



## City Engineer

### Special Meeting **AGENDA**

*The meeting will be held at both the physical and teleconference locations below:*

**Ukiah Civic Center ♦ 300 Seminary Ave., Conf. Rm. #3 ♦ Ukiah, CA 95482**

**Zoom Teleconference Link: <https://us06web.zoom.us/j/86206886157>**

**Meeting ID: 862 0688 6157**

**April 25, 2024 - 10:00 AM**

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1. **CALL TO ORDER**

2. **VERIFICATION OF NOTICE**

3. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal stating the reasons for the appeal is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appears and states his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by Monday, May 6, 2024.

4. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

The City Engineer welcomes input from the audience that is within the subject matter jurisdiction of the City Engineer. If there is a matter of business on the agenda that you are interested in, you may address the City Engineer when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

5. **APPROVAL OF MINUTES**

5.a. Review of the October 19, 2023, City Engineer Meeting Minutes

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

7.a. Minor Subdivision of an existing ±.71-acre parcel (1310 West Clay Street; APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size. Parcel 1 would be assigned the site address "1310 West Clay Street," and Parcel 2 would be assigned the site address of "1312 West Clay Street."

**8. ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Jesse Davis, Community Development Department  
April 12, 2024

**CITY OF UKIAH  
CITY ENGINEER MINUTES  
CONFERENCE ROOM 3 & TELECONFERENCE  
October 19, 2023  
3:30 p.m**

**STAFF PRESENT**

Tim Eriksen, City Engineer; Michelle Irace, Planning Manager

**OTHERS PRESENT**

Alex De Grassi; Antonio Renteria; Kristy Bates; Ronald Valente

1. **CALL TO ORDER**

City Engineer Tim Eriksen called the meeting to order at 3:30 p.m. via teleconference.

*City Engineer Tim Eriksen presiding.*

2. **VERIFICATION OF NOTICE**

Staff confirmed the hearing was properly noticed.

3. **APPEAL PROCESS**

Note: for items on this agenda, the appeal must be received by October 30, 2023 at 5:00 p.m.

4. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

No comments on non-agenda items were received.

5. **APPROVAL OF MINUTES**

City Engineer Eriksen approved the minutes of the February 16, 2021 meeting, as submitted.

6. **SITE VISIT VERIFICATION**

City Engineer Eriksen confirmed that a site visit was conducted for today's item.

7. **PUBLIC HEARING**

a. Request for Minor Modification to Minor Subdivision No. 12-19 to Reduce the Front Setback from 20 ft to 15 ft for Construction of a Single-Family Dwelling at 104 Echo Way (APN 001-282-32); File No. 23-8753

Presenter: Michelle Irace, Planning Manager

PUBLIC HEARING OPENED: 3:40 p.m.

Speakers: Antonio Renteria; Kristy Bates; Alex De Grassi; Ronald Valente

PUBLIC HEARING CLOSED: 4:00 p.m.

City Engineer Tim Eriksen approved a for Minor Modification to Minor Subdivision No. 12-19 to Reduce the Front Setback from 20 ft to 15 ft for Construction of a Single-Family Dwelling at 104 Echo Way (APN 001-282-32); File No. 23-875

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:01 p.m.

DRAFT



**TO:** Tim Eriksen, City Engineer  
**FROM:** Joshua Montemayor, City Planner; Jesse Davis, Chief Planning Manager  
**DATE:** April 25, 2024  
**SUBJECT:** Minor Subdivision of an existing ±.71-acre parcel (1310 West Clay Street; APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size. Parcel 1 would be assigned the site address “1310 West Clay Street,” and Parcel 2 would be assigned the site address of “1312 West Clay Street.”

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**SUMMARY**

**PROJECT:** Merino Minor Subdivision; File No. 24-9268  
**OWNER:** Miguel Merino  
310 Mason Street  
Ukiah, CA, 95482  
**APPLICANT/AGENT:** Ron Franz  
2335 Apollinaris Drive  
Ukiah, CA, 95482  
**LOCATION:** In the City of Ukiah, on the north side of West Clay Street, immediately adjacent to the intersection of West Clay Street and Mary Lane, located at 1310 West Clay Street, Ukiah; APN 001-203-38.  
**TOTAL ACREAGE:** ±0.71 acres (30,928 sq ft)  
**GENERAL PLAN:** Low Density Residential (LDR)  
**ZONING DISTRICT:** Low Density Residential (R-1)  
**AIRPORT COMPATIBILITY:** OAE – Other Airport Environ  
**ENVIRONMENTAL DETERMINATION:** Categorical Exemption, CEQA Guidelines §15315, Class 15, Minor Land Divisions  
**RECOMMENDATION:** Conditional Approval (see Draft Findings in Attachment 1 and Draft Conditions of Approval in Attachment 2)

**BACKGROUND**

**PROJECT DESCRIPTION:** The City Engineer is requested to review and consider a Minor Subdivision of an existing ±0.71-acre parcel (APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size once subdivided. While currently vacant, both parcels could subsequently be developed with residential improvements and uses commiserate with the R-1 Zoning District. If fully developed, this subdivision would allow for one (1) Single-Family Dwelling (SFD) and one (1) Accessory Dwelling Unit (ADU) per Parcel 1 & Parcel 2.



**RELATED APPLICATIONS:** On July 13, 2022, the City Engineer reviewed and approved a Lot Line Adjustment (#22-7285) to modify three (3) parcels, including the subject property. While originally ±50,804 square feet in size, the subject property was reduced by the Lot Line Adjustment to 30,782 square feet in size and provided its current rectangular configuration.

**SITE CHARACTERISTICS:** The subject parcel is situated within a developed residential area along West Clay Street on the western side of Ukiah. The subject property is enveloped on all sides by residential uses. The adjacent parcels are of varying sizes, and each is developed with an SFD. The subject parcel is currently vacant, but there is a small accessory storage structure located towards the center of the property. The remainder of the parcel is vacant, containing mostly grasses and scattered trees, including a variety of oaks, walnuts, and olive trees. Topography is predominantly flat, but does feature a slight incline towards the western property line between ±5% and ±10% slope. A small drainage ditch exists along the eastern property line separating the subject parcel from residences developed along Clay Place. Direct access to the subject parcel is provided from Clay Street, and the parcel's frontage is characterized by overhead utility wires in addition to an aging split-level fence. At the south-eastern corner of the parcel, a small 7ft x 7ft City easement is maintained for utilities.

**SURROUNDING LAND USES:**

	GENERAL PLAN	ZONING	LOT SIZE	USE
<b>NORTH</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	9,287 sq ft; 13,456 sq ft	Developed Residential
<b>EAST</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	7,704 sq ft; 8,029 sq ft; 11,13 sq ft	Developed Residential
<b>SOUTH</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	9,817 sq ft	Developed Residential
<b>WEST</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	24,308 sq ft; 18,988 sq ft	Developed Residential

**PUBLIC SERVICES:**

- **Access:** Clay Street (Department of Public Works)
- **Fire District:** Ukiah Valley Fire Authority (UVFA)
- **Water District:** City of Ukiah Water Utility
- **Sewer District:** City of Ukiah Sewer Utility
- **School District:** Ukiah Unified School District
- **Electric Utility:** City of Ukiah Electric Utility Department
- **Public Safety:** Ukiah Police Department
- **Gas:** Pacific Gas & Electric (PG&E)

**AGENCY COMMENTS:** On February 16, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. Any comment that would trigger a project modification, denial, conditions of approval, or required permits are discussed in full in the following section.

Referral Agency	Comment
Building Inspection Division	No Response
Fire Prevention Division	No Response
Electrical Utility Department	Comments
Utility Billing	No Response
Ukiah Police Department	No Comment



Public Works Department	No Response
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**STAFF ANALYSIS**

**General Plan:** The subject parcel is designated Low Density Residential (LDR) per the City of Ukiah 2040 General Plan. On December 7, 2022, the City Council adopted a resolution adopting the 2040 General Plan (Resolution No. 2022-79), as well as a Resolution certifying the associated Environmental Impact Report (EIR), adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring Reporting Program (Resolution No. 2022-78) (State Clearinghouse No. 2022-050556).

Per the Land Use Element of the City’s 2040 General Plan, the LDR designation is intended to provide land for attached and detached single-family residential uses. Additionally, the Land Use Element features goals to provide for a variety of housing types that offer choices for Ukiah residents (Goal LU-1). It also features a goal to ensure the orderly and timely growth and expansion of the City (Goal LU-7). The proposed minor subdivision would fulfill these considerations by ensuring a land-use pattern that prioritizes infill development, phases new construction, and preserves surrounding open space and agricultural resources, thereby avoiding land use incompatibilities (Policy LU-7.1).

Per the City’s Housing Element, the City should expand housing opportunities for all economic segments of the community (Goal H-2), and encourage the development of a variety of housing types (Policy H-2.2). Based on the surrounding development and the proposed lot sizes, this subdivision could expand opportunities for the development of above-moderate income housing.

Given the alignment with numerous long-range goals and policies, staff finds that the subdivision request is consistent with the LDR General Plan land use designation and that the request would fulfill goals and policies of the City’s Land Use and Housing Elements.

**Zoning:** The subject parcel is within the Low Density Residential (R-1) zoning district as defined in Article 3 of Ukiah City Code (UCC). Per the UCC, the purpose of the R-1 district is:

*“To preserve, enhance, and protect the low-density residential neighborhoods in the community. The R-1 zoning district is intended for residential areas characterized predominantly by single-family uses, duplexes, and with typical single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet in size.”*

No development is proposed as part of the subdivision request. Future land uses would be required to meet the standards of the R-1 district, including yard setbacks. For the R-1 district, the minimum front yard is fifteen (15) feet. The minimum side yard setback is ten feet (10') for residences and five feet (5') for accessory structures, while the rear yard is fifteen feet (15') for residences, and five feet (5') for accessory structures. Based on the tentative map provided, the proposed structures would have space to meet the minimum setback requirements and allow other necessary improvements, such as parking and access.

UCC Section 9019(A) establishes a minimum lot size of 6,000 square feet for residential uses on interior lots, as well as a required lot width of sixty feet (60'). Both parcels meet this requirement, as they are greater than 6,000 square feet in size and feature a lot-width of greater than 60'. Since Parcel 2 is considered a 'Flag Lot' the front yard setback is established from the property line separating Parcel 1 & 2, rather than the street frontage.



Had the most intensive use of the property been pursued, this parcel could have been subdivided to feature five (5) residential lots given the minimum parcel size of 6,000 square feet for the R-1 zoning district.

The surrounding area is developed with residential properties of varying sizes ranging from 7,704 sq ft to 24,308 sq ft in size. The proposed Minor Subdivision would result in parcels sized 14,424 square feet 20,234 square feet, ensuring consistency with the size and purpose of neighboring properties Therefore, staff finds that the proposed subdivision is consistent with the R-1 zoning district.

**SB 9:** Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two (2) primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two (2) parcels, or both. SB 9 facilitates the creation of up to four (4) housing units in the lot area typically used for one (1) single-family home.

While the Applicant is not utilizing SB9 to facilitate this requested subdivision, it is notable that the property is eligible for such a division given its zoning designation, as well as the fact that it is not within a historic zone, flood zone, very-high fire hazard zone, earthquake zone, hazardous waste site, prime farmland, or within other environmentally protected areas like conservation zones and endangered species habitats.

**Subdivision and Lot Requirements:** Per Ukiah City Code Chapter 1, Section 8300, a "minor subdivision" is a subdivision as defined herein, in which the city engineer finds that all of the following conditions are present:

- No street opening or improvement proceedings are required in the proposed subdivision.
- Not more than four (4) lots are contained in the proposed subdivision.
- The proposed subdivision is situated in a locality where conditions are well defined by existing development.
- Property proposed to be subdivided shall abut a dedicated street.

The requested subdivision complies with these aforementioned requirements. Therefore, staff finds that the proposed subdivision is consistent with the City's Subdivision regulations.

**Ukiah Municipal Airport Land Use Compatibility Plan:** The site is located within an Other Airport Environ (OAE). As such, the project is not subject to review by the Airport Land Use Commission (ALUC). Within the OAE, noise impacts are considered low, and airspace concerns are limited to objects with heights of greater than 100 feet above runway elevation. As a result, the project was not referred to the ALUC. Per Table 3A of the Ukiah Municipal Airport Land Use Compatibility Plan (Adopted May 20, 2021), the OAE features no limits regarding development or density, nor does it feature any open-land requirements.

## **ENVIRONMENTAL REVIEW**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15315, Class 15, Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.



This project proposes a single-lot subdivision for residential purposes. The project, as submitted, complies with all provisions of the Ukiah 2040 General Plan and Ukiah Civic Code without requiring any variances or exceptions. The subject property is located in the LDR (Low-Density Residential) zoning district. The proposed subdivision was routed to the Public Works, Police Department, Electrical Utility, and the Ukiah Valley Fire Authority, and it was determined that all services and access to the proposed parcels are consistent with local standards. The property is considered vacant, and no new development is proposed, but the improvements allowed would be commiserate with recently adopted State Law, particularly SB 9. The subject property was not involved in a division of a larger parcel within the previous 2 years, nor does it have an average slope greater than 20 percent. There is no substantial evidence in the record that any of the exceptions to these Categorical Exemptions, set forth in CEQA Guidelines Section 15300.2, apply to this project.

### **PUBLIC NOTICE**

- Mailed to neighboring property owners on April 15, 2024
- Posted on the subject project parcel and inside the glass case located at 300 Seminary Avenue on April 15, 2024.
- Published in the Ukiah Daily Journal on April 14, 2024.

### **RECOMMENDATION**

Staff recommends that the City Engineer review and conditionally approve the Minor Subdivision based on the draft Findings found in Attachment 1 and subject to the draft Conditions of Approval found in Attachment 2.

### **ATTACHMENTS**

1. Draft Minor Subdivision Findings
2. Draft Minor Subdivision Conditions of Approval
3. Application Materials
4. Agency Comments

**FINDINGS FOR  
MINOR SUBDIVISION AT  
1310 WEST CLAY STREET; APN 001-203-38  
FILE NO: 24-9268**

The following findings are supported by and based on information contained in the Staff Report dated April 25, 2024, the application materials and documentation, and the public record:

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Municipal Code, Division 9, Chapter 1, Article 18 and the Subdivision Map Act.
2. The parcels established as a result of this Minor Subdivision are consistent with the General Plan Low Density Residential (LDR) land use designation.
3. The proposed Minor Subdivision and Tentative Map, as conditioned, complies with the requirements of the Low Density Residential (R-1) zoning district.
4. The Minor Subdivision and Tentative Map will create two lots which are appropriate for the surrounding area and land uses based on the following:
  - a. Proposed parcels and use are consistent with the requirements of the Low-Density Residential zoning district.
  - b. Proposed parcels will have access directly onto a public street and utilities are available to serve the site.
  - c. Proposed parcels will be located within a developed residential area, surrounded entirely by residential development.

**Public Notice.** A notice of public hearing was provided in the following manner:

- Mailed to neighboring property owners on April 15, 2024.
- Posted on the subject project parcel and inside the glass case located at 300 Seminary Avenue on April 15, 2024.
- Published in the Ukiah Daily Journal on April 14, 2024.

**CONDITIONS OF APPROVAL FOR  
MINOR SUBDIVISION AT  
1310 WEST CLAY STREET; APN 001-203-38  
FILE NO: 24-9268**

Approval is granted for the Minor Subdivision based on the application submitted to the Community Development Department received February 16, 2024, and as shown on the Tentative Map dated February 6, 2024, contained therein, except as modified by the following Conditions of Approval:

**City of Ukiah Special Conditions**

1. All fees related to the Minor Subdivision application must be paid prior to the final approval and the recordation of the Parcel Map.
2. Prior to issuance of building permits, a copy of the recorded Parcel Map shall be provided to the Community Development Department.
3. An address assignment or address change application shall be submitted to the Community Development Department.
4. Future proposed development will be subject to Community Development Department review and will likely require additional planning and building permits.
5. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

**City of Ukiah Standard Conditions**

6. This approval is not effective until the 10-day appeal period applicable to this Minor Subdivision Map has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
7. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
8. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.

9. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

### **Public Works Department Conditions**

10. Each parcel shall be served individually upon the development of the parcel with appropriate public utilities required for the type of development within the parcel.
11. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
12. All parcels of the proposed subdivision are subject to payment of park fees pursuant to City Code Section 8400 et seq. of Article 21 "Park and Recreation; Dedication; Reservations; Fees." Note that park fees are applicable to residential development.
13. The tentative map shall expire twenty-four (24) months from the date of its approval or conditional approval unless extended in accordance with the City of Ukiah Subdivision Ordinance and the Subdivision Map Act.
14. A Parcel Map shall be prepared and submitted to the City Engineer for review and approval, along with payment of all parcel map processing and review fees and shall be prepared and recorded in a manner consistent with Ukiah Municipal Code requirements.
15. The Parcel Map submitted for recordation shall include all necessary easements or such easements shall be recorded by separate instrument, if deemed necessary.
16. All taxes now due, or past due, must be paid prior to the approval of the Parcel Map.

### **Electric Utility Department Conditions**

17. The new lots shall be served from underground power, the City of Ukiah Electric Department has a new transformer, approximately 7'x7' in area, on the south/east corner of the subject property.
18. All primary power will require an easement should the power traverse property lines. All secondary/service wire shall require an easement should the power traverse on property to feed an additional property.
19. All new electric service panels must meet the City of Ukiah EUSERC Acceptability Chart prior to installation.
20. All City of Ukiah trenching and conduit depths must be inspected and accepted by the City of Ukiah Electric Department by calling 707-467-5775.

## **Pacific Gas & Electric Company General Conditions**

21. Before you start any trenching on your project, please call Underground Service Alert (USA) at 811 at least 48 hours prior to any excavation, to have your work area marked for underground facilities. Call USA (811) to obtain exact location of facilities and pothole to verify depth of our lines (if required). Please note that a standby PG&E employee is required during any excavation within 10 feet of a gas transmission line. If you discover a conflict or if you determine our facilities need to be lowered/raised, please contact your PG&E Representative, file an application online at [www.pge.com/customerconnections](http://www.pge.com/customerconnections), or call 877-743-7782.



City of Ukiah

Community Development Department  
 Planning Division  
 300 Seminary Ave., Ukiah CA 95482  
 Email: [planning@cityofukiah.com](mailto:planning@cityofukiah.com)  
 Web: [www.cityofukiah.com](http://www.cityofukiah.com)  
 Phone: (707) 463-6268  
 Fax: (707) 463-6204

## Planning Permit Application

PROJECT NAME: <b>West Clay Street minor subdivision</b>			
PROJECT ADDRESS/CROSS STREETS: <b>1310 West Clay Street, Ukiah</b>		AP NUMBER(S): <b>001-203-38</b>	
APPLICANT/AUTHORIZED AGENT: <b>Ron W. Franz</b>	PHONE NO: <b>707-462-1087</b>	FAX NO: <b>—</b>	E-MAIL ADDRESS: <b>rfranz@comcast.net</b>
APPLICANT/AUTHORIZED AGENT ADDRESS: <b>2335 Apollinaris Drive</b>		CITY: <b>Ukiah</b>	STATE/ZIP: <b>CA 95482</b>
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: <b>Miguel Merino</b>	PHONE NO:	FAX NO: <b>—</b>	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: <b>310 Mason Street</b>		CITY: <b>Ukiah</b>	STATE/ZIP: <b>CA 95482</b>
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING – PLANNED DISTRICT 100.0800.611.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input checked="" type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$ <b>900</b>
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input type="checkbox"/> OTHER	\$
		<input checked="" type="checkbox"/> OTHER <b>Address Assign.</b>	\$ <b>100</b>
<b>Total = \$1000</b>			
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MAJOR PERMIT DEPOSIT:	\$ -
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MINOR PERMIT FEE:	\$ -
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	TOTAL FEE:	\$ <b>\$1000</b>
		FILING DATE:	<b>02/16/2024</b>
		TOTAL AMOUNT PAID:	\$ <b>\$1,000</b>
		RECEIPT NUMBER:	
<b>APPLICATION NUMBER(S): #24-9268</b>			

**Recommendation:** Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Split existing vacant parcel into 2 parcels, 1 @ 20,234SF, 1 @ 14,424SF  
 ↑ Project Description See Tentative map

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

### Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

### Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: 0.50 Ac 34,658 SF	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
<input type="checkbox"/> Office (business/professional)	N/A		
<input type="checkbox"/> Office (medical/dental)			
<input type="checkbox"/> Retail			
<input type="checkbox"/> Light Industrial			
<input type="checkbox"/> Residential			
<input type="checkbox"/> Other:			
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts:	Days and Hours of Shifts:		
Number of Employees/Shift: N/A			
Loading Facilities: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type/Vehicle Size:		
Deliveries: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) <input type="checkbox"/> Yes <input type="checkbox"/> No	Sales area: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:	Unloading of deliveries: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:	Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:
Noise Generating Use? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description:		

### To Be Completed by Staff

General Plan Designation: <b>LDR</b>	Zoning District: <b>R1</b>	Airport Land Use Designation: <b>OAS</b>
City's Architectural & Historic Inventory: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Age of Building: <b>N/A</b>	Demolition Policy: <b>N/A</b>
Hillside: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Flood Designation FIRM Map: <b>N/A</b>	Flood Designation Floodway Map: <b>N/A</b>

### Tree Policies

General Plan Open Space Conservation <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:	Community Forest Management Plan <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #:	Commercial Development Design Guidelines <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #:
Tree Protection and Enhancement Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	Tree Planting and Maintenance Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:
UCC: Street Tree Policy, Purpose and Intent <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES NOTES:	Other:

### Notes

--

Alexandra Garzon  
Miguel Merino, owner authorize Ron Franz  
to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

\* Alexandra Garzon 2/7/2024  
PROPERTY OWNER SIGNATURE DATE

I, Miguel Merino, am the  owner /  authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.  
I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

\* Alexandra Garzon 2/7/2024  
 OWNER /  AUTHORIZED AGENT DATE

### INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council 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 any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Miguel Merino  
 PROPERTY OWNER /  AUTHORIZED AGENT  
(PLEASE PRINT NAME)

\* Alexandra Garzon 2/7/2024  
 PROPERTY OWNER /  AUTHORIZED AGENT DATE  
(SIGNATURE)

Revised 08/19/2019



# 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.: 20240166AP**

**Your No.:**

**Seller: Miguel Lopez Merino and Alexandra  
Garzon Diaz**

**Buyer:**

**When replying Please Contact:**

**ESCROW OFFICER: Adriane Pardini  
apardini@redwoodtitle.com**

## PRELIMINARY REPORT

**Property Address: 1310 West Clay 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 February 1, 2024 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

2022 CLTA Standard Owners Policy

Underwritten by Old Republic National Title Insurance Company

## 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 2024- 2025, 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. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):  
Recorded: October 17, 2023 as [2023-08405](#) of Official Records  
In Favor of: City of Ukiah, a Municipal Corporation  
For: utility purposes

## END OF SCHEDULE B

### INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows  
Assessor's Parcel No.: 001-203-31  
Code No.: 003-001  
1st Installment: \$274.88, Paid  
2nd Installment: \$274.88, Paid
2. 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:  
  
A Quitclaim Deed executed by Joseph A. Wildberger, Trustee of the Joseph A. Wildberger 2001 trust effective January 10, 2001 as to an undivided 1/2 interest and Franz Schwarm and Lorraine Schwarm, as Trustee of the Schwarm Trust dated February 16, 1998, as to an undivided 1/2 interest to Joseph A. Wildberger, Trustee of the Joseph A. Wildberger 2001 trust effective January 10, 2001 as to an undivided 1/2 interest and Franz Schwarm and Lorraine Schwarm, as Trustee of the Schwarm Trust dated February 16, 1998, as to an undivided 1/2 interest, recorded March 7, 2023 as [2023-01737](#) of Official Records  
  
A Grant Deed executed by Joseph A. Wildberger, Trustee of the Joseph A. Wildberger 2001 trust effective January 10, 2001 and Franz Schwarm and Lorraine Schwarm, as Trustee of the Schwarm Trust dated February 16, 1998 to Miguel Lopez Merino, an unmarried man and Alexandra Garzon Diaz, an unmarried woman, as joint tenants, recorded December 12, 2023 as [2023-09960](#) of Official Records

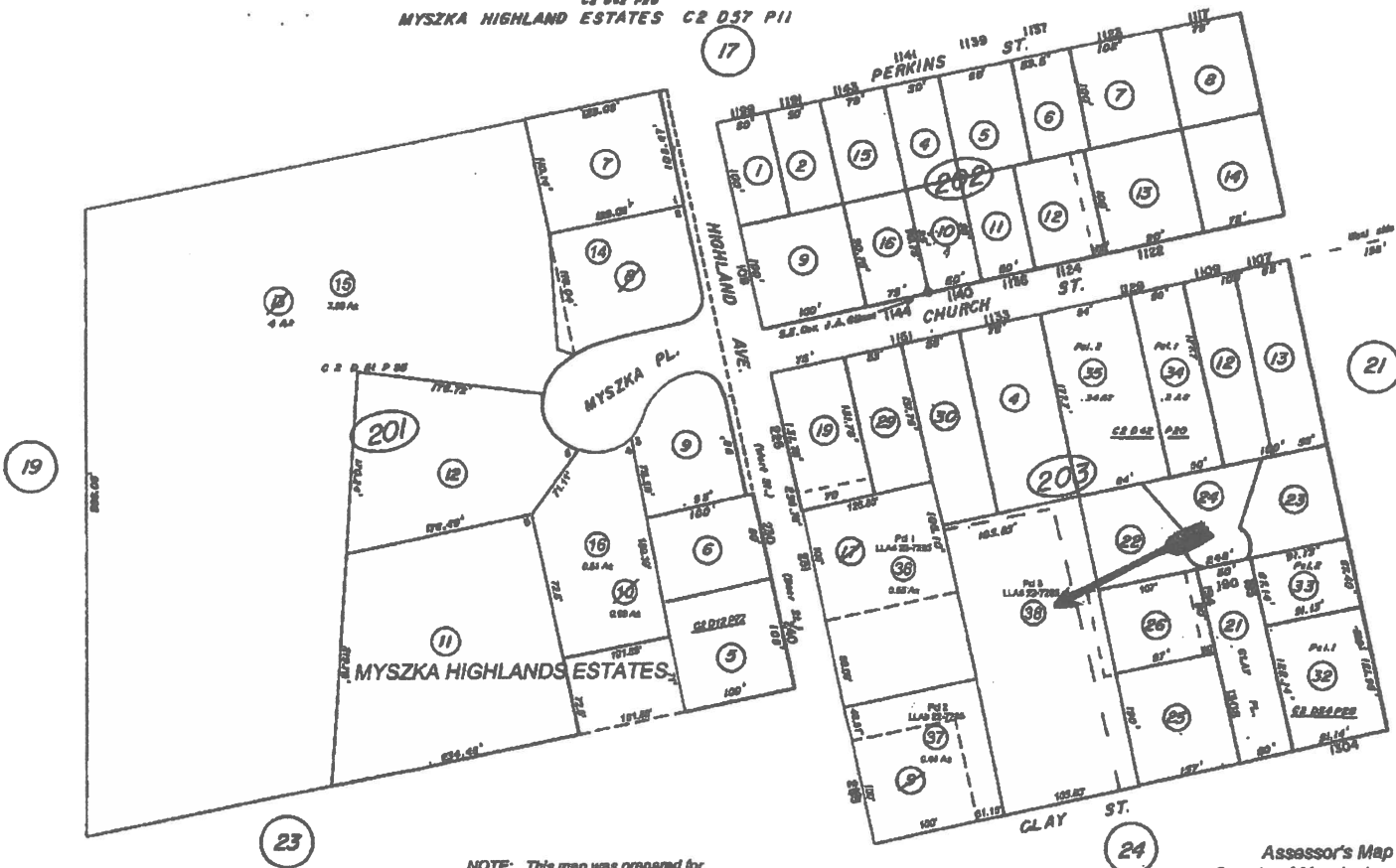
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

3-001

1-20

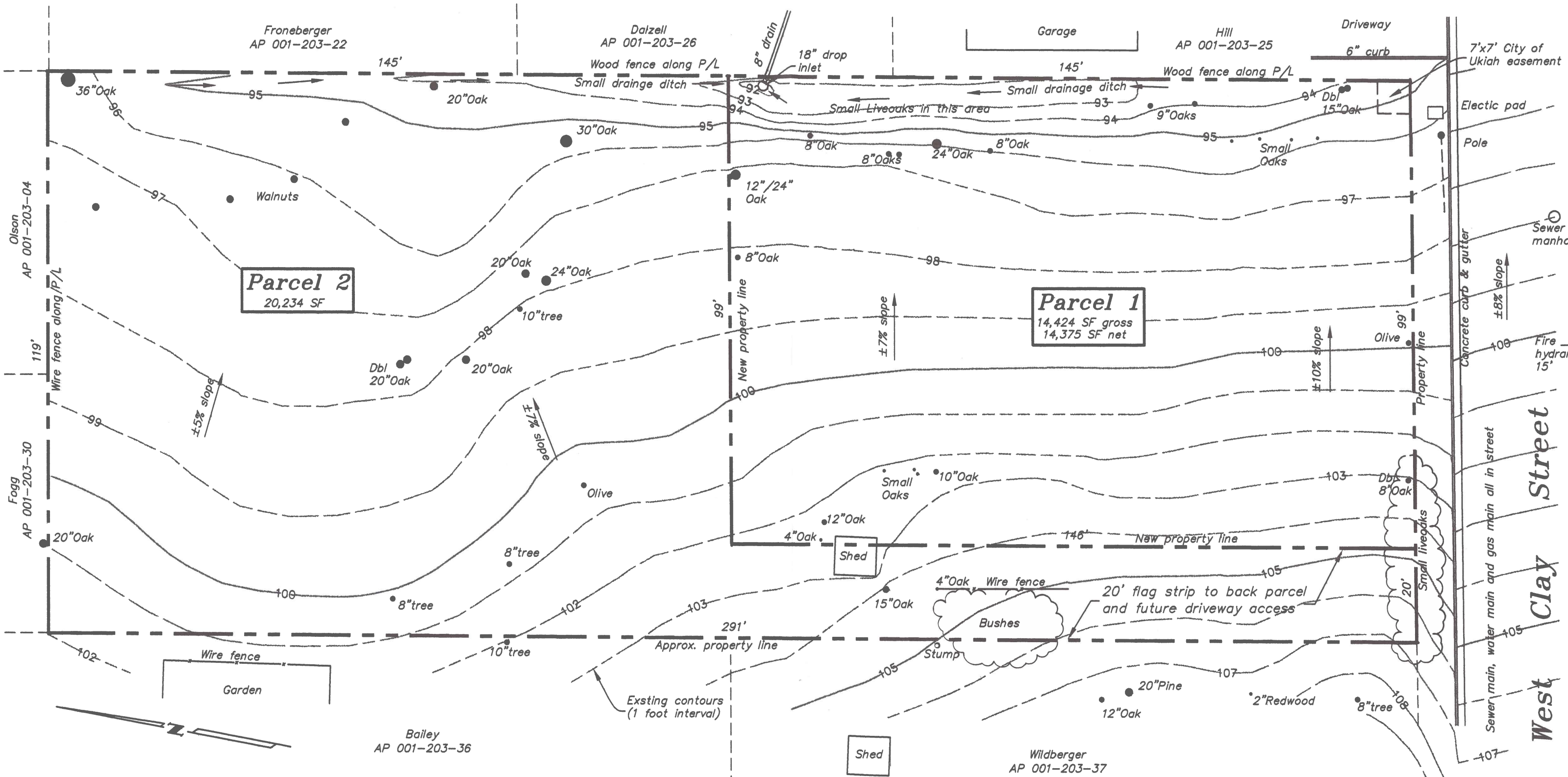
**UKIAH CITY**

MYSZKA HIGHLAND ESTATES C2 D37 P11



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

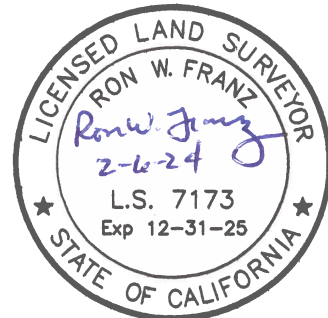
Assessor's Map  
County of Mendocino, Calif.  
March 8, 2023



Field survey work done on Dec 13, 2023  
 Horizontal datum is City street monuments  
 Vertical datum is assumed

**Prepared By**

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



**Owner**

Miguel Merino  
 310 Mason Street  
 Ukiah, Ca 95482

Title Report prepared by Redwood  
 Empire Title Company, order number  
 20231650AP, see attached.  
 20240106AP

**Tentative Map**  
**for Minor Subdivision at**  
**1310 W Clay Street, Ukiah**  
**Feb 6, 2024 -- AP 001-203-38**

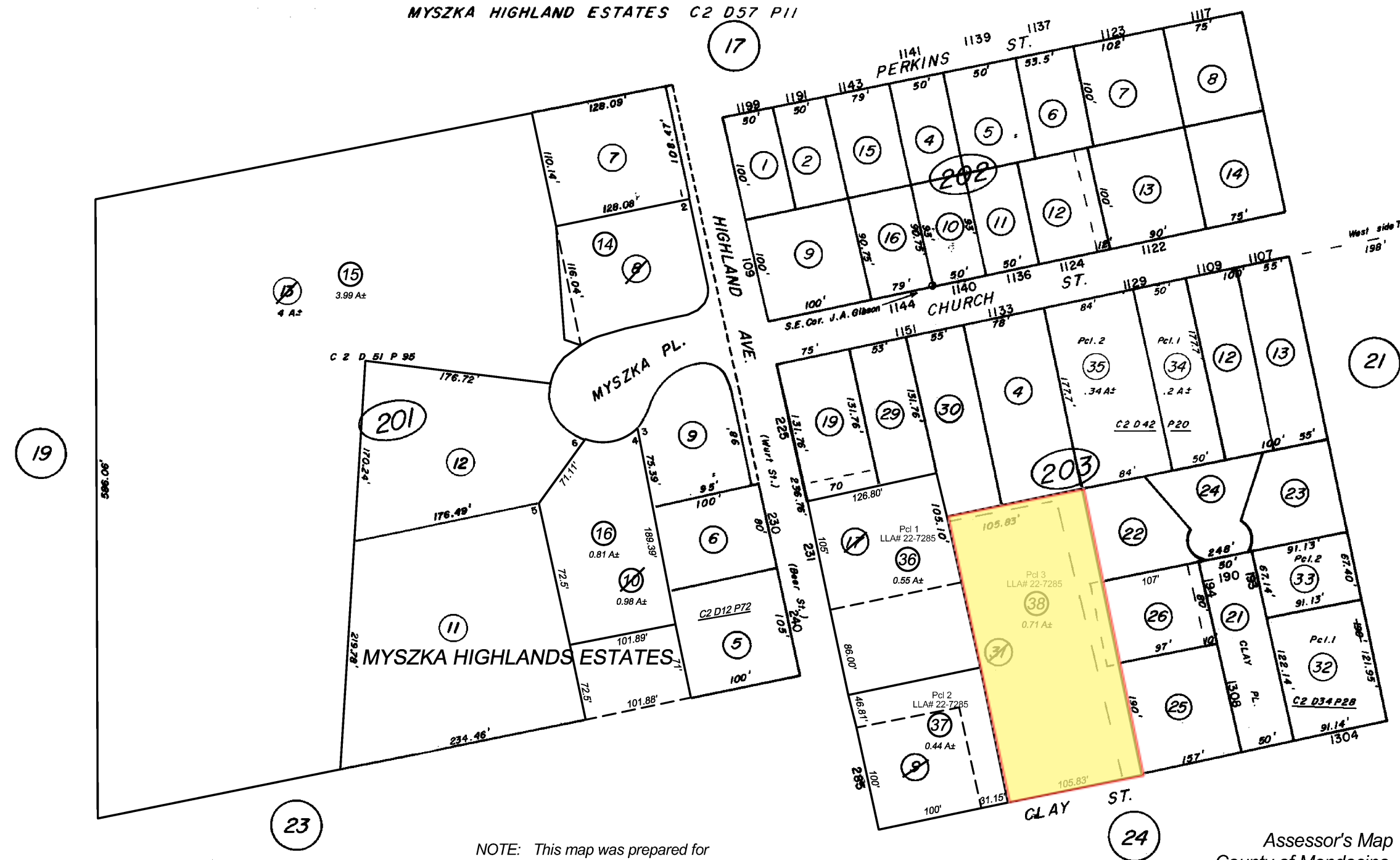
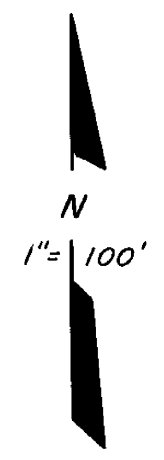


Scale: 1"=20'

# UKIAH CITY

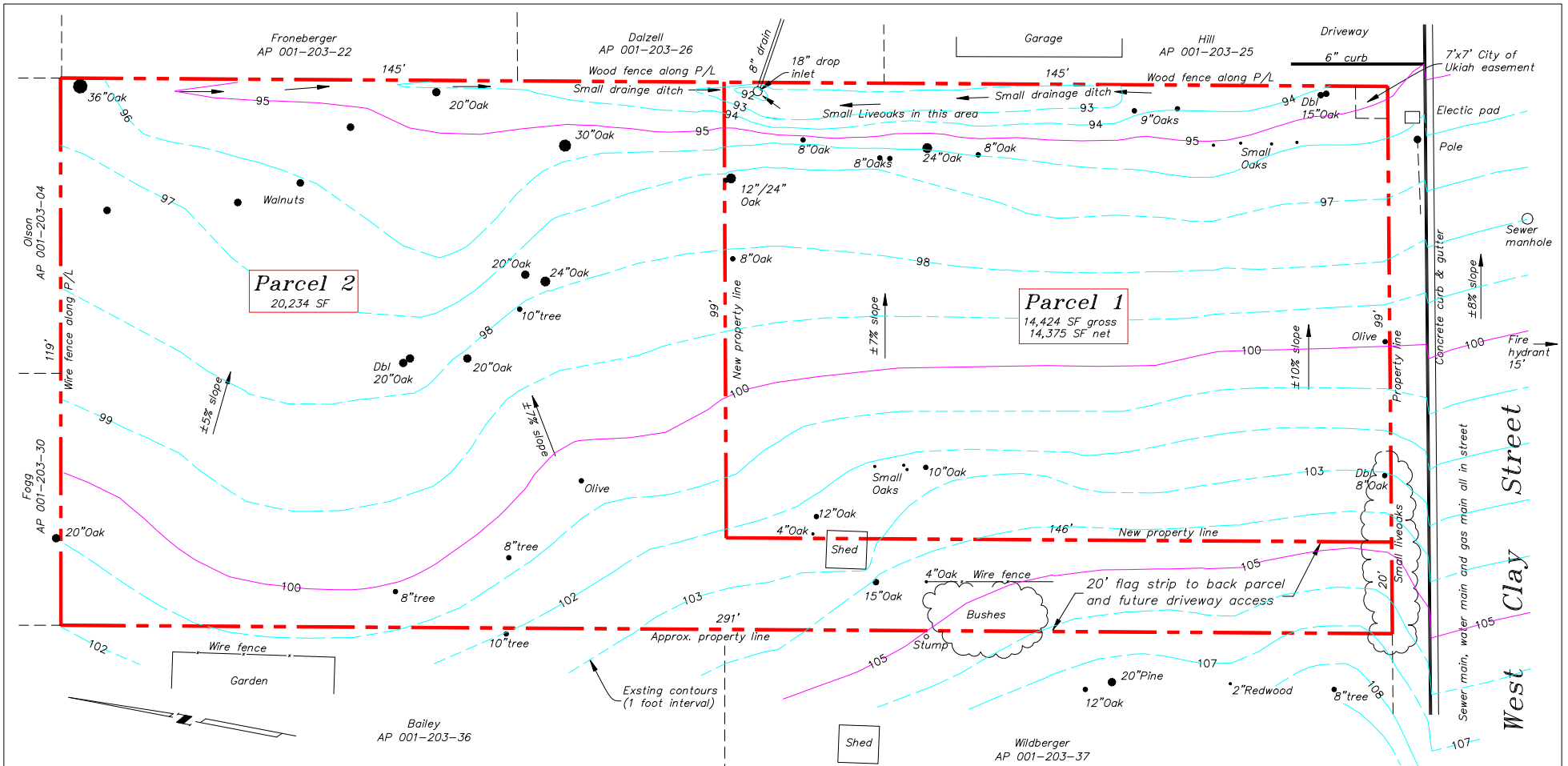
Pct. Map C2 D34 P28  
C2 D42 P20

## MYSZKA HIGHLAND ESTATES C2 D57 P11



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

Assessor's Map  
County of Mendocino, Calif.  
March 8, 2023



Field survey work done on Dec 13, 2023  
 Horizontal datum is City street monuments  
 Vertical datum is assumed

**Prepared By**

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

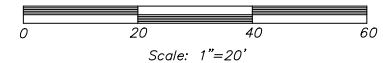


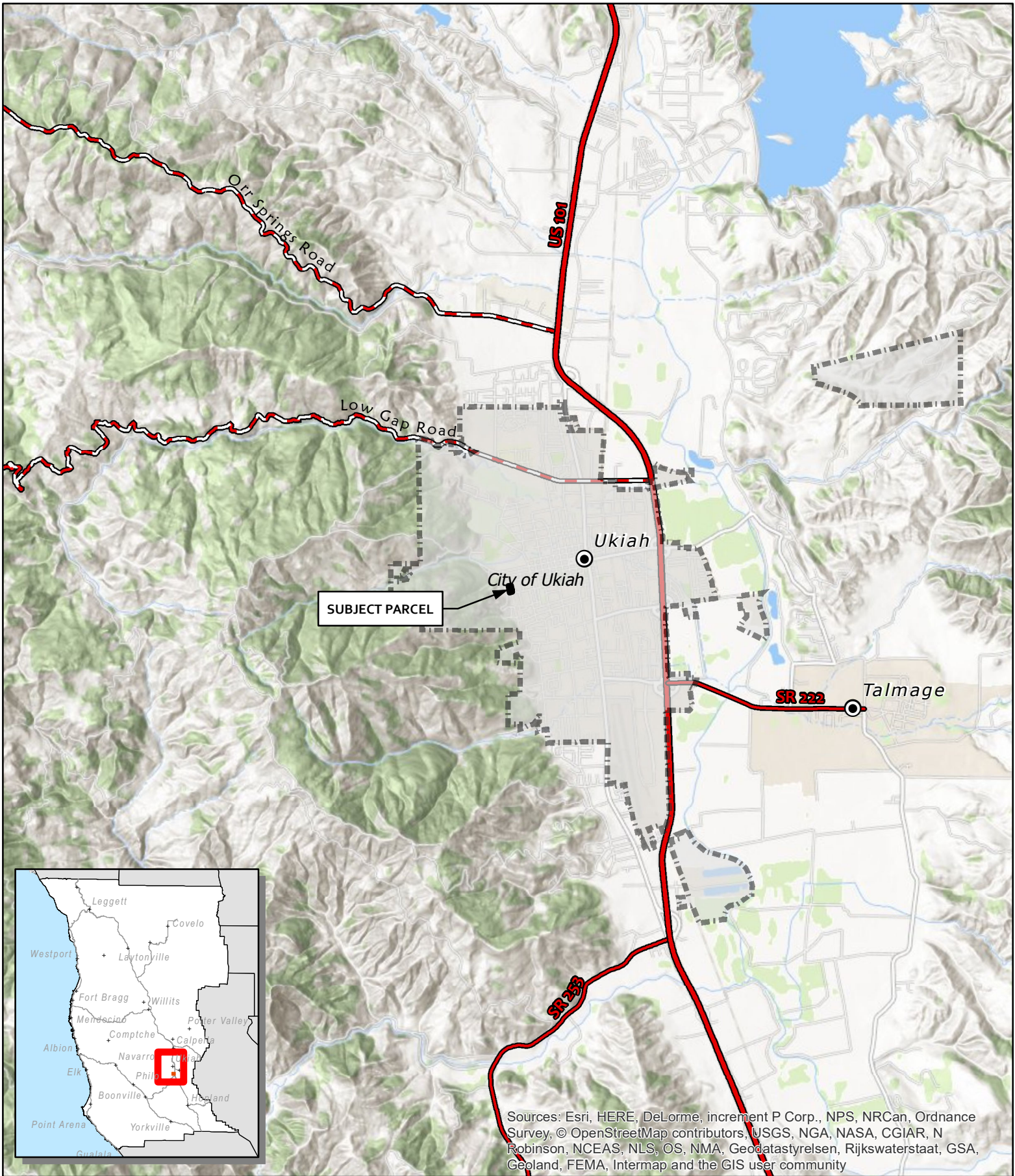
**Owner**

Miguel Merino  
 310 Mason Street  
 Ukiah, Ca 95482

Title Report prepared by Redwood  
 Empire Title Company, order number  
 20240166AP, see attached.

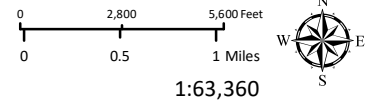
**Tentative Map**  
 for Minor Subdivision at  
 1310 W Clay Street, Ukiah  
 Feb 6, 2024 -- AP 001-203-38





**CASE:**  
**OWNER:** MERINO, Miguel  
**APN:** 001-203-38  
**APLCT:**  
**AGENT:**  
**ADDRESS:** Clay Street, Ukiah

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

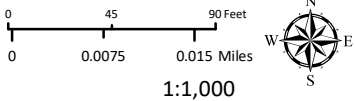


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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**CASE:**  
**OWNER:** MERINO, Miguel  
**APN:** 001-203-38  
**APLCT:**  
**AGENT:**  
**ADDRESS:** Clay Street, Ukiah





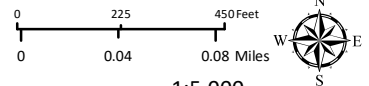
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**AERIAL IMAGERY**

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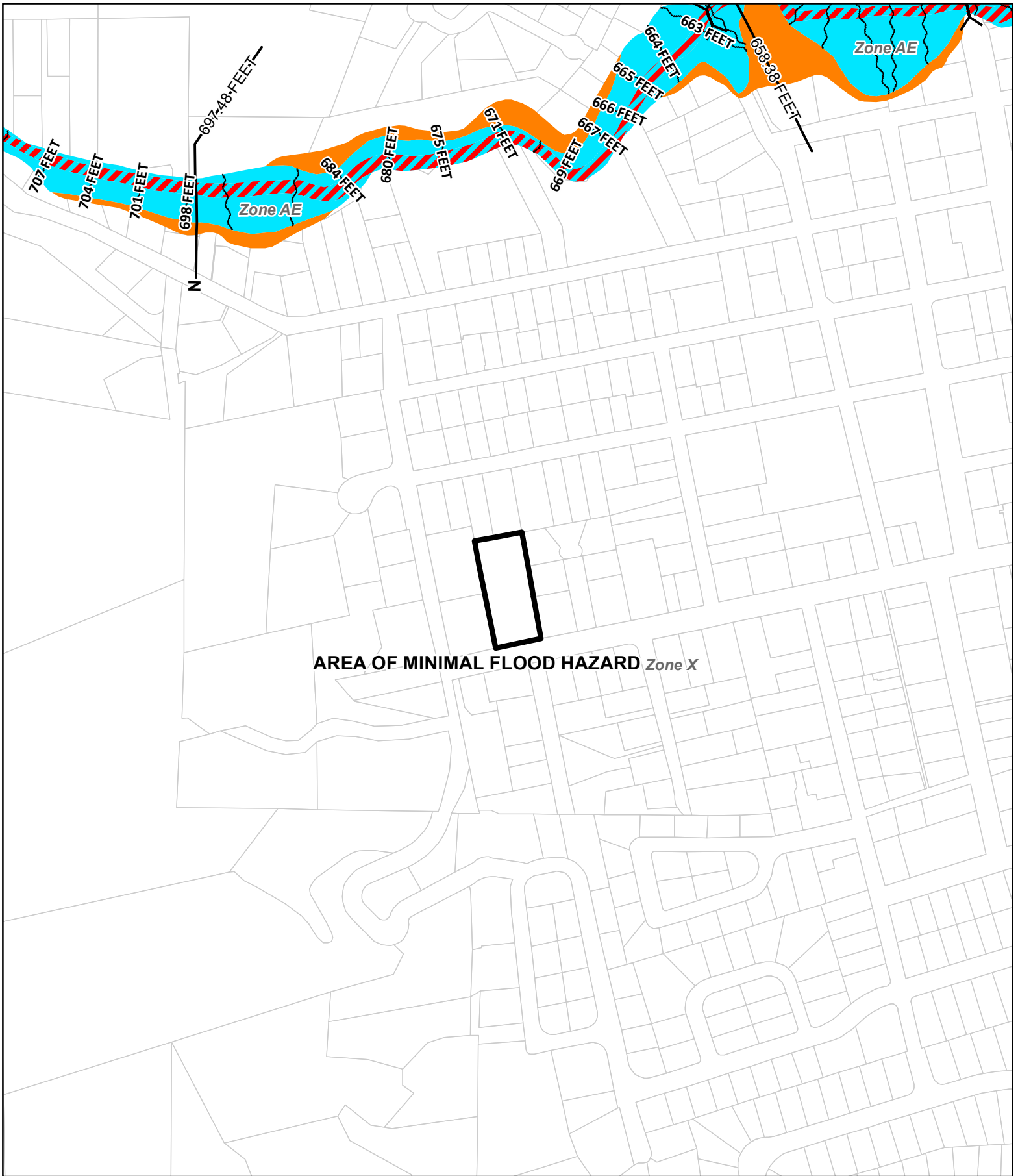
**CASE:**  
**OWNER: MERINO, Miguel**  
**APN: 001-203-38**  
**APLCT:**  
**AGENT:**  
**ADDRESS: Clay Street, Ukiah**

 Very High Fire Hazard  
 Assessors Parcels



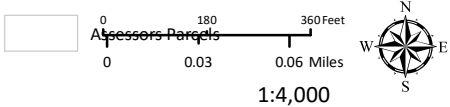
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE:**  
**OWNER:** MERINO, Miguel  
**APN:** 001-203-38  
**APLCT:**  
**AGENT:**  
**ADDRESS:** Clay Street, Ukiah

- Cross-Sections
- Base Flood Elevations
- General Structures
- Structure Type
- Bridge
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard




1:4,000  
**FLOOD ZONES**

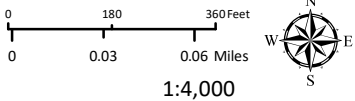
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
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Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE:**  
**OWNER:** MERINO, Miguel  
**APN:** 001-203-38  
**APLCT:**  
**AGENT:**  
**ADDRESS:** Clay Street, Ukiah

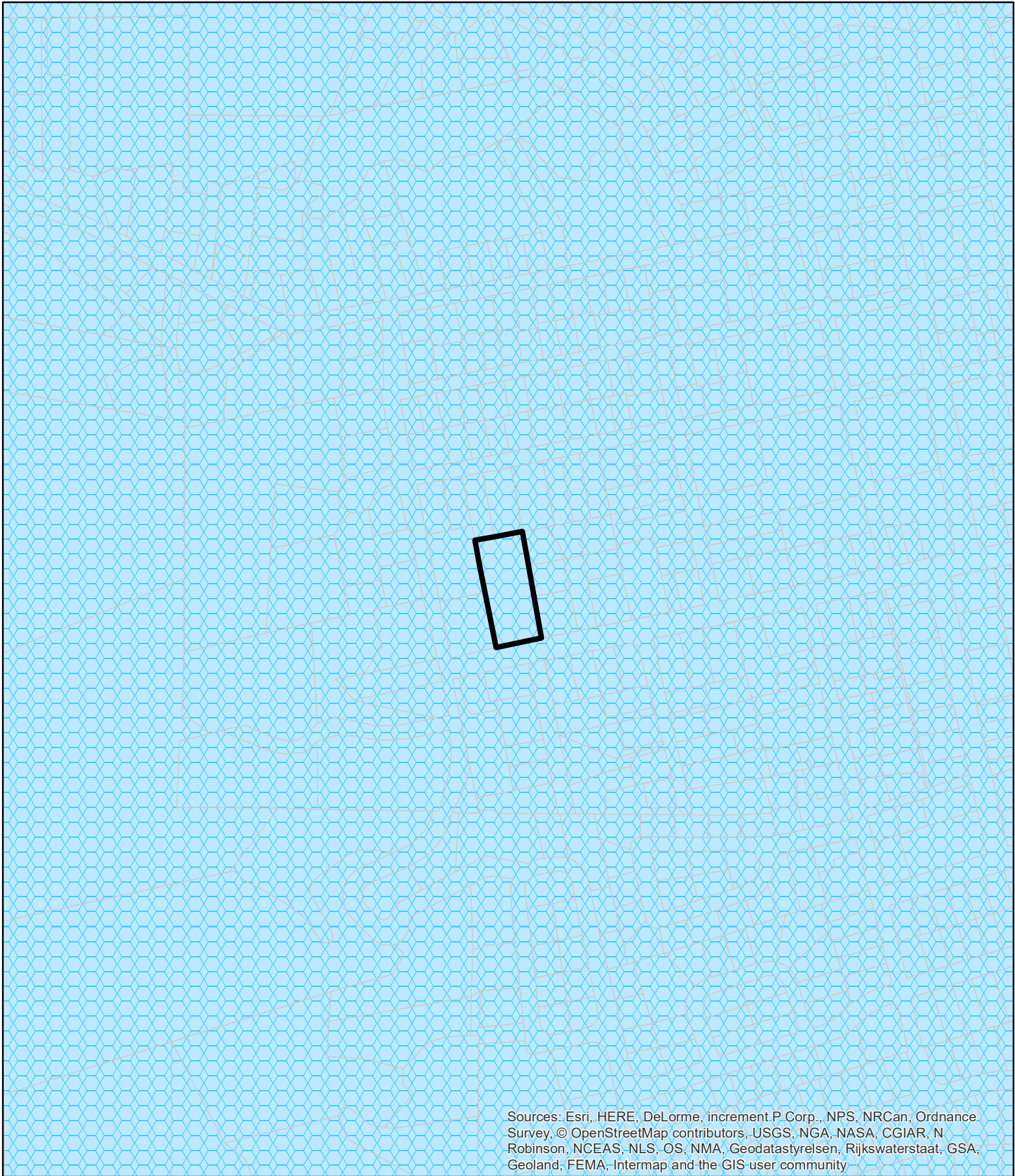
 Assessors Parcels



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
**EASTERN SOIL CLASSIFICATIONS**

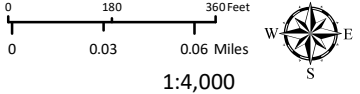
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Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

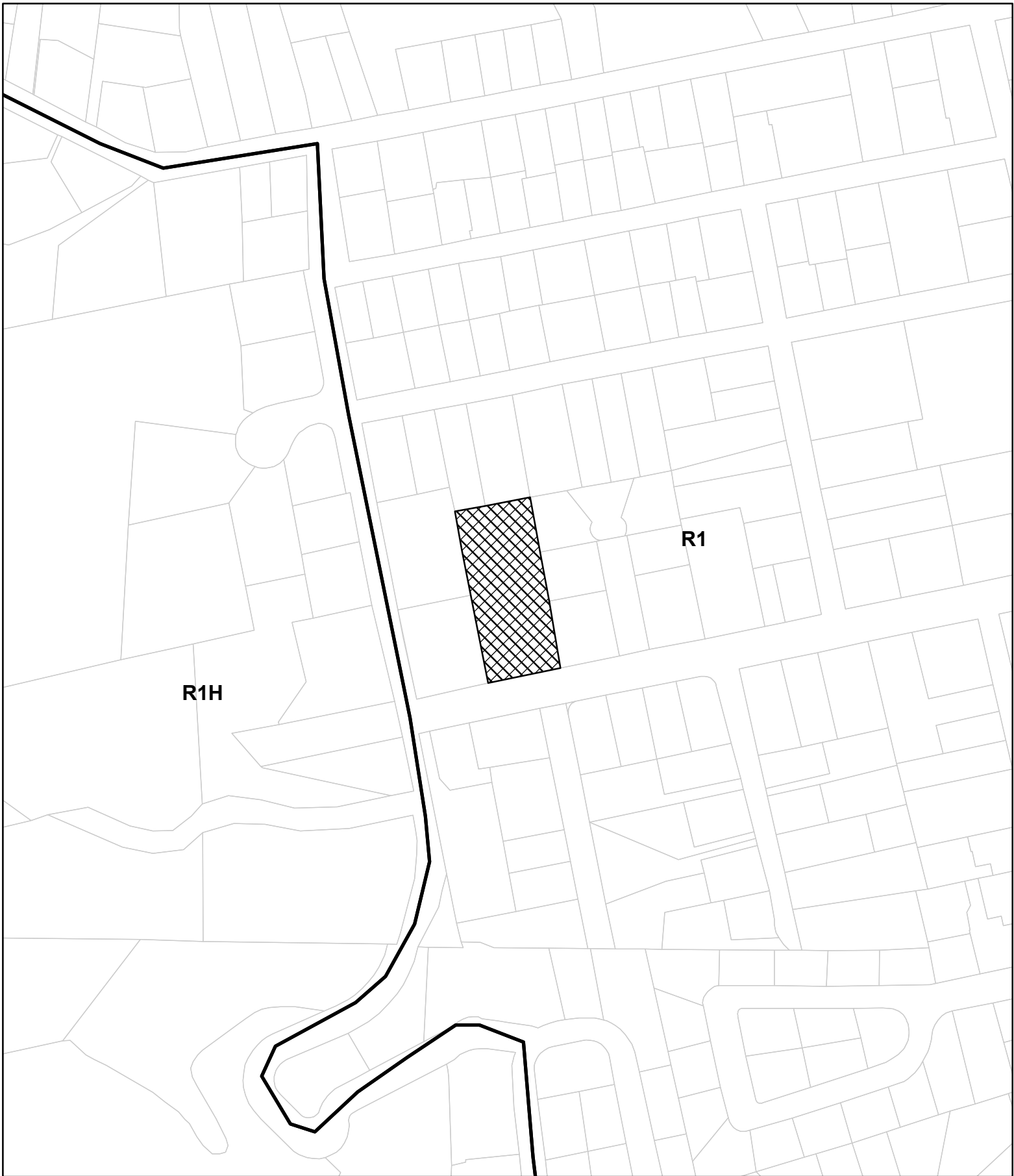
**CASE:**  
**OWNER: MERINO, Miguel**  
**APN: 001-203-38**  
**APLCT:**  
**AGENT:**  
**ADDRESS: Clay Street, Ukiah**

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




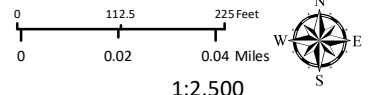
**WATER DISTRICTS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**CASE:**  
**OWNER:** MERINO, Miguel  
**APN:** 001-203-38  
**APLCT:**  
**AGENT:**  
**ADDRESS:** Clay Street, Ukiah

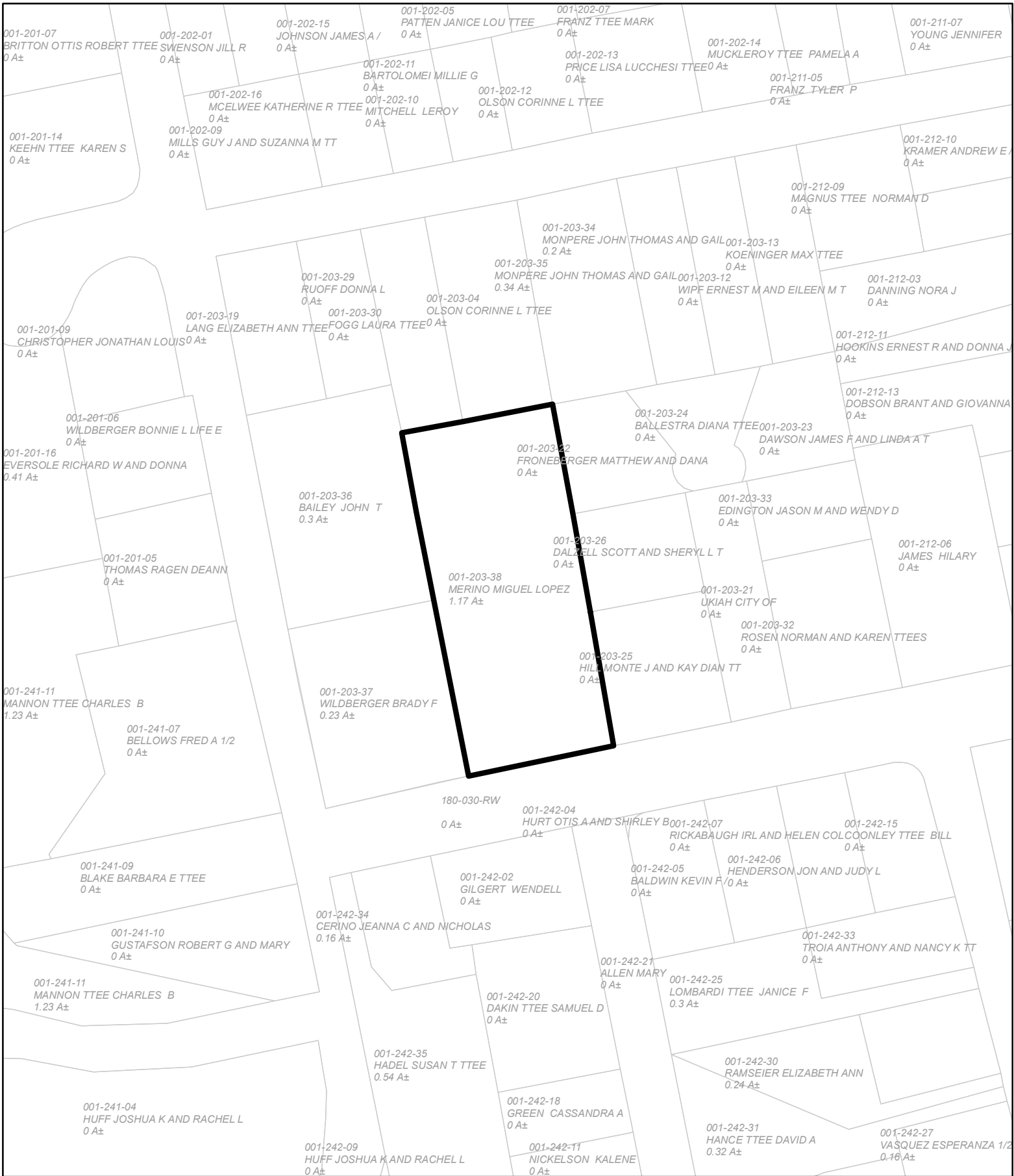
 Assessor's Parcels




1:2,500

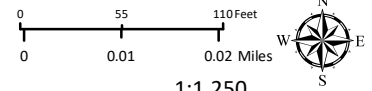
**ZONING**

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**CASE:**  
**OWNER: MERINO, Miguel**  
**APN: 001-203-38**  
**APLCT:**  
**AGENT:**  
**ADDRESS: Clay Street, Ukiah**

 Assessors Parcels



1:1,250

ADJACENT PARCELS

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



## PROJECT REVIEW REFERRAL

**Please provide comments by: Friday, March 1, 2023**

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

<b>TO:</b>	
<input checked="" type="checkbox"/>	City of Ukiah Community Development Director: Craig Schlatter
<input checked="" type="checkbox"/>	City of Ukiah Building Inspection & Fire Prevention Division(s) - Matthew Keizer
<input checked="" type="checkbox"/>	City of Ukiah Electrical Utility Department, Cindy Sauers; Scott Bozzoli; Sonu Upadhyay
<input checked="" type="checkbox"/>	City of Ukiah, Public Works Department – Tim Eriksen; Jason Benson
<input checked="" type="checkbox"/>	City of Ukiah Police Department - Cedric Crook; Rick Pintane
<input checked="" type="checkbox"/>	City of Ukiah Utility Billing – Lori Martin
<b>FROM PROJECT PLANNER:</b> Jesse Davis, Chief Planning Manager	

PROJECT INFORMATION:	
<b>Project Name &amp; Permit #:</b>	Merino Minor Subdivision; #24-9268
<b>Site Address &amp; APN:</b>	No Assigned SITUS; APN 001-203-38
<b>General Plan:</b>	"LDR" Low-Density Residential
<b>Zoning:</b>	"R1" Single-Family Residential
<b>Airport Compatibility Zone:</b>	"OAE" Other Airport Environ
<b>Date Filed:</b>	02/16/2024
<b>Resubmittal:</b>	N/A
<b>Date Referred:</b>	02/16/2024
<b>Prev. Projects on Site (include file #)</b>	LLA #22-7285 (3 Parcel Lot Line Adjustment)
<b>Applicant/Agent Name:</b>	Ron Franz
<b>Phone:</b>	707-462-1087
<b>Email:</b>	<a href="mailto:rfranz@comcast.net">rfranz@comcast.net</a>
<b>Project Summary:</b> Minor Subdivision of an existing .71± acre lot into two (2) parcels. Parcel 1 would be 14,424 square feet gross, while Parcel 2 would be 20,234 square feet. If approved, Parcel 1 would be assigned a site address of 1310 West Clay Street, and Parcel 2 would be assigned a site address of 1312 West Clay Street.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

**Name and Affiliation/Department (Please Print):** Lt. Rick Pintane Police Department

No Comment

Comments / Conditions of Approval Attached

**Signature**

**Date** 02/20/24

**Comments / Conditions of Approval (Next Page):**

**PROJECT REVIEW REFERRAL**  
**Please provide comments by: Friday, March 1, 2023**

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

<b>TO:</b>	
<b>X</b>	City of Ukiah Community Development Director: Craig Schlatter
<b>X</b>	City of Ukiah Building Inspection & Fire Prevention Division(s) - Matthew Keizer
<b>X</b>	City of Ukiah Electrical Utility Department, Cindy Sauers; Scott Bozzoli; Sonu Upadhyay
<b>X</b>	City of Ukiah, Public Works Department – Tim Eriksen; Jason Benson
<b>X</b>	City of Ukiah Police Department - Cedric Crook; Rick Pintane
<b>X</b>	City of Ukiah Utility Billing – Lori Martin
<b>FROM PROJECT PLANNER:</b> Jesse Davis, Chief Planning Manager	

PROJECT INFORMATION:	
<b>Project Name &amp; Permit #:</b>	Merino Minor Subdivision; #24-9268
<b>Site Address &amp; APN:</b>	No Assigned SITUS; APN 001-203-38
<b>General Plan:</b>	"LDR" Low-Density Residential
<b>Zoning:</b>	"R1" Single-Family Residential
<b>Airport Compatibility Zone:</b>	"OAE" Other Airport Environ
<b>Date Filed:</b>	02/16/2024
<b>Resubmittal:</b>	N/A
<b>Date Referred:</b>	02/16/2024
<b>Prev. Projects on Site (include file #)</b>	LLA #22-7285 (3 Parcel Lot Line Adjustment)
<b>Applicant/Agent Name:</b>	Ron Franz
<b>Phone:</b>	707-462-1087
<b>Email:</b>	<a href="mailto:rfranz@comcast.net">rfranz@comcast.net</a>
<b>Project Summary:</b> Minor Subdivision of an existing .71± acre lot into two (2) parcels. Parcel 1 would be 14,424 square feet gross, while Parcel 2 would be 20,234 square feet. If approved, Parcel 1 would be assigned a site address of 1310 West Clay Street, and Parcel 2 would be assigned a site address of 1312 West Clay Street.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

**Name and Affiliation/Department (Please Print):** Scott Bozzoli-Engineering Tech -Electric Department

- No Comment
- Comments / Conditions of Approval Attached

Signature *Scott Bozzoli*

Date 2/20/2024

Comments / Conditions of Approval (Next Page):

The new lots shall be served from underground power, the City of Ukiah Electric Department has a new transformer on the south/east corner near the subject property.

All Primary power will require an easement should the power traverse property lines. All Secondary/service wire shall require an easement should the power traverse one property to feed an additional property.

All new electric service panels must meet the City of Ukiah EUSERC Acceptability Chart prior to installation.

All City of Ukiah trenching and conduit depths must be inspected and accepted by the City of Ukiah Electric Department.

For inspections or more information call 707-467-5775