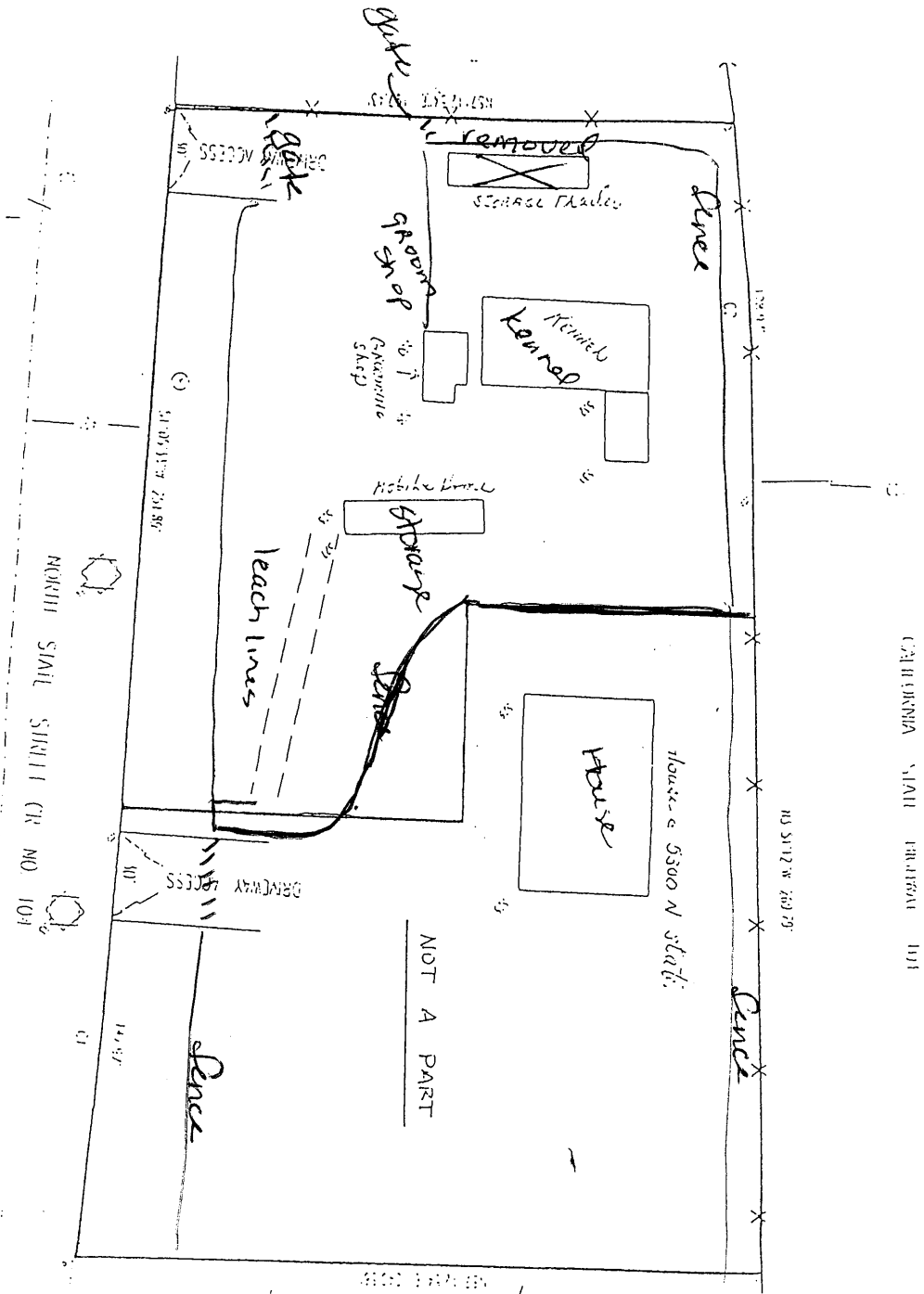


CASE: UR 2020-0012  
OWNER: BOESEL, Kelly  
APN: 167-150-23  
APLCT: Kelly J. Boesel  
AGENT:  
ADDRESS: 5300 N. State Street, Calpella



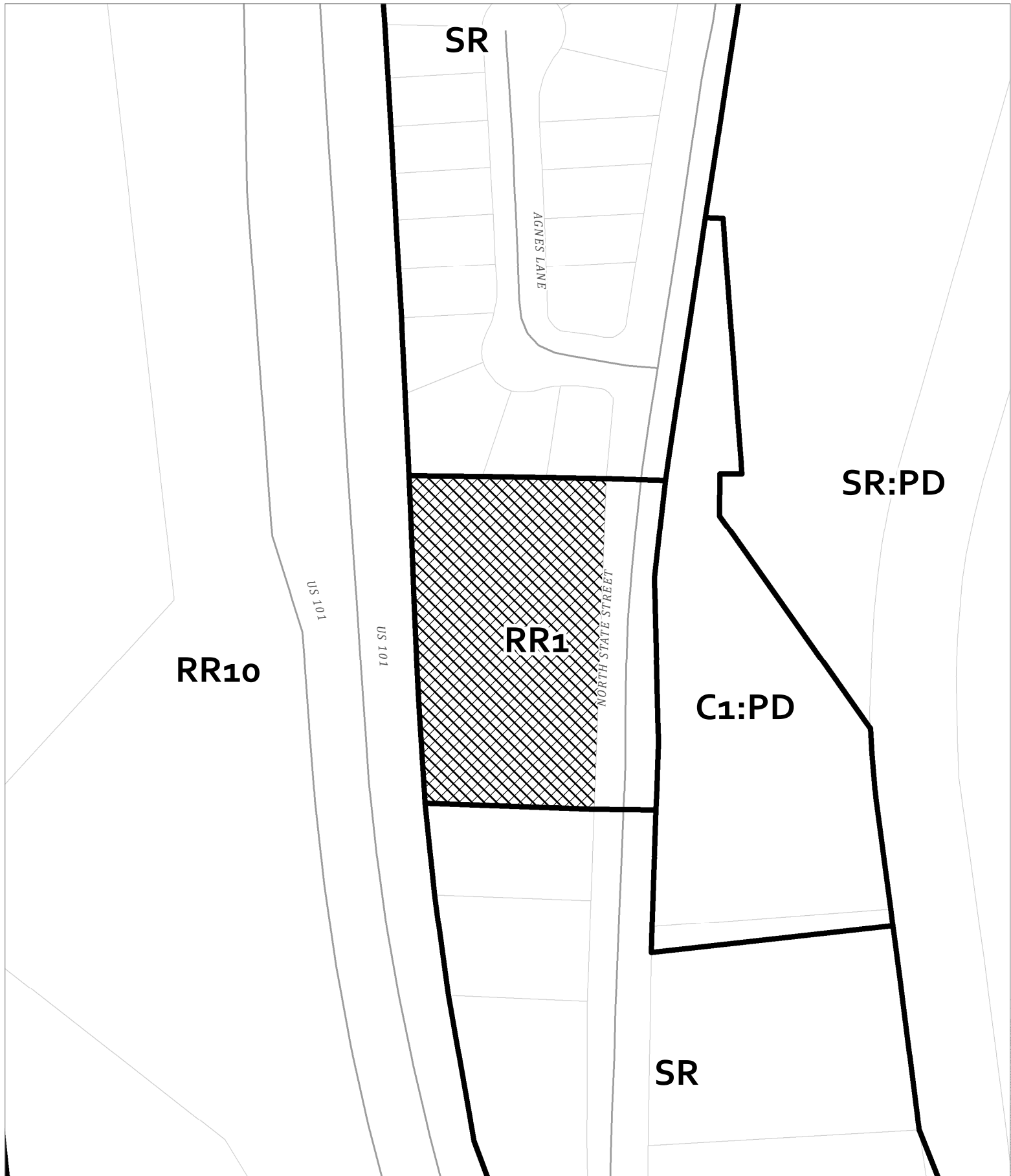
AERIAL IMAGERY

ZA-7



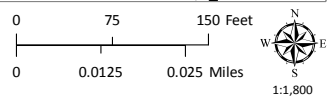
AD# 167-150-23

CASE NUMBER:	OWNER:	AGENT:
487994/99	WIFE	
A/D NUMBER:		



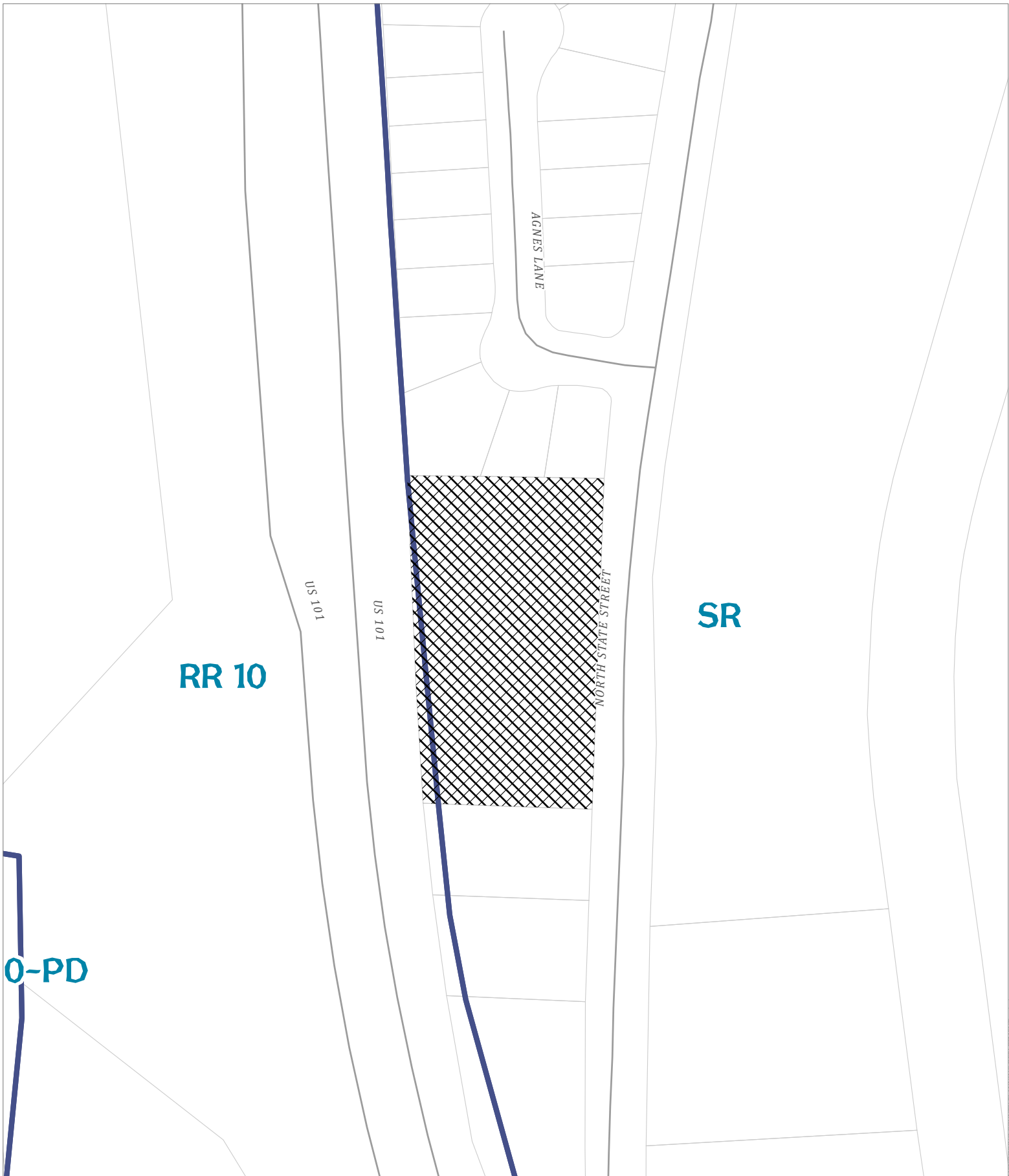
CASE: UR 2020-0012  
 OWNER: BOESEL, Kelly  
 APN: 167-150-23  
 APLCT: Kelly J. Boesel  
 AGENT:  
 ADDRESS: 5300 N. State Street, Calpella

 Zoning Districts  
 Public Roads





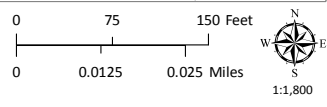
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2020



CASE: UR 2020-0012  
 OWNER: BOESEL, Kelly  
 APN: 167-150-23  
 APLCT: Kelly J. Boesel  
 AGENT:  
 ADDRESS: 5300 N. State Street, Calpella

 General Plan Classes  
 Public Roads



GENERAL PLAN CLASSIFICATIONS

167-150-30  
JUAQUIN CARLOS  
SR12K 0 A± (0.16 A±)

167-150-42  
WILLIAM HARRIS  
SR12K 0 A± (0.15 A±)

167-150-29  
MANUEL GUERRA  
SR12K 0 A± (0.16 A±)

167-150-43  
GUADALUPE NAJA  
SR12K 0 A± (0.19 A±)

167-150-28  
EDUARDO VARGAS  
SR12K 0 A± (0.17 A±)

167-150-27  
JUAN CARDENAS  
SR12K 0 A± (0.3 A±)

167-150-26  
UMBERTO VILLALOBOS  
SR12K 0 A± (0.17 A±)

167-150-25  
CORY SAHIFI  
SR12K 0 A± (0.17 A±)

167-150-23  
KELLY BOESEL  
RR1 2 A± (2.03 A±)

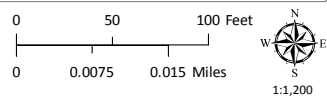
167-150-10  
MARIO ASSADI  
SR12K 9.24 A± (9.21 A±)

167-150-18  
THOMAS GIUNTINI  
SR12K 0.48 A± (0.5 A±)

167-150-19  
JOSE LOPEZ  
SR12K 0.45 A± (0.5 A±)

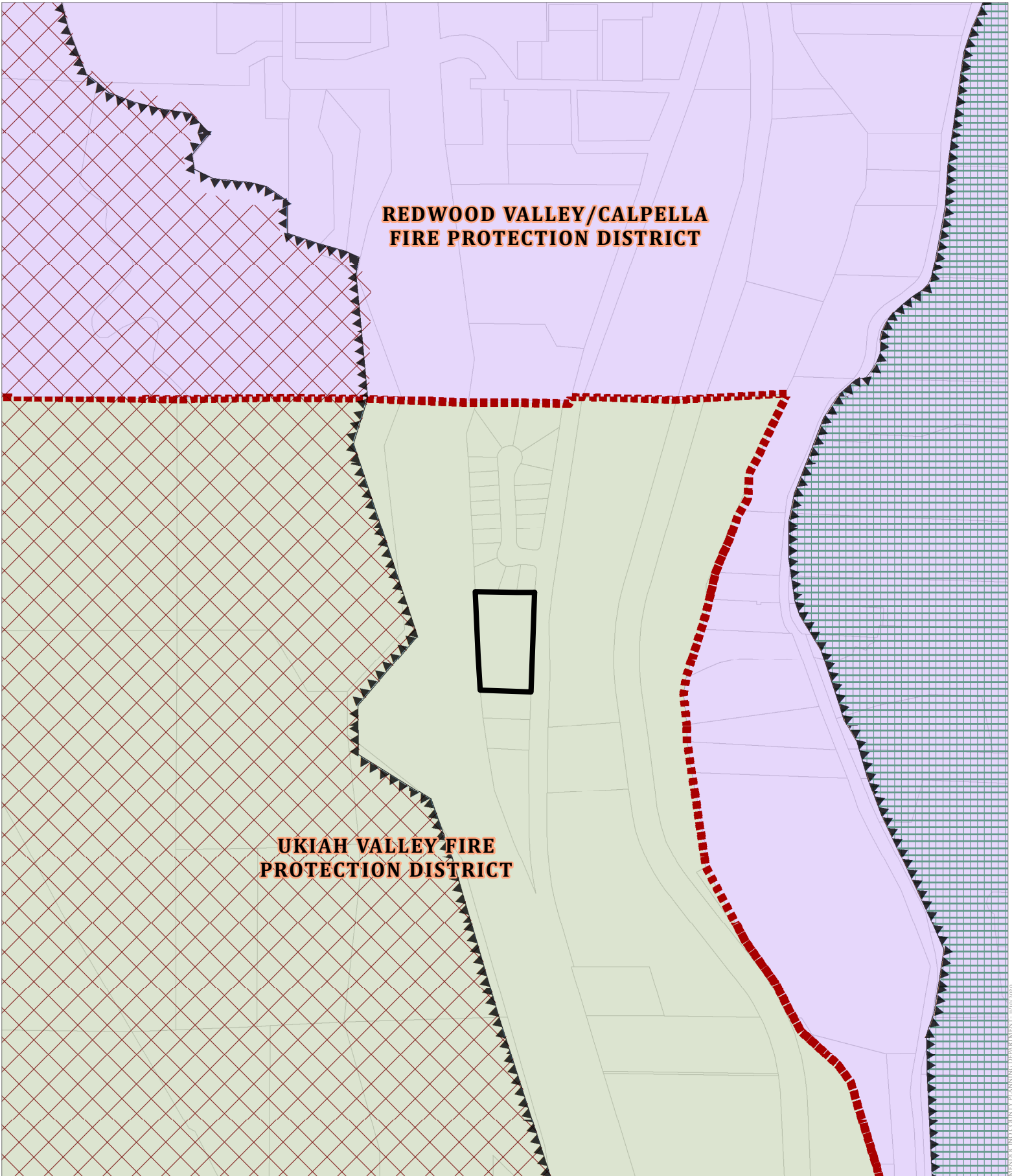
167-150-11  
TABERNACLE GOSPEL

CASE: UR 2020-0012  
OWNER: BOESEL, Kelly  
APN: 167-150-23  
APLCT: Kelly J. Boesel  
AGENT:  
ADDRESS: 5300 N. State Street, Calpella



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2020

ADJACENT PARCELS

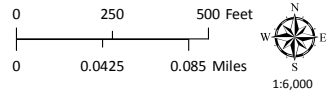


**REDWOOD VALLEY/CALPELLA  
FIRE PROTECTION DISTRICT**

**UKIAH VALLEY FIRE  
PROTECTION DISTRICT**

CASE: UR 2020-0012  
 OWNER: BOESEL, Kelly  
 APN: 167-150-23  
 APLCT: Kelly J. Boesel  
 AGENT:  
 ADDRESS: 5300 N. State Street, Calpella

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA