



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
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 27, 2018

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner
Air Quality Management
Archaeological Commission
Sonoma State University

Russian River Flood Control
Airport Land Use Commission
Caltrans
Department of Forestry/ CalFire
Department of Fish and Wildlife
RWQCB
Department of Health Services
Department of Conservation
US Fish & Wildlife Service

Army Corps of Engineers
Mendocino Transit Authority
Ukiah Valley Sanitation District
Willow Water District
Ukiah Valley Fire District
Ukiah City Planning
Ukiah Unified School District

CASE#: GP_2018-0002 AND R_2018-0004

DATE FILED: 8/8/2018

OWNER/APPLICANT: YULUPA INVESTMENTS, LLC.

AGENT: REBECCA DALSKE/LACO

REQUEST: Rezoning and General Plan Amendment from AG (Zoning) and AG:40 (GP) to Industrial I-2 (Zoning) and Industrial (GP), respectively.

LOCATION: 3± miles south of Ukiah center, on the east side of Taylor Dr. (CR 143), 0.2± miles south of its intersection with Plant Rd. (CR 142). Located at 3201 Taylor Dr., Ukiah (APN: 184-140-10).

STAFF PLANNER: Susan Summerford

RESPONSE DUE DATE: September 10, 2018

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. 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 _____

OWNER:

YULUPA INVESTMENTS, LLC

AGENT:

Rebecca Dalske, Associate Planner LACO Associates

REQUEST:

Rezoning and General Plan Amendment from AG (Zoning) and AG:40 (GP) to Industrial I-2 (Zoning) and Industrial (GP), respectively.

LOCATION:

3± miles south of Ukiah center, on the east side of Taylor Dr. (CR 143), 0.2± miles south of its intersection with Plant Rd. (CR 142). Located at 3201 Taylor Dr., Ukiah (APN: 184-140-10).

ACREAGE:

10.63 acres±

GENERAL PLAN:

Agricultural (AG:40)

ZONING:

Agricultural (AG-40)

COASTAL ZONE:

NO

EXISTING USES:

vacant land-formerly pear orchards

SUPERVISORIAL DISTRICT:

1

TOWNSHIP:

14N

RANGE:

12W

SECTION:

4

USGS QUAD#:

Elledge Peak/60

RELATED CASES ON SITE:

BU 2018-1073

Grading permit for the subject site being processed independently to remove the site from the FEMA designated 100 year flood plain.

B 2018-0037

Boundary Line Adjustment for the subject site to add 2 acres from APN 184-170-06 to APN 184-140-10 to result in 12.36 total acreage. This request is being processed concurrently. Scope of review does not include these 2 acres.

RELATED CASES IN VICINITY:

GP 2010-0004

GPA and Rezoning of adjacent property to the south that included a traffic study, and an adopted Mitigated Negative Declaration.

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT ACREAGES | ADJACENT USES |
|--------|--------------------------|--------------------|--------------------------|------------------|
| NORTH: | Industrial | I-2 | 4.05± | Industrial |
| EAST: | AG:40 | AG | 43± | Agricultural |
| SOUTH: | Industrial (2 parcels) | I-1 (2 parcels) | 2±/ 1.74± | Industrial |
| WEST: | AG:40 | AG:40 (2 parcels) | 2.08± / unknown | Agricultural |

REFERRAL AGENCIES:

☒ MTA

☒ Department of Transportation

☒ RWQCB

☒ Archaeological Commission

☒ Caltrans

☒ CalFire

☒ Assessor

☒ Farm Advisor

☒ Ukiah Unified School District

☒ ALUC

☒ Department of Conservation

☒ Sonoma State University

☒ US Fish & Wildlife Service

☒ Russian River Flood Control/Water Conservation Improvement District

☒ Ukiah Valley Sanitation District

☒ Environmental Health (Ukiah)

☒ Ukiah Valley Fire District

☒ Building Inspection (Ukiah)

☒ Army Corps of Engineers

☒ Department of Health Services

☒ Department of Fish & Wildlife

☒ Agriculture Commissioner

☒ Air Quality Management District

☒ Willow Water District

☒ Ukiah City Planning

ADDITIONAL INFORMATION: Site is located within an EPA designated Superfund Site, known as the Coast Wood Preserving Hazardous Waste Area of Influence. EPA ID: CAD063015887

ASSESSOR’S PARCEL #: 184-140-10-00

STAFF PLANNER: SUSAN SUMMERFORD

DATE: 8/8/18

ENVIRONMENTAL DATA

COUNTY WIDE

| | | |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| NO | | 1. Alquist-Priolo Earthquake Fault Zone |
| YES | | 2. Floodplain/Floodway Map |
| NO / NO | | 3. Within/Adjacent to Agriculture Preserve / Timberland Production |
| YES | | 4. Within/Near Hazardous Waste Site |
| NO | | 5. Natural Diversity Data Base |
| YES | | 6. Airport CLUP Planning Area – ALUC# B2 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Biological Resources/Natural Area Map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. Eastern Soils/Cole Loam |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Wild and Scenic River. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Specific Plan Area. Ukiah Valley Area Plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. State Permitting Required/State Clearinghouse Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Oak Woodland Area |



**Planning and Building
Services**

Case No: GP-2018-0002 + R-2018-0004
 CalFire No: _____
 Date Filed: _____
 Fee: \$10,082.00
 Receipt No: PRJ-022589 + PRJ-022590
 Received By: SHS

Office use only

RECEIVED
AUG 07 2018

APPLICATION FORM

APPLICANT

Name: Yulupa Investments, LLC

Phone: (707) 234-6417

Planning & Building Services

Mailing
 Address: P.O. Box 630

City: Ukiah State/Zip: CA/95482 email: _____

PROPERTY OWNER

Name: Same as Applicant

Phone: _____

Mailing
 Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: Rebecca Dalske, Associate Planner (LACO Associates)

Phone: (707) 462-0222

Mailing
 Address: 776 South State St., Suite 102A

City: Ukiah State/Zip: CA/95482 email: dalsker@lacoassociates.com

Parcel Size: ~10 (Sq. feet/Acres) Address of Property: 3201 Taylor Dr., Ukiah

Assessor Parcel Number(s): 184-140-10

TYPE OF APPLICATION:

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

Shirley Carroll
 Signature of Applicant/Agent

Date

Shirley Carroll
 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.

The project involves a general plan amendment and a zone reclassification for the property identified as APN 184-140-10 and located at 3201 Taylor Drive, Ukiah, CA. The Site totals approximately 10 acres in size and is located on the east side of Taylor Drive in unincorporated Mendocino County, just south of the City of Ukiah. The Site is currently zoned as Inland Agricultural, 40 acre minimum (AG-40) under the Mendocino County Zoning Code and has a land use designation of Agricultural (AG) under the Ukiah Valley Area Plan (UVAP). The Applicant is requesting a General Plan Amendment and Zoning Reclassification (GPA/ZR) to change the existing land use and zoning designations for the 10 acre site to Industrial and Inland General Industrial (I-2), respectively, in order to make future industrial uses on the Site principally permitted. The Site is currently vacant and is located adjacent to several additional parcels owned and utilized by the Applicant for solid waste activities. Following approval of the GPA/ZR, the Applicant is proposing to relocate uses currently located on a parcel north of Ukiah to the Site in order to centralize C&S Waste operations. Potential future development plans include a concrete pad and clear span structure that would be located on top of the pad. The Site is currently accessed via a gated entrance off of Taylor Drive. This access point will continue to be utilized for Site access until such time as further development plans have been formally proposed.

| 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 <i>N/A - no existing structures</i> <input type="checkbox"/> Multifamily <i>on the Site, nor are any new</i> <input type="checkbox"/> Other: <i>structures proposed</i> <input type="checkbox"/> Other: _____ | | | | | |
| Total Structures Paved Area Landscaped Area Unimproved Area | | | ~10 acres | | |
| GRAND TOTAL (Equal to gross area of Parcel) | | | | | |

3. If the project is commercial, industrial or institutional, complete the following:
N/A - no structures are proposed under this current project
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☒ Yes ☐ No If yes, explain your plans for phasing:
Upon approval of the GPA/ZR, current C&S Waste operations located north of the City of Ukiah
will be moved to the Subject Site. An application for Development Review with a more comprehensive
understanding of the proposed development will be submitted prior to development of the Site
for industrial uses.

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:
The majority of the vegetation that was located on the project site will be removed under the proposed
grading. However, the existing mature cottonwood trees along the Site's western boundary will remain
and grading will observe a minimum 5-foot setback from the dripline of these trees.

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? N/A

| | Number | Size |
|------------------------------|--------|-------|
| Number of covered spaces | _____ | _____ |
| Number of uncovered spaces | _____ | _____ |
| Number of standard spaces | _____ | _____ |
| Number of handicapped spaces | _____ | _____ |
| Existing Number of Spaces | _____ | |
| Proposed Additional Spaces | _____ | |
| 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.).
A grading permit application was submitted to the County on June 15, 2018 and was approved July 17, 2018. Grading began on-site upon approval of the
permit application.

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

A. Amount of cut 0 cubic yards
 B. Amount of fill 51,818 cubic yards
 C. Maximum height of fill slope 5 feet
 D. Maximum height of cut slope N/A feet
 E. Amount of import or export 51,818 cubic yards
 F. Location of borrow or disposal site City of Ukiah Recycled Water Reservoir

| | |
|--|---|
| <p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? <u>10+</u> acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p> | |
| <p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p> | |
| <p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p> | |
| <p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input checked="" type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>18. What will be the method of sewage disposal? N/A - no development that would warrant on-site sewage disposal is proposed with this application</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p> | |
| <p>19. What will be the domestic water source? N/A - no development that would warrant on-site domestic water is proposed with this application</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p> | |

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.):
Adjacent parcels under Yulupa Investments, LLC ownership include the following APNs: 184-170-06, -07, -03, -02, -11 and 184-140-05.

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:
N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The project site is located south of the City of Ukiah city limits, east of Highway 101, and on the east side of Taylor Drive. Currently there is one gated entrance to the site off of Taylor Drive. Surrounding uses include waste facilities to the north, south, and west, the Highway 101 on- and off- ramps directly to the west, and waste water ponds to the east.

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 N/A feet. Maximum height of proposed structures N/A 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): ~10 ☐ 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.
Once the proposed grading project has been completed, the Site will be developed with an approximately 8-acre pad, with a vegetated V-ditch along the toe of the fill slope along the west side of the pad and vegetated swales along the south and east sides of the pad. Several mature cottonwood trees along the western perimeter will be preserved.

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.
Surrounding land uses include industrial and Highway 101 to the west, industrial to the north and south, and City of Ukiah Public Facilities to the east, with a railroad directly east of the Site. Residential structures are located to the south.

30. Indicate the surrounding land uses:

| | North | East | South | West |
|---------------------------------|-------|--------------------------|--------------------|-------------------|
| <u>Vacant</u> | | | | |
| <u>Residential Agricultural</u> | | | <u>Residential</u> | |
| <u>Commercial Industrial</u> | | <u>Industrial</u> | <u>Industrial</u> | <u>Industrial</u> |
| <u>Institutional Timberland</u> | | | | |
| <u>Other</u> | | <u>Public Facilities</u> | | <u>Highway</u> |

LACO

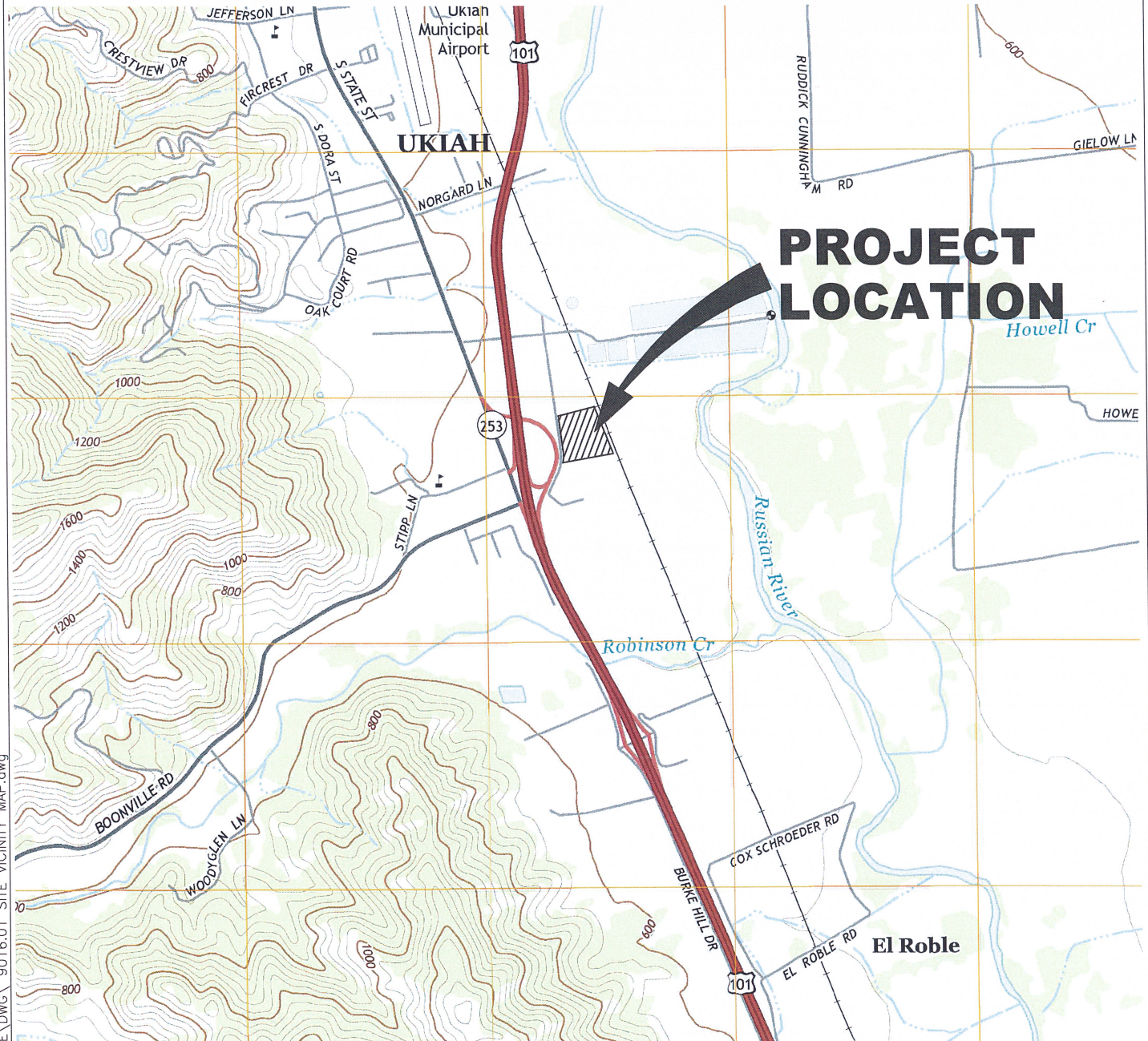
EUREKA • UKIAH • SANTA ROSA

1-800-515-5054

WWW.LACOASSOCIATES.COM

| | | | | | |
|----------|------------------------------------|-------|-----------|---------|---------|
| PROJECT | GPA & ZONE RECLASSIFICATION | BY | HO | FIGURE | 1 |
| CLIENT | YULUPA INVESTMENTS, LLC | DATE | 5/22/2018 | JOB NO. | 9016.01 |
| LOCATION | 3201 TAYLOR DRIVE, UKIAH, CA 95482 | CHECK | OKW | | |
| | SITE VICINITY MAP | SCALE | 1"=2000' | | |

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without Laco Associates express written authorization.



0' 1000' 2000'



SCALE: 1"=2000'

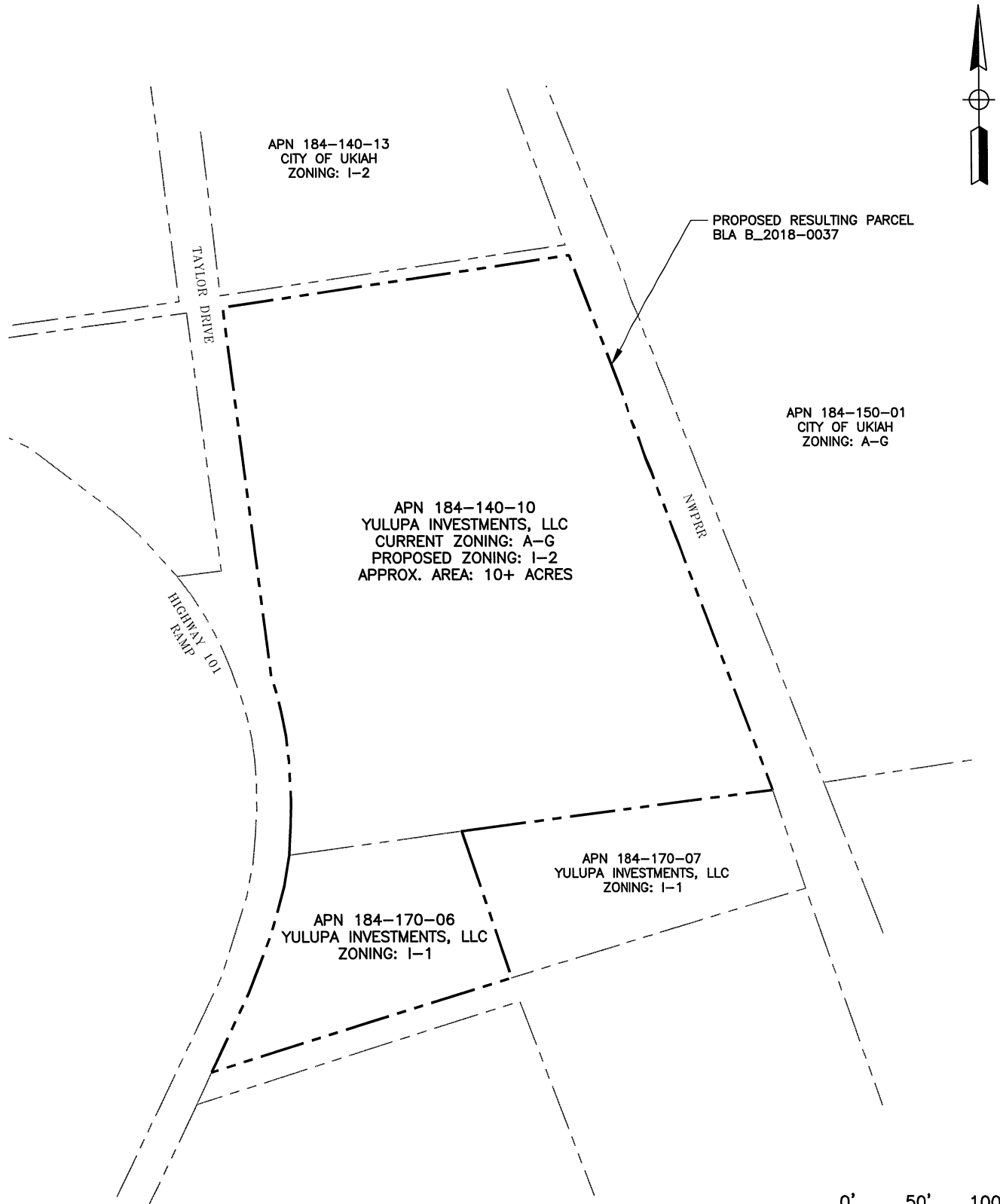
LACO

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1-800-515-5054 www.lacoassociates.com

| | | | | | |
|----------|------------------------------|-------|-----------|---------|---------|
| PROJECT | GPA & ZONE RECLASSIFICATION | BY | DJC | FIGURE | 2 |
| CLIENT | YULUPA INVESTMENTS, LLC | DATE | 6/12/2018 | JOB NO. | 9016.01 |
| LOCATION | 3201 TAYLOR DRIVE, UKIAH, CA | SCALE | 1"=100' | | |
| | PLOT PLAN | | | | |

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NOTES:

1. PARCEL BOUNDARIES ARE FROM MENDOCINO COUNTY ASSESSOR'S SHAPEFILES.
2. THERE ARE NO EXISTING STRUCTURES ON APN 184-140-10.

Jul 19, 2018 - 11:35am
T:\Caddfiles\9000\9016.01 C&S WASTE RE-ZONE\DWG\ 9016.01 PLOT PLAN.dwg

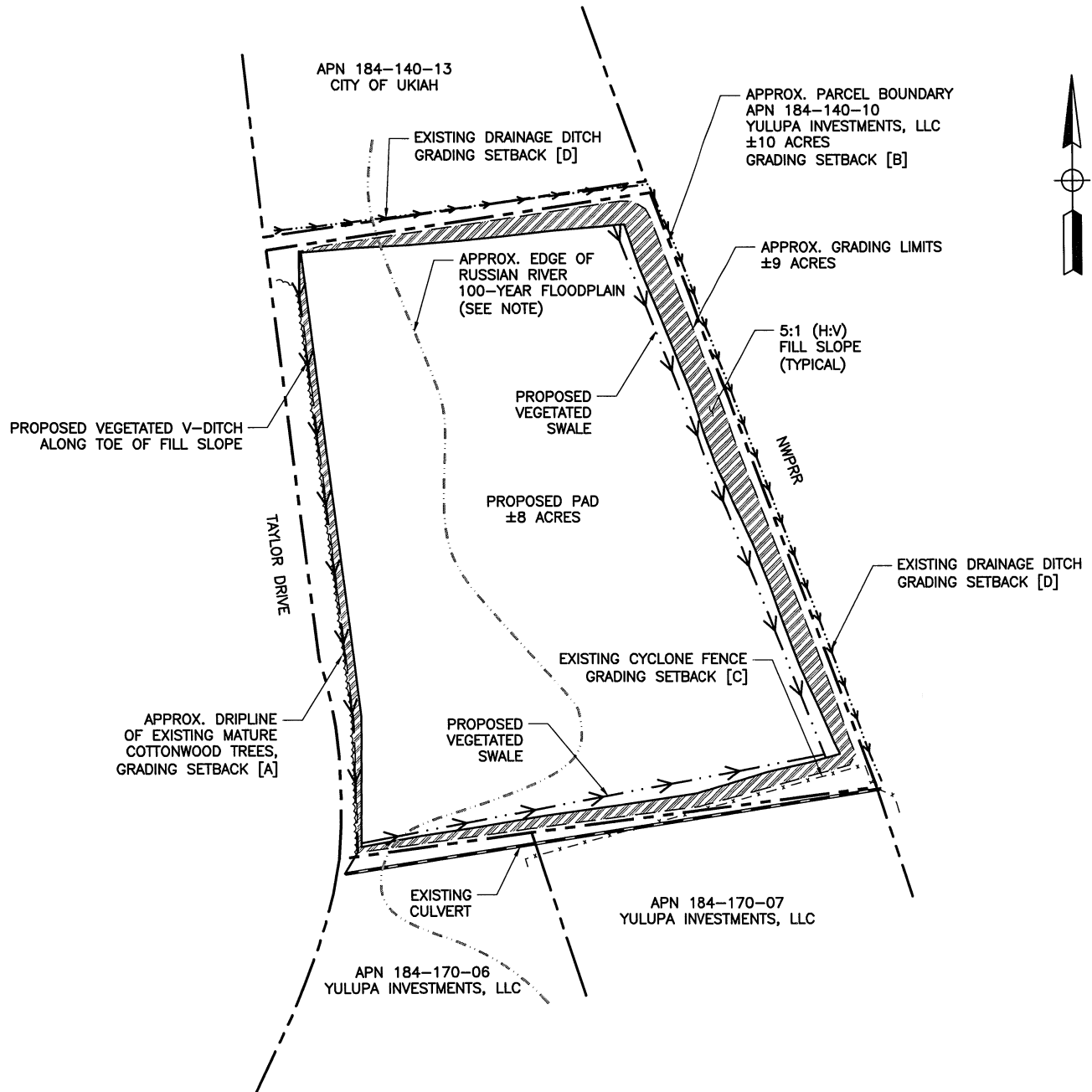
LACO

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1-800-515-5054 www.lacoassociates.com

| | | | | | |
|----------|------------------------------|-------|----------|---------|---------|
| PROJECT | GPA & ZONE RECLASSIFICATION | BY | DJC | FIGURE | 3 |
| CLIENT | YULUPA INVESTMENTS, LLC | DATE | 6/4/2018 | JOB NO. | 9016.01 |
| LOCATION | 3201 TAYLOR DRIVE, UKIAH, CA | SCALE | 1"=200' | | |
| | GRADING PERMIT PLOT PLAN | | | | |

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GRADING SETBACKS:

GRADING LIMITS SHOWN HEREON CONFORM TO THE FOLLOWING SETBACKS:

- [A] MIN. 5-FOOT TO DRIPLINE OF MATURE COTTONWOOD TREES
- [B] MIN. 5-FOOT TO PARCEL BOUNDARIES
- [C] MIN. 5-FOOT TO FENCES
- [D] MIN. 10-FOOT TO TOP OF DRAINAGE DITCHES

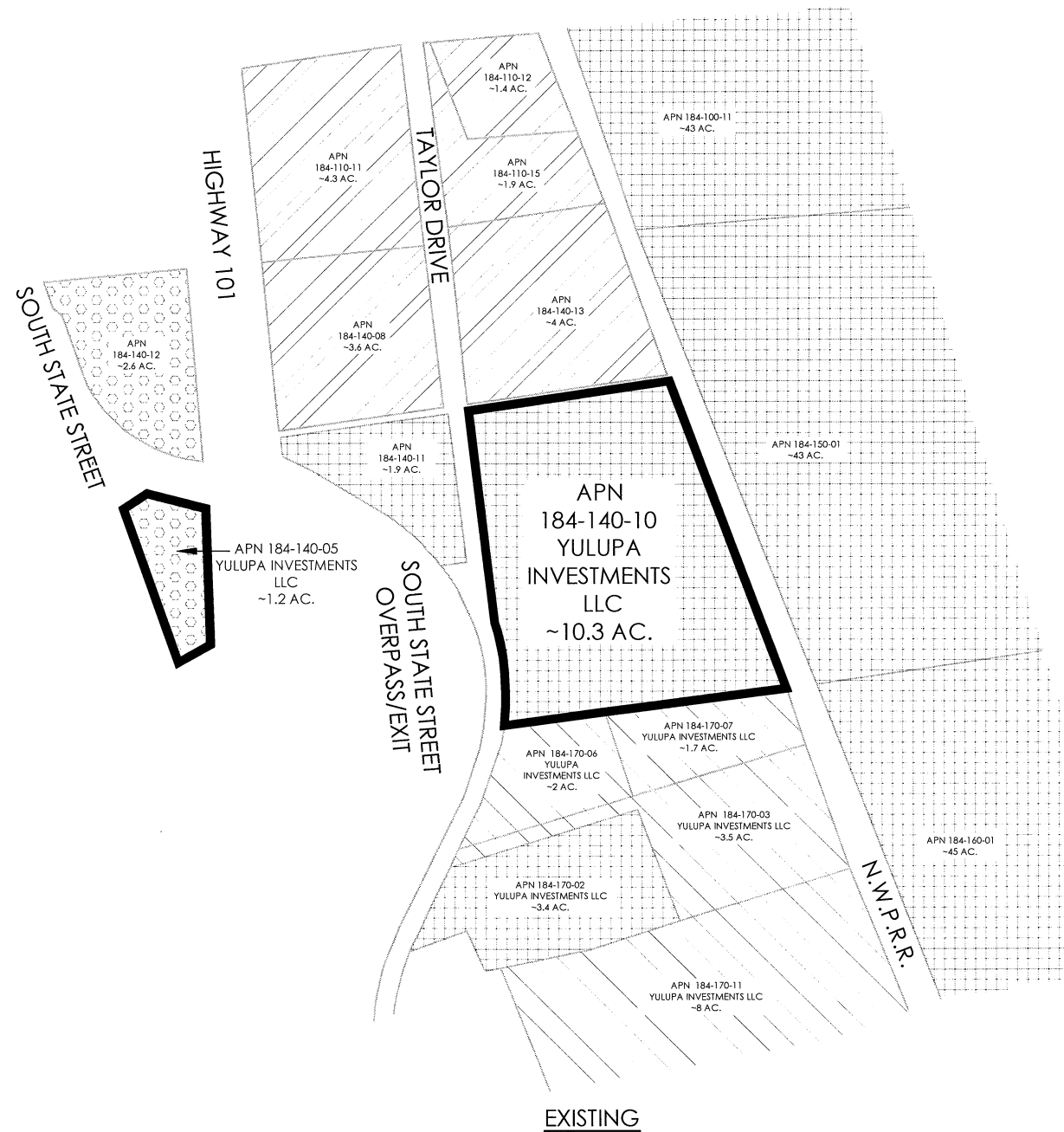
NOTES:

- 1. PARCEL BOUNDARIES ARE FROM MENDOCINO COUNTY ASSESSOR'S SHAPEFILES.
- 2. TOPOGRAPHIC FEATURES FROM SURVEY BY LACO ASSOCIATES, MAY 2018.
- 3. THERE ARE NO EXISTING STRUCTURES ON APN 184-140-10.
- 4. EDGE OF 100-YEAR FLOODPLAIN TRACED FROM FEMA NATIONAL FLOOD HAZARD LAYER.
- 5. AS OF THE DATE OF THE INITIAL STUDY, GRADING HAS BEGUN ON-SITE AND THE ANALYSIS CONTAINED IN THE INITIAL STUDY ASSUMES POST-GRADING CONDITIONS.

0' 100' 200'
SCALE: 1"=200'

Jul 19, 2018-11:24am
T:\Cadfiles\9000\9016.01 C&S WASTE RE-ZONE\DWG\ 9016.01 GRADING PERMIT PLOT PLAN.dwg

COMMERCIAL (C)



LEGEND

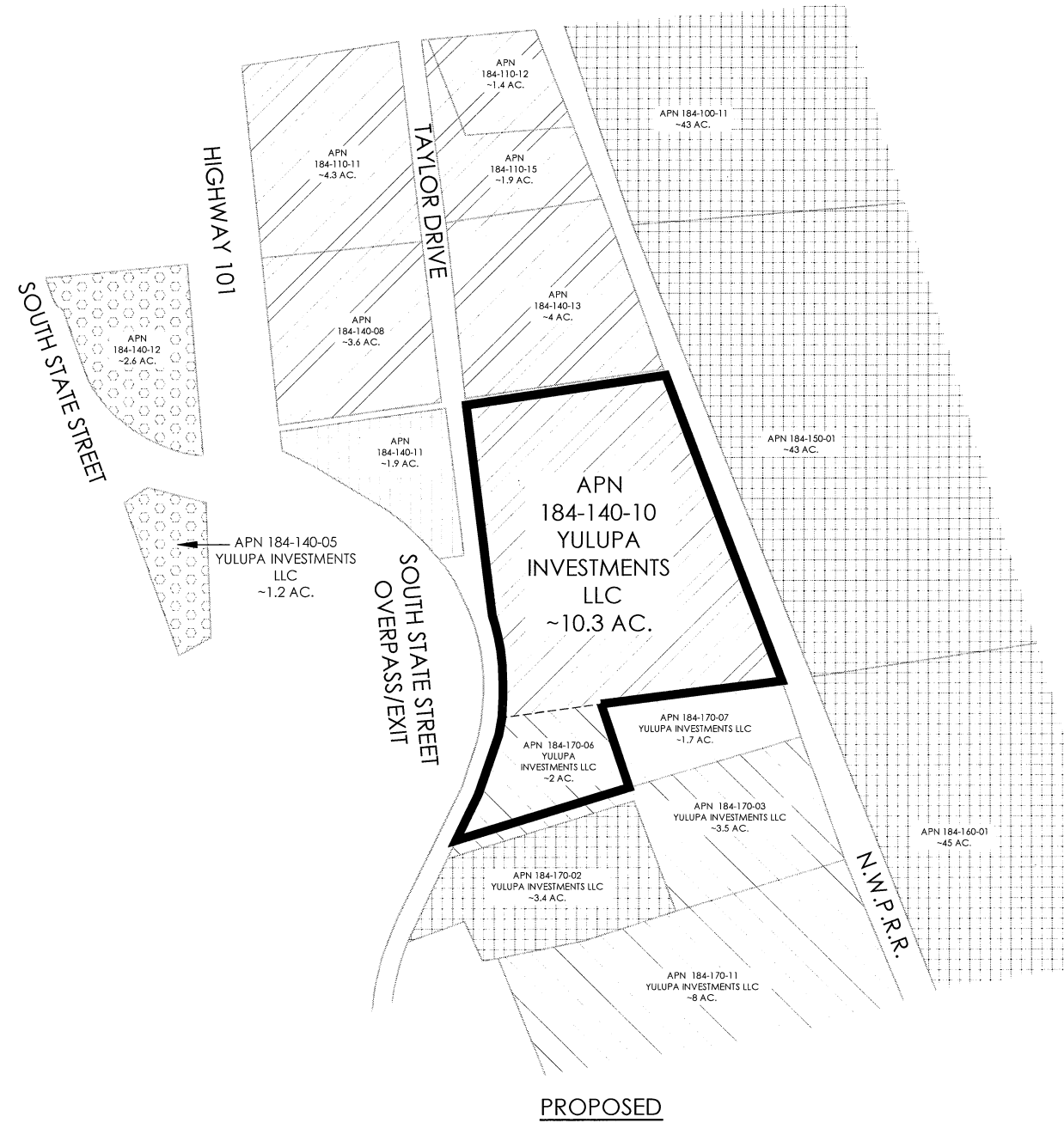
LEGAL PARCEL CONFIGURATION OF SUBJECT PARCEL

ZONING DESIGNATIONS

| | |
|--|---|
| | INLAND LIMITED INDUSTRIAL (I1:6K) |
| | INLAND GENERAL INDUSTRIAL (I2:6K) |
| | AGRICULTURAL LANDS, 40 ACRE MINIMUM (AG:40) |
| | INLAND GENERAL COMMERCIAL (C2) |

GENERAL PLAN DESIGNATIONS

| |
|-------------------|
| INDUSTRIAL (I) |
| INDUSTRIAL (I) |
| AGRICULTURAL (AG) |
| COMMERCIAL (C) |

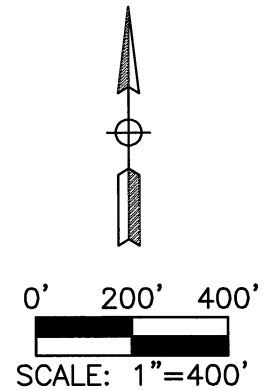


SITE

3201 TAYLOR DRIVE
UKIAH, CA 95482
APN 184-140-10
10.3± ACRES
OWNER: YULUPA INVESTMENTS LLC

NOTES

1. PARCEL BOUNDARIES FROM MENDOCINO COUNTY ASSESSOR'S SHAPEFILES.
2. ASSESSOR'S PARCELS 184-140-05 & 184-140-10 CURRENTLY CONSTITUTE ONE LEGAL PARCEL.



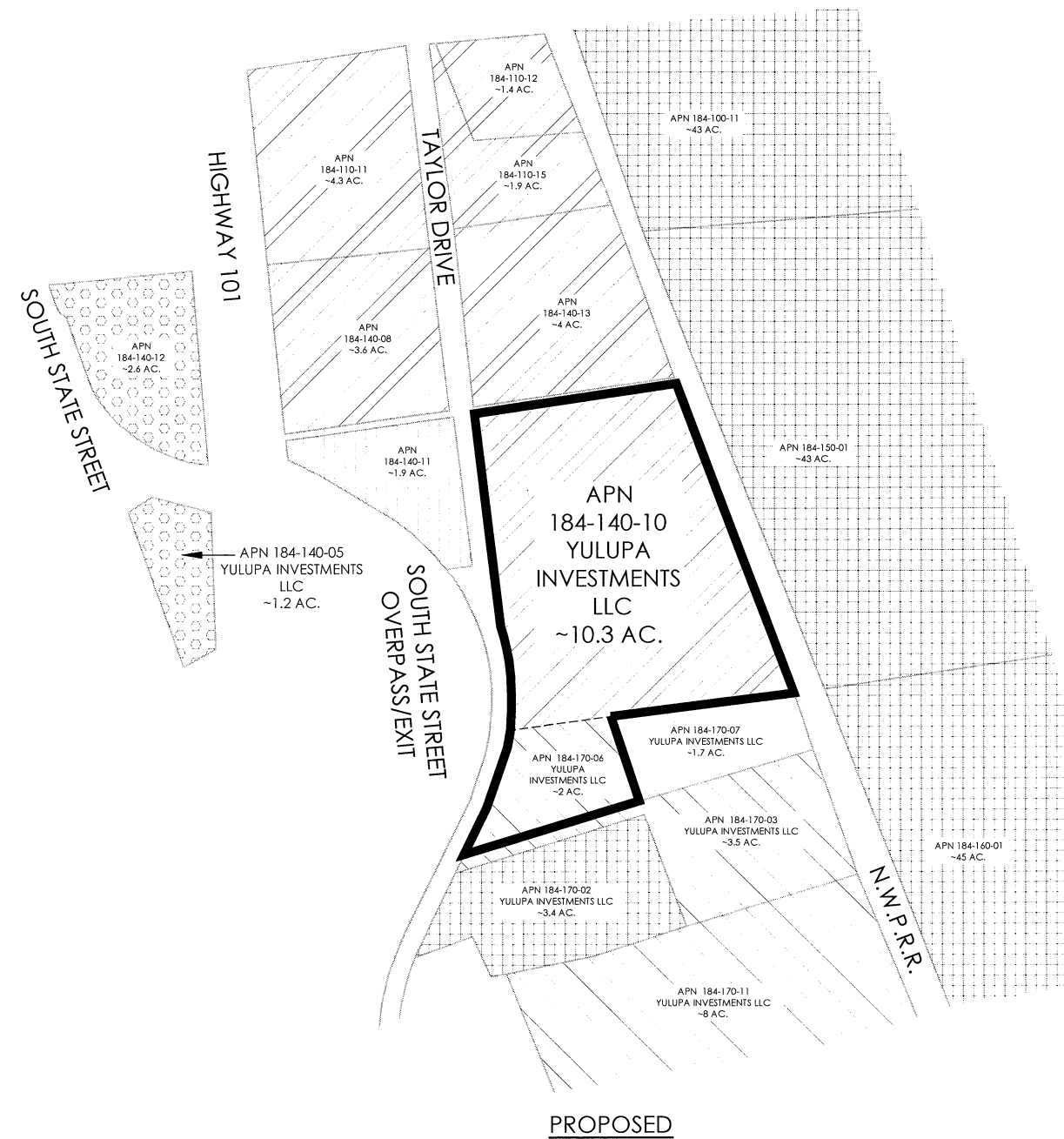
LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|--------------------|----|------|------|
| X | X | X | X | X |

GENERAL PLAN AMENDMENT & ZONE RECLASSIFICATION
LAND USE AND ZONING DESIGNATIONS
APN 184-140-10

YULUPA INVESTMENTS, LLC
PO BOX 630, UKIAH CA 95482

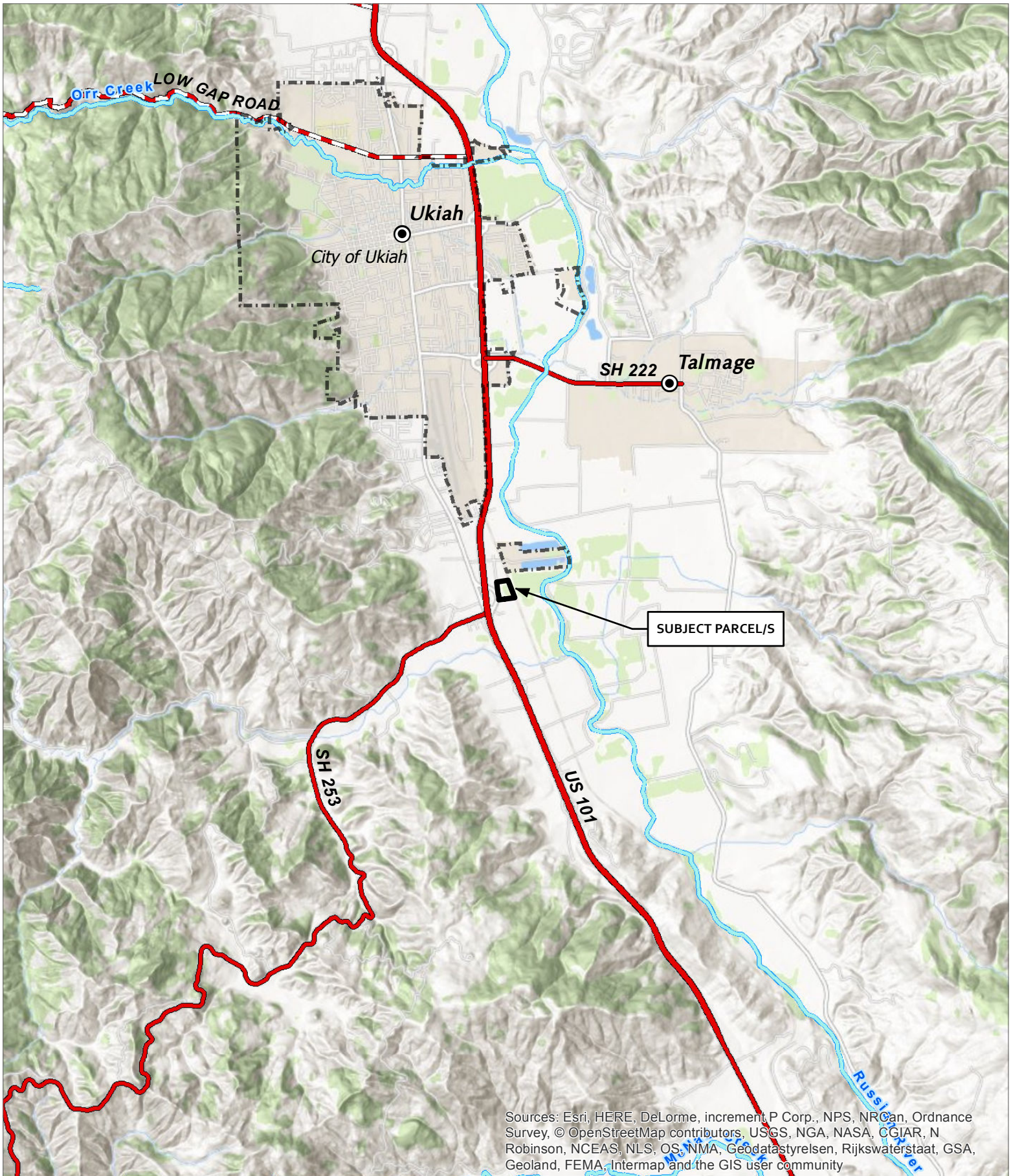
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|------------|-----------|
| DRAWN | DJC/ZH |
| CHECK | RLD |
| APPROVED | RLD |
| DATE | 7-20-2018 |
| JOB NUMBER | 9016.01 |
| FIGURE | 4 |



| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|--------------------|----|------|------|
| X | X | X | X | X |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

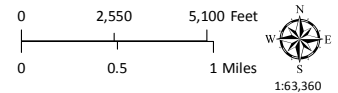
YULUPA INVESTMENTS, LLC
PO BOX 630, UKIAH CA 95482

| | |
|------------|----------|
| DRAWN | DJC/Z |
| CHECK | RL |
| APPROVED | RL |
| DATE | 7-20-201 |
| JOB NUMBER | 9016.0 |
| FIGURE | 4 |



CASE: GP 2018-0002
OWNER: GOLDEN, Mary ET AL
APN: 184-140-10
APLCT: Yulupa Investments, LLC
AGENT: Rebecca Dalske
ADDRESS: 3201 Taylor Drive, Ukiah

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



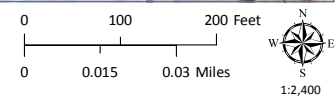
LOCATION MAP

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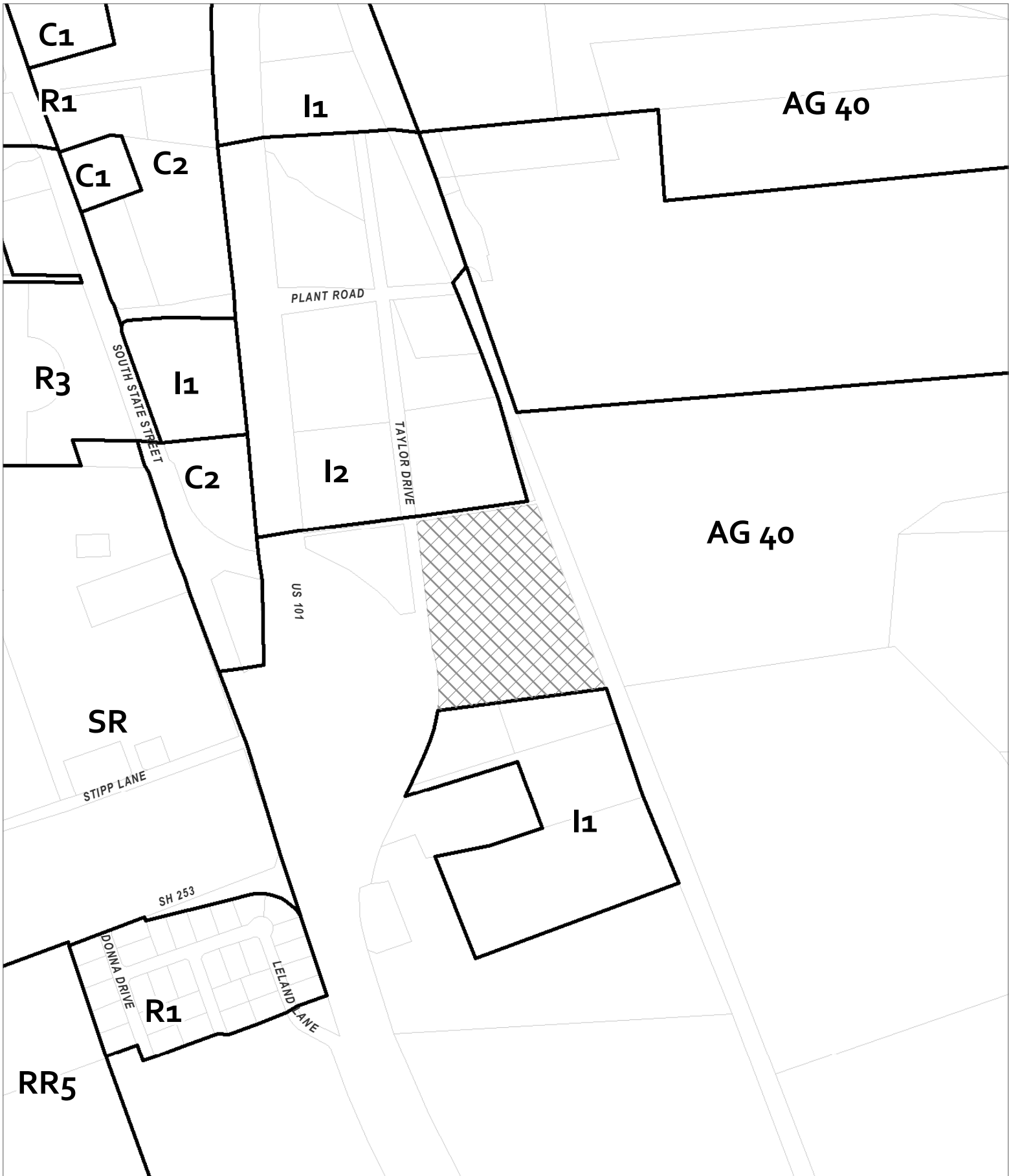
CASE: GP 2018-0002
OWNER: GOLDEN, Mary ET AL
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- City Limits
- Public Roads
- Driveways/Unnamed Roads
- Railroads




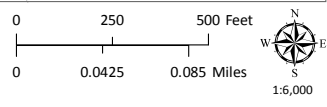
AERIAL IMAGERY

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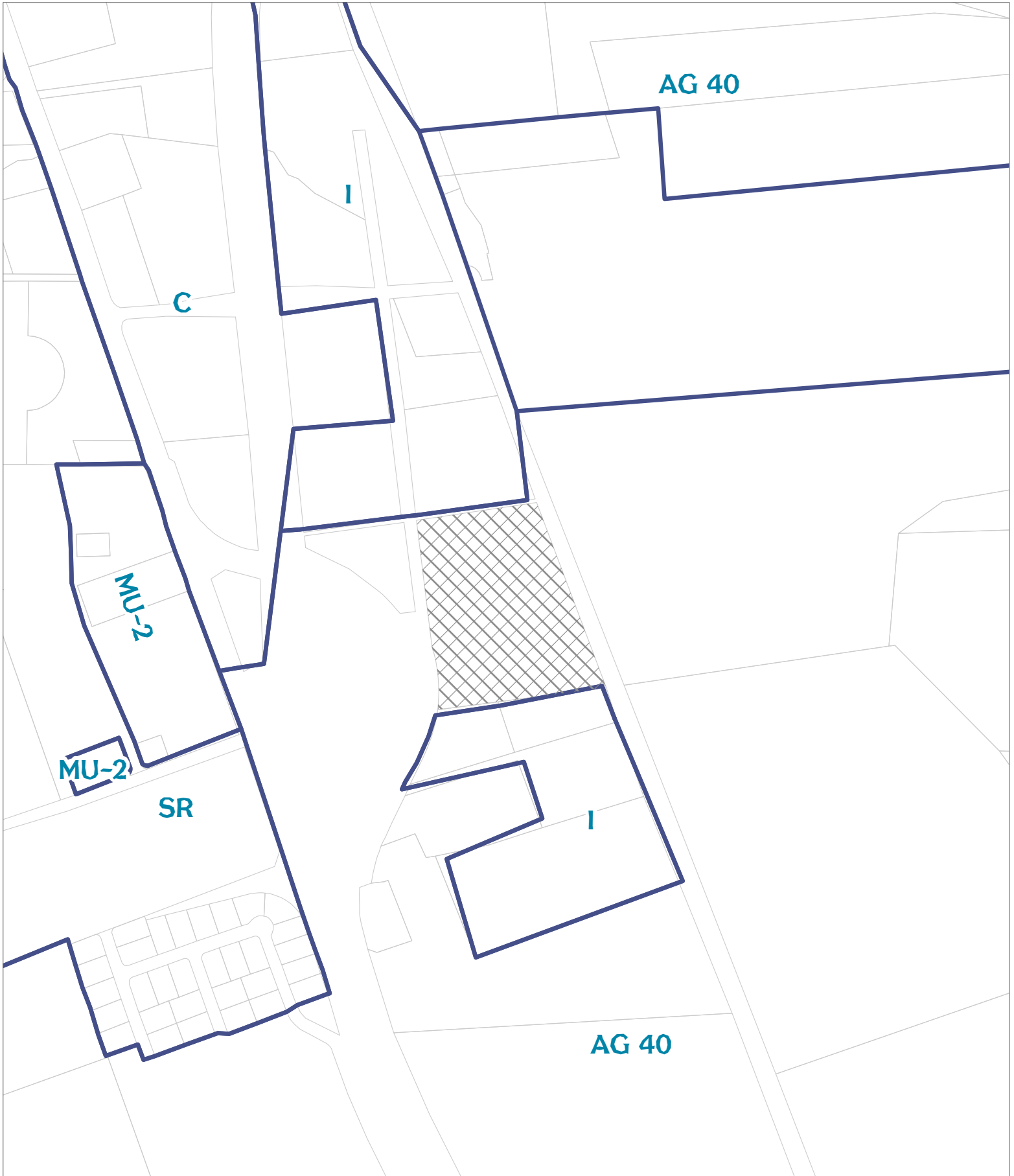
CASE: GP 2018-0002
OWNER: GOLDEN, Mary ET AL
APN: 184-140-10
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 Zoning Districts
 Public Roads




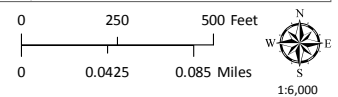
ZONING DISPLAY MAP

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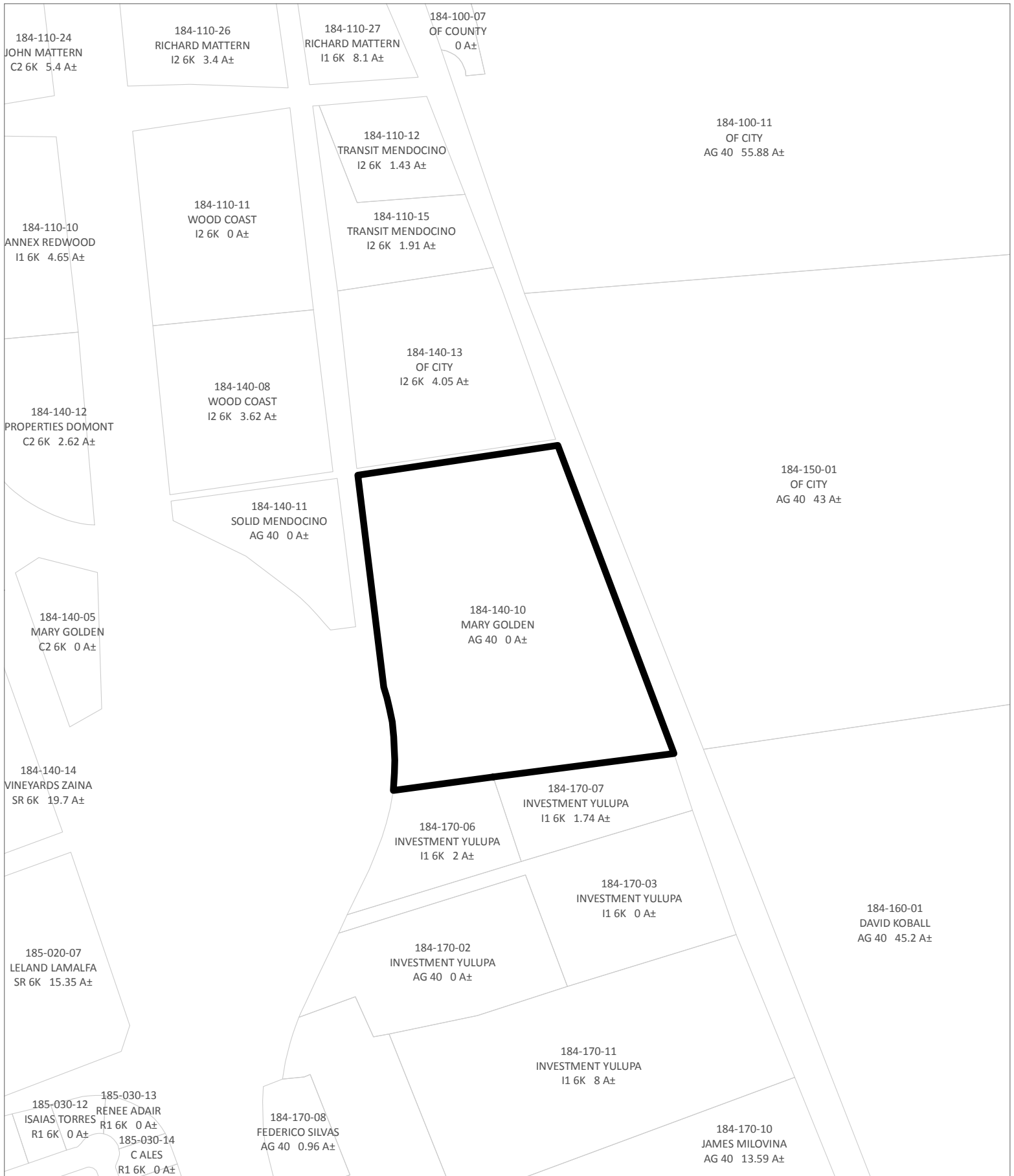
CASE: GP 2018-0002
OWNER: GOLDEN, Mary ET AL
APN: 184-140-10
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 General Plan Classes

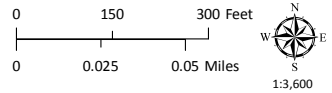


GENERAL PLAN CLASSIFICATIONS

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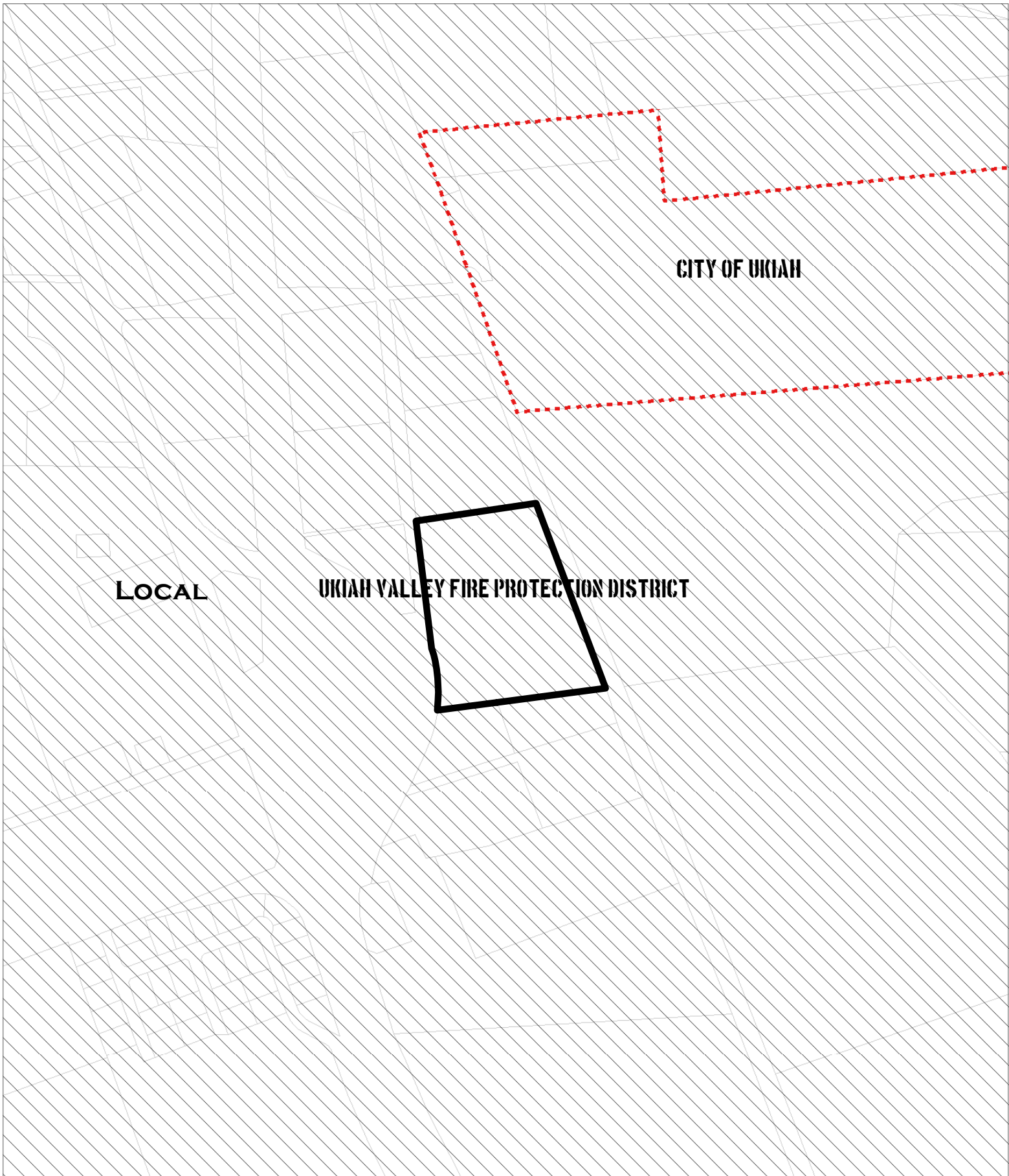


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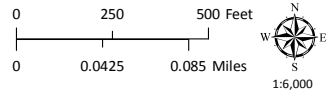
ADJACENT PARCELS

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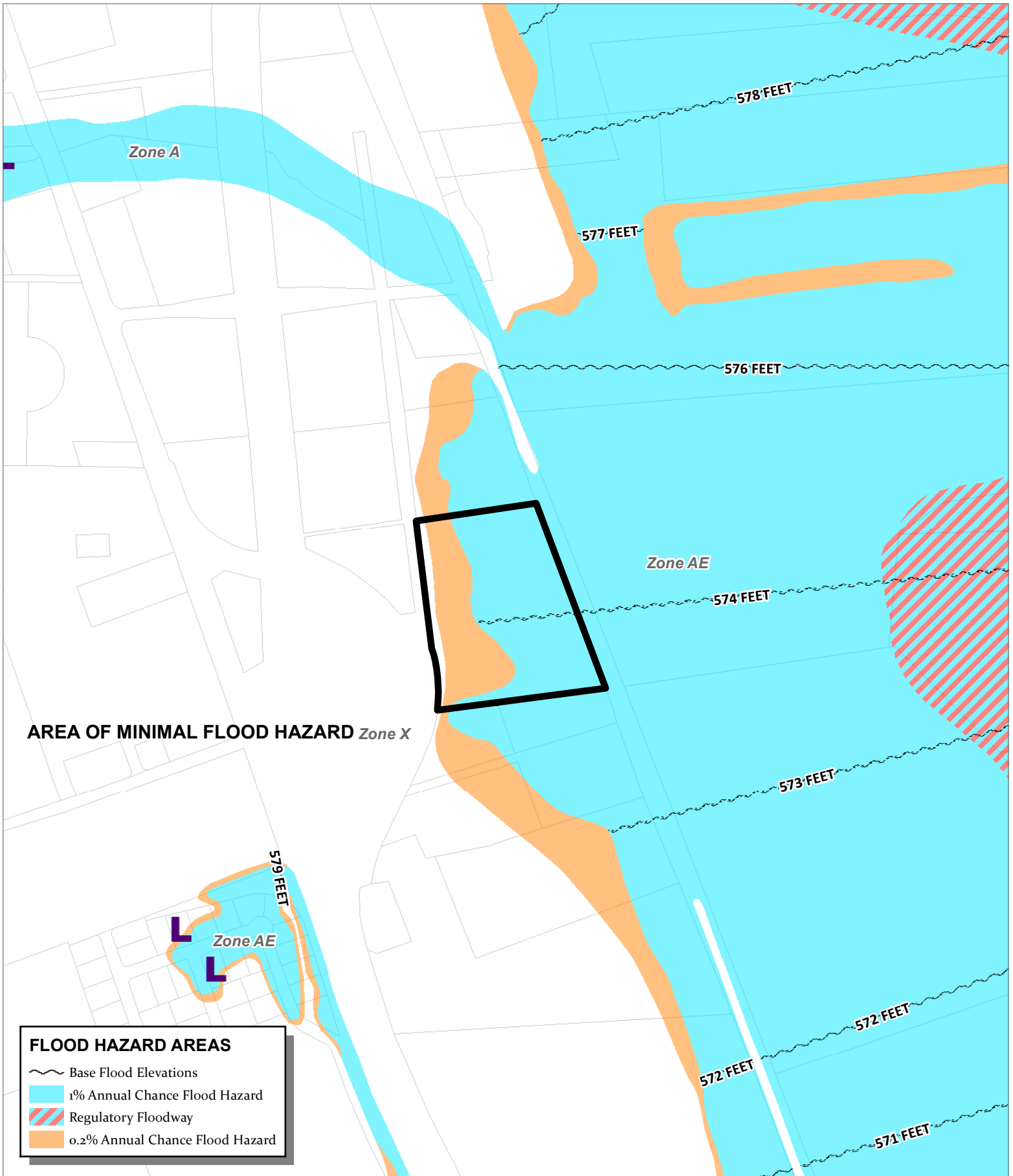
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 County Fire Districts
 Local Responsibility Areas



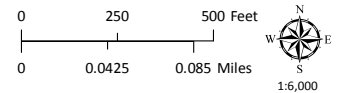
FIRE RESPONSIBILITY AREAS

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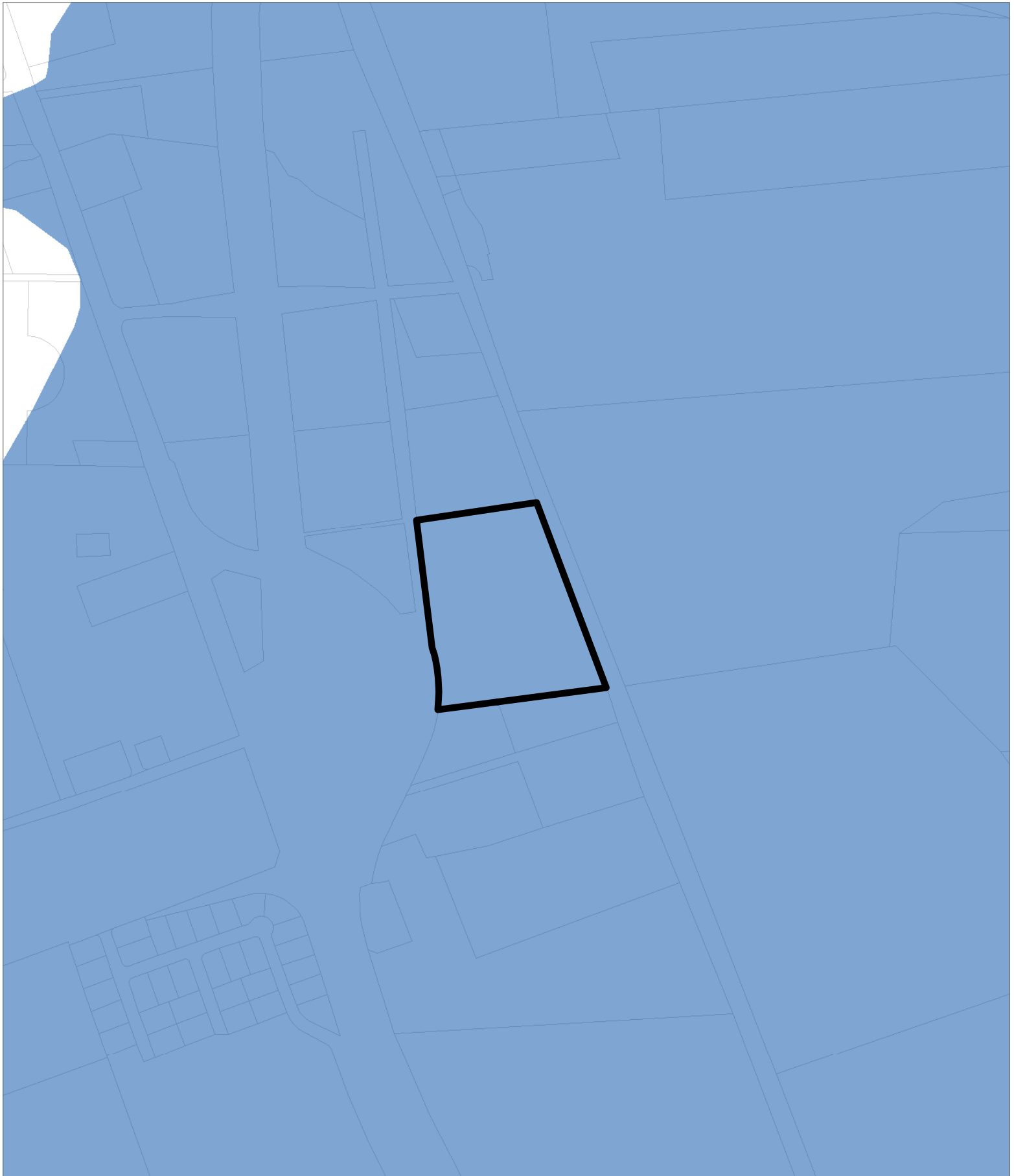
CASE: GP 2018-0002
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L LOMA Letters




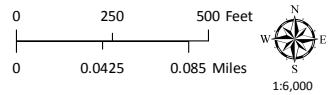
SPECIAL FLOOD HAZARD AREAS

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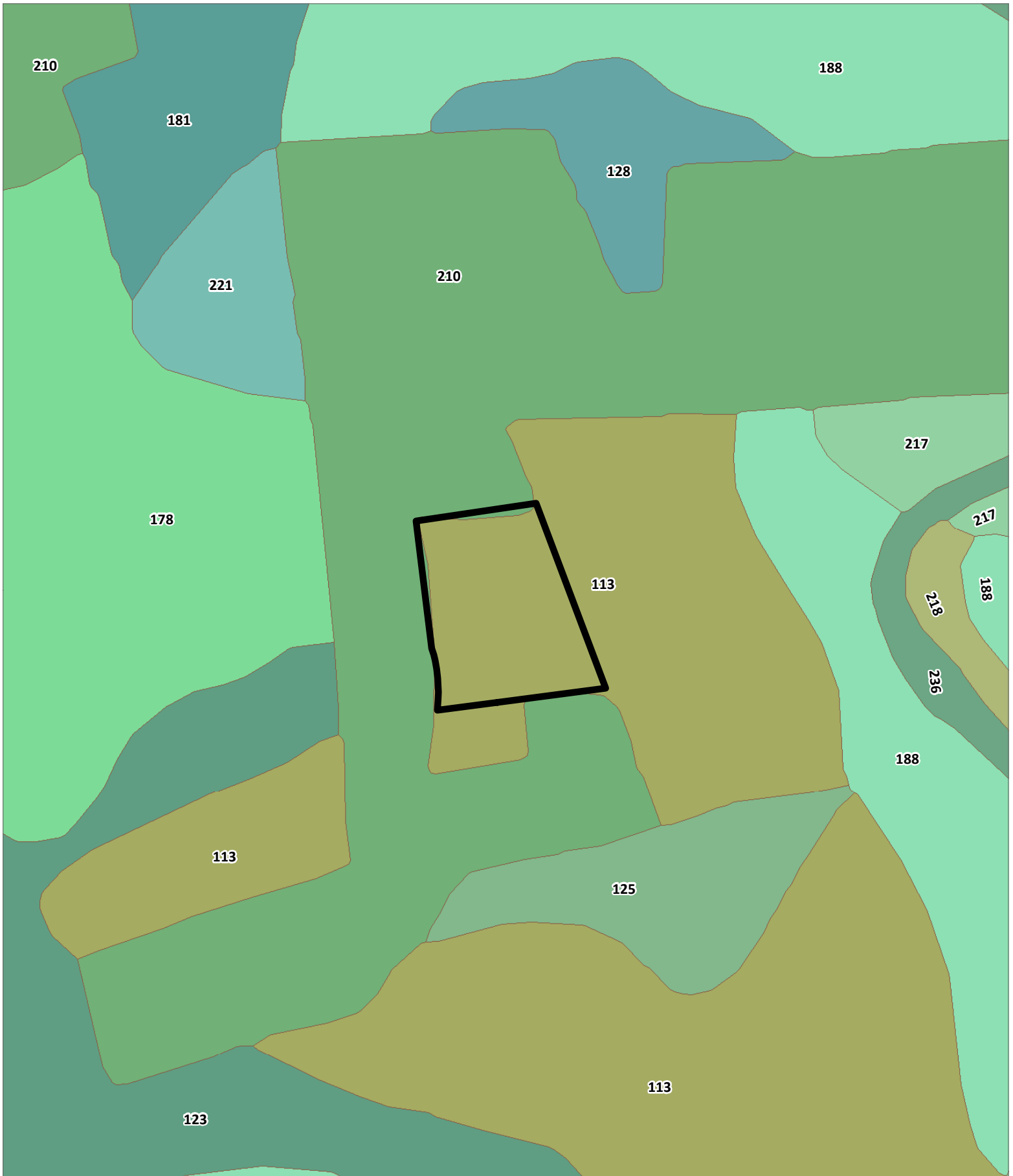
CASE: GP 2018-0002
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 Estimated Inundation Zones




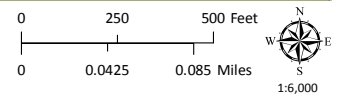
ESTIMATED INUNDATION ZONES

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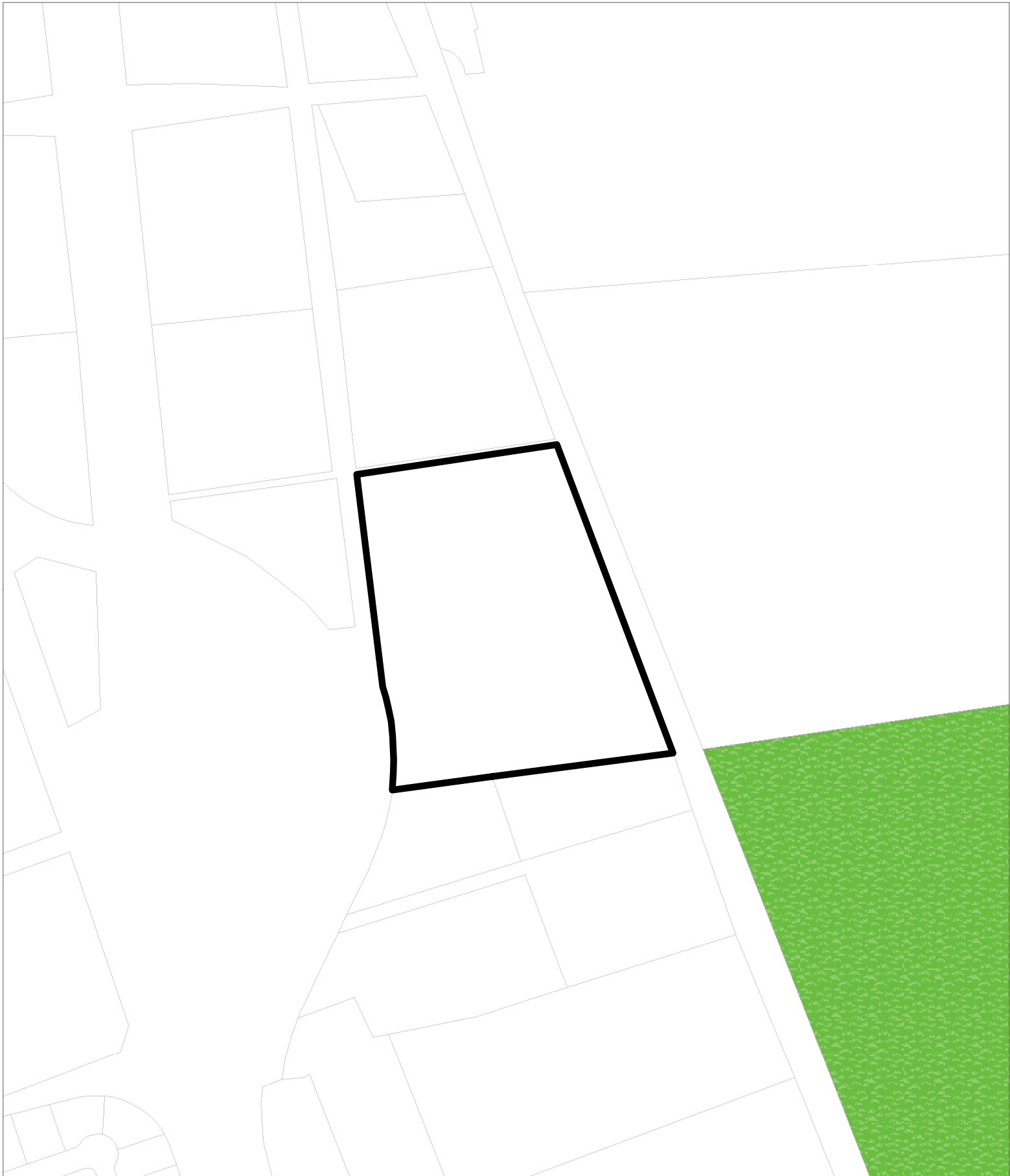
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 Eastern Study Soil Types





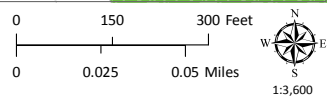
LOCAL SOILS

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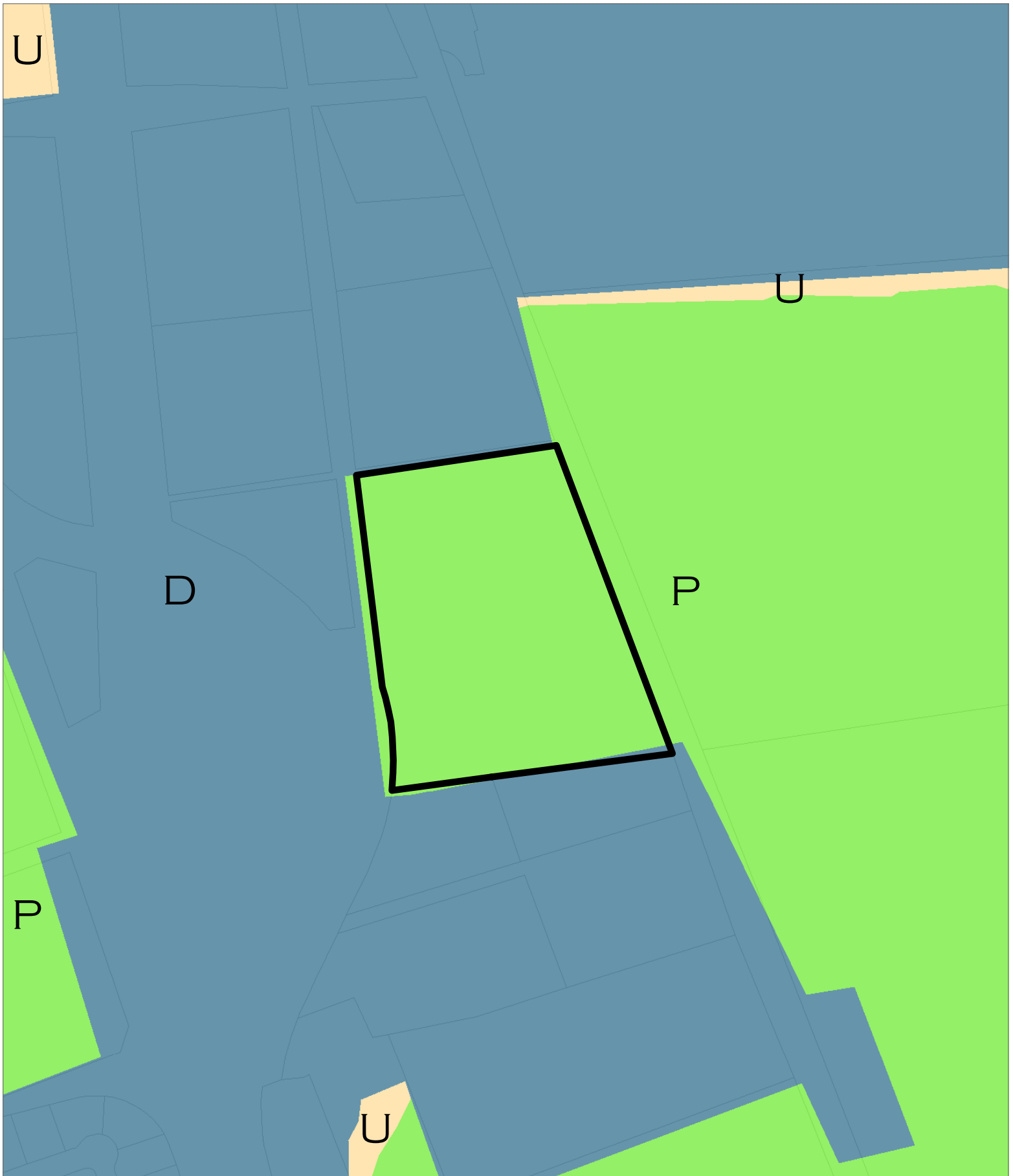
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 Williamson Act 2017
 Prime Ag 2017



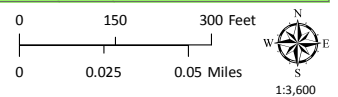
LANDS IN WILLIAMSON ACT CONTRACTS

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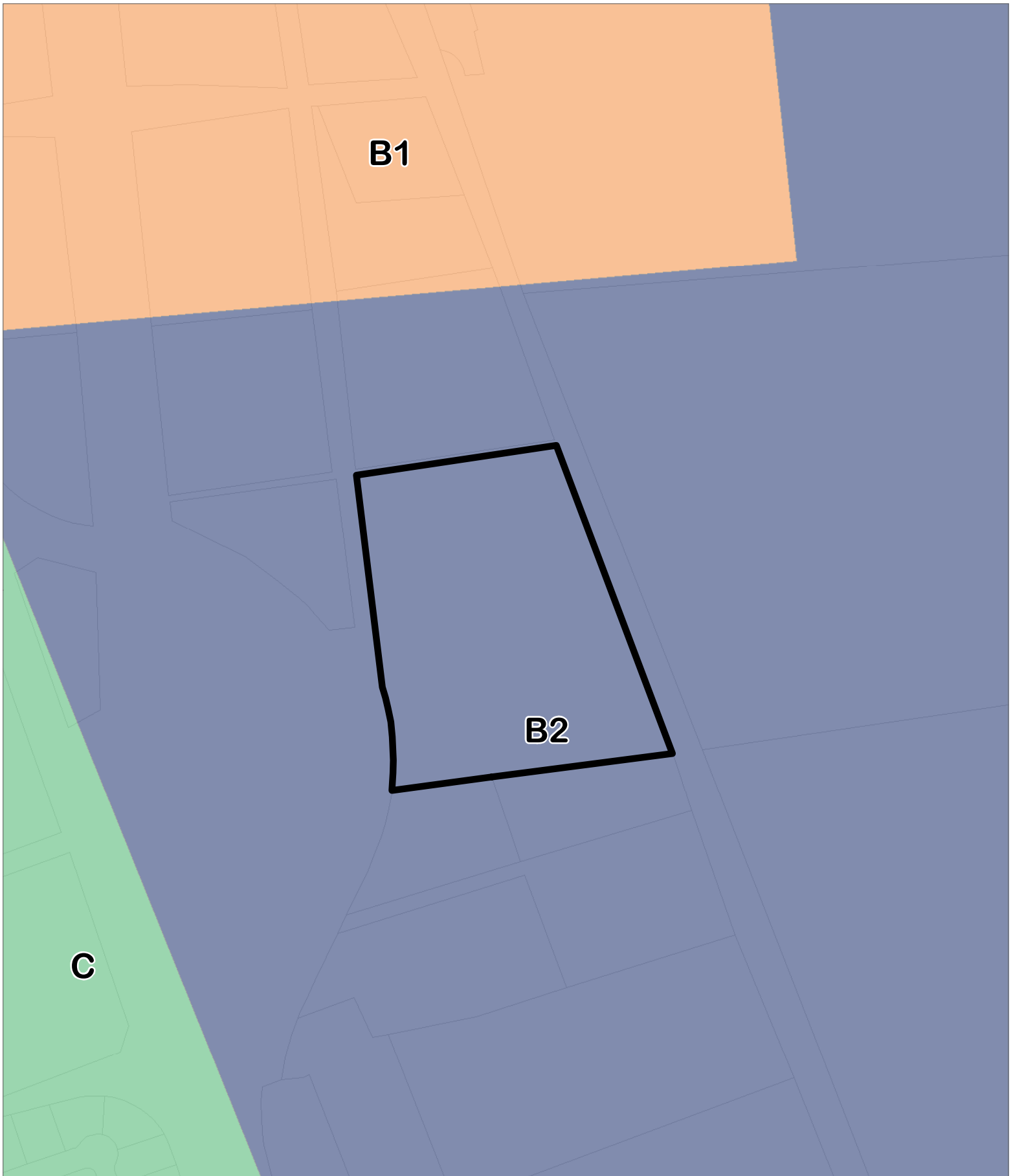
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- Urban & Built-Up Land (D)
- Prime Farmland (P)
- Unique Farmland (U)

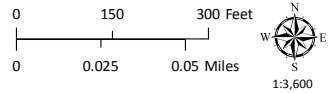


IMPORTANT FARMLAND

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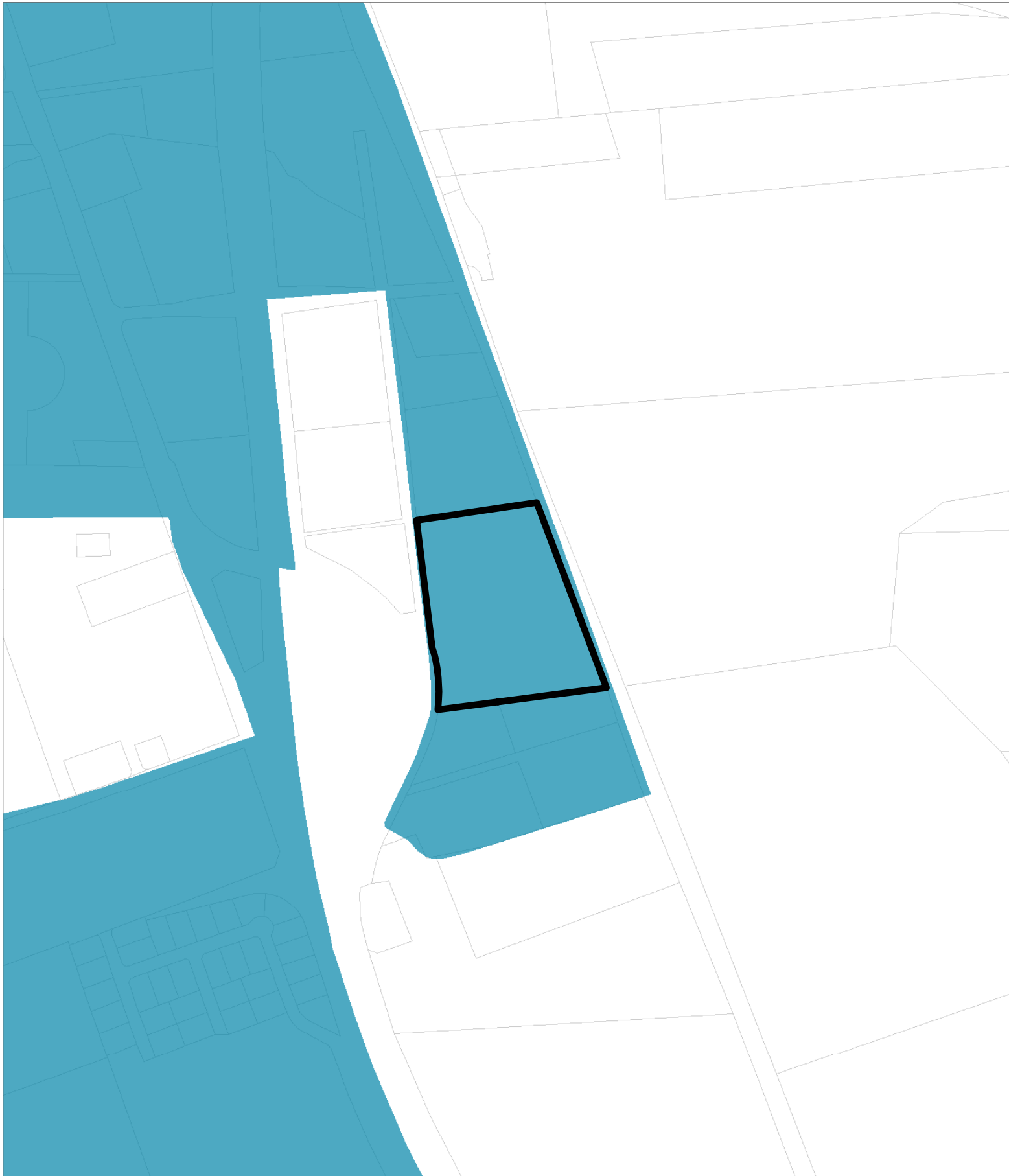


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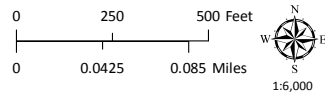
AIRPORT COMPATIBILITY ZONES

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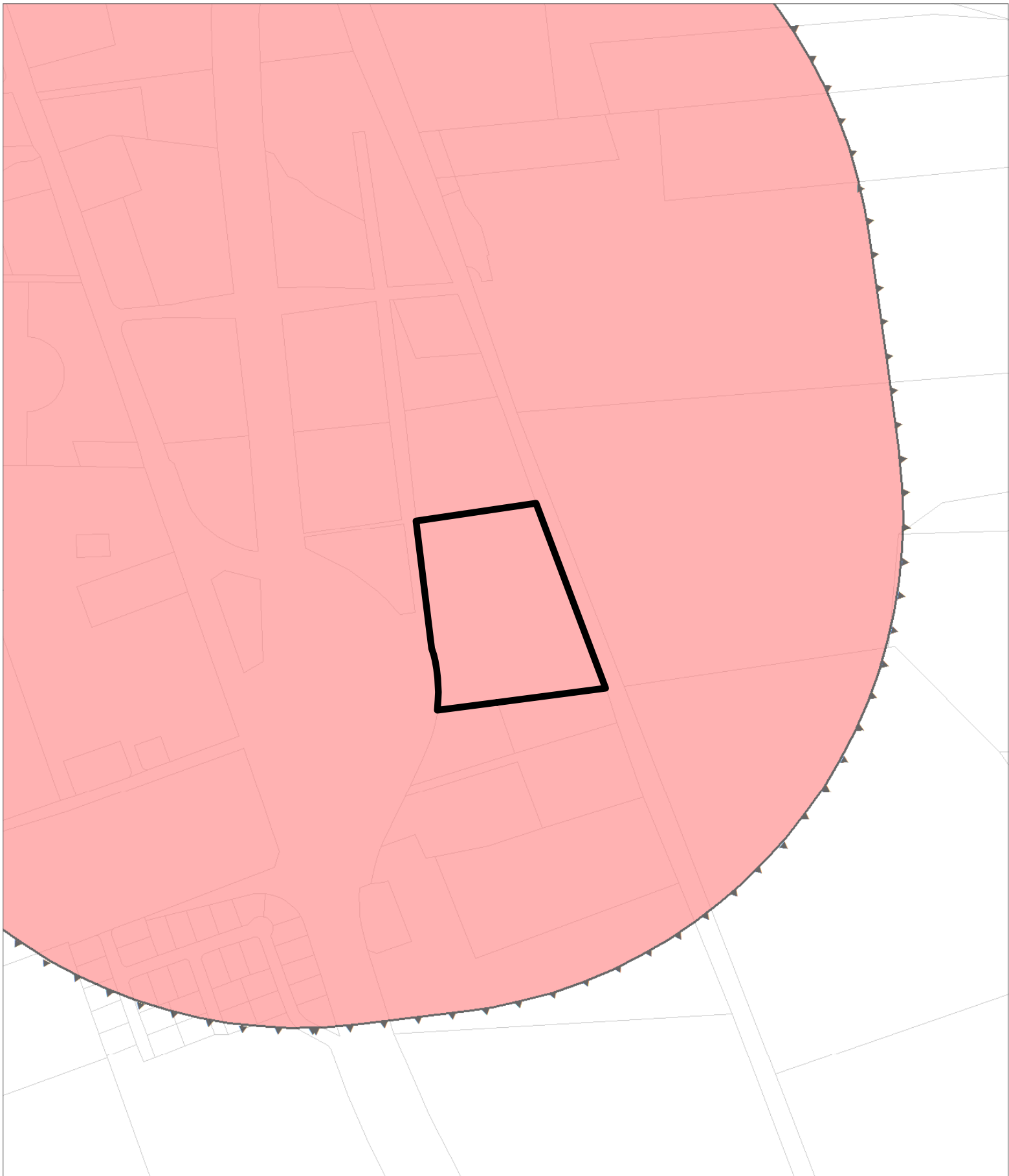
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 Ukiah Stormwater Areas

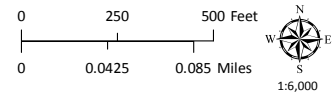


STORMWATER PERMITTING ZONES

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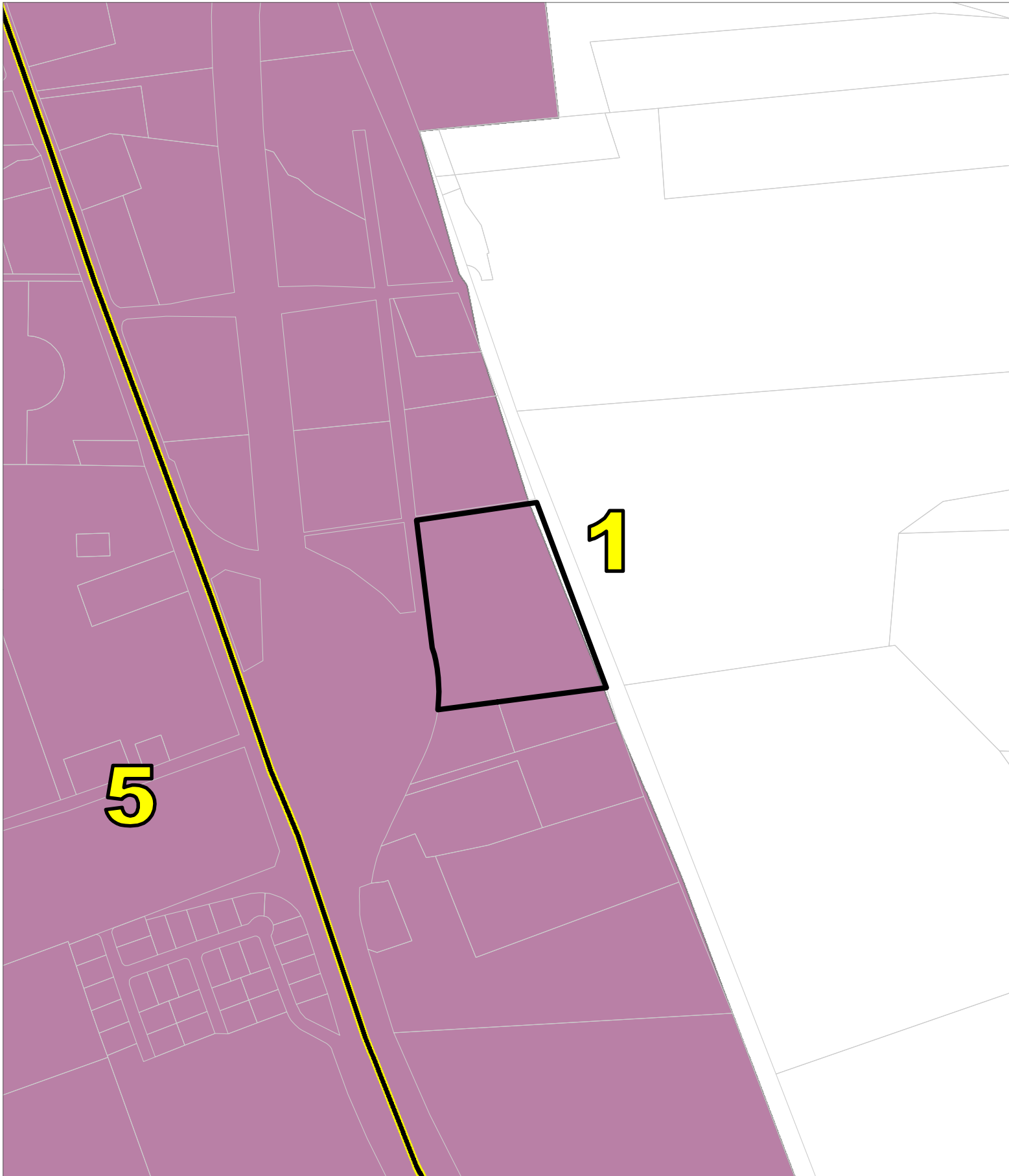


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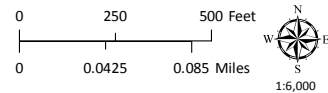
PROXIMITY TO SUPERFUND SITES

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-  UVAP Boundary
-  Supervisorial Districts 2010
-  Ukiah Valley Sanitation Dist.



MISC DISTRICTS

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