



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

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

IGNACIO GONZALEZ, INTERIM DIRECTOR  
 JULIA KROG, ASSISTANT 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

August 23, 2021

Department of Transportation  
 Environmental Health  
 Cons. Protect  
 Land Use

Building Inspection - Ukiah  
 County of Mendocino Dept. of Public Health  
 Air Quality Management  
 Ukiah Valley Fire Protection (UVFD)  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Mendocino County Sheriff (MCSCO)  
 City of Ukiah Planning

**CASE#:** AP\_2021-0018

**DATE FILED:** 8/20/2021

**OWNER:** FRIENDS OF LIBERTY LLC

**APPLICANT/AGENT:** LISA DAVEY-BATES, SOUTH UKIAH ROTARY

**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 on four (4) Fridays between September 17th and October 8th, 2021. 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 made available for attendees. The event will be held in accordance with County of Mendocino's COVID-19 Public Health Order.

**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:** JULIA ACKER

**RESPONSE DUE DATE:** September 6, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](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\_2021-0018

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**OWNER:** FRIENDS OF LIBERTY LLC

**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 on four (4) Fridays between September 17th and October 8th, 2021. 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 made available for attendees. The event will be held in accordance with County of Mendocino's COVID-19 Public Health Order.

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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)      |  |
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### **APPLICANT STATEMENT:**

*“The request to obtain the Administrative Use Permit is to authorize the Rotary Club of South Ukiah to hold a Drive-In Movie Series as our major fundraiser of the year, which will take place a total of four Fridays between September 17 & October 8, 2021. Each movie will be limited to a maximum of 75 cars. Each space will be clearly marked & be a minimum of 10' x 10' to allow for ample spacing. In addition, one-way access into & out of the event will be created to prevent the possibility of conflicts between vehicles and pedestrians. Two restrooms w/ sanitation stations will be available for attendees. A volunteer will be at the restroom to sanitize hard surfaces after each use. Concessions will be available at the event. Attendees will be provided a menu upon entry, and encouraged to place orders at their vehicles by placing menus on windows. Trained volunteers will make deliveries & collect cash. Volunteer firemen will be in attendance & Rotarians will serve as security to ensure social distancing & masks usage.”*

**STAFF PLANNER:** JULIA KROG

**DATE:** 8/23/2021

## 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 & BUILDING SERVICES

CASE NO: AP-2021-0018
DATE FILED: 8/20/2021
FEE: \$2628.00
RECEIPT NO: 04496
RECEIVED BY: Julia Vog
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Lisa Davey-Bates, South Ukiah Rotary Phone: 707-272-5851

Mailing Address: PO Box 1740

City: Ukiah State/Zip: CA Email: daveybates@pacific.net

PROPERTY OWNER:

Handwritten: Friends of Liberty, LLC, President

Name: Lisa Davey-Bates, South Ukiah Rotary Phone: 707-272-5851

Mailing Address: 1307 Masonite Road

City: Ukiah State/Zip: CA Email: fpross@factorypipe.com

AGENT:

Name: Lisa Davey-Bates, South Ukiah Rotary Phone: 707-272-5851

Mailing Address: PO Box 1740

City: Ukiah State/Zip: CA Email: daveybates@pacific.net

ASSESSOR'S PARCEL NUMBER/S: 17017004/170-190-29

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signatures and dates for Lisa Davey-Bates (8/19/21) and Friends of Liberty, LLC (8/19/2021)



**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 Drive-In Movie Series as our major fundraiser of the year, which will take place a total of four Fridays between September ~~24~~<sup>17</sup> & October 8, 2021. Each movie will be limited to a maximum of 75 cars. Each space will be clearly marked & be a minimum of 10' x 10' to allow for ample spacing. In addition, one-way access into & out of the event will be created to prevent the possibility of conflicts between vehicles and pedestrians. Two restrooms w/sanitation stations will be available for attendees. A volunteer A volunteer will be at the restroom to sanitize hard surfaces after each use. Concessions will be available at the event. Attendees will be provided a menu upon entry, and encouraged to place orders at their vehicles by placing menus on windows. Trained volunteers will make deliveries & collect cash. Volunteer firemen will be in attendance & Rotarians will serve as security to ensure social distancing & masks usage.

2. Structures/Lot Coverage	NO. 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: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel): 0					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

**4. Will the 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    If 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
No. of covered spaces:	N/A	_____
No. of uncovered spaces:	N/A	_____
No. of standard spaces:	N/A	_____
No. of accessible spaces:	N/A	_____
Existing no. of spaces:	N/A	_____
Proposed additional spaces:	N/A	_____
Total:	_____	_____

**8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.**

YES     NO    Also, please 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:**

Amount of cut: N/A \_\_\_\_\_ cubic yards

Amount of fill: N/A \_\_\_\_\_ cubic yards

Max. height of fill slope: N/A \_\_\_\_\_ feet

Max. height of cut slope: N/A \_\_\_\_\_ feet

Amount of import/export: N/A \_\_\_\_\_ cubic yards

Location of borrow or disposal site: N/A \_\_\_\_\_



10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

The movies are not a "development" but will provide the public the opportunity to seek out recreation by being able to attend the movie with family members in a safe environment.

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

Filling:  YES  NO

Dredging:  YES  NO

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/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 and building plans.

The movie screen, check-in and concession area will have minimal lighting, and lights from the vehicles will occur when exiting the property after the movie.

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

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation - Specify: *Generator*

Gas:  Utility Company/Tank

On Site Generation - Specify: *generator*

None *sd*

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.)

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**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 will be approved by the Public Health Officer.

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

Old Masonite Property parking lot

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**23. Are there existing structures on the property? 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.**

- YES
- NO

Not in the area to be utilized for the drive-in movie series.

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**24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.**

- YES
- NO

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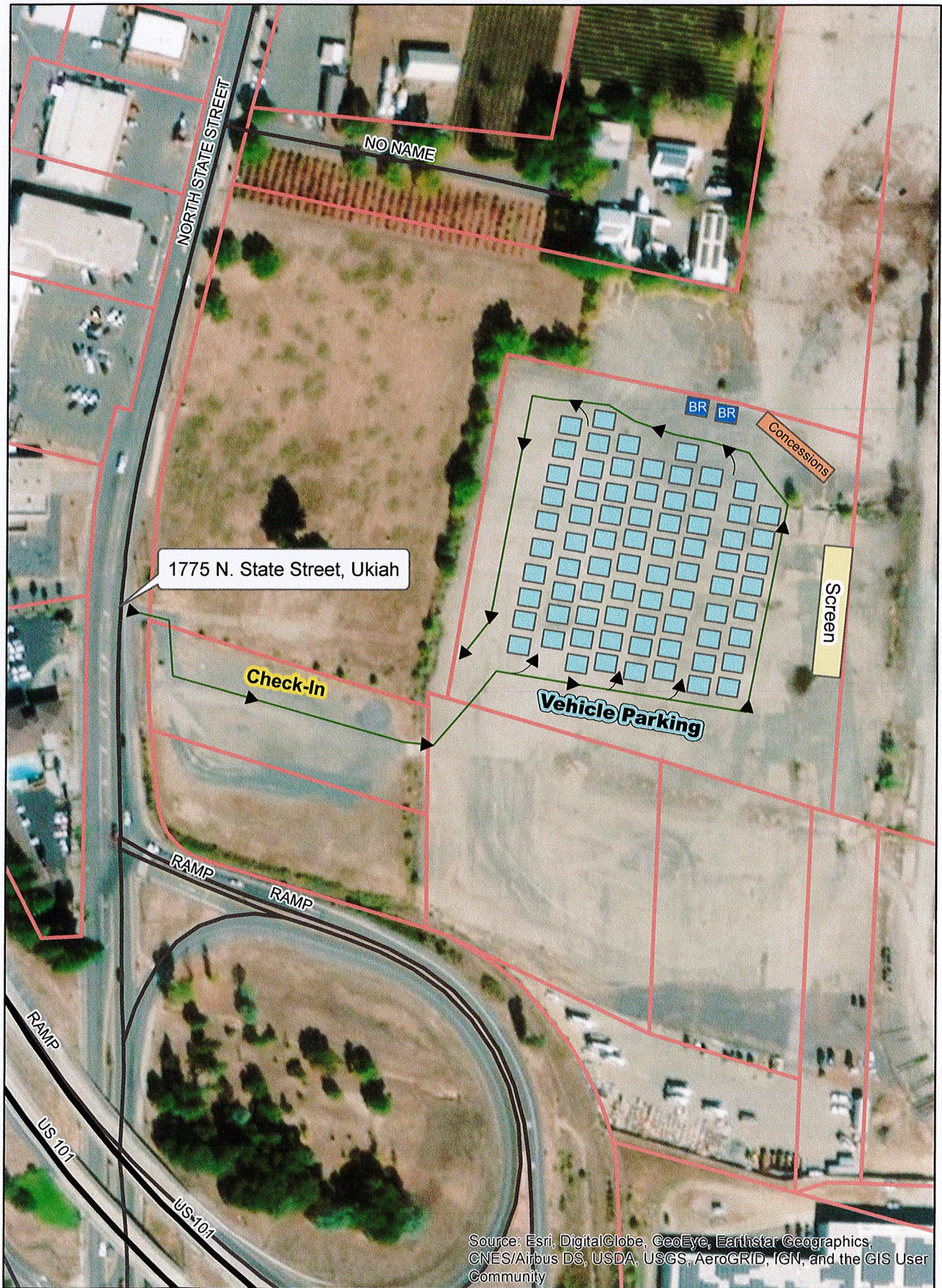
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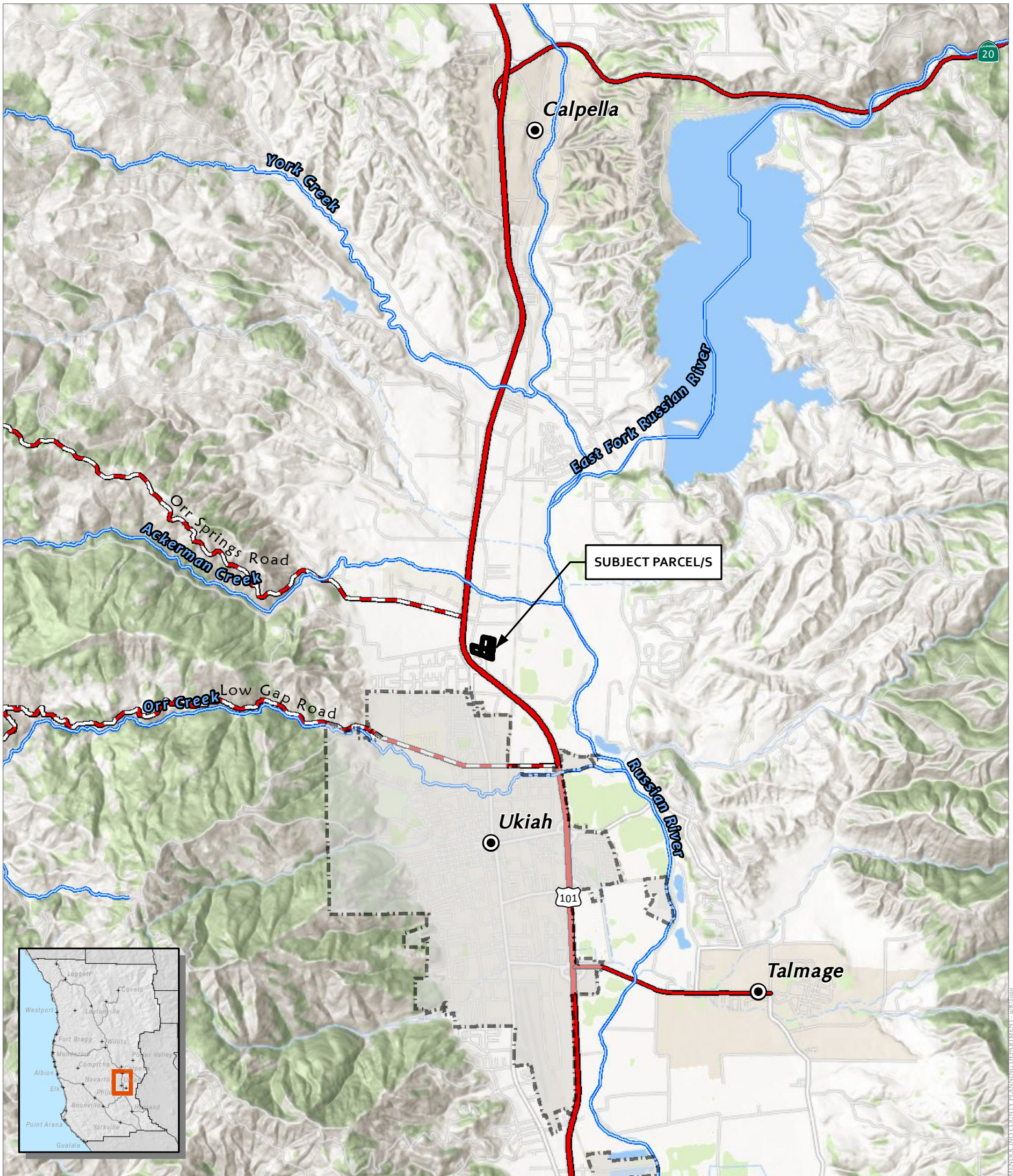
# Rotary Club of South Ukiah Pop-Up Drive-In Movie Series



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

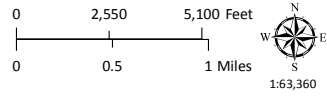






CASE: AP 2021-0018  
 OWNER: Friends of Liberty, LLC  
 APN: 170-190-29, ET AL  
 APLCT: Rotary Club of South Ukiah  
 AGENT: Lisa Davey-Bates  
 ADDRESS: 1775 N. State Street, Ukiah

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






LOCATION MAP

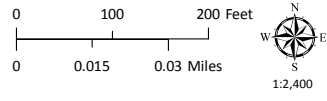
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/23/2020





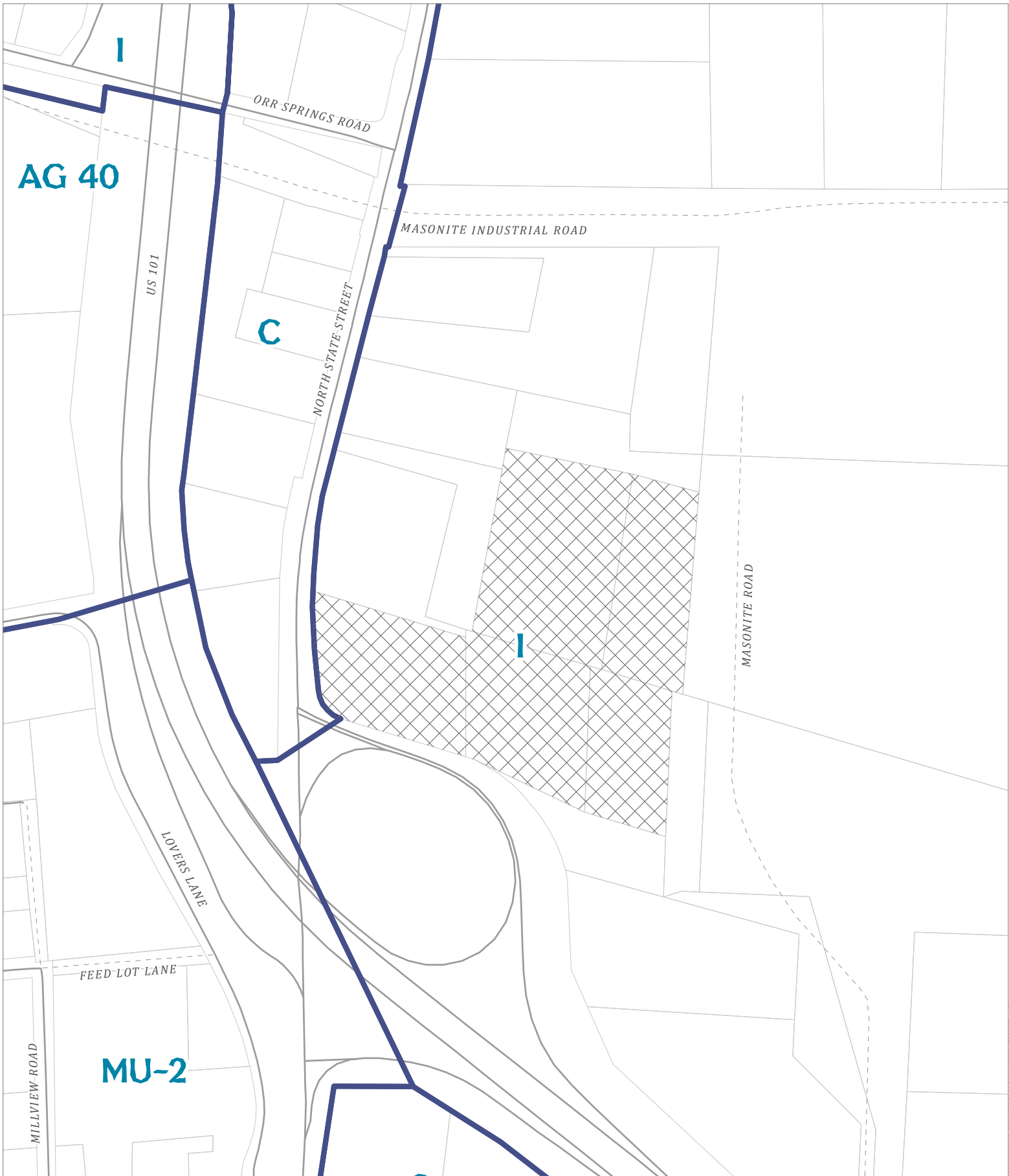
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-  Public Roads
-  Private Roads
-  Railroads






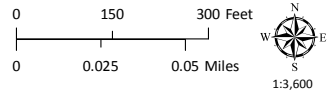
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT © 01/21/2024



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-  General Plan Classes
-  Public Roads
-  Assessors Parcels






**GENERAL PLAN CLASSIFICATIONS**

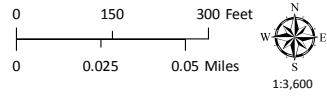
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/2/2020





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 ADDRESS: 1775 N. State Street, Ukiah

-  Zoning Districts
-  Public Roads
-  Assessors Parcels



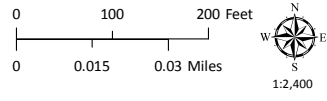
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/23/2020

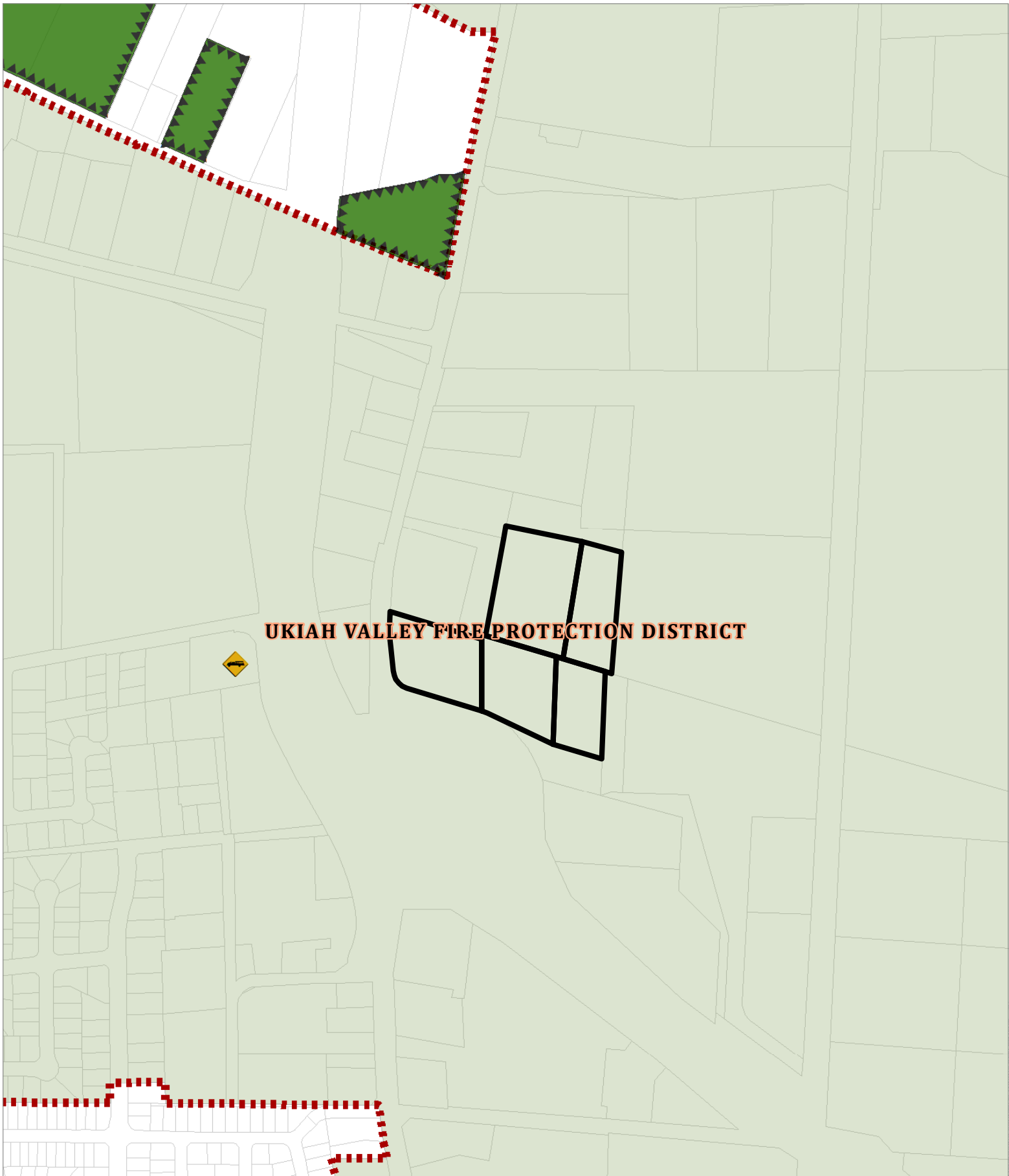


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Assessors Parcels






ADJACENT PARCELS

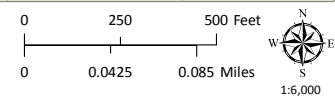


**UKIAH VALLEY FIRE PROTECTION DISTRICT**



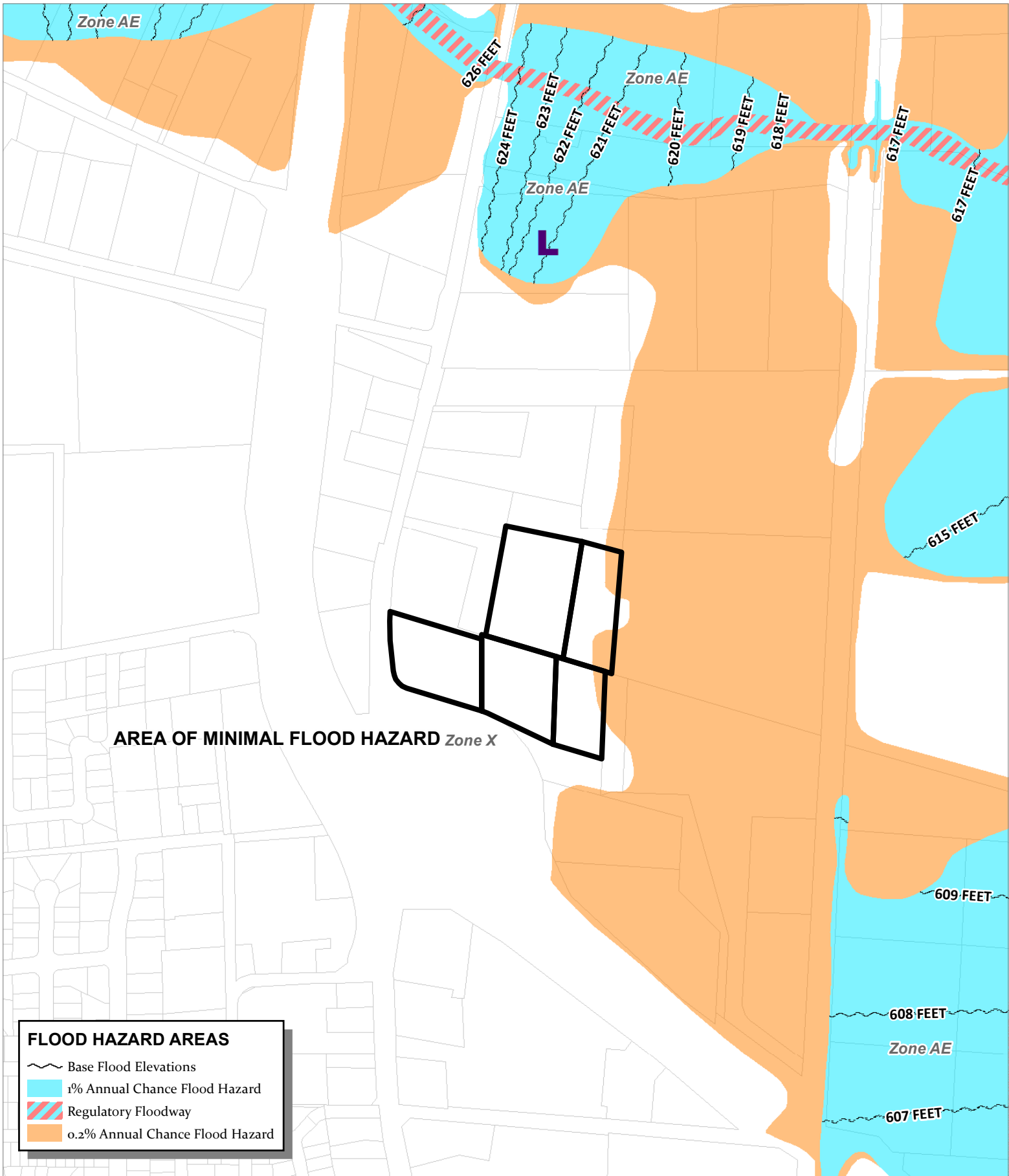
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 AGENT: Lisa Davey-Bates  
 ADDRESS: 1775 N. State Street, Ukiah

-  Fire Stations
-  County Fire Districts
-  Assessors Parcels



**FIRE RESPONSIBILITY AREAS**







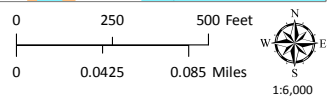
**AREA OF MINIMAL FLOOD HAZARD Zone X**

**FLOOD HAZARD AREAS**

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

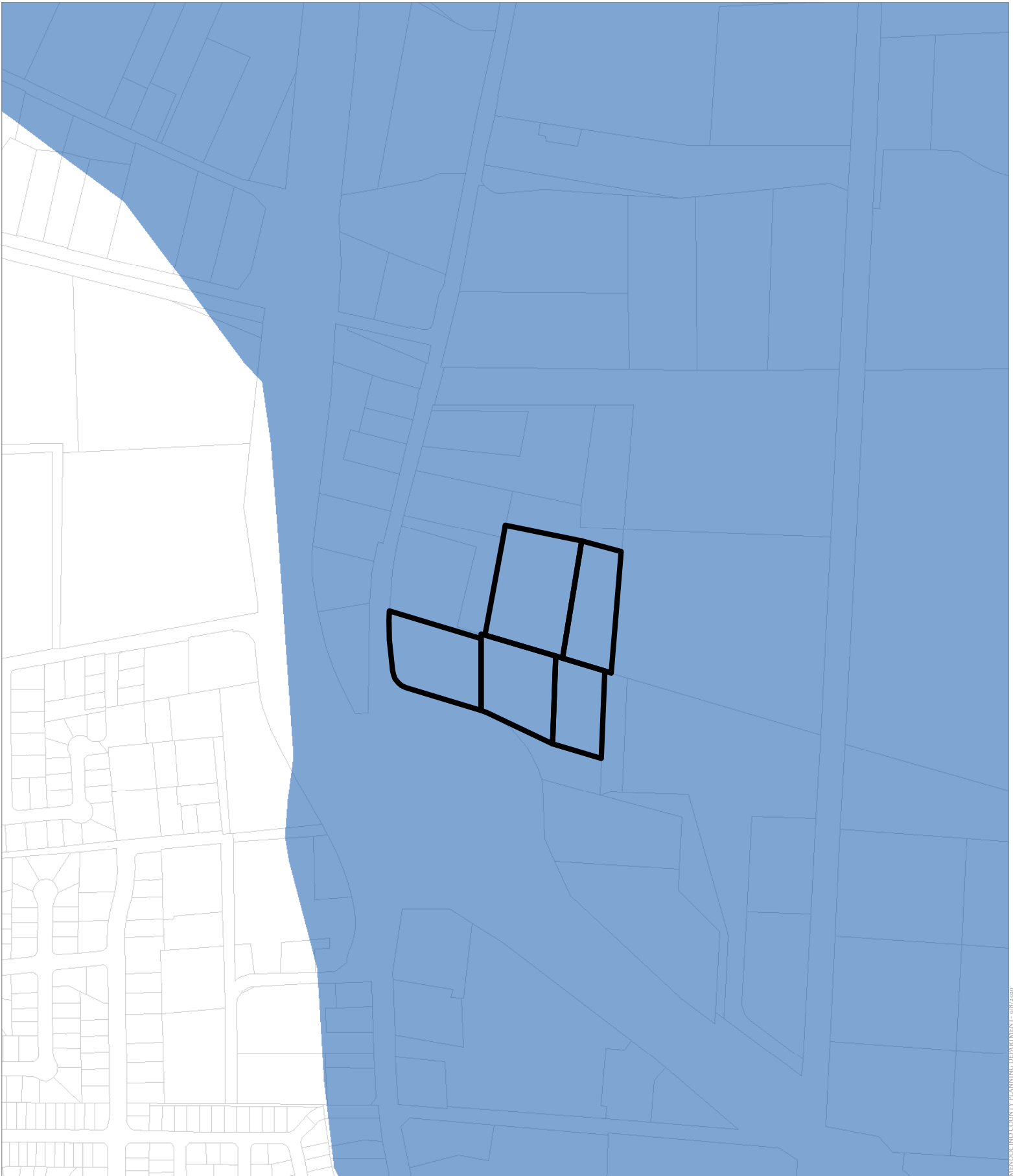
 LOMA Letters

 Assessors Parcels





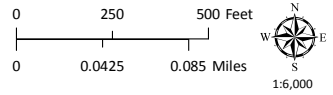
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 Estimated Inundation Zones  
 Assessor's Parcels



ESTIMATED INUNDATION ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/12/2020