



**PLANNING COMMISSION
STAFF REPORT- REZONE_INLAND**

**MARCH 17, 2016
R_2015-0003**

SUMMARY

OWNER: CANANDAIGUA CALIFORNIA ACQUISITION
207 HIGH POINT DR., BLDG 100
VICTOR, NY 14564

APPLICANT: CANANDIAGUA WEST INC.
P.O. BOX 268
UKIAH, CA 95482

AGENT: NORMAN L. DE VALL
P.O. BOX 3
ELK, CA 95432

REQUEST: Rezone of approximately 27.7+/- acres from General Commercial (C-2) to General Industrial (I-2).

DATE DEEMED COMPLETE: August 10, 2015

LOCATION: 0.5± miles north of the City of Ukiah, lying on the east side of North State Street (CR 104), 0.25 mile north of its intersection with Orr Springs Road (CR 223). Located at 2399 North State Street; APN 169-242-11 and -12.

TOTAL ACREAGE: 27.7+/- acres

GENERAL PLAN: I (Industrial)

ZONING: C-2 (General Commercial) 12K: FP

SUPERVISORIAL DISTRICT: 1

ENVIRONMENTAL DETERMINATION: The project was fully evaluated by the Ukiah Valley Area Plan EIR, no additional analysis is required {CEQA. Section 15162(a)}.

RECOMMENDATION: Recommend that the Board of Supervisors approve the zone change.

STAFF PLANNER: FRED TARR

BACKGROUND

PROJECT DESCRIPTION: Rezone approximately 27.7+/- acres from General Commercial (C-2) to General Industrial (I-2) to bring the zoning into compliance with the General Plan Land Use designation of Industrial (I) The current General Commercial (C2) zoning would not allow for an expansion of the existing winery but the proposed General Industrial (I-2) zoning permits Packing and Processing-Winery.

The subject property is improved with an existing winery and vineyards. Properties located to the east are zoned General Industrial (I-2) whereas properties located to the north and south are zoned General Commercial (C-2) but have a General Plan land use designation of Industrial (I). It has been the Board of Supervisor's policy to have the individual property owners apply for rezoning to bring the zoning into compliance with the General Plan land use designation.

Applicant's Statement: The rezoning is being requested in order to bring the zoning into compliance with the updated General Plan. When the zoning is in compliance, the applicant will apply for building permits to remove some non-bearing walls within the warehouse to increase tank capacity. In addition, tank capacity will be increased on east and south sides of the warehouse. All improvements will be designed by the appropriate licensed architects and civil engineers.

RELATED APPLICATIONS:

On-Site:

- Minor Division #MD_76-1974 created the two legal parcels that are the subject of the rezone.
- Rezoning #R_21-1974 rezoned the subject property from A-1 to C-3-S (commercial for the NW corner of the property) and A-C (Agriculture-Conservation) for the remainder of the property.
- UVAP-2011-Land Use Designation was changed from C (Commercial) to I (Industrial) to better reflect the existing land uses on the subject property

PROJECT SETTING: The subject property slopes southerly to Ackerman Creek with the southern half of the property within the flood plain. The area within the flood plain has no improvements and is planted in vineyards. The winery buildings are located in the northern half of the property adjacent to Olive Avenue.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Commercial	Limited Commercial (C1)	1-2 acres	Residential
EAST	Industrial	General Industrial (I2)	3-4 acres	Industrial
SOUTH	Industrial	General Commercial (C2)	0.5-3.5 acres	Commercial/Industrial
WEST	Commercial	General Commercial (C2)	1-2.5 acres	Commercial

PUBLIC SERVICES:

Access: DIRECT ACCESS TO NORTH STATE STREET
Fire District: UKIAH VALLEY
Water District: MILLVIEW COUNTY WATER DISTRICT
Sewer District: UKIAH VALLEY SANITATION DISTRICT
School District: UKIAH UNIFIED SCHOOL DISTRICT

AGENCY COMMENTS:

On July 20, 2015, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT NOT RETURNED	COMMENT "NO COMMENT"	DATE COMMENTS
Department of Transportation	X	No Response	
Environmental Health-Ukiah		No Comment	July 21, 2015
Building Services-Ukiah PBS		No Comment	August 3, 2015
Ukiah Valley Fire District		No Comment	August 2, 2015
Millview Co. Water District	X		
Air Quality Management District		No Comment	August 3, 2015
RWQCB	X	No Response	
City of Ukiah Planning	X	No Response	
Ukiah Valley Sanitation District	X	No Response	
Agriculture Commission	X	No Response	
Dept. of Fish And Wildlife	X	No Response	
Federal Emergency Management Act (FEMA)		Comments pertain to Flood Plain building requirements	August 12, 2015
Assessor	X	No Response	

KEY ISSUES

1. General Plan and Zoning Consistency:

The intent of this rezone is to bring the zoning of the property into consistency with the General Plan and the Ukiah Valley Area Plan. The current C-2 (General Commercial) zoning is not consistent with the current General Plan land use designation of I (Industrial) or the current Ukiah Valley Area Plan (UVAP) land use designation of I (Industrial)(see General Plan and Zoning Consistency Table 3-1 and Section 3 of UVAP). The proposed zoning of I-2 (General Industrial) would be consistent with both the General Plan and UVAP.

2. Environmental Protection:

No additional environmental evaluation is required, nor necessary pursuant to Section 15162 (a), of the California Environmental Quality Act, since the environmental impacts have already been evaluated by the Environmental Impact Report (EIR) prepared for the 2011 Ukiah Valley Area Plan.

3. Federal Emergency Management Act (FEMA):

A FEMA Official responded to the project referral by providing a summary of National Flood Insurance Program (NFIP) management building requirements. Staff notes that the project only relates to the rezone of the property from General Commercial (C-2) to General Industrial (I-2) and does not propose any development at this time and furthermore the flood plain of Ackerman Creek does not impact the existing winery development nor the area where future development would likely take place.

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors adopt the proposed rezoning of the subject property from C-2 to I-2, making the following findings:

GENERAL PLAN CONSISTENCY FINDING: This project to rezone the subject property to General Industrial (I-2) will bring the zoning into consistency with the General Plan land use designation of Industrial (I) and the Ukiah Valley Area Plan land use designation of Industrial (I).

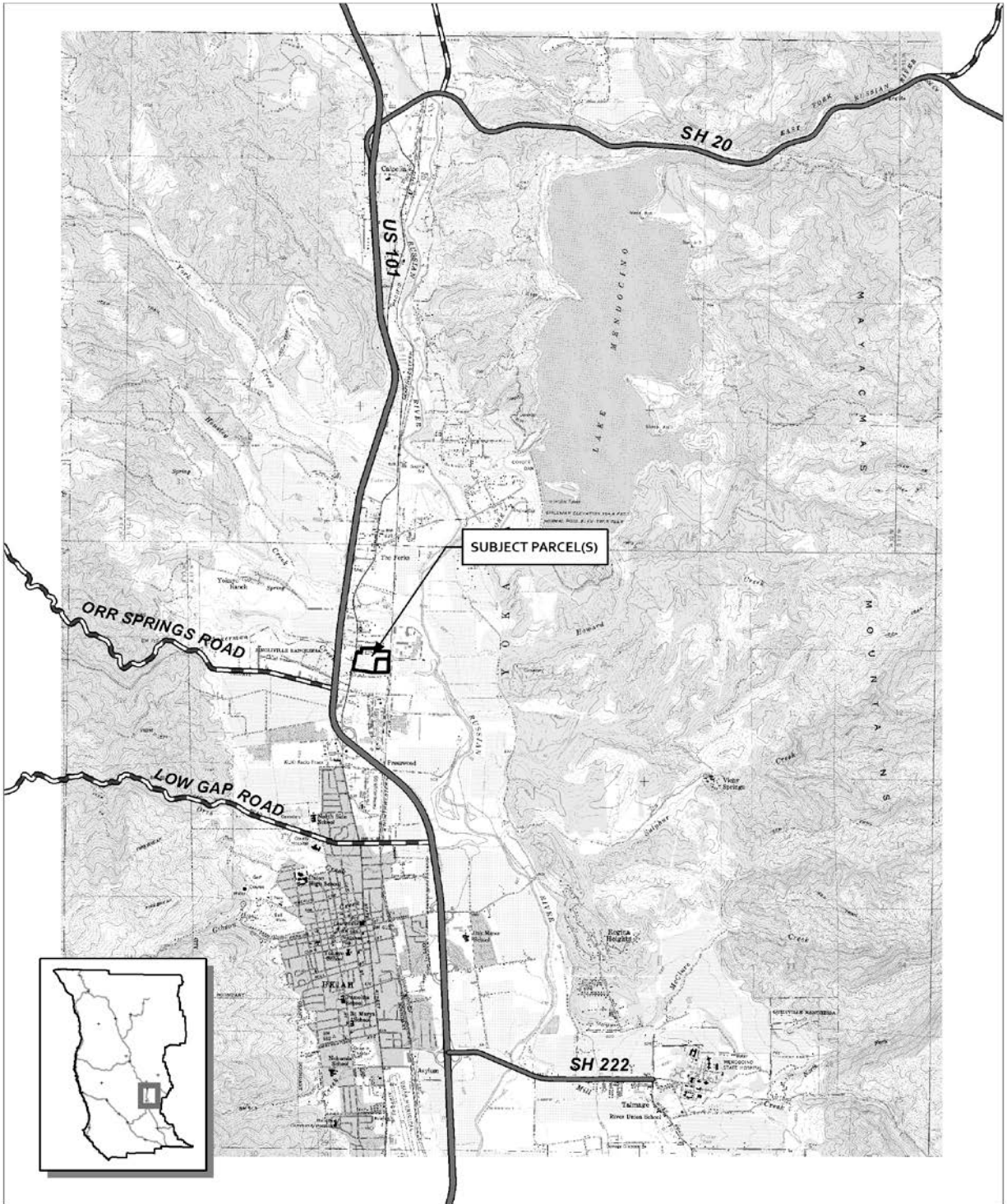
ENVIRONMENTAL FINDING: No additional environmental evaluation is required, nor necessary pursuant to Section 15162 (a) of the California Environmental Quality Act, since the environmental impacts have already been evaluated by the Environmental Impact Report (EIR) prepared for the 2011 Ukiah Valley Area Plan.

DATE

FRED TARR

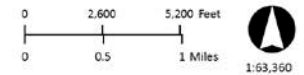
ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Adjacent Owner Map
- E. Zoning Map
- F. General Plan/LCP Map
- G. Fire Hazards Map
- H. Flood Zone
- I. Dam Inundation
- J. Stormwater
- K. Earthquake Fault Zone
- L. Ukiah Valley Sanitation District



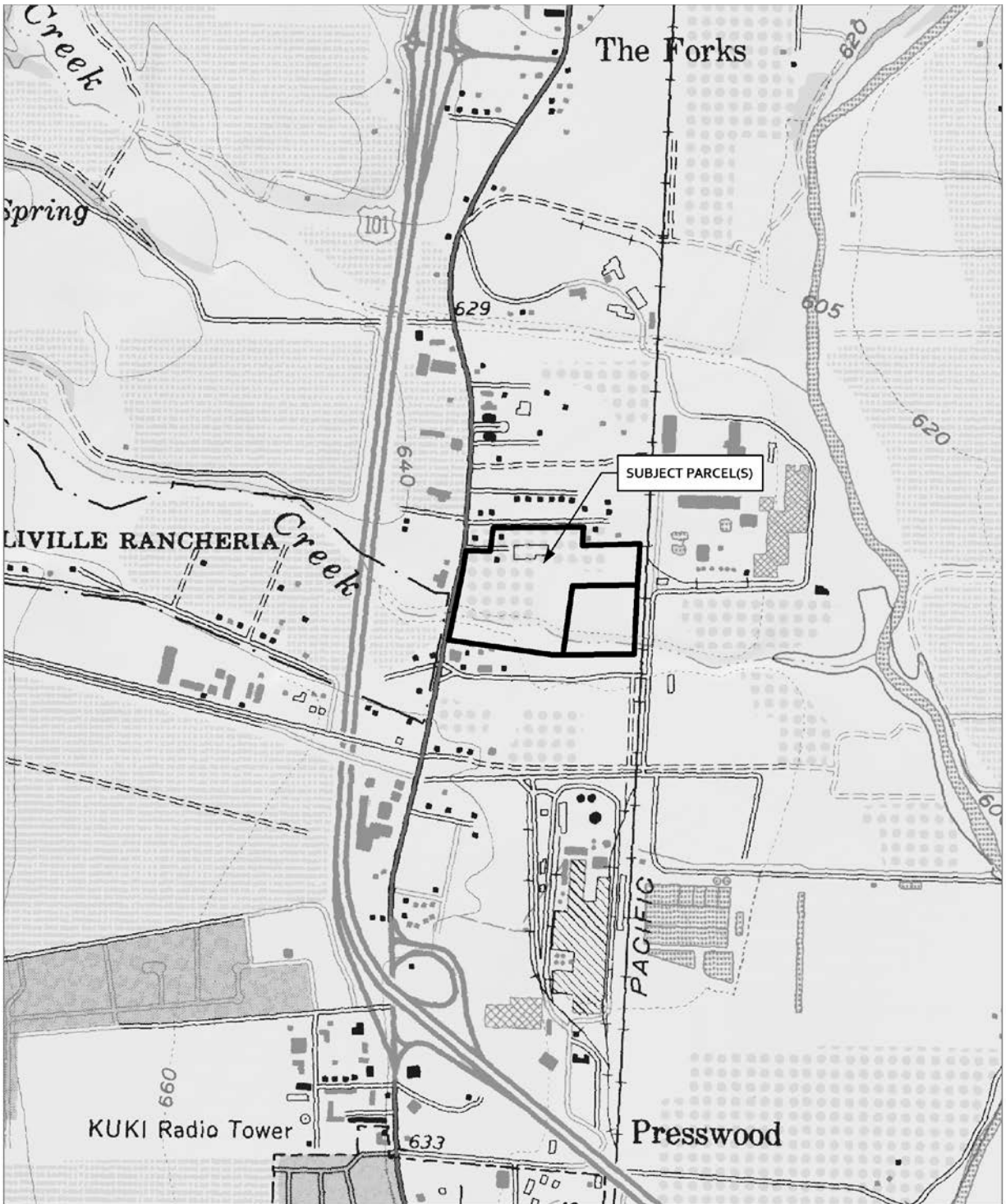
CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK

— Highways
— Major Roads

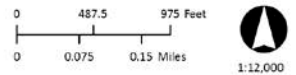


LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK






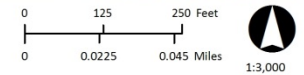
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



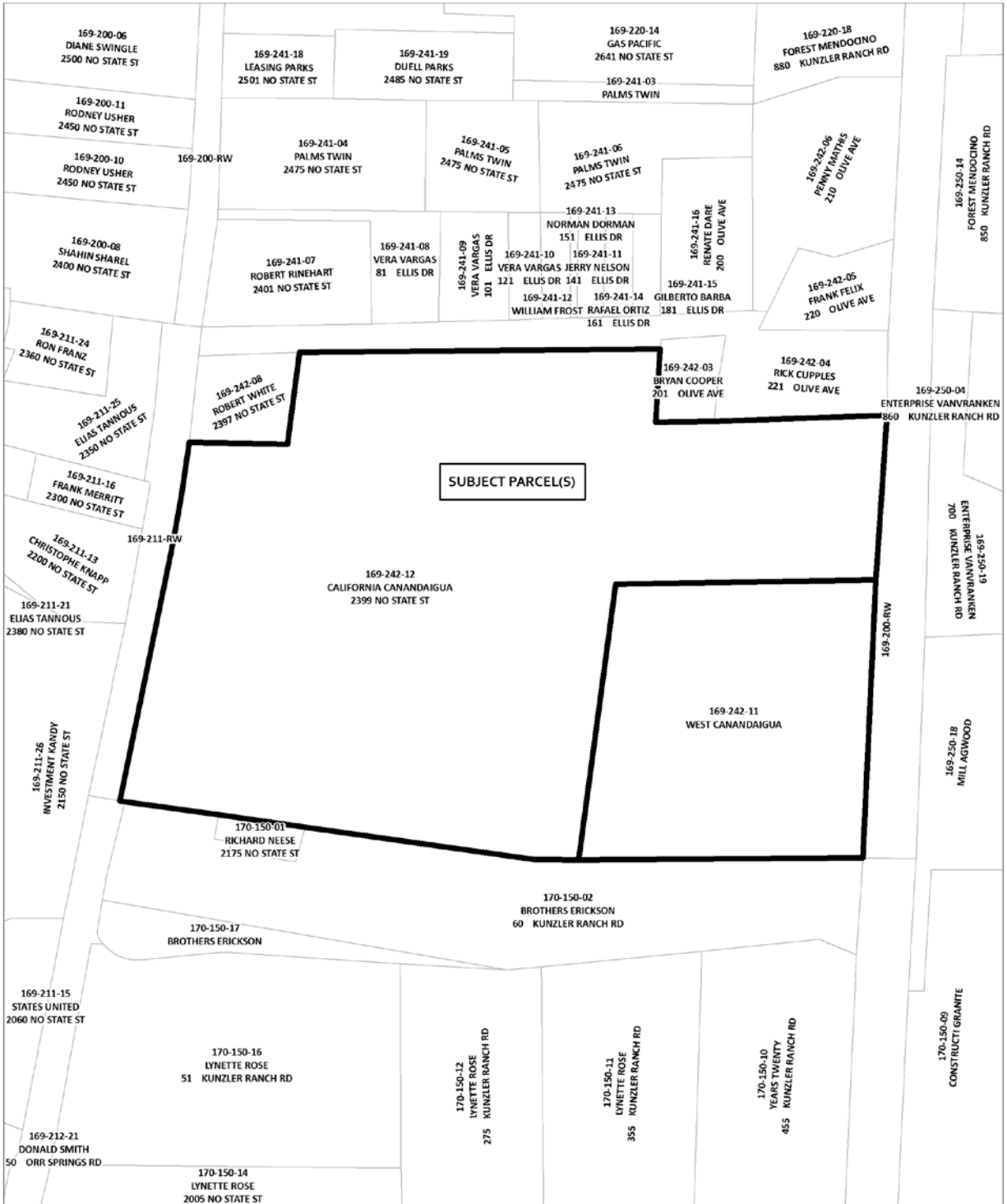
CASE: R 2015-0003
OWNER: **Canandaigua West, Inc.**
APN: 169-242-11,12
APLCT: **Canandaigua West, Inc.**
ADDRESS: **2399 N. State St., UK**

-  Named Rivers
-  Public Roads
-  Private Roads

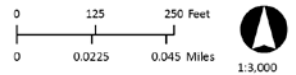


2014 NAIP AERIAL ORTHOPHOTO

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 2015-0003
 OWNER: Canandaigua West, Inc.
 APN: 169-242-11,12
 APLCT: Canandaigua West, Inc.
 ADDRESS: 2399 N. State St., UK

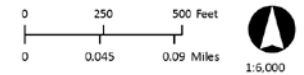


ADJACENT PARCELS



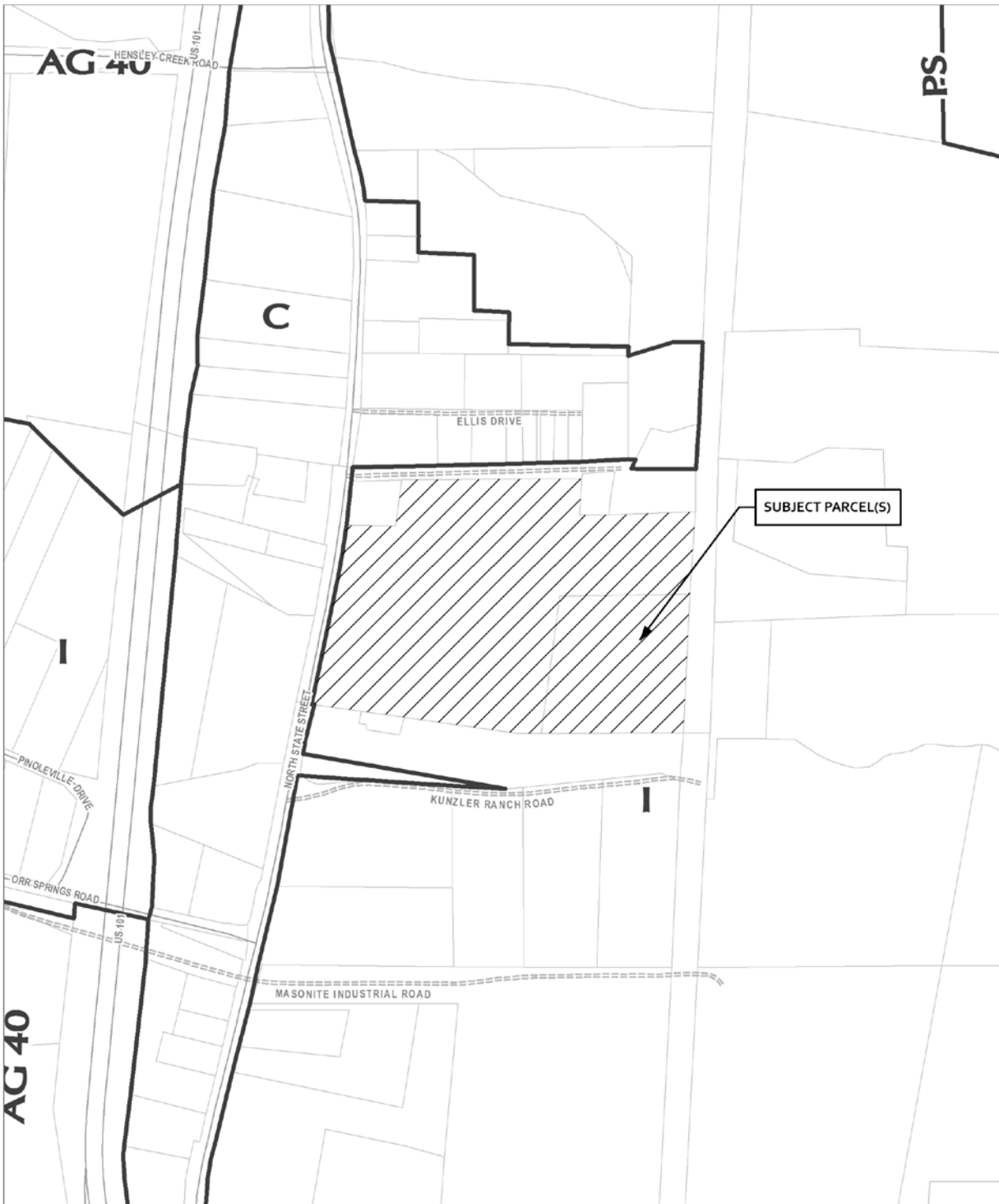
CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK

 Zoning Master



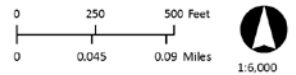
ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



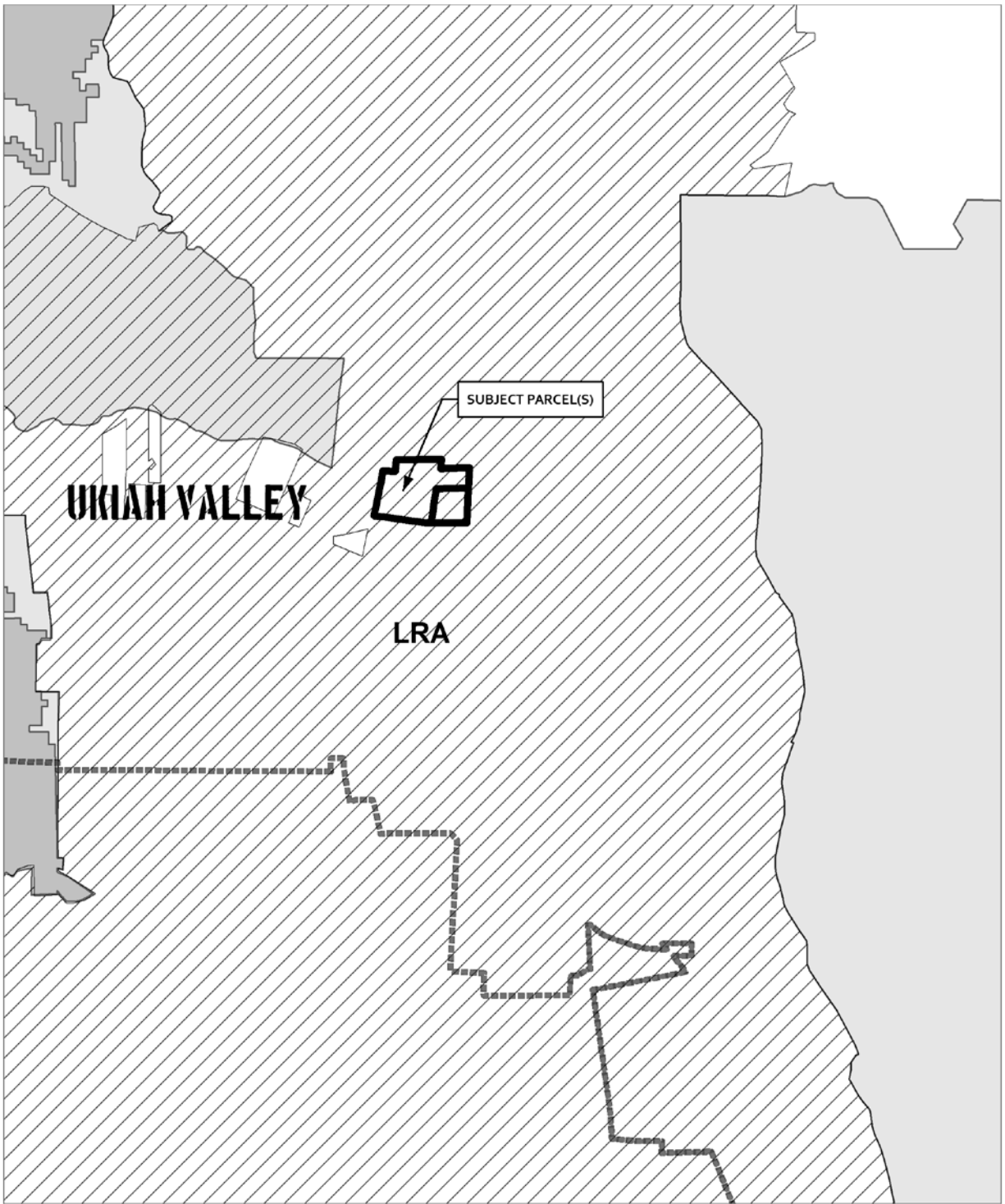
CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK

 General Plan Master







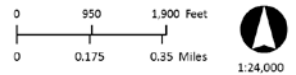
GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



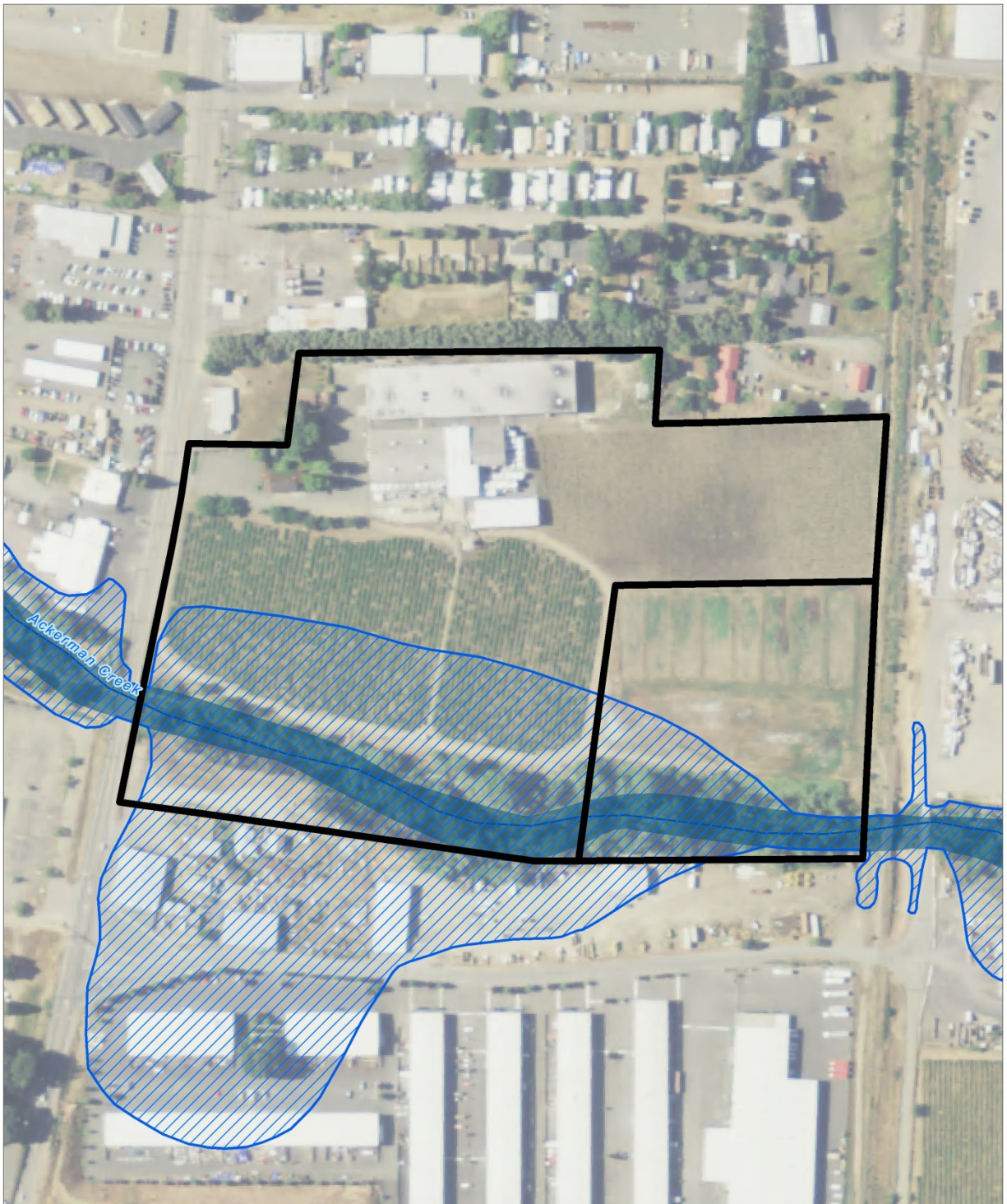
CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK

-  County Fire Districts
-  Local Responsibility Areas
-  High Fire Hazard
-  Moderate Fire Hazard



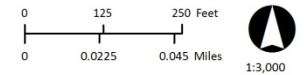
FIRE HAZARD ZONES

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 2015-0003
OWNER: **Canandaigua West, Inc.**
APN: 169-242-11,12
APLCT: **Canandaigua West, Inc.**
ADDRESS: **2399 N. State St., UK**

-  Flood Zone
-  Floodway
-  Named Rivers




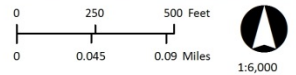
FEMA FLOOD ZONE
NFIP MAPS, JUNE 21st, 2011

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



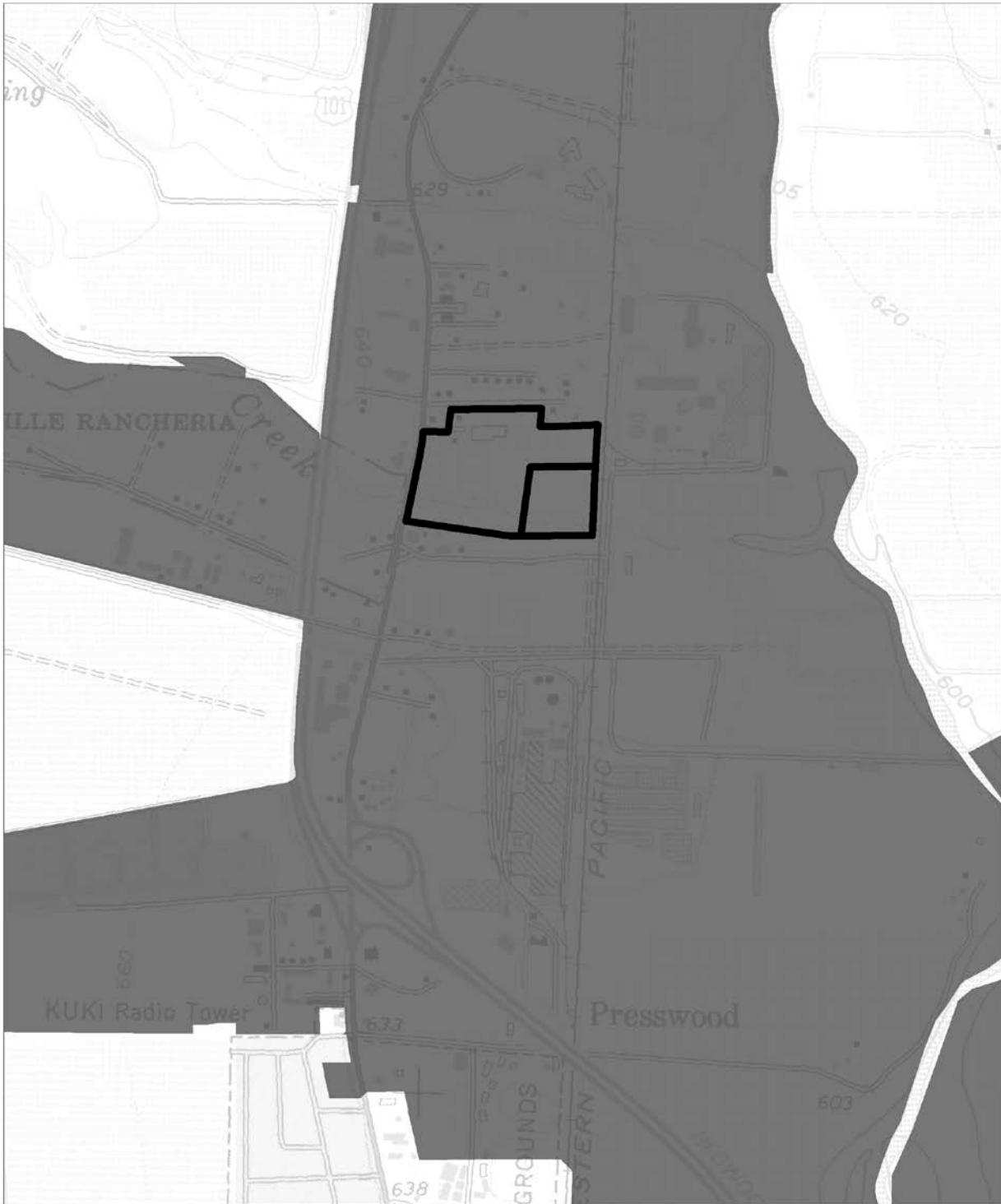
CASE: R 2015-0003
OWNER: **Canandaigua West, Inc.**
APN: 169-242-11,12
APLCT: **Canandaigua West, Inc.**
ADDRESS: **2399 N. State St., UK**

 Estimated Inundation Zones



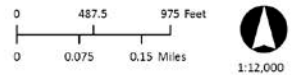
DAM INUNDATION ZONES

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



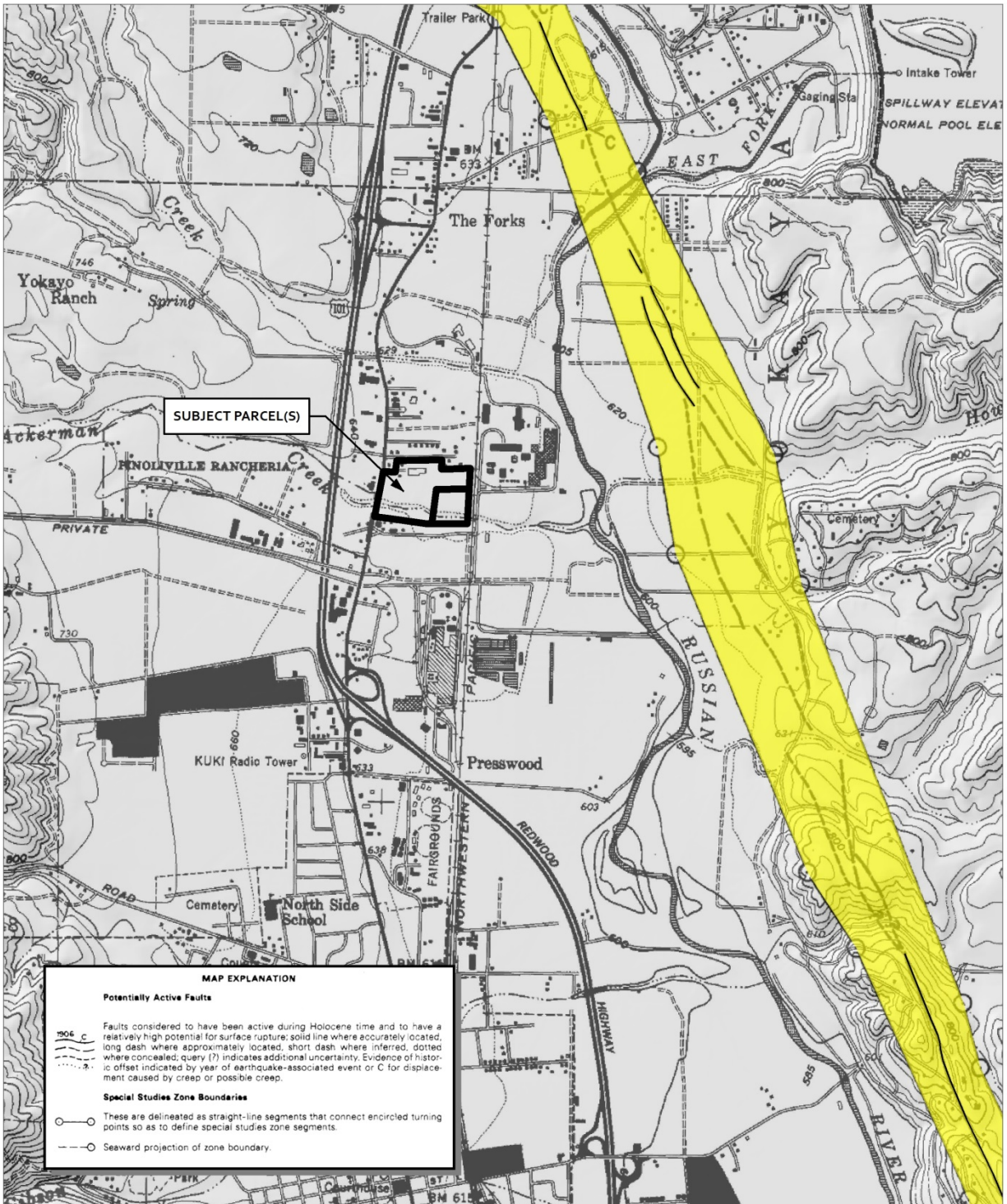
CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK

 Ukiah Stormwater Zones



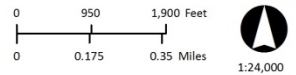
MS4 STORMWATER PERMITTING ZONES

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.



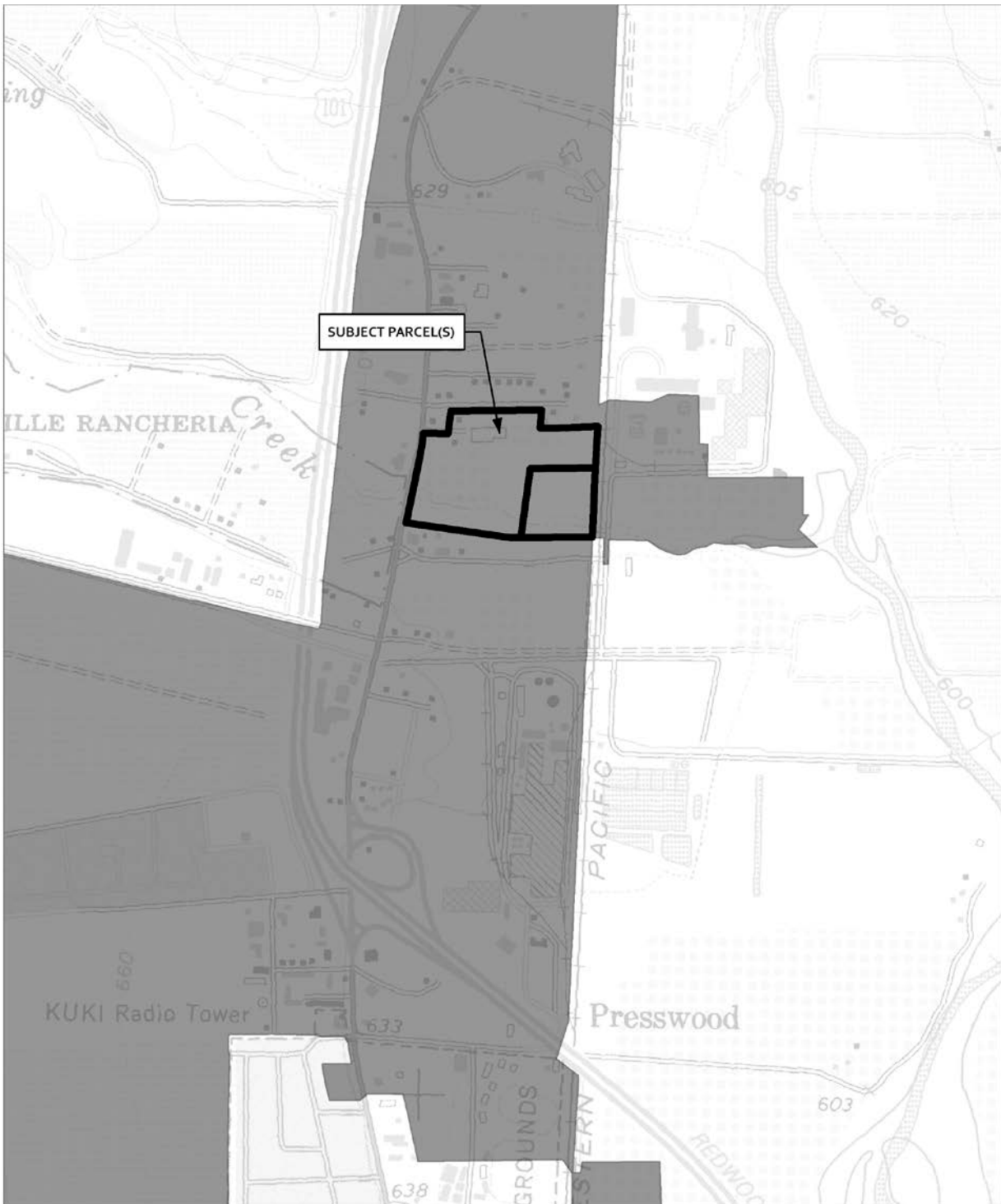
CASE: R 2015-0003
 OWNER: Canandaigua West, Inc.
 APN: 169-242-11,12
 APLCT: Canandaigua West, Inc.
 ADDRESS: 2399 N. State St., UK

Maacama Fault Zone

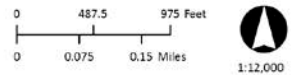


EARTHQUAKE FAULT ZONES

Map produced by the Mendocino County Planning & Building Services, May, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 2015-0003
OWNER: Canandaigua West, Inc.
APN: 169-242-11,12
APLCT: Canandaigua West, Inc.
ADDRESS: 2399 N. State St., UK



Ukiah Valley Sanitation Dist.

UKIAH VALLEY SANITATION DISTRICT

Map produced by the Mendocino County Planning & Building Services, May, 2015
All spatial data is approximate. Map provided without warranty of any kind.