



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
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December 29, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management
Archaeological Commission

Sonoma State University
CALFIRE – Resource Management
Department of Fish and Wildlife
County Addresser- Russ Ford
Millview Water District
Mendocino County Water Agency

Ukiah Valley Fire Protection District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: MS_2020-0006
DATE FILED: 12/3/2020
OWNER: JACK RAFTER LLC
APPLICANT: VANCE RICKS
AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal parcel, comprised of APNs: 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres (APN: 167-230-03) and 3.9± acres (APN: 167-190-08).

LOCATION: 4.5± north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A), located at 4681 North State Street, Ukiah; APNs: 167-190-08 and 167-230-03.

ENVIRONMENTAL DETERMINATION: Categorical Exemption

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: January 12, 2021

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: JACK RAFTER LLC

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres (APN 167-230-03) and 3.9± acres (APN 167-190-08).

LOCATION: 4.5± north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A), located at 4681 North State Street, Ukiah (APNs 167-190-08 and 167-230-03).

APN/S: 167-190-08-00

PARCEL SIZE: 3.6 Acres

GENERAL PLAN: SR:

ZONING: SR:12K

EXISTING USES: Residential

DISTRICT: Supervisorial District 1 (Brown)

RELATED CASES: BU_2009-0672 (REPAIR ELEC. RISER 7 METER SOCKET & REROOF SFD UNIT 4); TU_2016-0067 (PG&E - 2" gas valve replacement & 65' trench); BU_2020-0573 (REPAIR BUILDING #1 ROOF DOORS SIDING); BU_2020-0574 (REPAIR BUILDING #2 ROOF, DOORS SIDING); BU_2020-0575 (REPAIR BUILDING #3 ROOF, DOORS, SIDING); BU_2020-0576 (REPAIR SFR ELEC. PLUM.WINDOWS, KITCHEN BATH); BU_2020-0887 (UNIT 6 REPAIR SIDING, REPAIR KITCH&BATHRM ELECT & PLUMBING); BU_2020-1013 (REPAIR SIDING, KITCHEN, BATHROOM, FLOOR, ELEC, PLUMBING); BU_2020-1375 (REPAIR EXTERIOR WALL/ELEC/KITCHEN/BATHROOM/PLUMBING/FLOOR); BU_2020-2130 (RPLC METER PANEL & REROOF NO SHEATHING TO UNIT #3)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Suburban Residential (SR)	Suburban Residential (SR:12k)	7.3± acres	Residential
EAST:	Industrial (I)	Industrial (I1:12k)	6±; 2± acres	Industrial
SOUTH:	Industrial (I); Suburban Resid	Industrial (I1:12k); Suburban	0.8±; 0.2± acres	Residential
WEST:	Suburban Residential (SR)	Suburban Residential (SR:12k)	0.7± acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH) (Ukiah)

- Ukiah Valley Fire Protection District
- Millview Water District
- Mendocino County Water Agency
- Sonoma State University

STATE

- CALFIRE – Resource Management
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

Located in an area of naturally occurring asbestos. Located in Ukiah Stormwater Area

STAFF PLANNER: MARK CLISER

DATE: 12/28/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

None

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up / Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils / NOA

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

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

NA

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

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building Services

Case No: <u>MS 2020-06</u>
CalFire No: <u>N/A</u>
Date Filed: <u>12/3/20</u>
Fee: <u>\$ 7,656-</u>
Receipt No: <u>38602</u>
Received By: <u>RDF</u>
<i>Office use only</i>

APPLICATION FORM

APPLICANT

Name: Vance Ricks Phone: 707-891-3414

Mailing

Address: 10580 West Road City: Redwood Valley State/Zip: Ca. 95470 email: vancestr@gmail.com

PROPERTY OWNER

Name: Jack Rafter LLC Phone: _____

Mailing Address: P.O. Box 620

City: Windsor State/Zip: Ca. 95492 email: _____

AGENT

Name: Jim Ronco Phone: 707-477-7616

Mailing

Address: 445 N. State St

City: Ukiah State/Zip: Ca. 95482 email: jim@jimroncoconsulting.com

Parcel Size: 6 +/- ac (Sq. feet/Acres) Address of Property: 4681 N. State St., Ukiah, Ca.

Assessor Parcel Number(s): 167-190-08 & 167-230-03

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 checked="" 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- | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Resubdivision Modification | |
| <input type="checkbox"/> | <input type="checkbox"/> of Conditions | |

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

[Signature] 11/25/20
Signature of Applicant/Agent Date

[Signature] 11-25-2020
Signature of Owner Date

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	2.1 +/- ac	residential	none
Lot Number 2			
Lot Number 3			
Lot Number 4			
Remainder Parcel	3.9 +/-	residential	7 residential uses 1 barn 2 sheds

2. A survey is going to be performed and a parcel map prepared.
 A waiver of survey is requested.
3. A. Water supply is from:
 Individual wells on each lot
 Water company
 Spring
- B. Sewage disposal is by use of:
 Public system
 Private system
4. Is an Exception requested of any of the minor subdivision regulations? Yes No
 (If yes an application for Exception must accompany this application.)

DISCLAIMER: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

Matthew M. M... M... M...
 Owner's Signature

11-18-2020
 Date

 Owner's Signature

 Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

W.C. ...
 Applicant and/or Agent's Signature

11/25/20
 Date

VANCE RICKS
 Print Name of Representative

CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.

W.C. ...
 Signature of Preparer of the Tentative Map

11/25/20
 Date

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

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:

5. Will vegetation be removed on areas other than the building sites and roads? Y N Explain:

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	-0-	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	-0-	
Proposed Additional Spaces	2	
Total	2	

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.).

See Sheet A

9. For grading or road construction, complete the following: see **Sheet A**
- A. Amount of cut 50 _____ cubic yards
 - B. Amount of fill _____ cubic yards
 - C. Maximum height of fill slope _____ feet
 - D. Maximum height of cut slope _____ feet
 - E. Amount of import or export less than 50 _____ cubic yards
 - F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? N/A

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.

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

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system -Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier MILLVIEW
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 See sheet A

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

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.
See Sheet A

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 0 feet. Maximum height of proposed structures 16 feet.

26. Gross floor area of existing structures 0 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 2.1 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.
See Sheet A

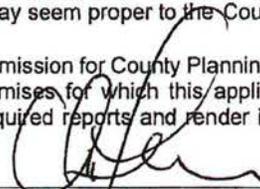
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
See Sheet A

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				X
Residential Agricultural	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.



 Owner/Authorized Agent

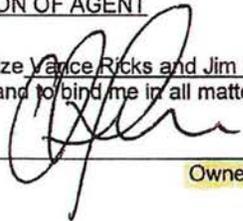
11-25-2020

 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Yance Ricks and Jim Ronco to act as my representative and to bind me in all matters concerning this application.



 Owner

11-25-2020

 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.

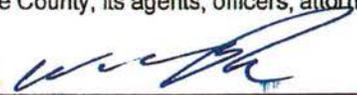
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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:  Date: 11-25-2020



COUNTY OF MENDOCINO
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ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

Sheet A

Project Description:

Owner intends to create a single 2.1+/- ac undeveloped parcel zoned SR-12K with a remainder parcel comprising 3.9+/- acres located on N. State St. within Millview County Water District and Ukiah Valley Fire Protection District. Parcel 1 will be developed for single family purposes per Sec 20.016 of the county zoning code. The Suburban Residential district is intended to be applied adjacent to existing developed communities on the urban side of the urban/rural boundary, or in areas suited for future residential growth. Lands within this district should be served by public roads and adjacent to or within a public service area. Parcel 1 is bounded on the North by the 60 unit North Valley Mobile Home Park and on the south by the 7 residential units located on the remainder parcel.

Parcel 1 will access through an existing paved private road encroachment onto N. State St. located on the remainder parcel. A 40 foot wide ingress, egress and public utility easement extending over the existing paved road located on the remainder parcel will provide access to Parcel 1. An extension of the existing paved roadway leading to Parcel 1 will be constructed and surfaced to a width of 20 feet and a length of 80+/- . Creation of Parcel 1 may increase the number of trips on to N. State. St. by 8 trips per day leaving no nexus for increasing the width of N. State. St.

Water service will be provided by Millview County Water District. Public utilities are located on the remainder parcel and will be available for Parcel 1. Parcel 1 will use a septic system for waste treatment will include a set back from the existing leach fields on the remainder parcel. Parcel 1 has slopes running from level to greater than 15% running from East to West. No serpentine soils are known to exist on site.

Fire protection for Parcel 1 will be provided by Ukiah Valley Fire Protection District using the existing circular driveway located on the remainder parcel and the fire hydrant located approximately 300 feet from Parcel 1. Minimal hardwood tree removal will occur for road construction. Future residential development may require the removal of a limited number of hardwood trees although the main building site is currently without hardwoods.

The remainder parcel is not part of the creation of Parcel 1 Section 66424.6 of the Subdivision Map Act. Multiple legal non-conforming residential structures, with current building permits, are located on the remainder parcel each served by septic systems. The improvements are delineated on the Tentative Parcel Map.

Unit 1 is a 968 sq. ft. residence

Unit 2 is duplex comprising 1,170 sq ft.

Unit 4 is a 1050 sq. ft. residence

Unit 5 is a 546 sq. ft. residence

Unit 6 is a 546 sq. ft. residence

Unit 8 is a 907 s q. ft. residence

The tentative map also delineates 2 shed, 207 sq. ft. & 1130 sq. ft. and an 807 sq. ft. barn.

8. & 9. Road Construction;

Owner intends to construct an extension of the existing private roadway located on the remainder parcel to Parcel 1. The extension will be 20 feet in width and extend approximately 80 feet from the existing paved road using native materials and less than 50 cubic yards of imported material.

21. Permits

Owner will obtain a grading permit for the creation of the extension of the roadway to Parcel 1. Less than 40,000 sq. ft. of surface will be involved with the road construction therefore no other permits will be necessary.

22. Site location

Site is approximately 1.5 miles south of the urban center known as Calpella located on the east side of N. State. St and is immediately south of North Valley Mobile Home park.

23. Existing Structures

Parcel 1 is unimproved.

Improvements on the remainder parcel which is not a part of the minor subdivision are:

Unit 1 is a 968 sq. ft. residence

Unit 2 is duplex comprising 1,170 sq ft.

Unit 4 is a 1050 sq. ft. residence

Unit 5 is a 546 sq. ft. residence

Unit 6 is a 546 sq. ft. residence

Unit 8 is a 907 sq. ft. residence

2 sheds, 207 sq. ft. & 1130 sq. ft. and an 807 sq. ft. barn.

No demolition of improvements on the remainder parcel is contemplated.

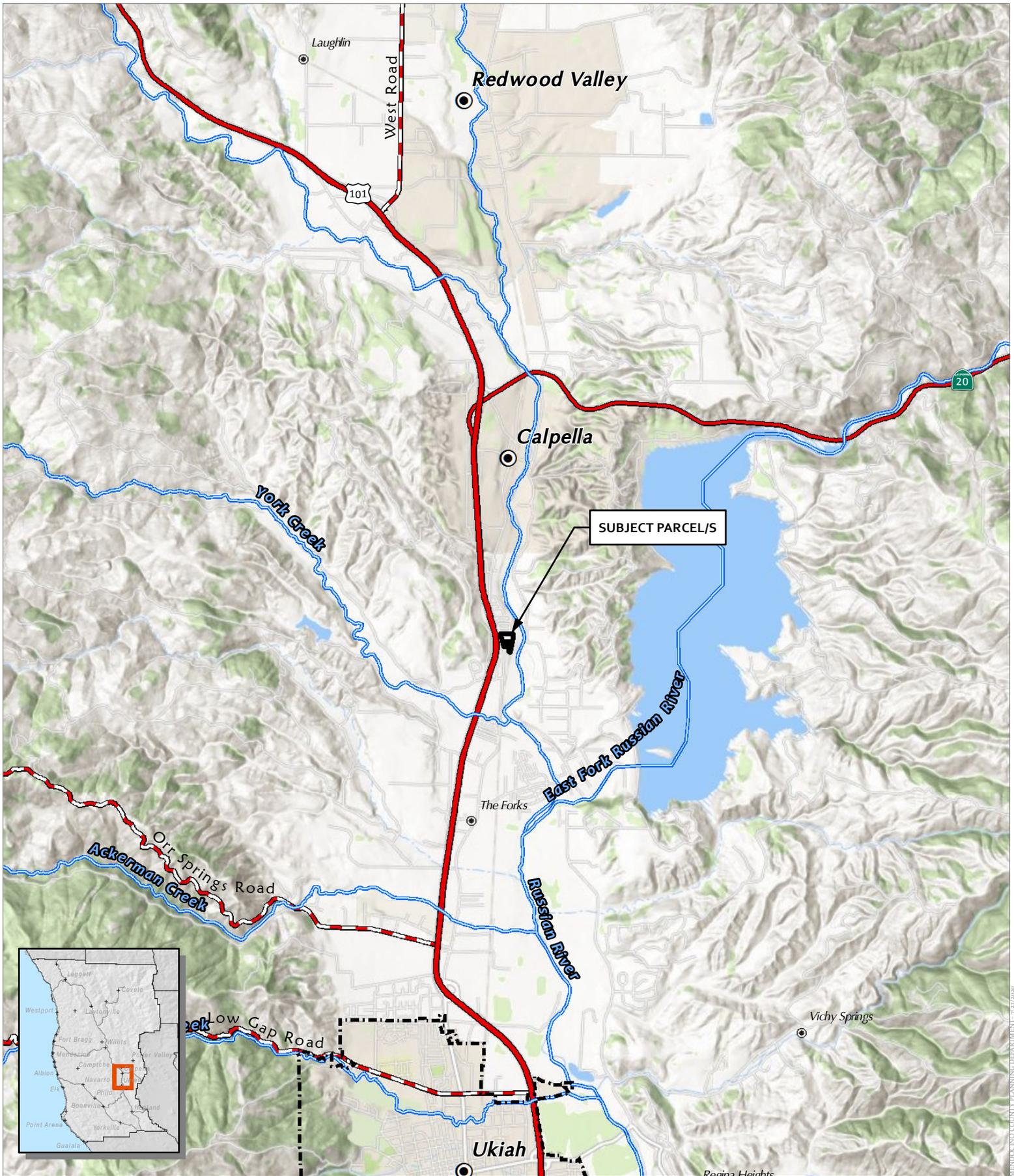
28. Site as it exists

Proposed Parcel 1 is unimproved. Site is bounded on the North by the 60 unit North Valley Mobile Home park and on the south by the 7 residential units located on the remainder parcel. The site is bordered by the old railroad tracks on the east (tracks are at the bottom of a steep incline of the eastern edge of proposed Parcel 1) and N. State St. and U. S. Highway 101 on the west. The site is vegetated with mixed native and non-native grasses and scattered hardwood trees. No rare or endangered species of flora or fauna are known to exist on site. Fauna visiting the site consists of native species of rodents, birds, scavenging mammals, deer and domestic animals. Site is in an area of higher density rural residential and mixed uses with 3 mobile home parks to the North and a residential mobile home subdivision to the southwest (north of First Avenue) as well as industrial uses occurring along N. State. St. to the south. Parcel 1 will provide in fill as it is one of the last remaining vacant parcels along N. State St. between the Forks and the mobile home parks. No historical or cultural uses are known to have occurred on site. Site will be minimally visible from N. State. St. due to tree cover along N. State. St. No serpentine soils, wetlands or special interest soils are known to exist on site.

29. Surrounding properties.

Site is bounded on the North by the 60 unit North Valley Mobile Home park and on the south by the 7 residential units located on the remainder parcel. The site is bordered by the old railroad tracks on the east (tracks are at the bottom of a steep incline of the eastern edge of proposed Parcel 1) and N. State St. and U. S. Highway 101 on the west. No known cultural, historical or scenic areas of note exist on the surrounding properties. Residential uses on the surrounding properties bring with that use non-native species of plants and animals. Fauna visiting the surrounding parcels consists of native species of

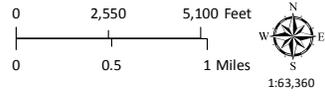
rodents, birds, scavenging mammals, deer and domestic or aboriginal animals. No agricultural uses occur on the adjacent parcels. Scattered hardwood trees and some grassy areas exist on the parcel to the south and along the tracks.



MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2025

CASE: MS 2020-0006
 OWNER: Jack Rafter, LLC
 APN: 167-190-08, 167-230-03
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 4681 N. State Street, Ukiah

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



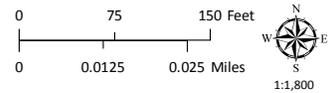
LOCATION MAP



CASE: MS 2020-0006
 OWNER: Jack Rafter, LLC
 APN: 167-190-08, 167-230-03
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 4681 N. State Street, Ukiah

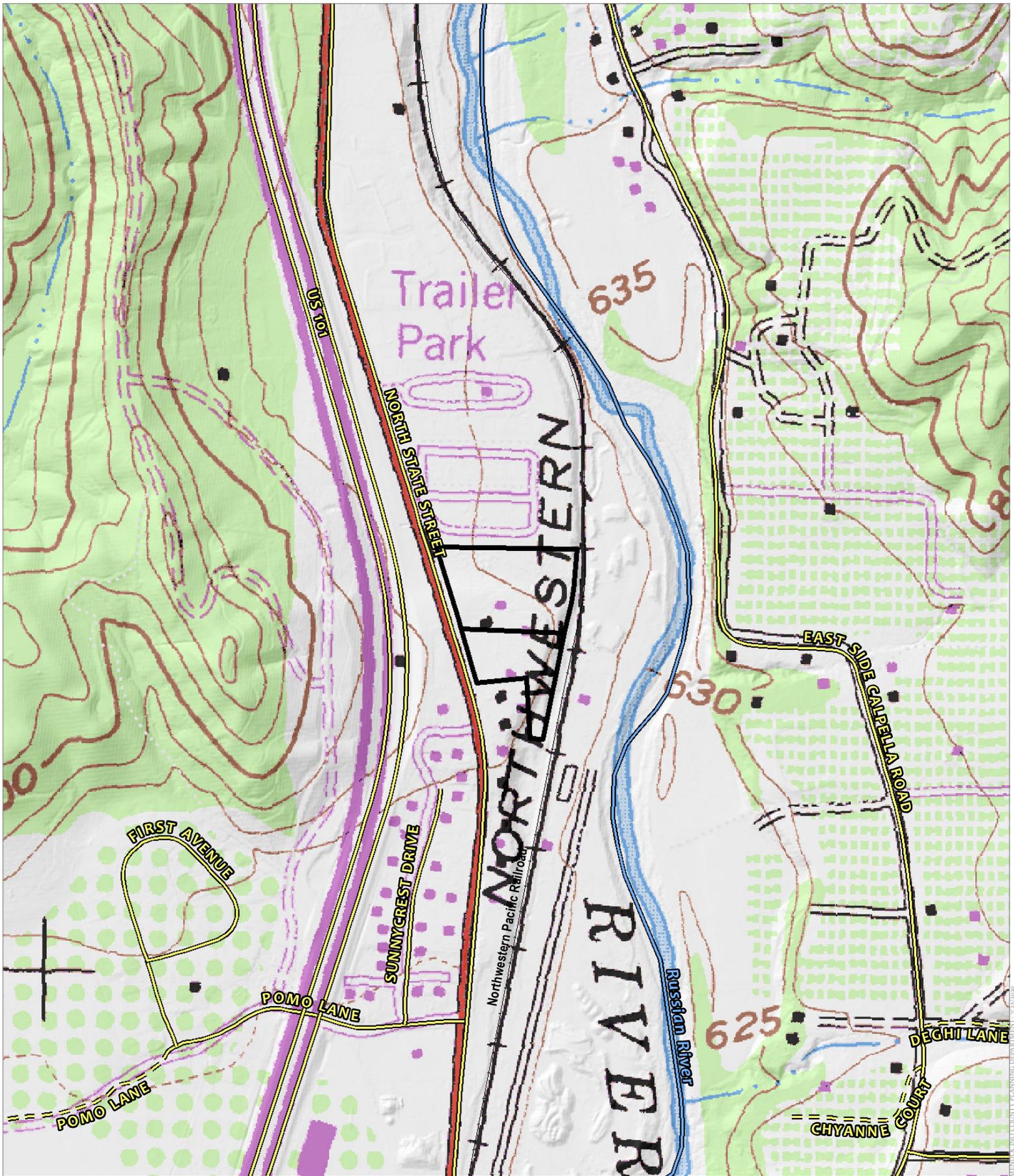
-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads

 Railroads



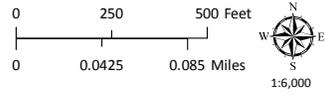
AERIAL IMAGERY

WINDYBROOK COUNTY PLANNING DEPARTMENT 7/23/2023



CASE: MS 2020-0006
 OWNER: Jack Rafter, LLC
 APN: 167-190-08, 167-230-03
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 4681 N. State Street, Ukiah

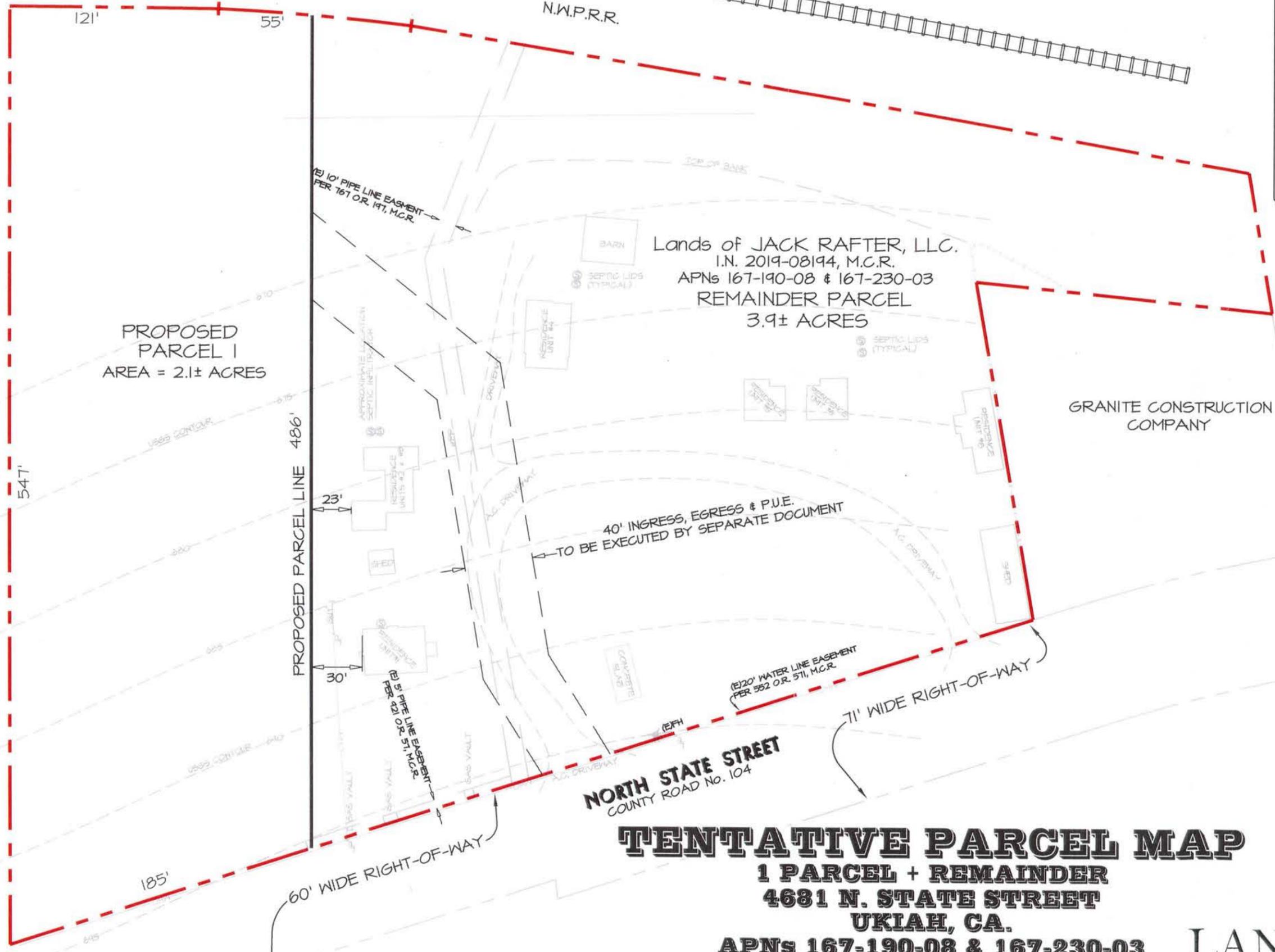
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Railroads
- Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MERCINO COUNTY PLANNING DEPARTMENT 7/23/2020

NORTH VALLEY MOBILE HOME PARK



PROPOSED PARCEL 1
AREA = 2.1± ACRES

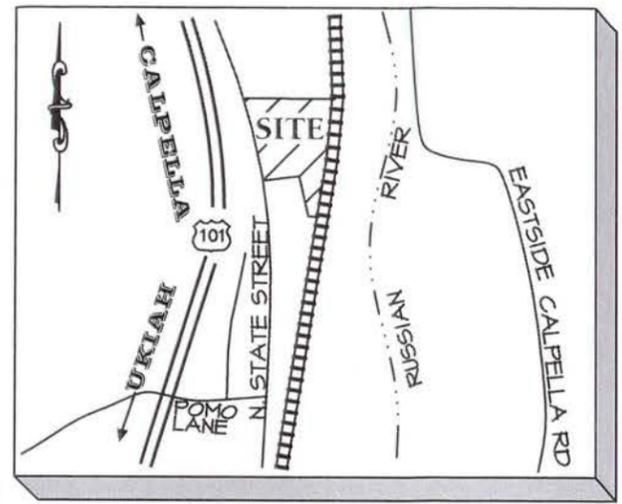
Lands of JACK RAFTER, LLC.
I.N. 2019-08194, M.C.R.
APNs 167-190-08 & 167-230-03
REMAINDER PARCEL
3.9± ACRES

GRANITE CONSTRUCTION
COMPANY

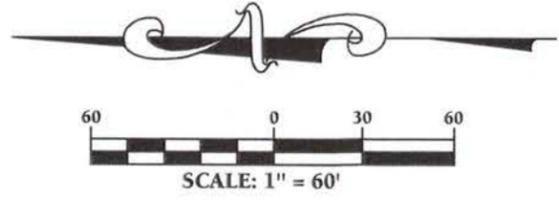
NORTH STATE STREET
COUNTY ROAD No. 104

TENTATIVE PARCEL MAP

1 PARCEL + REMAINDER
4681 N. STATE STREET
UKIAH, CA.
APNs 167-190-08 & 167-230-03



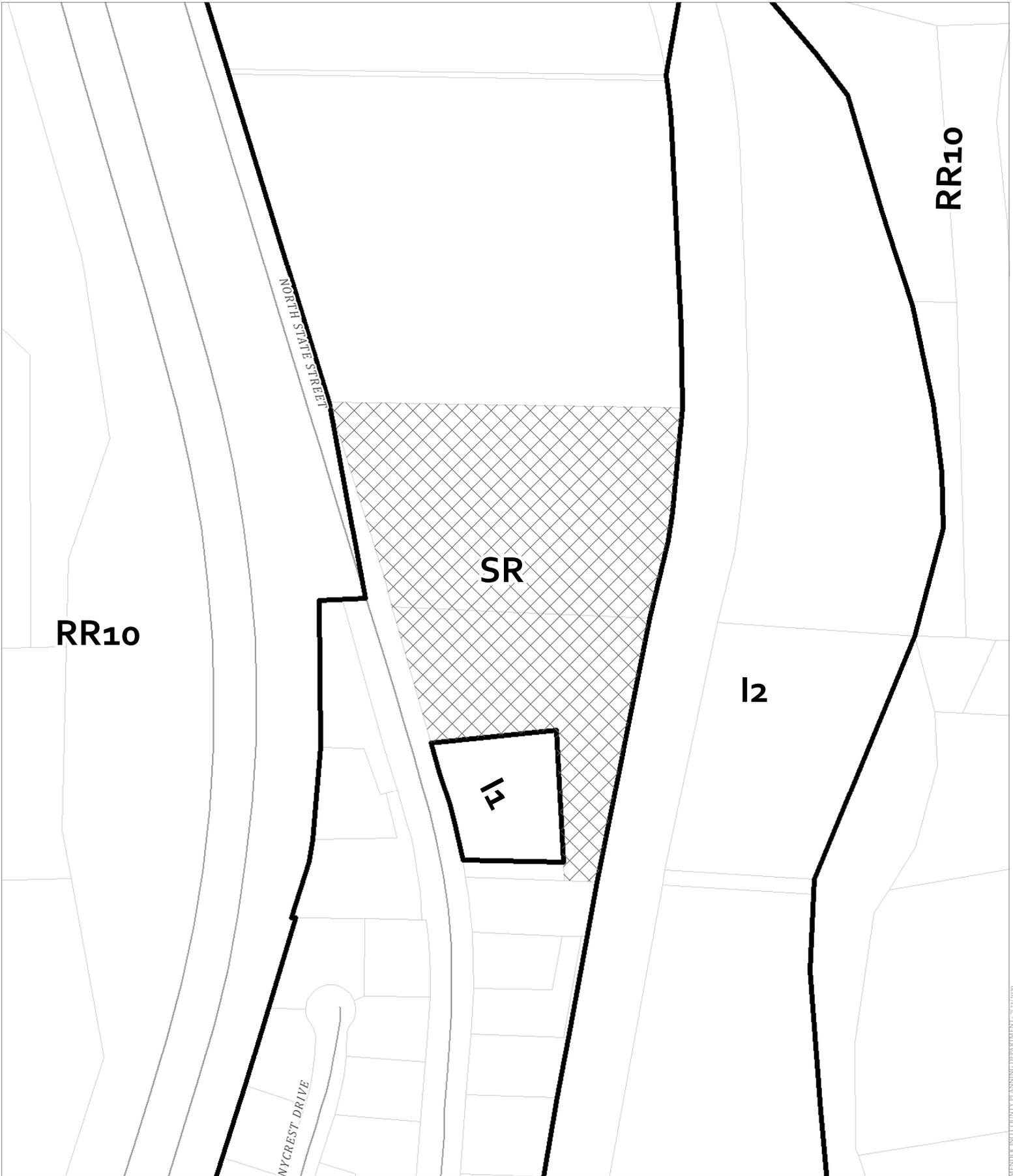
LOCATION MAP
NO SCALE



25 NOVEMBER, 2020

VANCE LAND SURVEYING

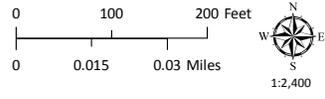
10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414



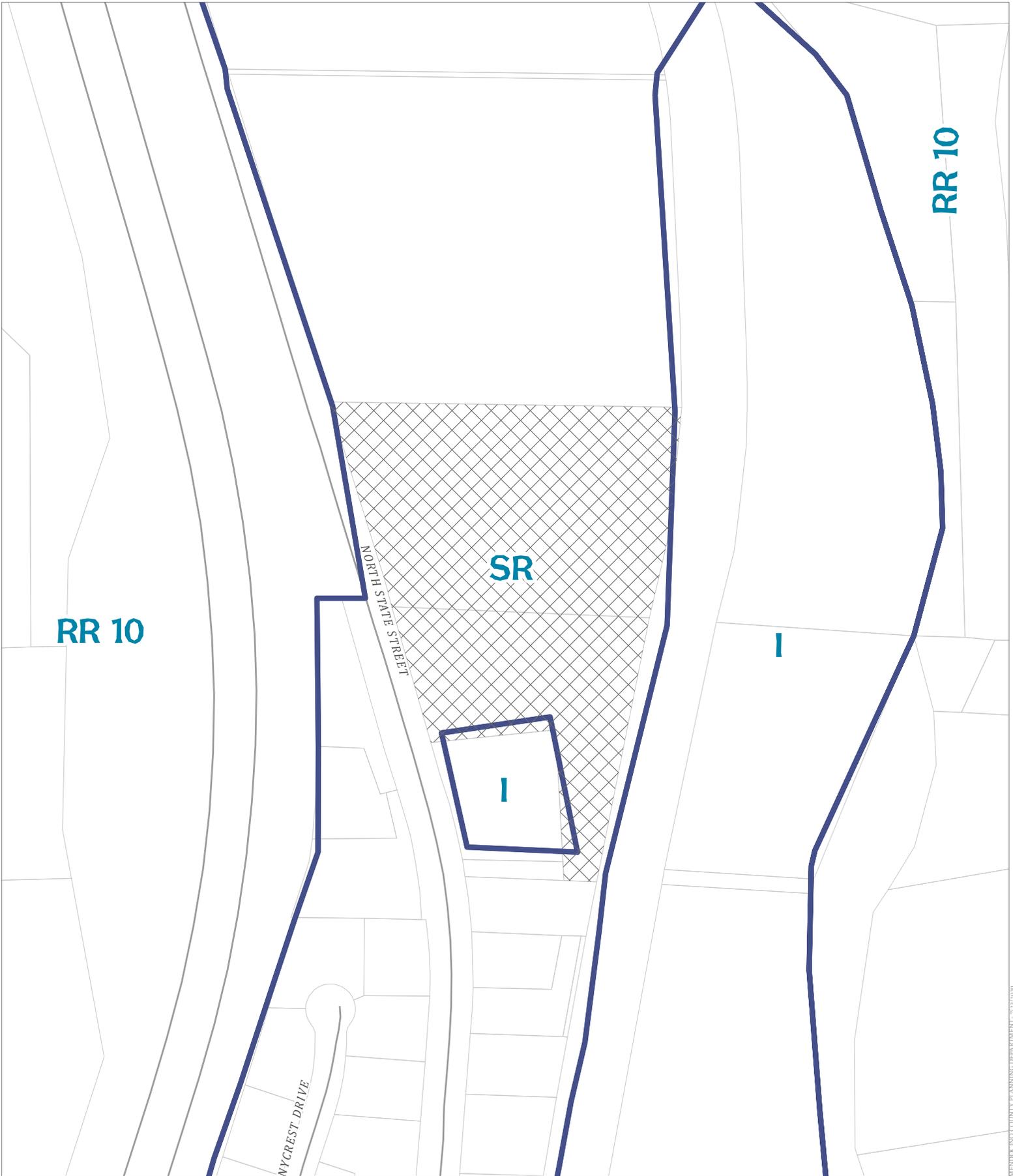
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020

CASE: MS 2020-0006
 OWNER: Jack Rafter, LLC
 APN: 167-190-08, 167-230-03
 APLCT: W. Vance Ricks
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

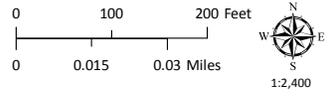


ZONING DISPLAY MAP



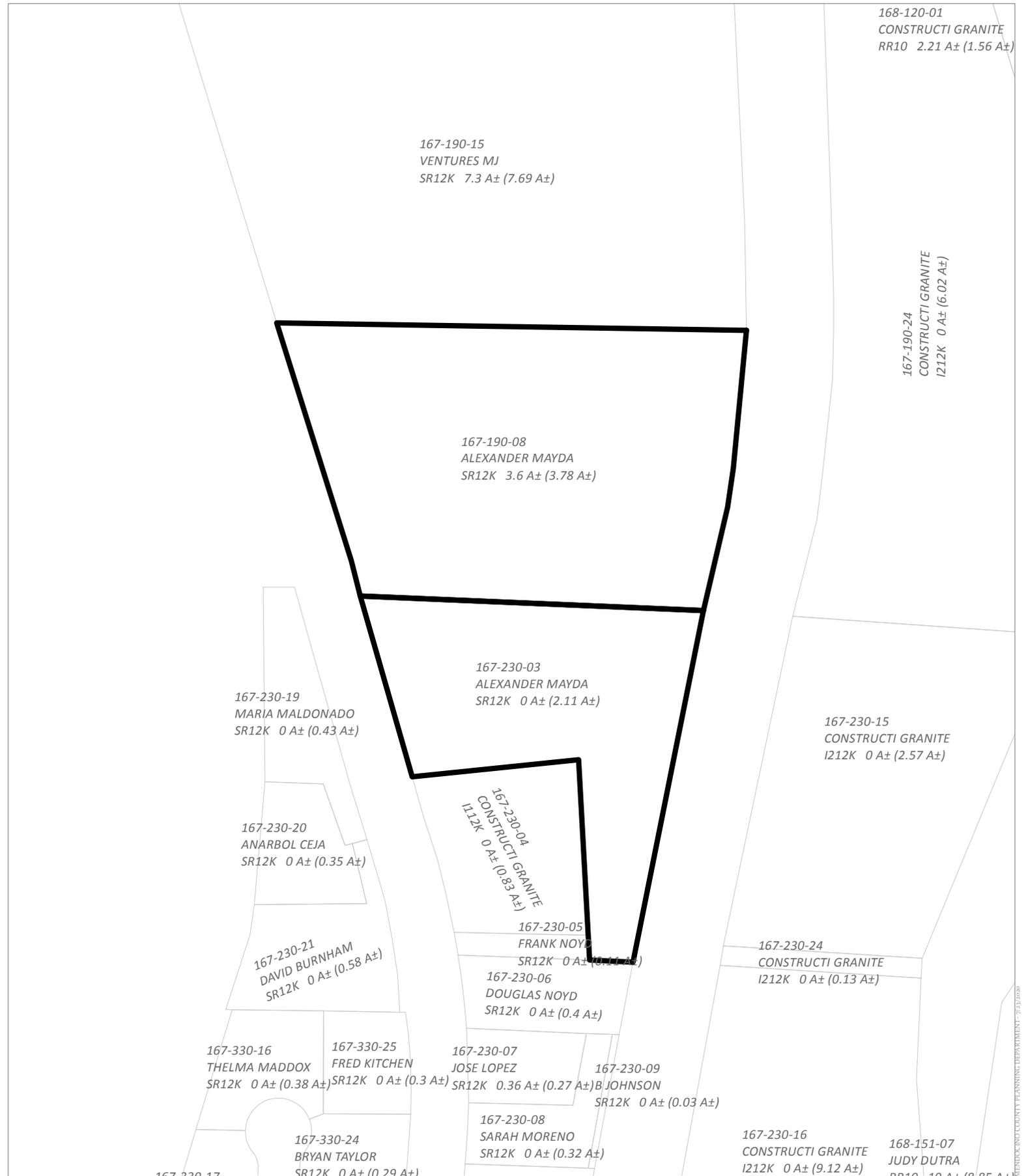
CASE: MS 2020-0006
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 APN: 167-190-08, 167-230-03
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 4681 N. State Street, Ukiah

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



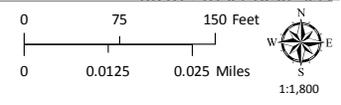
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020



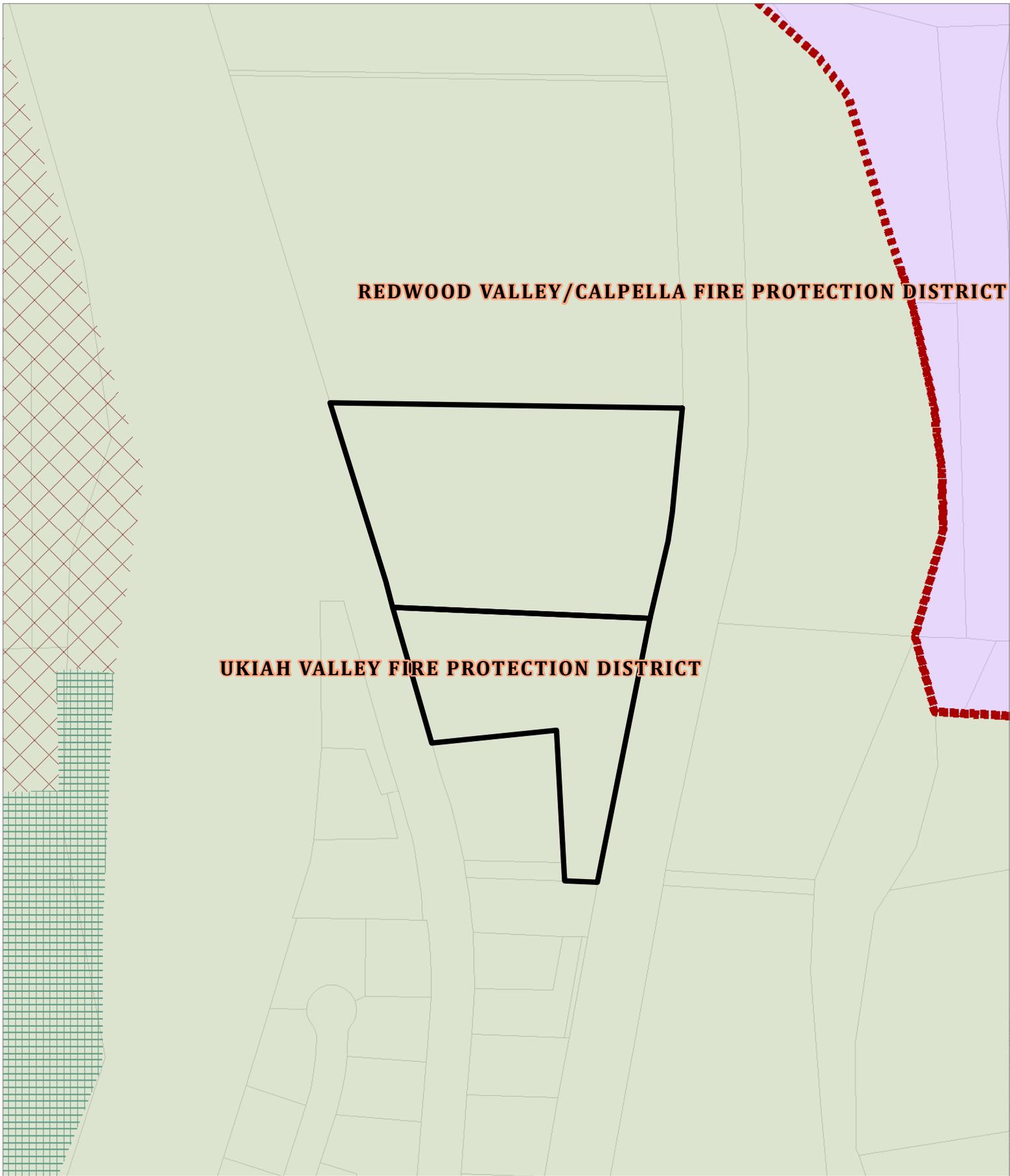
CASE: MS 2020-00 06
 OWNER: Jack Rafter, LLC
 APN: 167-190-08, 167-230-03
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 ADDRESS: 4681 N. State Street, Ukiah

 Assessor's Parcels



ADJACENT PARCELS

YREBANDING COUNTY PLANNING DEPARTMENT - 7/23/2020

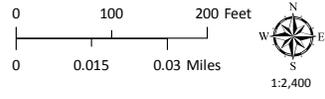


REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

UKIAH VALLEY FIRE PROTECTION DISTRICT

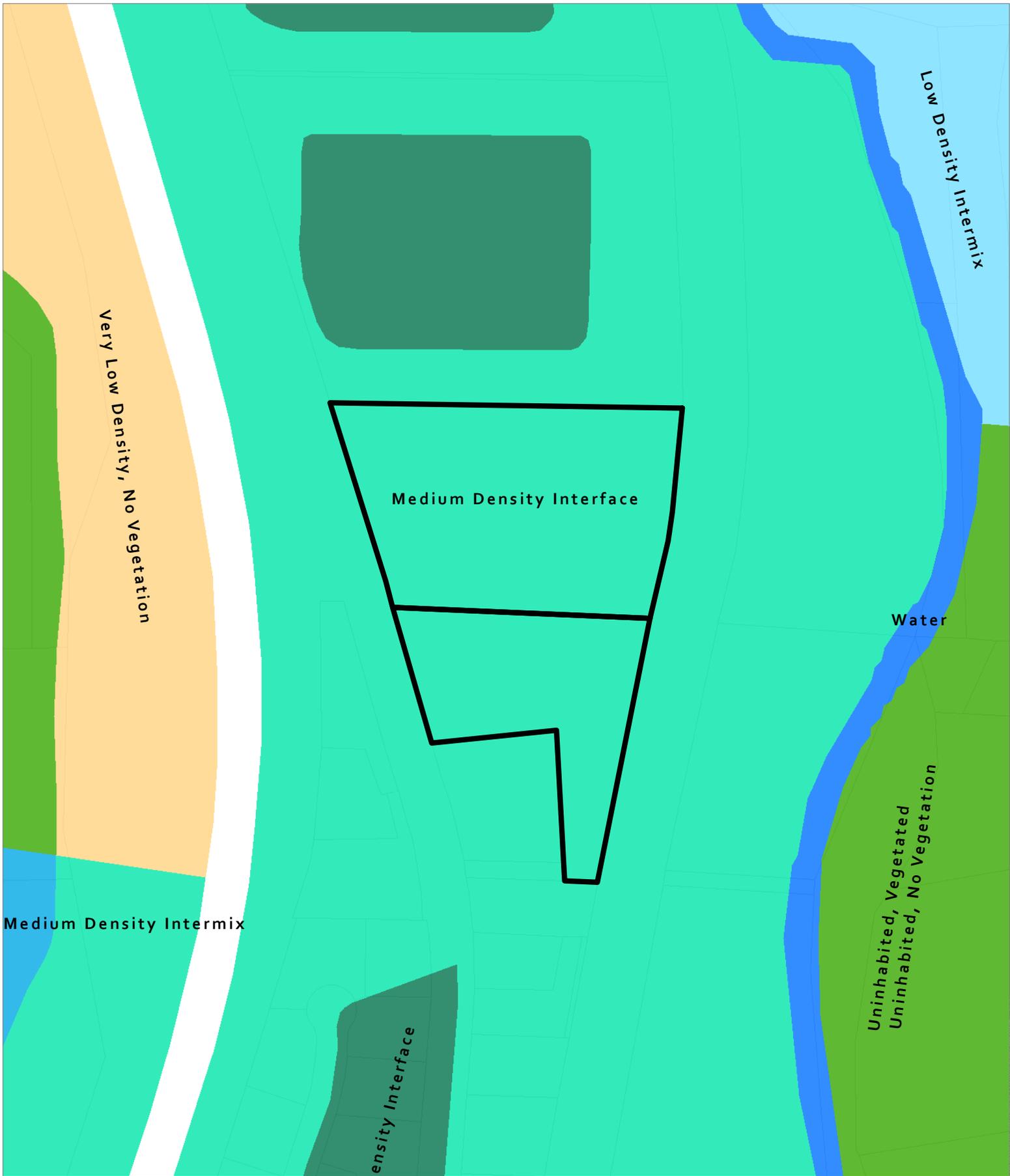
CASE: MS 2020-0006
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 High Fire Hazard
  Assessors Parcels
 Moderate Fire Hazard
 County Fire Districts



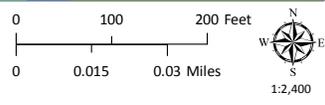
FIRE RESPONSIBILITY AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020

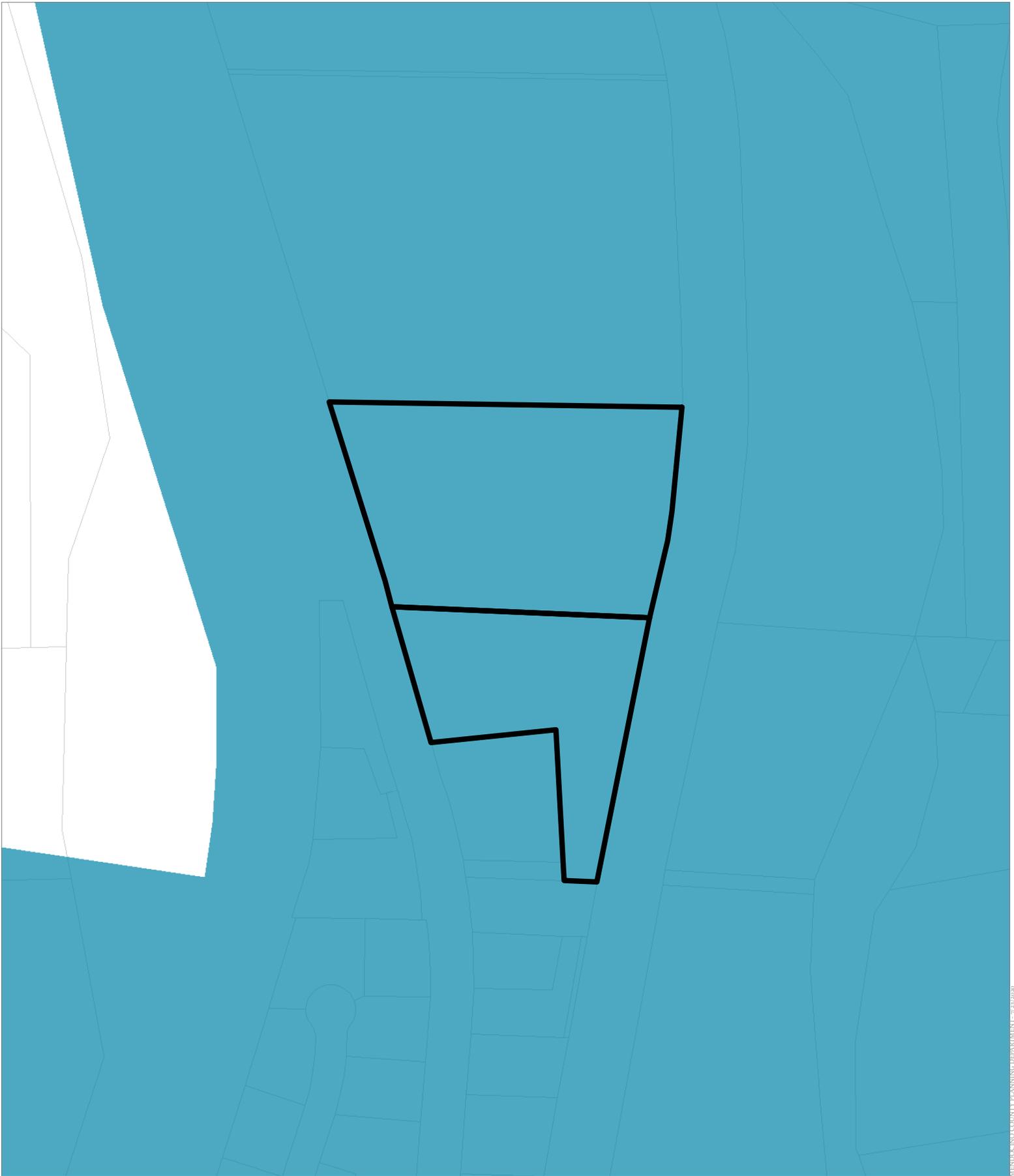


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- Water
- Assessors Parcels

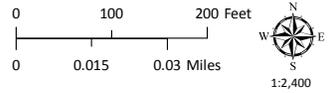


RENDERING BY COUNTY PLANNING DEPARTMENT 7/23/2021



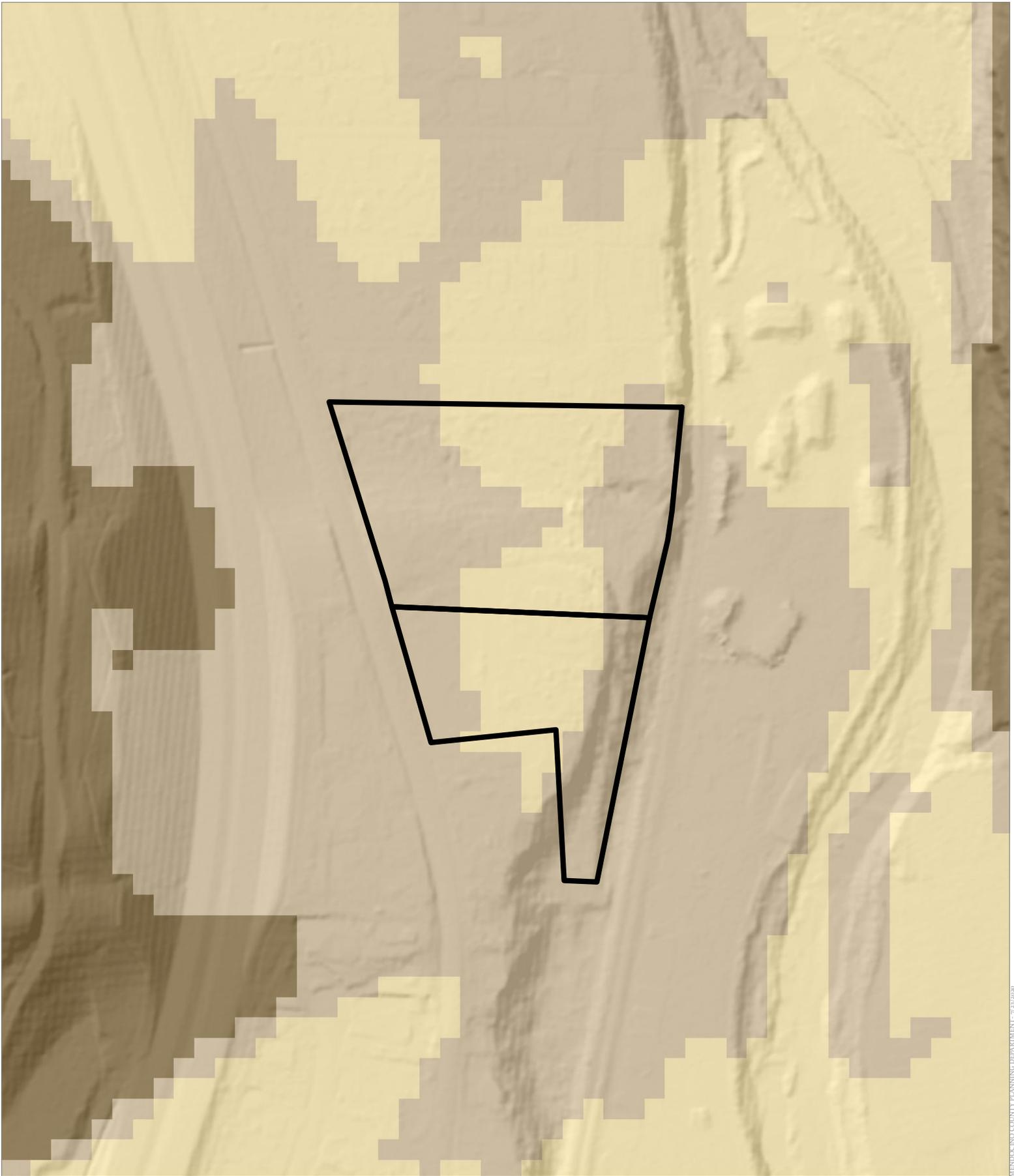
CASE: MS 2020-0006
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APLCT: W. Vance Ricks
AGENT: W. Vance Ricks
ADDRESS: 4681 N. State Street, Ukiah

 Ukiyah Stormwater Areas
 Assessor's Parcels



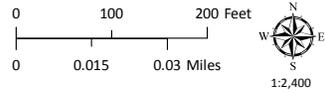
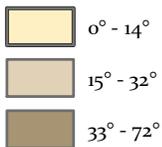
STORMWATER PERMITTING ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2021

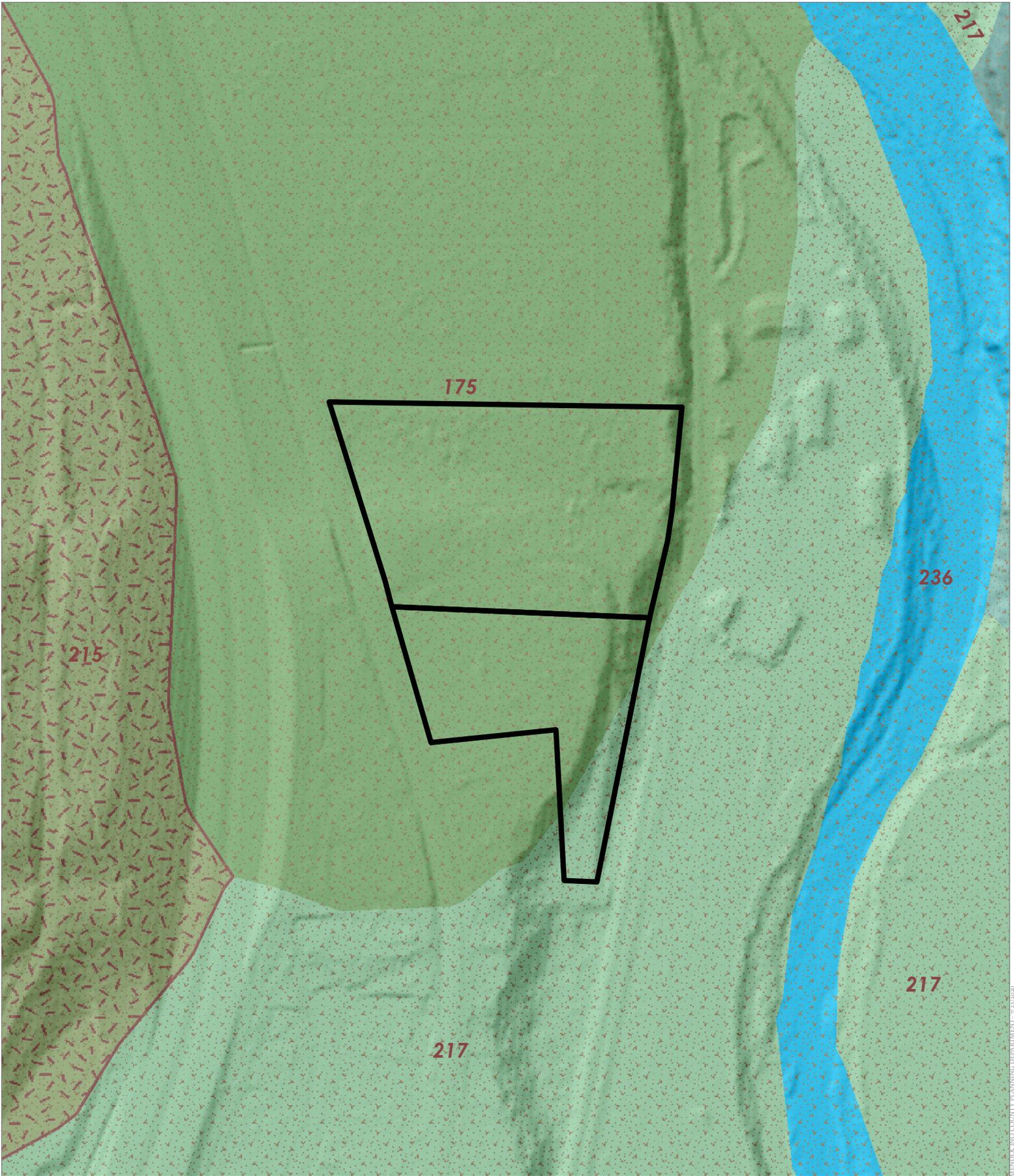


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021

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OWNER: Jack Rafter, LLC
APN: 167-190-08, 167-230-03
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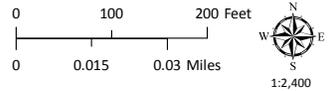


ESTIMATED SLOPE



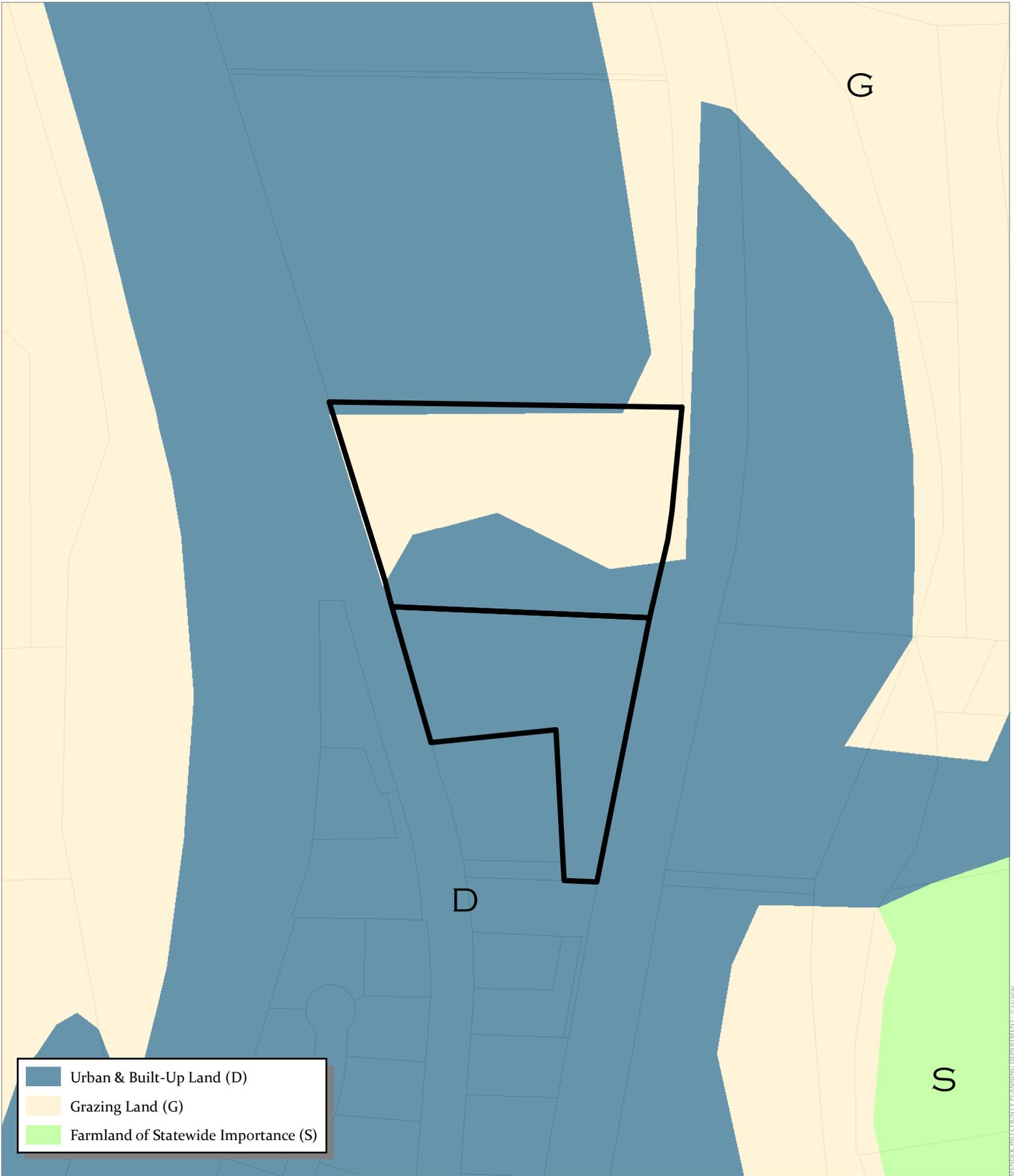
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 Naturally Occurring Asbestos
 Eastern Serpentine Inclusions



EASTERN SOIL CLASSIFICATIONS

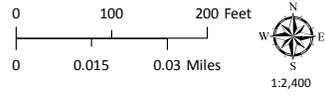
MENDOCINO COUNTY PLANNING DEPARTMENT / 7/23/2021



	Urban & Built-Up Land (D)
	Grazing Land (G)
	Farmland of Statewide Importance (S)

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 Assessors Parcels

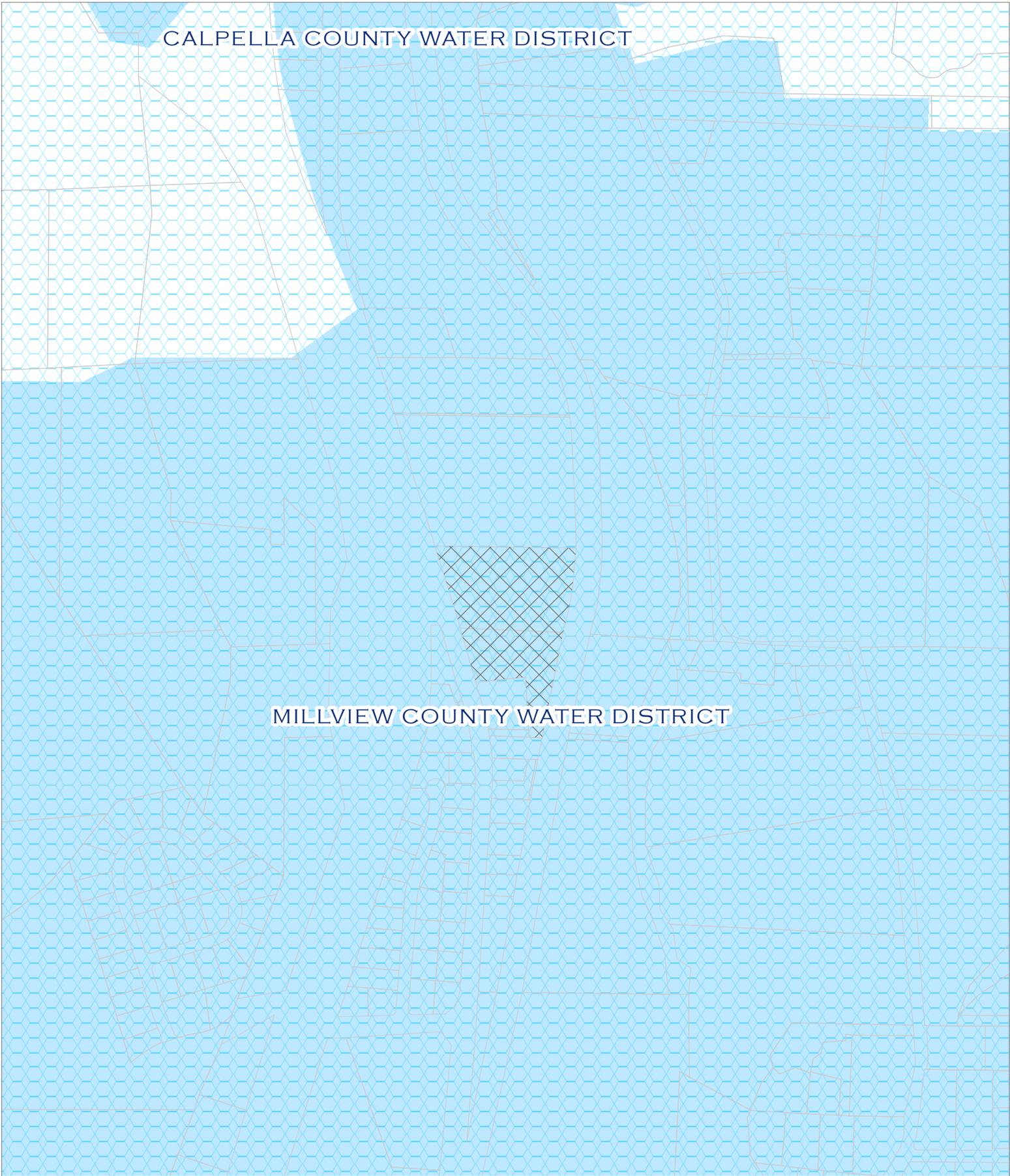


FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2020

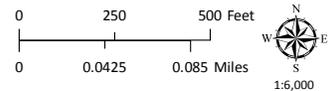
CALPELLA COUNTY WATER DISTRICT

MILLVIEW COUNTY WATER DISTRICT



CASE: MS 2020-0006
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APN: 167-190-08, 167-230-03
APLCT: W. Vance Ricks
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ADDRESS: 4681 N. State Street, Ukiah

- Assessors Parcels
- Russian River Flood District
- County Water Districts



WATER DISTRICTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020