



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 17, 2022

Planning – Fort Bragg
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Forestry Advisor
Air Quality Management
Sonoma State University
Resource Lands Protection Committee
California Department of Fish and Wildlife

Department of Forestry/ CalFire
-Land Use
-Resource Management
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UM_2022-0001
DATE FILED: 4/13/2022
OWNER/APPLICANT: MENDOCINO ONSEN CORPORATION
AGENT: JAMES WILLIAMS

REQUEST: Completion of Use Permit UM 25-88/2001 on APN 149-270-31 to include renovations to main lodge, two (2) resort units, two new rental units, renovation of greenhouse building, and replacement of single resort unit with duplex resort unit. New projects: APN 149-270-31, bridge onto Orr Springs Rd. APN 149-270-29, two (2) new staff housing units, new owner unit, food service building, and maintenance and laundry service building. All projects will include associated infrastructure, i.e., electric, septic, well, parking, fire suppression, and encroachments.

LOCATION: 10± miles northwest of the city of Ukiah, lying on the south side of Orr Springs Rd. (CR 223), 9± miles west of its intersection with North State St. (CR 104), located at 13201 Orr Springs Rd., Ukiah (APN: 149-270-29 & 149-270-31)

SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: August 31, 2022

PROJECT INFORMATION CAN BE FOUND AT:

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. 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_2022-0001

OWNER: MENDOCINO ONSEN CORPORATION

APPLICANT: MENDOCINO ONSEN CORPORATION

AGENT: JAMES LESLIE WILLIAMS

REQUEST: Completion of Use Permit UM 25-88/2001 on APN 149-270-31 to include renovations to main lodge, two (2) resort units, two new rental units, renovation of greenhouse building, and replacement of single resort unit with duplex resort unit. New projects: APN 149-270-31, bridge onto Orr Springs Rd. APN 149-270-29, two (2) new staff housing units, new owner unit, food service building, and maintenance and laundry service building. All projects will include associated infrastructure, i.e., electric, septic, well, parking, fire suppression, and encroachments.

LOCATION: 10± miles northwest of the city of Ukiah, lying on the south side of Orr Springs Rd. (CR 223), 9± miles west of its intersection with North State St. (CR 104), located at 13201 Orr Springs Rd., Ukiah (APN: 149-270-29 & 149-270-31)

APN/S: 149-270-31-00

PARCEL SIZE: 18.2± acres

GENERAL PLAN: RL160:

ZONING: RL:160

EXISTING USES: Resort

DISTRICT: 5

RELATED CASES: UM 25-88/2001 (Renovation, replacement, and relocation of various structures and lodging facilities)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL160:)	Rangeland (RL:160)	125±; 5.45± acres	Grazing
EAST:	Rangeland (RL160:)	Rangeland (RL:160); Timberland	13.5±; 4.6± acres	Grazing; Forestry
SOUTH:	Rangeland (RL160:)	Rangeland (RL:160)	10± acres	Grazing
WEST:	Rangeland (RL160:)	Rangeland (RL:160)	13±; 2.8±; 70± acres	Grazing

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor

- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- STATE**
- CALFIRE (Land Use)
- 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

STAFF PLANNER: MARK CLISER

DATE: 8/17/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

GRAZING; URBAN BUILT-UP

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

EASTERN

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

RIVERINE; FRESHWATER SHRUBLAND

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

YES

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

CASE NO:	VM-2022-0001
DATE FILED:	4/13/22
FEE:	\$5,462.00
RECEIPT NO:	PRJ-046925
RECEIVED BY:	LCR
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Mendocino Onsen Corp. dba Orr Hot Springs Phone: 707-972-8886
Mailing Address: 13201 Orr Springs Rd
City: Ukiah State/Zip: Ca 95482 Email: hotwaterca@hughes.net

PROPERTY OWNER:

Name: Mendocino Onsen Corp. dba Orr Hot Springs Phone: 707-972-8886
Mailing Address: 13201 Orr Springs Rd
City: Ukiah State/Zip: Ca 95482 Email: hotwaterca@hughes.net

AGENT:

james leslie williams
Owner/President
Mendocino Onsen Corporation dba Orr Hot Springs

Name: _____ Phone: 707-972-8886
Mailing Address: 13201 Orr Springs Rd
City: Ukiah State/Zip: Ca 95482 Email: hotwaterca@hughes.net

ASSESSOR'S PARCEL NUMBER/S: 149-270-29 and 149-270-31

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit – Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division – Minor | <input type="checkbox"/> Use Permit – Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division – Major | <input checked="" type="checkbox"/> Use Permit – Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division – Parcel | <input type="checkbox"/> Use Permit – Modification |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division – Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

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

James Leslie Williams _____
Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

See Attachment # 1 and # 2

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):		See Attachment # 2			

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

Estimated No. of Employees per shift: _____ 5 _____

Estimated No. of shifts per day: _____ 2 _____

Type of loading facilities proposed: _____ NA _____

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

See Attachment # 3

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

YES NO If no, explain:

Minor vegetation and tree removal will occur on both 149-270-31 and 149-270-29 29 to meet Calfire regulations for defensible spaces. Native plantings and low water demand plants will be used in all ornamental landscaping.

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
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	62	8' X 16'
No. of accessible spaces:	4	12' X 16'
Existing no. of spaces:	66	
Proposed additional spaces:	20+	8' X 16' and 12' X 16'
Total:	86	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

See Attachment #4

9. For grading or road construction, complete the following: See Attachment # 4

Amount of cut: _____ cubic yards
Amount of fill: _____ cubic yards
Max. height of fill slope: _____ feet
Max. height of cut slope: _____ feet
Amount of import/export: _____ cubic yards
Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO see Attachment # 4

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

see Attachment # 4

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/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 and building plans.

Exterior lighting will be such that light and glare will be limited and downcast to mitigate as much light pollution as possible.
At this point no specific locations are noted.

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

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

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

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.)

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 Attachment # 5

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

Approximately 13.2 miles west of the intersection of Orr Springs Rd (CR#223) and North State Street (CR#104) in Ukiah, on the north and south side of Orr Springs Rd, located at 13201 Orr Springs Rd AP # 149-270-31 and 29. Mile marker 31.31.

23. Are there existing structures on the property? 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.

- YES NO

see Attachment # 2

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES NO

Bldg #12, designated as rental unit #17 will be demolished and replaced by another building in same location.

PROJECT DESCRIPTION

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal roads, etc.

Use permit #U24-88 was approved in July of 1988 and then Clean Slate #CS131-86 was finalized in 1992. In 2001 Use permit # UM 24-88-2001 was approved for a twenty year period expiring in November of 2021. Due to the repercussions of the Covid Pandemic an extension was granted till November of 2022 for approval of a revised application for Use Permit #24-88-2001. The request for an extension was accompanied by a request that no term be added to the duration of the Use Permit unlike the twenty year condition of the previous approval.

Use Permit #24-88-2001 approved a series of phased improvements at the existing resort including renovation of existing facilities, the replacement of existing structures and the completion of additional projects. All were found to be compatible with the historical nonconforming use of the property as a resort. The projects as proposed and approved added 5,511 square feet bringing the total square footage to 16,780 on the parcel 149-270-08. Conditions for approval including parking, lighting, encroachments, fire abatement, Environmental Health regulations, have been satisfied in all completed projects.

Some projects were approved but not completed during the twenty year life of Use Permit 24-88-2001.

In 2019 Mendocino Onsen Corp. (known as MOC) dba Orr Hot Springs (known as OHS) completed a series of boundary line adjustments with the Weger Family Trust. MOC exchanged approximately 7.78 of parcel 149-270-08 for approximately 7.78 acres of parcel 149-270-20. Two new APNs were created 149-270-29 and 149-270-31 on my legal nonconforming parcel.

This application includes the approval of phased projects on 149-27-31 that were not completed under Use Permit #24-88-2001. In addition a bridge project and other additional phased projects on 149-270-29 are seeking approval.

Projects on 149-270-31 approved but not completed under Use Permit #24-88-2001

- Renovations of main lodge building (Bldg # 18 on site plan) including adding ADA accessible restrooms, enlarging and expanding interior rooms, new foundations, new roof, and two resort units (4A and 4B) to the west end of lodge with basement storage. A consolidation of Bldg. #19 into Bldg #18 with the creation of two additional rental units (11 And 12) on the east end of Bldg. #18.
- Renovation of a greenhouse building (Bldg # 37 on site plan) with a building containing massage rooms and rooms for other spa treatments
- Replacement of a single resort unit building (Bldg # 12 on site plan) with a new duplex resort unit

New Project on 149-270-31 seeking approval in this application

- The addition of a bridge which will allow a second exit route out of 149-270-31 to Orr Springs Rd. located at the west end of the parcel

New Projects on 149-270-29 seeking approval in this application

- Staff Housing (Bldg #33 on site plan)
- Staff Housing (Bldg #36 on site plan)
- Owner's Residence (Bldg #35 on site plan)
- Food Service Building (Bldg #32 on site plan)
- Maintenance and Laundry Service Building (Bldg # 32 on site plan)
- Infrastructure for proposed buildings including extension of electrical services with a grid tied Solar system, septic system, wells for water, encroachments from Orr Springs Rd., parking, and fire suppression system.

See Attachment # 2 Existing Site Plan for Orr Hot Springs
Proposed Site Plan for Orr Hot Springs

Attachment # 2

Page 2

Plot Plan Existing



Building Numbers



Rental Unit Numbers

Page 3

Legend of Existing

Page 4

Plot Plan Proposed

Page 5

Legend for Proposed

Existing

Bldg #

No.	Description	Designation	Square Footage
1	Storage Shed		48
2	Residence	Manager's	490
3	No Bldg #3		
4	No Bldg #4		
5	No Bldg #5		
6	Rental Units	Creekhouse, 25, 26	2100
7	Chlorination Shed		80
8	Public Restrooms		149
9	Rental Unit	1	154
10	Rental Units	2, 3	451
11	Rental Unit	16	559
12	Rental Unit	17	1086
13	Rental Unit	18	552
14	Public Restrooms	Yurt Village	78
15	No Bldg #15		
16	Rental Unit	Laundry, 14, 15	1267
17	Storage Shed		48
18	Lodge with Rental Units	4, 5	2130
19	Rental Unit	11	252
20	No Bldg #20		
21	Rental Unit	6	192
22	Storage Shed		96
23	No Bldg #23		
24	Bathhouse		3592
25	Sauna & Steam		358
26	Rental Units	7, 8, 9, 10	1384
27	Rental Unit	20	201
28	Rental Unit	21	201
29	Rental Unit	22	201
30	Rental Unit	23	201
31	Rental Unit	24	201

PROPOSED

Bldg #	Description	Designation	Sq Ft	Add Sq Ft	Adjusted Sq Ft
1	Storage Shed		48		
2	Residence	Manager's	490	250	740
3	No Bldg #3				
4	No Bldg #4				
5	No Bldg #5				
6	Rental Units	Creekhouse, 25, 26	2100		
7	Chlorination Shed		80		
8	Public Restrooms		149		
9	Rental Unit	1	154		
10	Rental Units	2, 3	451		
11	Rental Unit	16	559		
12	Rental Unit	17	1086	414	1500
13	Rental Unit	18	552		
14	Public Restrooms	Yurt Village	78		
15	No Bldg #15				
16	Rental Unit	Laundry, 14, 15	1267		
17	Storage Shed		48		
18	Lodge with Rental Units	4A, 4B, 5, 11,12	2130	Combine 18 and 19	
19	Rental Unit	11	252	1500	3882
20	No Bldg #20				
21	Rental Unit	6	192		
22	Storage Shed		96		
23	No Bldg #23				
24	Bathhouse		3592		
25	Sauna & Steam		358		
26	Rental Units	7, 8, 9, 10	1384		
27	Rental Unit	20	201		
28	Rental Unit	21	201		
29	Rental Unit	22	201		
30	Rental Unit	23	201		
31	Rental Unit	24	201		
32	Food Service		3500		
33	Staff Housing		1500		
34	Maintenance/Laundry		2000		
35	Owner's Residence		3000		
36	Staff Housing		1500		
37	Massage Center		1200		

Attachment # 3

4. Will the proposed project be phased? Yes If yes, explain your plans for phasing:
The project will be phased.

Phase One: 2023 to be completed by 2026

Phase one would be a planning phase and working through the different agencies to permit utilities, renovations, replacement of building and securing financing .

Utilities

Electrical: The Electrical service from the resort would need to be extended to 149-270-29. The resort is presently the end of the electrical service out Orr Springs Rd. The Planning for a grid tied Solar electrical system would researched.

Water: Two exploratory wells would be permitted and drilled

Propane: Tanks would be sized.

Encroachments to Orr Springs Rd. Possibly three would be permitted

Septic: The proposed septic system developed through Rittiman and Associates would be implemented.

Renovations

Plans and permits for Renovation plans for main lodge Bldg # 18

Replacement

Building plans and permits for the replacement of Bldg #12

New Construction

Plans and permits for construction of:

Bldg #37 Massage center

Bldg #33 Staff Housing

Bldg #36 Staff Housing

Bldg #34 Maintenance and Laundry Service

Bldg #32 Food Services

Bldg #35 Owner's Residence

Infrastructure:

Permitting for second bridge connecting the resort to Orr Springs Rd would be secured.

Phase Two 2026 to 2030

Replacement of Bldg 12

Encroachments to Orr Springs Rd.

Establish electrical service to 149-270-29

Install septic system

Bldg #34 Construction of Maintenance and Laundry Service

Propane system would be installed

Phase Three 2030 to 2033

Bldg #33 Construction of Staff Housing

Bldg #36 Construction of Staff Housing

Phase Four 2033 to 2034

Bldg #32 Construction of Food Service

Phase five 2034 to 2038

Bldg #35 Construction of Owner's residence

Bldg #37 Construction of Massage Center

Bldg #18 Renovation of Lodge

Solar system installed

Second Bridge from resort to Orr Springs Rd. constructed

8. Is any road construction or grading planed? No

Grading would occur in specific areas for building pads which will fully comply with building codes. The ground is relatively flat. There will be trenching for infrastructure (septic, electricity and other utilities). All necessary grading will be minimized with the intention of not disturbing the current vegetation and soil. An overall grading plan will be submitted with building permits

9. For Grading or road construction. No, at this time.

11. Will the proposed development convert land currently or previously used for agriculture to another use? No,

In 2019, my parcel 149-270-08 was assigned two new APN 149-270-29 and 149-270-31. The change did not remove any land from agricultural use. I had been leasing the APN 149-270-29 for over 35 years for parking and storage.

12. Will the development provide public or private recreational opportunities? Yes

Orr Hot Springs offers hot springs bathing and rustic lodging for guests. Guests often visit Montgomery Redwood Reserve, inland Ukiah Valley and the Mendocino coast. Orr Hot Springs is the longest operating business in Mendocino County operating under the same name.

Attachment # 5

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:

County

Planning and Building Dept Permits
Department of Transportation
Environmental Health
Air Quality Board
Archaeological

Construction, General Plan review
Encroachments
Septic, Wells, Food Services
Air Quality
Cultural Assessment

State

Office of Drinking Water
Fish and Game
NCWQB
CDF Calfire

Water Quality
Habitat Impact
Water Quality
Fire Abatement

Attachment # 6

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.

149-270-29 (7.78 ac) is a part of my parcel that was assigned this APN. It was carved out of 149-270-20 by a series of boundary line adjustments in 2019. 149-270-29 historically has been used as a grazing field for horses. Orr has leased it for parking and storage for over 35 years. There are two permitted storage containers (40 ft.). The slope is mostly flat. There are no scenic or cultural aspects that I am aware of. There have been no signs of soil instability.

149-270-31 has been the site of Orr Hot Springs since the mid 1850's. It is the longest operating business under the same name in Mendocino County. It has been operating under the current Use permit since 2001.

29. Briefly describe the surrounding properties, including information on plants and animals, and any cultural, historical 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.

30. Attached is the assessor map of the surrounding properties

North

149-270-17 AG

East

149-270-37 Timber

149-270-35 AG

149-270-09 Rangeland

149-270-33 AG

West and South

149-270-30 AG

149-270-32 Rangeland

149-270-19 AG



A clothing-optional lodging
& natural mineral spa
set on 27 tranquil acres
in Mendocino County

www.orthotspings.org

Orr Hot Springs

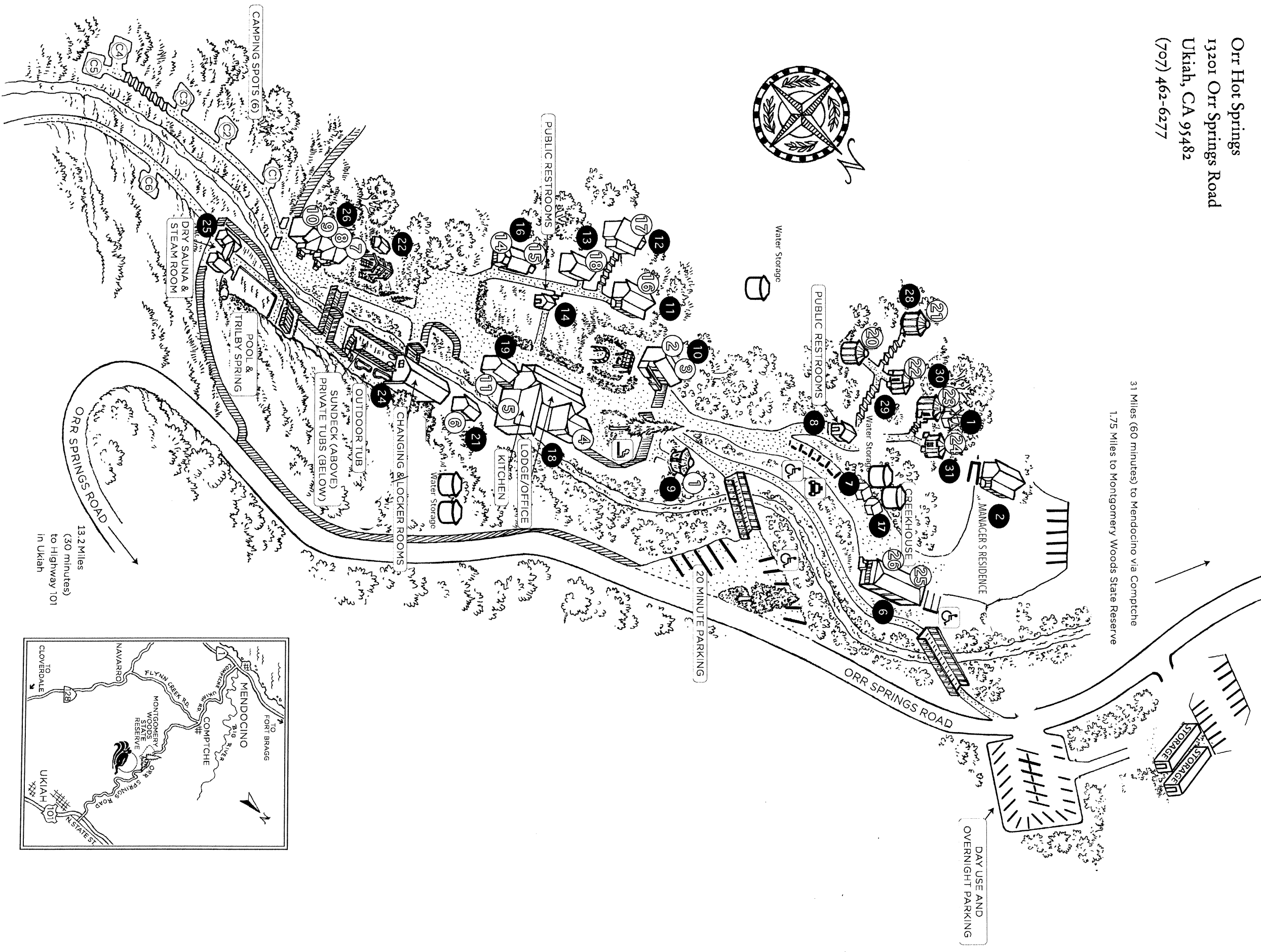
13201 Orr Springs Road

Ukiah, CA 95482

(707) 462-6277

EXHIBIT # 1

Existing



31 Miles (60 minutes) to Mendocino via Comptche
1.75 Miles to Montgomery Woods State Reserve

13.2 Miles
(30 minutes)
to Highway 101
in Ukiah



A clothing-optional lodging
& natural mineral spa
set on 27 tranquil acres
in Mendocino County

www.orthotspings.org

Orr Hot Springs

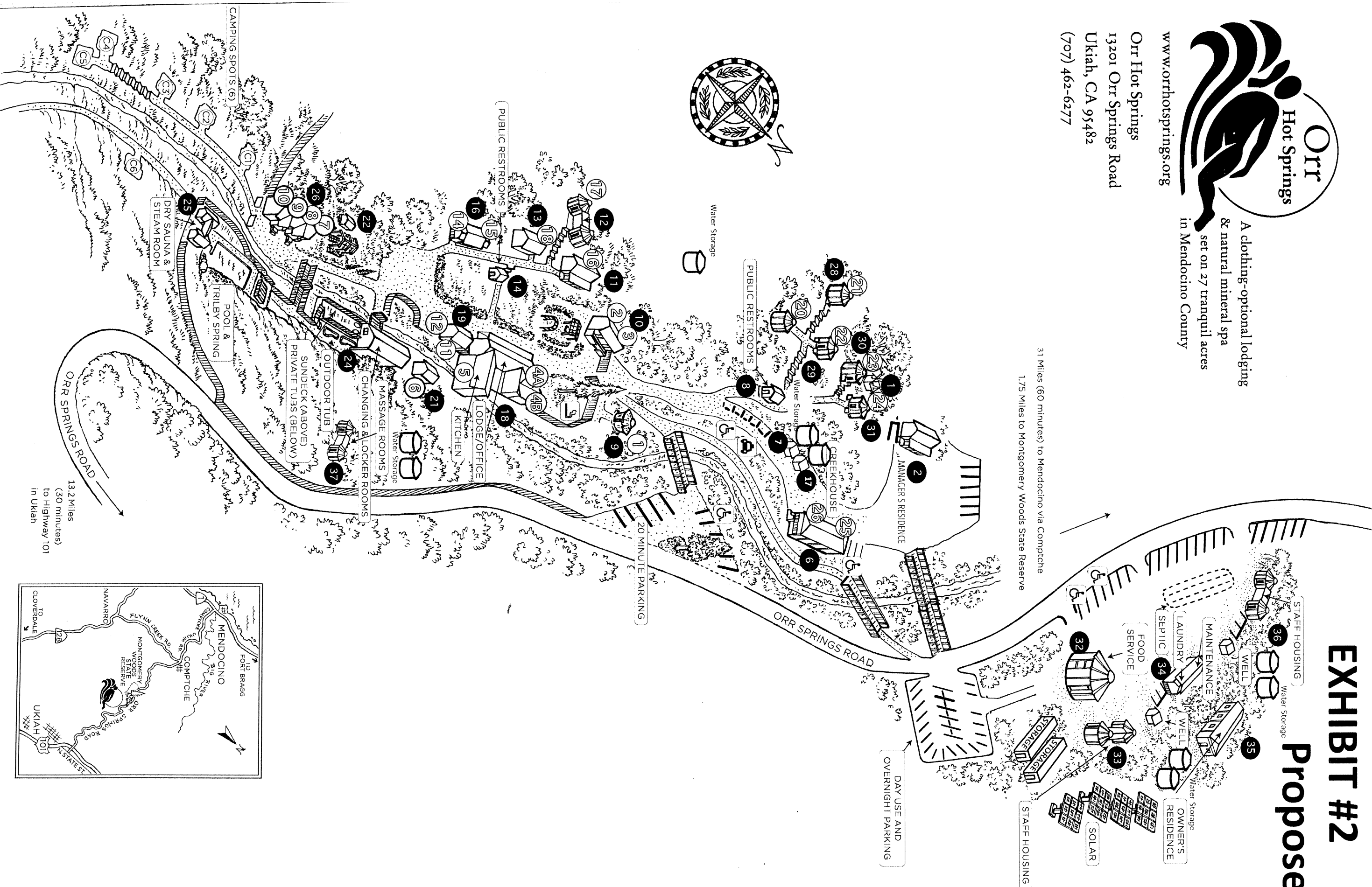
13201 Orr Springs Road

Ukiah, CA 95482

(707) 462-6277

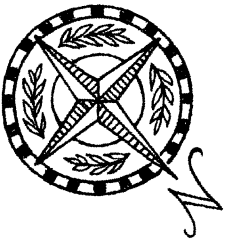
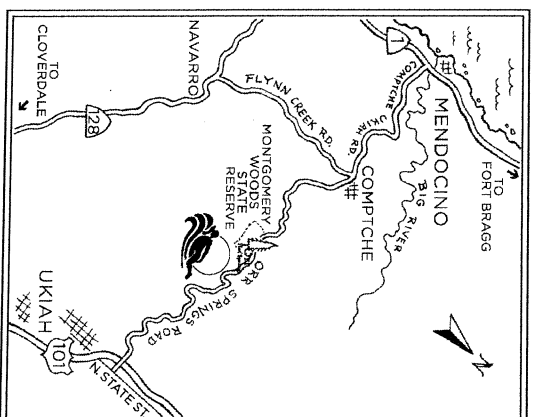
EXHIBIT #2

Proposed



3.1 Miles (60 minutes) to Mendocino via Comptche
1.75 Miles to Montgomery Woods State Reserve

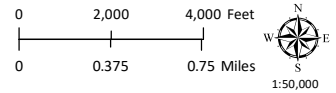
13.2 Miles
(30 minutes)
to Highway 101
in Ukiah





CASE: UM 2022-0001
OWNER: Mendocino Onsen Coporation
APN: 149-270-29 & 149-270-31
APLCT: Mendocino Onsen Coporation
AGENT: James Williams
ADDRESS: 13201 Orr Springs Road, Ukiah

 Major Roads

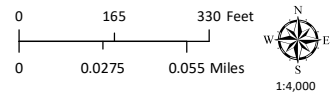


LOCATION MAP

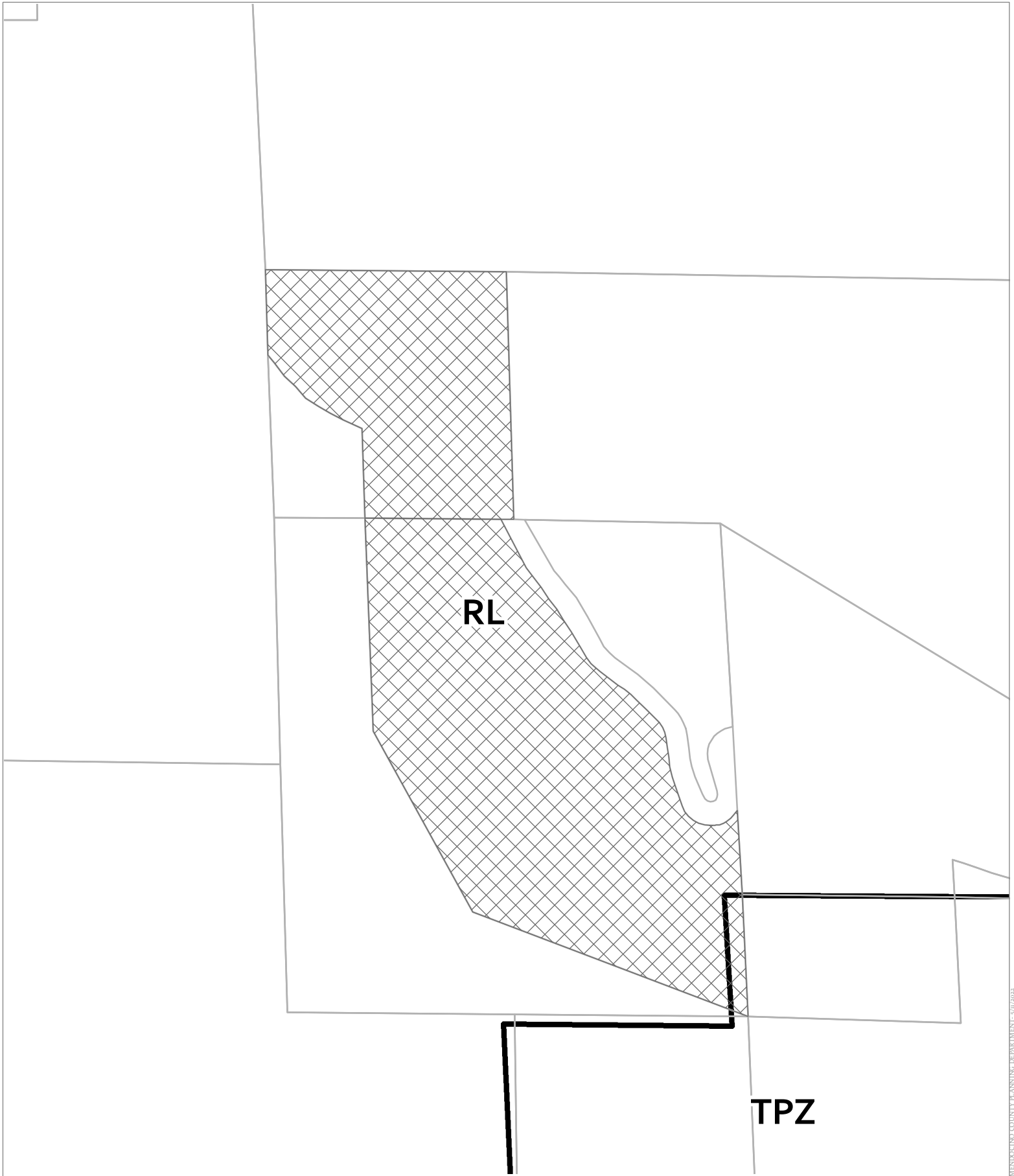


MENDOCINO COUNTY PLANNING DEPARTMENT 8/10/2023

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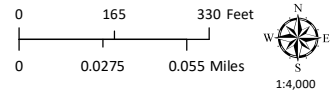
AERIAL IMAGERY



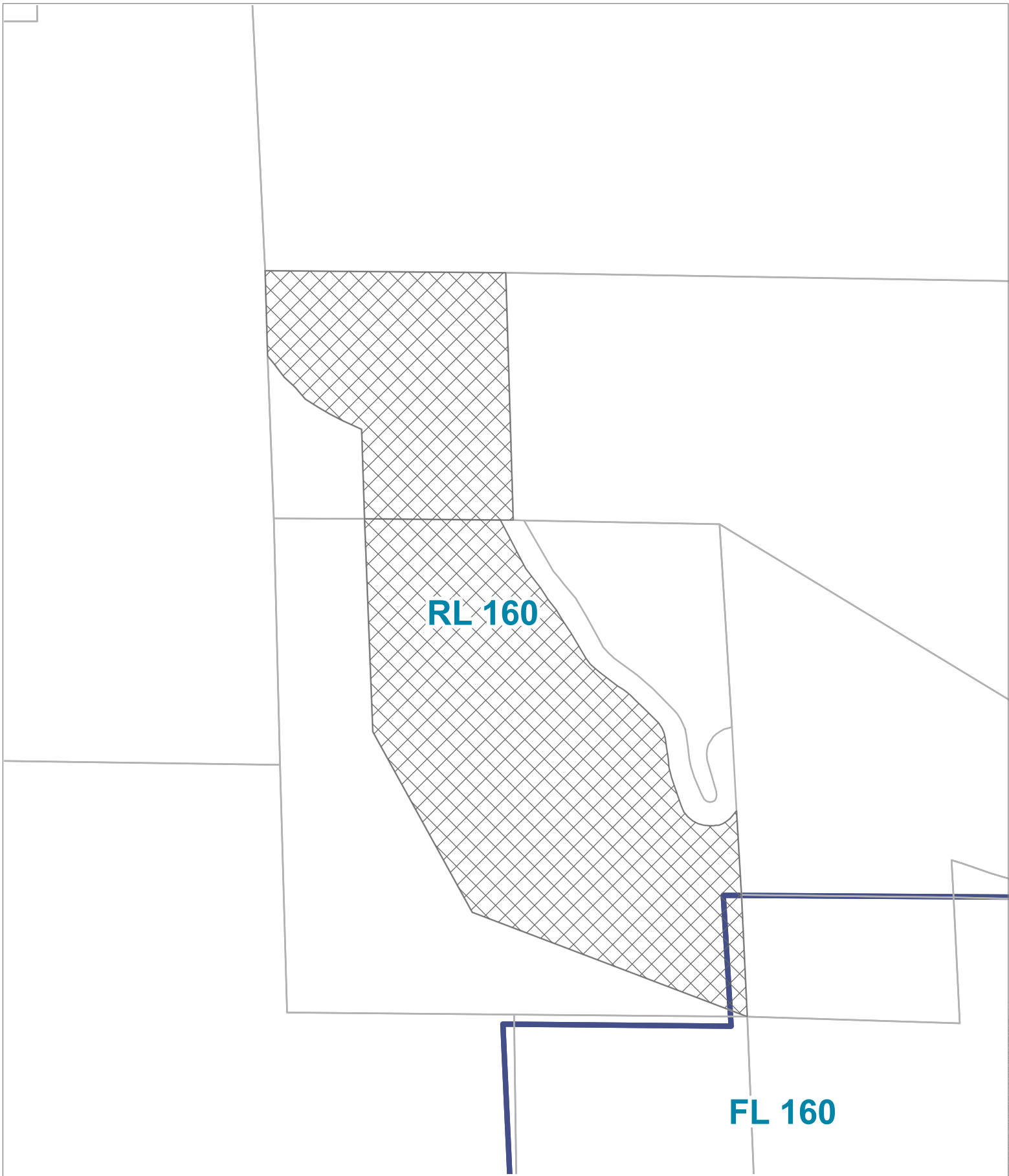
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2022

CASE: UM 2022-0001
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APN: 149-270-29 & 149-270-31
APLCT: Mendocino Onsen Coporation
AGENT: James Williams
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 Zoning Districts




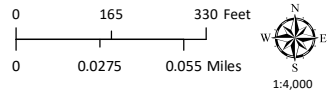
ZONING DISPLAY MAP



RL 160

FL 160

 General Plan Classes



CASE: UM 2022-0001
OWNER: Mendcoino Onsen Coporation
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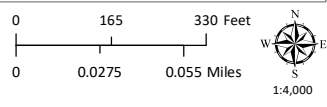
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023

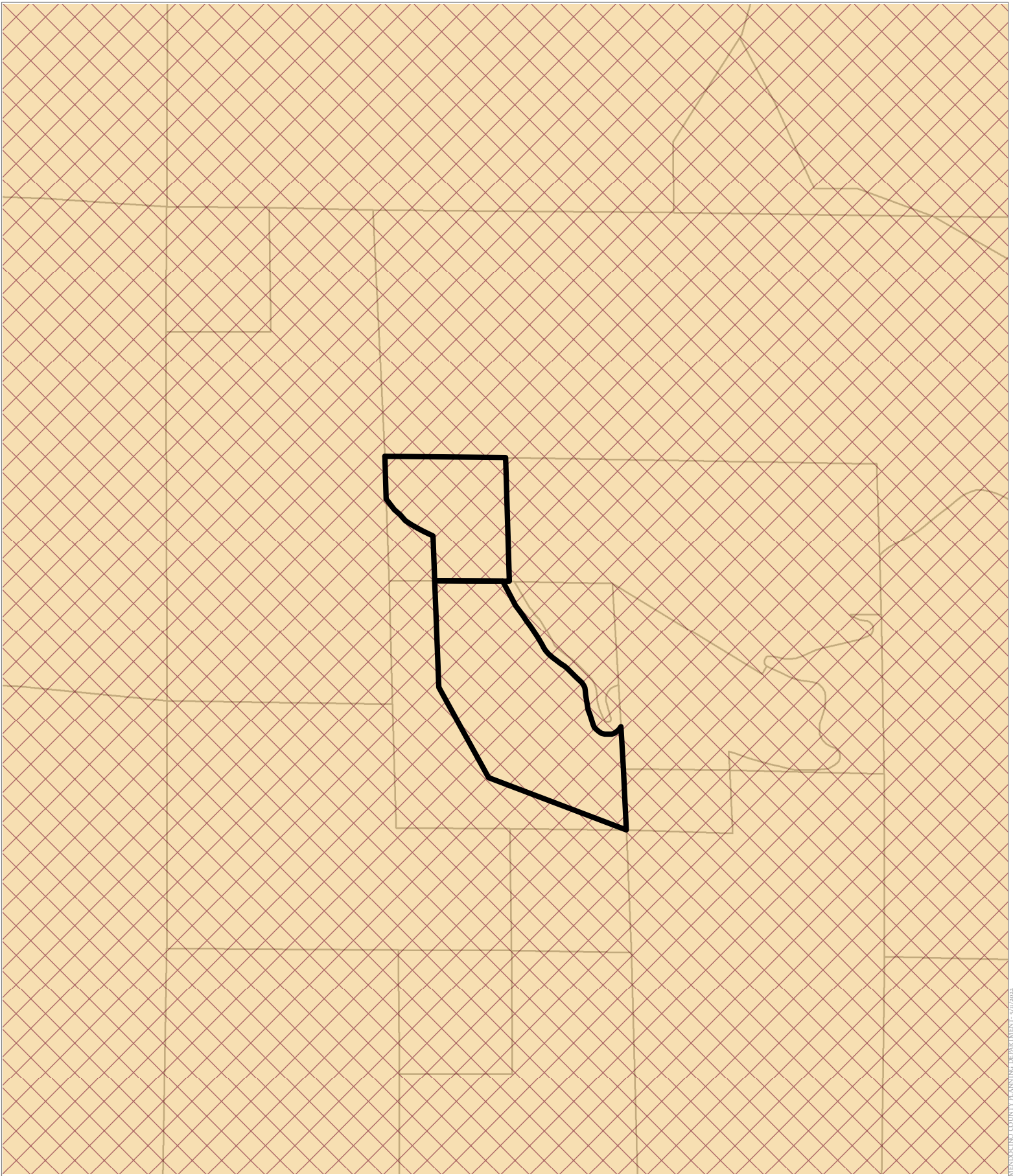


MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023

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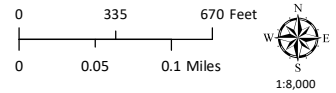
ADJACENT PARCELS



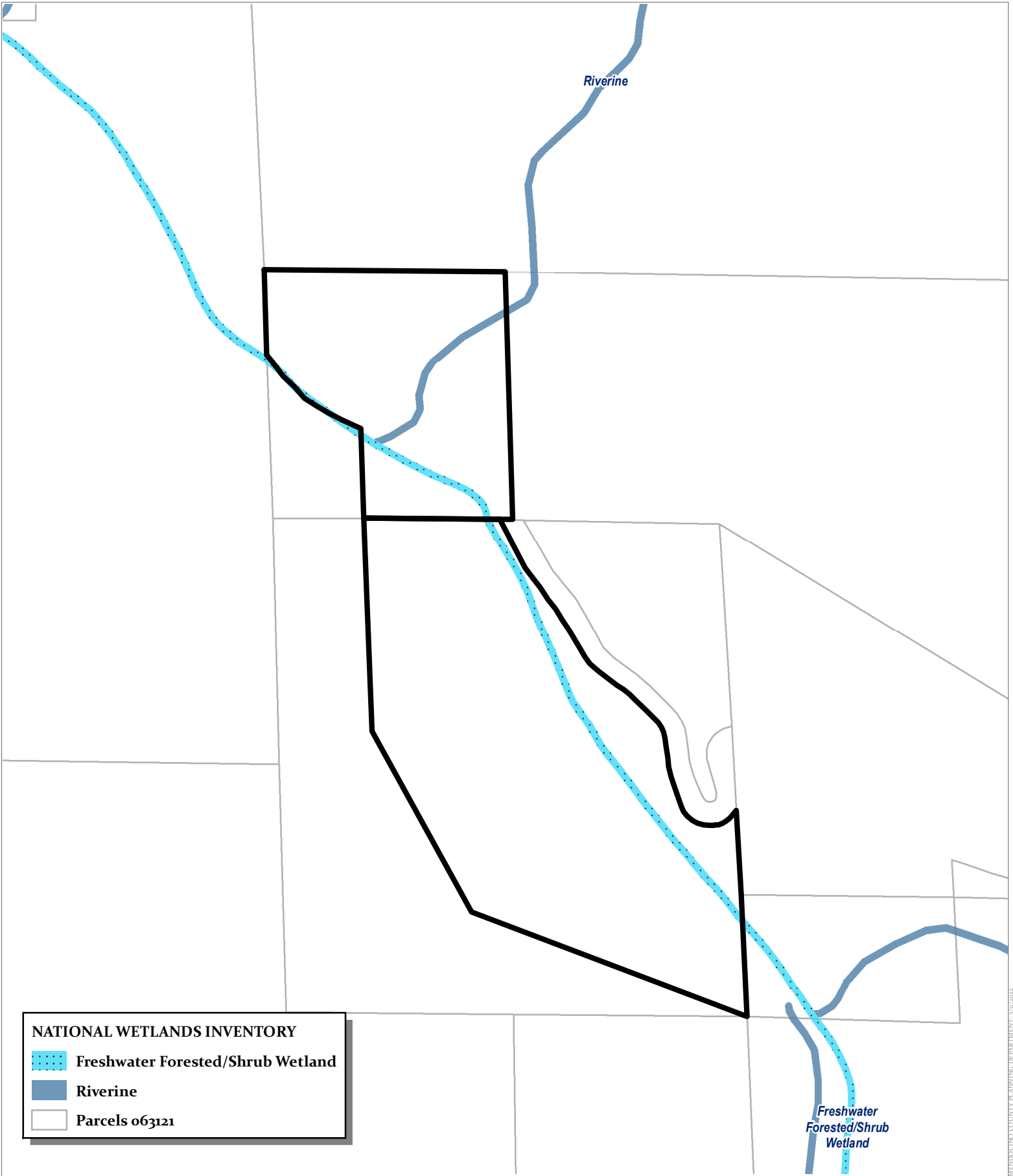
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2022

CASE: UM 2022-0001
OWNER: Mendocino Onsen Coporation
APN: 149-270-29 & 149-270-31
APLCT: Mendocino Onsen Coporation
AGENT: James Williams
ADDRESS: 13201 Orr Springs Road, Ukiah

 High Fire Hazard
 High Fire Hazard



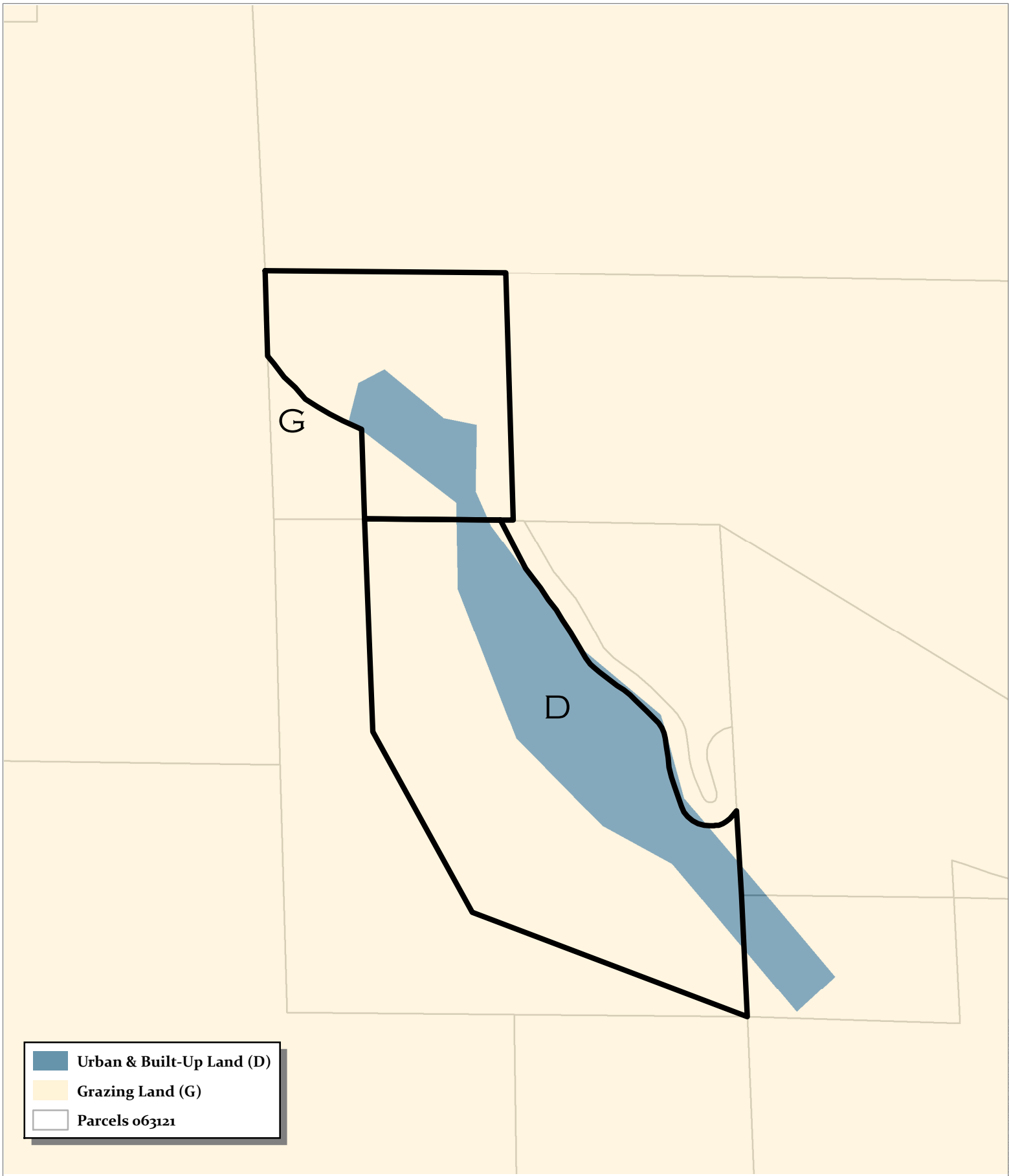
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023

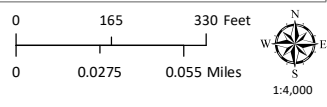
CASE: UM 2022-0001
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WETLANDS



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Parcels 063121



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FARMLAND CLASSIFICATIONS