

**DRAFT CONDITIONS OF APPROVAL
MAJOR SITE DEVELOPMENT PERMIT, MAJOR USE PERMIT, LOT MERGER
CONVERSION OF AN EXISTING BUILDING INTO AN 'URGENT CARE AND ADMINISTRATION
OFFICE'
1240 AIRPORT PARK BOULEVARD (APNS 180-080-74 & 180-080-75)
FILE NO. 25-0011; PERMIT NO. PA25-000019**

The following Conditions of Approval shall be made a permanent part of the Site Development Permit, and shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Approved Project Description:

The Project consists of the construction and operation of a new Urgent Care Clinic and Administrative Office facility owned by Mendocino Community Health Clinics (MCHC) at 1240 Airport Park Boulevard. The project merges two parcels (APNs 180-080-74 and 180-080-75) into a single 1.16-acre lot and adaptively reuses the existing 7,129-square-foot building. A 6,958-square-foot mezzanine will be added within the existing structural shell for administrative offices, while the ground floor (7,186 SF) will house an urgent care clinic with seven exam rooms, imaging, and support areas. The total building area will be 14,144 SF. Site improvements include 48 parking spaces (requesting a reduction from the 64-space requirement), patient loading zones, upgraded pedestrian facilities, screened mechanical equipment, and full solar panel offset. The property is located in the Mixed-Use: Airport Industrial Park Planned Development (AIP-PD) zoning district and within Airport Compatibility Zones 5 and 6.

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Planning permit 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.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Department of Public Works 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.
4. Building permits shall be issued within two years after the effective date of the Planning Permit or same shall be null and void.
5. 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.
6. A Final Signage Plan shall be submitted prior to issuance of Building Permit. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign permit. Any signage shall be in substantial conformance with the design and development standards of the Downtown Zoning Code.

7. A Final Landscaping Plan shall be submitted prior to issuance of Building Permit, in accordance with all applicable City codes. All landscaping shall be irrigated and maintained to a satisfactory condition throughout the life of the project.
8. 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.
9. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
10. As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
11. In accordance with Public Resource Code 21082, 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 SPECIAL CONDITIONS

PLANNING DIVISION

12. Prior to the issuance of any building permit, the applicant shall complete and record the Lot Merger of Assessor's Parcel Numbers (APNs) 180-080-74 and 180-080-75 into a single legal parcel, as legally described and substantially depicted in the application materials
13. The site shall incorporate and maintain the following circulation elements prior to final occupancy, consistent with AIP-PD requirements and General Plan Policies MOB-1.10 and MOB-2.2:
 - a. Pedestrian walkways shall directly and safely link all parking areas with building entrances and adjacent public rights-of-way.
 - b. Bicycle parking facilities (e.g., lockers and racks) shall be installed near the building entrances.

BUILDING DIVISION

14. A permit will be required for Tenant Improvements.
15. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.

UKIAH VALLEY FIRE AUTHORITY- PREVENTION

- 16.** The project shall comply with the currently adopted California Building Code, California Fire Code, and other codes, standards, regulations and requirements as enforced by the Ukiah Valley Fire Authority (UVFA).
- 17.** Alterations to the building that impact the Fire Alarm and/or Fire Suppression Systems shall require a deferred submittal with a minimum of two sets of plans and with specifications provided to the UVFA for review and approval prior to initiating work that would impact those systems. Only a qualified C-16 contractor working on a fire suppression system or C-10 licensed contractor working on a fire detection system can complete necessary work on those systems.
- 18.** The building Fire Sprinkler System shall be maintained operational at all times during alteration. When the renovation requires modification of a portion of a fire protection system, the remainder of the system shall be kept in service. CFC Section 3304.5, & N FPA 241 Section 10.8.
- 19.** Per CFC§ 503.1.2, Provide access for ambulance pick up at the back or side of the building, and provide a second fire access road on the south/west side of the property. The proposed southern curb cut allows the ambulance departures from the rear of the facility without having to make a 3-point turn at the vehicle and pedestrian crosswalk and driveway crossings.
- 20.** Plans for the security fence gate at the emergency ambulance exit must detail the installation of an approved activation device (siren or strobe), which shall be maintained and fully operational prior to occupancy.

ELECTRIC UTILITY DEPARTMENT

- 21.** Prior to the issuance of any building permit, the applicant shall satisfy all requirements of the Ukiah Electric Utility Department (EUD):
 - a. All new conduit pathways must avoid running beneath buildings.
 - b. The property must be served from Underground service.
 - c. The developer shall provide EUSERC approved electrical equipment compatible with the City of Ukiah's current EUSERC Acceptability Chart before the panel can be used on this project.
 - d. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
 - e. The developer/customer shall incur all costs of this future project to include (labor, equipment, and future services).
 - f. The applicant shall grant an easement to the EUD for any Primary or Secondary lines traversing the property, or around any City-owned Electric equipment.

AIRPORT LAND USE COMMISSION (ALUC) / FAA

- 22.** The property owner shall dedicate a conditioned Avigation Easement to the City of Ukiah, in a form approved by the City Attorney, consistent with UKIALUCP Policy 3.3.6. The easement must grant the right of flight, allow for noise/impacts associated with overflight, and restrict the height of structures/trees.
- 23.** The applicant shall record an Overflight Notification in the chain of title of the property, consistent with UKIALUCP Policy 3.7.1
- 24.** The applicant must comply with all FAA standards for object height and non-physical hazards.