



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

December 13, 2022

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

Airport Land Use Commission
Department of Forestry/ CalFire
-Land use
Department of Fish and Wildlife
Regional Water Quality Control Board
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Ukiah valley Sanitation District
Millview County Water District
Ukiah Valley Fire Protection District
Ukiah City Planning Department

CASE#: MS_2022-0004
DATE FILED: 9/28/2022
OWNER: ERICKSON BROTHERS PROPERTIES L
APPLICANT: ROBERT NEESE
AGENT: RON FRANZ

REQUEST: Minor Subdivision of an existing 10± acre parcel into four (4) parcels and one (1) remainder parcel. Parcel 1 would be 0.74± acres, Parcel 2 would be 0.75± acres, Parcel 3 would be 4.39± acres, Parcel 4 would be 1.09± acres, and the Remainder Parcel would be 3.15± acres.

LOCATION: In Ukiah, on the east side of North State Street (CR 104) 0.5± miles north of its intersection with Brush Street (CR 217), located at 1211 North State Street, Ukiah; APN 001-360-39.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: December 27, 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

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APN/S: 001-360-39

PARCEL SIZE: 10.12± Acres

GENERAL PLAN: Commercial (C)

ZONING: General Commercial (C2)

EXISTING USES: Commercial, Residential

DISTRICT: 1 (McGourty)

RELATED CASES: U_2012-0003, BL_2012-0153, BL_2016-0117, TU_2013-0075, etc. See below.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Commercial (C)	General Commercial (C2)	1.3±, 8.4± Acres	Commercial
EAST:	Public Services (PS)	Public Facilities (PF)	14± Acres	Civic
SOUTH:	None (City of Ukiah)	None (City of Ukiah)	26± Acres	Civic
WEST:	C	Limited Commercial (C1)	0.4±, 0.7±, 0.3± Acres	Commercial

REFERRAL AGENCIES

LOCAL

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

- Ukiah City Planning Department
- Ukiah Valley Fire Protection District
- Ukiah Valley Sanitation District
- Millview County Water District
- Sonoma State University
- STATE**
- CALFIRE (Land Use)

- California Dept. of Fish & Wildlife
 - Regional Water Quality Control Board
 - TRIBAL**
 - Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

U_2012-0003: Use Permit for heavy automobile and equipment repairs, approved 06/14/2012

BL_2012-0153: Business License for automotive repair, finalized 12/31/2013

BL_2016-0117: Business License for plumbing/roofing/septic service, finalized 04/20/2016

TU_2013-0075: Sidewalk improvements per U_2012-0003, finalized 12/20/2013

AP 19-88 and AP 8-89: Administrative Permits for a temporary carnival

MS 21-85: Minor Subdivision which established the current parcel

STAFF PLANNER: LIAM CROWLEY

DATE: 12/9/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NONE

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NONE

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Soil Map Unit No. 210 – Urban Land

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

NONE

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO, 1± mile west of Maacama Fault zone

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

Airport Influence Area

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Green Building Code may apply to future development

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Ukiah Valley Area Plan (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:

Policy

YES

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

N/A



PLANNING & BUILDING SERVICES

CASE NO:	MS 2022-0004
DATE FILED:	9/28/22
FEE:	\$11,949-
RECEIPT NO:	52348
RECEIVED BY:	RDF

Office Use Only

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Erickson Brothers Properties LLC Phone: Robert Neese 707-477-8246
 Mailing Address: 2001 Hulda Drive
 City: Ukiah State/Zip: CA 95482 Email: max2222@comcast.net

PROPERTY OWNER:

Name: same ↑ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

AGENT:

Name: Ron W. Franz Phone: 707-462-1087
 Mailing Address: 2335 Appolinaris Drive
 City: Ukiah State/Zip: CA 95482 Email: rfranz@comcast.net

ASSESSOR'S PARCEL NUMBER/S: 001-360-39

NUMBER OF PARCELS REQUESTED: 4 + remainder

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	0.74 Ac	Commercial	1 commercial bldg ± 9000 SF
Parcel 2	0.75 Ac	Residential	1 house ± 1600 SF
Parcel 3	4.39 Ac	Commercial	Vacant
Parcel 4	1.09 Ac		1 commercial bldg ± 10000 SF
Remainder Parcel	3.15 Ac		Vacant

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.

Simple split of this 10.12 Acre parcel into 4 parcels
and a remainder as per the attached Tentative Map.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family 1 <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: 2 Commercial bldgs <input type="checkbox"/> Other:	1 house	0	±1600 SF	0	±1600
	2 Comm. bldgs	0	±9000 SF ±10000 SF	0	±19000
GRAND TOTAL (Equal to gross area of Parcel): <u>Parcel is 10.12 Acres</u>					

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

Estimated No. of Employees per shift: _____
 Estimated No. of shifts per day: N/A
 Type of loading facilities proposed: _____

4. Will the 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 If no, 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
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

N/A
see
tent
map

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.)

No work is proposed at all.

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

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: _____

N/A

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

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

YES NO If yes, explain how:

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?

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.

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): UVSD
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): Millview Co. Water
- 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:

None

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

South and east of intersection of N. State St. and Ford Road
UKiah

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 Tentative Map, 1 house and 2 commercial bldgs.

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

25. What is the maximum height of all structures?

Existing: ± 20' feet
 Proposed: N/A feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: ± 20,600 square feet
 Proposed: 0 square feet

27. What is the total lot area within property lines?

Total Lot Area: 10.12 acres square feet

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 Tentative Map Parcel 1 has existing commercial business,
Parcel 2 has existing old house, Parcel 3 is vacant, Parcel 4
has existing commercial business, Remainder is vacant.

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.

Commercial to north, west and northeast
Fairgrounds to south and east

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Title Report

A Preliminary Title Report for this property was prepared by Redwood Empire Title Company, Order Number 20220191RB, dated January 26, 2022. All existing easements are shown hereon.

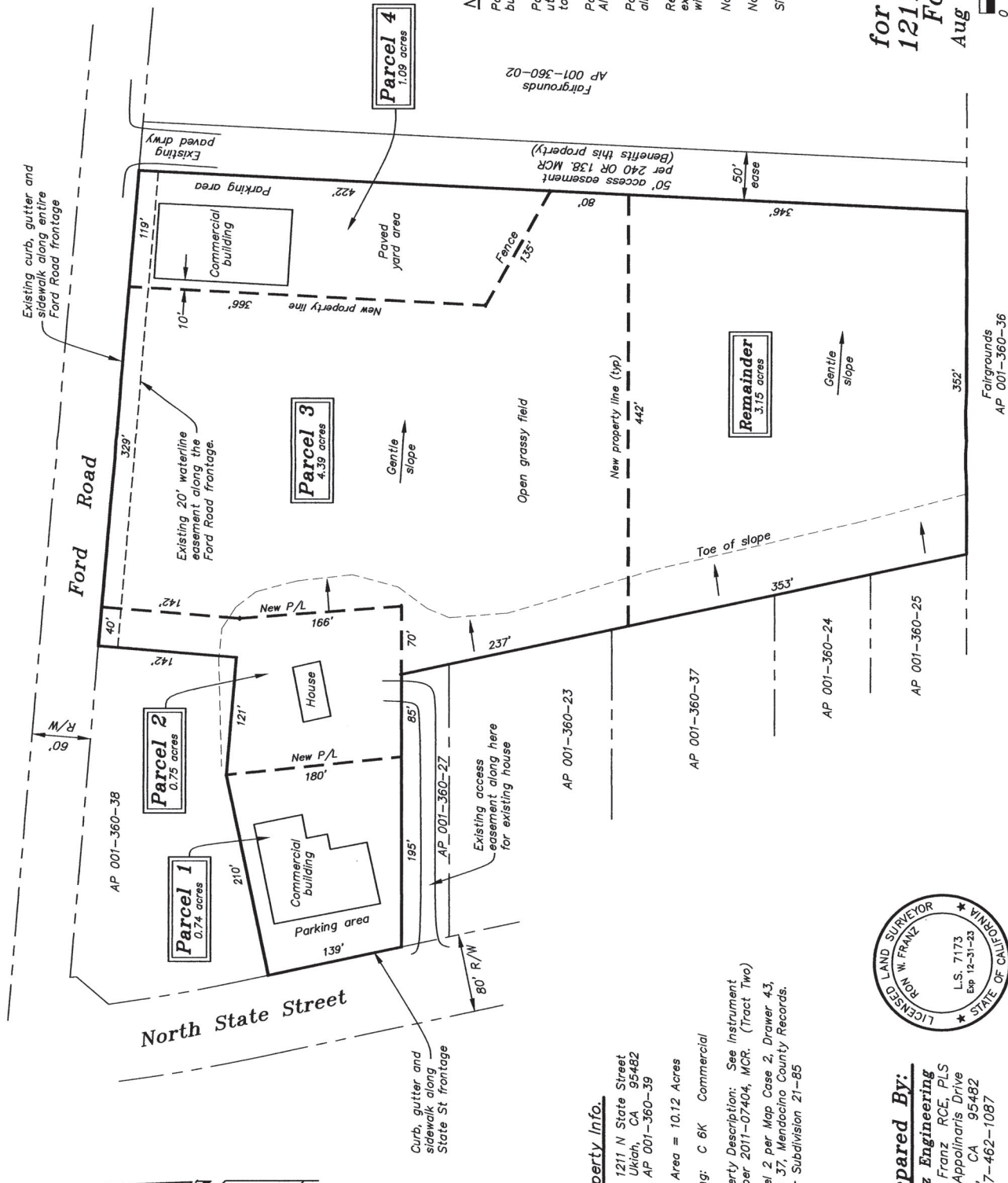
Owner:

Erickson Brothers Properties, LLC
2001 Hilda Drive
Ukiah, CA 95482
Robert Neese = 707-477-8246

Notes

- Parcel 1 is fully developed with a commercial business. It has all existing utilities and services.
- Parcel 2 has an existing residence and has all existing utilities and services. It also has an access easement to North State Street.
- Parcel 3 is vacant and has frontage on Ford Road. All services are existing along Ford Road.
- Parcel 4 has an existing business and also has all existing utilities and services.
- Remainder Parcel is vacant. It has access along an existing 50' easement on the east side. Future utilities will come from Ford Road in the existing easement.
- No grading work will be needed for the subdivision.
- No road improvements are necessary or proposed.
- Site has public sewer and public water service.

**Tentative Map
for a minor subdivision
1211 N State Street and
Ford Road, Ukiah CA
Aug 29, 2022 -- Scale: 1"=100'**



Property Info.

Site: 1211 N State Street
Ukiah, CA 95482
AP 001-360-39

Area = 10.12 Acres

Zoning: C 6K Commercial

Property Description: See Instrument Number 2011-07404, MCR. (Tract Two)
Parcel 2 per Map Case 2, Drawer 43, Page 37, Mendocino County Records.
Minor Subdivision 21-85

Prepared By:

Franz Engineering
Ron W. Franz RCE, PLS
2335 Appolinaris Drive
Ukiah, CA 95482
707-462-1087





Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238

Ukiah, CA 95482

Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 20220191RB

Your No.:

Seller: Erickson Brothers Properties, LLC

Buyer:

When replying Please Contact:

ESCROW OFFICER: Rosanne Burlesci

rburlesci@redwoodtitle.com

2ND UPDATED PRELIMINARY REPORT

Property Address: 1211 North State Street, Ukiah, CA 95482

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 20, 2022 at 07:30 AM.

Steve Burlesci
Chief Title Officer

sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:

ALTA 2006 Extended Loan Policy

CLTA Standard 1990 Owners Policy

Underwritten by Old Republic National Title Insurance Company

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

a Fee

2. Title to said estate or interest at the date hereof is vested in:

Erickson Brothers Properties, LLC

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

Parcel 2, as numbered and designated on that certain Parcel Map M.S. 21-85, filed July 3, 1985 in Map Case 2, Drawer 43, Page 37, Mendocino County Records.

APN: 001-360-39

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2022 - 2023, a lien not yet due or ascertainable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the Highway/Freeway adjoining said property, as contained in the deed to the State of California, recorded June 10, 1954 in Book 372, Page 134 of Official Records.
4. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: May 5, 1976 in Book 1039, Page 40 of Official Records
In Favor of: Millview County Water District
For: water pipeline
5. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.
6. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed September 11, 1992 in Map Case 2, Drawer 56, Page 36 Mendocino County Records.
7. Prior to the issuance of any policy of title insurance, the Company will require the following with respect to Erickson Brothers Properties, LLC, a California Limited Liability Company:
 - a. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
 - b. A certified copy of its Articles of Organization (LLC-1), any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10).
 - c. Recording a certified copy of said LLC-1 and any "amendments thereto".

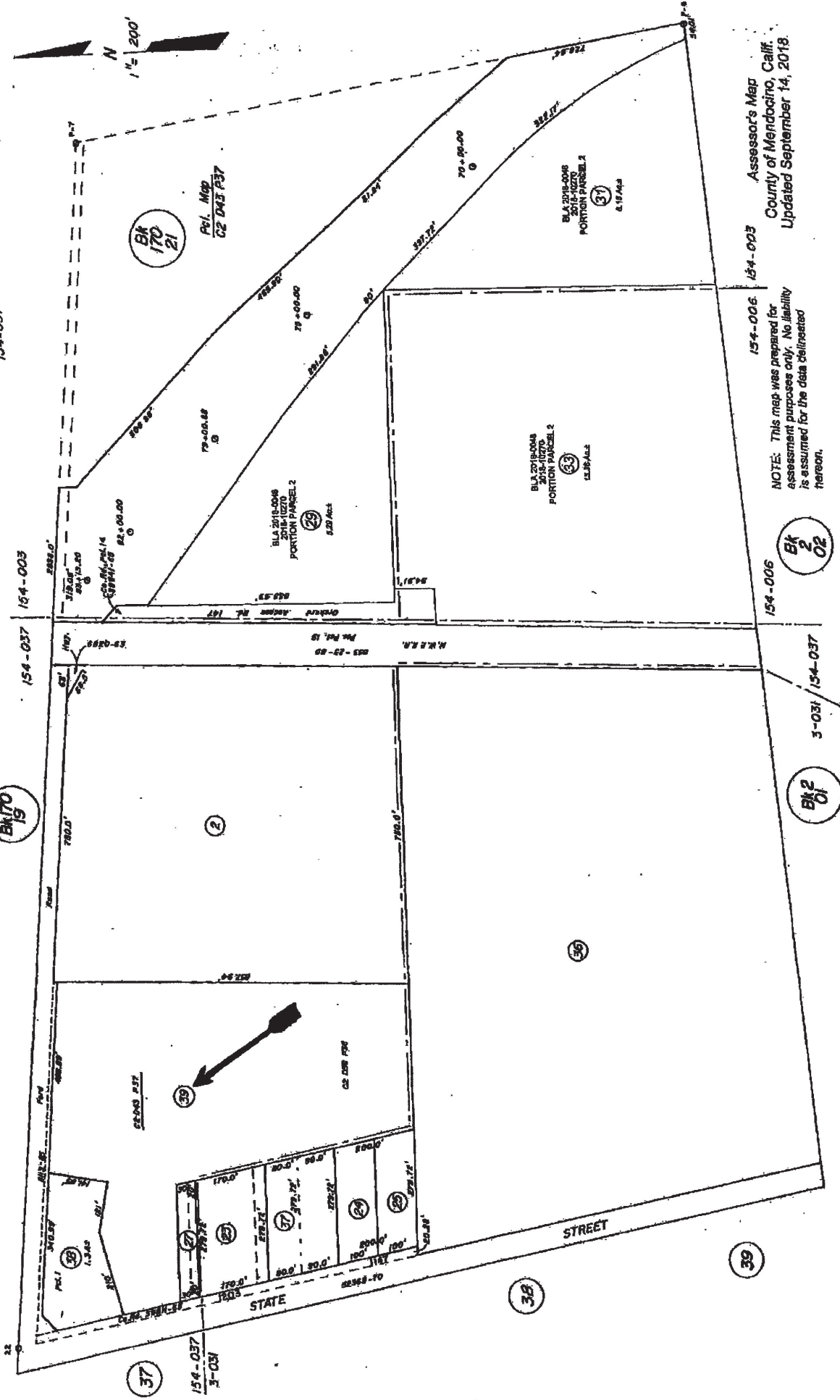
END OF SCHEDULE B

INFORMATIONAL NOTES:

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE
2. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows
Assessor's Parcel No.: 001-360-39
Code No.: 154-037
1st Installment: \$13,059.67, Paid
2nd Installment: \$13,059.67, Paid

3-031
154-003
154-006
154-037

Por. of Lot 17, Yokayo Rancho



Assessor's Map
County of Mendocino, Calif.
Updated September 14, 2018

154-006
154-003
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

BK 20

BK 20

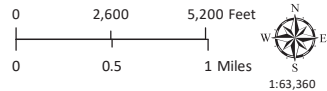
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."



MENDOCINO COUNTY PLANNING DEPARTMENT - 06/09/2023

CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
APN: 001-360-39
APLCT: Robert Neese
AGENT: Ron W. Franz
ADDRESS: 1211 N State Street, Ukiah

● Major Towns & Places



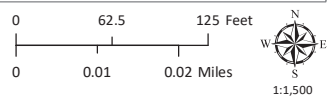
LOCATION



FORD ROAD

NORTH STATE STREET

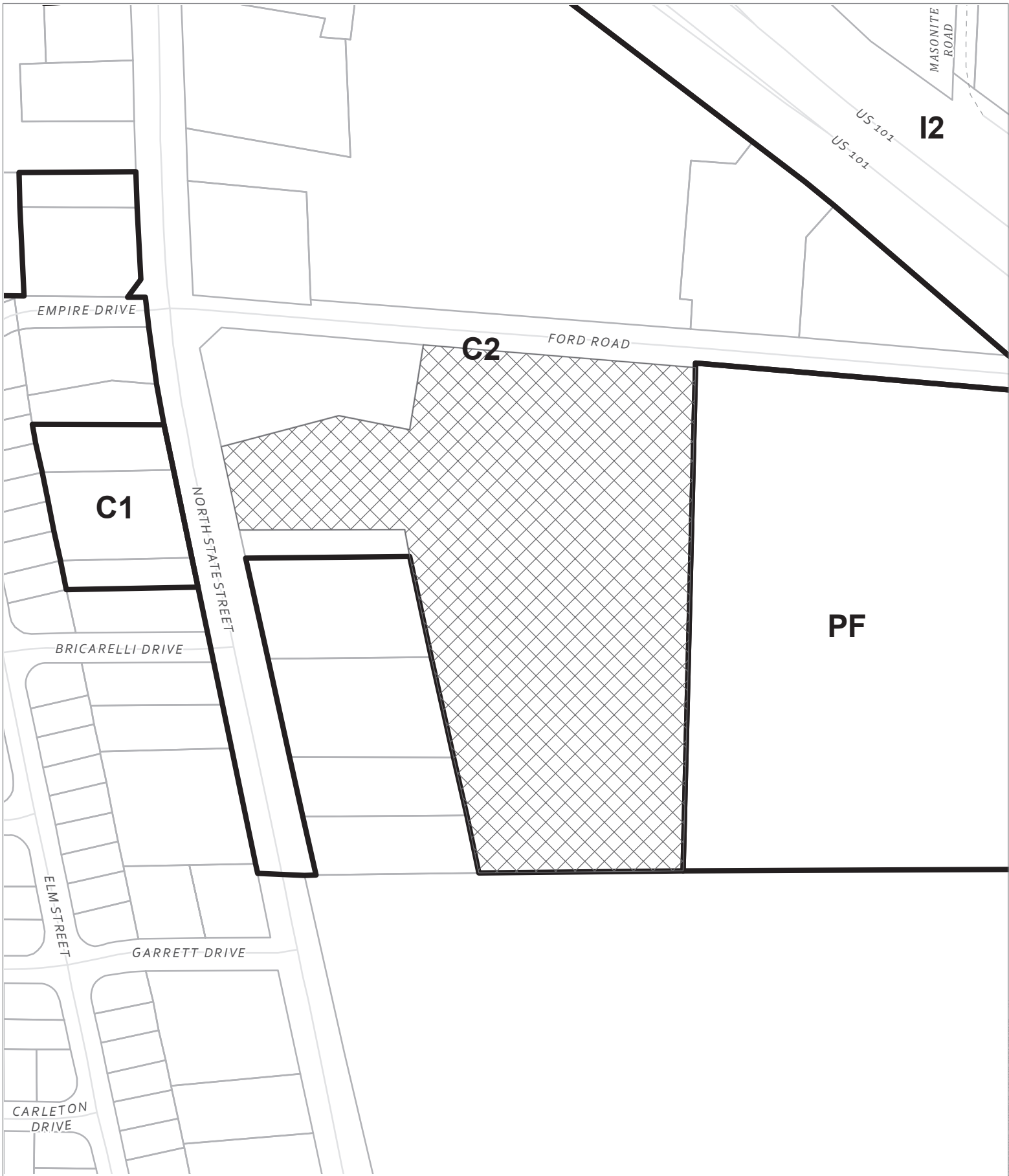
Public Roads



CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
APN: 001-360-39
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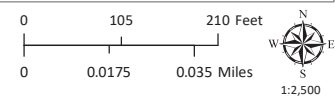
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/07/2023

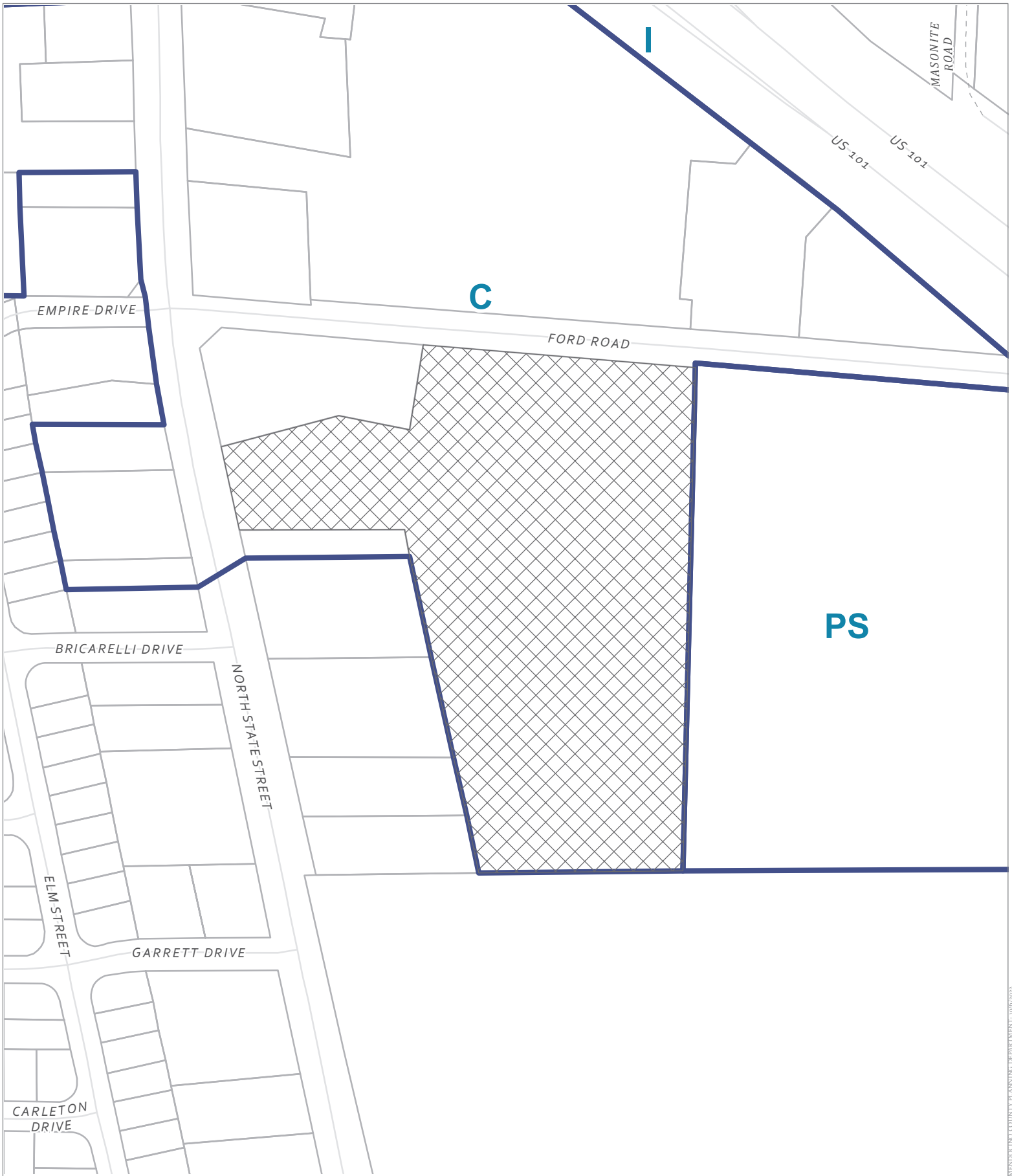


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OWNER: ERICKSON BROTHERS PROPERTIES LLC
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 Zoning Districts
 Public Roads

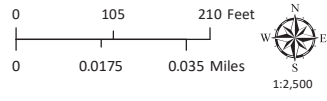


ZONING



CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
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ADDRESS: 1211 N State Street, Ukiah

 General Plan Classes
 Public Roads



GENERAL PLAN

170-190-17
TESORO SIERRA PROPERTIES L
0 A±

170-190-25
UKIAH LLC
8.39 A±

170-190-26
UKIAH LLC
1.39 A±

FORD ROAD

001-360-38
MOLLOY SUCCTEE MARGARETA
1.3 A±

001-360-27
KOCH MARKET LLC
0 A±

001-360-23
KOCH MARKET LLC
0 A±

001-360-39
ERICKSON BROTHERS PROPERTI
10.12 A±

001-360-02
TWELFTH DISTRICT AGRICULTU
14.1 A±

001-360-37
J A S PROPERTIES LLC
0 A±

001-360-24
J A S PROPERTIES LLC
0 A±

001-360-25
PRENDIVILLE PROPERTIES
0 A±

001-360-36

NORTH STATE STREET

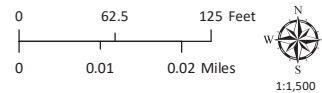
001-386-14
PERKOWSKI ROBERT M & DEBRA
0 A±

001-386-14
ESUS JR & GLORIA ROC
U HAUL REAL ESTATE COMPANY
0 A±

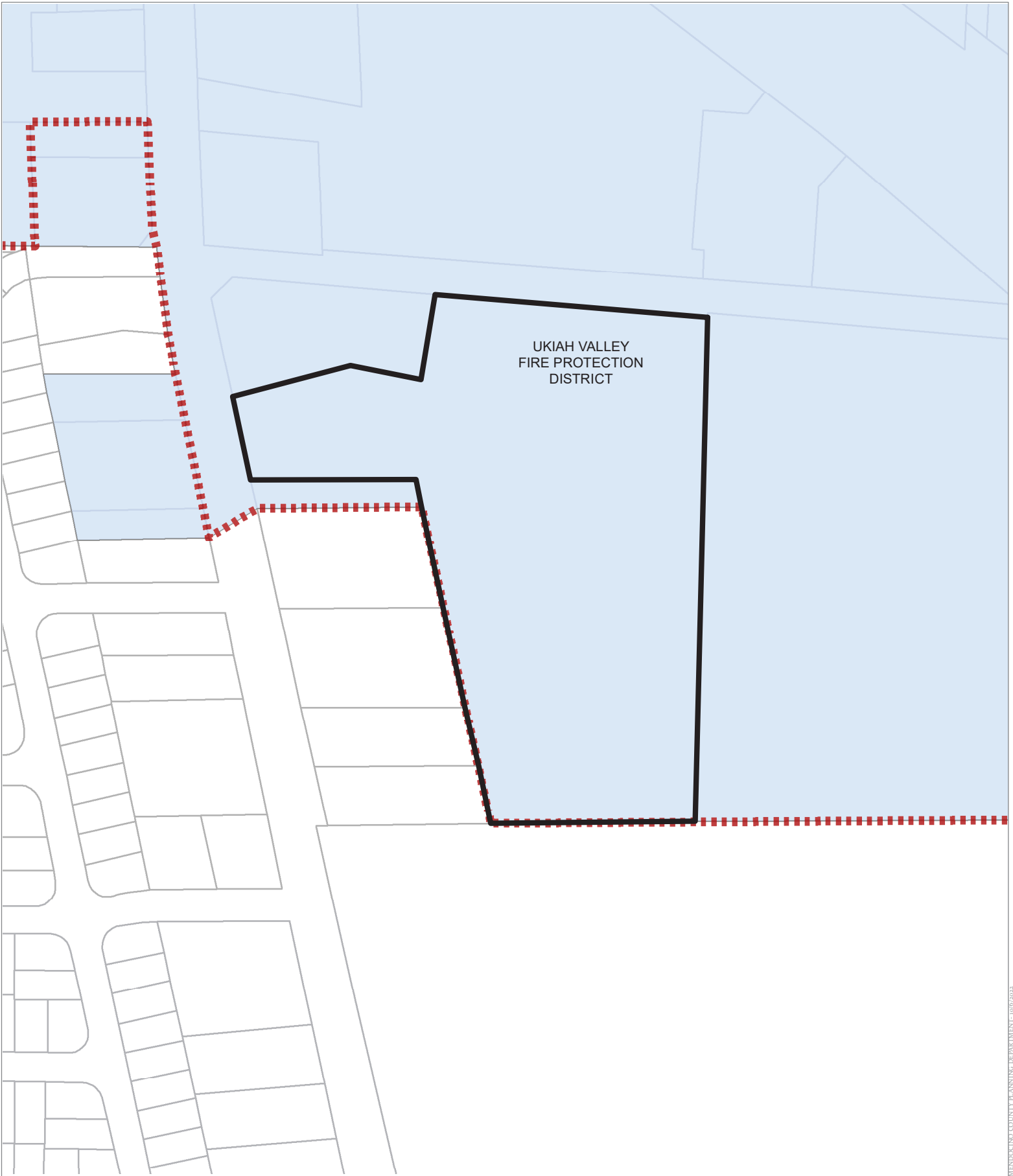
001-386-16
U HAUL REAL ESTATE COMPANY
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CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
APN: 001-360-39
APLCT: Robert Neese
AGENT: Ron W. Franz
ADDRESS: 1211 N State Street, Ukiah

 Public Roads

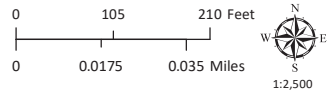


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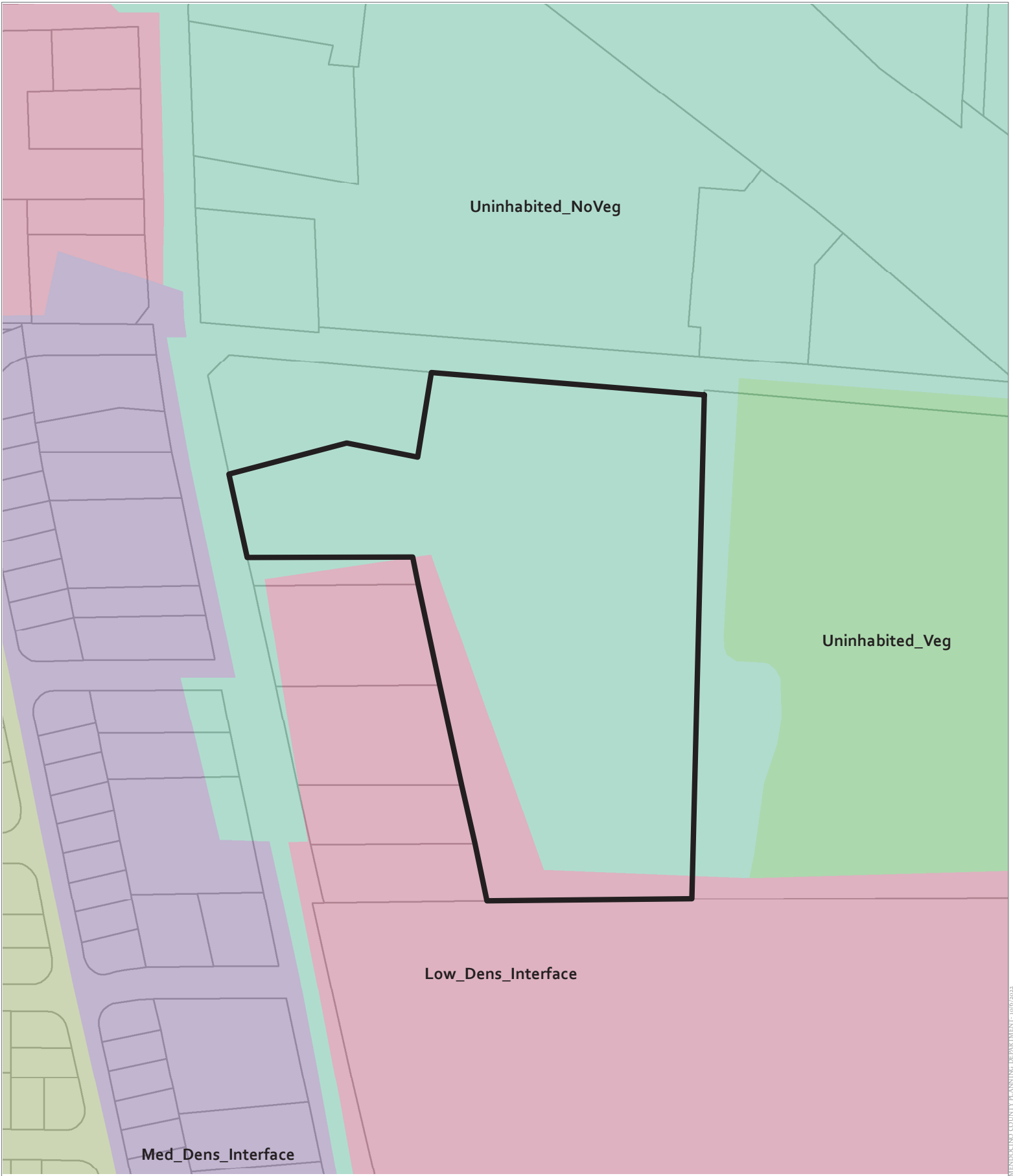


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2022

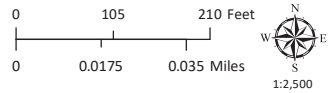
CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
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UKIAH VALLEY FIRE PROTECTION DISTRICT

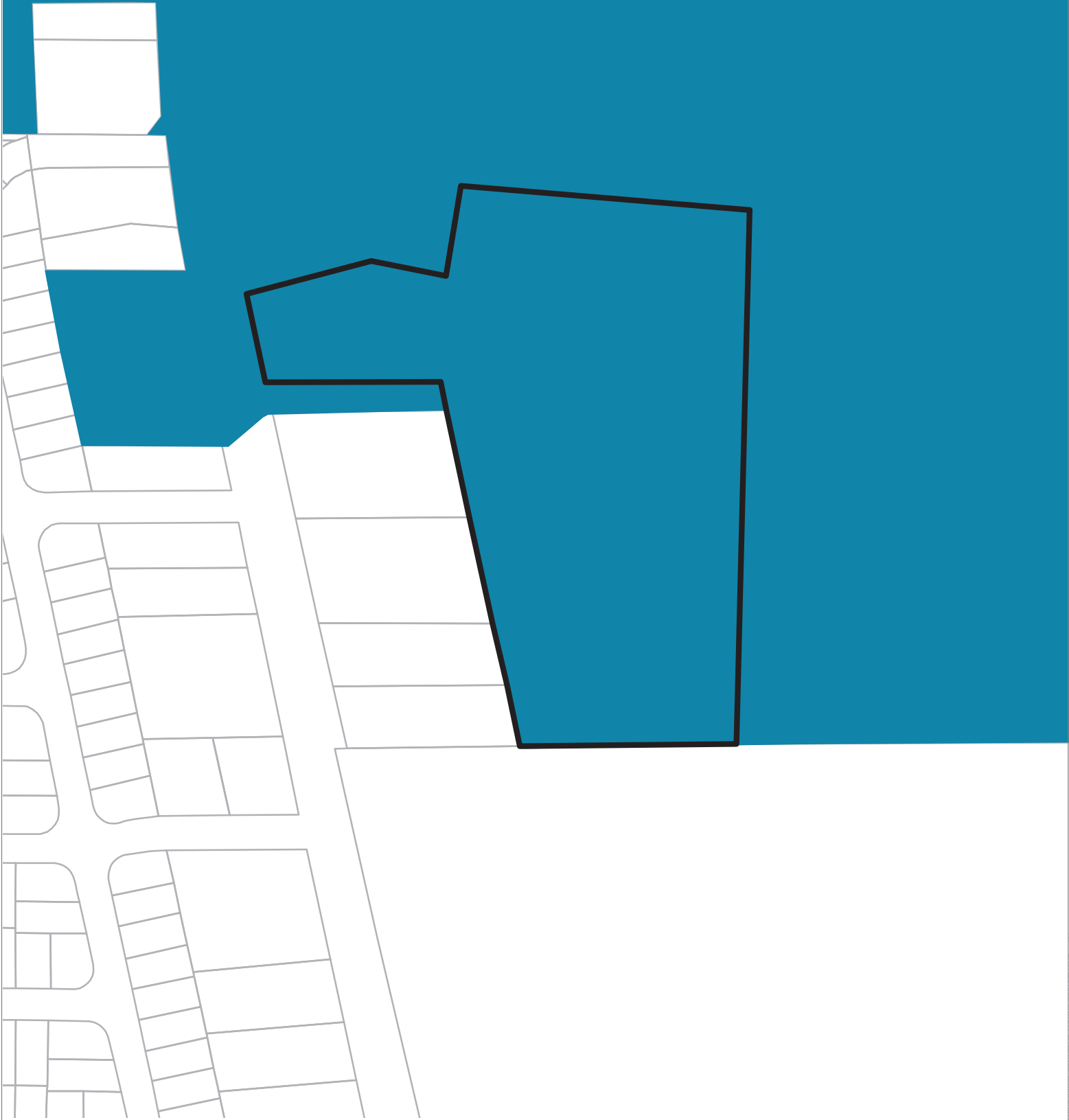


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WILDLAND-URBAN INTERFACE

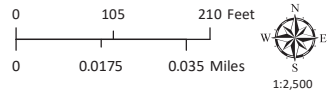
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2023



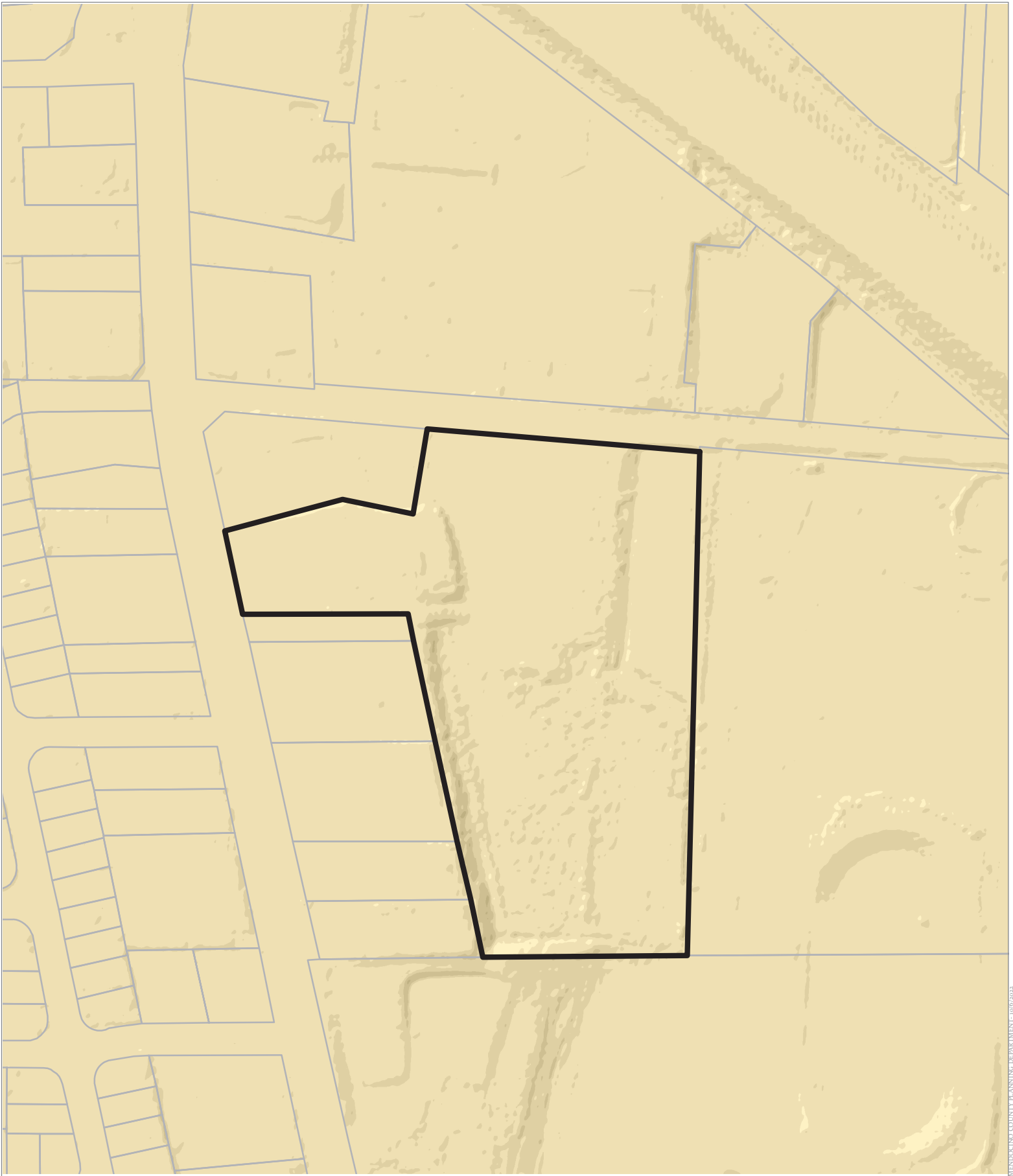
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2022

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OWNER: ERICKSON BROTHERS PROPERTIES LLC
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 Ukiah Stormwater Areas



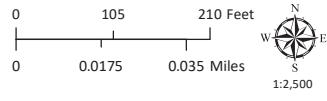
MS4 STORMWATER



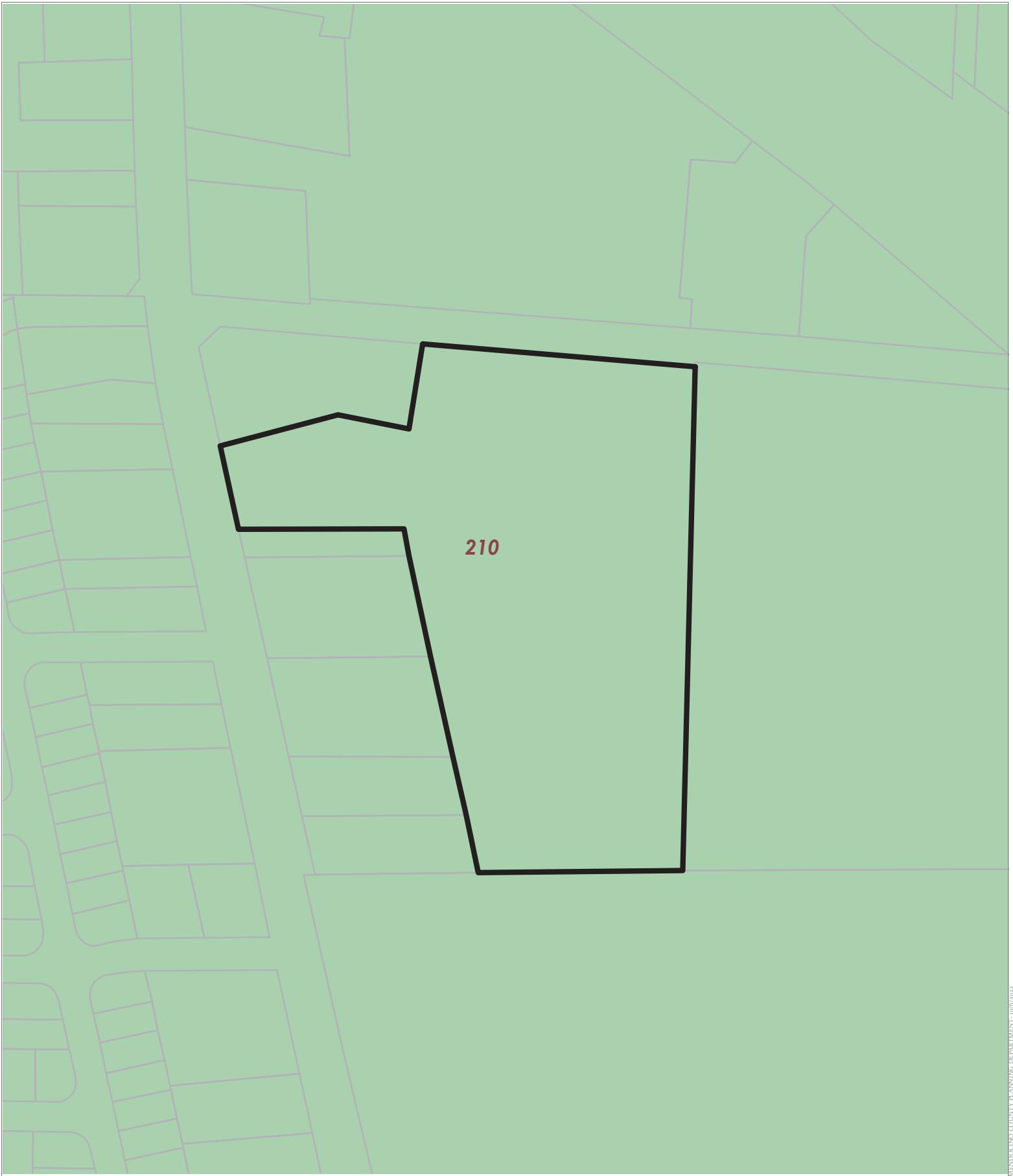
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2023

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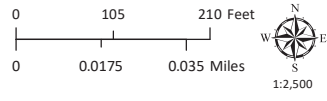


ESTIMATED SLOPE

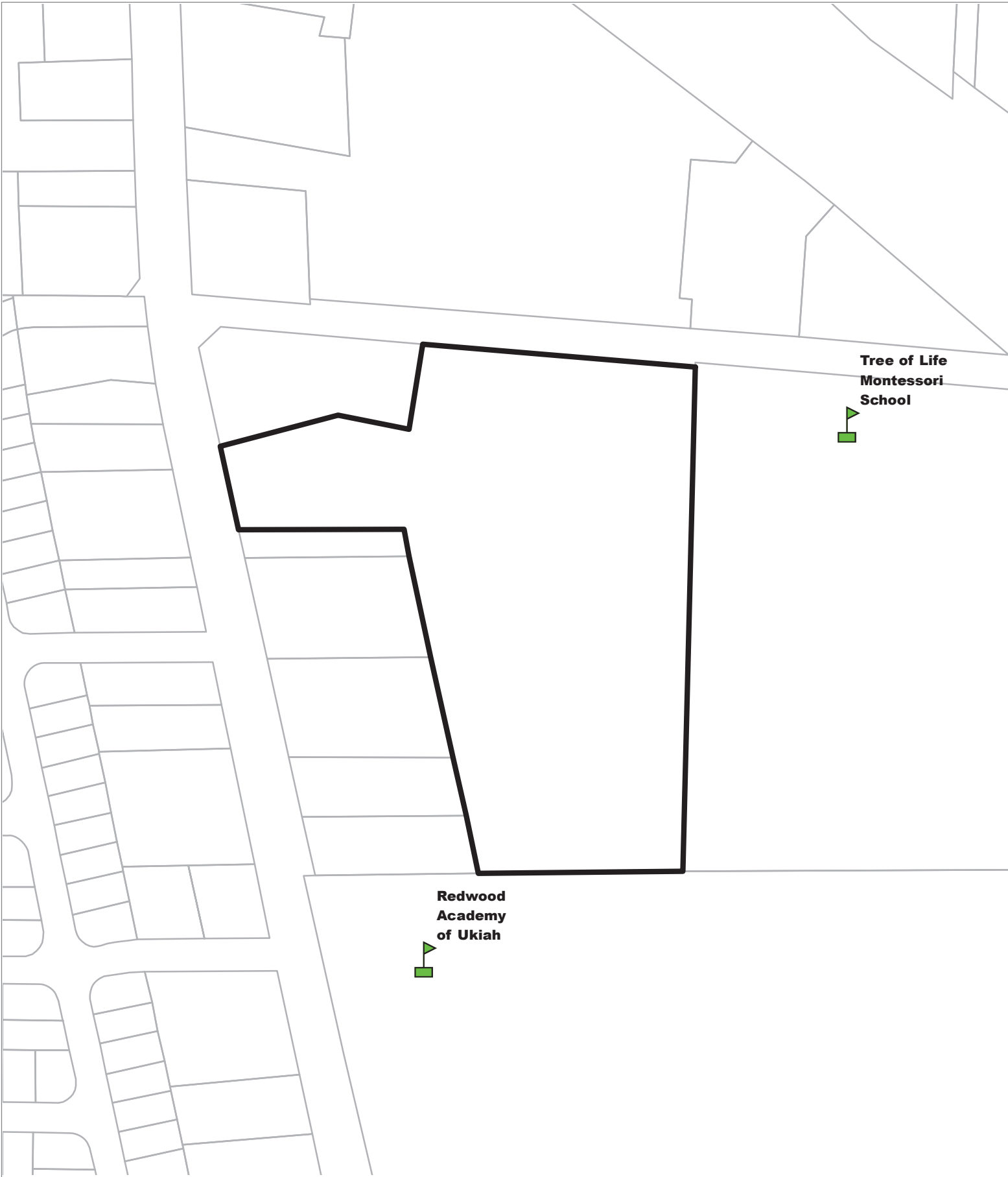


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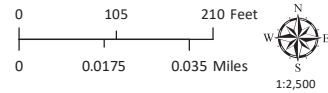
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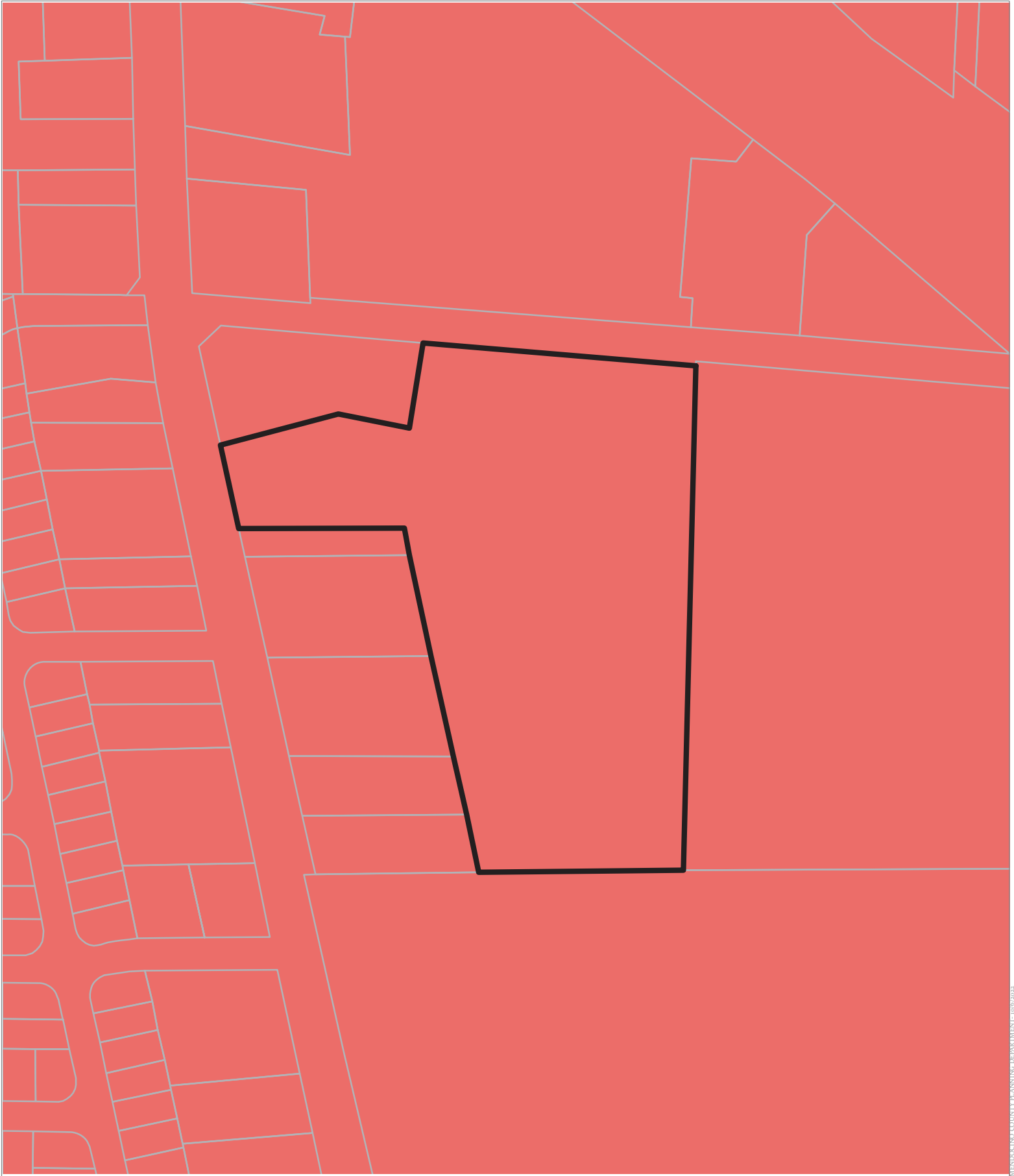
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OWNER: ERICKSON BROTHERS PROPERTIES LLC
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 School Buildings

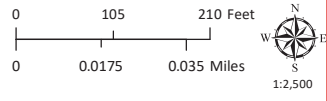


SCHOOLS

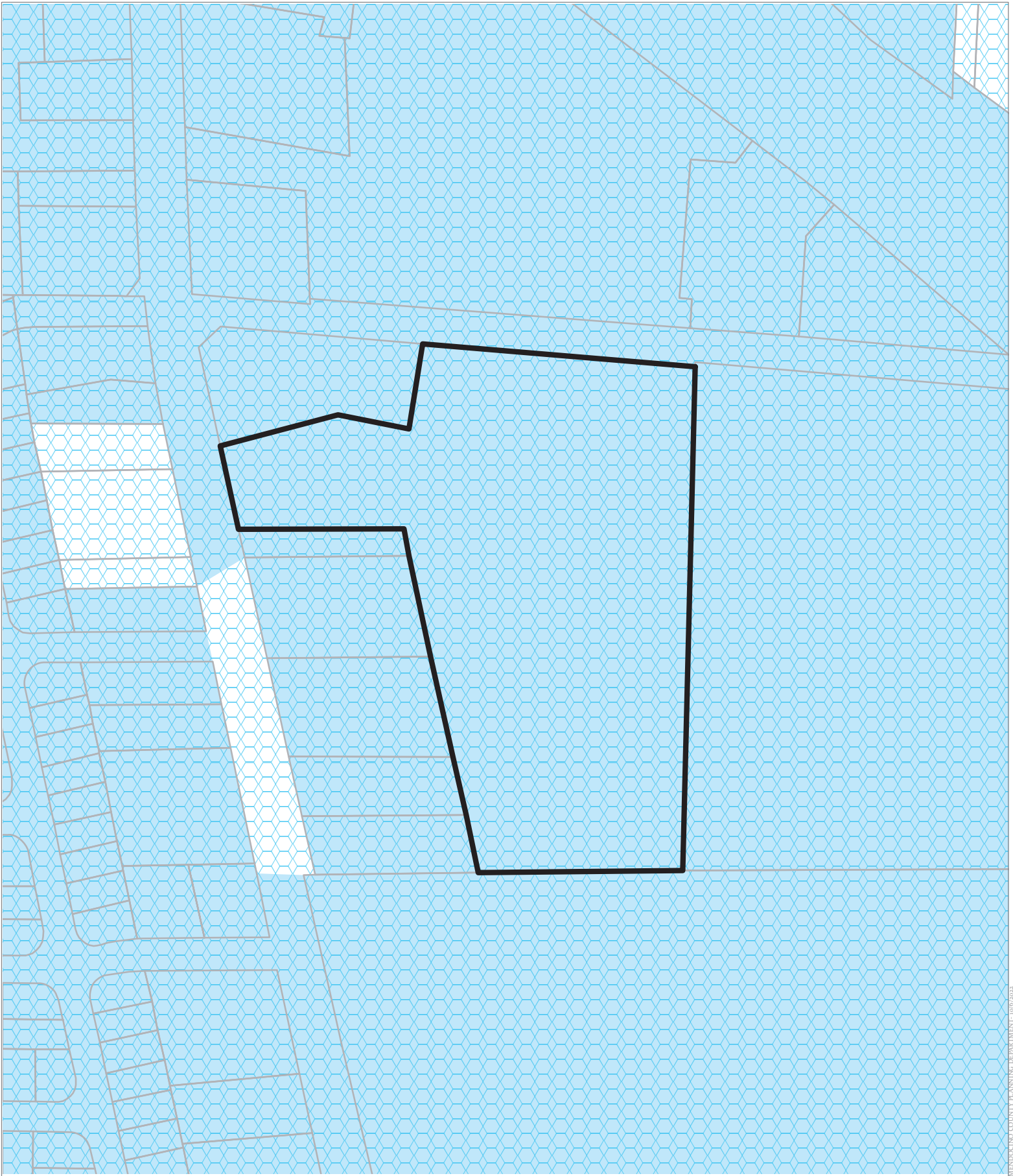


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2023

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OWNER: ERICKSON BROTHERS PROPERTIES LLC
APN: 001-360-39
APLCT: Robert Neese
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UKIAH AIRPORT ZONE



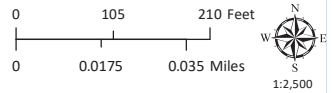
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Russian River Flood District



County Water Districts



WATER DISTRICTS

170-190-17
TESORO SIERRA PROPERTIES L
0 A±

170-190-25
UKIAH LLC
8.39 A±

170-190-26
UKIAH LLC
1.39 A±

FORD ROAD

001-360-38
MOLLOY SUCCTEE MARGARETA
1.3 A±

001-360-27
KOCH MARKET LLC
0 A±

001-360-23
KOCH MARKET LLC
0 A±

001-360-39
ERICKSON BROTHERS PROPERTI
10.12 A±

001-360-37
J A S PROPERTIES LLC
0 A±

001-360-24
J A S PROPERTIES LLC
0 A±

001-360-25
PRENDIVILLE PROPERTIES
0 A±

001-360-02
TWELFTH DISTRICT AGRICULTU
14.1 A±

001-386-10

PERKOWSKI ROBERT & DEBRA

001-386-14

ESUS JR & GLORIA ROC

001-386-16

U HAUL REAL ESTATE COMPANY

NORTH STATE STREET

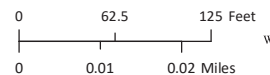
City of Ukiah

001-360-36

CASE: MS 2022-0004
OWNER: ERICKSON BROTHERS PROPERTIES LLC
APN: 001-360-39
APLCT: Robert Neese
AGENT: Ron W. Franz
ADDRESS: 1211 N State Street, Ukiah

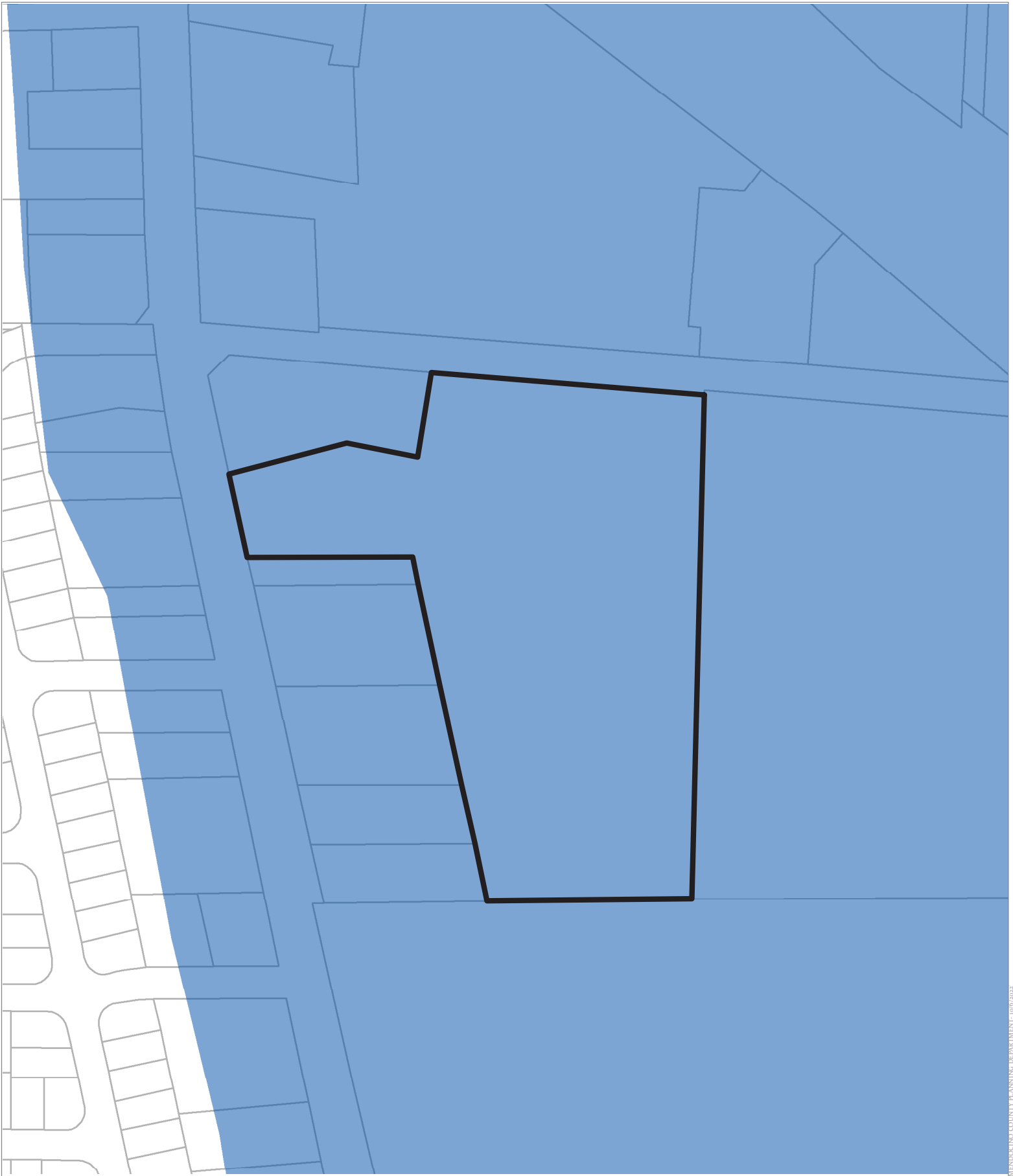
 City Limits

 Public Roads



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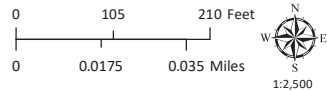
CITY LIMITS



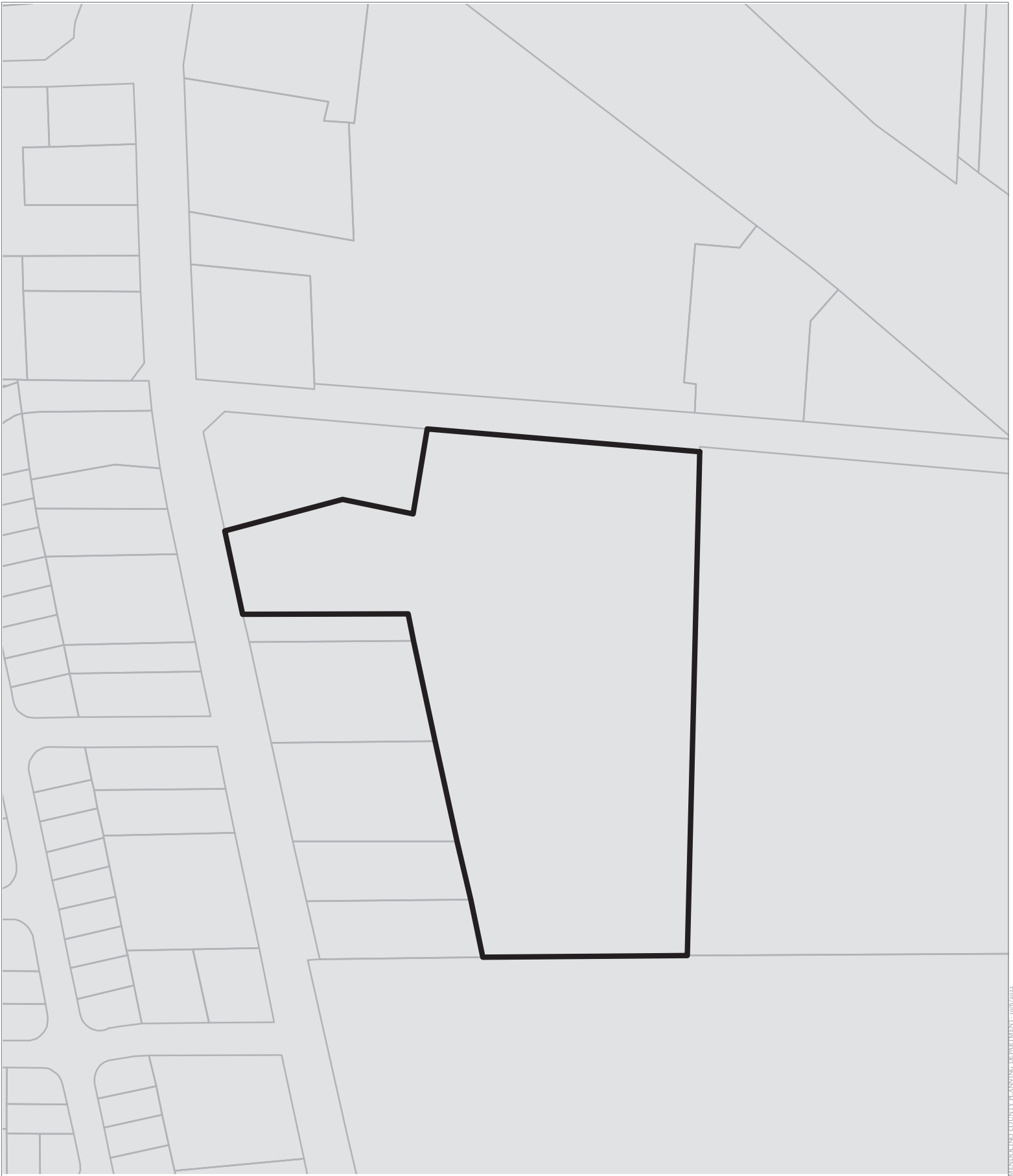
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2023

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 Estimated Inundation Zones



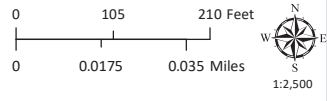
DAM INUNDATION ZONE



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2023

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 UVAP Boundary



UKIAH VALLEY AREA PLAN