



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 12, 2023

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

Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

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

CASE#: U_2023-0008

DATE FILED: 6/30/2023

OWNER: HOOPER RANCH LLC

APPLICANT: RPCA SOLAR 10, LLC

REQUEST: Major Use Permit for a Major Impact Services and Utilities Facility to include a 20-acre Solar Farm that spans three parcels utilizing approximately 10,287 solar modules, 32 string inverters, and generating up to a total of 4.0 megawatts (MW) alternating current (AC) [5.6 MW direct current (DC)] equipped with a 4 MW energy storage system interconnecting to PG&E's pre-existing electrical distribution system located on-site.

ENVIRONMENTAL DETERMINATION:

LOCATION: 2.3± miles northeast of Ukiah's city center on the west side of Redemeyer Road (CR 215A), 0.5± miles north of its intersection with Deerwood Drive (CR 215B); located at 2550 & 2350 Redemeyer Road; APNs: 178-050-01, 178-170-01, & -02.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: July 26, 2023

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: U_2023-0008

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APNS: 178-050-01, 178-170-01, & -02

PARCEL SIZE: 31± Acres; 20± Acres; 45± Acres (97± Total Acreage)

GENERAL PLAN: Agriculture, 40-acre minimum (AG 40)

ZONING: Agriculture, 40-acre minimum (AG 40)

EXISTING USES: Agricultural

DISTRICT: 1 (McGourty)

RELATED CASES: PAC_2023-0003 –Preapplication Conference for ground-mounted solar and energy storage facility

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agriculture (AG 40)	Agriculture (AG 40)	2.4± to 7.5± Acres	Agricultural, Residential
EAST:	Rural Residential (RR5)	Rural Residential (RR5)	10.7± to 23± Acres	Residential, Agricultural
SOUTH:	Agriculture (AG 40)	Agriculture (AG 40)	98± Acres	Agricultural
WEST:	Agriculture (AG 40)	Agriculture (AG 40)	15.2± to 37.8± Acres	Agricultural

REFERRAL AGENCIES

LOCAL

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

- Environmental Health (EH)
 - Ukiah Valley Fire Protection District
 - Sonoma State University
- STATE**
- CALFIRE (Land Use)
 - California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

The site is currently mapped in a Flood Plain Combining District (FP) and Seismic Study Combining District (SS).

The Maacama Fault Zone transects the project site.

The parcel to the south of the project site (APN: 178-170-06) is currently under a NonRenewal Williamson Act Contract.

STAFF PLANNER: STEVEN SWITZER

DATE: 7/11/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Non-Wildland/Non-Urban

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Local Responsibility Area (LRA)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soil Classifications 177, 188, & 221

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
YES

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
Ukiah Valley Area Plan (UVAP)

21. STATE CLEARINGHOUSE REQUIRED:

Policy
YES

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO



**PLANNING & BUILDING
SERVICES**

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____

Office Use Only

APPLICATION FORM

APPLICANT:

Name: RPCA Solar 10, LLC Phone: 415-480-4217

Mailing Address: 879 Sanchez Street

City: San Francisco State/Zip: CA Email: erin@renewprop.com

PROPERTY OWNER:

Name: Hooper Ranch, LLC Phone: _____

Mailing Address: P.O. Box 1133

City: Elko State/Zip: NV, 89803 Email: _____

AGENT:

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: 178-050-01 / 178-170-01 / 178-170-02

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.

6/2/23

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 attached project narrative.

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):					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

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:	_____	_____

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.)

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: _____

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?: N/A cubic yards

Location of dredged material disposal site?: N/A

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): _____
- 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:

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

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

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: _____ feet
Proposed: _____ feet

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

Existing: _____ square feet
Proposed: _____ square feet

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

Total Lot Area: _____ 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:

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.

30. Indicate the surrounding land uses:

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

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



June 29, 2023

Steven Switzer
Mendocino County
Planner I, Planning and Building Services Department
860 North Bush Street
Ukiah, CA 95482

Dear Steven,

RE: Redemeyer Road Solar Project – Use Permit Application – Project Narrative

On behalf of RPCA Solar 10, LLC, we submit this letter as a description of the Redemeyer Road Solar + Battery Energy Storage (BESS) Project (“Project”). Renewable Properties held a Pre-Application Meeting with the County of Mendocino on March 17, 2023 and the project was assigned the following project number: U_2023-0008. The small-scale utility solar and storage generation project will be located on approximately 20 acres that spans three parcels: a 31.9-acre parcel (APN # 178-050-01-00), a 20-acre parcel (APN # 178-170-01-00), and a 45.61-acre parcel (APN # 178-170-02-00) north of the City of Ukiah in unincorporated Mendocino County. The Project is located off Redemeyer Road in Ukiah, CA and is comprised of undeveloped agricultural land. RPCA Solar 10, LLC, via its affiliate Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owner, Hooper Ranch, LLC, to facilitate the development and long-term operation of the Project.

The Project will generate up to a total of 4.0 megawatts (MW) alternating current (AC) (5.6 MW direct current (DC)) of clean, reliable solar energy when complete and will be equipped with a 4 MW energy storage system with a four-hour duration. The BESS will allow on site renewable energy generation to be stored and dispatched to the grid when needed. The Project will interconnect to PG&E’s pre-existing electrical distribution system located on site. The power generated from this facility will be sold to PG&E through a long-term Power Purchase Agreement (PPA).

The Project will utilize approximately 10,287 solar modules and 32 string inverters to convert the sun’s energy into usable, AC power. Single-axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 15-feet tall above ground surface.

Locally-sited energy storage systems, like the Project, improve the resiliency of the regional energy grid and increase the utilization of renewable energy resources by storing energy generated by the solar project during the day and discharging during peak demand hours.

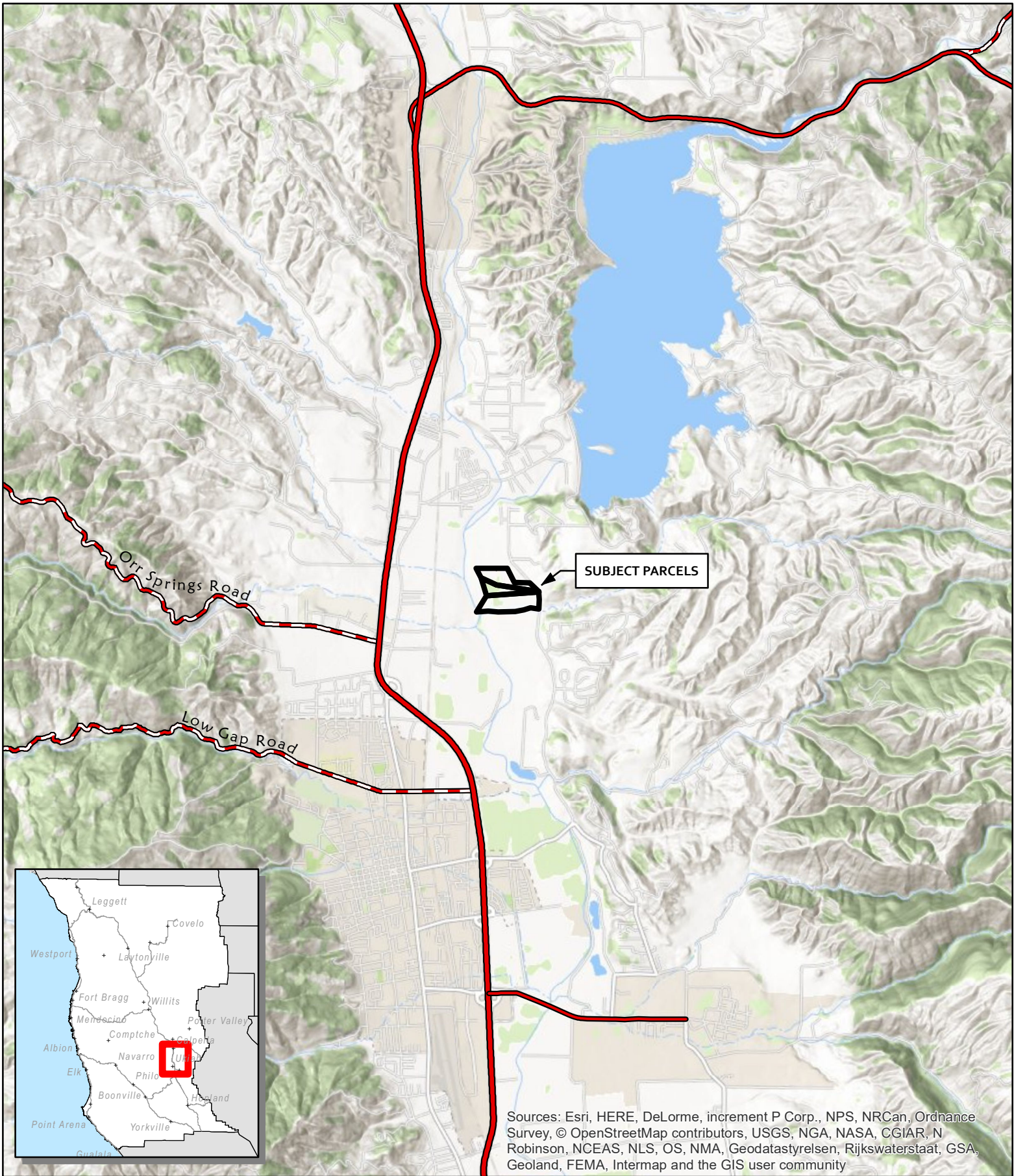


We are excited to work with the County to advance this Project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to your comments and a description of the review process and timeline ahead.

Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Chief Development Officer
415-710-3834



SUBJECT PARCELS





Orr Springs Road

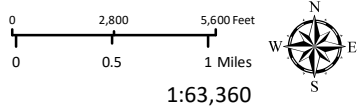
Low Gap Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

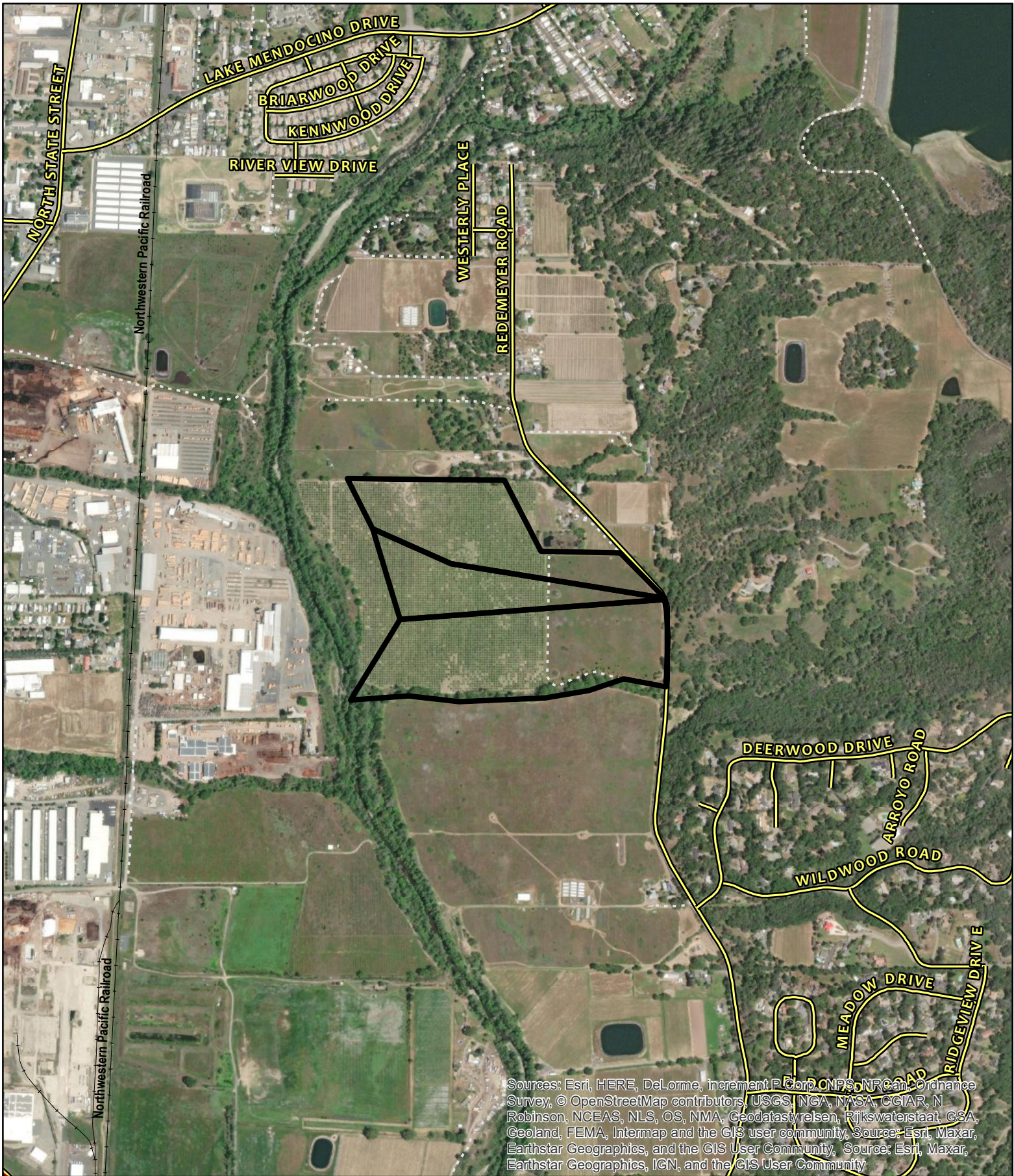
 Highways
 Major Roads



1:63,360

LOCATION

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

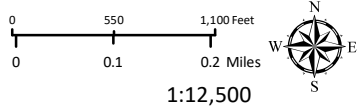


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APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

Highways (2017)
 Public Roads
 Driveways/Unnamed Roads

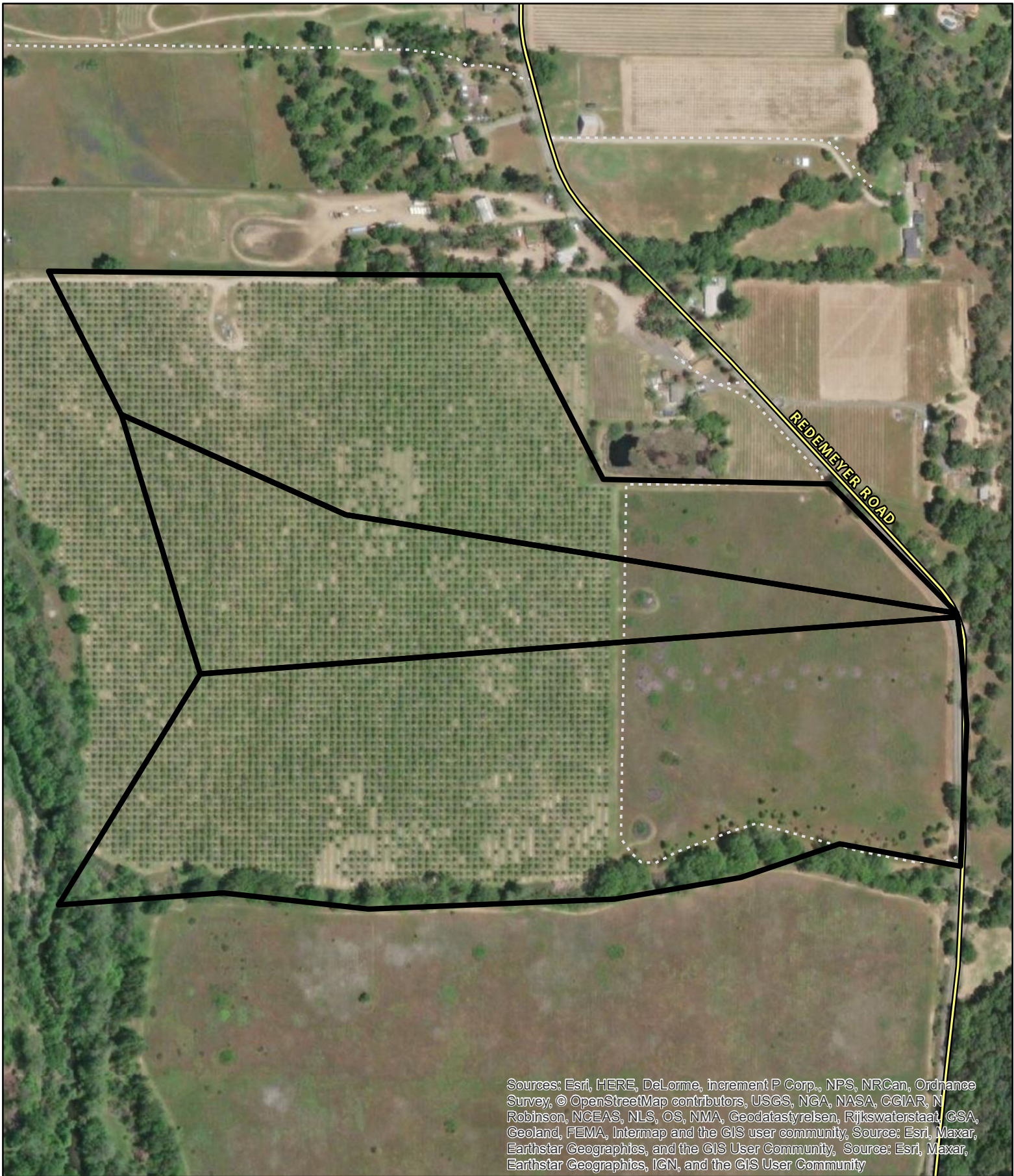
Railroads



1:12,500



AERIAL IMAGERY

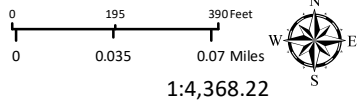
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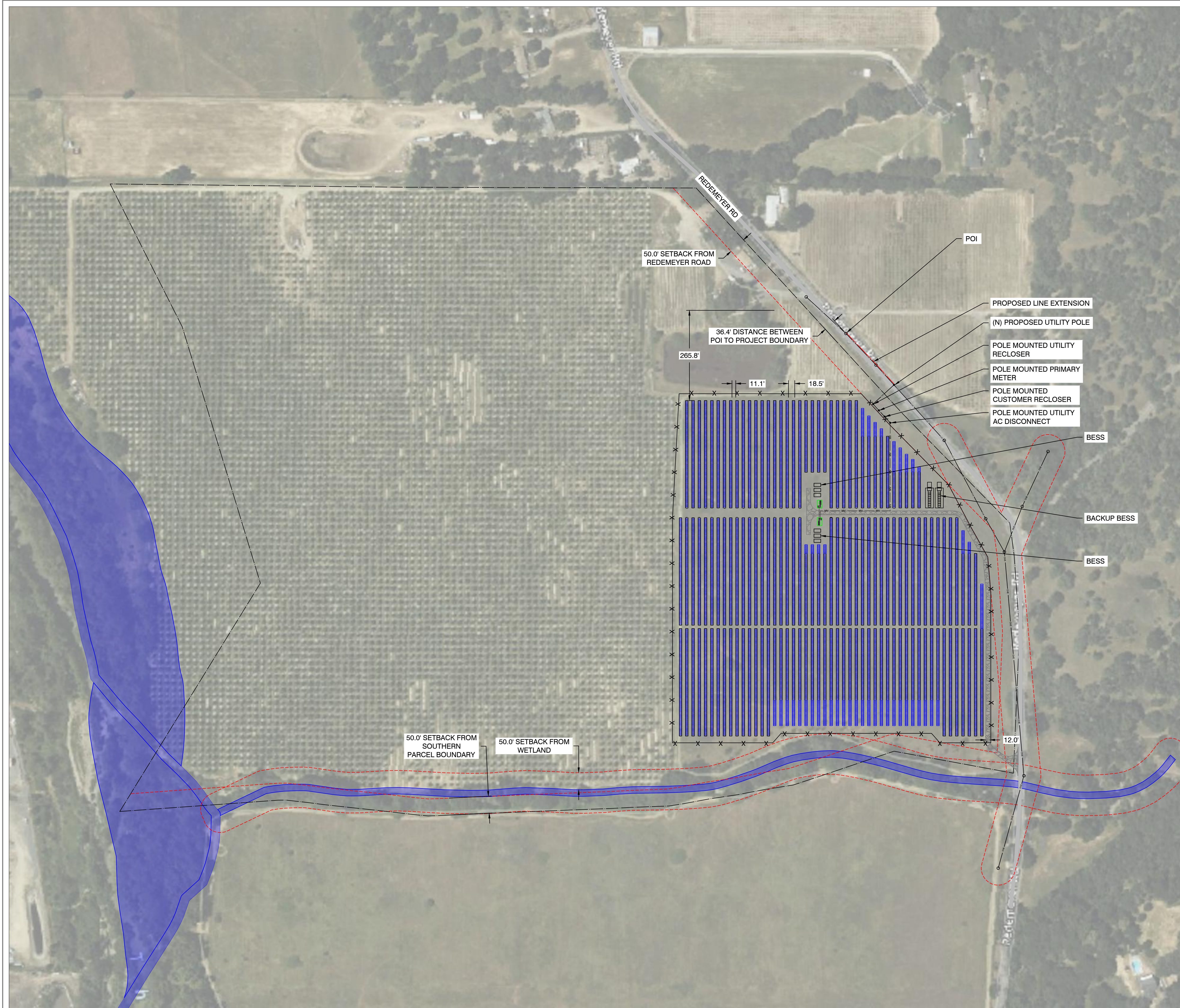
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

 Public Roads
 Driveways/Unnamed Roads



AERIAL IMAGERY

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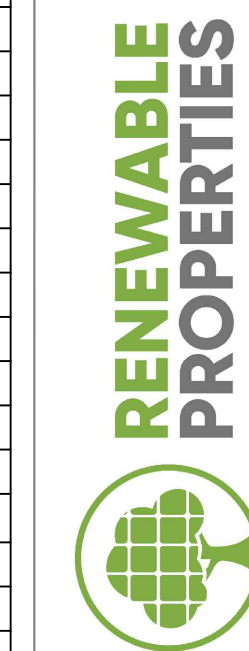


SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	5,730.48 kW
SYSTEM SIZE AC	4,000.00 kW*
DC/AC RATIO	1.43
MODULE MANUFACTURER	VSUN
MODULE MODEL	VSUN540-144MH
MODULE RATING	540 W
TOTAL MODULE QTY	10,612
MODULES PER STRING	28
TOTAL NO. OF STRINGS	379
INVERTER MODEL	SUNGROW SG125HV
INVERTER RATING	125 kW
INVERTER QTY	32
STEP-UP TRANSFORMER	12kV 600V, (2) 2000kVA
RACKING	ATI HSAT
# OF 84 MODULE TRACKER ROWS	87
# OF 56 MODULE TRACKER ROWS	43
# OF 28 MODULE TRACKER ROWS	5
TILT ANGLE	0°
INTER-ROW SPACING	11.1'
PITCH	18.5'
GCR	40%
SITE AREA INSIDE FENCE	19.87 Ac
BATTERY ENERGY STORAGE SYSTEM (BESS)	
BESS MANUFACTURER	CATL
BESS DETAILS	4,000.00 kW*
POI BESS CAPACITY	16,000 kWh
* MAX SYSTEM OUTPUT @POI IS LIMITED TO 4.0MW	

LEGEND	
	ATI 84 MODULE TRACKER ROW
	ATI 56 MODULE TRACKER ROW
	ATI 28 MODULE TRACKER ROW
	POWER STATION - (1) MV XFMR, (1) DAS, (1) WEATHER STATION, (3) BESS CONTAINERS
	SUNGROW 125kW STRING INVERTER
	BACKUP BESS
	12' WIDE SITE ACCESS GRAVEL ROAD
	WETLAND
	(E) PUBLIC ROAD
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK
	(E) OH LINES
	MV CABLE

- GENERAL NOTES**
- REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
 - INSTALLATION TO COMPLY WITH NEC 2020 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
 - EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
 - 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 - DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

REVISIONS		
3	PRELIM LAYOUT	06/19/23
2	PRELIM LAYOUT	11/01/22



879 SANCHEZ STREET,
SAN FRANCISCO, CA 94114
PHONE (503) 518-7669
WWW.RENEWPROP.COM



SEDOA ENGINEERING & DESIGN ASSOCIATES
575 LENNON LANE, SUITE 145
WALNUT CREEK, CA 94598
PHONE (925) 891-4183
FAX (925) 964-1220
WWW.SEQUOIA-ENGINEERING.COM

PROJECT

REDEMeyer ROAD SOLAR
REDEMeyer RD,
UKIAH,
CA 95482
LAT: 39.182221°
LON: -123.180571°

SHEET TITLE

SITE PLAN

SCALE: AS SHOWN

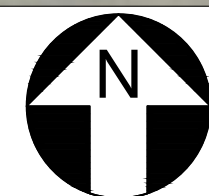
DRAWN:LR

DATE: 06/19/23

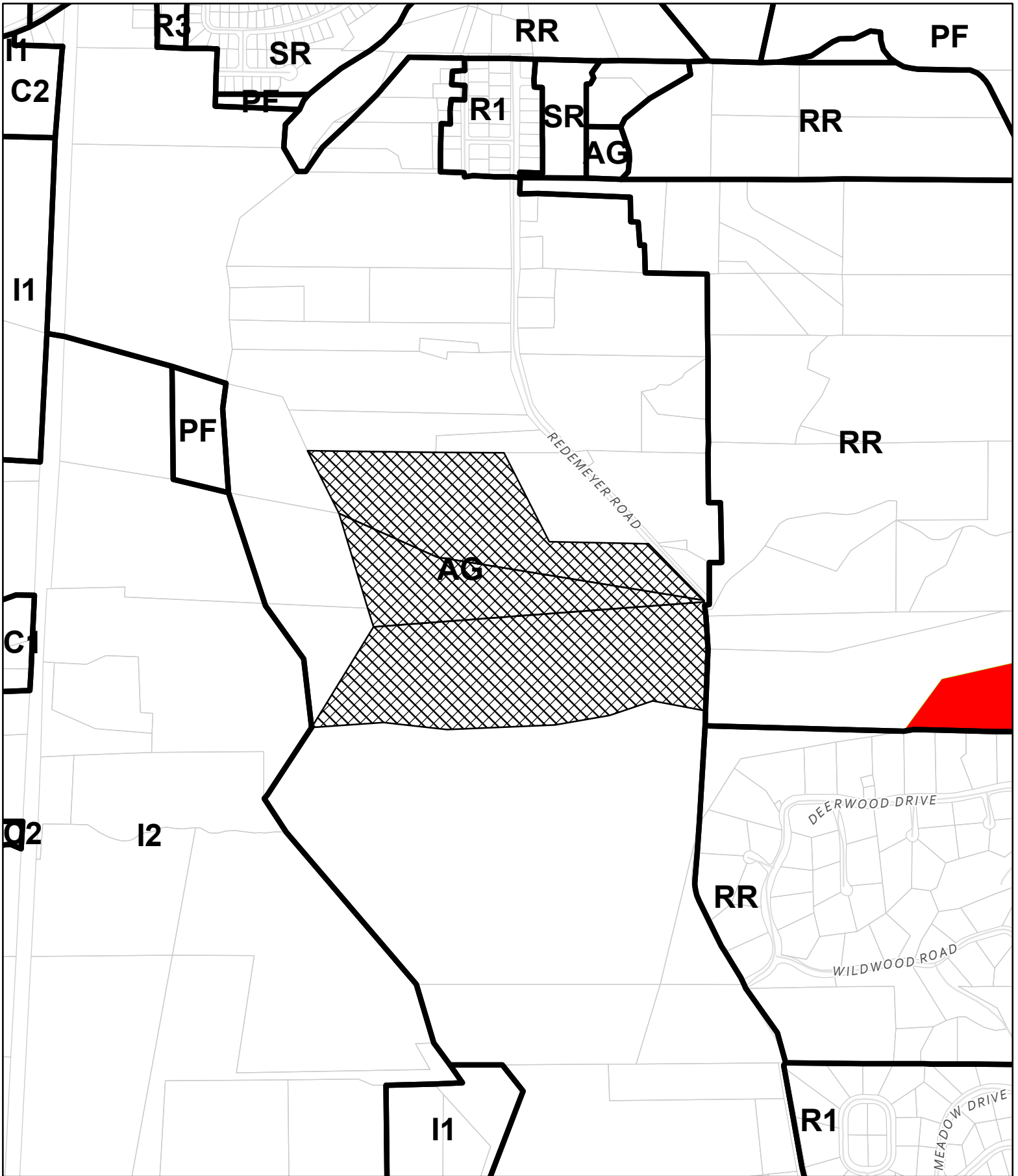
PV-100

SHEET 2 OF 3

1 **ARRAY LOCATION**
SCALE: 1"=150'

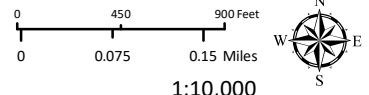


NOT FOR CONSTRUCTION, FOR IA DISCUSSION ONLY.



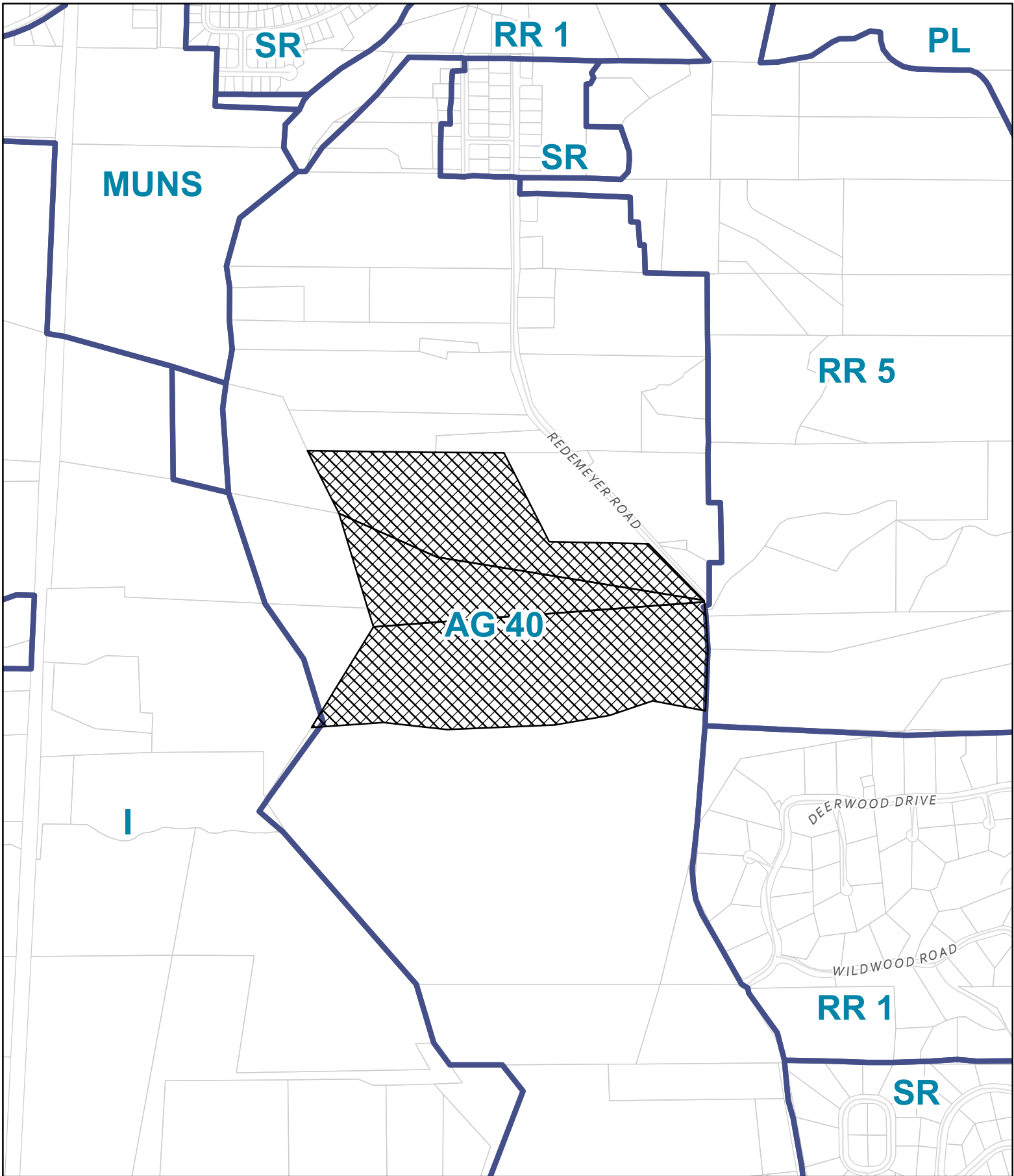
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

- Zoning Districts
- Public Roads
- Assessors Parcels
- Cannabis Prohibition (CP) Districts
- Cannabis_CP_Districts_021721



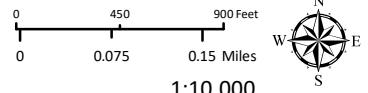
ZONING

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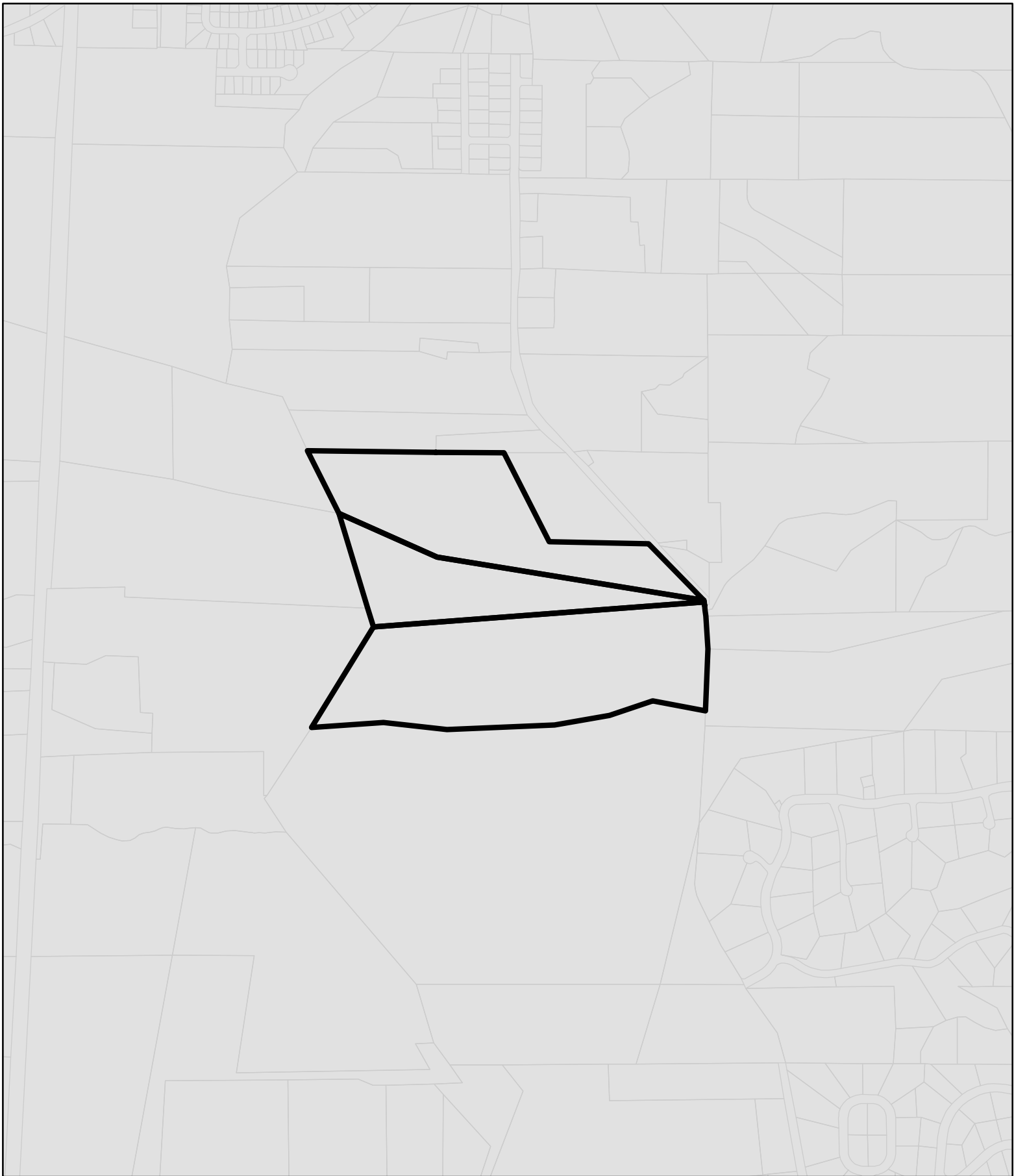
Public Roads
 Assessors Parcels





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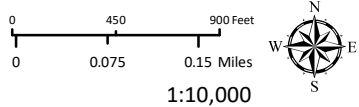
GENERAL PLAN

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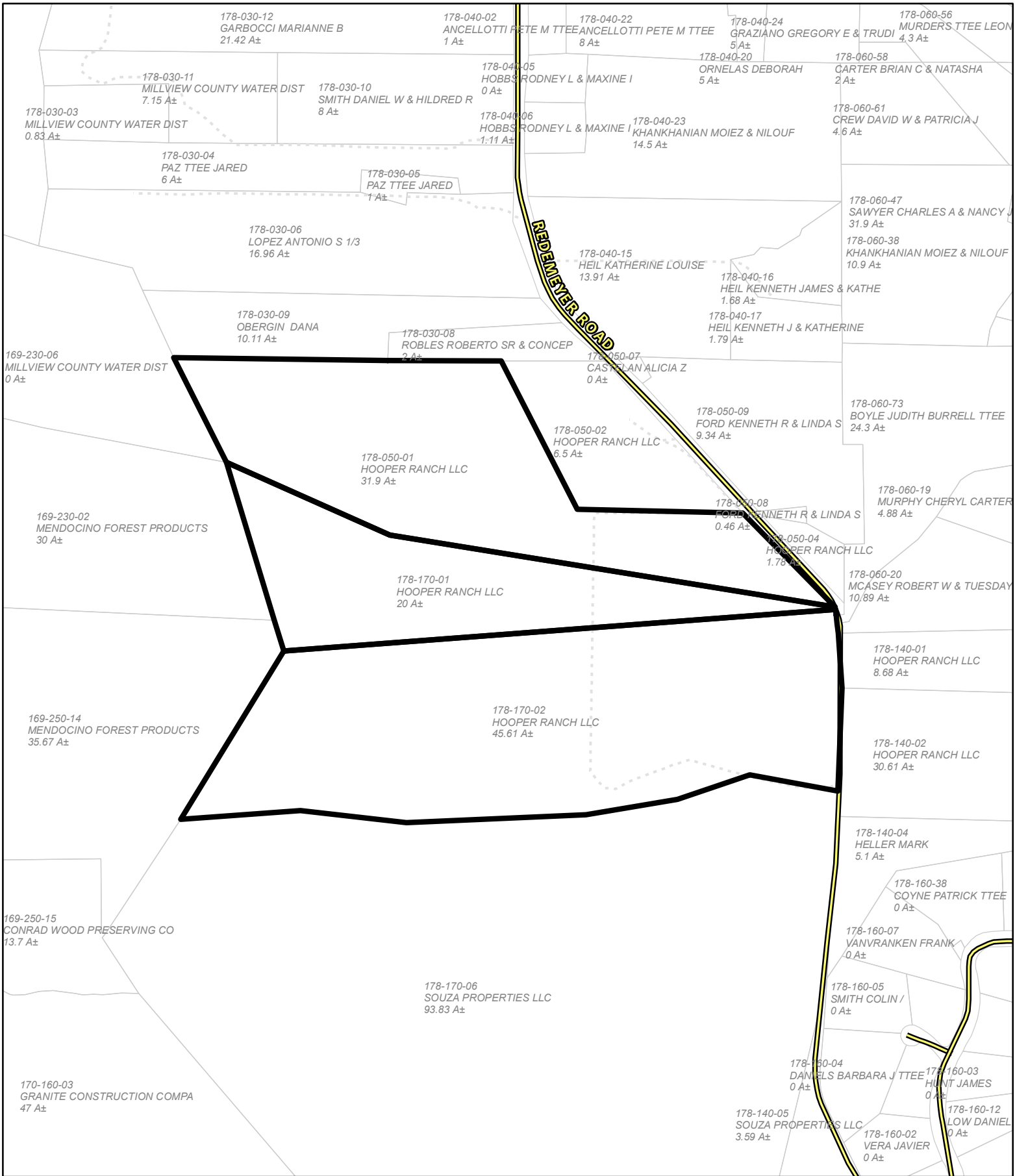
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

 Assessors Parcels
 UVAP Boundary






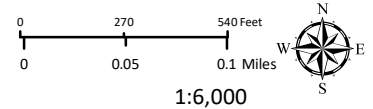
UKIAH VALLEY AREA PLAN

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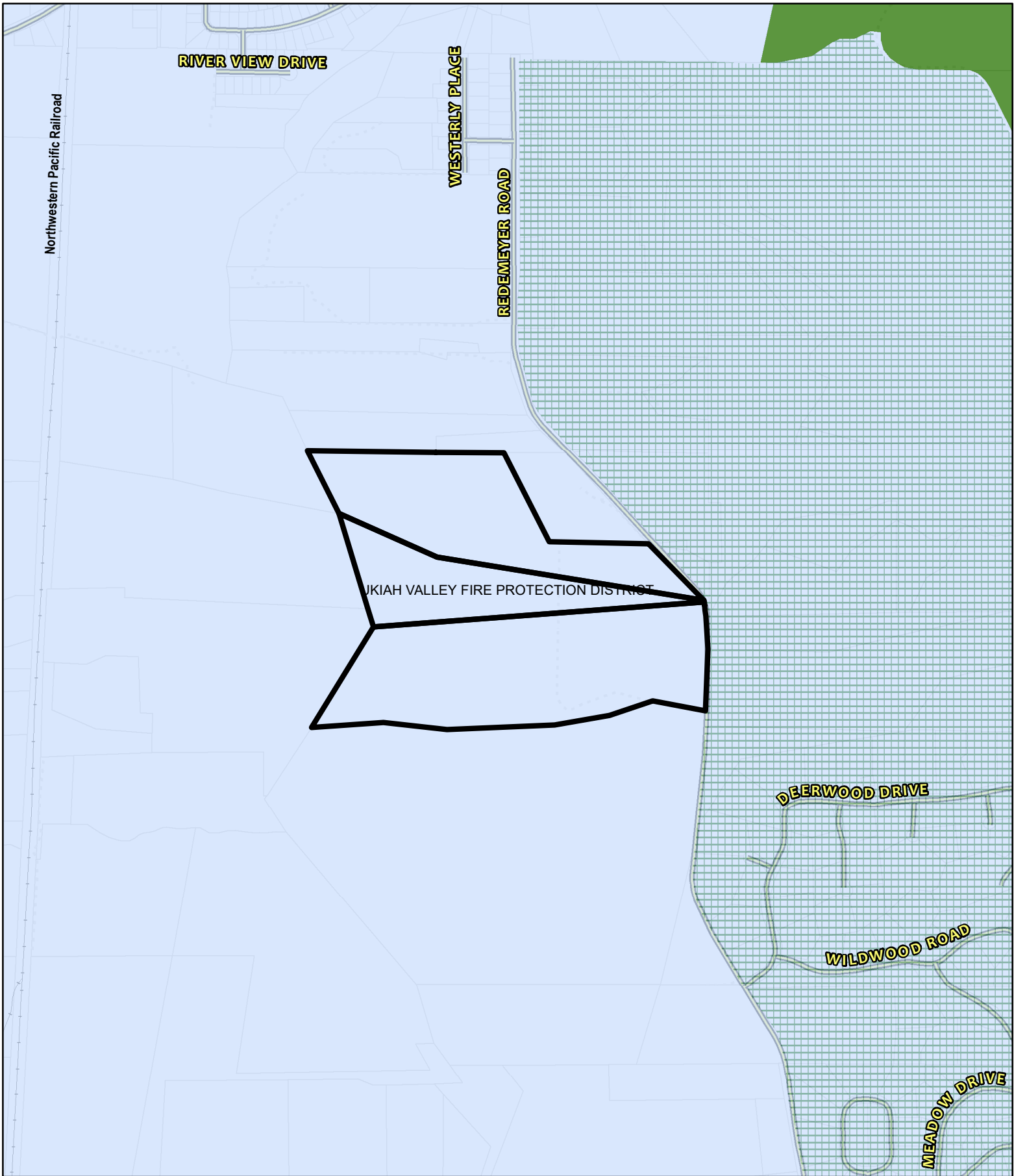
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels









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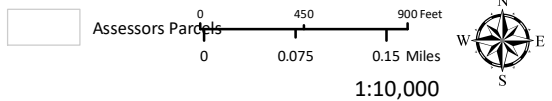
ADJACENT PARCELS

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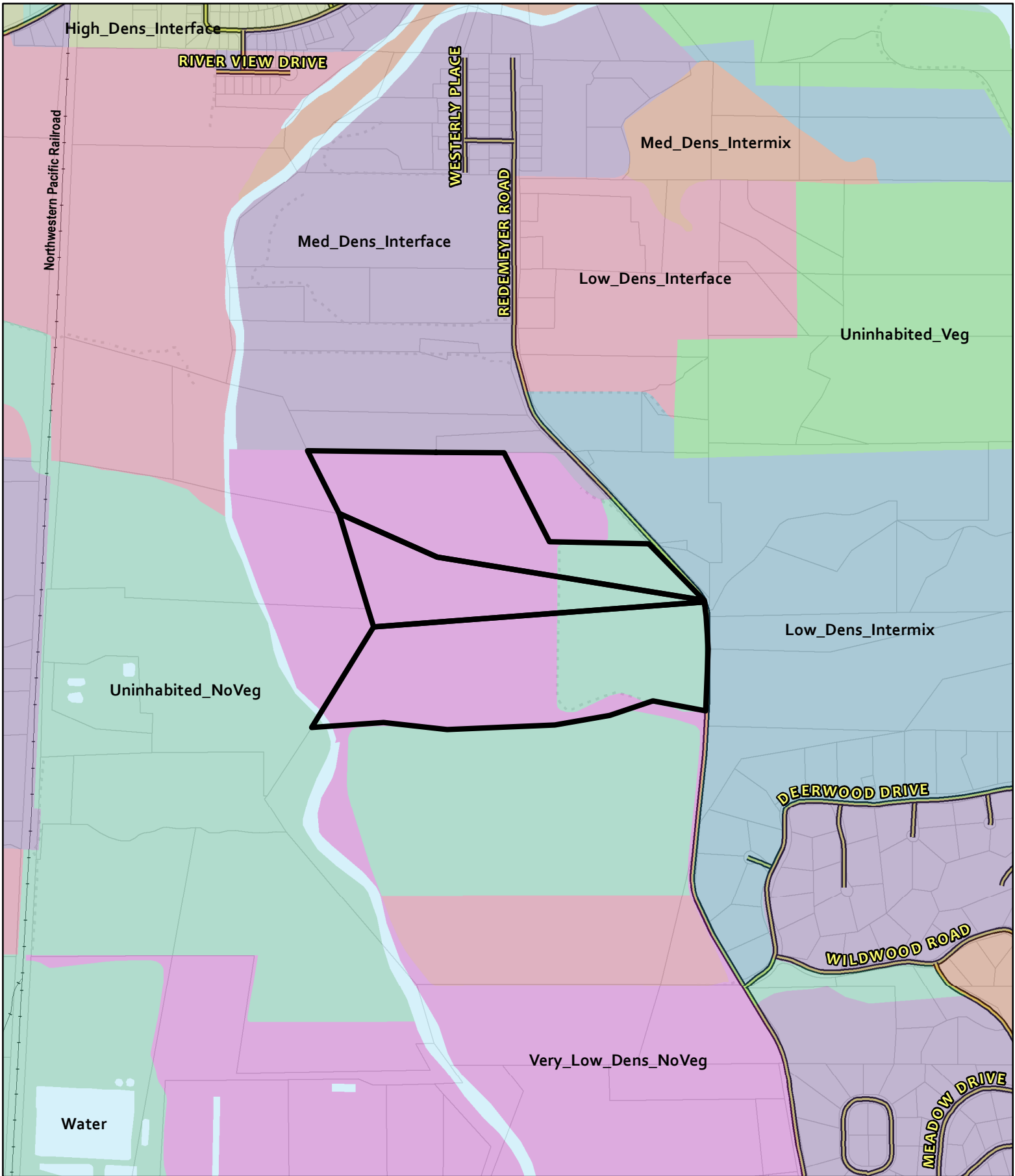
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

-  FRA
-  Moderate Fire Hazard
-  County Fire Districts
-  Public Roads
-  Driveways/Unnamed Roads
-  Railroads



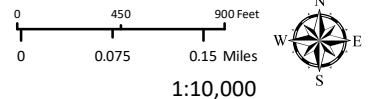
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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OWNER: Hooper Ranch, LLC
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AGENT:
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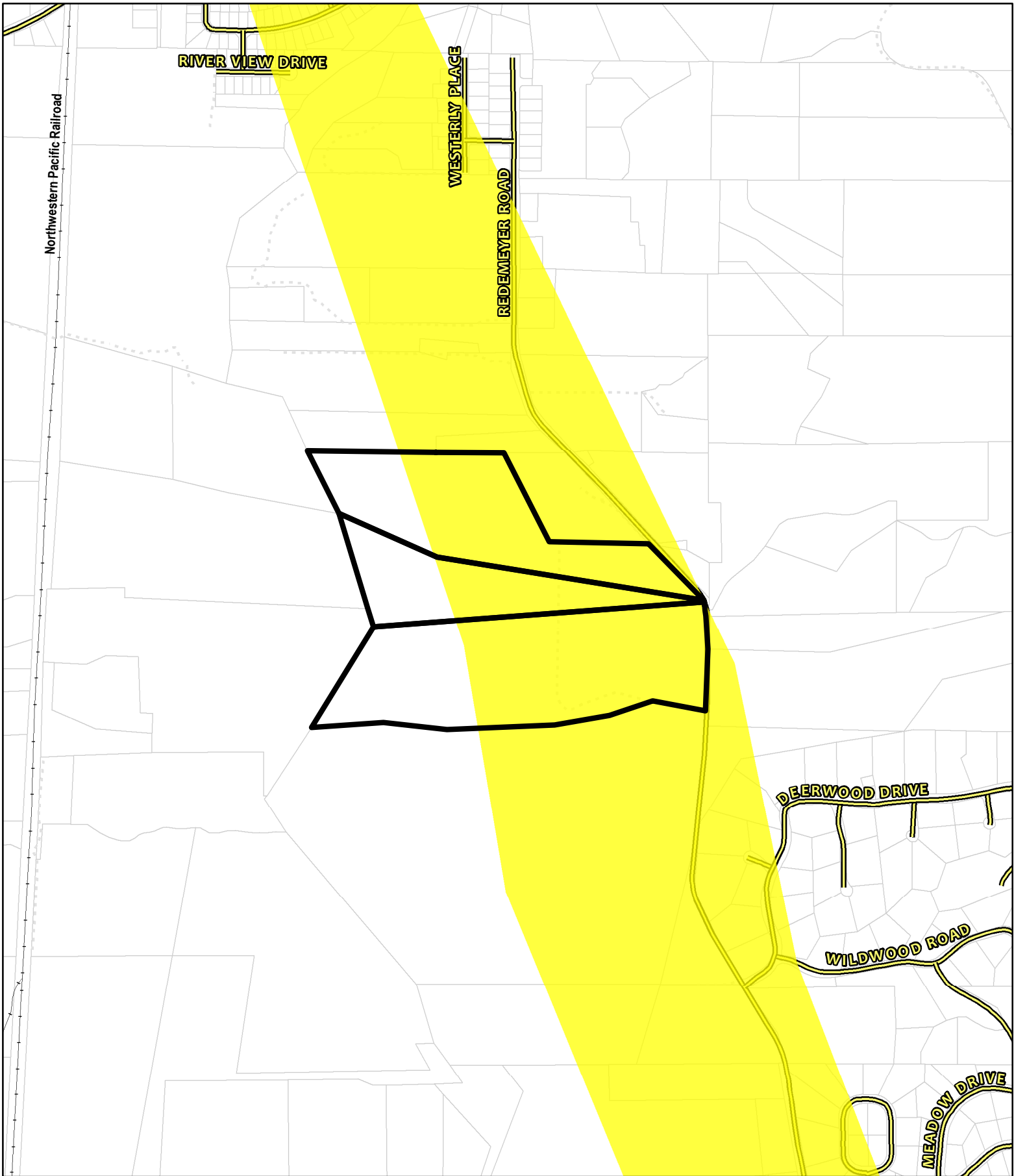
- Public Roads
- Assessors Parcels
- Driveways/Unnamed Roads
- Railroads



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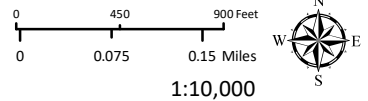
WILDLAND-URBAN INTERFACE

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APLCT: RPCA Solar 10, LLC
AGENT:
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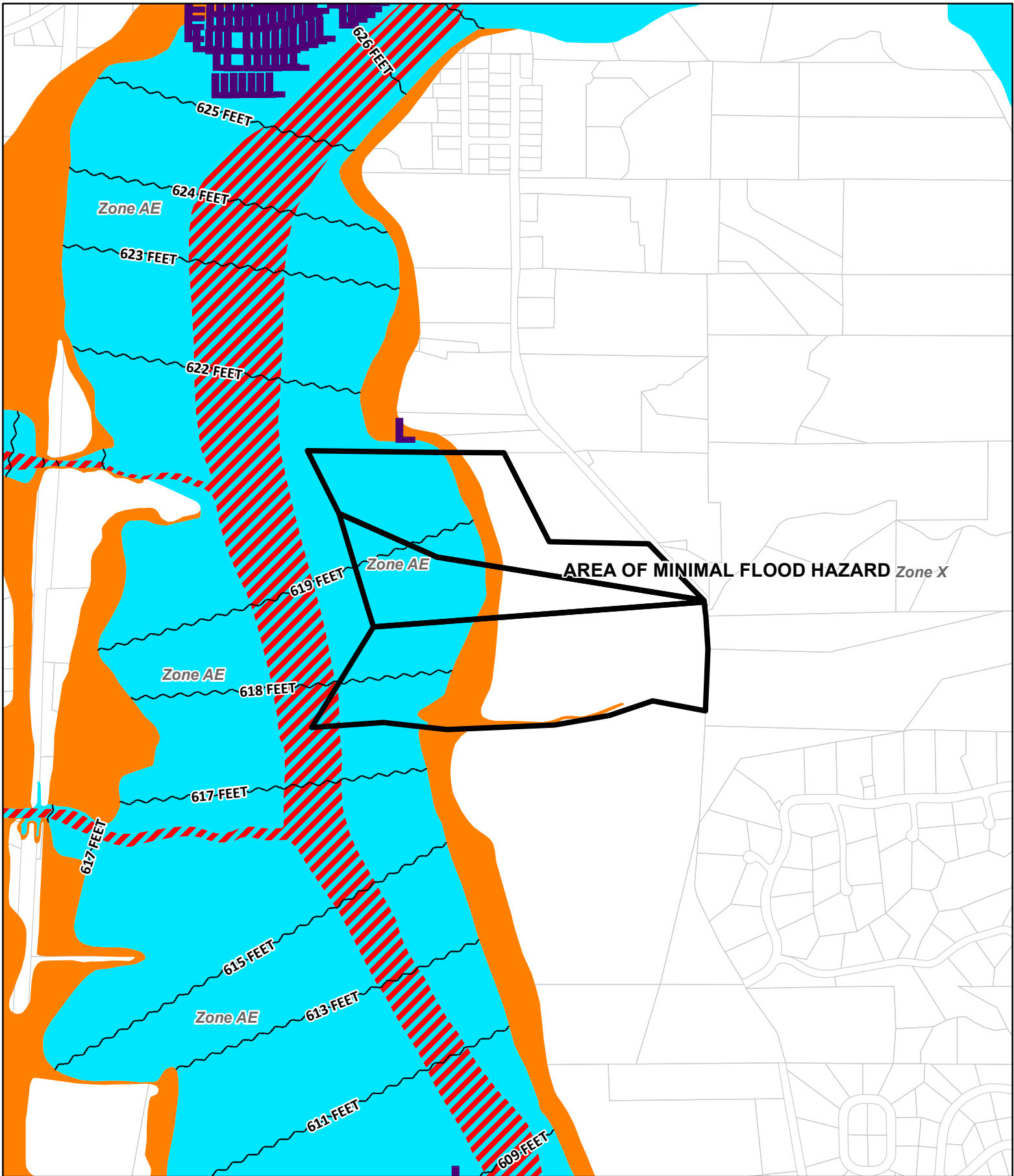
- Maacama Fault Zone
- Public Roads
- Driveways/Unnamed Roads
- Railroads
- Assessors Parcels








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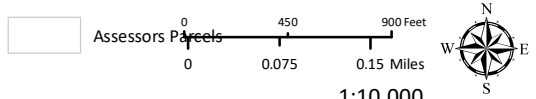
EARTHQUAKE FAULT ZONES

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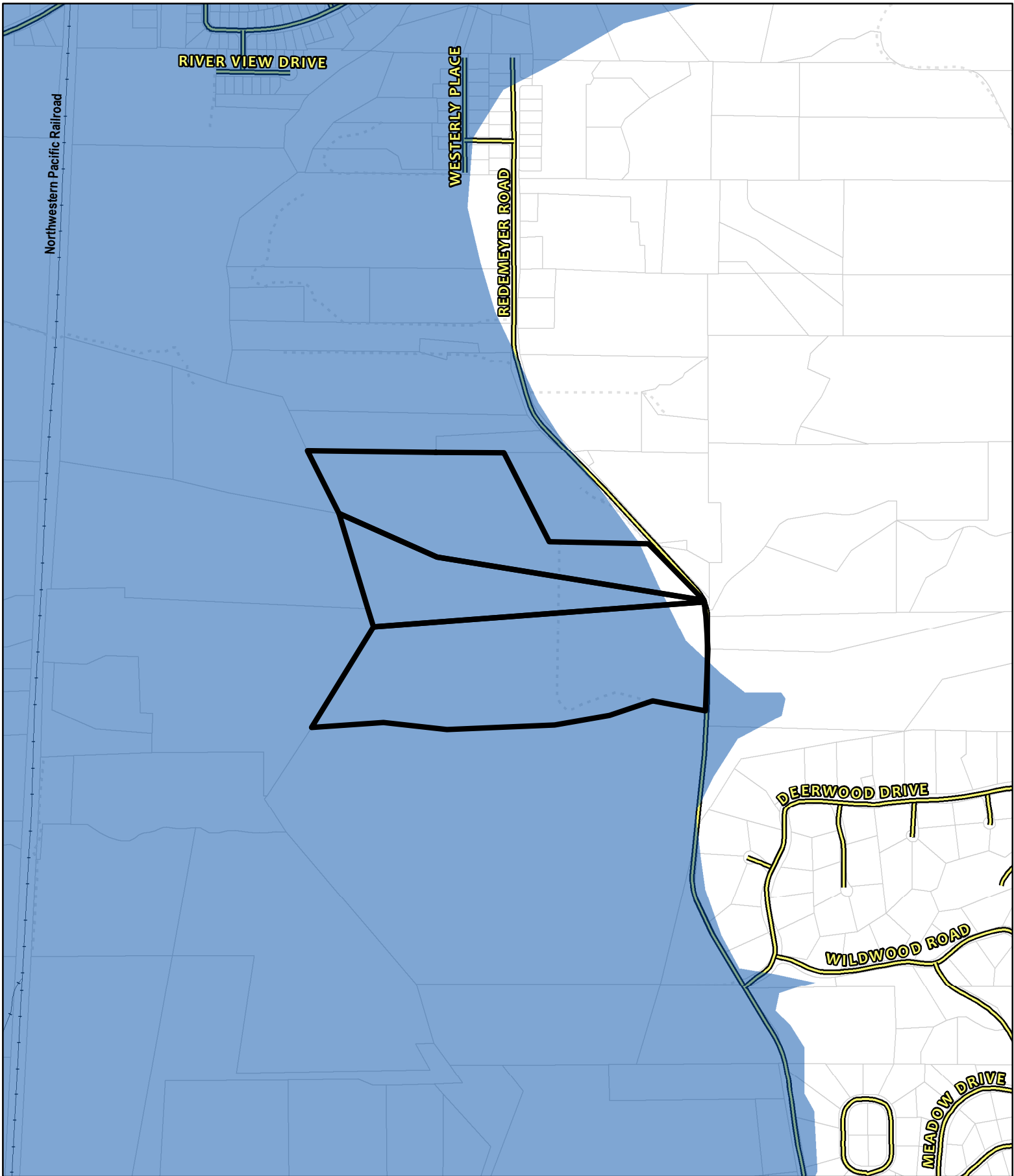
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

-  LOMA Letters
-  Base Flood Elevations
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard



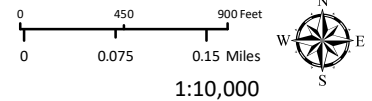
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FLOOD ZONES

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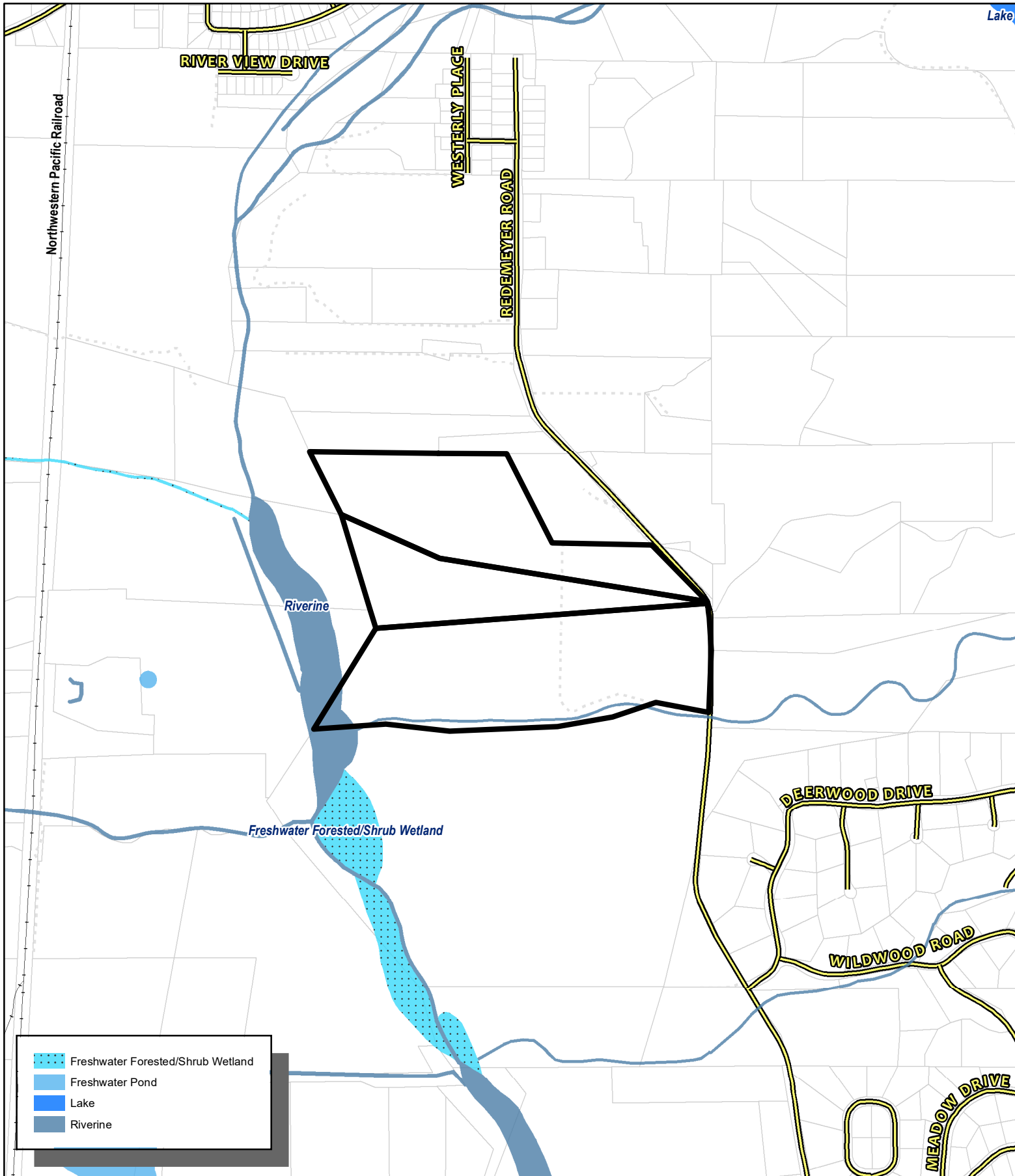
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

- Estimated Inundation Zones
- Public Roads
- Driveways/Unnamed Roads
- Railroads
- Assessor's Parcels



DAM INUNDATION ZONES

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	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine

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ADDRESS: 2550 Redemeyer Rd., Ukiah

	Public Roads		Assessors Parcels
	Driveways/Unnamed Roads		Railroads

0 450 900 Feet
 0 0.075 0.15 Miles



1:10,000

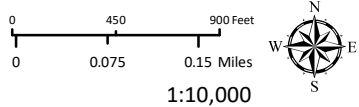
WETLANDS

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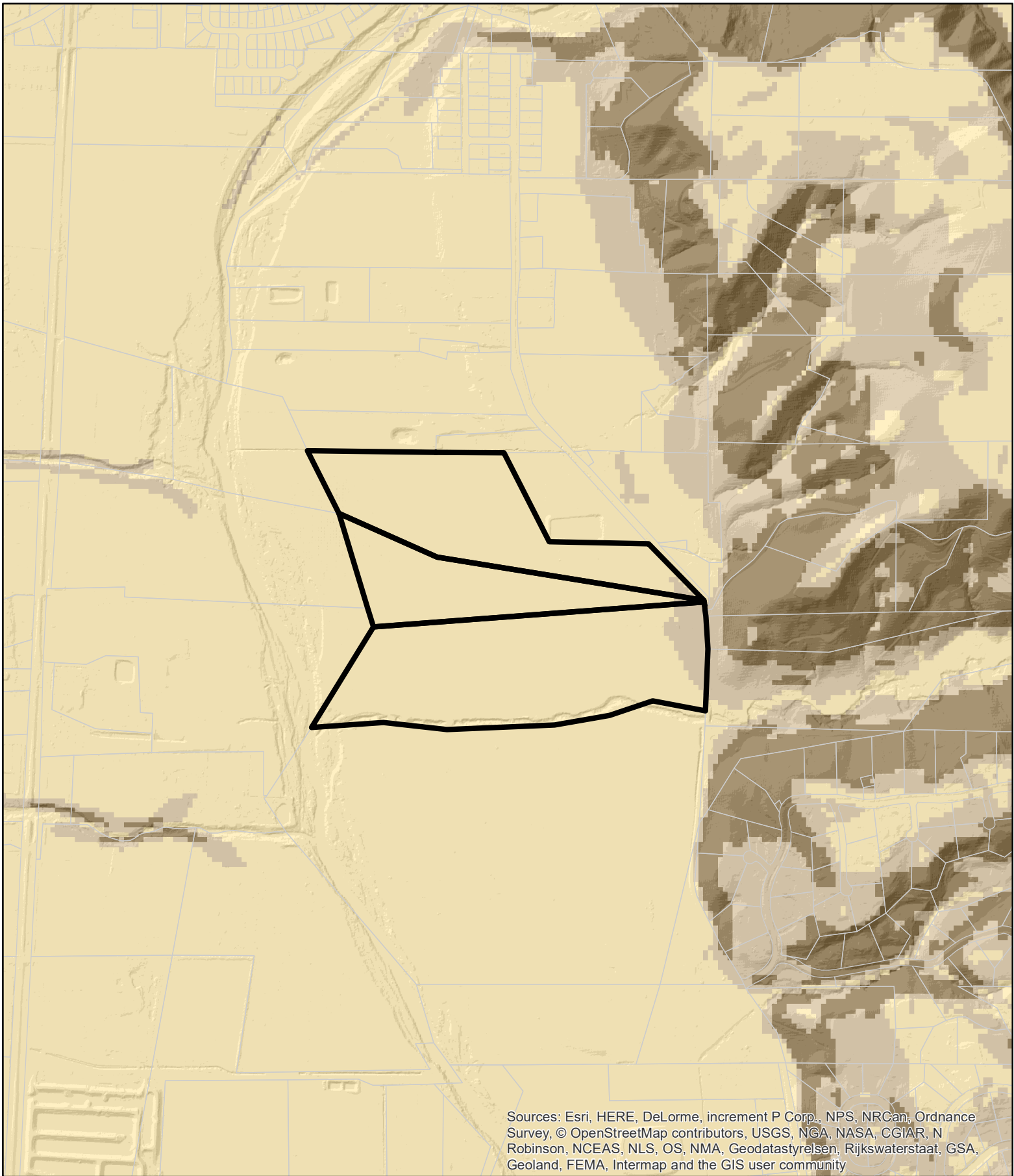
CASE: U 2023-0008
OWNER: Hooper Ranch, LLC
APN: 178-050-01, 178-170-01 & 02
APLCT: RPCA Solar 10, LLC
AGENT:
ADDRESS: 2550 Redemeyer Rd., Ukiah

 Ukiah Stormwater Areas
 Assessor's Parcels



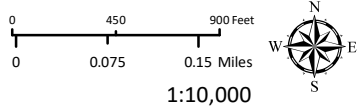
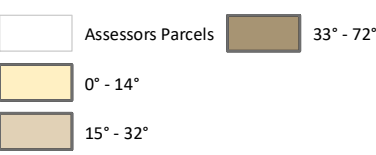
MS4 STORMWATER AREAS

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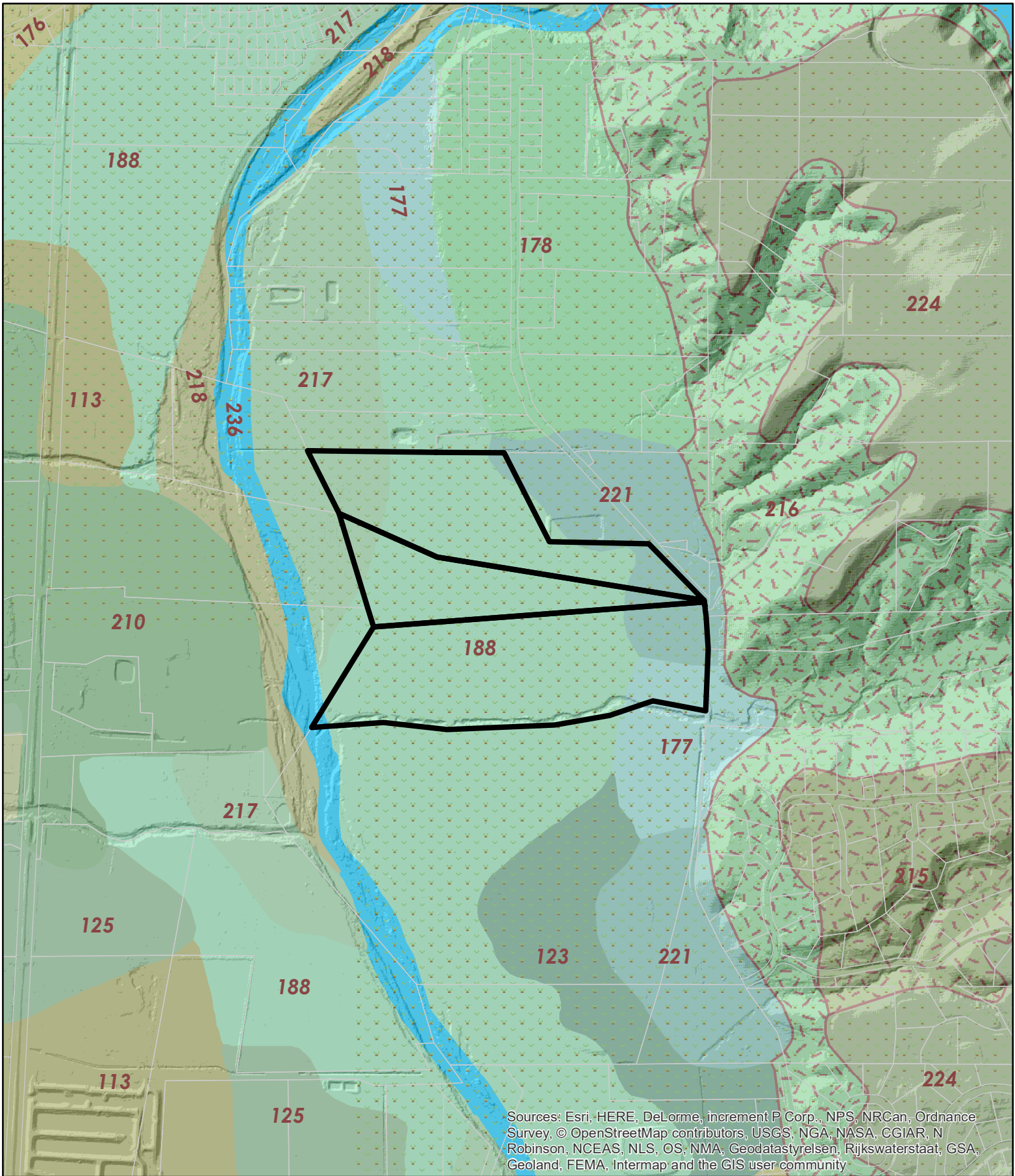
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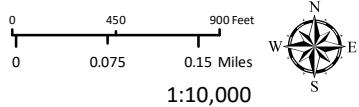
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ESTIMATED SLOPE

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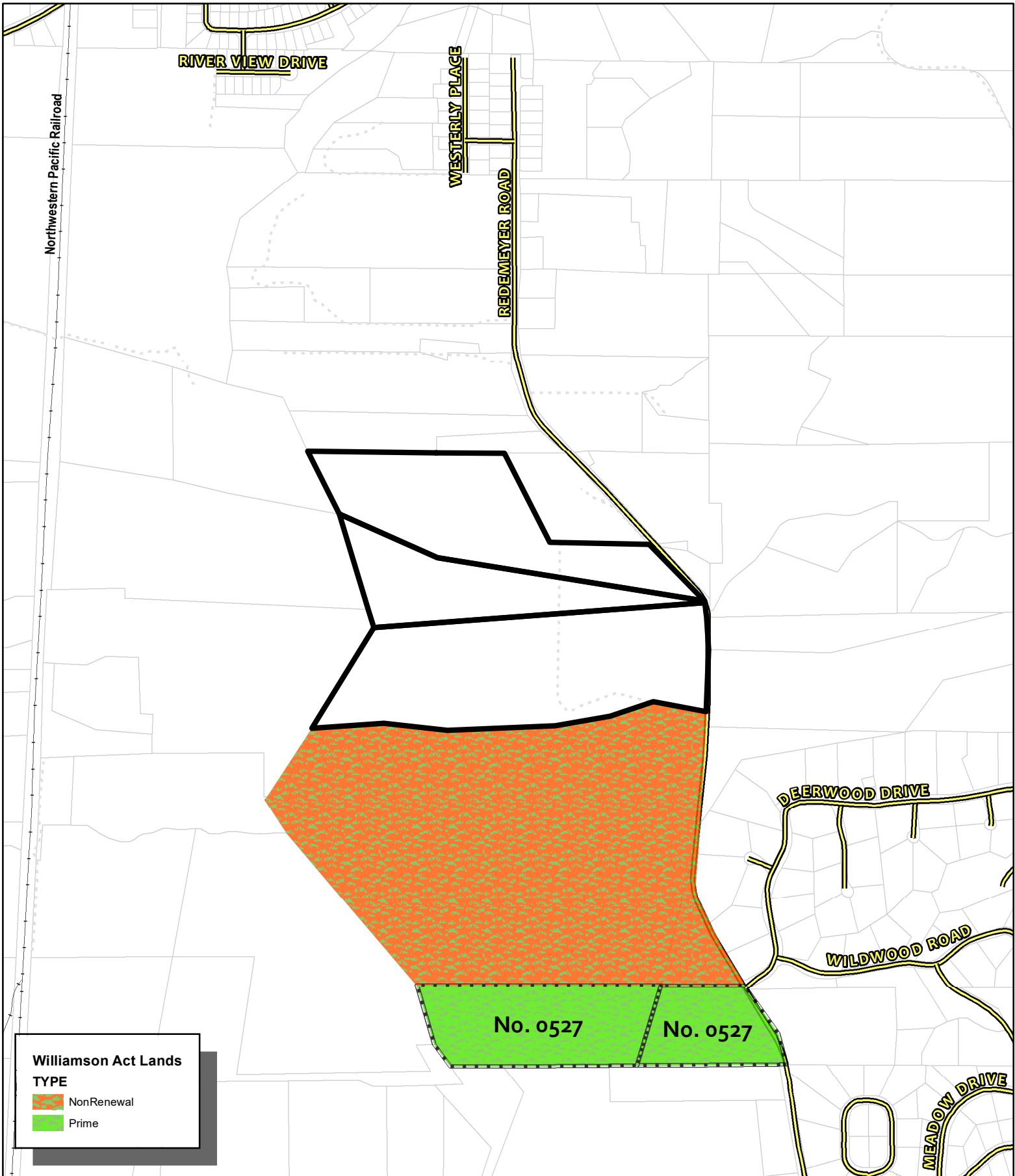
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EASTERN SOIL CLASSIFICATIONS

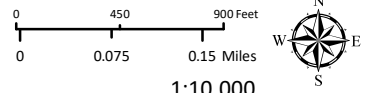
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Williamson Act Lands
TYPE
 NonRenewal
 Prime

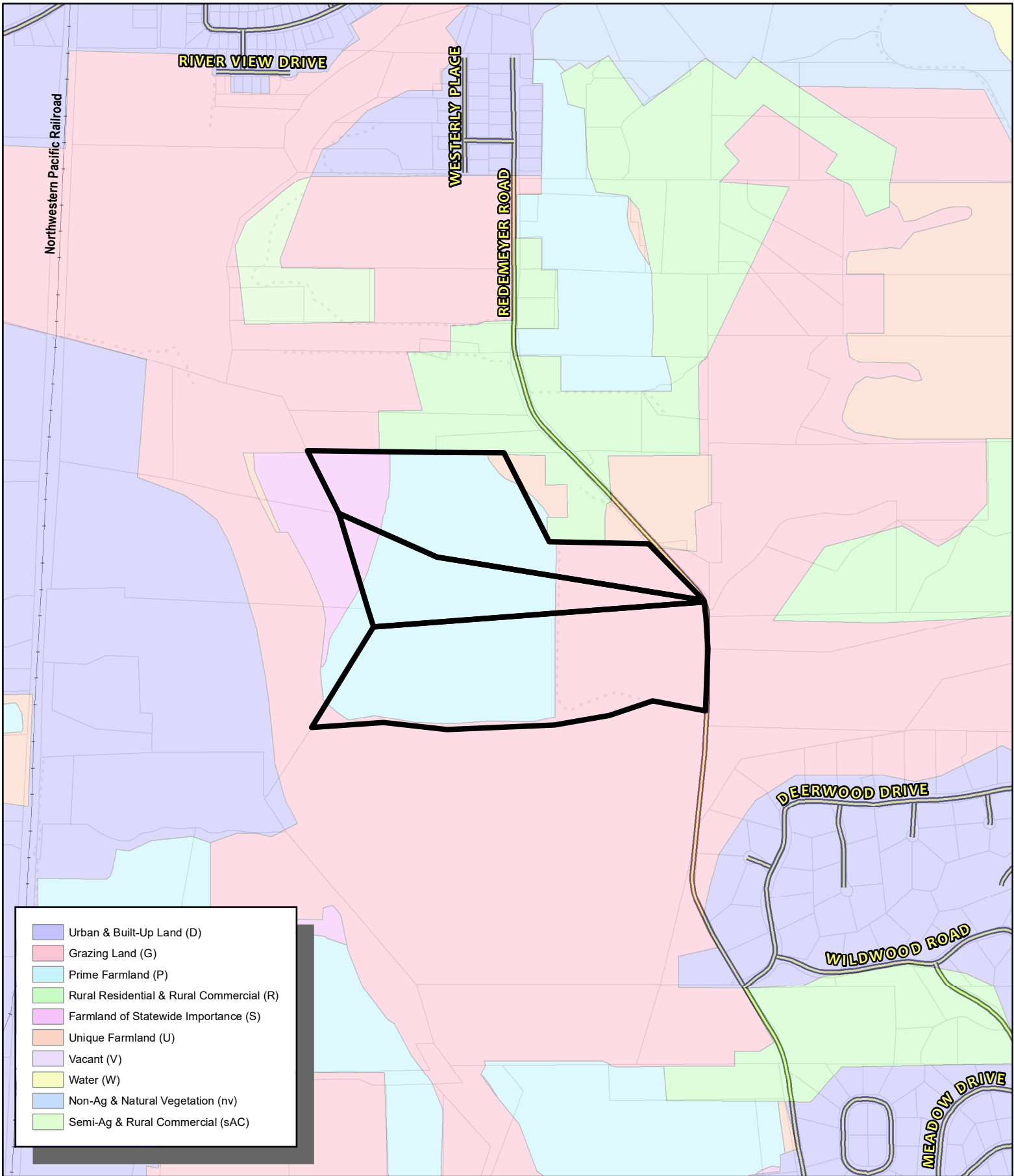
CASE: U 2023-0008
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- Public Roads
- Assessors Parcels
- Driveways/Unnamed Roads
- Railroads



1:10,000
WILLIAMSON ACT

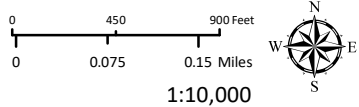
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)
- Vacant (V)
- Water (W)
- Non-Ag & Natural Vegetation (nv)
- Semi-Ag & Rural Commercial (sAC)

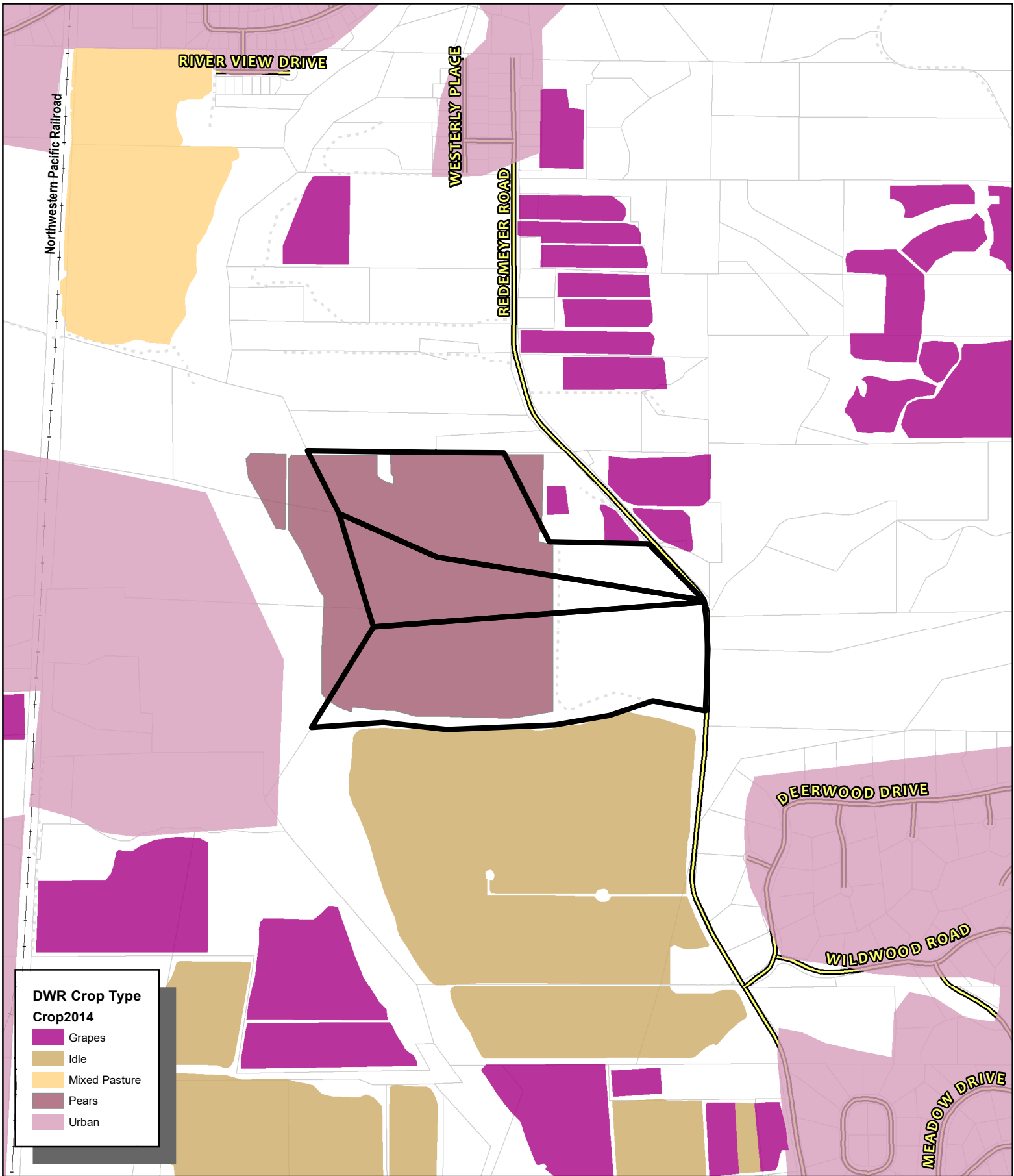
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- Public Roads
- Driveways/Unnamed Roads
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


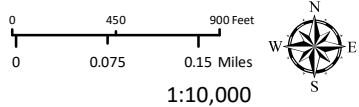
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IMPORTANT FARMLANDS

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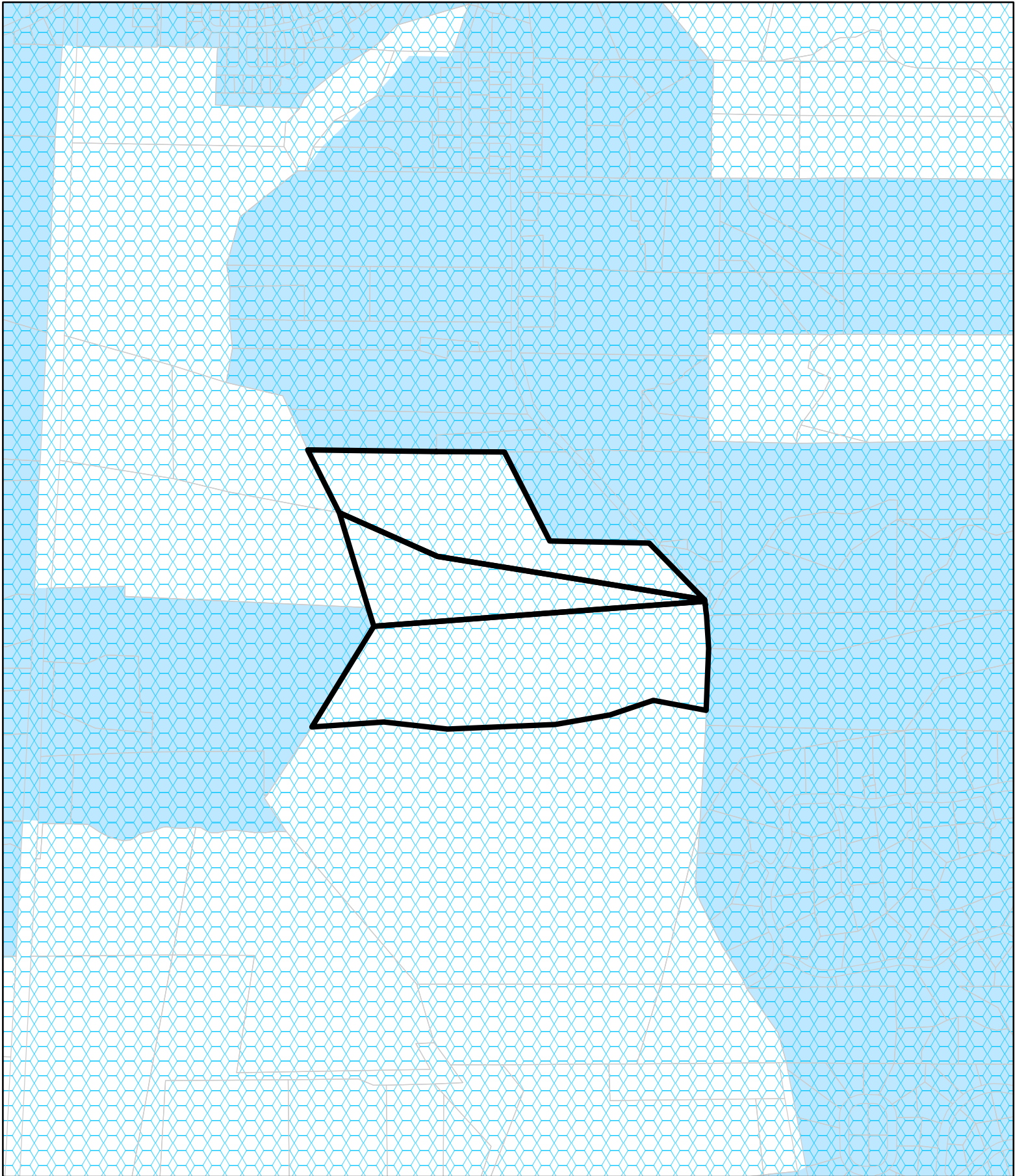
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 Public Roads
 Assessors Parcels
 Driveways/Unnamed Roads
 Railroads






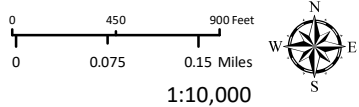
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DWR CROP TYPES

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



1:10,000

WATER DISTRICTS

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