



**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 "NASH" GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER KROG, ASSISTANT DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

July 23, 2021

Department of Transportation  
 Environmental Health - Ukiah/Fort Bragg  
 Building Inspection - Ukiah  
 Air Quality Management  
 Archaeological Commission

Department of Fish and Wildlife  
 RWQCB  
 State Clearinghouse  
 Ukiah Valley Sewer District  
 City of Ukiah Water District  
 Ukiah Valley Fire District

Ukiah City Planning  
 Cloverdale Rancheria  
 Potter Valley Tribe  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** MS\_2021-0002

**DATE FILED:** 6/17/2021

**OWNER/ APPLICANT:** RURAL COMMUNITES HOUSING DEVELOPMENT

**AGENT:** TYLER PEARSON, MUNSELLE CIVIL ENGINEERING

**REQUEST:** Two lot minor subdivision of a 4.10± acre parcel to create one parcel of 2.37± acres (Lot 1) and one parcel of 1.73± acres (Lot 2).

**LOCATION:** 0.60± miles northeast of the City of Ukiah at the intersection of Brush Street (CR 217) and North Orchard Avenue (City of Ukiah); located at 365 Brush Street, Ukiah; APN: 002-101-31.

**SUPERVISORIAL DISTRICT:** 2

**STAFF PLANNER:** RUSSELL FORD

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

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

## CASE: MS 2021-0002

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**OWNER:** Rural Communities Housing Development Corporation

**APPLICANT:** Rural Communities Housing Development Corporation

**AGENT:** Tyler Pearson, Munselle Civil Engineering

**REQUEST:** Two lot minor subdivision of a 4.10± acre parcel to create one parcel of 2.37± acres (Lot 1) and one parcel of 1.73± acres (Lot 2).

**LOCATION:** 0.60± miles northeast of the City of Ukiah at the intersection of Brush Street (CR 217) and North Orchard Avenue (City of Ukiah); located at 365 Brush Street, Ukiah; APN: 002-101-31.

**APN/S:** 002-101-31

**PARCEL SIZE:** 4.10± acres

**GENERAL PLAN:** SR (Suburban Residential)  
**ZONING:** R-3 (Multiple-Family Residential)

**EXISTING USES:** Residential, Open Space

**DISTRICT:** 2 (Mulheren)

**RELATED CASES:** BU 2021-0013 - 0018 (Multi-family affordable housing units)  
 BU 2020-2366 (grading and drainage improvements)  
 B 2019-0031 (reconfigure existing lots to current configuration)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	MUBST (Mixed Use: Brush Street Triangle)	R3:CR (Multi-Family Residential, Contract Rezone) & I1 (Limited Industrial)	4.5± acres	Residential, Open Space
<b>EAST:</b>	MUBST (Mixed Use: Brush Street Triangle)	I1 (Limited Industrial)	1± acre	Open Space
<b>SOUTH:</b>	N/A (City of Ukiah)	PD (City of Ukiah)	.25± acres	Residential
<b>WEST:</b>	SR (Suburban Residential)	R3 (Multi-Family Residential)	2.4± acres	Residential

### REFERRAL AGENCIES

#### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- Ukiah City Planning Department
- Community Services District
- Ukiah Valley Fire District
- MAC

- Ukiah Valley Sanitation District
- School District
- City of Ukiah Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

#### STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Land Use Protection
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol

- California Native Plant Society
- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

#### FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

#### TRIBAL

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

### ADDITIONAL INFORMATION:

**STAFF PLANNER:** Russ Ford

**DATE:** 7/22/2021

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*None*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*N/A (LRA)*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Local (Ukiah Valley Fire District)*

**4. FARMLAND CLASSIFICATION:**

GIS

*G (Grazing)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*AE (608 feet base flood elevation)*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western 203 (Shortyork-Yorkville-Witherell complex)*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*N/A*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*No*

**10. TIMBER PRODUCTION ZONE:**

GIS

*No*

**11. WETLANDS CLASSIFICATION:**

GIS

*Freshwater Forested/Shrub Wetland*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*N/A*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*N/A*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*No*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*None*

**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

*None*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*Yes*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*N/A*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*UVAP (Ukiah Valley Area Plan)*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*Yes*

**22. OAK WOODLAND AREA:**

USDA

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*N/A*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*N/A*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*N/A*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*N/A*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*N/A*

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*N/A*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*N/A*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*N/A*



Planning and Building Services

Case No:	MS-2021-0002
CalFire No:	
Date Filed:	6-17-2021
Fee:	\$7,791.00
Receipt No:	PAT-042817
Received By:	CCF
Office use only	

### APPLICATION FORM

**APPLICANT**

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

Mailing Address: 499 Leslie Street

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

**PROPERTY OWNER**

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

Mailing Address: 499 Leslie Street

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

**AGENT**

Name: Tyler Pearson, Munselle Civil Engineering Phone: 707-462-6536

Mailing Address: 100 North Pine Street

City: Ukiah State/Zip: CA 95482 email: tyler@munsellecivil.com

Parcel Size: 4.10 acres (Sq. feet/Acres) Address of Property: 501 Brush Street

Assessor Parcel Number(s): 002-101-31

**TYPE OF APPLICATION:**

- Administrative Permit
- Agricultural Preserve
- Airport Land Use
- CDP- Admin
- CDP- Standard
- Certificate of Compliance
- Development Review
- Exception

- Flood Hazard
- General Plan Amendment
- Land Division-Minor
- Land Division- Major
- Land Division-Parcel
- Land Division-Resubdivision
- Modification of Conditions
- Reversion to Acreage

- Rezoning
- Use Permit-Cottage
- Use Permit-Minor
- Use Permit-Major
- Variance
- Other

Mendocino County

JUN 17 2021

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

Planning & Building Services

*Brad McDonald*  
Signature of Applicant/Agent

6/4-2021  
Date

*Brad McDonald*  
Signature of Owner

6/4-2021  
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.

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This project proposes a minor two lot subdivision of a 4.10 acres lot. Lot 1 of the

---

has previously approved plans under BU\_2020\_2366, which include street improvements

---

along Brush Street and Orchard Avenue bordering both of the proposed Lots and a low

---

income apartment complex with a parking lot on Lot 1. Lot 2 has an existing City Ukiah

---

well site easement located on it and currently has no improvements proposed other

---

than a bioretention areas needed for the street improvements along its frontage. If and when

---

a developement is proposed for Lot 2 water and sewer will be provided by City of Ukiah and

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Ukiah Valley Sanitation District respectively through existing mains on Brush Street.

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Access to future improvements for Lot 2 will be provided via curb cuts on both Brush Street

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and Orchard Avenue.

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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	5	0	14,540 sf	0	14,540 sf
<input checked="" type="checkbox"/> Other: <u>Community Building</u>	1	0	2,892 sf	0	2,892 sf
<input checked="" type="checkbox"/> Other: <u>City of Ukiah Well Building</u>	1	0	700 sf	0	700 sf
<b>Total Structures Paved</b>	N/A	0	48,000 sf	0	48,000 sf
<b>Area Landscaped Area</b>	N/A	0	12,000 sf	0	12,000 sf
<b>Unimproved Area</b>	N/A	0	100,789 sf	0	100,789 sf

**GRAND TOTAL (Equal to gross area of Parcel) 4.10 acres**

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

Estimated employees per shift: N/A  
Estimated shifts per day: N/A  
Type of loading facilities proposed: N/A

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?  Yes  No Explain:  
The proposed project is only for the subdivision of existing parcel and does not include any previously approved and under construction improvement work located on proposed Lot 1 under BU 2020 2366.

\_\_\_\_\_  
\_\_\_\_\_

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	<u>0</u>	<u>N/A</u>
Number of uncovered spaces	<u>0</u>	<u>N/A</u>
Number of standard spaces	<u>0</u>	<u>N/A</u>
Number of handicapped spaces	<u>0</u>	<u>N/A</u>
Existing Number of Spaces	<u>33</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>33</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.).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_

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 Ukiah Valley Sanitation District  
 Septic Tank  
 Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
 Community water system - Specify supplier City of Ukiah  
 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.):  
A multi-family low income apartment complex is under construction and approved under BU\_2020\_2366 for Lot 1 of this minor subdivision. Street frontage improvements including street widening, curb and gutter installation and sidewalk installation per City of Ukiah stds for both Brush Street and Orchard Avenue, which border the entire north and east of the parcel to be subdivided, are also under construction and approved under BU\_2020\_2366.

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:  
All frontage street improvements required for the development of proposed Lots 1 and 2 are already under construction and approved under BU\_2020\_2366.

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
This minor subdivision is located at the corner of Brush street and Orchard Avenue just to the east of Ukiah and just to the west of Highway 101.

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.  
There is an existing well building within the City of Ukiah well easement that is currently maintained by the City of Ukiah. There are also 5 multi-unit apartments and a community building for the apartments under construction in the area of proposed Lot 1.

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 29 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 18,132 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 4.10       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.  
The project site has an apartment complex and road frontage improvements that are currently under construction and an existing City of Ukiah well building. The site has very shallow existing slopes of under 2%.

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 properties to the north (north of Brush Street) and to the east (east of Orchard Avenue) are vacant grassland lots.  
The property to the west is an under construction multi-unit apartment complex and to the south is a pedestrian trail.

30. Indicate the surrounding land uses:

	North	East	South	West
<u>Vacant</u>	X	X		
<u>Residential Agricultural</u>				X
<u>Commercial Industrial</u>				
<u>Institutional Timberland</u>				
<u>Other</u>			X	



**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.

Brad McAnold  
Owner/Authorized Agent

6/4-2021  
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.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

**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: Brad McAnold Date: 6/4-2021



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
JULIA ACKER-KROG, ASSISTANT DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**ACKNOWLEDGEMENT 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 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.*

*Brad McDonald - CEO*

Applicant Signature

*7/7-2021*

Date

**OFFICE USE ONLY:**

Project or Permit Number

## 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.

7/7-2021

Date

Brian Mc Arnold

Applicant

1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	2.37 acres	Multifamily Residential	Multifamily residential apartments are currently under construction as of 5/13/2021
Lot Number 2	1.73 acres	Unknown	City of Ukiah Well house
Lot Number 3			
Lot Number 4			
Remainder Parcel			

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.

Brad McDonald  
 Owner's Signature

6/4-2021  
 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.

Brad McDonald  
 Applicant and/or Agent's Signature

6/4-2021  
 Date

\_\_\_\_\_  
 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.

\_\_\_\_\_  
 Signature of Preparer of the Tentative Map

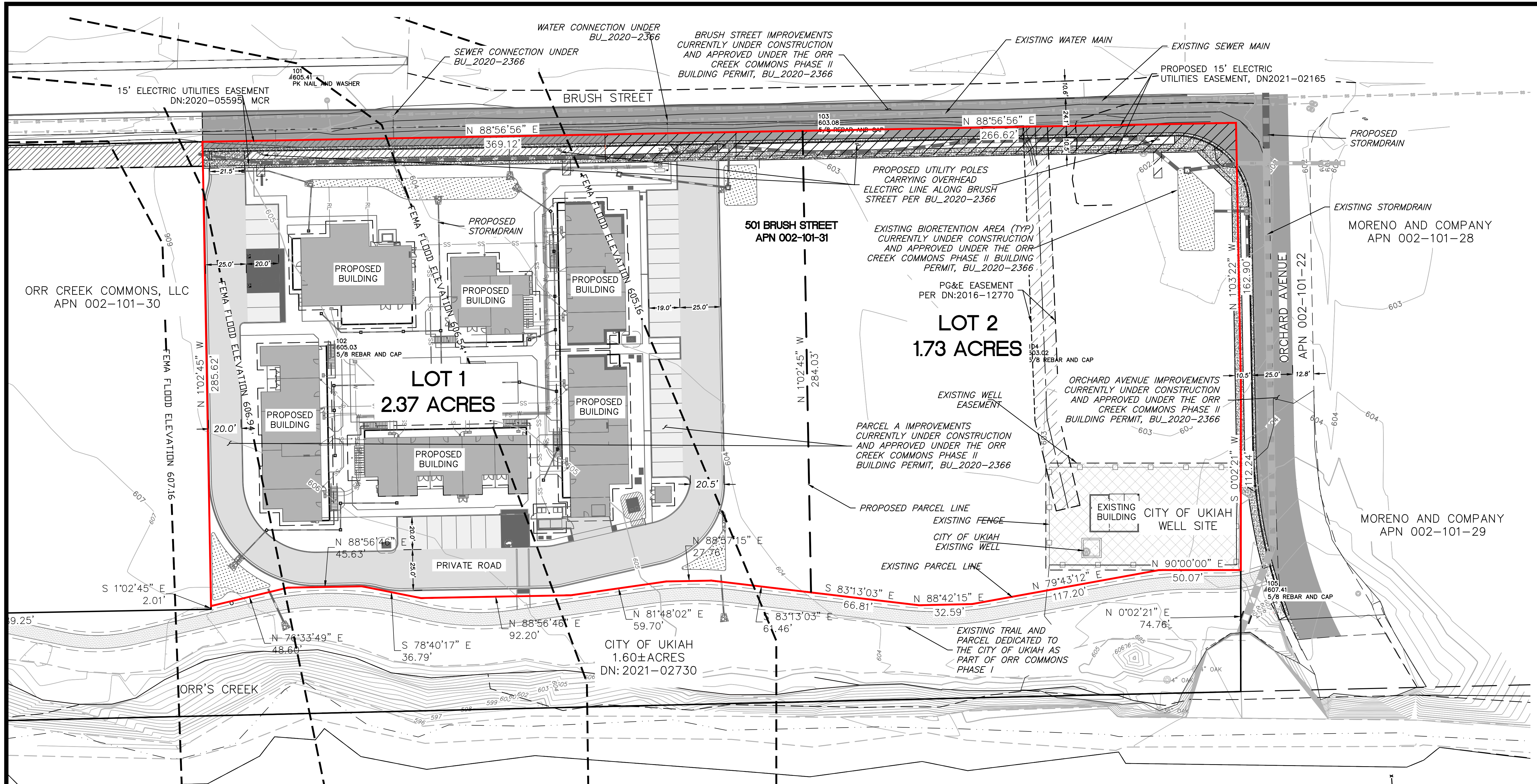
\_\_\_\_\_  
 Date

Mendocino County

JUN 17 2021



P:\MCE JOBS\2021\89-21 ORR CREEK SUBDIVISION\DWG\89-21 T.M.DWG 5/13/2021 5:19 PM TY



**NOTES**

1. WATER WILL BE PROVIDED BY THE CITY OF UKIAH AND SEWER WILL BE PROVIDED BY THE UKIAH VALLEY SANITATION DISTRICT FOR LOT 1 AND LOT 2. A NEW WATER METER WILL BE INSTALLED AND CONNECTED TO EXISTING WATER MAIN IN BRUSH STREET ONCE THE LOT IS DEVELOPED. A NEW SEWER LATERAL WILL BE CONNECTED TO THE MAIN IN BRUSH STREET ONCE THE LOT IS DEVELOPED.
2. PG&E WILL SUPPLY ELECTRICITY. NO GAS IS READILY AVAILABLE TO LOTS 1 OR 2.
3. ACCESS TO LOT 2 WILL BE PROVIDED THROUGH CURB CUTS LOCATED ON BRUSH STREET AND ORCHARD AVENUE SHOWN WHEN THE PARCEL IS DEVELOPED.
4. THE ENTIRE AREA OF LOT 1 AND LOT 2 ARE IN THE FEMA FLOOD ZONE AE.

**SURVEY NOTES**

1. THE EXISTING TOPOGRAPHY AND BOUNDARY SHOWN HEREON WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY MUNSELLE CIVIL ENGINEERING, DATED FEBRUARY 2019.
2. THE BASIS OF BEARING IS NORTH 88°56'56" EAST BETWEEN FOUND MONUMENTS AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 50, PAGE 27, M.C.R.
3. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A PUBLISHED REFERENCE MARK (KT1165) WITH AN ELEVATION OF 611.06' NGVD 29 AS FOUND ON A FLOOD INSURANCE RATE MAP HAVING A COMMUNITY PANEL NUMBER OF 060186 0001 E, EFFECTIVE AUGUST 5, 1985. TO ACHIEVE NAVD 88 ELEVATIONS 2.84' MUST BE ADDED TO ALL ELEVATIONS FOUND IN THIS DRAWING.

**OWNERS**

RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION  
499 LESLIE STREET  
UKIAH, CA 95482  
(707) 463-1975

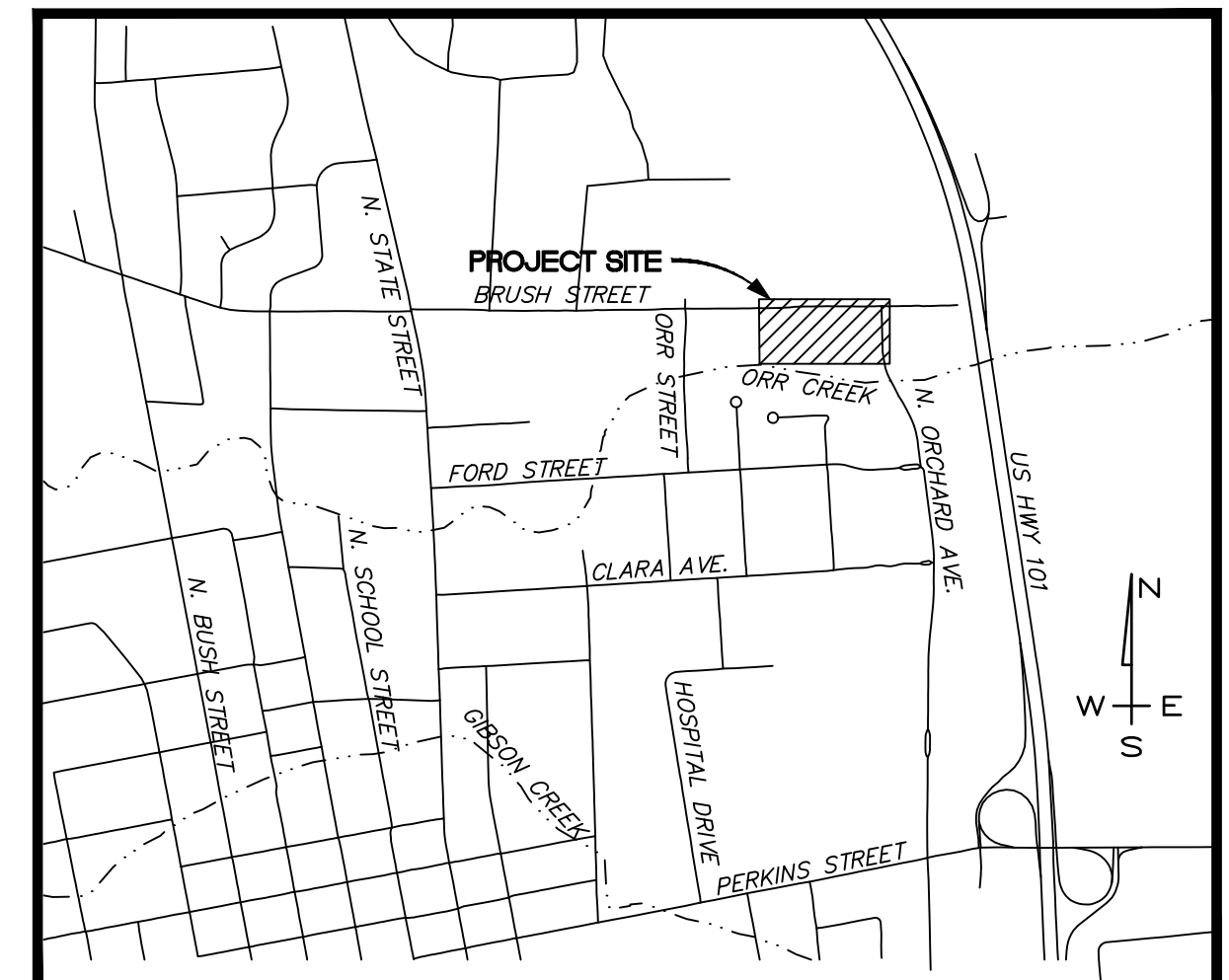
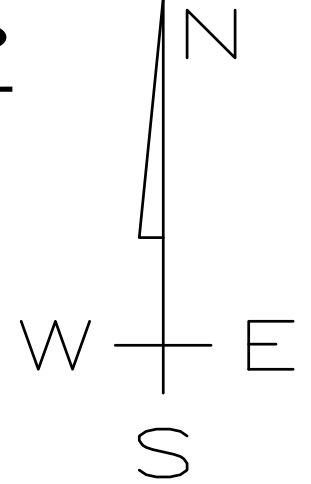
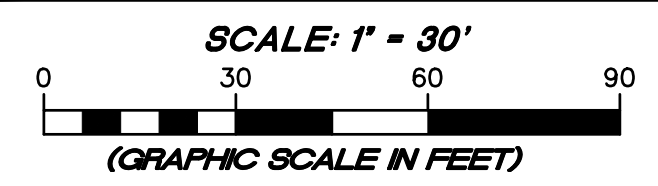
**DEVELOPER**

RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION  
499 LESLIE STREET  
UKIAH, CA 95482  
(707) 463-1975

**CIVIL ENGINEER - MAP PREPARER**

TYLER PEARSON  
MUNSELLE ENGINEERING  
100 NORTH PINE STREET  
UKIAH, CA 95482  
707-462-6536

**TENTATIVE PARCEL MAP**



**LOCATION MAP**

NO SCALE

DATE	
BY	
REVISION	
DESCRIPTION	

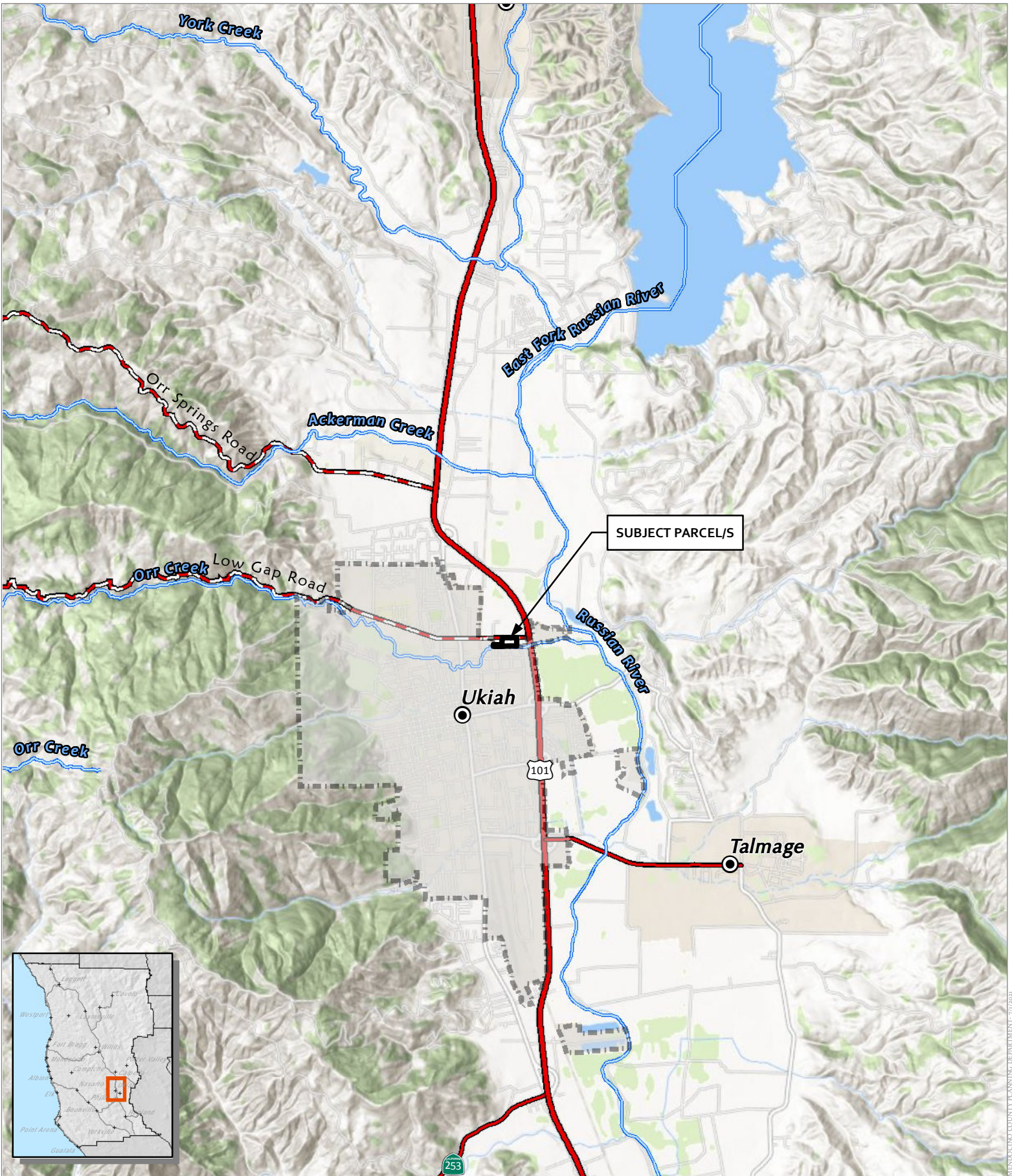
**MUNSELLE CIVIL ENGINEERING**  
 CIVIL ENGINEERING & SURVEYING  
 PLANNING & CONST. MANAGEMENT  
 100 NORTH PINE STREET  
 UKIAH, CA 95482  
 (707) 462-6536

**PROFESSIONAL ENGINEER - VINCENZO**  
 CO. L. MUNSELLE  
 No. 69841  
 Exp. 9-30-22  
 CIVIL ENGINEER - STATE OF CALIFORNIA

DATE: MAY 13, 2021  
 JOB NO.: 89-21  
 SHEET NO.: 1 OF 1 SHEETS

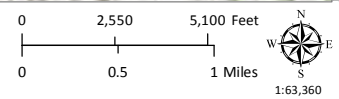
**LANDS OF RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION**  
 TENTATIVE PARCEL MAP  
 APN 002-101-31  
 BRUSH STREET AND ORCHARD AVENUE  
 UKIAH, CA 95482





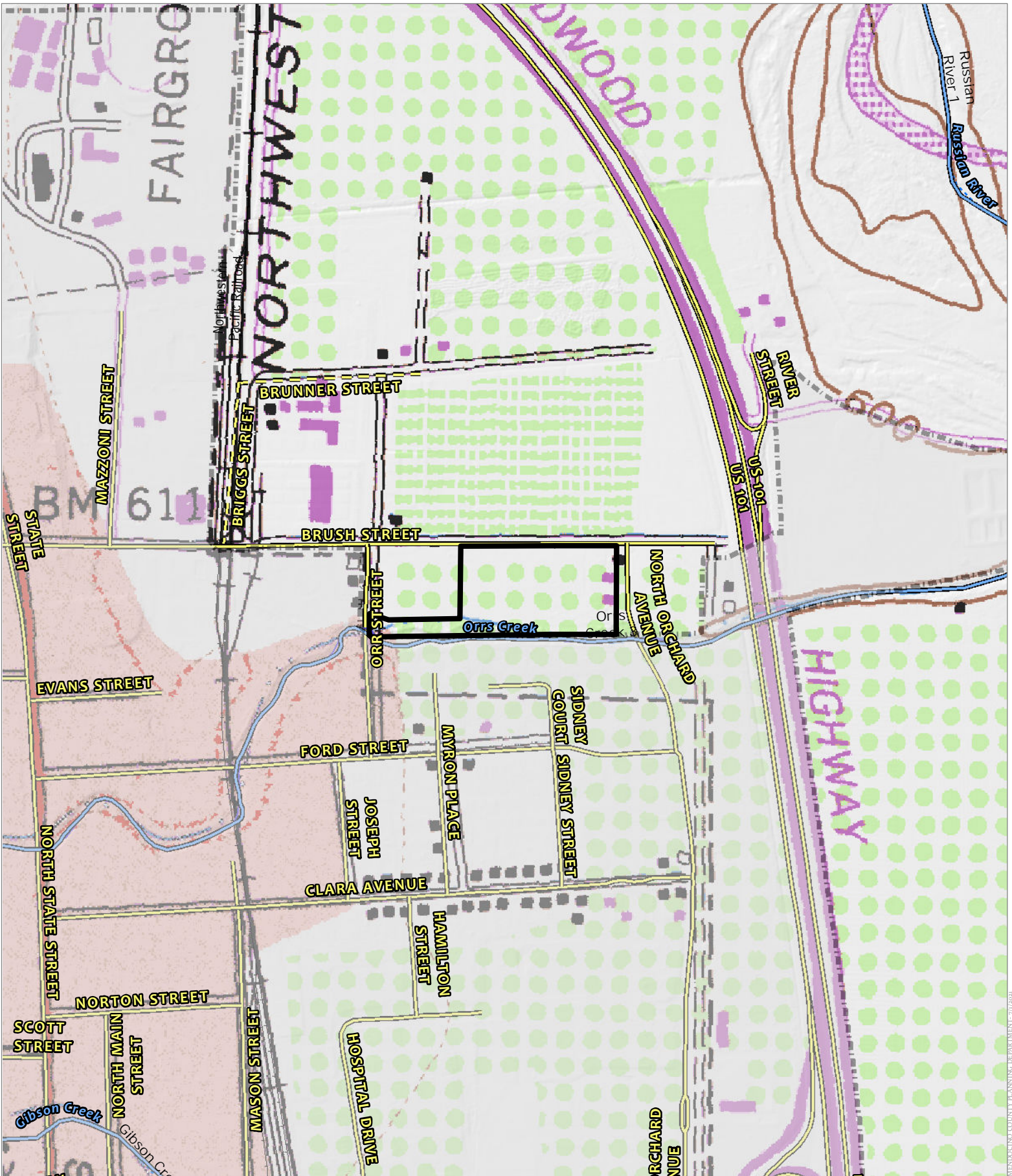
CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

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



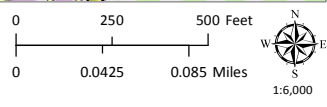
LOCATION MAP





CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

- City Limits
- Private Roads
- Named Rivers
- Public Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

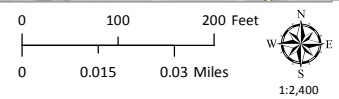
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2021



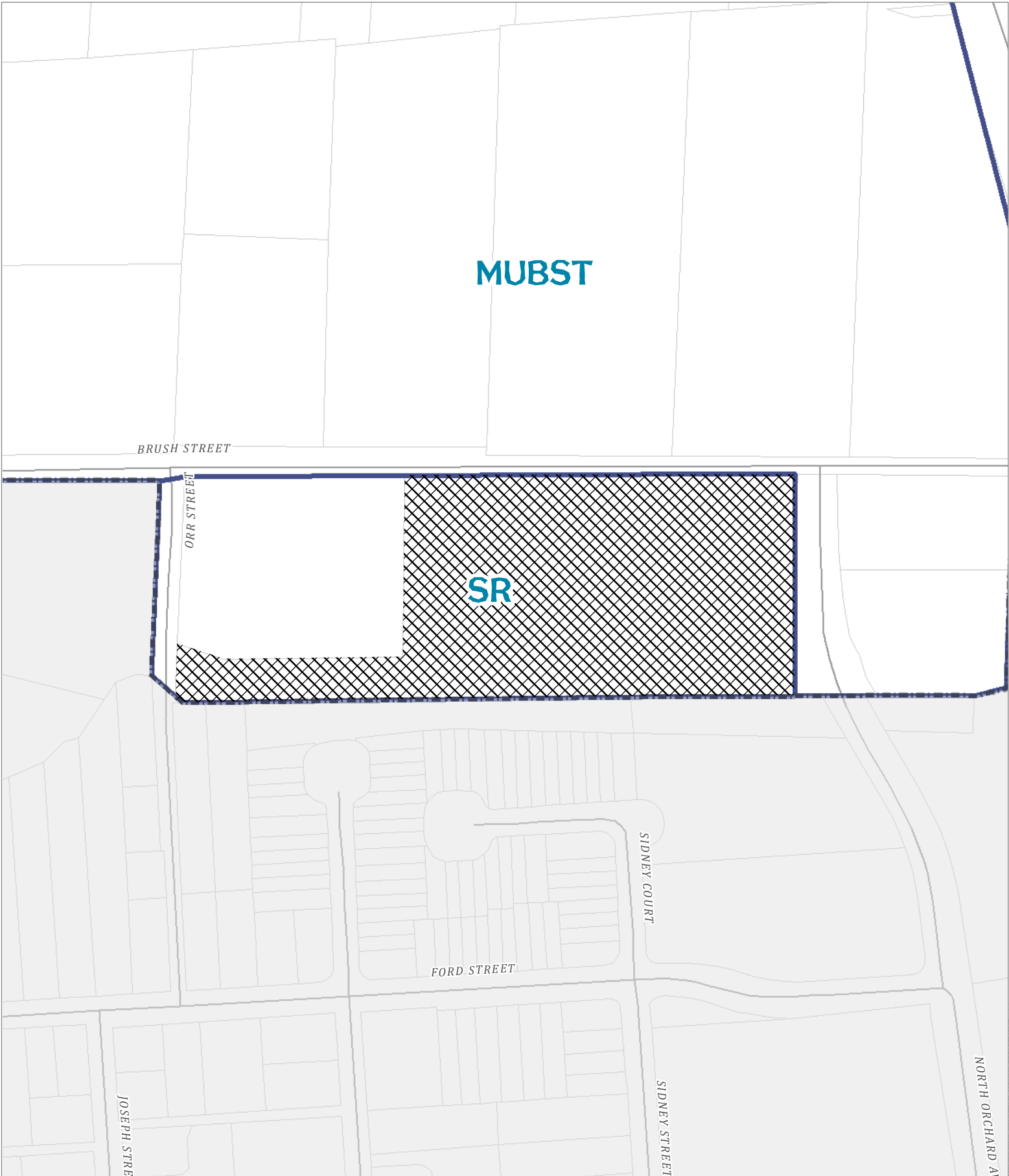


CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah


- City Limits
- Private Roads
- Named Rivers
- Public Roads

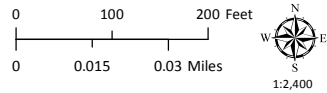


AERIAL IMAGERY



CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

-  City Limits
-  General Plan Classes
-  Public Roads



C2:CR

R3:CR

I1

PF

BRUSH STREET

C2

ORR STREET

R3

NORTH ORCHARD AVENUE

C2

R3

SIDNEY COURT

PD

C1

FORD STREET

JOSEPH STRE




MYRON PLACE

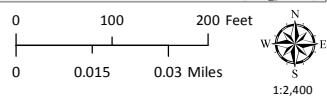
SIDNEY STREET

R2

R3

CASE: MS 2021-0002  
OWNER: RCHDC  
APN: 002-101-31  
APLCT: RCHDC  
AGENT: Tyler Pearson  
ADDRESS: 365 Brush Street, Ukiah

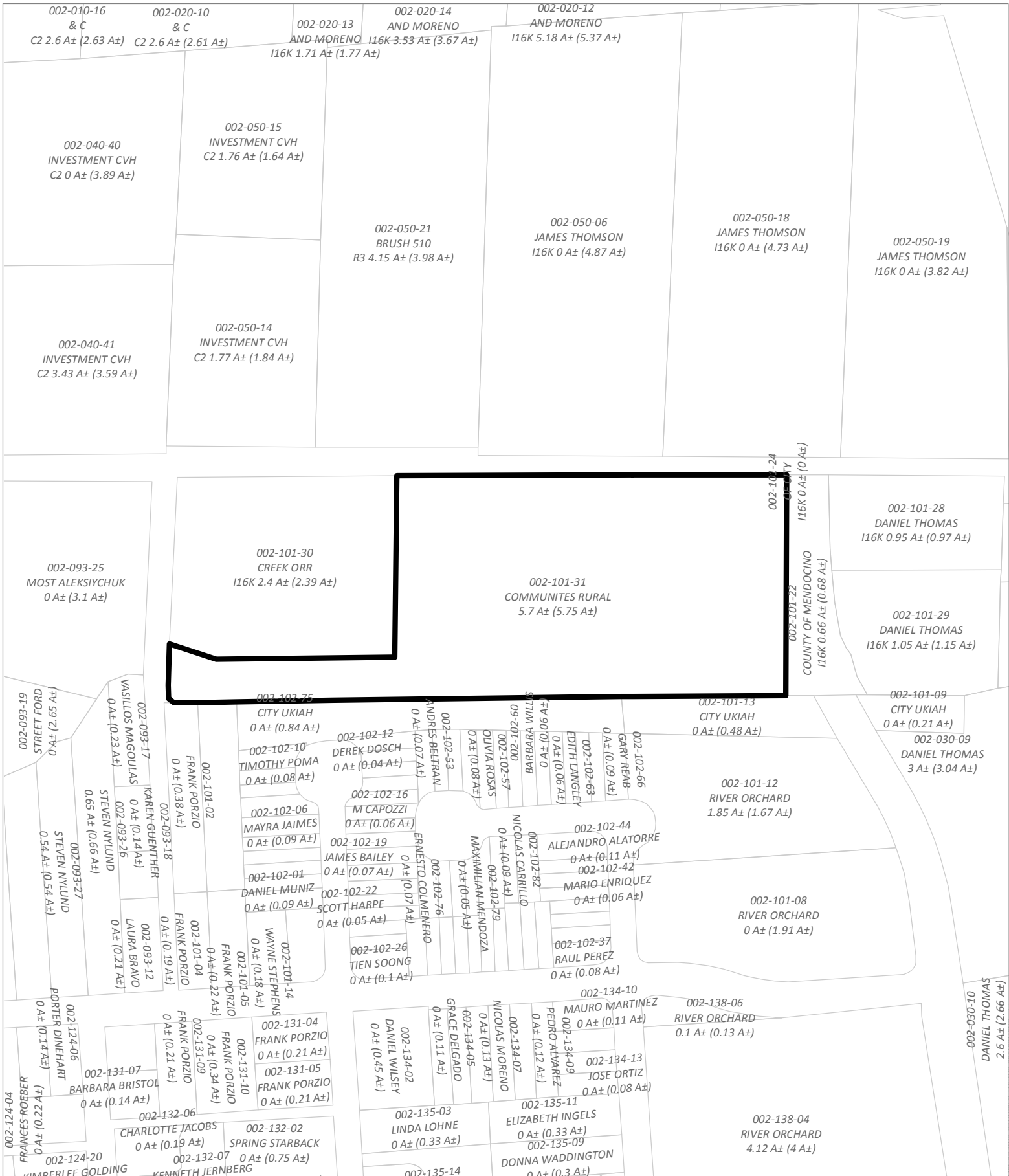
-  City Limits
-  Zoning Districts
-  Public Roads



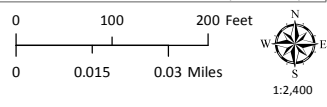
ZONING DISPLAY MAP

VENTURA COUNTY PLANNING DEPARTMENT - 7/12/2021



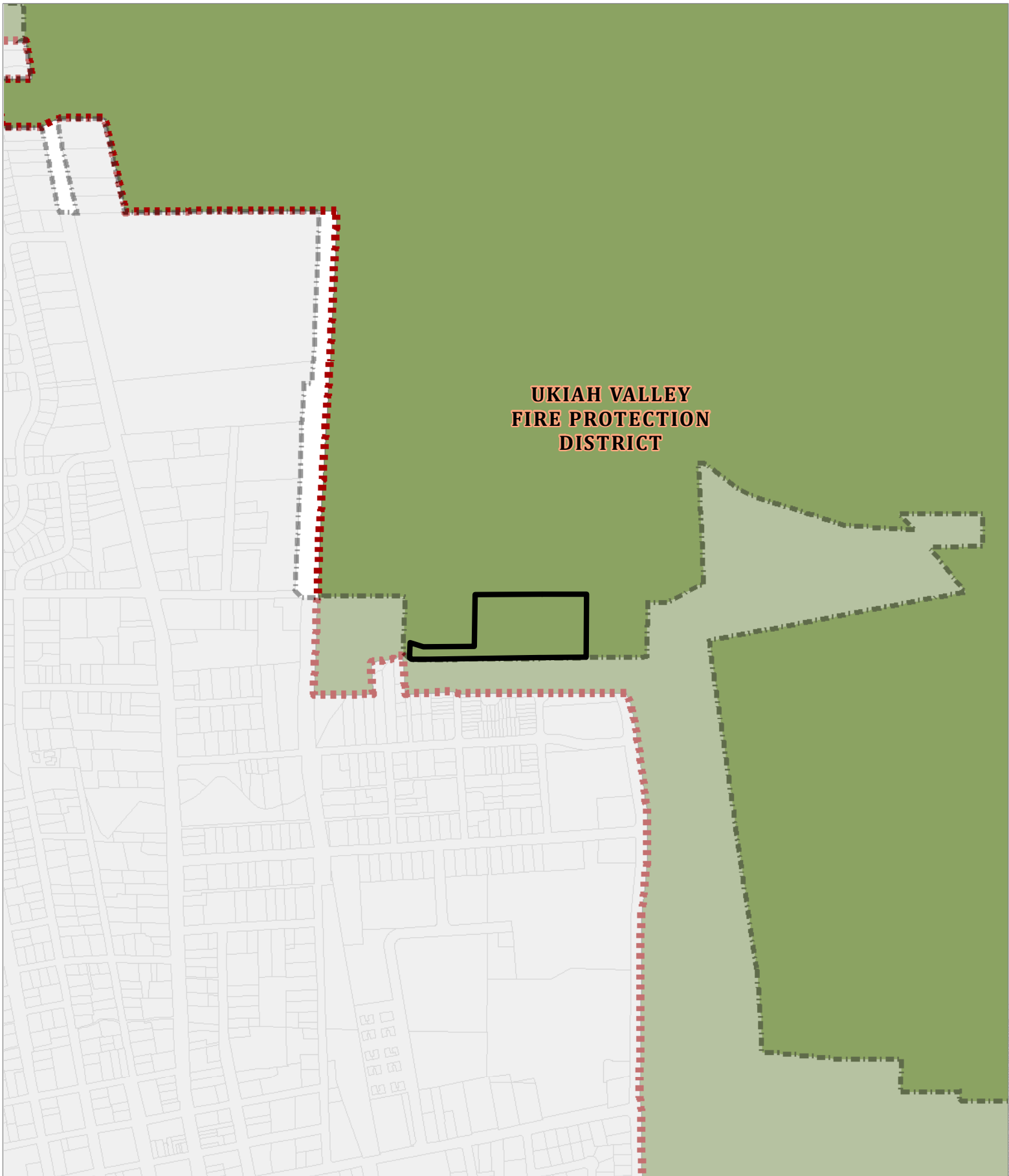


CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah






ADJACENT PARCELS

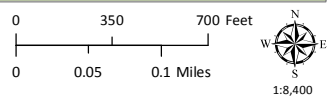
MENDOCINO COUNTY PLANNING DEPARTMENT 7/11/2021



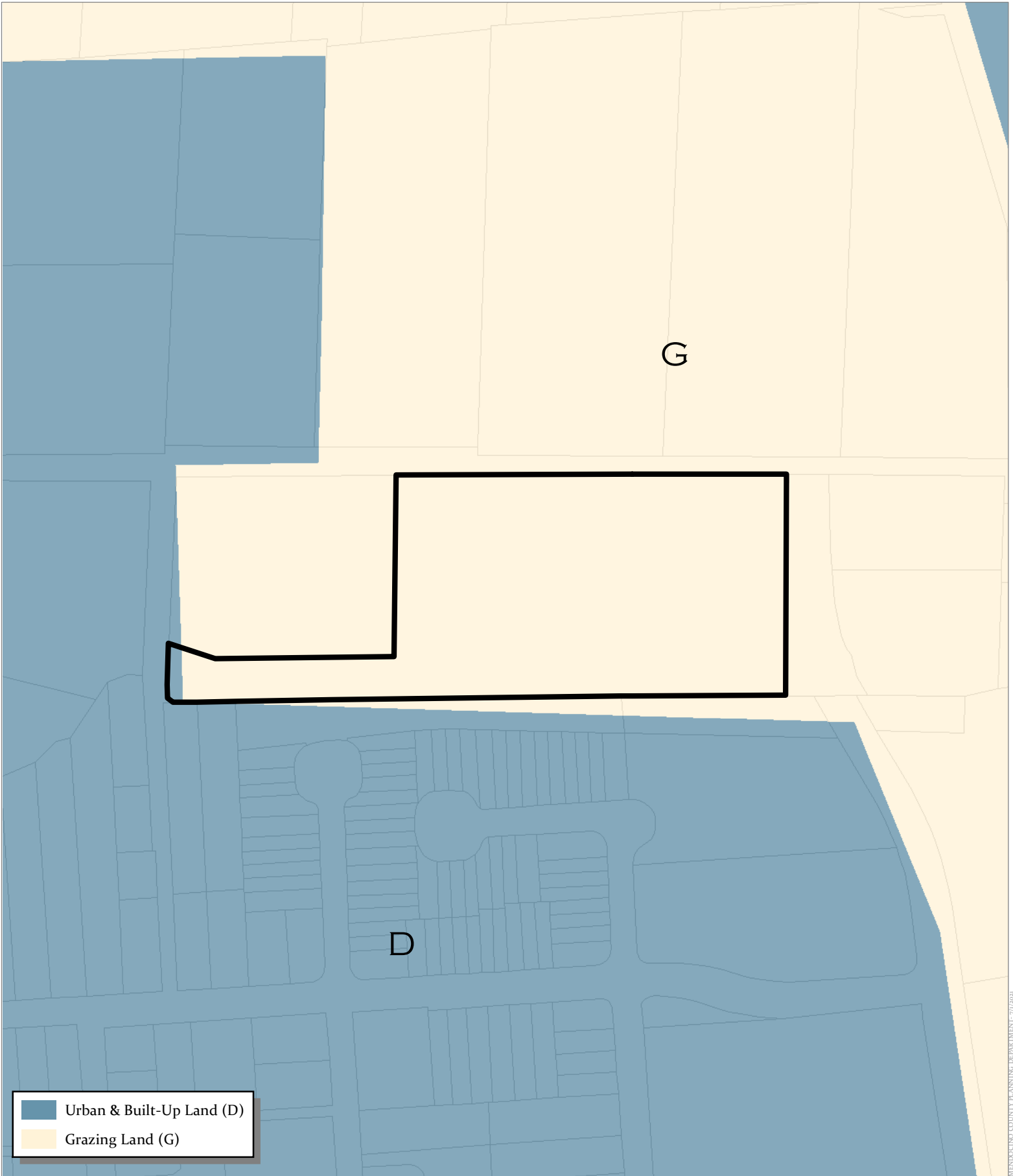
**UKIAH VALLEY  
FIRE PROTECTION  
DISTRICT**

CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

 City Limits  
 LRA  
 County Fire Districts

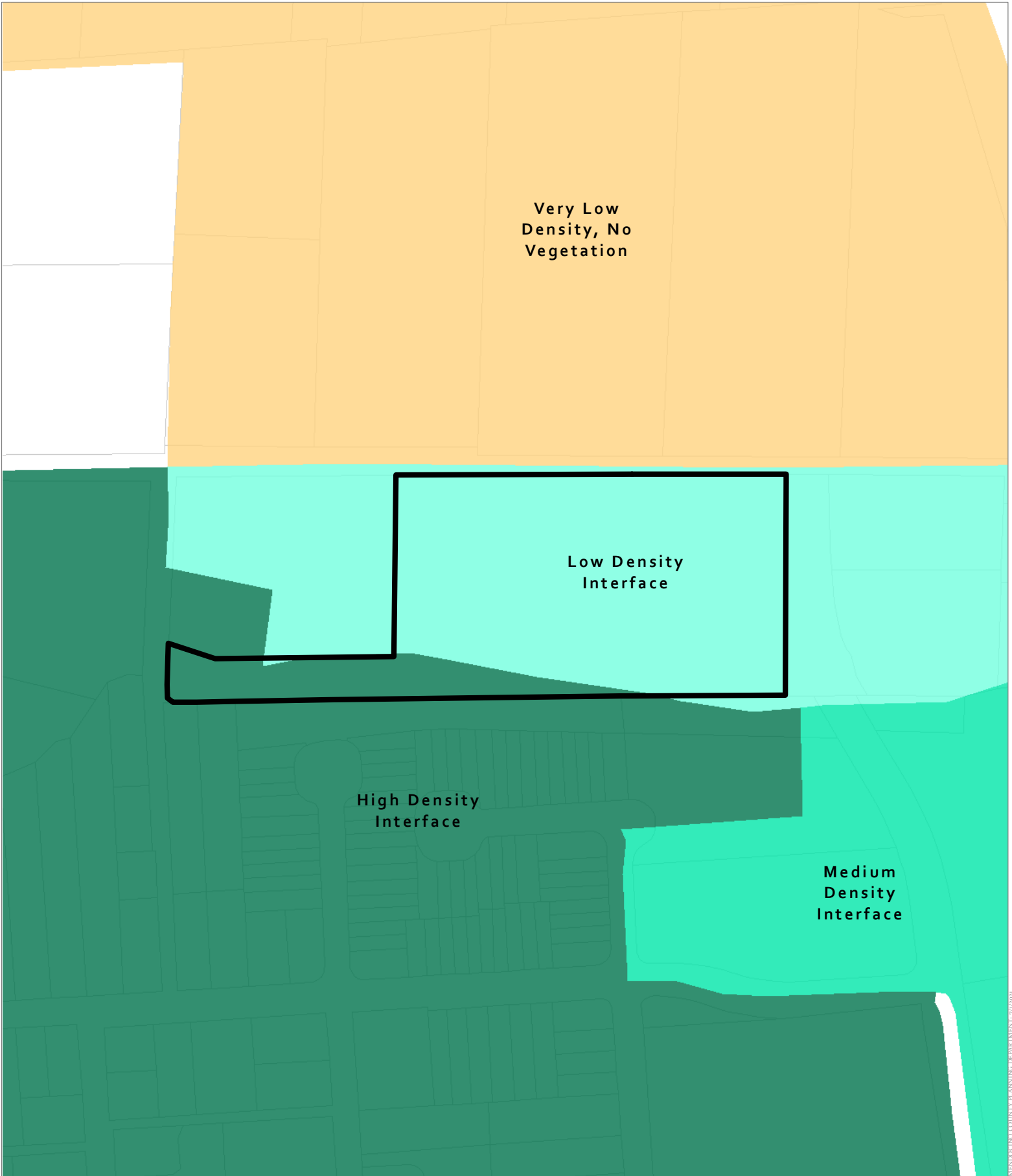


**FIRE RESPONSIBILITY AREAS**

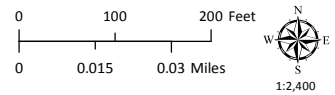


CASE: MS 2021-0002  
OWNER: RCHDC  
APN: 002-101-31  
APLCT: RCHDC  
AGENT: Tyler Pearson  
ADDRESS: 365 Brush Street, Ukiah

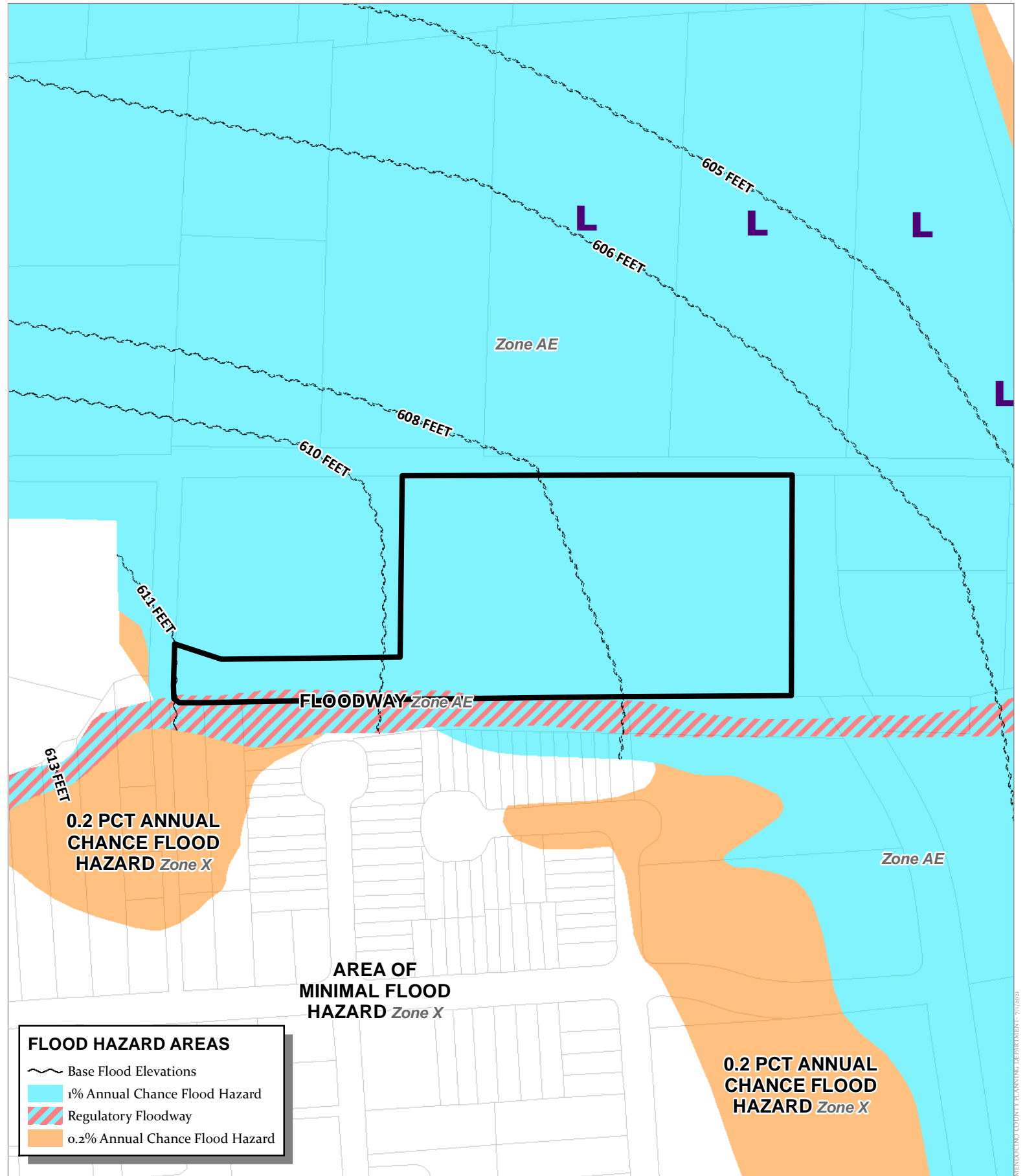
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0 0.015 0.03 Miles  
N  
W E  
S  
1:2,400  
FARMLAND CLASSIFICATIONS



CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

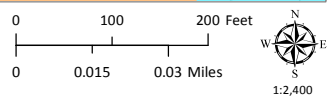




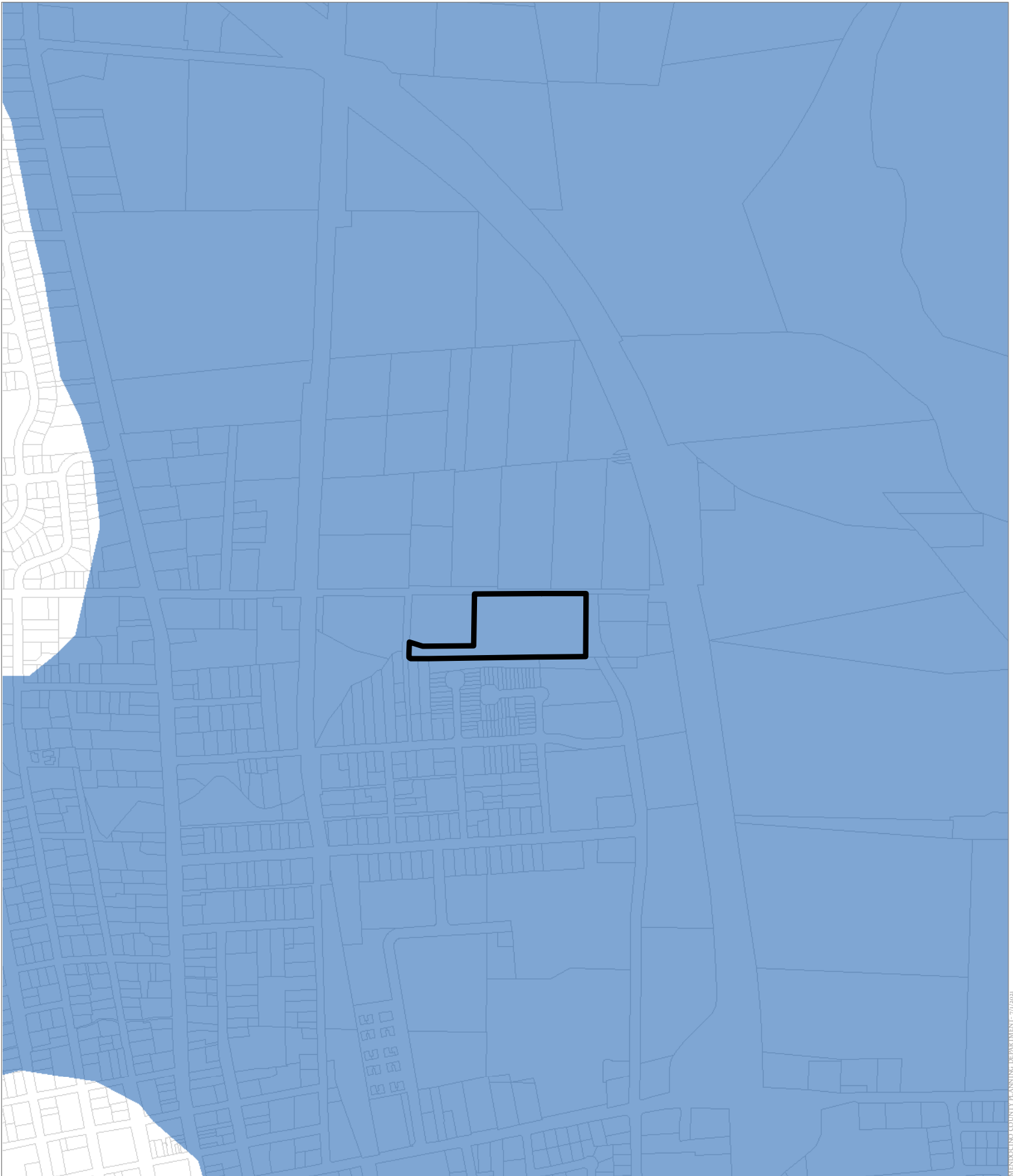


CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

 LOMA Letters



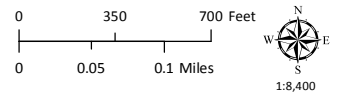
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2021



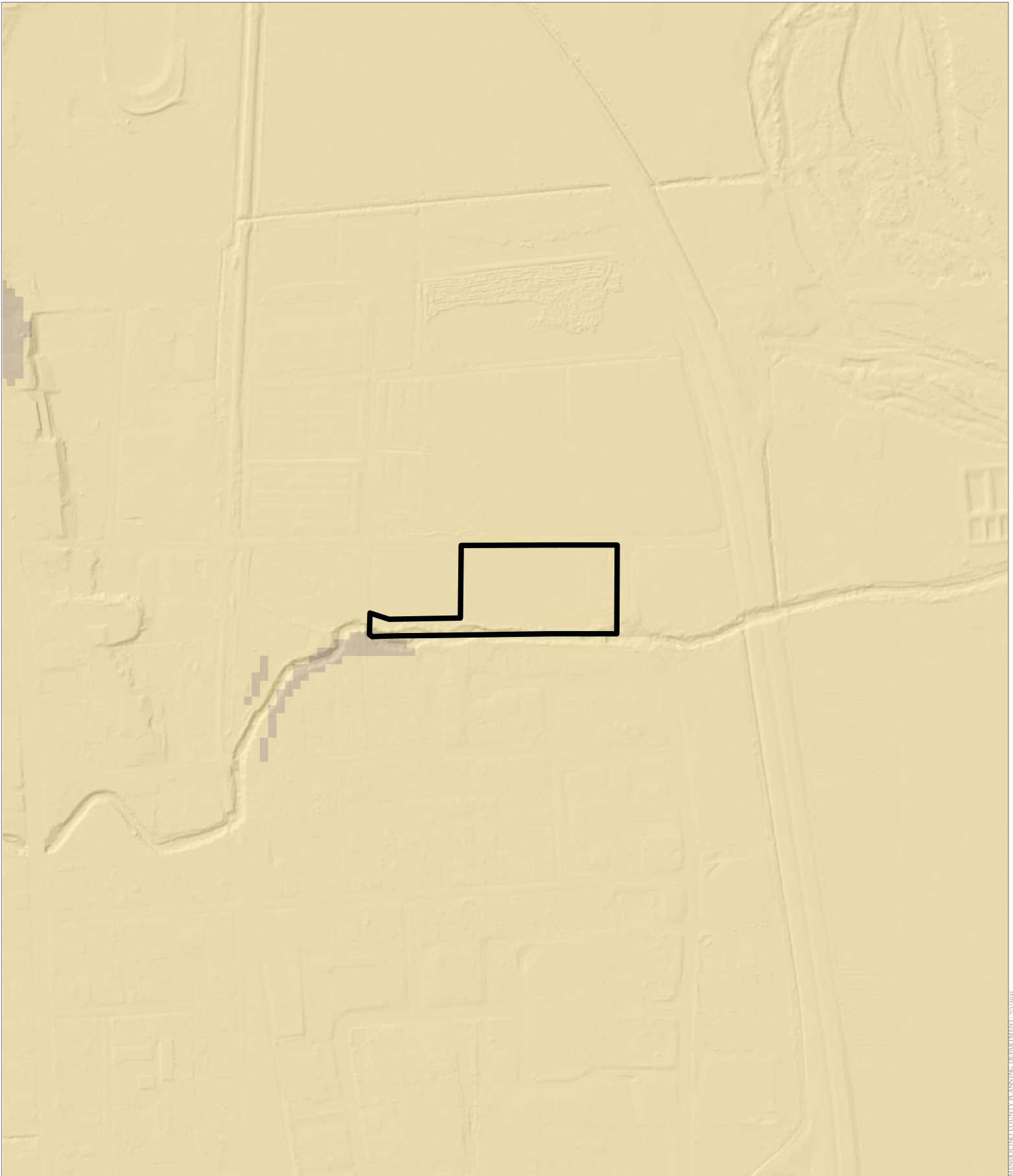
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024

CASE: MS 2021-0002  
OWNER: RCHDC  
APN: 002-101-31  
APLCT: RCHDC  
AGENT: Tyler Pearson  
ADDRESS: 365 Brush Street, Ukiah

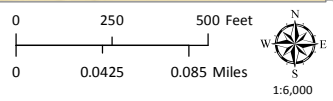
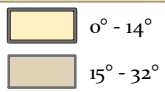
Estimated Inundation Zones



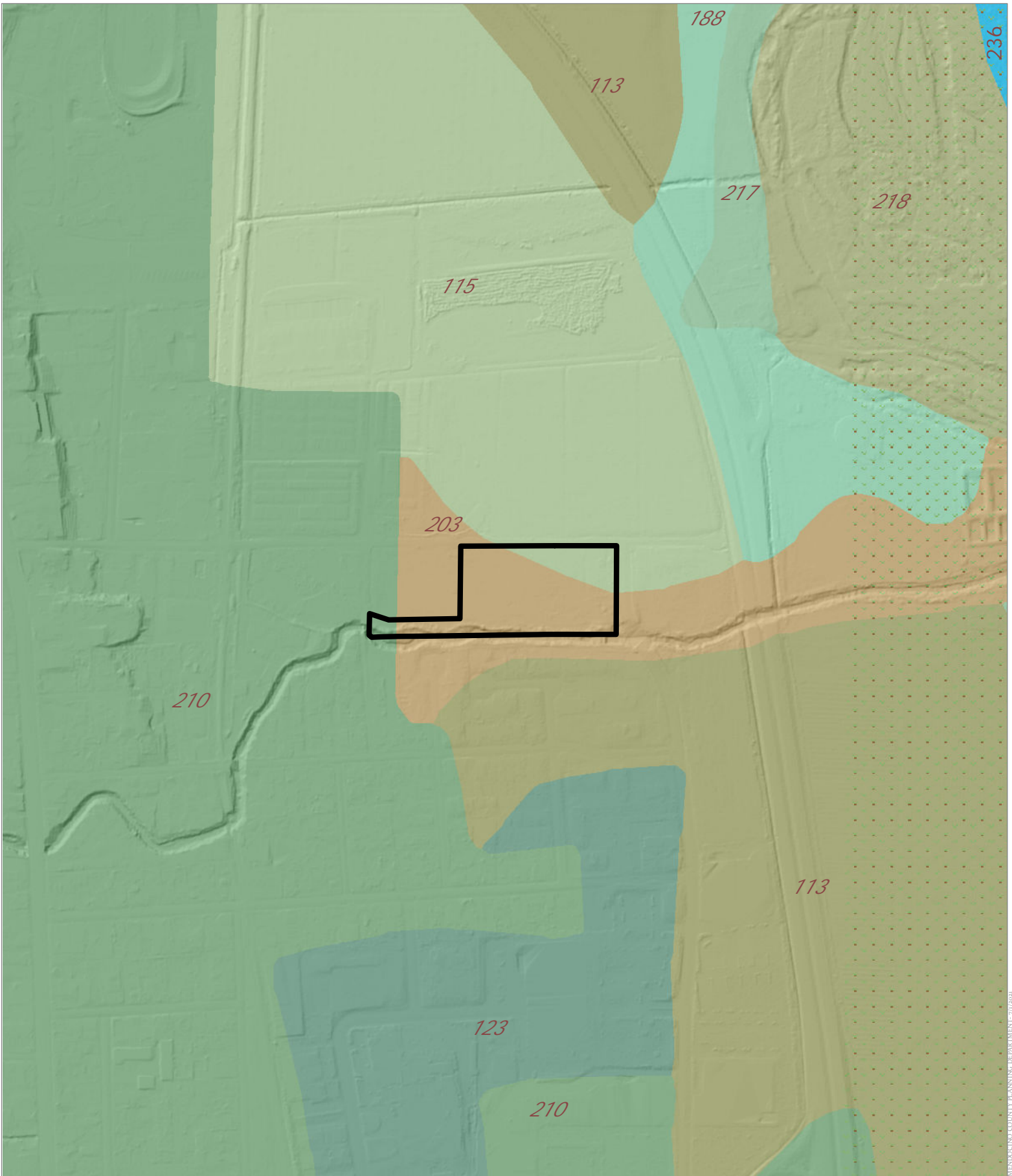
INUNDATION ZONES



CASE: MS 2021-0002  
OWNER: RCHDC  
APN: 002-101-31  
APLCT: RCHDC  
AGENT: Tyler Pearson  
ADDRESS: 365 Brush Street, Ukiah

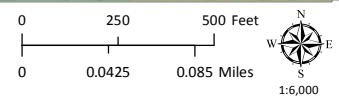


ESTIMATED SLOPE

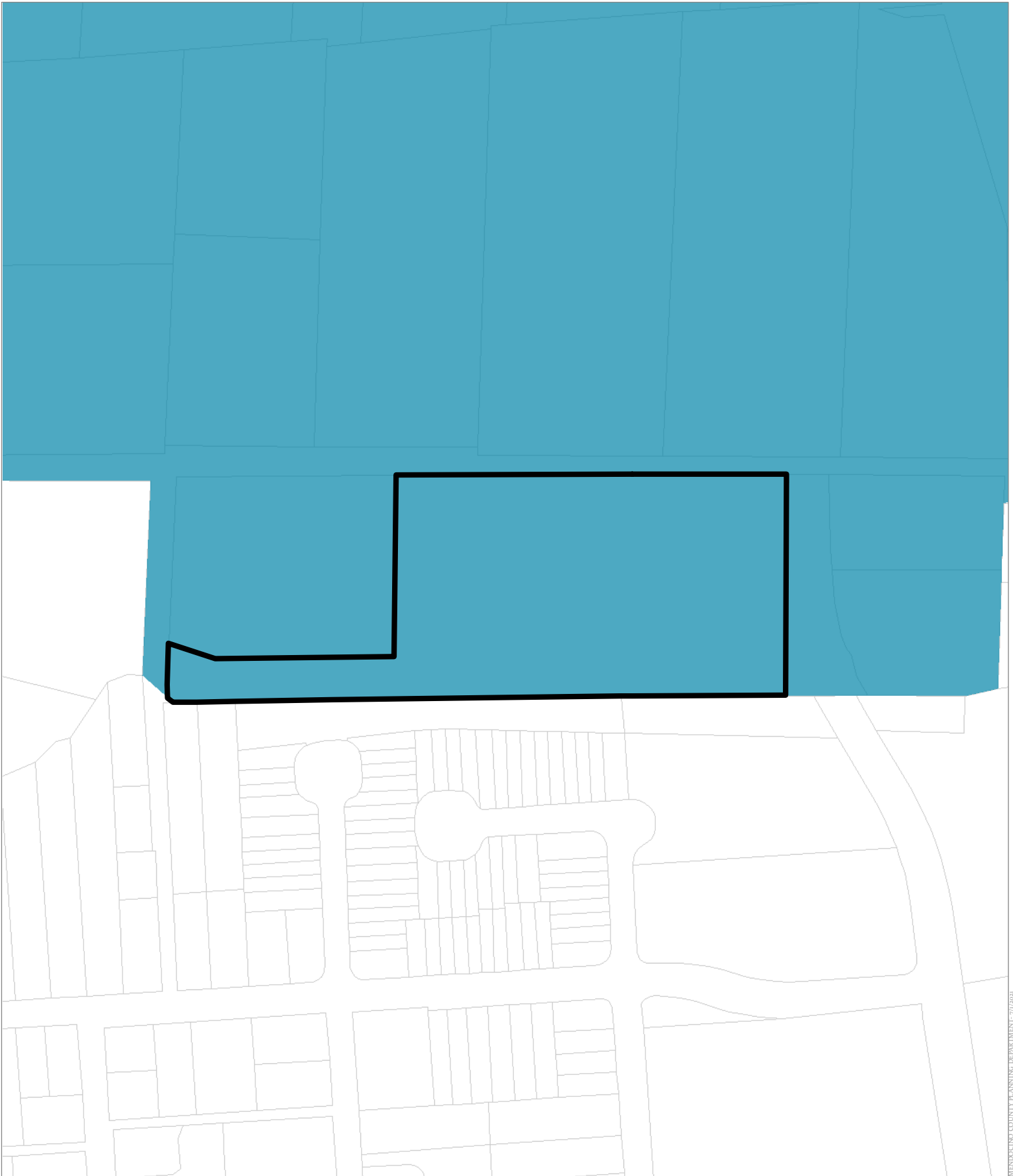


CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

 Naturally Occurring Asbestos



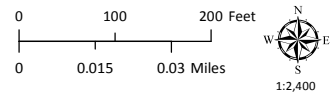
WESTERN SOIL CLASSES



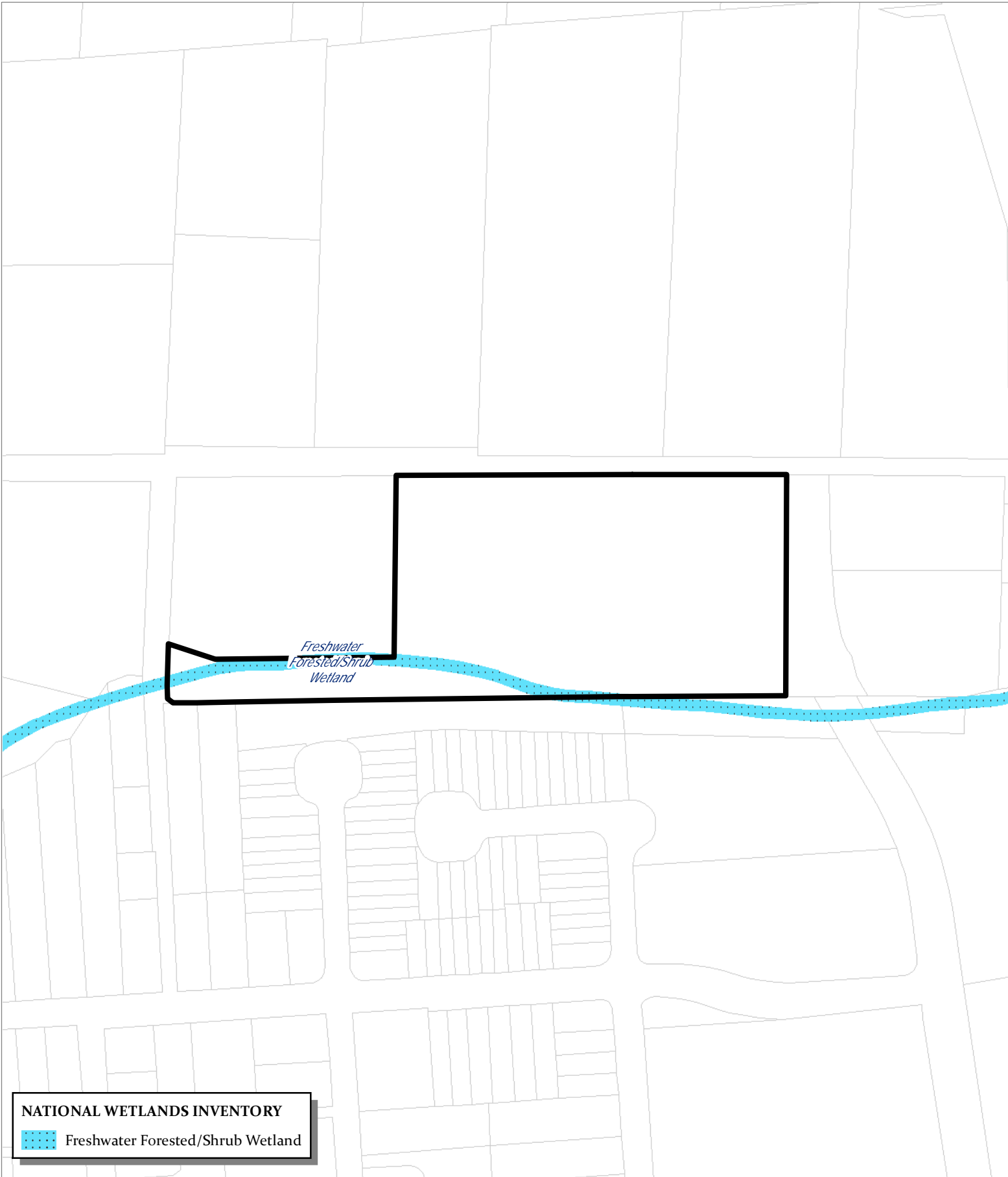
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024

CASE: MS 2021-0002  
OWNER: RCHDC  
APN: 002-101-31  
APLCT: RCHDC  
AGENT: Tyler Pearson  
ADDRESS: 365 Brush Street, Ukiah

 Ukiah Stormwater Areas

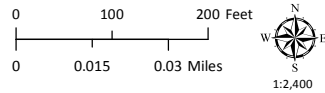


STORMWATER PERMITTING ZONES



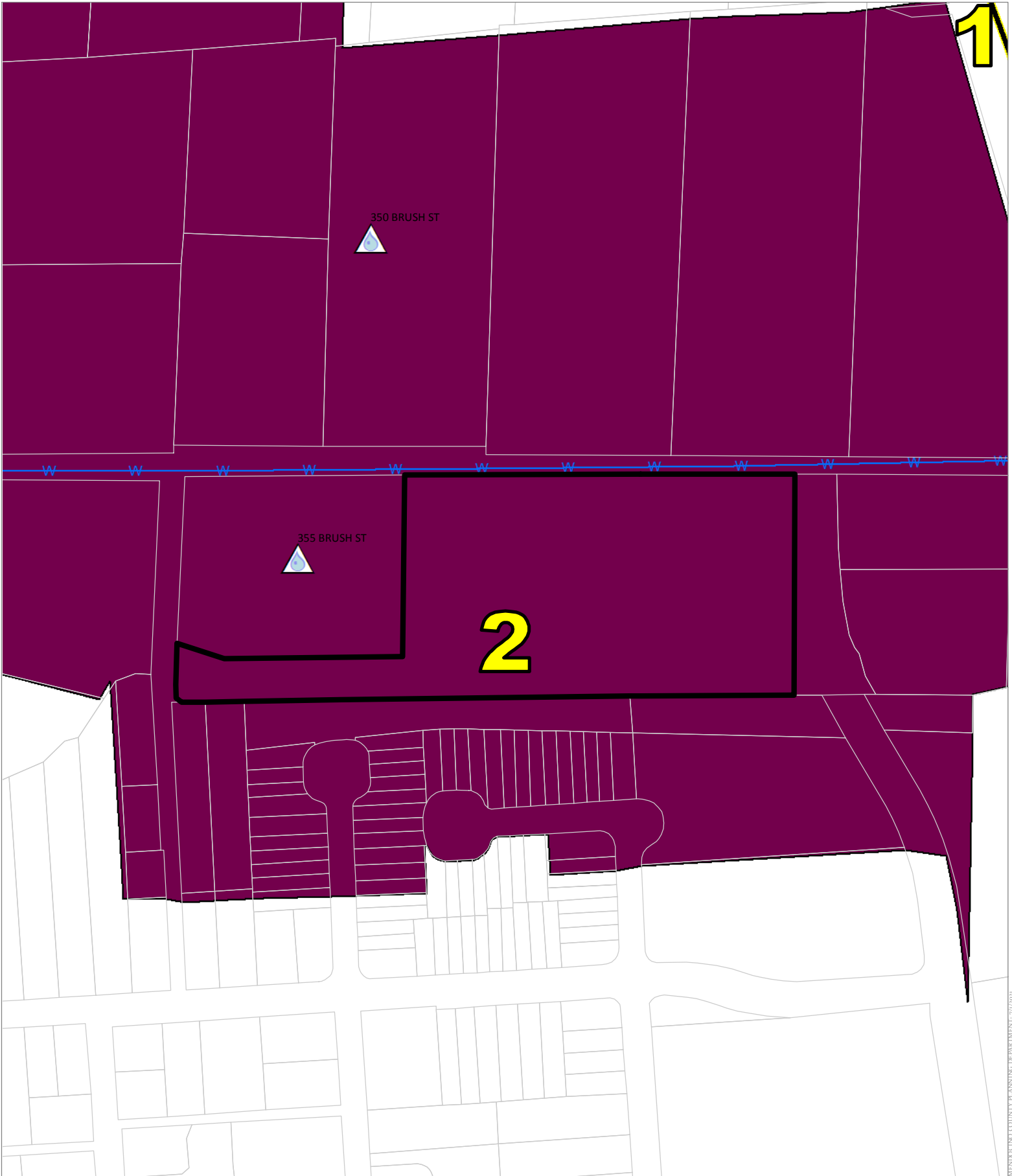
**NATIONAL WETLANDS INVENTORY**  
 Freshwater Forested/Shrub Wetland

CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah





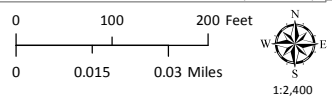
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2024

**WETLANDS**



CASE: MS 2021-0002  
 OWNER: RCHDC  
 APN: 002-101-31  
 APLCT: RCHDC  
 AGENT: Tyler Pearson  
 ADDRESS: 365 Brush Street, Ukiah

-  Bioretention Facilities
-  Supervisorial Districts 2010
-  UVAP Boundary
-  Water Lines
-  Ukiav Valley Sanitation Dist.



MISC LAYERS