



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, 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

March 27, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Emergency Services
Assessor
Air Quality Management
Russian River Flood Control
Native Plant Society
Trails Advisory Committee

Caltrans
CA Department of Fish and Wildlife
California Highway Patrol
RWQCB
State Clearinghouse
US Dept. of Fish and Wildlife
US Dept. of Health Services
US Dept. of Parks and Recreation
Mendocino Transit Authority

Ukiah Valley Sanitation District
County Addresser
LAFCO
Ukiah Valley Fire District
City of Ukiah Planning Department
Ukiah City Public Works
Ukiah Unified School District

CASE#: UM_2019-0001

DATE FILED: 3/15/2019

OWNER: RURAL COMMUNITIES HOUSING DEVELOPMENT CORP.

APPLICANT: RCHDC

AGENT: RYAN LARUE

REQUEST: Use Permit Modification for U_2016-0003 to allow for project phasing and to change the target population from exclusively senior housing to mixed population low income housing.

LOCATION: Bordering the Ukiah City limits, lying on the south side of Brush Street (CR 217) at the eastern intersection of Orr Street (CR 216), 250± ft. from the intersection of Orchard Avenue (City Limits) to the west. The property is bounded on the south by 1,000± ft. of Orr Creek, which defines the limits between the City and County (APN: 002-101-26).

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Mitigated Negative Declaration.

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: April 10, 2019

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 _____

CASE: UM_2019-0001

OWNER/ APPLICANT: RURAL COMMUNITES HOUSING DEVELOPMENT CORPORATION (RCHDC)

AGENT: RYAN LARUE

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APN: 002-101-2600

PARCEL SIZE: 6.08± acres

GENERAL PLAN: SR:FP:PD (Suburban Residential with Flood Plain and Planned Development Combining Districts)

ZONING: R3:FP:PD (R-3 Multi-family Residential with Flood Plain and Planned Development Combining Districts)

EXISTING USES: Vacant

SUPERVISORIAL DISTRICT: 2

RELATED CASES: B 4-2008, CC 7-2002, GP 2-2004, R 3-2004, AP 28-95, B 11-95 and U_2016-0003

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	MUBST (Mixed Use Brush Street Triangle)	I-1 (Industrial)	1-4 ± acres	Undeveloped/Self Storage
EAST:	City of Ukiah & part MUBST	City of Ukiah & part I-1	2.02 ± acres	Undeveloped
SOUTH:	City of Ukiah Residential Planned Development	City of Ukiah	0.05-0.85 ± acres	Residential
WEST:	City of Ukiah C-2 (Commercial)	City of Ukiah	3.1 ± acres	Undeveloped/Church

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Russian River Flood Control/WCID	<input checked="" type="checkbox"/> California Native Plant Society
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Ukiah Valley Sewer District	<input checked="" type="checkbox"/> California State Clearinghouse
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> Ukiah Unified School District	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> City of Ukiah Water District	<input checked="" type="checkbox"/> Regional Water Quality Control Board
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Mendocino Transit Authority (MTA)	<u>FEDERAL</u>
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> Trails Advisory Council	<input checked="" type="checkbox"/> US Department of Fish & Wildlife
<input checked="" type="checkbox"/> LAFCO	<input checked="" type="checkbox"/> Ukiah City Public Works	<input checked="" type="checkbox"/> US Department of Health Services
<input checked="" type="checkbox"/> Ukiah City Planning Department	<u>STATE</u>	<input checked="" type="checkbox"/> US Department of Parks & Recreation
<input checked="" type="checkbox"/> Emergency Services	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	
<input checked="" type="checkbox"/> Ukiah Valley Fire District	<input checked="" type="checkbox"/> California Highway Patrol	

ADDITIONAL INFORMATION: Arch survey prepared in 2004 found no sites discovered and accepted by the County Archeological Commission on November 10, 2004.

Use Permit Modification limited to project phasing, changed target population, environmental document addendum.

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

No

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Response Area

4. FARMLAND CLASSIFICATION:

GIS

None

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Yes

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

No

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Talmage Gravelly Sandy Loam

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

None

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

UVAP

21. STATE CLEARINGHOUSE REQUIRED:

Policy

Yes

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No



Planning and Building
Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: Rural Communities Housing Development Corporation Phone: 707-463-1975 ext 139

Mailing
Address: 499 Leslie Street

City: Ukiah State/Zip: CA/95482 email: rlarue@rchdc.org

PROPERTY OWNER

Name: Rural Communities Housing Development Corporation Phone: 707-463-1975 ext 139

Mailing
Address: 499 Leslie Street

City: Ukiah State/Zip: CA/95482 email: rlarue@rchdc.org

AGENT

Name: N/A Phone:

Mailing
Address:

City: State/Zip: email:

Parcel Size: 232174 SF/5.33 acres (Sq. feet/Acres) Address of Property: rlarue@rchdc.org

Assessor Parcel Number(s): 002-101-26-00

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 Use Permit Modification |
| <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 of Applicant/Agent	Signature of Owner
3/13-2019	3/13-2019
Date	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.	<p>Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.</p> <p>RCHDC is requesting an amendment to its current Use Permit U_2016-0003. RCHDC proposes to phase the previously approved project by constructing the development in two phases of 40 units each. The color scheme and construction materials remain as per U_2016-0003, consisting of early American earth tones, wood framing and fiber cement siding. Residential buildings will remain a mix of single and two story buildings. Road improvements will remain as per existing Use Permit however, will be phased to align with the development of the housing units. Phase 1 will improve offsites adjoining the developed portion of the site (see attached site plan dated July 16, 2018). While Phase 2 will improve the remaining offsites per the request of Mendocino County Department of Transportation. Offsite improvements include paving of roads, installation of class 2 bicycle lanes, curbs, gutters and sidewalks as previously proposed for the project. The project will comprise of a mixed use community of special needs residents and general low income. Parking will remain as per Use Permit U_2016-0003. The attached parking survey evidences that the tenancy will not trigger an increased demand in parking. Orr Creek Commons will develop a class 1 bicycle/walking trail along Orr Creek running east to west (approximately 1,000 ft. of trail) as part of Phase 1. Orr Creek Commons will retain the development of a bus stop to promote utilization of public transportation. The projects funding sources will no longer fund the acquisition of electric vehicles, electric bus or bike share program. Bicycle parking will be constructed onsite.</p>
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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 <input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	0	80	0	59,200	59,200
Total Structures Paved Area Landscaped Area Unimproved Area				172974	172974
GRAND TOTAL (Equal to gross area of Parcel) 5.33 acres/232,174 SF					

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

Estimated employees per shift: N/A

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:

Yes, the project will be developed in 2 phases to ensure sufficient funding will be secured for both phases. Phase 1 and 2 will be constructed to ensure they are harmonious with each other and promote connectivity with the surrounding community as previously proposed. 40 units will be constructed as part of Phase 1 along with the offsite improvements previously required by MCDOT. Phase 2 will construct an additional 40 units along with the necessary offsite improvements. Orr Creek Commons is structured to remain in alignment with the previously approved project, yet to allow for phasing of the development to ensure this much needed housing comes to fruition for the benefit of Mendocino County.

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

Yes, invasive vegetation will be removed from the creek bed pursuant to requests from Fish and Wildlife.

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	_____	_____
Number of uncovered spaces	<u>64</u>	<u>9x20 ft</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	<u>N/A</u>	
Proposed Additional Spaces	_____	
Total	<u>64</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.).

Roads will be constructed to give access to the development from Brush and Orr Street. The terrain is flat.

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

A. Amount of cut N/A cubic yards

B. Amount of fill N/A cubic yards

C. Maximum height of fill slope N/A feet

D. Maximum height of cut slope N/A feet

E. Amount of import or export N/A cubic yards

F. Location of borrow or disposal site N/A

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:
A class 1 bicycle/walking path will be developed running along Orr Creek. This path will act as a connection
for the proposed Mendocino Trail Plan.

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 : ☐ 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 lighting will be placed on exterior of buildings and throughout site as dictate by building codes. Exterior lighting will also be
placed along the proposed trail and will be dark to the sky.

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: Photo-voltaic
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 _____
☐ 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.):
610 North Orchard Ave. Ukiah, CA. Parcel #002-138-04. This site is located to the South East of the proposed project location.
RCHDC also owns the parcel to the East of the proposed project site which is contiguous, this parcel is 002-101-27-00.

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:
Permits will be required from the Department of Fish and Wildlife in relation to creek restoration and set back of proposed trail.

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Traveling East on Brush Street, the site is located across the street from C&M Storage facilities and to the East of the Church.
Traveling North on Orchard Ave, the site is located to the left when you come to the stop sign that intersects with Brush Street.

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 31 feet.

26. Gross floor area of existing structures N/A square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 59200 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 5.33 ☐ 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.
The project site is currently a vacant field. It sits just North of Orr Creek where there is a berm that has non native vegetation and trees. There is no cultural or historical aspects. The creek would be considered a scenic aspect of the property which will be appreciated by the proposed trail open to Orr Creek residents as well as all members of the community.

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.
The surrounding property is mostly vacant land. To the south on the opposite side of the creek are residential homes and apartments, to the west is a church on the other side of Orr Street. To the North is a storage facility and a multifamily housing project currently under construction.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant		x		
Residential Agricultural	x	x	x	x
Commercial Industrial	x			
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Redmond - Co.
Owner/Authorized Agent

3/13/2015
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: Redmond Date: 3/13/2015

Attached is a Parking study conducted By Rural Communities Housing Development Corporation's (RCHDC) Property Management Department of the Special Needs Housing Communities currently managed by RCHDC. This study has been conducted in the same manner as the previous parking study performed by RCHDC approved by the County. Please see Use Permit U_2016-0003.

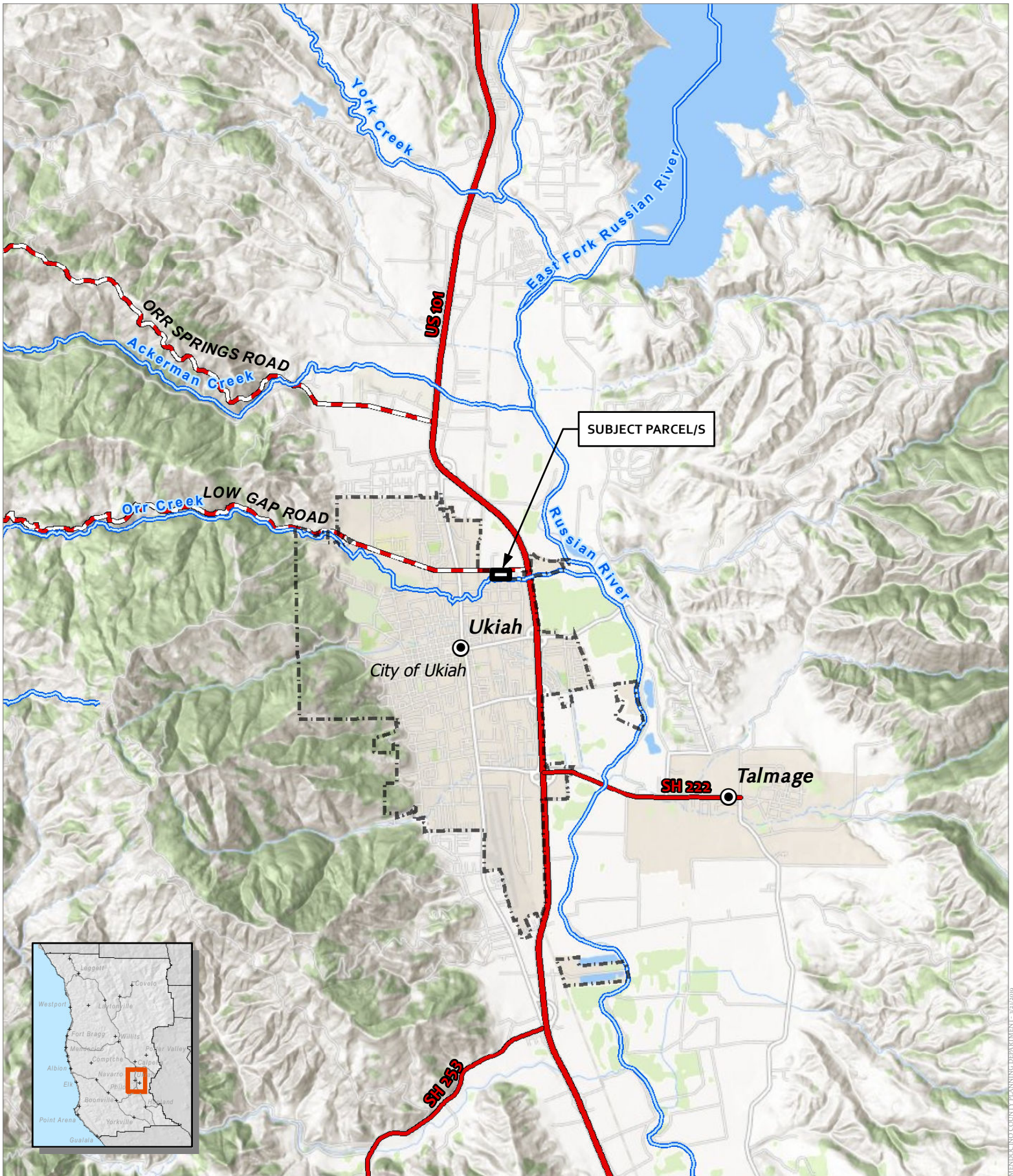
The data collected in this survey aligns with industry standards for housing developments intended for special needs occupancy. Through RCHDC's extensive experience in developing and managing affordable housing, it recognizes the underutilization of parking located at housing communities that have a set aside for special needs residents. This data shows on average, only 16% of the residents utilized the parking spaces provided on these special needs communities. RCHDC would like to note that this survey is directly supported by Government Code which corroborates RCHDC's findings and experience.

From H&S Code 51312: "For purposes of this chapter, 'special needs housing' means any housing, including supportive housing, intended to benefit, in whole or in part, persons identified as having special needs relating to any of the following: (A) Mental health. (B) Physical disabilities. (C) Developmental disabilities, including, but not limited to, intellectual disability, cerebral palsy, epilepsy, and autism. (D) The risk of homelessness."






"If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day."

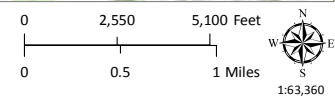
Additionally, RCHDC is developing a bus stop at Orr Creek Commons Phase 1 for the local transit authority to the benefit of Mendocino County. Please see attached plans.

Special Needs Parking Count				
Survey Conducted 3/7/19				
	Number of Units	Parking Available	Parking Utilized	% Utilized (Utilized/# of Units)
Bevins Court	10	15	2	20%
Holden Street	6	7	2	33%
Gibson Court	16	16	5	31%
Arcata Bay Crossing	32	5	1	3%
Total	64	43	10	16%



CASE: **UM 2019-0001**
 OWNER: **RCHDC**
 APN: **002-101-26**
 APLCT: **RCHDC**
 AGENT:
 ADDRESS: **Brush Street, Ukiah**




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

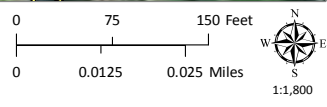


LOCATION MAP



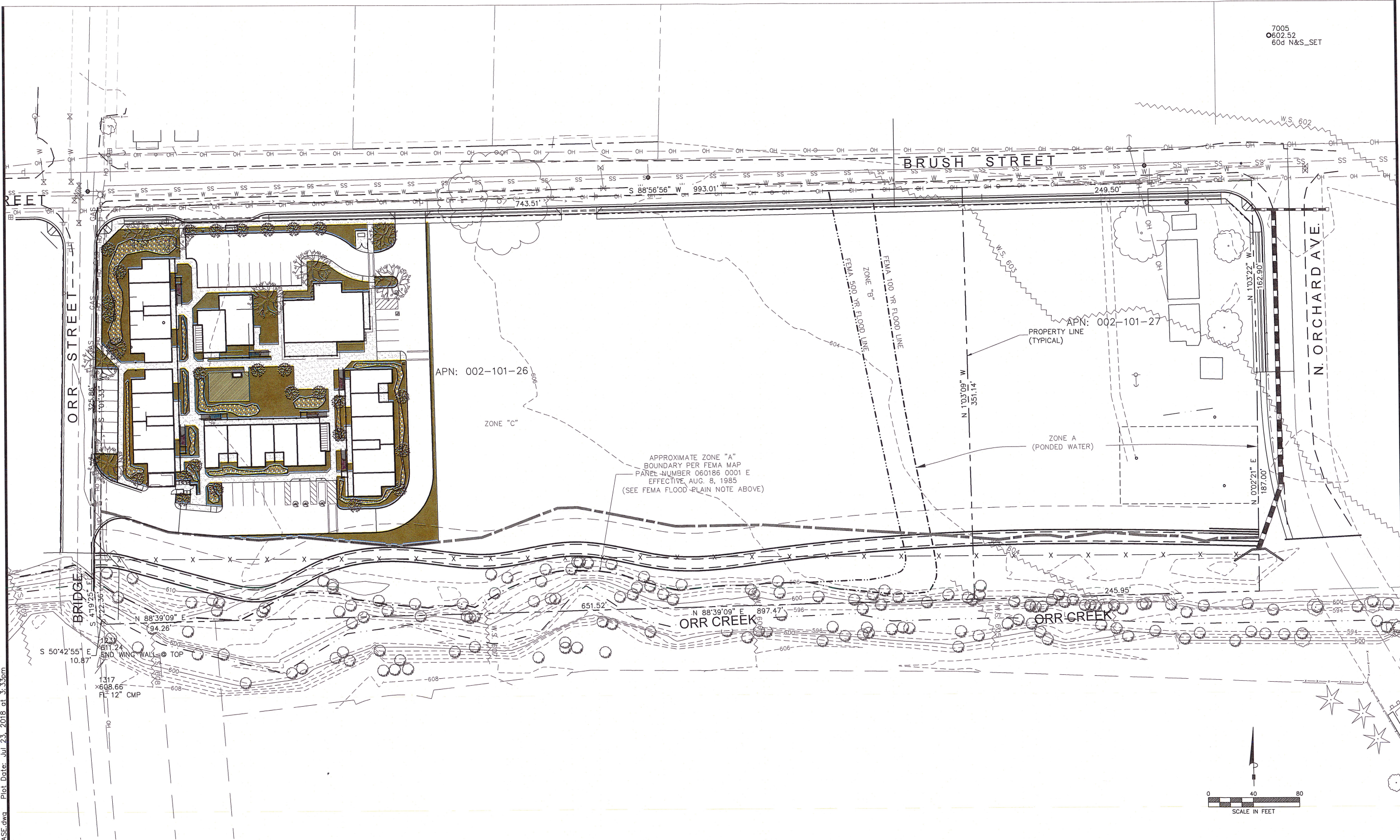
CASE: UM 2019-0001
OWNER: RCHDC
APN: 002-101-26
APLCT: RCHDC
AGENT:
ADDRESS: Brush Street, Ukiah

-  City Limits
-  Named Rivers
-  Public Roads



AERIAL IMAGERY

Xrefs: R16012 TLOCK-RAU.dwg; R16012 ALTA-CSD.dwg; x-site_180700.dwg
Path: Z:\R16012\Drawings\Civil\R16012_BASE.dwg Plot Date: Jul 23, 2018 at 3:33pm



OWNER: RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION		DRAWING: PRELIMINARY LAYOUT		DATE	REVISION
LOCATION: UKIAH, CA.		PROJECT: ORR CREEK COMMONS			
DATE: FEB. 2016		CORNER OF ORR ST. and BRUSH ST., UKIAH CA.			
SCALE: AS SHOWN					
DRAWN: JCJ					
CHECKED: GCR					
JOB NO. R16012					
RAU AND ASSOCIATES INC.					
CIVIL ENGINEERS · LAND SURVEYORS					
100 NORTH PINE STREET · (707) 462-6538 · UKIAH, CA 95482					
C101					

AG 40

BRUNNER STREET

C2:CR

I1

R3:CR

BRUSH STREET

R3

US 101

ORR STREET

SIDNEY COURT

NORTH ORCHARD AVENUE

City of Ukiah

FORD STREET

JOSEPH STREET

MYRON PLACE




SIDNEY STREET

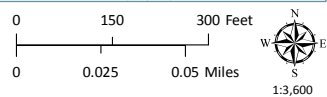
CLARA AVENUE

MASON

HAMI

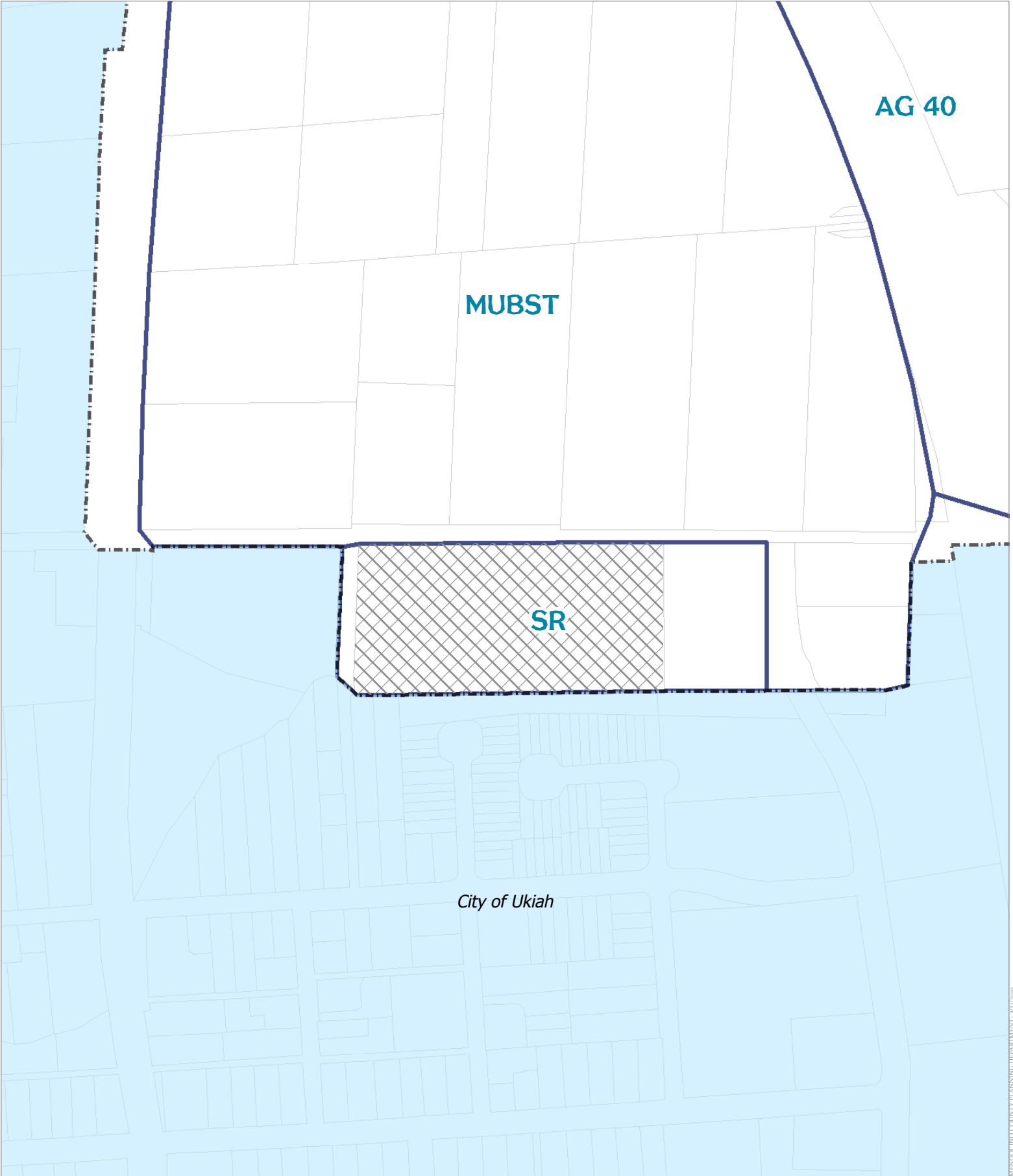
CASE: **UM 2019-0001**
OWNER: **RCHDC**
APN: **002-101-26**
APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**

-  City Limits
-  Zoning Districts
-  Public Roads





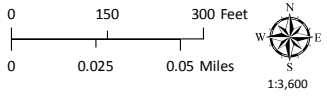
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/3/2019

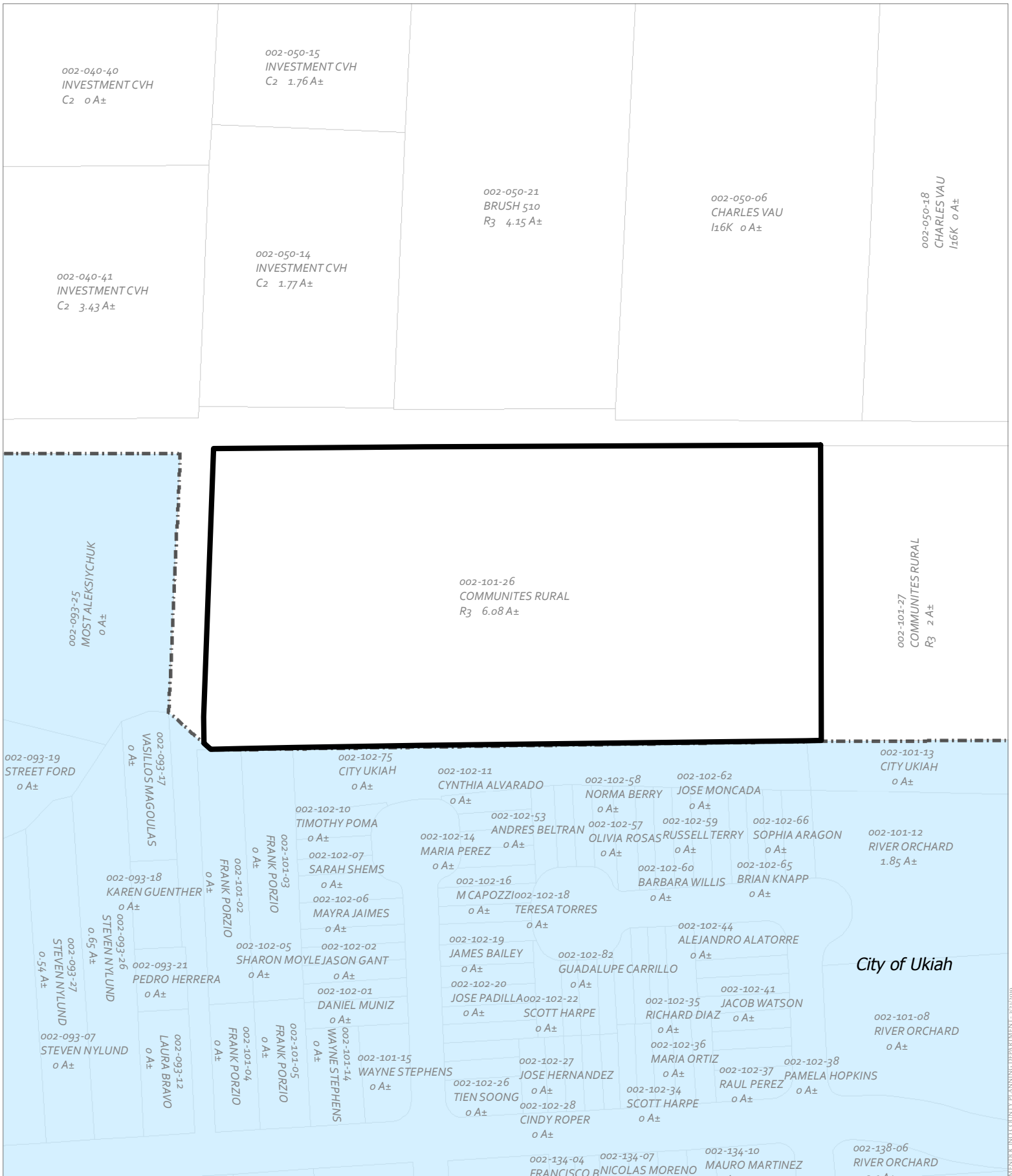


CASE: **UM 2019-0001**
OWNER: **RCHDC**
APN: **002-101-26**
APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**

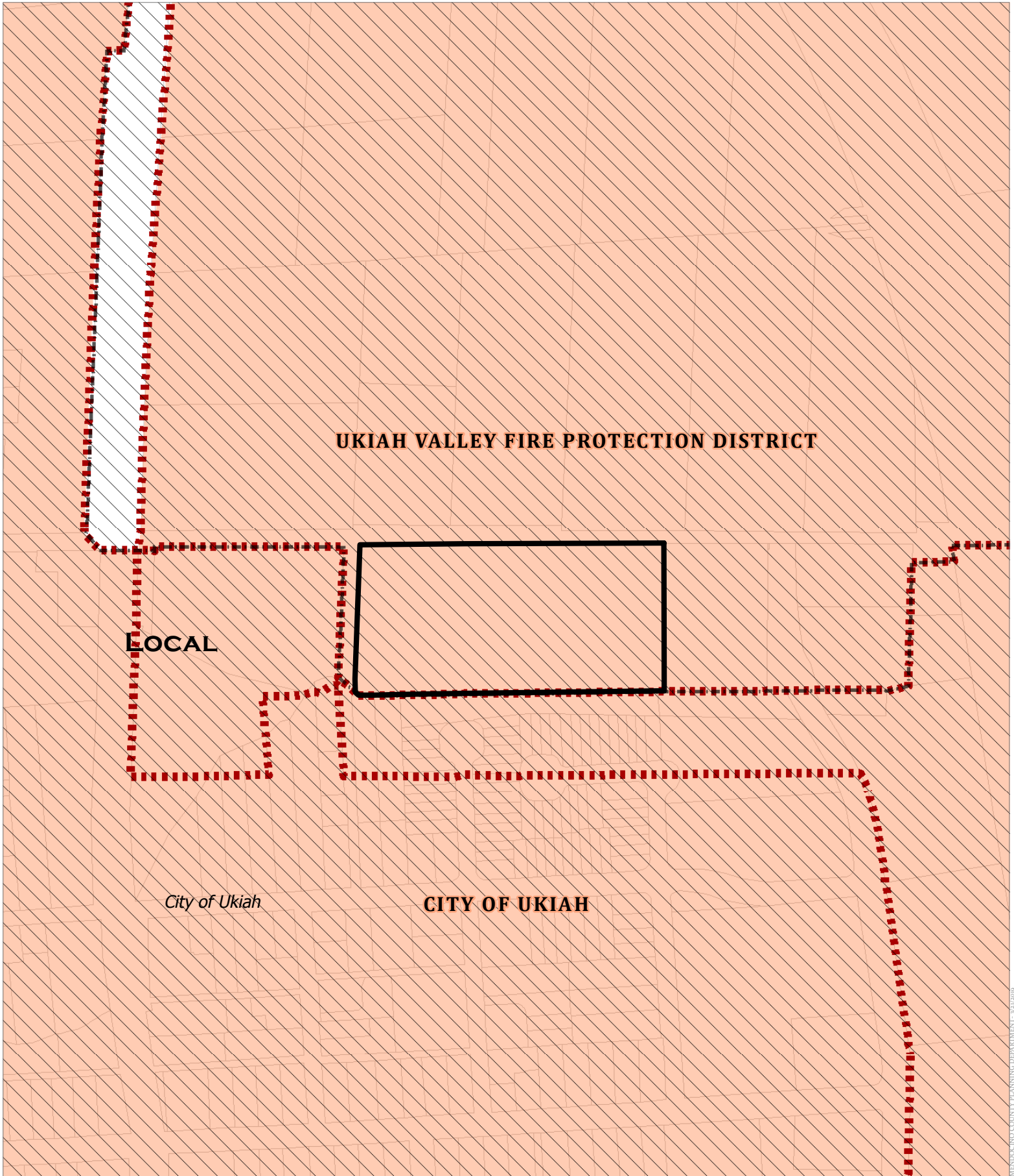
 City Limits
 General Plan Classes



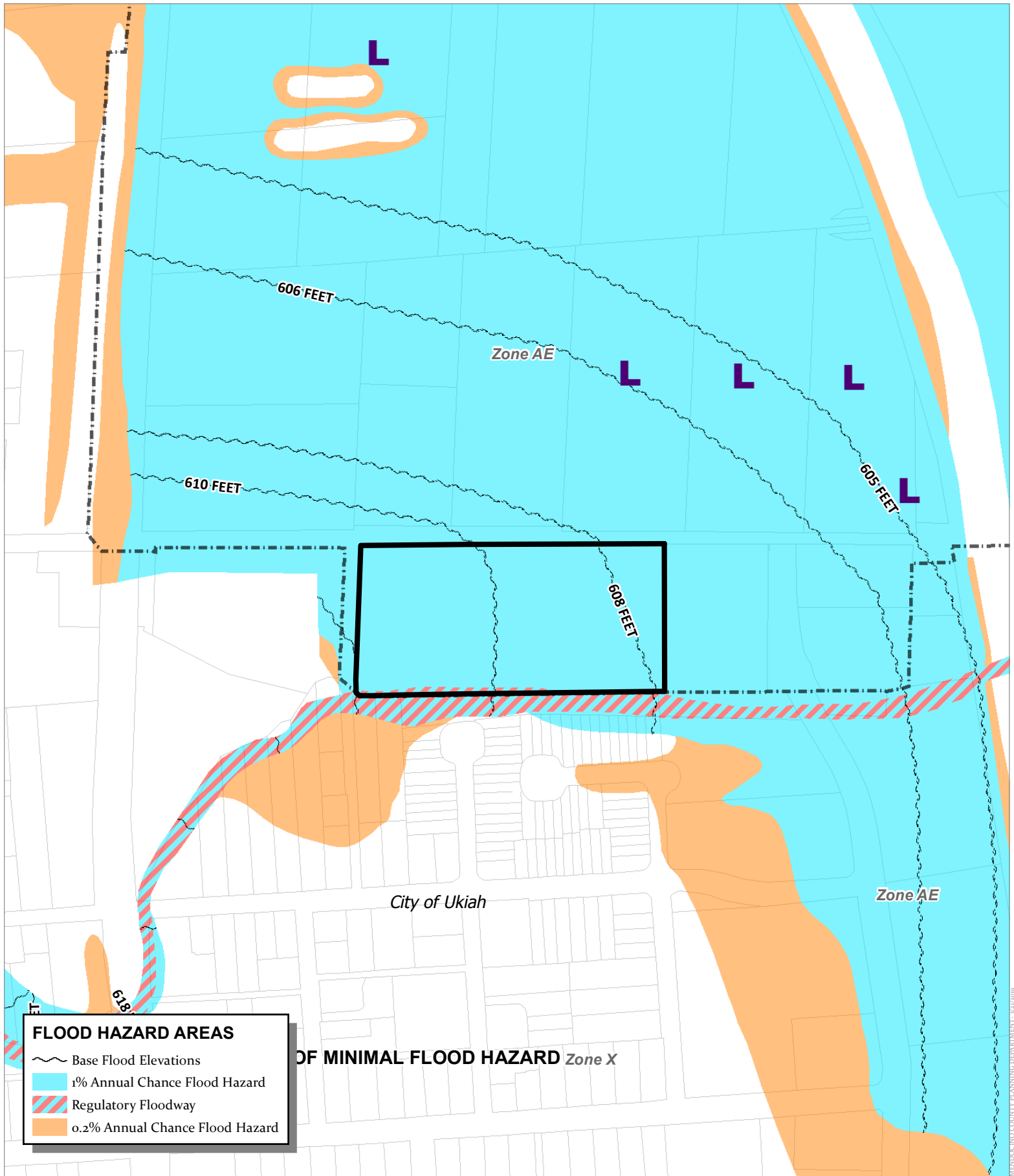
GENERAL PLAN CLASSIFICATIONS



CASE: UM 2019-0001
OWNER: RCHDC
APN: 002-101-26
APLCT: RCHDC
AGENT:
ADDRESS: Brush Street, Ukiah



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/4/2019

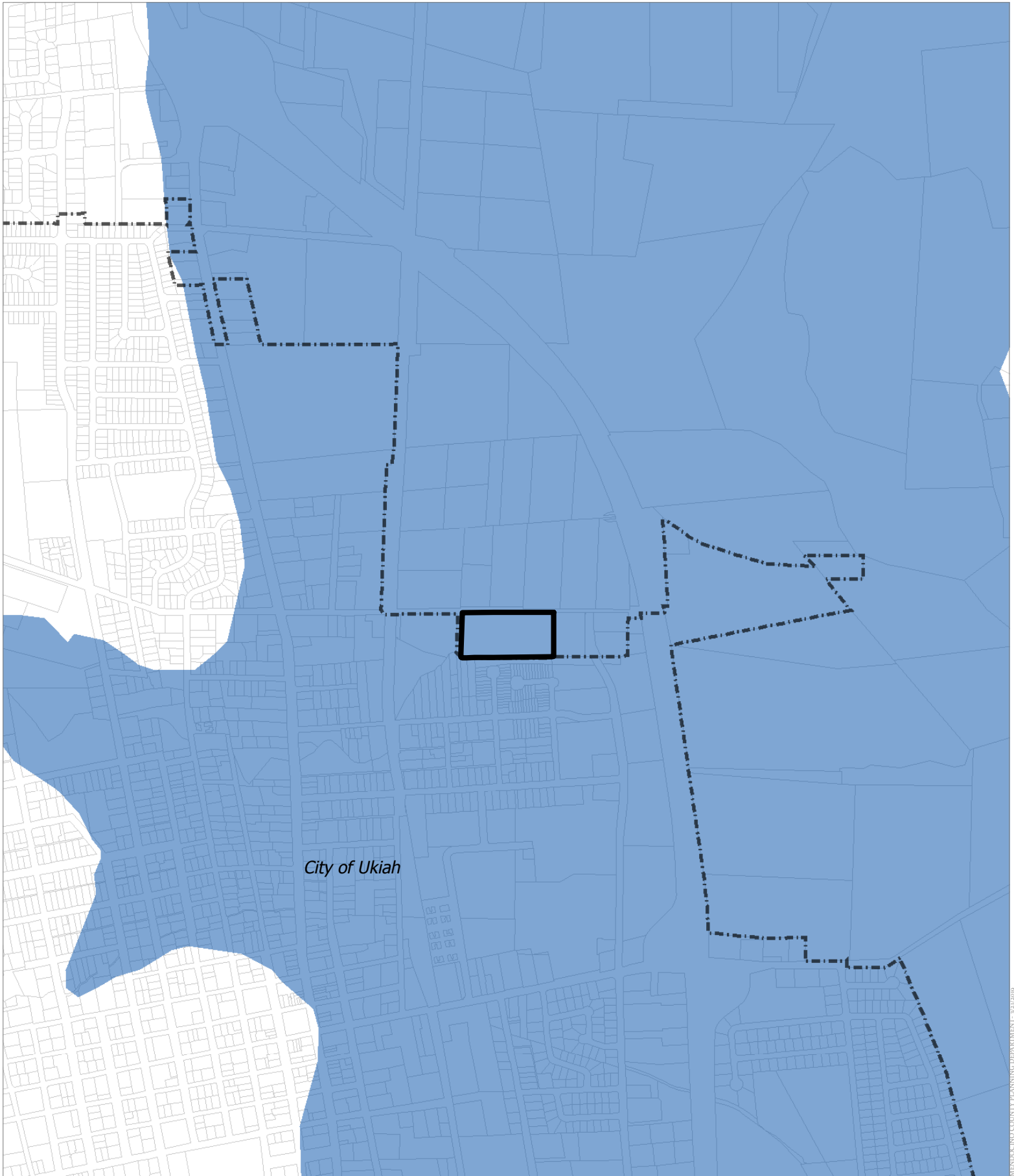


CASE: UM 2019-0001
 OWNER: RCHDC
 APN: 002-101-26
 APLCT: RCHDC
 AGENT:
 ADDRESS: Brush Street, Ukiah



City Limits

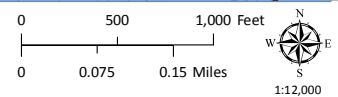
LOMA Letters

SPECIAL FLOOD HAZARD AREAS

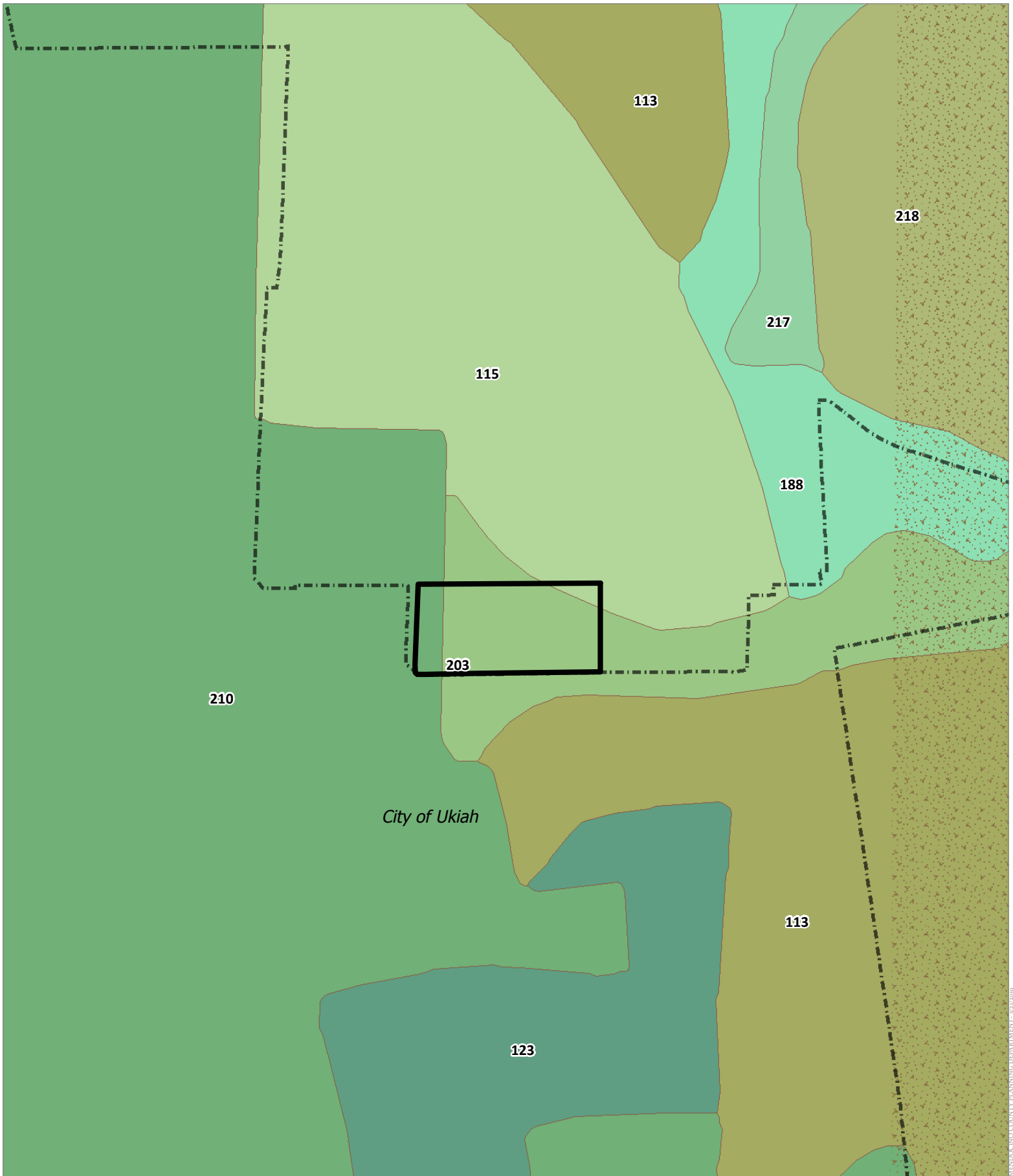


CASE: **UM 2019-0001**
OWNER: **RCHDC**
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APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**




 City Limits
 Estimated Inundation Zones

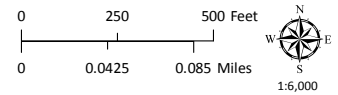


INUNDATION ZONES

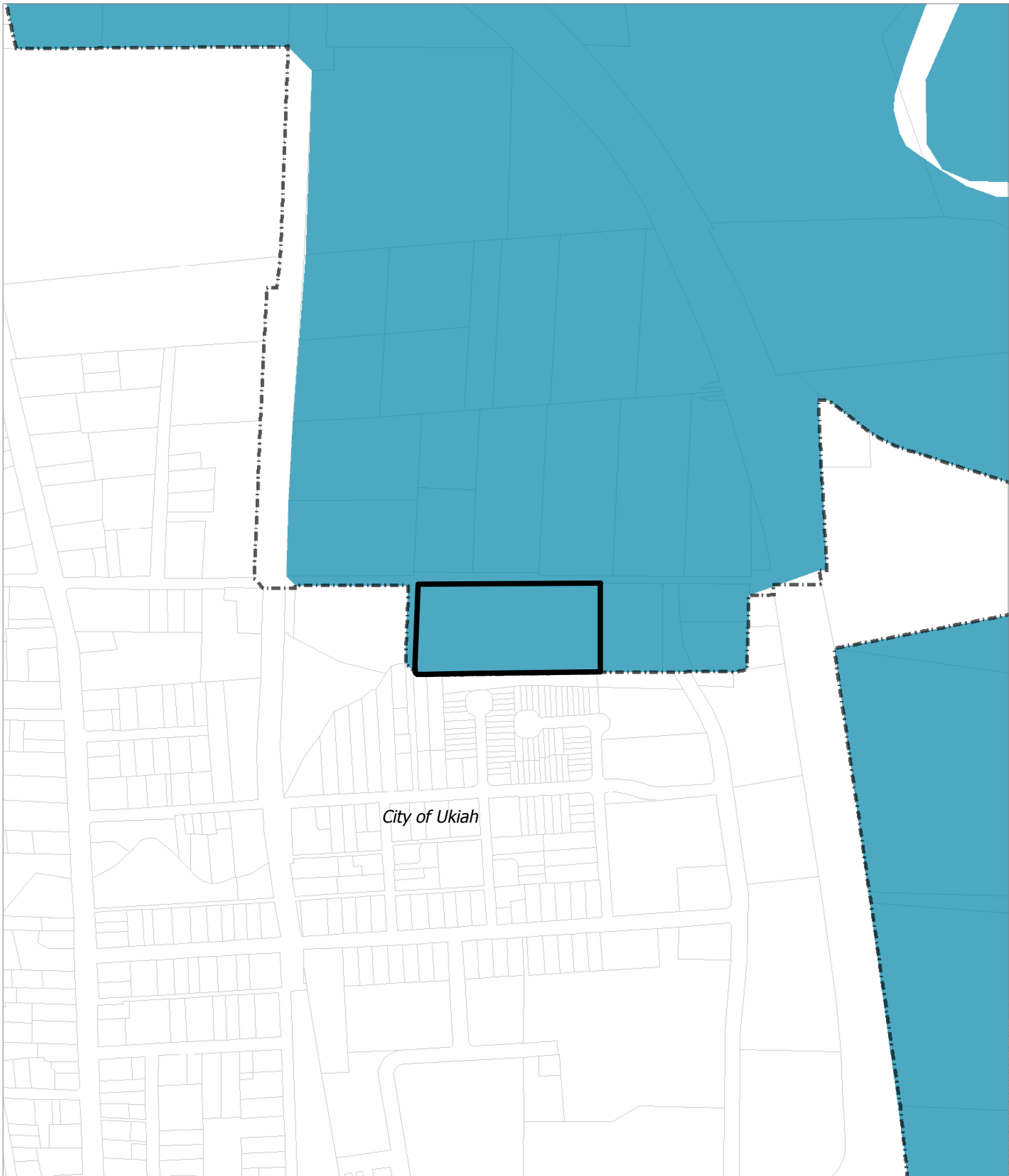


CASE: **UM 2019-0001**
 OWNER: **RCHDC**
 APN: **002-101-26**
 APLCT: **RCHDC**
 AGENT:
 ADDRESS: **Brush Street, Ukiah**

-  City Limits
-  Naturally Occurring Asbestos
-  Eastern Study Soil Types





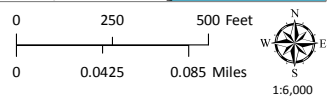
LOCAL SOILS



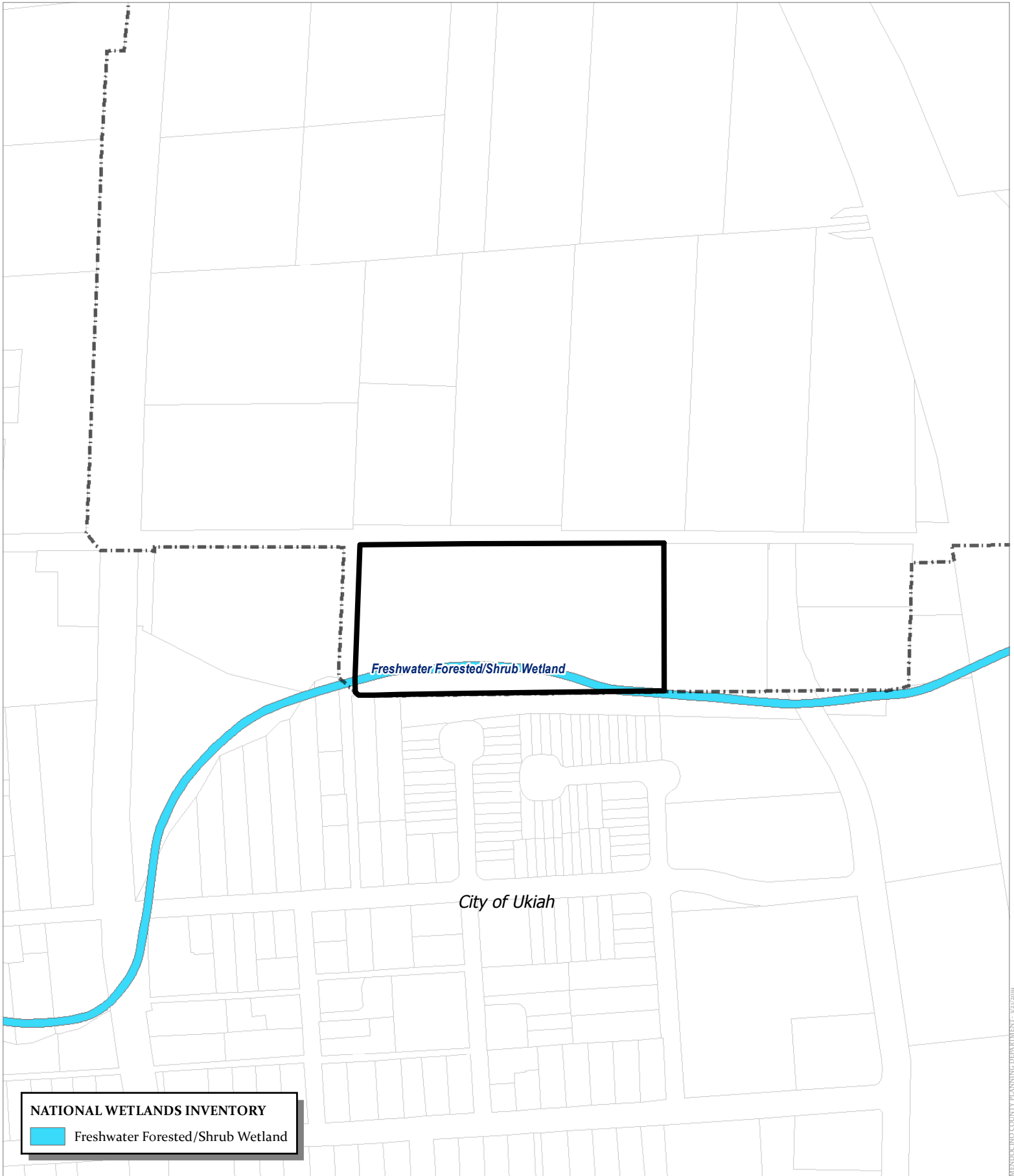
RENO COUNTY PLANNING DEPARTMENT - 3/3/2019

CASE: **UM 2019-0001**
OWNER: **RCHDC**
APN: **002-101-26**
APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**


 City Limits
 Ukiah Stormwater Areas



STORMWATER PERMITTING ZONES



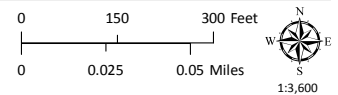
NATIONAL WETLANDS INVENTORY

 Freshwater Forested/Shrub Wetland

City of Ukiah

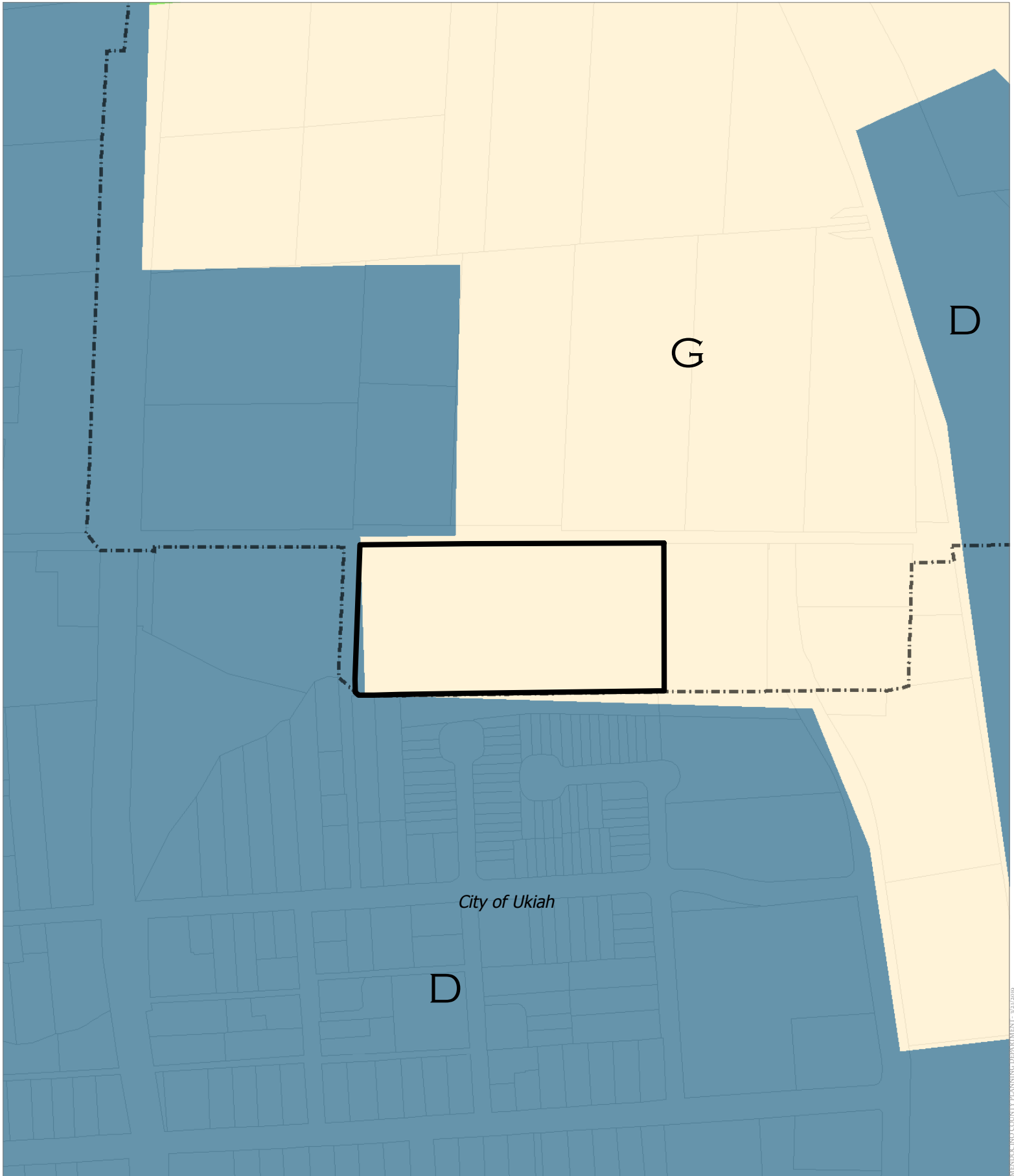
 City Limits

CASE: **UM 2019-0001**
OWNER: **RCHDC**
APN: **002-101-26**
APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**



WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/31/2019



CASE: **UM 2019-0001**
OWNER: **RCHDC**
APN: **002-101-26**
APLCT: **RCHDC**
AGENT:
ADDRESS: **Brush Street, Ukiah**

 City Limits

 Urban & Built-Up Land (D)

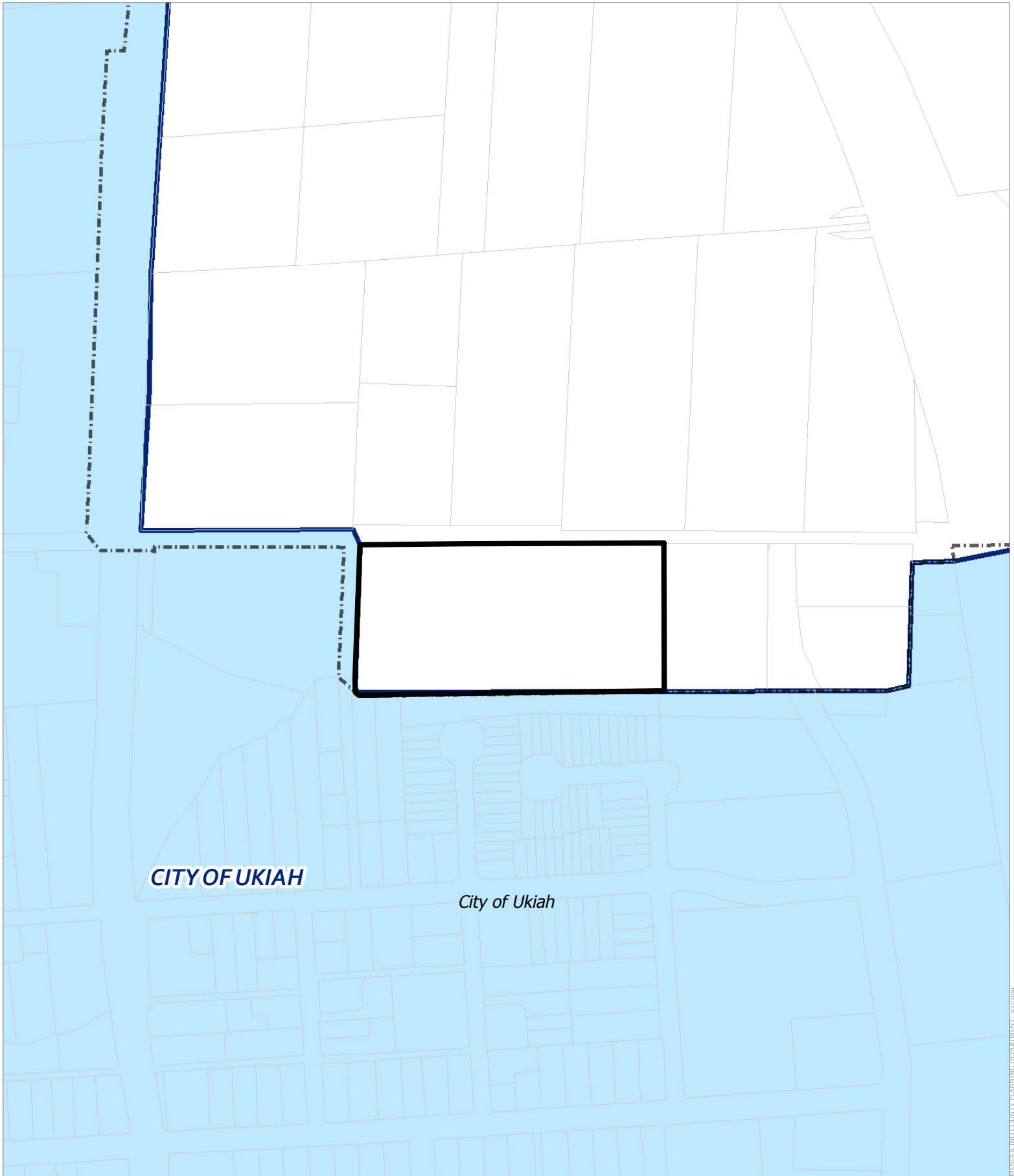
 Grazing Land (G)

 Prime Farmland (P)



0 150 300 Feet
0 0.025 0.05 Miles

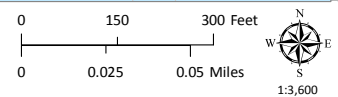

1:3,600

IMPORTANT FARMLAND



CASE: UM 2019-0001
OWNER: RCHDC
APN: 002-101-26
APLCT: RCHDC
AGENT:
ADDRESS: Brush Street, Ukiah

 City Limits
 County Water Districts



WATER DISTRICTS

