



COMMUNITY DEVELOPMENT DEPARTMENT

UKIAH RECOVERY CENTER – EXPANSION

PROJECT DESCRIPTION

#22-7565

- 1. FILE NUMBER & PROJECT NAME:** #22-7565: Ukiah Recovery Center Expansion – WIC §5960.3(a)
- 2. PROJECT LOCATION:** The proposed project is located at 200 Ford Street within the City of Ukiah on the south side of Brush Street (County Road# 217), approximately 0.30 miles west of North Orchard Avenue. To its north, the site is bounded by Brush Street, as well as commercial (Self-Storage) and civic (Church) uses. Ford Street (City of Ukiah – Public Road) and residential uses border the project site to the south, while the Great Redwood Trail (GRT) parallels the entire western periphery of the subject property. Orrs Creek, an intermittent tributary to the Russian River, traverses the southeastern property boundary and separates the project site from adjoining residential land uses. The project site is assigned two (2) Assessor's Parcel numbers (002-093-24 and 002-093-19) and is approximately ±2.81 acres in total size.
- 3. DESCRIPTION (EXISTING SITE):** The subject property is an irregularly shaped parcel located between Ford Street and Brush Street, with Orrs Creek to the southeast and the GRT to the west. A small portion of the property is adjacent to unincorporated Mendocino County. Presently, the property is developed with several structures/facilities, including dormitories, a commercial kitchen, offices, meeting rooms, and outdoor improvements, such as a community garden and gathering spaces. The project site is relatively flat, with no unique features other than the steep bank of Orrs Creek. The Site is designated as “Urban and Built-Up Land” under the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation Division of Land Resource Protection and is not under a Williamson Act Agricultural Preserve contract. Furthermore, the site is not subject to any Ukiah Municipal Airport compatibility zones.

Existing structures on site, include the following:

Ukiah Recovery Center – Existing Structures	Square Footage
Residential Treatment Dormitory	±4,800 sq ft
Office, Meeting Rooms and Laundry Facility	±2,100 sq ft
Commercial Kitchen & Dining Facility	±2,222 sq ft
Sober Living Dormitory & Office	±3, 663 sq ft
“Hope House”	±1,200 sq ft

A Demolition Permit (#3186) was issued on December 1st, 2017 to demolish a ±3,000 sq ft industrial/warehouse structure. The structure was subsequently salvaged and fully removed in 2018.

- 4. PROJECT DESCRIPTION (PROPOSED):** The URC expansion project will construct new facilities and repurpose existing structures to increase the capacity of existing programs and services. Much of the proposed new construction will occur within the footprint of the previously demolished and salvaged ±3,000 sq ft industrial/warehouse structure. No changes to the Site’s current land use or zoning designations are proposed under the project.

Proposed development includes the following new construction and associated improvements to the subject property:

- a) Repurpose existing URC facilities and structures to provide enhanced services and increased capacity;
- b) Construct a new $\pm 3,350$ sq ft 'Recovery Center' that features group meeting rooms and offices;
- c) Construct a new $\pm 3,663$ sq ft 'Supportive/Transitional Housing' structure;
- d) Construct a new ± 440 'Storage/Garage' structure;
- e) Improve security fencing and add additional gates;
- f) Add $\pm 5,389$ sq ft of irrigated landscaping.

All development activities proposed on-site would be subject to the design standards outlined in Section 9703 of the Ukiah City Code, which include environmental protection and BMPs designed to prevent, at a minimum, erosion resulting from construction activities and minimize the discharge of sediment and other pollutants associated with construction sites. In compliance with these regulations, the project contractor would be required to implement the BMPs provided on the approved Erosion and Sediment Control Plan (ESCP) prepared for the project, which may include, but are not limited to straw bales, fiber rolls, and/or silt fencing structures. These BMPs would aid in limiting erosion and unauthorized discharges by preventing runoff from reaching sensitive habitat areas, limiting ground disturbance to the minimum necessary, and stabilizing disturbed surfaces as soon as feasible after construction is complete.

5. **EXISTING PLAN DESIGNATIONS AND ZONING:** The City of Ukiah's 2040 General Plan updated the land use classifications for the project site from 'Commercial' to 'Community Commercial.' This new designation identifies areas generally located along major corridors with the intent of providing a transition between higher-intensity commercial uses and residential neighborhoods. Typical uses for this designation include offices and personal services. The City of Ukiah Zoning Code assigns a 'C-2/Heavy Commercial' zoning classification to the property. The project site is currently developed with offices, facilities for a residential treatment program, supportive-housing, and a sober-living program. There are no medical services provided on site.
6. **STATE LAW:** On November 1, 2022, the California Department of Health Care Services (DHCS) awarded the Ukiah Recovery Center \$3,042,000 for a Behavioral Health Continuum Infrastructure Program (BHCIP) project. Per the Welfare and Institutions Code §5960.3(a):

"Notwithstanding any other law, a facility project funded by a BHCIP grant pursuant shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals."

7. **PREVIOUS DISCRETIONARY REVIEWS:** The site has been previously reviewed by the City of Ukiah Planning Commission. Operation of the facility remains subject to all applicable conditions of approval from past entitlements.

Below the project history is summarized:

- a) On May 8, 2002, Major Use Permit No. 02-05 was approved by the City of Ukiah Planning Commission. This Use Permit facilitated development of a centralized homeless assistance center (Buddy Eller Center).
 - b) On December 12, 2007, the project was amended by Use Permit No. 07-26, which allowed construction of the transitional housing structures.
 - c) On June 10, 2015, the project amended by Use Permit No. 907-UP, which reorganized programs and services between the Ford Street Project campuses at 139 & 200 Ford Street.
- 8. CEQA ANALYSIS:** Government Code §15303, Class 3(c), New Construction & Conversion of Small Structures exempts construction of new facilities or buildings and the conversion of existing small structures up to 10,000 sq ft in urbanized areas zoned for such uses. As described, the expansion of the Ukiah Recovery Center involves the construction of approximately ±7,453 sq ft of new development on a parcel assigned a 'C-2/Heavy Commercial' zoning classification. Much of this proposed new construction will occur within the footprint of the previously demolished and salvaged ±3,000 sq ft warehouse/industrial structure. The project site is relatively flat, with no unique physical features other than the steep bank of Orrs Creek that runs along the southeast side of the property. Orrs Creek is separated from existing and proposed on-site development by fencing and a raised berm featuring trees and vegetation. The site remains subject to all applicable conditions of approval, mitigation measures, and restrictions identified in past entitlements. No new programs or services are requested, no vegetation is identified for removal, and no hazardous activities or materials are associated with the requested use. Finally, the project remains subject to any local, State or Federal permit or required to facilitate the requested development, including those from the Mendocino County Air Quality Management District (MCAQMD) and the California Department of Fish & Wildlife (CDFW).