



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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August 5, 2021

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Mendocino County Sheriff's Office
Air Quality Management

Airport Land Use Commission
Caltrans
California Highway Patrol
Department of Forestry/ CalFire
-Land Use
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Ukiah Valley Sanitation District
Willow County Water District
Ukiah Valley Fire District
Airport Zone District

CASE#: R_2021-0001

DATE FILED: 6/15/2021

OWNER/APPLICANT: GHULAM MURTAZA ANSARI

AGENT: Whitchurch Engineering

REQUEST: Rezone of a 1.13± acre parcel from the C-1 Limited Commercial Zoning District to C-2 General Commercial District.

LOCATION: 1.75± miles south of Ukiah city center, lying west of South State Street (CR 104A) and north of Jefferson Lane (CR 267); located at 1550 S. State St, Ukiah; APN: 003-430-81.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: August 19,2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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_2021-0001

OWNER: ANSARI, GHULAM MURTAZA
APPLICANT: ANSARI, GHULAM MURTAZA
AGENT: WHITCHURCH ENGINEERING
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APN/S: 003-430-81
PARCEL SIZE: 1.13± Acres
GENERAL PLAN: Mixed Use (MU-2)
ZONING: Limited Commercial, with a minimum of 6,000 square foot (C1:6K)
EXISTING USES: Commercial, Convenience Store
DISTRICT: 5th (Williams)
RELATED CASES: B_2017-0017 (Boundary Line Adjustment), MS 58-76, CC 2-76, R 98-76 (Rezoned Unclassified to Commercial) & U_2017-0007 (Fuel Station).

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|-------------------------|---|----------------------|
| NORTH: | Commercial (C) | Limited Commercial (C1) | 1.23 Acres | Commercial |
| EAST: | Ukiah City | Ukiah City | N/A | Ukiah City |
| SOUTH: | Mixed Use (MU-2) | General Commercial (C2) | 0.46± & 5.88± Acres | Commercial |
| WEST: | Suburban Residential (SR) | Residential (R1) | 0.3±, 0.14±, 0.14±, 0.15±, 0.2 Acres | Residential |

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Air Quality Management District
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (Ukiah)
- Ukiah Valley Fire District
- Airport Zone District

- Ukiah Valley Sanitation District
- Willow County Water District
- Mendocino County Sheriff's Office
- ALUC

STATE

- CALFIRE (Land Use)
- California Highway Patrol

- CALTRANS

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: TIA SAR

DATE: 8/4/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area (LRA)

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

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

Eastern Soil Classifications, 210

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

NO

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

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

YES, UVAP

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

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 OWNER WOULD LIKE TO REZONE TO ALLOW FOR THE OPTION TO CONSTRUCT A 24'X41' DRIVE-THROUGH, AUTOMATIC CARWASH. THIS ADDITION WOULD COMPLIMENT THE EXISTING 3,300 FT² CONVENIENCE STORE AND 6-DISPENSER / 12 NOZZLE FUELING STATION. THIS SITE HAS ADEQUATE SPACE FOR TRAFFIC CIRCULATION, CONSTRUCTION, A SITE DESIGN MEASURES TO MEET COUNTY REGULATIONS FOR SUCH A CARWASH DEVELOPMENT.

ALSO LOCATED ON THIS SITE IS A 1,400 FT² RESIDENCE.

| 2. Structures/Lot Coverage | Number of Units | | Square Footage | | |
|--|-----------------|----------|----------------|----------|---------------|
| | Existing | Proposed | Existing | Proposed | Total |
| <input checked="" type="checkbox"/> Single Family | (1) | | 1,400 | | |
| <input type="checkbox"/> Mobile Home | | | | | |
| <input type="checkbox"/> Duplex | | | | | |
| <input type="checkbox"/> Multifamily | | | | | |
| <input checked="" type="checkbox"/> Other: CONVENIENCE STORE | (1) | | 3,300 | | |
| <input checked="" type="checkbox"/> Other: FUELING CANOPY | (1) | | 3,870 | | |
| <input checked="" type="checkbox"/> Other: CARWASH | | (1) | | 984 | 9554 |
| Total Structures Paved | | | 8,570 | 984 | 9554 |
| Area Landscaped Area | | | 19,975 | 1600 | 21,575 |
| Unimproved Area | | | 3,405 | 1434 | 4839 |
| | | | 17,273 | 0 | 13,255 |
| GRAND TOTAL (Equal to gross area of Parcel) | | | | | 49,223 |

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

Estimated employees per shift: 2

Estimated shifts per day: 2

Type of loading facilities proposed: FUEL LOADING SLAB & STRIPED "NO PARKING" ZONE

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

THIS WILL REQUIRE A PUTE SERVICE UPGRADE.
THIS MUST OCCUR PRIOR TO OPERATING THE CARWASH.

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

THIS PROPOSED LOCATION FOR THE CARWASH IS
UNIMPROVED. THERE ARE NO TREES OR LS THAT NEEDS
TO BE REMOVED.

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?

| | Number | Size |
|------------------------------|-----------|------------------|
| Number of covered spaces | <u>12</u> | <u>9' x 20'</u> |
| Number of uncovered spaces | <u>7</u> | <u>9' x 20'</u> |
| Number of standard spaces | <u>5</u> | <u>9' x 20'</u> |
| Number of handicapped spaces | <u>1</u> | <u>12' x 20'</u> |
| Existing Number of Spaces | <u>20</u> | |
| Proposed Additional Spaces | <u>0</u> | |
| Total | <u>20</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.).

PROJECT WILL REQUIRE MINIMAL GRADING. (LS C.Y.)

9. For grading or road construction, complete the following:

- A. Amount of cut 5 cubic yards
B. Amount of fill 5 cubic yards
C. Maximum height of fill slope 1' feet
D. Maximum height of cut slope 1' feet
E. Amount of import or export 5 cubic yards
F. Location of borrow or disposal site TBD

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 |
|--|---|

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.
EXTERIOR LIGHTS WILL BE PROVIDED ABOVE CARWASH
MECHANICAL ROOM MAN DOOR.

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 UKIAH VALLEY SANITATION DIST.
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier WILLOWS WATER DISTRICT
 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:

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
NORTH OF THE INTERSECTION OF S. STATE ST & JEFFERSON,
WEST SIDE OF STATE ST. IDENTIFIED BY THE SINCLAIR
SIGN.

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.

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 +23 feet. Maximum height of proposed structures +12 feet.

26. Gross floor area of existing structures ±8570 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 970 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1.13 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.
EXISTING SITE IS A FUELING STATION WITH A CONVENIENCE STORE.
THERE EXISTS A RESIDENCE AT THE REAR OF THE PROPERTY.
THE SITE SLOPES @ ROUGHLY 5% TO THE EAST BUT IS GENERALLY FLAT.

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.
PROPERTY TO THE SOUTH IS VACANT ZONED C-2. EAST IS STATE STREET
& THE AIRPORT. NORTH & WEST ARE RESIDENTIAL LOTS.

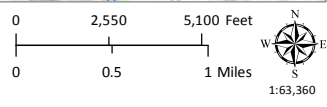
30. Indicate the surrounding land uses:

| | North | East | South | West |
|--------------------------|-------|------|-------|------|
| Vacant | | | X | |
| Residential Agricultural | X | | | X |
| Commercial Industrial | | X | | |
| Institutional Timberland | | | | |
| Other | | | | |



CASE: R 2021-0001
 OWNER: ANSARI, Ghulam
 APN: 003-430-81
 APLCT: Ghulam Ansari
 AGENT: Whitchurch Engineering
 ADDRESS: 1550 S. State Street, Ukiah

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



LOCATION MAP






LAWS AVENUE

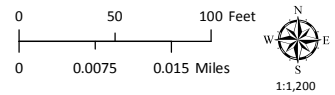
MONROE STREET

SOUTH STATE STREET

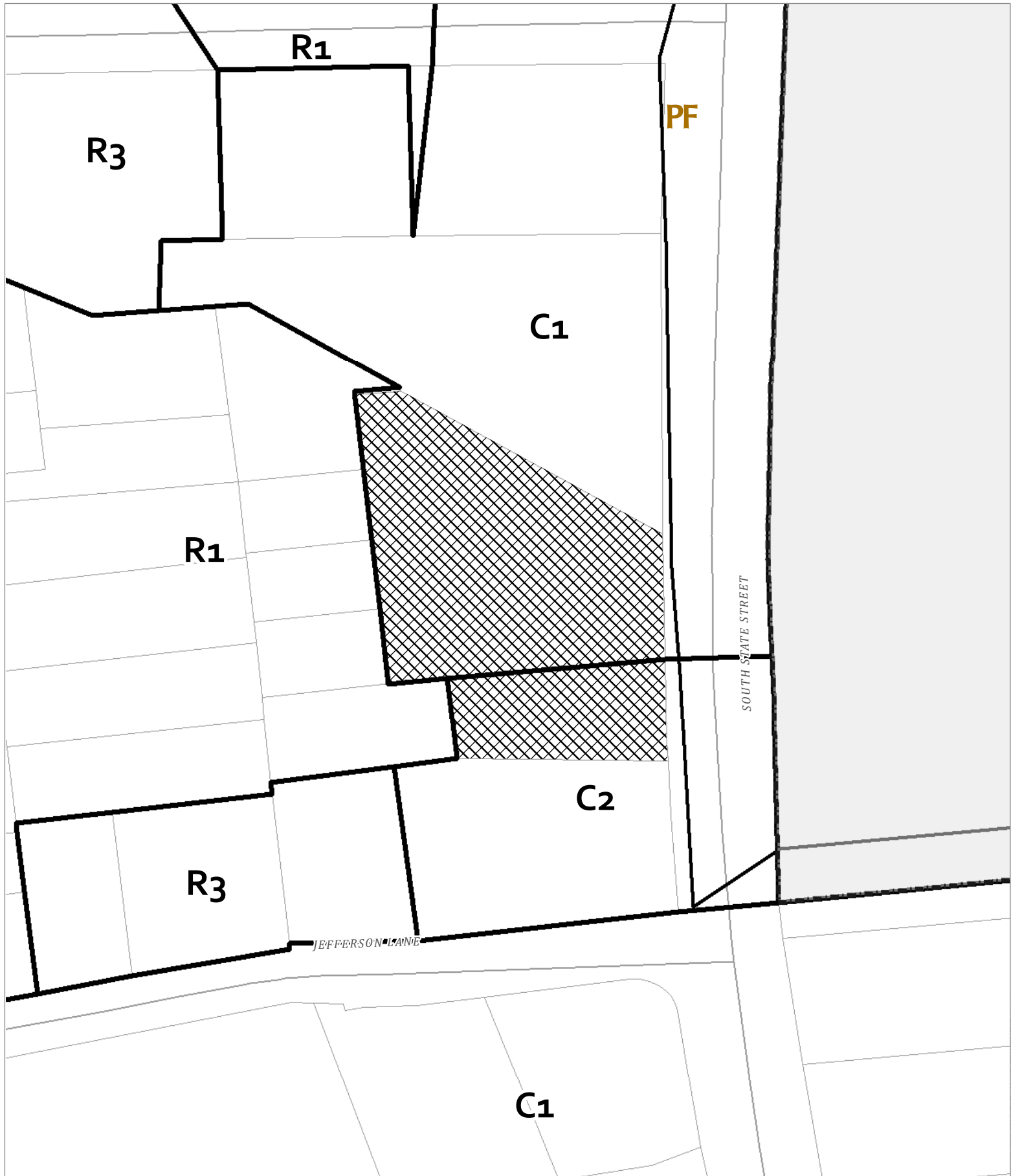
JEFFERSON LANE

CASE: R 2021-0001
OWNER: ANSARI, Ghulam
APN: 003-430-81
APLCT: Ghulam Ansari
AGENT: Whitchurch Engineering
ADDRESS: 1550 S. State Street, Ukiah




-  City Limits
-  Public Roads
-  Private Roads

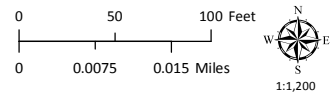


AERIAL IMAGERY



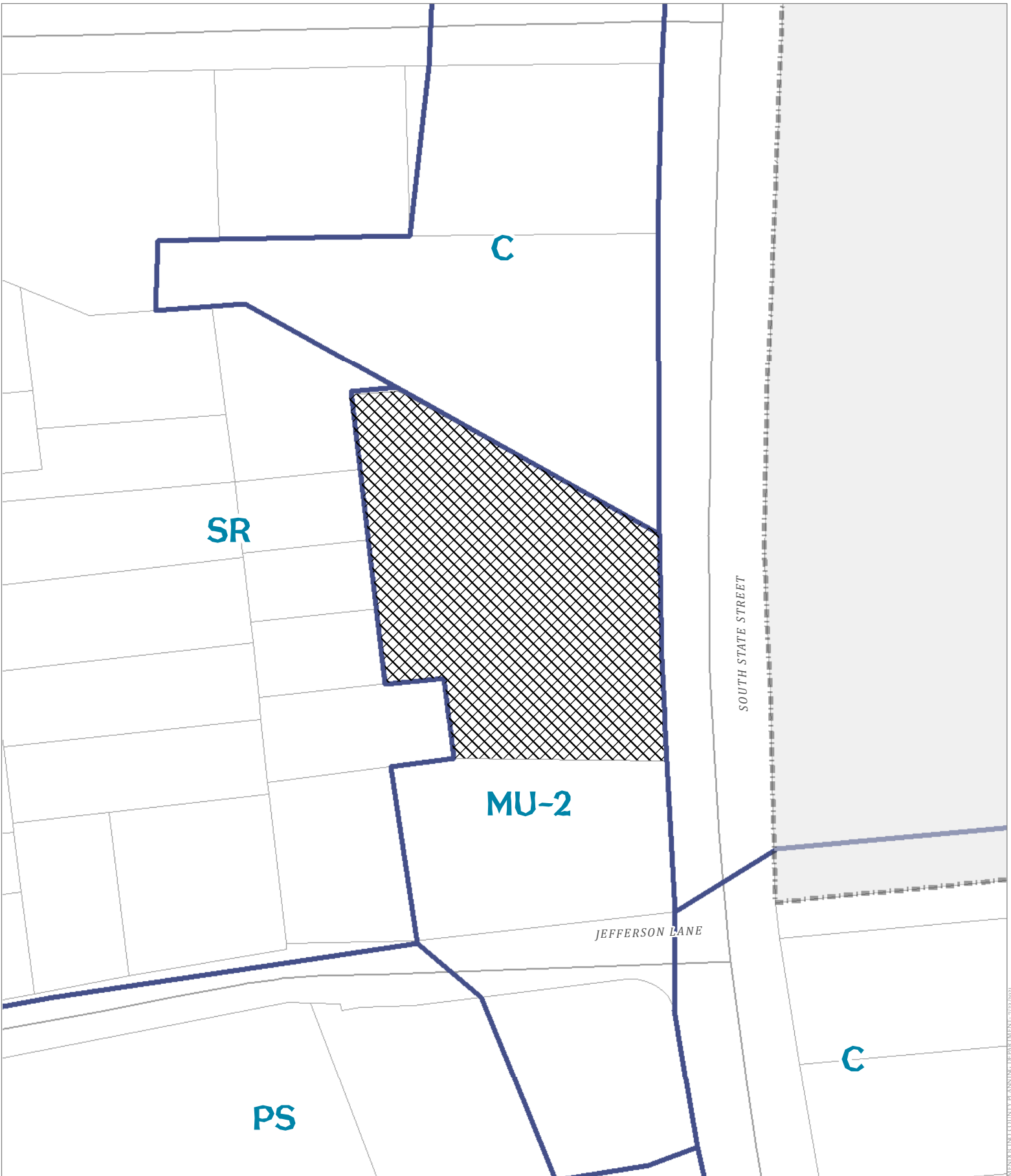
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-  City Limits
-  Zoning Districts
-  Public Roads






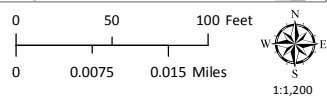
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



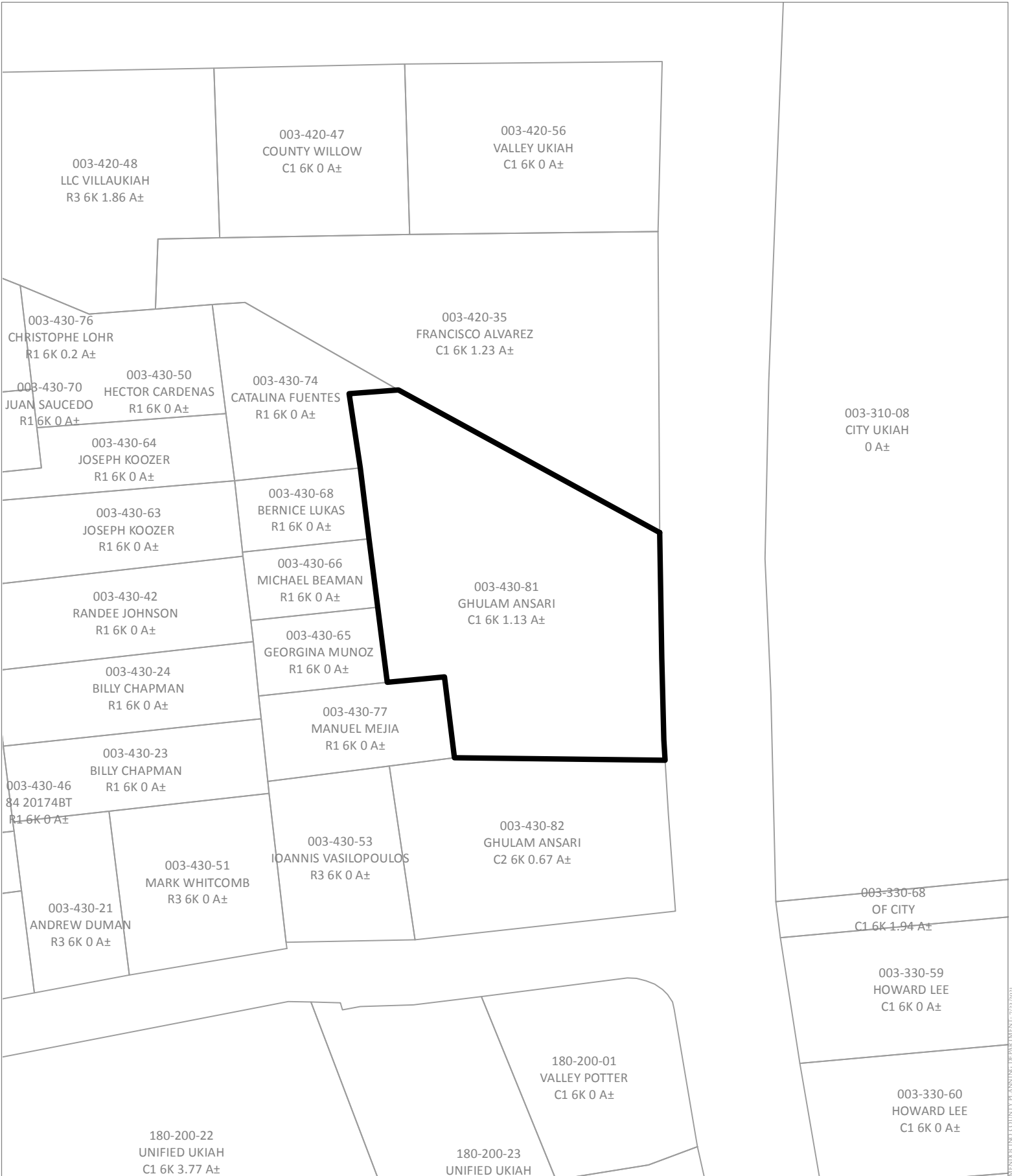
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-  City Limits
-  General Plan Classes
-  Public Roads

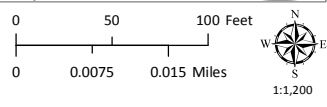


GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021

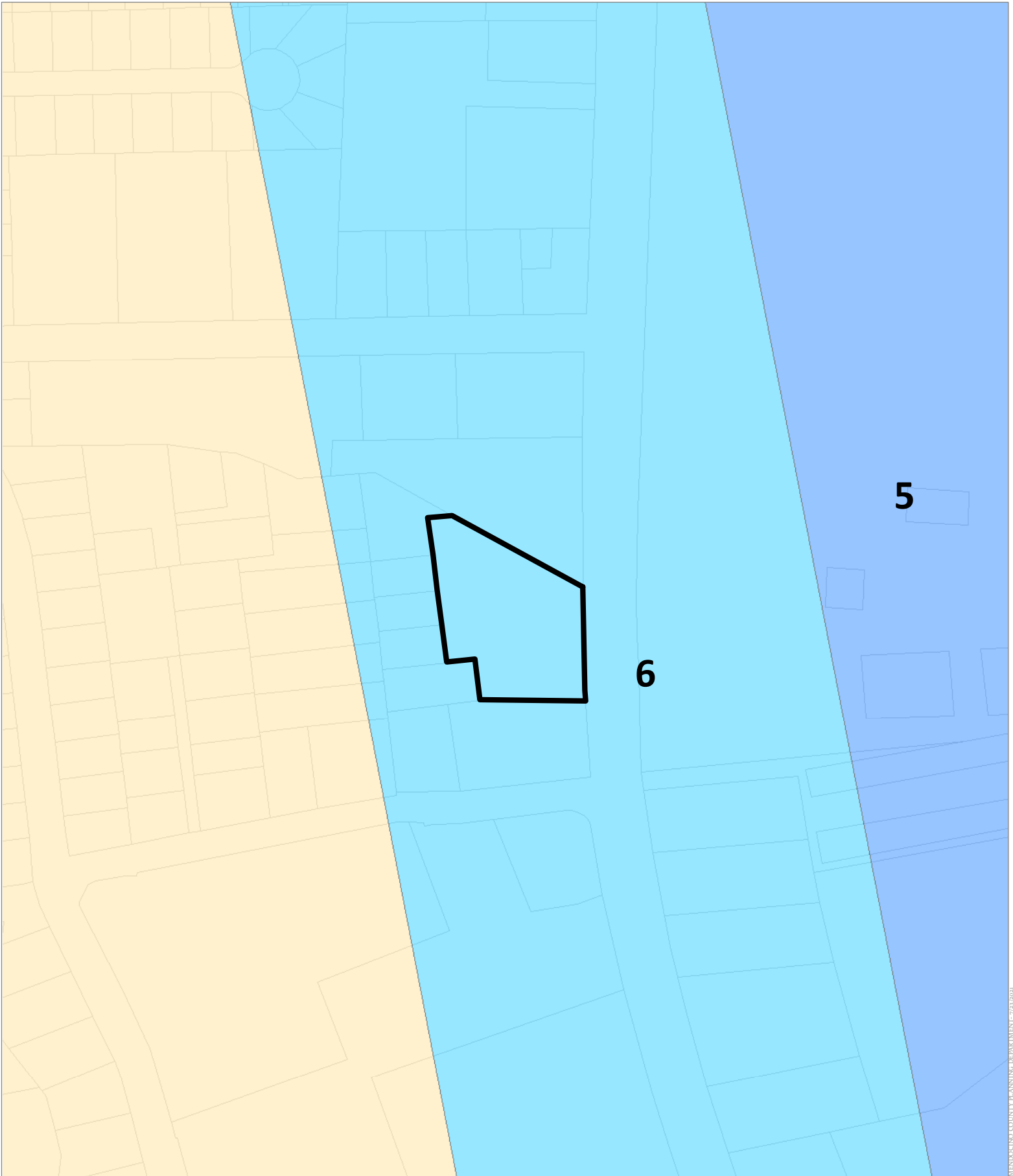


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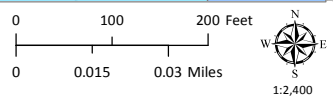


ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



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OWNER: ANSARI, Ghulam
APN: 003-430-81
APLCT: Ghulam Ansari
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AIRPORT ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021