

**FINAL CONDITIONS OF APPROVAL
MINOR SUBDIVISION 1009 WEST PERKINS ST / 1008 WEST CHURCH ST
APN 001-213-04
FILE NO: PA26-000012**

Approval is granted for the Minor Subdivision based on the application submitted to the Community Development Department received [application receipt date], and as shown on the Tentative Map dated April 19, 2026, 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 and the Department of Public Works.
3. Parcel 1 shall retain the existing site address of 1009 West Perkins Street. Parcel 2 shall retain the existing site address of 1008 West Church Street. An address assignment application for Parcel 3 shall be submitted to the Community Development Department prior to the issuance of any building permits.
4. Future proposed development will be subject to Community Development Department review and will require 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.
6. Pursuant to Ukiah City Code Section 8410, payment of the park land dedication in-lieu fee for Parcel 3 shall be deferred and shall not be required upfront at the time of subdivision. The deferral shall be noted on the Parcel Map. If a building permit is requested to construct a residence on Parcel 3 within four (4) years of recordation of the Parcel Map, the owner of Parcel 3 shall pay the park land dedication in-lieu fee as a condition of obtaining the building permit, calculated pursuant to Ukiah City Code Section 8403. Parcels 1 and 2 are not subject to this condition as they contain established Single-Family Dwellings.
7. The Applicant shall coordinate directly with the City Engineer to provide required curb, gutter, sidewalk, and related frontage improvements prior to the Certificate of Occupancy for any new development on Parcel 3.

City of Ukiah Standard Conditions

8. 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.
9. 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 City Engineer such standards shall be met.
10. 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.
11. 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

12. 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.
13. The approved 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 for recordation.

Electric Utility Department Conditions

17. The new lots shall be served by overhead service drops from the City of Ukiah Electric Utility Department.
18. A preferred location for the new electric meter panel shall be identified for Parcel 3 and submitted to the City of Ukiah Electric Utility Department for review prior to issuance of building permits for Parcel 3. Additional Electric Utility Department conditions may apply at the time Parcel 3 is developed.
19. All new electric service panels must meet the City of Ukiah EUSERC Acceptability Chart prior to installation.

Building Inspection Division/Fire Prevention Division (Ukiah Valley Fire Authority)

20. The design and construction of all site alterations and future development on Parcels 1, 2, and 3 shall comply with the codes adopted by the City of Ukiah, including the 2025 California Building Code, 2022 California Residential Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Fire Code, 2025 California Green Building Standards Code, and 2025 California Energy Code.
21. The subject property is located within a Local Response Area (LRA) designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE). All future developments on Parcels 1, 2, and 3 shall comply with all applicable Wildland-Urban Interface (WUI) Fire Area construction standards.
22. All new buildings, additions, and applicable alterations shall comply with the materials and construction methods set forth in Chapter 7A of the 2025 California Building Code and Section R337 of the 2025 California Residential Code. Required elements include ignition-resistant exterior wall coverings, ember-resistant vents, dual-paned or tempered glazing, Class A roof assemblies, and protected eaves, soffits, and underfloor areas.
23. Defensible space shall be established and maintained around all structures in accordance with California Public Resources Code Section 4291 and California Government Code Section 51182. Defensible space compliance shall be verified by the Ukiah Valley Fire Authority prior to final occupancy of any new structure.
24. Access to Parcel 3 shall be reviewed and approved by the Ukiah Valley Fire Authority prior to issuance of building permits.
25. An approved water supply for fire protection shall be provided in accordance with Chapter 5 and Appendices B and C of the 2025 California Fire Code. Fire hydrant location, spacing, and required fire flow for development on Parcel 3 shall be reviewed and approved by the Ukiah Valley Fire Authority prior to issuance of building permits.
26. Approved address numbers shall be placed on all new and existing buildings so as to be plainly visible and legible from the street or road fronting the property, in accordance with Section 505 of the 2025 California Fire Code.
27. Smoke alarms and carbon monoxide alarms shall be installed in all new dwellings, and in existing dwellings where required by the California Residential Code and California Health and Safety Code at the time of alteration or addition.
28. Building permits shall be required for all new construction, additions, and alterations on Parcels 1, 2, and 3. Construction documents shall be submitted to the Building Inspection Division for plan review and approval prior to the start of any work.