



Case No(s)	_____
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APPLICATION FORM

APPLICANT

Name Christopher Stone
 Mailing Address 3080 South State Street
 City Ukiah State CA Zip Code 95482 Phone 707-489-8333

PROPERTY OWNER

Name Ukiah Land LLC - Hugh Moran
 Mailing Address 420 Maple Street
 City Redwood City State CA Zip Code 94063 Phone 650-362-0250

AGENT

Name Christopher Stone
 Mailing Address 3080 South State Street
 City Ukiah State CA Zip Code 95482 Phone 707-489-8333

PARCEL SIZE

46.1 Square feet
 Acres

STREET ADDRESS OF PROJECT

3000 South State Street, Ukiah, CA

ASSESSORS PARCEL NUMBER(S)

184-033-15, 184-110-29, 184-120-01

TYPE OF APPLICATION

(Check Appropriate Boxes)

- | | |
|--|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Land Division: Minor | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Land Division: Major | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Land Division: Parcel | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Modification of Conditions | <input checked="" type="checkbox"/> Other: <u>State Density Bonus</u> |

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

Signature of Applicant/Agent _____ Date _____ Signature of Owner _____ Date _____

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	0	123	0	237,244	237,244
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>Townhouse, 2-Unit Structure</u>	0	54	0	58,000	58,000
<input checked="" type="checkbox"/> Other: <u>Townhouse, 4-Unit Structure</u>	0	20	0	15,000	15,000
<input type="checkbox"/> Other: _____					
<input type="checkbox"/> Other: _____					
Total Structures	0	197	0	310,244	310,244
Paved Area *			0	420,000	428,000
Landscaped Area *			0	1,230,000	1,230,000
Unimproved Area *			0	0	0

* Area estimated and rounded to nearest 1,000 sf

GRAND TOTAL (Equal to gross area of Parcel) Tabulated total differs from actual gross parcel area (2,008,531 sf) due to rounding and map measurement error. 1,968,244

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

Estimated employees per shift: N/A

Estimated shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

The project includes a phased tentative map. With the exception of the first phase, which will be build first to establish two entries to the site and to construct needed infrastructure improvements, the other seven subdivision phases will be developed as lots are sold.

5. Will vegetation be removed on areas other than the building sites and roads? Yes No
 Explain:

The existing declining 70-year old 28-acre vineyard on the lower 30-acres of the project site will be

 removed. To the greatest extent possible the existing trees on the hillside will remain. No vegetation will

 be removed along Cleland Mountain Creek flowing out of Spanish Canyon.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off street parking will be provided?

	Number	Size
Number of covered spaces	394	8x20
Number of uncovered spaces	0	_____
Number of standard spaces	394	8x20
Number of handicapped spaces	N/A	_____
Existing Number of Spaces	0	
Proposed Additional Spaces	394	
Total	394	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Approximately 54,000 cubic yards will be cut and fill to construct the roadways, alleys, the storm drain

 detention basin in the Community Park, the hillside building sites and stripping to prepare the site for

 residential development. With the exception of the lower hillside where 10 hillside lots are proposed, the

 site is relatively flat (3-6 percent). All development related run-off from the site will be retained on-site by

 underground chambers, landscape drainage swales in the streetscape and the detention basin. A

 preliminary grading analysis and drainage plan are attached.

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

A.	Amount of cut	<u>53,631</u>	cubic yards
B.	Amount of fill	<u>53,631</u>	cubic yards
C.	Maximum height of fill slope	<u>5</u>	feet
D.	Maximum height of cut slope	<u>13</u>	feet
E.	Amount of import or export	<u>0</u>	cubic yards
F.	Location of borrow or disposal site	<u>NA - all cut material will be used as fill on site.</u>	

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

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

If yes, how many acres will be converted? 28.00 acres. An agricultural economic feasibility study may be required.

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

The project will develop a community park and a neighborhood park, totaling 2.3 acres, within the lower part of the site.

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:

open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

The attached lighting plan describes how street lights and other exterior lighting will be shielded to avoid adverse night sky impacts.

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

A. Electricity:

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

B. Gas:

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

C. Telephone: Yes No

18. What will be the method of sewage disposal?

Community sewage system - Specify supplier Ukiah Valley Sanitation District. Will-Serve Letter Attached.
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:

Community water system - Specify supplier Willow County Water District. Will-Serve Letter Attached.
 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.):

The two lots between the project site and South State Street, APNs 184-110-21 and 184-110-28, are owned by Ukiah Land.

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:

An affordable housing density bonus, as allowed by State Law, is requested in conjunction with the major subdivision tentative map. If necessary, a stream alteration agreement will be obtained from the California Department of Fish and Game before a bridge is constructed over Cleland Mountain Creek.

THE SITE

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

The project site is bordered by Gobalet Road on the north, South State Street on the east and is located
opposite the Plant Road intersection of South State Street. It includes the existing vineyard and the lower
part of the hillside west of South State Street, opposite Plant Road.

23. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

There is one metal agricultural accessory building located in the middle of the project site.

24. Will any existing structures be demolished? Yes No
Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?

The agricultural accessory building will be demolished.

25. Project Height. Maximum height of existing structures 15 feet. Maximum height of proposed structures 35 feet.

26. Gross floor area of existing structures 1,000 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 400,000 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 46.10 square feet acres.

28. Briefly describe the project site as it exists before the project including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

The submitted CEQA Initial Study provides a full site description. The majority of the project site is flat (3-6%) and is occupied by the vineyard seen from South State Street. The unpaved ranch road that intersects the street near Plant Road leads to an accessory building located in the middle of the vineyard. It continues through the vineyard to the base of the undeveloped hillside on the west side of the site. Cleland Mountain Creek, an intermittent stream which discharges out of Spanish Canyon located further to the west, crosses the northwest corner of the site. The creek runs through the rear yards of the existing residential lots that are located within the project site and that lie along Oak Knoll Road and Oak Court (see attached photograph). No significant archeological resources were found on the site. The attached botanical and biological studies describe vegetation and habitats associated with hillside woodland and riparian areas located on the project site and note two small steelhead fish found in the creek.

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

The site is located on the west side of Ukiah Valley at the base of the mountains that form the visual backdrop to the site and the surrounding area. South State Street runs immediately east of the site and provide access to local designations in the City of Ukiah and to regional destinations along US 101. Hwy 253 lies further to the south and provides access to Anderson Valley and the coast. The attached aerial photograph shows that north and south of the site are developed with residential lots and that commercial/industrial uses are located to the east. The mountainous area to the west is developed with very low density residential lots. Other significant land uses in the area include a private school to the south, the Ukiah Airport to the north (1/2 mile), and the Redwood Health Club on the opposite S State Street, and the Ukiah Valley Waste Water Treatment Plant on the other side of US 101. See attached photographs.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant		Vacant (adjacent lot)		
Residential	Single Family (4-6 du/ac)		Single Family (4-6 du/ac)	
Agricultural	Adjacent Vineyard (3 ac, zoned SR)		adjacent Vineyard (zoned SR)	
Commercial		Redwood Health Club		
Industrial		Light Industrial Bldgs		
Institutional			School	
Timberland				
Other _____				

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on **June 4, 1991**, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section **1.04.120**, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

Applicant