

Notice of Public Hearing

Intent to Adopt a Mitigated Negative Declaration and Consideration of the Orrs Creek Homes Planned Development Rezoning and Precise Development Plan 123, 125, 127, and 129 Ford Street

File No: 258

***You are invited to attend a Planning Commission and City Council meeting
for a project in your neighborhood***

NOTICE IS HEREBY GIVEN that an application had been received from Mary Ann Lance, property owner, requesting City Council approval of a Rezoning of four (4) vacant parcels ranging in size from 2,911 sf to 7,024 sf from High Density Residential (R3) to Planned Development (PD) / High Density Residential (R3) and a Precise Development Plan to allow the development of each of the four parcels with one 1,536 sf single-family home with attached garage and front yard landscaping at 123, 125, 127, and 129 Ford Street (APNs 002-121-20, 21, 22, and 23). The Project site is located on the south side of Ford Street east of North State Street. The Project has frontage on Ford Street, a public street, which would provide access to the driveway and garage. Orrs Creek traverses the rear of 123 Ford Street / Lot 1. A group of valley oaks proposed for removal is located along the west property line of Lot 1. These trees were identified as unhealthy in the arborist report prepared for the project. Native trees are located within and along the bank of Orrs Creek on Lot 1. These trees are proposed to be retained. The site would be graded to drain away from Orrs Creek and no work within Orrs Creek is included in the Project. The Project includes low impact development design, including bioswales and draining downspouts to landscape areas. Orrs Creek provides habitat for steelhead trout which are a federally listed "threatened" species.

Environmental Review and Environmental Effects: Notice is also given that the City of Ukiah Planning and Community Development Department has performed a comprehensive evaluation of the potential impacts for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The Initial Study identifies potentially significant impacts in the following areas: aesthetics (light and glare); air quality; biological resources; cultural resources; geology and soils; hydrology and water quality; land use and planning; and noise. Mitigation measures have been identified that would reduce the potential impacts identified in the Initial Study to a less than significant level. The project site is not located on any list of hazardous waste disposal sites compiled pursuant to Government Code Section 65962.5.

Review and Comment Period on the Initial Study and Mitigated Negative Declaration: The review and comment period for the Mitigated Negative Declaration is **September 15 through October 14, 2014**. Copies of the proposed Mitigated Negative Declaration and project materials can be reviewed at the City of Ukiah Department of Planning and Community Development, 300 Seminary Avenue, Ukiah, CA. Send written comments to Kim Jordan at the email or address below.

Planning Commission Public Hearing: Planning Commission will conduct a public hearing and take possible action to: 1) make a recommendation to the City Council regarding adoption of the Mitigated Negative Declaration; and 2) make a recommendation to the City Council regarding approval of the requested rezoning of the property to PD/R3 and Precise Development Plan.

Planning Commission Meeting Date/Time: October 22, 2014 at 6:00 p.m.

Planning Commission Meeting Location: City Council Chambers, Civic Center
300 Seminary Avenue, Ukiah, CA 95482

What Will Happen: You may comment on the Initial Study and Mitigated Negative Declaration, Rezoning, and Precise Development Plan. The decision makers will consider all testimony and all Project documents when deciding on the MND, Rezoning, and Precise Development Plan. If Planning Commission makes a recommendation to the City Council on the adoption of the MND at the October 22nd meeting, the City Council will hold a public hearing on the adoption of the MND at its November 5, 2014 (see below). If the Planning Commission also makes a recommendation to the City Council on the Rezoning and Precise Development Plan at the October 22nd meeting, the City Council will also consider the Rezoning and Precise Development Plan at its November 5, 2014 (see below).

City Council Meeting Date/Time: November 5, 2014 at or after 6:00 p.m.

City Council Meeting Location: City Council Chambers, Civic Center
300 Seminary Avenue, Ukiah, CA 95482

Document Location: The Initial Environmental Study and Mitigated Negative Declaration and Project plans and documents are available for review at the City of Ukiah Planning and Community Development Department, Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

Additional Information: To receive additional information, contact Kim Jordan, the Project Planner, at (707)463-6207, kjordan@cityofukiah.com, or in person at the Planning & Community Development Department, 300 Seminary Avenue, Ukiah. The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

Submitting Written Comments: Mail and hand deliver written comments to Kim Jordan, Planning and Community Development Department, City of Ukiah, CA 95482 or email comments to kjordan@cityofukiah.com. The office is open Monday through Friday from 8:00 a.m. to 12:00 noon and 1:00 to 5:00 p.m.

ADA Accommodations: 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. Please call (707) 463-6752 or (707) 463-6207.