Planning Commission

Regular Meeting

AGENDA

City of Ukiah Planning Commission Meeting
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/473756525

You can also dial in using your phone.
United States: +1 (571) 317-3122; Access Code: 473-756-525
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 473756525@67.217.95.2 or 67.217.95.2##473756525

February 24, 2021 - 6:00 PM

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1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of Draft Minutes of January 27, 2021 a Regular Meeting

Recommended Action: Approve the Draft Minutes of January 27, 2021 a Regular Meeting.

Attachments:

1. 2021-02-24 4a 2021-01-27 Planning Commission Regular Meeting Minutes - Draft

5. 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 appeared and stated 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, March 8, 2021.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience. 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.

7. SITE VISIT VERIFICATION

8. VERIFICATION OF NOTICE

9. PLANNING COMMISSIONERS REPORT

10. DIRECTOR'S REPORT

11. CONSENT CALENDAR

12. NEW BUSINESS

12.a. Request for Review and Recommendation of City Council Approval of Proposed Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street; APNs 003-040-77, 78 & 79, and Adding Section 5.5 to the Ukiah City Zoning Code

Recommended Action: Staff recommends the Planning Commission provide a Recommendation of Approval to the City Council of the draft Ordinance amending the Official Zoning Map for the City of Ukiah establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street (APNs 003-040-77, 78 & 79) and adding Section 5.5 to the Ukiah Zoning Code.

Attachments:

1. 210 E Gobbi St_Draft Ordinance
2. 210 E Gobbi St_HOZ Zoning Map
3. Objective Design and Development Standards
4. Agency Comments
5. 210 E Gobbi St_Findings_Draft
6. Staff Report Addendum 20210224
7. Agency Comments 20210224

12.b. Consideration of proposed Ordinance amending a Land Use Designation of the Airport Industrial Park Planned Development for LACO Associates, on behalf of Fowler Auto Center, at 1117 Commerce Drive; APN 180-070-03; File No. 20-5874

Recommended Action: Approve a recommendation of approval to the City Council of the proposed land use amendment.

Attachments:

1. Application and Project Documents
2. Elevations and Materials Board
3. Draft Ordinance Amending the AIP PD
4. 1117 Commerce Dr_Land Use Map as Amended
5. 1117 Commerce Dr_Fowler Auto_Findings
6. Agency Comments

12.c. Request a Review, Discussion and Possible Action Regarding the Existing Orientation Packet for New Commissioners.

Recommended Action: Review, Discussion and Possible Action or Guidance with the Existing Commissioners Regarding Revision and/or Updates to the Orientation Packet for New Commissioners.

Attachments:

1. 2021-02-24 12c. Attachment 1- 9-25-19 Staff Report
2. 2021-02-24 12c. Attachment 2- Planning Commission Orientation updated 2-11-21

12.d. Discussion and Possible Action Regarding Calendar Year 2021 Training and Education Topics for Commissioners.

Recommended Action: Recommend a Discussion with the Commission on Possible Training and Education Topics for Calendar Year 2021.

Attachments: None

13. UNFINISHED BUSINESS

14. 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. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available online at: www.cityofukiah/meetings/ at the end of the next business day.

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.

February 19, 2021

Stephanie Abba
Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION MINUTES
Regular Meeting
Meeting held Virtually: https://global.gotomeeting.com/join/473756525
Ukiah, CA 95482
January 27, 2021
6:00 p.m.

1. CALL TO ORDER

The regular meeting of the City of Ukiah Planning Commission was called to order by Chair Christensen at 6:19 p.m. on GoToMeeting: https://global.gotomeeting.com/join/473756525. The meeting was legally noticed on Thursday, January 21, 2021.

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Ruth Van Antwerp, Mark Hilliker, and Laura Christensen. **Absent**: None **Staff Present:** Craig Schlatter, Community Development Director; Mireya Turner, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of August 26, 2020, Regular Meeting Minutes.

Motion/Second Hilliker/Van Antwerp to approve the Minutes of August 26, 2020, a Regular Meeting. Motion carried by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

b. Approval of January 13, 2021, Regular Meeting Minutes.

Motion/Second Hilliker/Van Antwerp to approve the Minutes of January 13, 2021, a Regular Meeting. Motion carried by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. APPEAL PROCESS

No matters eligible for appeal were heard.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received.

7. SITE VISIT VERIFICATION

Confirmed by Commissioners.

8. VERIFICATION OF NOTICE

Confirmed by Staff

9. PLANNING COMMISSIONERS' REPORT

No Report Received

DRAFT

10. DIRECTOR'S REPORT

Presenter: Mireya Turner, Planning Manager; Craig Schlatter, Community Development Director

11. CONSENT CALENDAR

No items on consent calendar.

12. NEW BUSINESS

a. Presentation, Discussion and Consideration of the Housing Element Implementation Task 2n – Homeless Shelter Overlay District Evaluation. Staff recommends the Planning Commission review the capacity analysis and provide input, or if necessary, make a recommendation to the City Council.

Presenter: Mireya Turner Planning Manager and Craig Schlatter, Community Development Director

Motion/Second Hilliker/Van Antwerp to Receive Report as Presented with No Changes or Recommendations. Motion carried by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

None

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 P.M.

_____

Stephanie Abba, Planning Commission Secretary

DRAFT

AGENDA ITEM NO. 12A
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: February 6, 2021

TO: Planning Commission

FROM: Mireya G. Turner, Planning Manager

SUBJECT: Request for review and recommendation of City Council approval of Proposed Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street; APNs 003-040-77, 78 & 79, and adding Section 5.5 to the Ukiah City Zoning Code

SUMMARY

PROPERTY OWNER(S):	City of Ukiah
APPLICANT:	City of Ukiah Community Development Department – Planning Division
LOCATION:	Intersection of East Gobbi Street and Village Circle; Address: 210 East Gobbi Street; APNs 003-040-77, 78 & 79
TOTAL ACREAGE:	±2.12 acres (92,347.2 sf)
GENERAL PLAN:	Commercial
ZONING DISTRICT:	"C-1" Community Commercial and "C-2" Heavy Commercial
AIRPORT COMPATIBILITY ZONE	B2, Extended Approach/Departure Zone
ENVIRONMENTAL DETERMINATION:	Project is exempt, pursuant to CEQA Guidelines 15332, In-Fill Development Projects; and Article 19 Section 15183; Projects Consistent with a Community Plan or Zoning
RECOMMENDATION:	Approve a Recommendation of approval of the proposed ordinance to the City Council, included as **Attachment 1,** applying to the Zoning Map included as **Attachment 2**

PROJECT DESCRIPTION AND BACKGROUND

Location. The location of the proposed East Gobbi Housing Overlay Zone "HOZ" consists of three parcels at the intersection of East Gobbi Street and Village Circle. Two of the parcels (APNs 003-040-77 & 78), closest to East Gobbi Street, are vacant. The third parcel (APN 003-040-79) contains the remnants of a former Community Garden. Adjacent to the Project area is Summercreek Village, a 64-unit Apartment Complex. Adjacent to the east are the railroad tracks.

Project Description. The City of Ukiah Community Development Department – Planning Division has initiated the Project in order to complete a portion of General Plan Housing Element Implementation Task 2h, which states that the City will create a "By-right housing program for select parcels. Specific to APNs 003-040-77, 78 & 79, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households. If the proposed ordinance is adopted, future multi-family residential projects at this location will be required to provide the minimum amount of lower income affordable units, and comply with the City of Ukiah's Objective Design and Development Standards. These Objective Standards were reviewed and amended by the Design Review Board on June 25, 2020, further reviewed and amended by the Planning Commission on August 12, 2020, and reviewed, further amended, and approved in concept by the City Council on November 4, 2020. The Objective Standards are included as **Attachment 3**.

SURROUNDING LAND USE AND ZONING

The proposed project site is surrounded by the following uses.

	GENERAL PLAN:	ZONING:	USE:
NORTH	Commercial	Community Commercial "C-1"	Retail Commercial and Professional Office
EAST	Commercial	Community Commercial "C-1" and Heavy Commercial "C-2"	Railroad tracks and trail, Single-family Residential and Retail Commercial
SOUTH	High Density Residential	High Density Residential "R-3"	Multi-family Residential
WEST	MDR and Commercial (C)	Medium Density Residential "R-2" and Community Commercial "C-1"	Retail Commercial

Figure 1. General Plan Designation

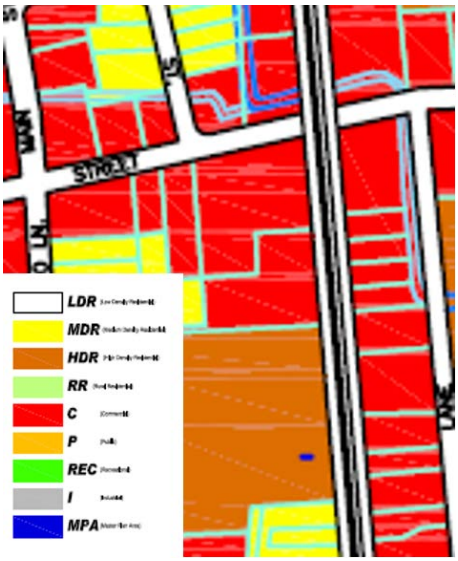
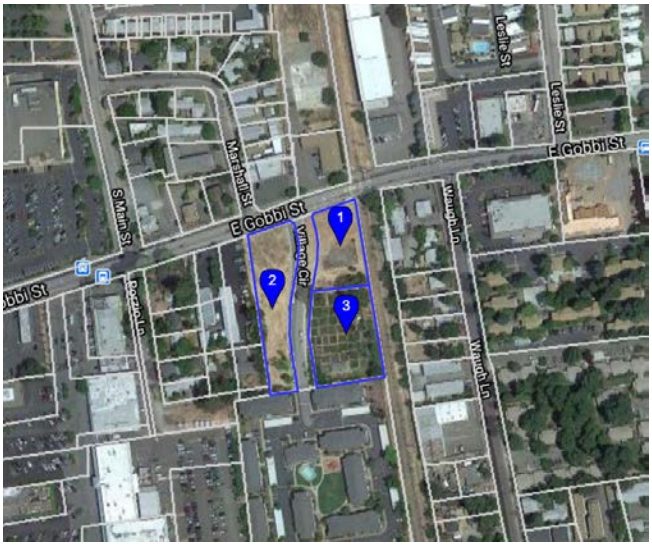


Figure 2. Zoning Designation

Figure 3. Aerial Map



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: City Manager's Office, City Attorney's Office, City of Ukiah Community Development Department - Building Division, Public Works Department, Police Department, Electric Utility Department. In addition, the project was referred to the Ukiah Valley Fire Authority, and to Mendocino County Building and Planning Services. Agency comments and are contained in **Attachment 4.**

STAFF ANALYSIS

General Plan Consistency. The parcels have a General Plan designation of Commercial (C), which lists examples of allowable uses, including "*retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses.*" The General Plan also contains Land Use Goal LU-4: "*Balance the housing needs of the City and County.*"

The 2019-2027 General Plan Housing Element Implementation Task 2h states:

"Ensure capacity of adequate sites for meeting RHNA. The City of Ukiah has been assigned a Reginal Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

- *Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.*
- *Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.*
- *Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.*
- ***By-right housing program for select parcels. Specific to APNs 003-040-77, 78 & 79, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households**."*

Design Review Board, Planning Commission and City Council review and approval, in concept, of the Objective Design and Development Standards was the first step toward integrating these objective standards city-wide, with an update to the Ukiah City Zoning Code. Because the objective standards were vetted and approved by all three bodies, Staff proposes applying them to this project to ensure a future housing project that will reflect City design and development standards.

Zoning Ordinance Consistency. The Project Parcels are currently zoned "C-1" Community Commercial and "C-2" Heavy Commercial. Both zoning districts allow for multi-family residential development density of 1,500 sf/dwelling unit (du), or 29.04 du/acre. The Summercreek Apartments on the adjacent parcel are zoned "R-3" High Density Residential, which also allows for 1,500 sf/du. Since the purpose of Implementation Task 2h is to create the capacity to meet the RHNA assignment, Staff is not requesting a rezone to a default of 15 du/ac, which would be a reduction in density that is currently allowed by the two zoning districts.

According to Ukiah City Zoning Code §9265.A.3, zoning amendments may be initiated by Planning Division staff, *"for compliance with the City General Plan, or public health, safety, and general welfare."* The proposed ordinance was initiated by Planning Division staff to complete a General Plan Housing Element Implementation Task, for the compliance with the City General Plan.

UCC §9265.E states, "*The City Council shall make findings supporting their action on zoning text, district, and planned development ordinance amendments applications, if advised to do so by the City Attorney.*" In anticipation of this direction, the draft Findings have been included for Planning Commission review, as **Attachment 5**.

ENVIRONMENTAL DOCUMENTATION

The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15183, Projects Consistent with a Community Plan or Zoning for the following reasons:

a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.*

   The proposal is consistent with the 1,500 sf/du Commercial General Plan designation and satisfies General Plan Housing Element Implementation Task 2h. The project proposes the establishment of the East Gobbi Housing Overlay Zone ("HOZ"). The overlay zone requires compliance with the City of Ukiah Objective Design and Development Standards, in order to avoid the conditional permit process. If compliant with the objective standards, this overlay zone will make it possible for a multi-family housing new construction project, with a minimum of 20% of the units affordable to lower income residents, to avoid the conditional use permit and site development permit process, and apply for a (ministerial) building permit, saving approximately four to six months in the development process.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

   The Project Area, 210 East Gobbi Street, consists of three separate parcels, totaling ±2.12 acres. The site is surrounded on all sides by existing urban uses, both commercial and residential in nature.

c) *The project site has no value as habitat for endangered, rare or threated species.*

   Two of the project parcels are currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. The third parcel was previously used as a community garden. The Project Site is surrounded on all sides by existing urban uses, both commercial and residential in nature.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

   Development is not proposed with this project. Approval of the overlay zone would establish the three parcels as a location where development could take place in the future, either through the conditional permit process, or if meeting the required criteria of both the percentage of affordable housing required and compliance with the Objective Design and Development Standards, through the l building permit process. The Objective Design and Development Standards contain guidelines for residential development which address traffic, noise and air and water quality standards. Lastly, the objective design and development standards were reviewed by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality.

e) *The site can be adequately served by all required utilities and public services.*

   The project site is within the City limits and is already served by City utilities and public safety agencies.

In addition, CEQA §15183 states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

General Plan Housing Element Implementation Task 2h states:

"Ensure capacity of adequate sites for meeting RHNA. The City of Ukiah has been assigned a Reginal Housing Needs Allocation (RHNA) of 239 unites for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

- *Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.*
- *Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.*
- *Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.*
- *By-right housing program for select parcels. Specific to APNs 003-040-77, 78 & 79, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units* affordable to lower income households."

The General Plan Housing Element Update and the Initial Study/Negative Declaration (IS/ND) were adopted by the City Council on October 23, 2019, and certified by the State Department of Housing and Community Development on December 5, 2019. The proposed ordinance accomplishes the fourth sub-task within Implementation Task 2h, and is therefore consistent with the Ukiah City General Plan and its timely environmental review.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on February 13, 2021
- Posted on the Project site on February 12, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels on February 12, 2021

RECOMMENDATION

Staff recommends Planning Commission 1) conduct a public hearing; 2) provide recommendation of approval to the City Council regarding the draft Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street (APNs 003-040-77, 78 & 79) and Adding Section 5.5 to the Ukiah City Code.

ATTACHMENTS

1. Draft Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone “HOZ” at 210 East Gobbi Street (APNs 003-040-77, 78 & 79) and Adding Section 5.5 to the Ukiah City Code
2. Draft Official Zoning Map, as amended
3. City of Ukiah Objective Design and Development Standards
4. Agency Comments
5. Draft Findings for Approval of Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH TO ESTABLISH THE EAST GOBBI HOUSING OVERLAY ZONE "HOZ" AND ADDING ARTICLE 5.5 TO THE UKIAH CITY ZONING CODE

The City Council of the City of Ukiah does hereby ordain as follows:

Section One – Findings and Declarations

1. The proposed Ukiah City Code amendment and zoning map amendment ("Amendments") are consistent with the General Plan because they implement General Plan Housing Element Implementing Program 2h, establishing a by-right housing program for selected parcels, specific to APNs 003-040-77, 78 & 79, to apply to housing development projects with a minimum twenty percent (20%) of units affordable to lower income households.
2. The Amendments would implement the Program 2h, required to comply with the City's portion of the Regional Housing Needs Allocation (RHNA) housing unit production goals, as required by GC §65583(a)(1).
3. Recognizing the need for housing in Ukiah, the City Council has directed and supported the Department's efforts to implement the Housing Element Tasks.
3. On November 4, 2020, the City Council approved the Objective Design and Development Standards for residential development (excluding single family residences); and directed Staff to integrate the adopted standards into the Ukiah Zoning Code as part of an overall Zoning Code Update.
4. The City of Ukiah as lead agency has prepared a Notice of Exemption, for in Infill Exemption (CEQA Guidelines 15195(a)(5)(A), according to the standards and requirements of the California Environmental Quality Act (CEQA).
5. The Notice of Exemption and notice of the rezoning was provided in the following manner:

- Posted at the County Clerk on _____;
- Mailed to property owners within 300 feet of the parcels included in the Project on _____;
- Published in the Ukiah Daily Journal on _____;

- Posted at the Civic Center (glass case) on _____;
- Posted on the City's website (www.CityofUkiah.com) on _____.

6. On _____, the Planning Commission held a public hearing as required by the Ukiah City Code to make a recommendation to the City Council for adoption of a Zoning Map Amendment and associated City Code amendments.
7. On _____, the City Council conducted a duly noticed public hearing and after receiving public testimony and conducting due deliberations, voted _____ to adopt the East Gobbi Housing Overlay Zone.

Section Two

Pursuant to the procedures set forth in Ukiah City Code Section 9009, the Official Zoning Map for the City of Ukiah is amended to include an East Gobbi housing overlay zone ("HOZ") as shown in Exhibit 1 attached herein.

Section Three

This amendment to the Official Zoning Map for the City of Ukiah and City Code amendments set forth herein are necessary to comply with General Plan Housing Element Implementation Program 2h, establishing a by-right housing program for selected parcels, specific to APNs 003-040-77, 78 & 79, in order to ensure capacity of adequate residential development sites for meeting the RHNA.

Section Four

Residential development projects within the HOZ must comply with the Objective Design and Development Standards as shown in Exhibit 2, in order to qualify for by-right ministerial permits, with no discretionary approvals.

Section Five

On _____, the Planning Commission held a duly noticed public hearing as required by the Ukiah City Code to make a recommendation to the City Council for adoption of a Zoning Map Amendment and associated City Code amendments. The Commission voted _____ to recommend the City Council approve the Zoning Map Amendment and City Code amendments.

Section Six

A new Article 5.5 shall be added to Division 9, Chapter 2 of the Ukiah City Code and shall read as follows:

ARTICLE 5.5. REGULATIONS IN EAST GOBBI HOUSING OVERLAY ZONE "HOZ"

§9055 **PURPOSE AND INTENT**

A. This Section establishes the East Gobbi Housing Overlay Zone ("HOZ"). The purpose of this Housing Overlay Zone is to allow by-right housing development with a minimum of twenty percent (20%) of the units affordable to lower income households, with objective design and development standards, in order to streamline the housing development permit process.

B. All new multifamily residential development proposed within the HOZ will be subject only to ministerial review for all applicable permits, provided the proposed development complies with the Objective Design and Development Standards, and includes a minimum of twenty percent (20%) of the units affordable to lower income households. The Objective Design and Development Standards to be used for ministerial review of new multifamily residential development projects are set forth in Section X of this Code.

Section Seven

This Ordinance shall be published as required by law in a newspaper of general circulation.

Section Eight

This Ordinance shall become effective thirty (30) days after adoption.

Introduced by title only on _____ by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Passed and adopted on _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Juan V. Orozco, Mayor

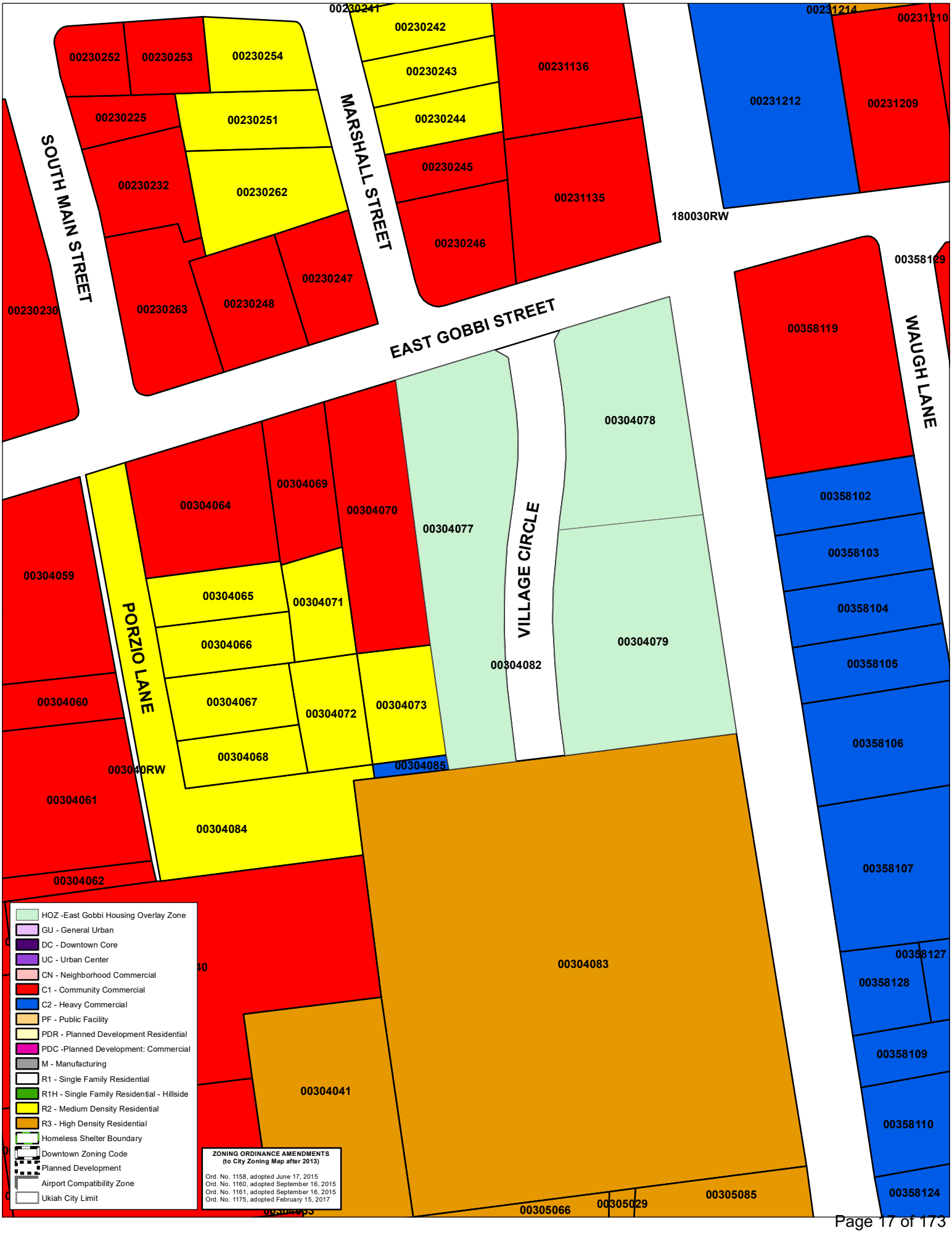
ATTEST:

_____

Kristine Lawler, City Clerk

CITY OF UKIAH ZONING MAP

Attachment 2



Objective Design and Development Standards

FOR NEW RESIDENTIAL CONSTRUCTON

Informational Icons

The following design and development standards with the leaf logo indicate alignment with sustainability practices.

The following design and development standards with the law enforcement logo indicate alignment with Crime Prevention Through Environmental Design (CPTED) practices.

California is in the midst of a housing crisis in which communities throughout the State are challenged with accommodating their fair share of housing production. The housing shortage has prompted the State legislature and Governor to enact new laws requiring cities and counties to streamline housing approval by establishing a by-right, ministerial approval process for all new residential construction, excluding single-family homes. Key to ministerial approval is the replacement of subjective design guidelines and discretionary review with objective design standards and ministerial approval.

In October of 2019, the City of Ukiah adopted an updated Housing Element for the 2019-2027 planning cycle. This update brought about substantive changes in format and content from the previously adopted Element to address the multitude of State law changes. Following Housing Element adoption, Ukiah has prepared objective design standards that remove barriers to and reduce costs for new residential construction, excluding single-family homes, while still protecting the residential character of its neighborhoods.

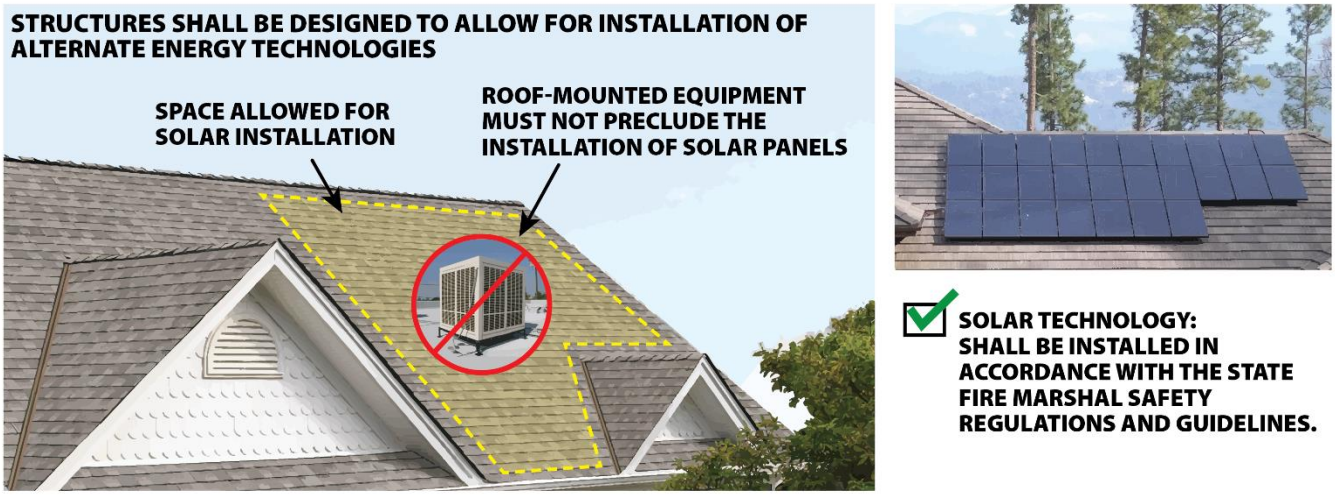
A. Development Standards.

1. **Setbacks.**
   - **a. Front.** The front setback shall comply with the base zone front setback requirements.
   - **b. Setback Landscaping.** Areas between the required setback and street improvements shall be landscaped per the landscaping requirements in Subsection (A)(11).
   - **c. Side (Interior).**
     - **(1) Minimum Side Setbacks.** There is no minimum interior side setback, provided that structures comply with the Building and Fire Code standards for structure separation.
     - **(2) Zero Setback.** If zero setbacks are proposed, the side setback opposite the zero setback shall be a minimum of five feet.
   - **d. Rear.** The rear setback shall comply with the base zone rear setback requirements.
2. **Property Access.** There shall be vehicular access from a dedicated and improved street, easement, or alley to off-street parking areas.

3. **Street Frontage.** Every primary residential structure shall have frontage on a public street or an access-way which has been approved for residential access by the City.
4. **Structure Orientation.** Structures shall incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain, depending on the time of day and season of the year.
5. **Structure Height.** Structure height shall comply with the base zone maximum allowable height.
6. **Alternative Energy Applications.** All structures shall be designed to allow for the installation of alternative energy technologies including but not limited to active solar, wind, or other emerging technologies, and shall comply with the following standards:
   a. Installation of solar technology on structures such as rooftop photovoltaic cell arrays shall be installed in accordance with the State Fire Marshal safety regulations and guidelines.
   b. Roof-mounted equipment shall be located in such a manner so as to not preclude the installation of solar panels, as shown in Figure 1-1.

Figure 1-1

Application of Roof-Mounted Equipment



7. **Utility Lines.** All utility lines from the service drop to the structure shall be placed underground.
8. **HVAC Systems.** All HVAC systems shall be located on the roof of the structure to minimize noise impacts to adjacent properties.
9. **Mail and Package Delivery Location.** For multi-family development projects greater than four dwelling units, mailboxes and package delivery areas shall be in locations that are visible by residents at the interior of a structure entrance, elevator lobby, or stairwell.
10. **Primary Entrances.**
    a. **Entry Lighting.** All primary structure entrances shall include dusk to dawn lighting for safety and security per Subsection A(15).
    b. **Interior-Facing Structures.**
       (1) The primary entrance of each interior-facing structure shall be oriented toward paseos, courtyards, pathways, and active landscape areas.

(2) For safety, units not facing the street shall be oriented to provide visual access to entryways, pedestrian pathways, recreation areas, and common facilities from dwelling units.

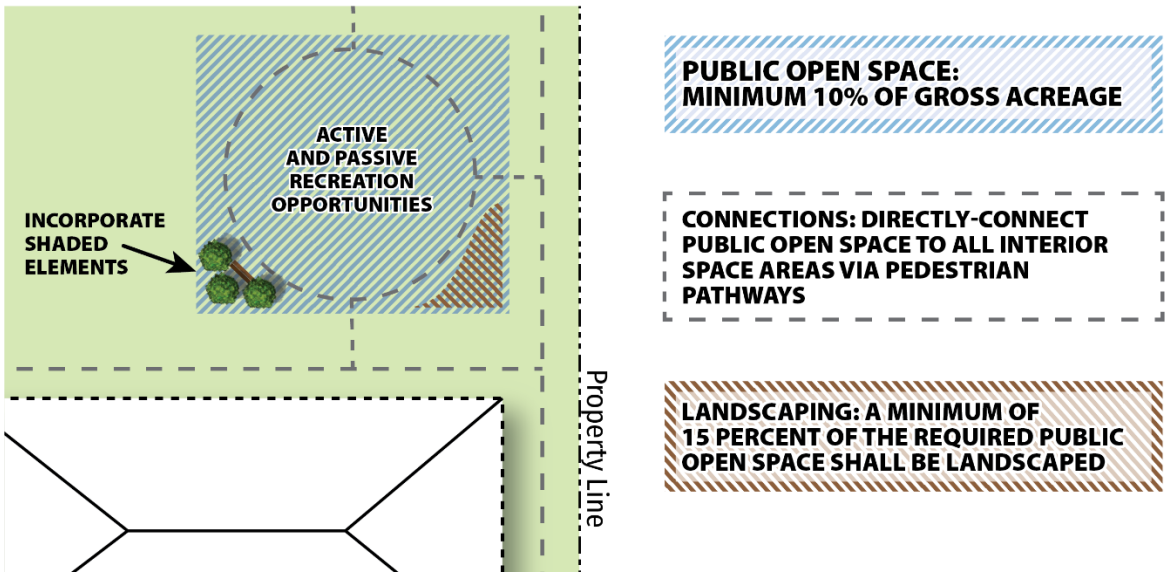
11. Open Space. The following development standards apply to multi-family developments greater than four dwelling units.

a. Public Open Space.

(1) Public Open Space. Not less than 10 percent of the gross acreage of the total project shall be set aside as public open space to allow for active and passive recreation opportunities and that includes shading elements to benefit all residents of the project, as shown in Figure 1-2. Open space ownership and maintenance shall be the responsibility of the property owner(s).

Figure 1-2

Configuration of Public Open Space



(2) Connections. Public open space areas shall be directly connected to all interior space areas (i.e., community room, recreation room, exercise center), trash and recycling enclosures, laundry facilities (if applicable), structure entrances, parking areas, and mail delivery areas by pedestrian-oriented pathways.

(3) Landscaping. A minimum of 15 percent of the required public open space shall be landscaped with materials and plantings consistent with the standards in Subsection (A)(12) (Landscaping) and the subject parcels underlying base zone landscaping requirements.

(4) Lighting. In addition to the Exterior Lighting standards in Subsection (A)(15), public open space areas shall incorporate accent lighting. Accent lighting may include string lighting in trees or crisscrossed over pedestrian area via, courtyards, or plazas; lighting in fountains; or lighting of significant structures or architectural design features.

(5) Public Gathering Space. Public open space areas shall include a minimum of two of the following public gathering spaces:

a) Patio seating area for a minimum of eight people. Patio seating can be fixed chairs and tables, table/bench combination, or landscape materials (i.e., slabs of stone or rock);

b) Garden space;

c) Water feature in the form of a fountain, bubblers, or water play pad;

d) BBQ area no smaller than 200 square feet with a minimum of three BBQs and tables; or

e) Pedestrian plaza no smaller than 200 square feet with a minimum of four benches.

(6) Recreation Facilities. A maximum of 25 percent of the required public open space area may be paved for recreation facilities including but not limited to basketball courts, tennis courts, common playground, or swimming pools.

b. Private Open Space.

(1) Ground Floor Units. Each ground floor dwelling unit shall include a minimum of 40 square feet of private open space in the form of a covered or uncovered patio to allow for light, air, and privacy.

(2) Above Ground Floor Units. Each above ground floor dwelling unit shall include a minimum of 40 square feet of private open space in the form of a terrace, balcony, or rooftop patio to allow for light, air, and privacy.

12. Landscaping (see Figure 1-3).

a. Landscaping Plans. Existing features, such as trees, creeks, and riparian habitats shall be incorporated into landscaping plans.

b. Site Landscaping.

(1) All street trees shall be planted consistent with the Standard Planting Detail on file with the City Engineer.

(2) Vegetation (i.e., bushes, shrubs, flowers) shall be maintained at a height of no more than three feet when located adjacent to pedestrian pathways and building facades and placed in such a manner that does not obstruct lighting.

c. Irrigation. Site landscaping shall include an automated irrigation system with a minimum of 75 percent of system being drip irrigation to reduce water consumption.

d. Maintenance. All trees and onsite landscaping shall be maintained by the property owner.

e. Landscaping Plant Selection.

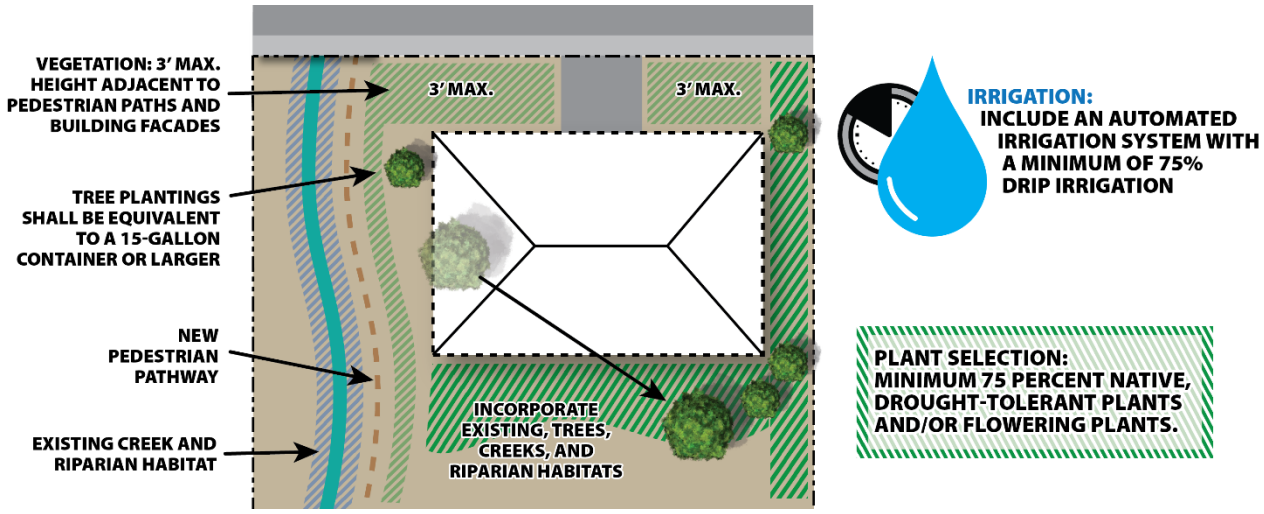
(1) Landscape planting shall consist of at least 75 percent native, drought-tolerant plants and/or flowering plants.

(2) All tree plantings shall be equivalent to a 15-gallon container or larger.

(3) Street trees shall be selected from the approved species on the Ukiah Master Tree List – Required Street Tree List.

Figure 1-3

Landscaping



13. **Personal Outdoor Storage Spaces.** A minimum of 10 square feet (80 cubic feet) of personal outdoor storage space shall be provided for each dwelling unit. Personal outdoor storage areas shall be covered and able to be locked.

14. **Bicycle Parking (see Figure 1-4).**

    a. **Class I Bicycle Parking.** One Class I bicycle parking space (i.e., bicycle locker) is required for every 15 dwelling units. The Class I bicycle space shall be located within or directly adjacent to the required public open space area.

    b. **Class II Bicycle Parking.** For multi-family development projects greater than four dwelling units, one Class II bicycle parking space (i.e., inverted U-rack, ribbon rack, wave rack) is required for every three dwelling units. The Class II bicycle space shall be located within or directly adjacent to the required public open space area.

Figure 1-4

Bicycle Parking

15. **Parking and Circulation.**

a. Parking Areas.

(1) Parking Lot Design and Location.

a) Parking is prohibited within required sight distance areas.

b) Multi-family development projects greater than 15 dwelling units shall not site more than 50 percent of the total parking stalls in a single parking area.

c) Multi-family development projects greater than four dwelling units shall not provide parking areas between the building(s) and the primary street frontage.

d) Parking areas within a site shall be internally connected and use shared driveways.

(2) Parking Lot Landscaping. The following development standards apply to multi-family developments greater than four dwelling units.

a) Parking areas with 12 or more parking stalls shall have a tree placed between every four parking stalls with a continuous linear planting strip, rather than individual planting wells, unless infeasible.

b) Parking areas shall provide shade trees in landscaped areas and along pedestrian pathways. Parking areas shall be designed to provide a tree canopy coverage of 50 percent over all paved areas within 10 years of planting.

c) Parking areas shall provide a minimum 10-foot buffer between the parking and structures. This buffer can include walkways and/or landscaping.

d) Parking areas shall use concrete curbing or raised planting areas to protect landscaped areas from encroaching vehicles.

e) At least 75 percent of parking lots trees shall be deciduous species.

(3) Parking Lot Lighting. The following development standards apply to multi-family development projects greater four dwelling units.

a) Parking lots shall include pole mounted lighting that shall be no more than 16 feet in height.

b) Parking lot lighting shall be directed downward to minimize glare.

(4) Carports. Carports shall be reserved for vehicles and shall not be used as storage space.

(5) Individual Garage Parking. For multi-family development projects greater than four dwelling units, indoor vehicle parking in the form of garages is encouraged, but not required.

b. Required Parking.

(1) Guest Parking. A minimum of three guest parking spaces shall be provided for every six dwelling units.

(2) Parking Standards. Multi-Family dwelling parking standards shall be consistent with the parking regulations in Article 17 (Off-Street Parking and Loading).

16. Exterior Lighting (see Figure 1-5).

a. Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, interior sidewalks, pathways, etc.) for safety and security.

b. Pedestrian pathway (excluding street fronting sidewalks) lighting features shall not exceed 10 feet in height.

c. Active pedestrian areas shall incorporate free-standing lighting separate from structures.

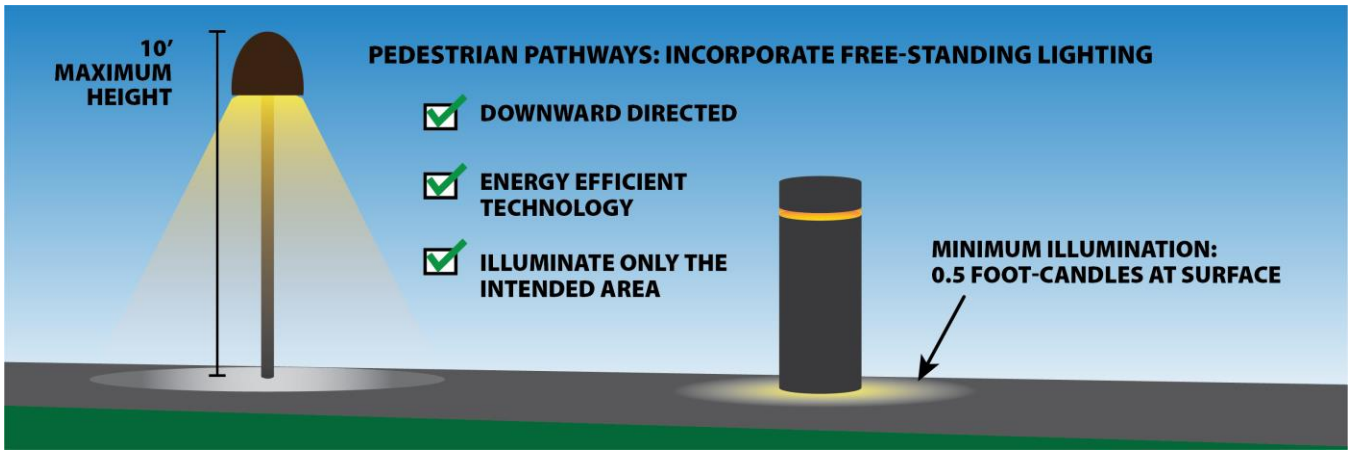
d. Pedestrian pathways, elevator lobbies, parking areas, stairwells, and other common areas shall have minimum illumination levels of 0.5 foot-candles at the pathway surface to clearly show walking conditions.

e. Overhead sports court lighting shall illuminate only the intended area. Light trespass onto neighboring parcels is prohibited.

f. Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.

Figure 1-5

Exterior Lighting



17. Privacy. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet, window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

18. Trash and Recycling Enclosures. The following trash and recycling enclosure development standards apply to multi-family development projects greater than four dwelling units.

a. Walls either made of masonry, metal, or wood with finished metal doors.

b. Vehicle and pedestrian access gates.

c. Downward lighting for safety and security.

19. Structure Identification. Structure identification numbers shall be placed along pedestrian pathways and roads and shall be readable from a distance of at least 60 feet.

20. Signage and Information. Developments shall comply with the Sign Standards in Division 3, Article 7 of the Municipal Code (Signs). In addition, all directional signage and informational kiosks (i.e., development maps) shall be located at the entrances of individual buildings and at convergences of main pedestrian pathways.

B. Design Standards.

1. Carports.

a. For multi-family development projects greater than four dwelling units, carports shall not be visible from the street.

b. Carports shall include the approved color palette, materials, and design elements of the structure.

2. Color Palettes (see Figure 1-6).

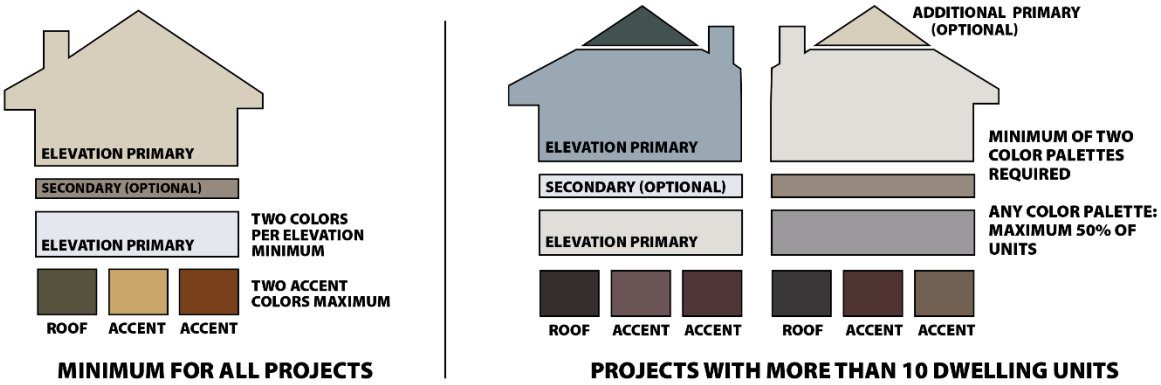
a. All structures shall include at least one primary color and a maximum of two accent colors, in addition to the color of the roofing material.

b. Each structure elevation shall include two colors in the selected color palette.

c. Projects that include more than 10 dwelling units shall include at least two-color palettes, where no single-color palette shall be used on more than 50 percent of the dwelling units.

Figure 1-6

Color Palettes



3. Fences and Walls. The following materials are prohibited for all fences and walls:

a. Electrified;

b. Barb wire/razor wire;

c. Sharp objects such as spires and glass;

d. Cyclone or chain link; and;

e. Vinyl.

4. Glazing. Structures shall incorporate the use of energy efficient glazing to reduce heat loss and gain.

5. Common Mailboxes. Common mailboxes shall be painted using the approved color palette for the overall development.

6. Trash and Recycling Enclosures. Trash and recycling enclosure walls and metal doors shall be painted in accordance with the approved color palette for the overall project.

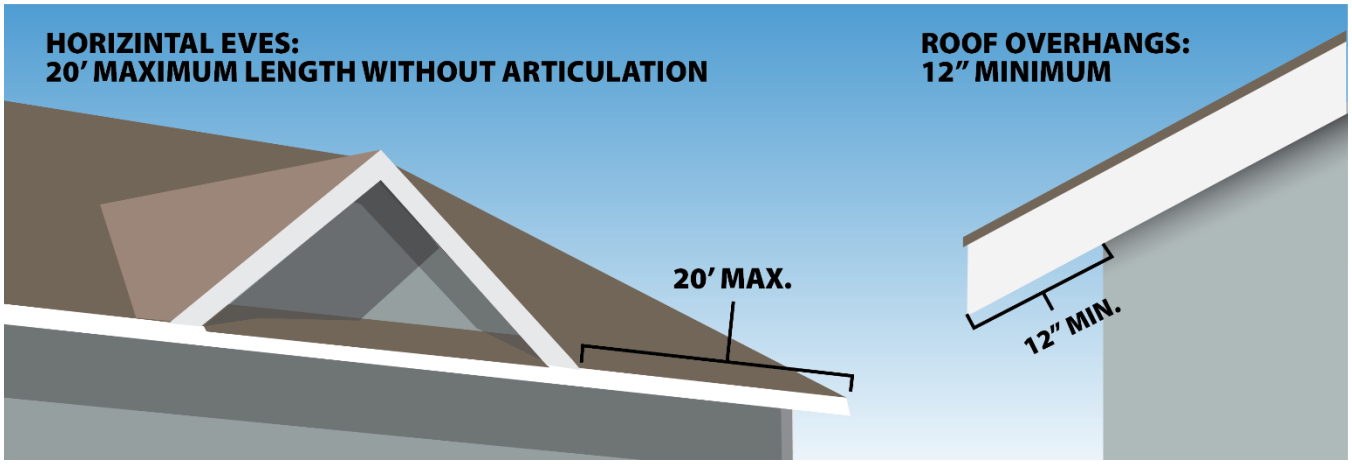
7. Roof Design and Materials (see Figure 1-7).

a. Horizontal eaves longer than 20 feet in length shall be broken up by gables, building projections, or other forms of articulation.

b. Roof overhangs shall be a minimum of 12 inches.

Figure 1-7

Roof Design



c. The following are allowable roofing materials:

(1) Non-reflective standing seam metal roofs in shades of tan, brown, black, light blue, red, and green;

(2) Cool foam roofs (white);

(3) Clay tile; and

(4) Architectural composition shingles.

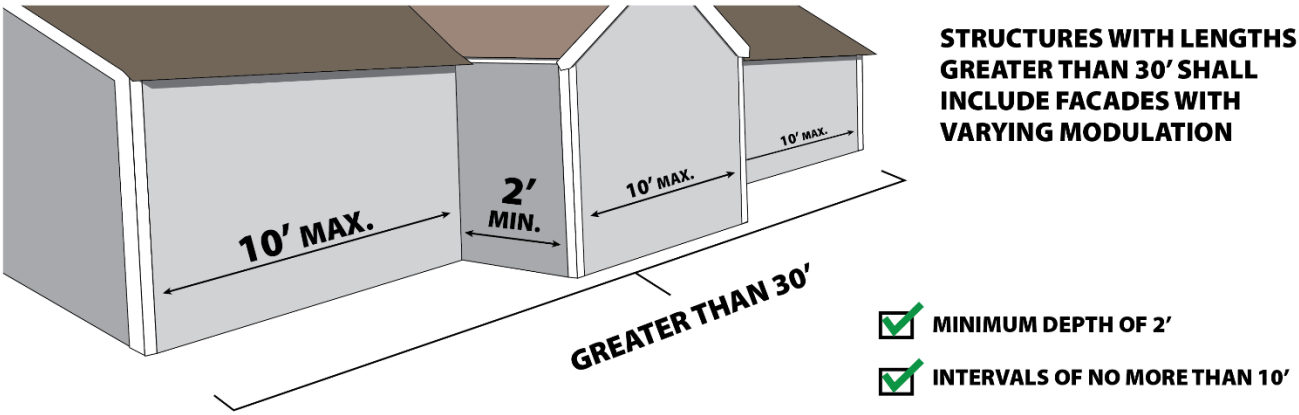
8. Screening. All screening of ground-mounted, wall-mounted, and roof-mounted equipment shall be painted in accordance with the approved color palette for the project. Visual screening shall be installed if ground-mounted or wall-mounted equipment faces the street.

9. Stairways/Stairwells. Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.

10. Structure Massing. Structures that have a length longer than 30 feet shall include facades with varying modulation with a minimum depth of 2 feet at intervals of no more than 10 feet, as shown in Figure 1-8.

Figure 1-8

Structure Massing



11. Structure Materials and Elements.

a. Drainpipes, parapets, and ledges shall not be located near windows, corridors, and balconies. If such placement is not feasible, they shall face parking lots, public spaces, and roads.

b. All structures shall include a minimum of two primary materials (i.e., stone, wood, masonry, or metal) on each structure elevation. Each material shall comprise at least 20 percent of the elevations excluding windows and railings.

c. All structures that use exterior veneers shall ensure the edge of the veneer is not obvious by prohibiting the use of vertical joints at exterior corners.

d. The following primary structure materials are prohibited:

(1) Heavy timber, exposed logs in their natural state;

(2) Stucco textured foam, synthetic stucco, vinyl or vinyl clad materials; and

(3) Unfinished galvanized metals.

Mireya Turner

From: Jimmy Lozano
Sent: Monday, October 19, 2020 2:08 PM
To: Mireya Turner
Subject: RE: Request for Review of Proposed Multi-family Residential Development Overlay Zone - 210 E. Gobbi St.

Hi Mireya,

I reviewed the document for the Objective Design and Development Standards for New Residential Construction and I have a comment/question on Item 7 (Utility Lines) All utility lines from the service drop to the structure shall be placed underground.##
#
The Electric Utility does have some electric infrastructure installed at that vicinity, but will still require additional substructures to be installed. The developer would be required to install the additional infrastructure (transformers, junction pedestals, vaults and primary/secondary conduits) in order to facilitate the underground electric from E. Gobbi Street into Village Circle Court. As the project gets built out, transformers would set and secondary conduits would be installed to each home/lot for future electric service. It does not mention in the document, where electrical equipment would/will be located, whom shall pay for the electric infrastructure improvements and the necessary easements for our electrical equipment.

Below are typical comments I would normally use for a project similar to this one.

1) The COUE Utility Department currently has underground electric utility infrastructure installed to the southern portion of Village Circle Court. It has limited infrastructure install in the Vicinity Zones 1-3 and will require the Developer/Customer to install all necessary infrastructure that may include, pad mounted switches, junction pedestals, transformer pads, primary & secondary conduits, vaults and primary & secondary pull boxes per COUEUD specifications.

2) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.

3) Developer/Customer will need to provide EUSERC approved electrical equipment that will be installed at the project location. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.

4) Developer/Customer shall provide projected load calculations, site plan/electrical drawings to the COUEUD, in order to determine the size of transformer/s for their project.

5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment) .

6) The COU Electric Department will require a 10' utility easement for any underground distribution extended into the parcel beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map and recorded with the County Recorder Office of Mendocino County.

This is the first time I've seen this document and would like to know that the COUEU Department has verbiage in the document to cover our bases.

Thank you, Jimmy

Jim Lozano
City of Ukiah Electric Utility
1320 Airport Road
Ukiah, Ca. 95482
PH: (707) 467-5774
FX: (707) 467-2811
jlozano@cityofukiah.com

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Friday, October 16, 2020 3:13 PM
To: Matthew Keizer <mkeizer@cityofukiah.com>; Craig Schlatter <cschlatter@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Jarod Thiele <jthiele@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Sean Kaeser <skaeser@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Jesse Davis <davisj@mendocinocounty.org>; Keith Gronendyke <gronendykek@mendocinocounty.org>
Cc: Darcy Vaughn <dvaughn@cityofukiah.onmicrosoft.com>; Shannon Riley <sriley@cityofukiah.com>
Subject: Request for Review of Proposed Multi-family Residential Development Overlay Zone - 210 E. Gobbi St.

Good afternoon,
Attached please find a Review Referral Request for the creation of a By-Right Multi-family Residential Development Overlay Zone. This zone will apply to three parcels and will allow by-right housing development (Building Permit only, no Use Permit or Site Development Permit required) at the three parcels comprising 210 E. Gobbi Street, so long as any proposed development complies with the draft Objective Design and Development Standards. This project is included as Task 2h in the Housing Element of the Ukiah General Plan.
Your consideration and comments no later than Friday, October 30, 2020, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

From:	Jason Benson
To:	Mireya Turner
Subject:	RE: email check
Date:	Tuesday, December 1, 2020 10:36:44 AM
Attachments:	image003.png image005.png image001.png image002.png

---

Mireya –

My apologies for the delay. For zoning issues at this stage in the game, Public Work has no comments on this project.

Jason Benson, PE
Public Works – Senior Engineer
P: (707)510-5485

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Friday, November 20, 2020 2:19 PM
To: Jason Benson <jbenson@cityofukiah.com>
Subject: RE: email check

Hi Jason,
Have you had a chance to review the rezone project at 210 E Gobbi? I am starting the initial study, so your comments sometime next week would be greatly appreciated.
Have a great weekend.

Cordially,

Mireya G. Turner, MPA
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

From: Jason Benson
Sent: Wednesday, October 21, 2020 5:32 PM
To: Mireya Turner <mturner@cityofukiah.com>
Subject: email check

Mireya,

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT REVIEW REFERRAL

Please provide comments by: October 30, 2020

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.

TO:			
X	City Planning Director	X	Mendocino County Planning and Building
X	City Building Official		Mendocino County Surveyor/Assessor
X	City Public Works Dept.		Mendocino Transit Authority
X	Ukiah Valley Fire Authority		US Army Corps of Engineers
X	City Police Dept. Captain		Regional Water Quality Control Board
	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
X	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission		AT & T
	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health		PG & E (Land Rights)
FROM PROJECT PLANNER: Mireya G. Turner, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	By-right Multi-family Residential Housing Overlay
Site Address & APN:	210 E. Gobbi St. (APNs 003-040-77, 78 & 79)
General Plan:	Commercial
Zoning:	"C-1" Community Commercial and "C-2" Heavy Commercial
Airport Compatibility Zone:	"B2" Extended Approach/Departure Zone
Date Filed:	10/16/2020
Resubmittal:	N/A
Date Referred:	10/16/2020
Prev. Projects on Site (include file #)	Existing Community Garden and vacant land
Applicant/Agent Name:	City of Ukiah – Community Development Department
Phone:	707.463.6203
Email:	mturner@cityofukiah.com
Project Summary: The applicant proposes the establishment of a By-right Multi-family Residential Overlay Zone to allow ministerial housing development (Building Permit only), if a project meets the draft Objective Design and Development Standards, as modified by the Housing Element Implementation Ad Hoc Committee. This project is included in Task 2h in the General Plan – Housing Element. Approval of the project will result in the addition of an Article in Division 9, Chapter 2 of the Ukiah Municipal Code.	

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) Jesse Davis, Senior Planner
County of Mendocino

☐ No Comment

X Comments / Conditions of Approval Attached

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

Signature 11-04-20 Date

Comments / Conditions of Approval:

Per the Mendocino County Airport Comprehensive Plan, per Section 6.2(1),

"New residential development is discouraged in this zone [B2]. However, where such development is considered the best land use for a particular parcel with regard to general city planning factors, high-density, multifamily residential development shall - because of its lower sensitivity to noise compared to single-family residential uses - be deemed normally acceptable. Any new multifamily residential development shall not exceed 28 dwelling units per acre. Any proposed multifamily residential development greater than four acres shall maintain a minimum of 30 percent open lands including non enclosed automobile parking lots, major landscaping areas and a share of adjacent roads."

Given the surrounding land-uses, County staff concurs that city planning factors encourage the development of these particular parcels for mutli-family resdiential dwelling units. Given the propety's zoning designations of C-1 & C-2, "*Multiple-family dwellings in conformance with the development standards for the R-3 zoning district*" are considerd a permitted use within the City of Ukiah. Therefore, this request does not alter the allowable uses, but rather identifies the 'Development Standards' necessary to streamline permittable multi-family housing when it is conducive and appropriate by utilizing objective design and development standards.

As indicated, this specific project was included in Task 2h in the General Plan – Housing Element, which was determined to be consistent by the Mendocino County Airport Land Use Commission on August 15th, 2019 (ALUC_2019-0001). Per Section 1.4.3 (Subsequent Review), *"Once a project has been found consistent with the Airport Land Use Compatibility Plan, it need not be referred for review at subsequent stages of the planning process (e.g., for a general plan amendment and again for a zoning change) unless: (1) major changes to the project are made during subsequent review and consideration by the local jurisdiction; or (2) the local jurisdiction agrees that further review is warranted."* County staff is not aware of major changes, nor does the City indicate that further review is warranted. Therefore, an additional consistency determination from the ALUC is not required for this request to progress. Again, this is due to inclusion of Task 2h in the City's 6th Cycle Housing Element, which was previously deemed consistent. Section 1.3.2(b) is therefore not applicable to this request, even though the action is considered a 'Zoning Ordinance'.

Moving forward, under the present Airport Land Use Plan, the City is advised that per Section 6.2(1), future residential development is restricted to a maximum of 28 dwelling units per acre, and that multi-family residential development greater than four acres shall maintain a minimum of 30 percent open lands.

Thank you for the opportunity to review and provide comment on this request.

ATTACHMENT 5

FINDINGS TO ADOPT AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH ESTABLISHING THE EAST GOBBI HOUSING OVERLAY ZONE AT 210 EAST GOBBI STREET (APNS 003-040-77, 78 & 79) AND ADDING SECTION 5.5 OF THE UKIAH CITY CODE

Recommendation for Adoption of an Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone ("HOZ"): The Community Development Department's recommendation for adoption of an ordinance amending the Official Zoning Map for the City of Ukiah establishing the East Gobbi Housing Overlay Zone ("HOZ") at 210 East Gobbi Street, and adding Section 5.5 to the Ukiah City Code is based in part on the following findings, in accordance with UCC Section 9265.

Zoning Text Amendments; Rezoning

1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.

   General Plan Housing Element Implementation Task 2h states:

   "Ensure capacity of adequate sites for meeting RHNA. The City of Ukiah has been assigned a Reginal Housing Needs Allocation (RHNA) of 239 unites for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

   - *Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.*
   - *Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling unites per acre.*
   - *Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.*
   - *By-right housing program for select parcels. Specific to APNs 003-040-77, 78 & 79, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households."*

   The proposed ordinance accomplishes the fourth sub-task within Implementation Task 2h, and is therefore consistent with the Ukiah City General Plan.

   According to Ukiah City Code §9265.A.3, zoning amendments may be initiated by Planning Division staff, "for compliance with the City General Plan, or public health, safety, and general welfare." The proposed ordinance was initiated by Planning Division staff to complete a General Plan Housing Element Implementation Task, for the compliance with the City General Plan.

2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare

   The project parcels are adjacent to Medium and High Density Residential Zoning Districts. Future multi-family residential development would be similar in use and compatible with the surrounding area. Future development would be required to comply with the Objective Design and Development Standards, approved in concept by the City Council. The purpose of objective design and development standards is to offer a streamlined development

process which still ensures the public's health, safety and general welfare. In addition, the proposed Zoning Amendment has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other codes and regulations relating to health and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and City of Ukiah Building Division, with no conditions requested.

Based on the above analysis, the findings required for adoption of an ordinance amending the Official Zoning Map for the City of Ukiah establishing the East Gobbi Housing Overlay Zone ("HOZ") at 210 East Gobbi Street, and adding Section 5.5 to the Ukiah City Code, can be made.

ADDENDUM TO AGENDA ITEM NO. 12A

Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: February 24, 2021

TO: Planning Commission

FROM: Mireya G. Turner, Planning Manager

SUBJECT: Airport Land Use Compatibility Analysis regarding Proposed Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street; APNs 003-040-77, 78 & 79, and adding Section 5.5 to the Ukiah City Zoning Code

STAFF ANALYSIS

Airport Land Use Compatibility. The Staff Analysis section on Airport Land Use Compatibility was inadvertently omitted from the staff report dated February 6, 2021.

The project was sent to the Mendocino County Planning and Building Services Department on October 16, 2020. Comments were received on November 4, 2020. County Staff noted that the Housing Element Update had been previously deemed consistent with the Airport Land Use Compatibility Plan, and that this project was Implementation Task 2h of the Housing Element. Therefore, "*an additional consistency determination from the ALUC is not required for this request to progress. Again, this is due to inclusion of Task 2h in the City's 6th Cycle Housing Element, which was previously deemed consistent. Section 1.3.2(b) is therefore not applicable to this request, even though the action is considered a 'Zoning Ordinance'*".

County Staff did specify that, under the present Airport Land Use Plan, future residential development is restricted to a maximum of 28 dwelling units per acre, and that multi-family residential development greater than four acres shall maintain a minimum of 30 percent open lands.

The County Comments are included in the Staff Report **Attachment 4**.

Mireya Turner

From: Jason Benson
Sent: Wednesday, February 24, 2021 9:00 AM
To: Mireya Turner
Cc: Tim Eriksen
Subject: RE: Fowler Auto Land Use Designation Amendment Comments

Mireya –

Public Works has reviewed the PRR and we do not have any comments on the Zoning revision. All PW comments to this project are contained in building permit application #5890.

Thank you,

Jason Benson, PE
Public Works – Senior Engineer
P: (707)510-5485

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Friday, February 19, 2021 8:29 AM
To: Jason Benson <jbenson@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>
Subject: Fowler Auto Land Use Designation Amendment Comments

Good morning guys,
I can't find DPW or EUD comments for the project at 1117 Commerce Dr. Would you please resend them? Sorry if I misplaced them. I have attached the referral for your reference. Thank you very much.

Cordially,

Mireya G. Turner, MPA
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

Mireya Turner

From: Jimmy Lozano
Sent: Monday, October 19, 2020 2:08 PM
To: Mireya Turner
Subject: RE: Request for Review of Proposed Multi-family Residential Development Overlay Zone - 210 E. Gobbi St.

Hi Mireya,

I reviewed the document for the Objective Design and Development Standards for New Residential Construction and I have a comment/question on Item 7 (Utility Lines) All utility lines from the service drop to the structure shall be placed underground.##
#
The Electric Utility does have some electric infrastructure installed at that vicinity, but will still require additional substructures to be installed. The developer would be required to install the additional infrastructure (transformers, junction pedestals, vaults and primary/secondary conduits) in order to facilitate the underground electric from E. Gobbi Street into Village Circle Court. As the project gets built out, transformers would set and secondary conduits would be installed to each home/lot for future electric service. It does not mention in the document, where electrical equipment would/will be located, whom shall pay for the electric infrastructure improvements and the necessary easements for our electrical equipment.

Below are typical comments I would normally use for a project similar to this one.

1) The COUE Utility Department currently has underground electric utility infrastructure installed to the southern portion of Village Circle Court. It has limited infrastructure install in the Vicinity Zones 1-3 and will require the Developer/Customer to install all necessary infrastructure that may include, pad mounted switches, junction pedestals, transformer pads, primary & secondary conduits, vaults and primary & secondary pull boxes per COUEUD specifications.

2) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.

3) Developer/Customer will need to provide EUSERC approved electrical equipment that will be installed at the project location. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.

4) Developer/Customer shall provide projected load calculations, site plan/electrical drawings to the COUEUD, in order to determine the size of transformer/s for their project.

5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment) .

6) The COU Electric Department will require a 10' utility easement for any underground distribution extended into the parcel beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map and recorded with the County Recorder Office of Mendocino County.

This is the first time I've seen this document and would like to know that the COUEU Department has verbiage in the document to cover our bases.

Thank you, Jimmy

Jim Lozano
City of Ukiah Electric Utility
1320 Airport Road
Ukiah, Ca. 95482
PH: (707) 467-5774
FX: (707) 467-2811
jlozano@cityofukiah.com

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Friday, October 16, 2020 3:13 PM
To: Matthew Keizer <mkeizer@cityofukiah.com>; Craig Schlatter <cschlatter@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Jarod Thiele <jthiele@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Sean Kaeser <skaeser@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Jesse Davis <davisj@mendocinocounty.org>; Keith Gronendyke <gronendykek@mendocinocounty.org>
Cc: Darcy Vaughn <dvaughn@cityofukiah.onmicrosoft.com>; Shannon Riley <sriley@cityofukiah.com>
Subject: Request for Review of Proposed Multi-family Residential Development Overlay Zone - 210 E. Gobbi St.

Good afternoon,
Attached please find a Review Referral Request for the creation of a By-Right Multi-family Residential Development Overlay Zone. This zone will apply to three parcels and will allow by-right housing development (Building Permit only, no Use Permit or Site Development Permit required) at the three parcels comprising 210 E. Gobbi Street, so long as any proposed development complies with the draft Objective Design and Development Standards. This project is included as Task 2h in the Housing Element of the Ukiah General Plan.
Your consideration and comments no later than Friday, October 30, 2020, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

AGENDA ITEM NO. 12B
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: February 18, 2020

TO: Planning Commission

FROM: Mireya G. Turner, Planning Manager

SUBJECT: Consideration of proposed Ordinance amending a Land Use Designation of the Airport Industrial Park Planned Development for LACO Associates, on behalf of Fowler Auto at 1117 Commerce Drive; APN 180-070-03; File No. 20-5874

SUMMARY

PROPERTY OWNER:	Fowler Auto Center
APPLICANT:	LACO Associates 776 South State Street, Suite 103 Ukiah, CA 95482
LOCATION:	1117 Commerce Drive
TOTAL ACREAGE:	±2.64-acres (114,998.4 sf)
GENERAL PLAN:	Master Plan Area
ZONING DISTRICT:	Airport Industrial Park Planned Development (AIP-PD)
AIRPORT COMPATIBILITY:	"B1" Approach/Departure Zone and Adjacent to Runway, and "C" Common Traffic Patterns
ENVIRONMENTAL DETERMINATION:	Categorical Exemption, pursuant to CEQA Guidelines Article 19 Section 15332, In-fill Development Projects
RECOMMENDATION:	Approve a recommendation of approval to the City Council of the land use amendment ordinance.

PROJECT DESCRIPTION AND BACKGROUND

An application was received from Kevin Doble, for LACO Associates for approval of an amendment of the land use designation for a parcel within the Airport Industrial Park Planned Development. The Applicant proposes amending the project parcel from its current "Professional Office" designation to "Industrial/Auto Commercial" to allow for the development of an auto wash/detail facility and paved parking for Fowler Auto Center inventory storage. The application and project description are included as **Attachment 1** and development plans are included as **Attachment 2**. The project would include the following components.

- One (1) 7,622 sf building; with 190 sf storage room for small automotive parts, 190 sf storage room for records, 190 sf office space, 25 sf concrete patio, two (2) wash bays for a total of 896 sf, four (4) detail bays for a total of 1,792 sf, and six (6) regular bays for a total of 2,720 sf.
- Removal of 5,327 sf existing pavement and replacement with 8,528 sf of asphalt
- Thirteen (13) new parking stalls (including one ADA compliant stall)
- Vehicle storage on-site
- Water from the bays would flow into the floor drains into the reverse osmosis equipment room where soap, grease and pollutants would be removed prior to the wastewater entering the existing 12-inch main sanitary sewer waste line which exists to the south
- 943 sf vegetated swale and five (5) downspouts would border the structure to the north and west, with a 3,924 sf vegetated area and 136 sf bioretention area located on the northwest corner of the site
- Auto repair and retail sales are not proposed
- Hours of operation: Monday thru Friday from 8:00 a.m. to 5:00 p.m.; Saturday from 9:00 a.m. to 4:00 p.m. and closed on Sunday
- One shift per day with a total of 10-12 employees working
- Deliveries would consist of auto transports and would be unloaded in the parking lot for cleaning and detailing services during business hours
- Minimal generation of noise

SURROUNDING LAND USE AND ZONING

The project site is located west Highway 101 at the intersection of Commerce Drive and Airport Road. The street address is 1117 Commerce Drive, approximately 1.5 miles southeast of downtown Ukiah.

The parcel carries a General Plan Land Use designation of Master Plan Area (MPA) and is zoned Airport Industrial Park-Planned Development (AIP-PD) with a Land Use Designation of Professional Office. The project site is located along the western border of the AIP-PD, with other Professional Office parcels to the north and east. Light Manufacturing/Mixed Use designated parcels are adjacent to the south. The Ukiah Regional Airport borders the project site to the west.

Figure 1. General Plan

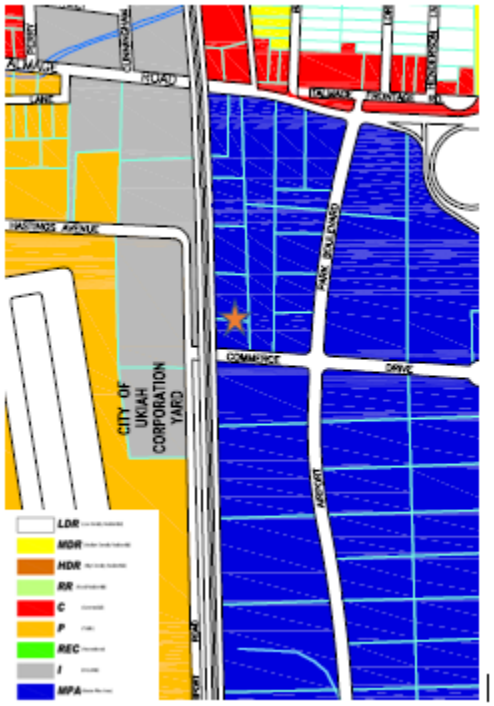


Figure 2. Zoning Designation

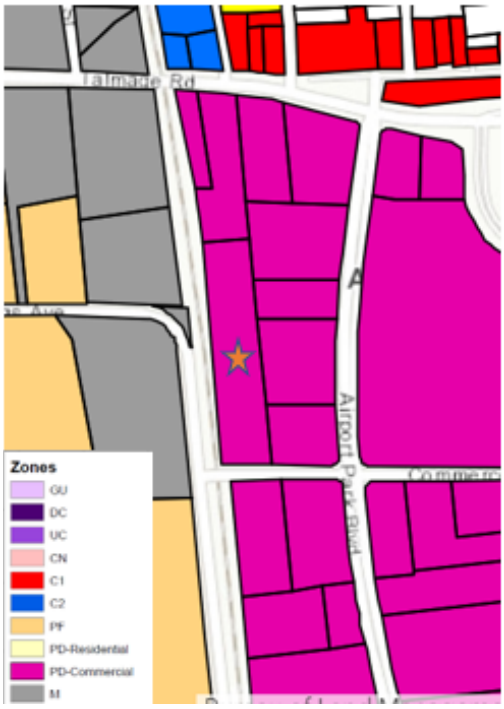
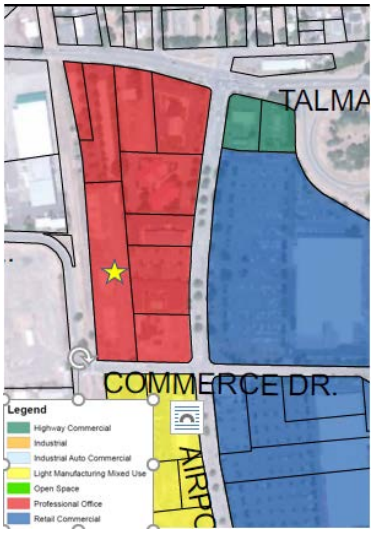


Figure 3. Airport Industrial Park Land Use Designation Map, existing and proposed



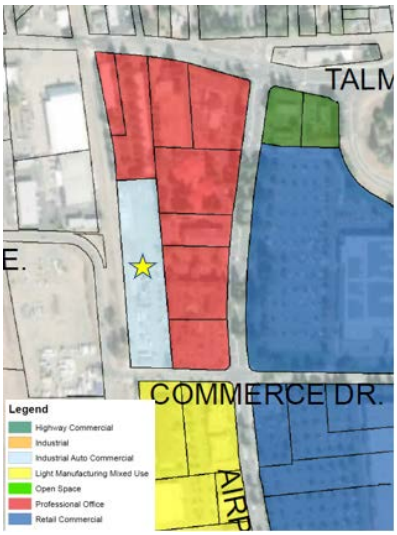


Figure 4. Aerial Map

AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Building Division, City of Ukiah Electric Utility Department, City of Ukiah Police Department, City of Ukiah Department of Public Works, and Ukiah Valley Fire Authority. The agencies' comments are included in **Attachment 3.**

STAFF ANALYSIS

General Plan and Zoning Consistency

Use. The parcel carries a General Plan Land Use designation of Master Plan Area (MPA) and is within the Airport Industrial Park-Planned Development (AIP-PD) zoning district. Within the AIP-PD, the project site is designated as Professional Office. An amendment to the land use designation would not alter the General Plan or the Zoning designation, and it would therefore, remain consistent with both documents. The auto wash/detailing facility will require an approved Major Site Development Permit (MaSDP) in addition to a Building Permit. The Applicant has applied for the MaSDP, and the permit is currently in the review process.

Airport Industrial Park Planned Development

The overall purpose of the Airport Industrial Park Planned Development, "is to provide for a coordinated development of compatible industrial, office, and commercial land uses, and to protect and preserve the pond and wetland area within the AIP".

The Airport Industrial Park Planned Development was created by Ordinance No. 1141, adopted on May 15, 2013. It included the description, purpose, and design and development standards for each land use designation. Subsequent amendments to the AIP-PD have taken place through amending ordinances and amendments to the Airport Industrial Park Planned Development Land Use Designation Map. Previous amendments to both the AIP-PD Plan and the Land Use Designation Map have been adopted to meet the changing needs of development of the Airport Industrial Park. The purpose of proposed land use amendment is to enable Fowler Auto Center to construct an auto wash/detail structure and to replace the existing pavement with a new asphalt parking lot, for the washing, detailing and storage of the back up inventory, to support the auto sales center located at 1265 Airport Park Blvd.

Airport Compatibility

The project site is located across the street (Airport Road) from the Ukiah Regional Airport. It is partially within the B1 (Approach/Departure Zone and Adjacent to the Runway) and C (Common Traffic Patter) Compatibility Zones. The B1 Compatibility Zone is identified as having some risk, with aircraft approaching the runway. Normally acceptable uses within the B1 Compatibility Zone include single-story offices and low intensity retail, manufacturing, and food processing. The Applicant proposes a single-story structure containing office and wash/detail bays. In the Zoning Ordinance, car wash facilities are included as permitted uses in both Community Commercial and

Heavy Commercial zoning districts. The Applicant does not propose public access to the project site, but the proposed uses are consistent with the low intensity retail and commercial uses allowed within the B1 Compatibility Zone. Consistent with the Interim Referral Procedure, adopted as Resolution No. 2018-39, on February 5, 2018, this land use designation amendment application, with no question of its compatibility from staff, was not forwarded to the Airport Land Use Commission for their review.

ENVIRONMENTAL DOCUMENTATION

The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the following reasons.

a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.*
The proposal is consistent with the Master Plan Area designation and applicable General Plan policies. The project proposes one single-story structure for auto wash/detailing, and replacement of existing pavement with an asphalt parking lot, which are allowed in the Industrial/Auto Commercial Land Use Designation.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
The proposal is within the Ukiah City limits on a property that is ±2.64-acres in size. The site is surrounded on all sides by existing urban uses, both commercial and industrial in nature.

c) *The project site has no value as habitat for endangered, rare or threated species.*
The site is currently paved, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes a 6-inch ornamental tree and 24-inch fir tree on the northern property boundary, a 6-inch white oak to the eastern property boundary, and a 6-inch walnut tree to the southeastern property boundary, all of which will remain. Minimal grading is proposed which will not substantially alter the natural grade.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
Access to the project site will be provided via a paved driveway off Commerce Drive. Retail sales are not proposed. The traffic would consist of employee arrival/departure, and the movement of auto inventory to the Fowler Auto Center. Noise impacts are anticipated to be minimal. Preliminary Improvement Plans and an Initial Storm Water Low Impact Development plan is included in the application.

e) *The site can be adequately served by all required utilities and public services.*
The project site is within the City limits and is already served by City utilities and public safety agencies.

In addition, CEQA §15183 states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for*

which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

The Applicant proposes a land use designation amendment for the project site. The General Plan and Airport Industrial Park-Planned Development zoning district would remain unchanged. As described above, the project would be consistent with the General Plan Goals and Policies. The construction of the building will require a Major Site Development Permit which will include recommendations for construction activities in the Conditions of Approval.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on February 13, 2021
- Posted on the Project site on February 12, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels on February 12, 2021

RECOMMENDATION

Staff recommends Planning Commission 1) conduct a public hearing; and 2) approve a recommendation of approval to the City Council, for the draft Ordinance amending the Airport Industrial Park Planned Development; and amendment to the Airport Industrial Park Planned Development Land Use Designation Map.

ATTACHMENTS

1. Project Application Materials
2. Project Development Plans
3. Draft Ordinance amending the Airport Industrial Park Planned Development
4. Draft Airport Industrial Park Planned Development Land Use Designation Map
5. Draft Findings of Approval
6. Agency Comments

December 14, 2020

9644.01

City of Ukiah
Community Development Department, Planning Division
300 Seminar Avenue
Ukiah, California 95482

Subject: Rezoning to Planned Development Application for
Fowler Auto Center Auxiliary Building
Assessor Parcel Number (APN) 180-070-03

To Whom It May Concern:

We are pleased to submit the enclosed application for a Rezone-PD for the proposed Fowler Auto Center Auxiliary Building. The purpose and need for the proposed project is to have the ability to move automobiles from the main dealership, Fowler Auto Center, located southeast of the Subject Property, to a proposed enclosed 7,622 square foot concrete masonry structure for cleaning and detailing. Due to the existing land use designation of Professional Office under Ordinance No. 1098, the Airport Industrial Park (AIP) Planned Development Ordinance, the Applicant is submitting the attached Rezone application to rezone the Subject Property as Industrial/Automotive Commercial such that the proposed use would be principally permitted.

The following documents are included with this submittal:

1. Rezone-PD Application
2. Project Description
3. Rezoning – Planned District Exhibit (LACO, December 2, 2020)
4. Preliminary Improvement Plans (LACO, November 2020)
5. Architectural Drawings (Gold Man Architects, December 10, 2020)
6. Initial Storm Water Low Impact Development (LID) Plan (LACO, November 13, 2020)

Please feel free to call me at (707) 462-0222 if you have any questions regarding the application or if you require more information to process this request.

Sincerely,
LACO Associates

Kevin Doble
Project Manager

cc: Ken Fowler (kenfowler01@hotmail.com)

P:\9600\9644 Fowler Auto Center\9644.01 1117 Commerce Drive Civil Engineering\06 Planning\Permitting\# Rezone App. Cover Letter 20201204.docx

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

City of Ukiah

Planning Permit Application

Project # 20-5874

PROJECT NAME: Fowler Auto Center Auxiliary Building			
PROJECT ADDRESS/CROSS STREETS: 1117 Commerce Drive/Airport Road			AP NUMBER(S): 180-070-03
APPLICANT/AUTHORIZED AGENT: LACO Associates, Attn. Kevin Doble	PHONE NO: (707) 462-0222	FAX NO: (707) 462-0223	E-MAIL ADDRESS: dobelk@lacoassociates.com
APPLICANT/AUTHORIZED AGENT ADDRESS: 776 S. State St., Suite 103	CITY: Ukiah		STATE/ZIP: CA/95482
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Fowler Auto Center, Attn. Ken Fowler	PHONE NO: (707) 507-5049	FAX NO:	E-MAIL ADDRESS: kenfowler01@hotmail.com
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 1265 Airport Park Blvd	CITY: Ukiah		STATE/ZIP: CA/95482
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO			

☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	$	☒ REZONING – PLANNED DISTRICT 100.0800.611.001	$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	$
☐ ANNEXATION 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	$	☐ USE PERMIT – MAJOR 100.0400.449.001	$
☐ APPEAL 100.0400.449.001	$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	$	☐ USE PERMIT – MINOR 100.0400.449.001	$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	$	☐ VARIANCE – MAJOR 100.0400.449.001	$
☐ MURAL PERMIT 100.0400.449.001	$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	$	☐ VARIANCE – MINOR 100.0400.449.001	$
☐PRE-DEVELOPMENT MEETING 100.0800.611.003	$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	$	☐ REZONING 100.0800.611.001	$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	$	☐ OTHER	$	☐ OTHER	$

COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MAJOR PERMIT DEPOSIT:	$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MINOR PERMIT FEE:	$	TOTAL AMOUNT PAID: $
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	TOTAL FEE:	$	RECEIPT NUMBER:

APPLICATION NUMBER(S):

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.

Project Description

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: 2.53 acres	**Building Size:** 7,622 sf	**Number of Floors:** 1	
Use of Building (check all that apply)	**Description**	**Square Footage**	**Number of Units/Suites**
□ **Office (business/professional)**			
□ **Office (medical/dental)**			
□ **Retail**			
□ **Light Industrial**			
□ **Residential**			
☒ **Other:** Industrial/Automotive Commercial	Auxiliary Building	7,622 sf	1 unit

Operating Characteristics			
Days and Hours of Operation: Mon.-Fri. 8am-5pm, Sat. 9am-4pm, Sun. Closed			
Number of Shifts: 1 per day	**Days and Hours of Shifts:** Mon.-Fri. 8am-5pm, Sat. 9am-4pm		
Number of Employees/Shift: 10-12 employees			
Loading Facilities: □ Yes ☒ No	**Type/Vehicle Size:** Auto transports will be unloaded in the parking lot.		
Deliveries: ☒ Yes □ No	**Type:** Auto transports	**Number** (day/week/month): 1-2 per day	**Time(s) of Day:** During business hours
Outdoor areas associated with use? (check all that apply) ☒ Yes □ No	**Sales area:** □ Yes ☒ No Square Footage:	**Unloading of deliveries:** ☒ Yes □ No Square Footage: 6,120	**Storage:** ☒ Yes No Square Footage: 660
Noise Generating Use? □ Yes ☒ No Minimal		**Description:** Proposed concrete masonry structure for use as an automobile cleaning & detailing location for Fowler Auto Center.	

To Be Completed by Staff

General Plan Designation:	**Zoning District:**	**Airport Land Use Designation:**
City's Architectural & Historic Inventory: □ YES □ NO	**Age of Building:**	**Demolition Policy:**
Hillside: □ YES □ NO	**Flood Designation FIRM Map:**	**Flood Designation Floodway Map:**

Tree Policies	
General Plan Open Space Conservation □ NO □ YES GOAL/POLICY #:	**Community Forest Management Plan** □ NO □ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines □ NO □ YES GUIDELINE #:	**Commercial Development Design Guidelines** □ NO □ YES GUIDELINE #:
Tree Protection and Enhancement Policy □ NO □ YES NOTES:	**Tree Planting and Maintenance Policy** □ NO □ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent □ NO □ YES NOTES:	**Other:**

Notes

I, Ken Fowler, owner authorize LACO Associates 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).

PROPERTY OWNER SIGNATURE 12/11/20 DATE

I, Kevin Doble, 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.

☐ OWNER / ☒AUTHORIZED AGENT 12/11/2020 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 n 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.

☒PROPERTY OWNER / ☐AUTHORIZED AGENT 12/11/20
(PLEASE PRINT NAME)

Ken Fowler 12/11/2020

☐xPROPERTY OWNER / ☐AUTHORIZED AGENT DATE
(SIGNATURE)

Revised 08/19/2019

LACO

Project Description
For
Fowler Auto Center Auxiliary Building
LACO Project No. 9644.01
December 4, 2020

The enclosed Rezone application is a request to Rezone the property located at 1117 Commerce Drive within the City of Ukiah (Subject Property) for the Fowler Auto Center Auxiliary Building Project.

Project Background

Fowler Auto Center Auxiliary Building Project is proposed in order to move automobiles from the main dealership, Fowler Auto Center, located at 1265 Airport Park Blvd to a proposed enclosed concrete masonry structure for cleaning and detailing at the proposed location of 1117 Commerce Drive within the City of Ukiah. The proposed structure would consist of one (1) 7,622 square foot (sf) building consisting of concrete masonry unit walls and a top perimeter band of flush metal panels to conceal the ends of the wood truss roof framing, and 6,120 sf of new paving. A total of thirteen (13) new parking stalls, including one (1) Americans with Disabilities Act (ADA) compliant parking stall is proposed, along with associated striping and marking per Caltrans standards. Vehicle storage is proposed on-site.

The 7,622 sf concrete masonry structure would contain a 190 sf storage room for small automotive parts, a 190 sf storage room for records, a 190 sf office space, a 25 sf concrete patio on the northwestern border of the building, and two (2) 280 sf tire storage rooms, one for used and one for new tires. The proposed auxiliary building would also contain a 132 sf storage area for the reverse osmosis equipment; two (2) wash bays for a total of 896 sf; four (4) detail bays for a total of 1,792 sf; and six (6) regular bays for a total of 2,720 sf. Water from the bays would flow into the floor drains (see Architectural Drawings) into the reverse osmosis equipment room where soap, grease, and pollutants would be removed prior to the wastewater entering the existing 12 inch main sanitary sewer waste line which exists the structure to the south. The proposed project would connect to an existing water connection on Commerce Drive. A total of 5,327 sf of existing pavement would be removed and 8,528 sf of asphalt would be placed for the proposed project. A 943-sf vegetated swale and five (5) downspouts would border the structure to the north and west, with a 3,924-sf vegetated area and 136 sf bioretention area located on the northwest corner of the site. Vehicle storage is proposed on-site, prior to cleaning and detailing. Auto repair and retail sales would not be part of the operation. Refer to the Exhibit, Preliminary Improvement Plans, and Architectural Drawings, attached.

The proposed project would be in operation on Monday thru Friday from 8am to 5pm, on Saturday from 9am to 4pm, and closed on Sunday. There would be one shift per day with a total of 10 to 12 employees working. No loading facilities or sales areas are proposed. Deliveries would consist of auto transports and would be unloaded in the parking lot for cleaning and detailing services during business hours. Noise generated from the proposed project is anticipated to be minimal.

Access to the project site will be provided via a paved driveway off Commerce Drive, located on the south side of the Subject Property. Construction equipment will be staged along Commerce Drive. Construction is anticipated to start in mid-June of 2021 and completed prior to the rainy season, or October 15, 2021. Work is anticipated to take approximately 2 to 3 weeks to complete.

Due to the existing land use designation of Professional Office under Ordinance No. 1098, the Airport Industrial Park (AIP) Planned Development Ordinance, the Applicant is submitting the attached Rezone application to rezone the Subject Property as Industrial/Automotive Commercial such that the proposed use would be principally permitted.

Existing Use and Site Characteristics

The site is located northeast of the Ukiah Municipal Airport and west of Highway 101. The Subject Property is 2.53 acres in size, paved and built-up, with an existing concrete wall. The site is bounded by commercial use types to the north, south and east, and industrial use types to the west. The site is zoned Planned Development: Commercial (PDC), with a General Plan land use designation of Master Plan Area (MPA) and an Airport Industrial Park Land Use Designation of Professional Office. All surrounding properties are developed. Existing vegetation on site consists of a 6-inch ornamental tree and 24-inch fir tree on the northern property boundary, a 6-inch white oak to the eastern property boundary, and a 6-inch walnut tree to the southeastern property boundary, and are proposed to remain. Refer to the Exhibit, attached.

Location

The project site is located west of Highway 101 at the intersection of Commerce Drive and Airport Road, in the City of Ukiah, California. The Project is located within Rancho Yokaya, shown on the 7.5' USGS Topographic Quadrangle Map, Ukiah, California 2018 (see Location Map on Preliminary Improvement Plans, attached). The street address is 1117 Commerce Drive, Ukiah, California, at Assessor Parcel Number (APN) 180-070-03. The project site is located approximately 1.5 miles southeast of downtown Ukiah. Refer to the Exhibit, attached.

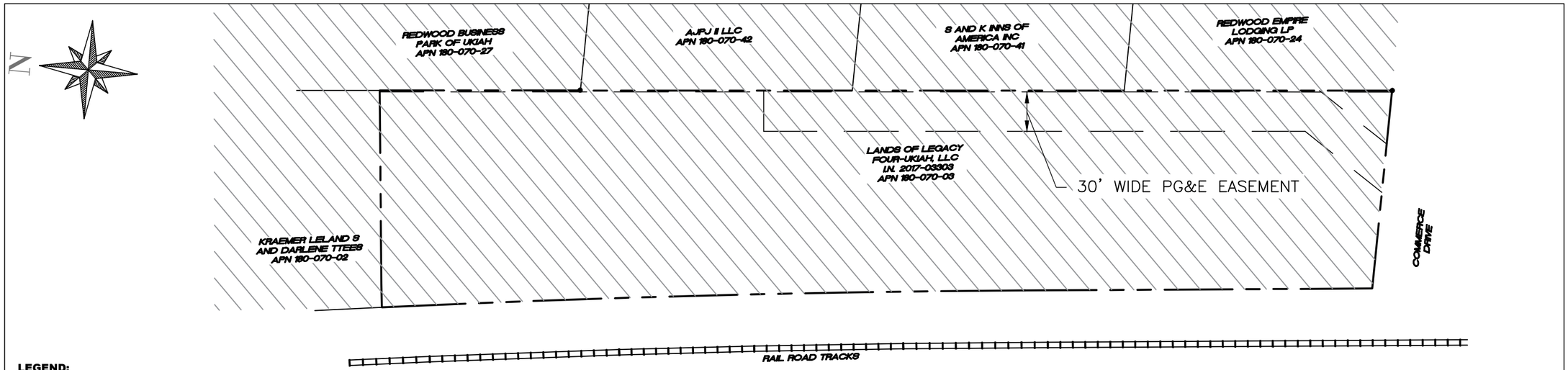
Purpose and Need

The purpose and need for the proposed project is to have the ability to move automobiles from the main dealership, Fowler Auto Center, located southeast of the Subject Property, to a proposed enclosed 7,622 square foot concrete masonry structure for cleaning and detailing.

Refer to the Preliminary Improvement Plans and Architectural Drawings attached for details. An Initial Storm Water Low Impact Development (LID) plan is attached for reference.

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.

EXISTING GENERAL PLAN & ZONING DESIGNATIONS



PLOT PLAN

SCALE 1"=80'

AIRPORT ROAD

LEGEND:

PROJECT BOUNDARY

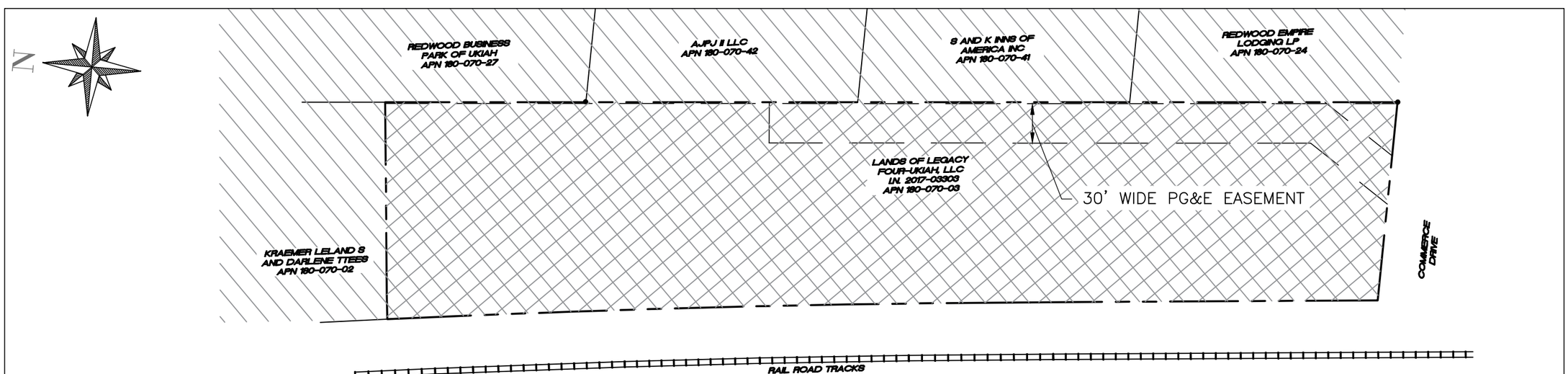
CURRENT LAND USE

PROFESSIONAL OFFICE

CURRENT ZONING DESIGNATIONS

PD COMMERCIAL

PROPOSED GENERAL PLAN & ZONING DESIGNATIONS



PLOT PLAN

SCALE 1"=80'

0 40' 80'

SCALE: 1"=80'

AIRPORT ROAD

LEGEND:

PROJECT BOUNDARY

PROPOSED LAND USE

INDUSTRIAL/AUTOMOTIVE COMMERCIAL

PROPOSED ZONING DESIGNATIONS

PD COMMERCIAL

LACO
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NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
1117 COMMERCE DRIVE, UKIAH, CA 95482

REZONING - PLANNED DISTRICT

DRAWN	ZH
CHECK	SCT
APPROVED	KD
DATE	12/02/2020
JOB NUMBER	9644.01
SHEET	1

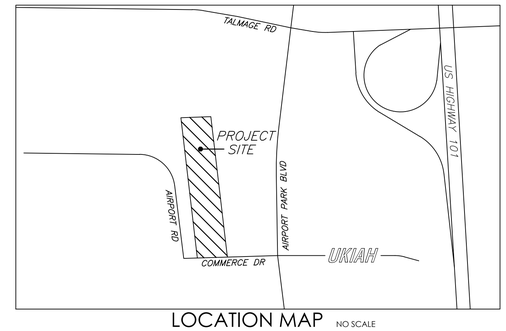
Dec 02,2020-3:10pm
C:\Users\lacozh\Desktop\CIVIL\9644.01 Fowler\ 9644.01 Planning Exhibit.dwg

PRELIMINARY IMPROVEMENT PLANS

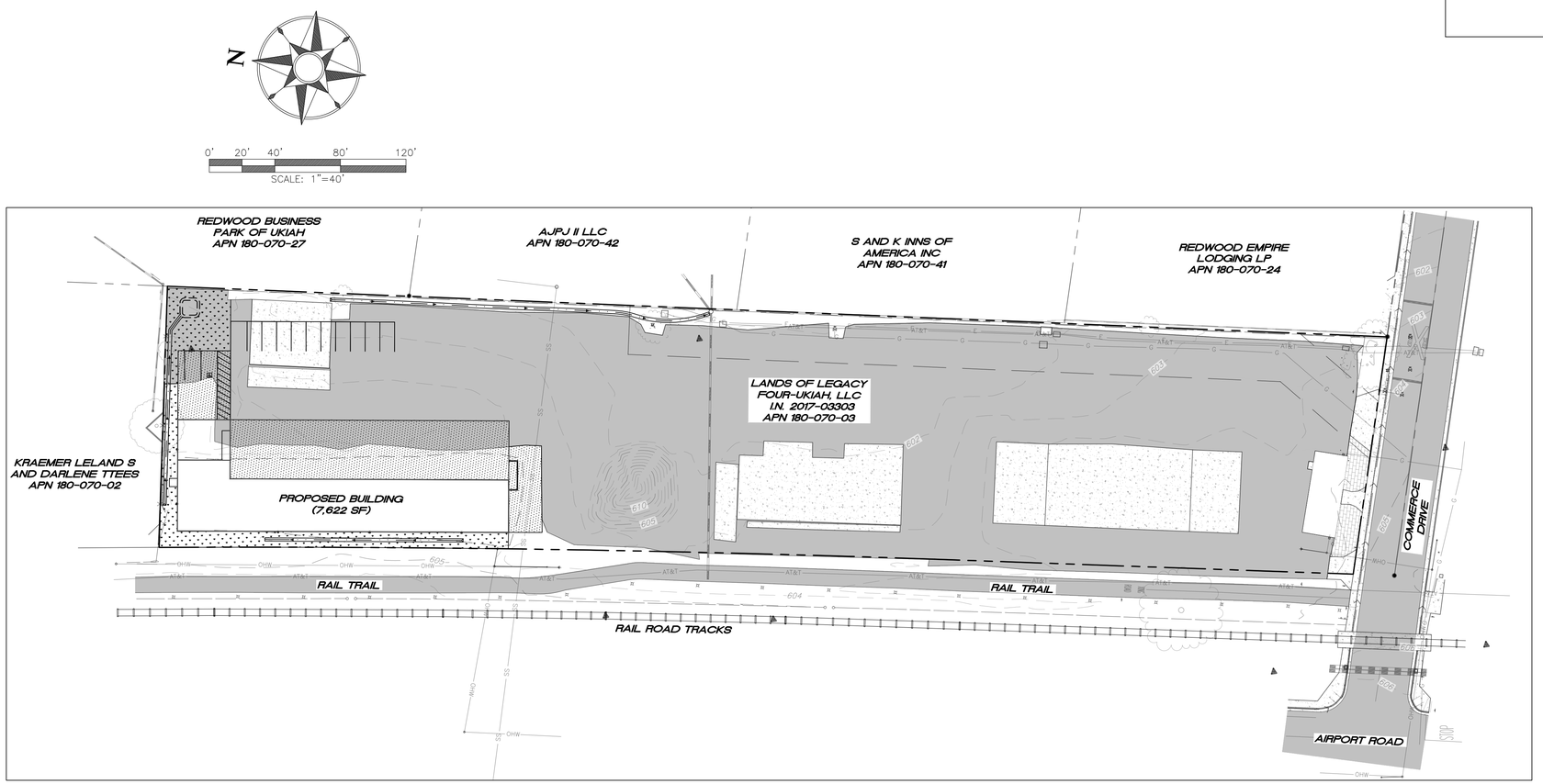
FOWLER AUTO CENTER

PROPOSED AUXILIARY BUILDING

1117 COMMERCE DRIVE, UKIAH, CA 95482
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 180-070-03



LOCATION MAP NO SCALE



SITE MAP SCALE: 1"=40'

SHEET INDEX

SHEET C1.0 COVER SHEET
SHEET C2.0 SITE PLAN
SHEET C3.0 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

PROJECT DATA

PROPERTY OWNER: FOWLER AUTO CENTER
1265 AIRPORT PARK BOULEVARD
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER: LACO ASSOCIATES
776 S. STATE ST., SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE: PROFESSIONAL OFFICE

EXISTING ZONING: PD-COMMERCIAL

PROPOSED LAND USE: INDUSTRIAL/AUTOMOTIVE COMMERCIAL

EXISTING ACREAGE: 2.53 ACRES

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

- EXISTING BOUNDARY LINE
- NEW EASEMENT
- FENCE LINE
- EXISTING AC PAVING
- EXISTING CONCRETE
- PROPOSED AC PAVING
- PROPOSED VEGETATED AREAS
- TREE DRIPLINE
- BUILDING LINE
- FLOW LINE

INV	INVERT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE
JP	UTILITY POLE
SCP	SURVEY CONTROL POINT
IP	IRON PIPE MONUMENT
EL	ELEVATION
(E)	EXISTING
BSL	BUILDING SETBACK LINE

SURVEY NOTES

BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK.
SURVEY CONTROL POINT #20 MAG NAIL ELEVATION=601.27

PREPARED UNDER THE SUPERVISION OF:

RODNEY L. WILBURN, JR. RCE 69388 DATE

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1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE, UKIAH, CA 95482

COVER SHEET

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	DECEMBER, 2020
JOB NUMBER	9644.01
DRAWING	C1.0

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

	EXISTING BOUNDARY LINE	INV	INVERT	EL	ELEVATION
	NEW EASEMENT	WM	WATER METER	(E)	EXISTING
— X — X —	FENCE LINE	SSMH	SANITARY SEWER MANHOLE	BSL	BUILDING SETBACK LINE
	PROPOSED AC PAVING	FL	FLOW LINE	FS	FINISH SLAB
	PROPOSED VEGETATED AREA	JP	UTILITY POLE	EP	EDGE OF PAVEMENT
		SCP	SURVEY CONTROL POINT	PAV	PAVEMENT
	TREE DRIPLINE	IP	IRON PIPE MONUMENT	SF	SQUARE FEET
	BUILDING LINE	DI	DRAINAGE INLET	LF	LINEAR FEET
	FLOW LINE	SF	SQUARE FEET		

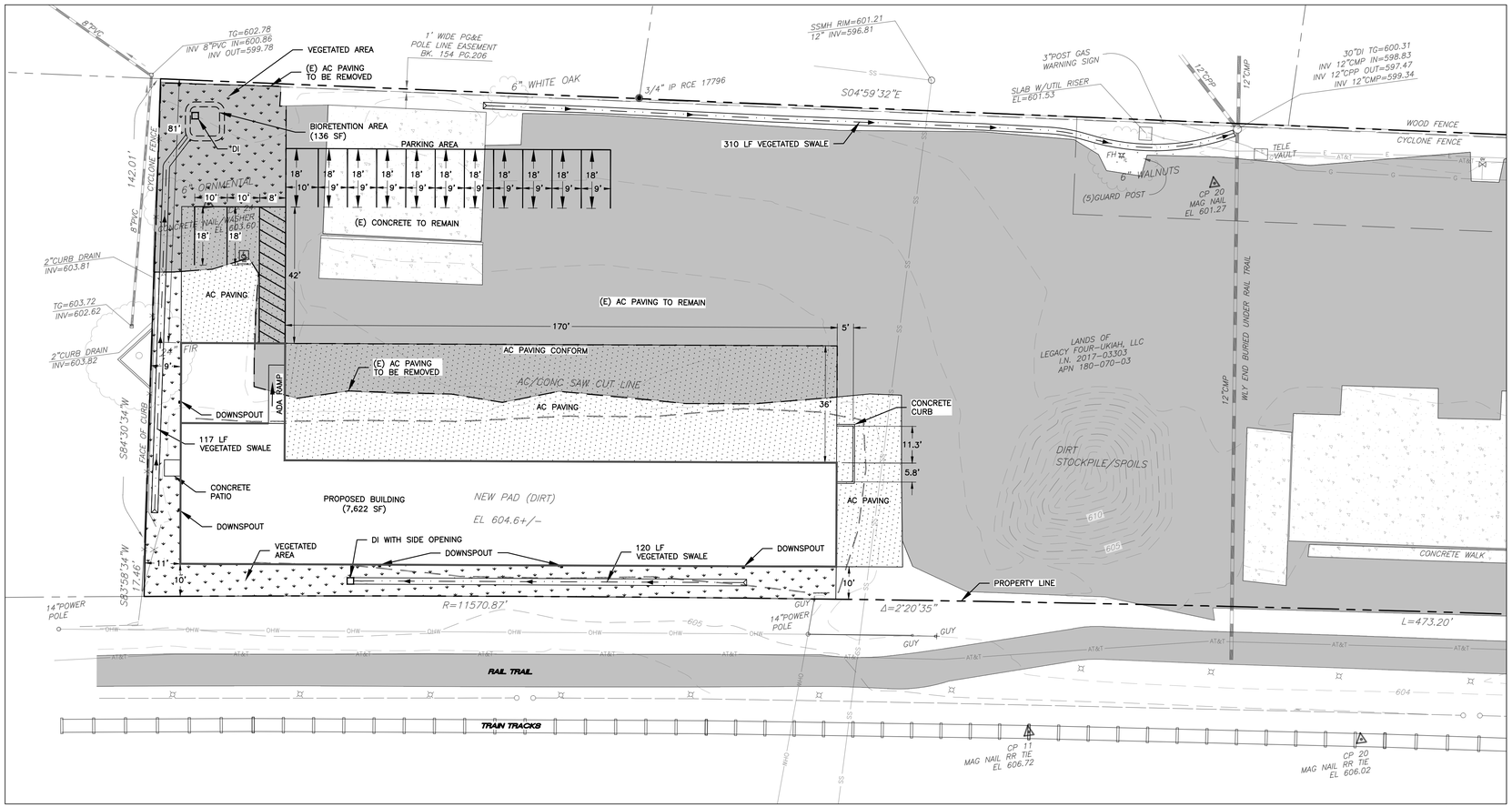
PARKINGK/STRIPING NOTES

1. TWO COATS 4" PAINTED WHITE PARKING LINES
2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC APPLIED PER CALTRANS STANDARDS.
3. 13 NEW PARKING STALLS (1 ADA PARKING STALL INCLUDED)

N

0' 10' 20' 40' 60'

SCALE: 1"=20'



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NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE, UKIAH, CA 95482

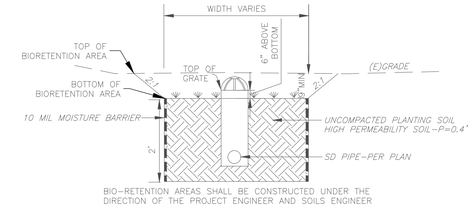
SITE PLAN

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	DECEMBER, 2020
JOB NUMBER	9644.01
DRAWING	C2.0

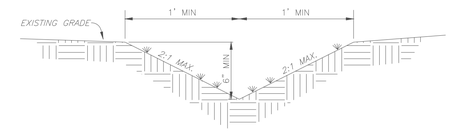
LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED

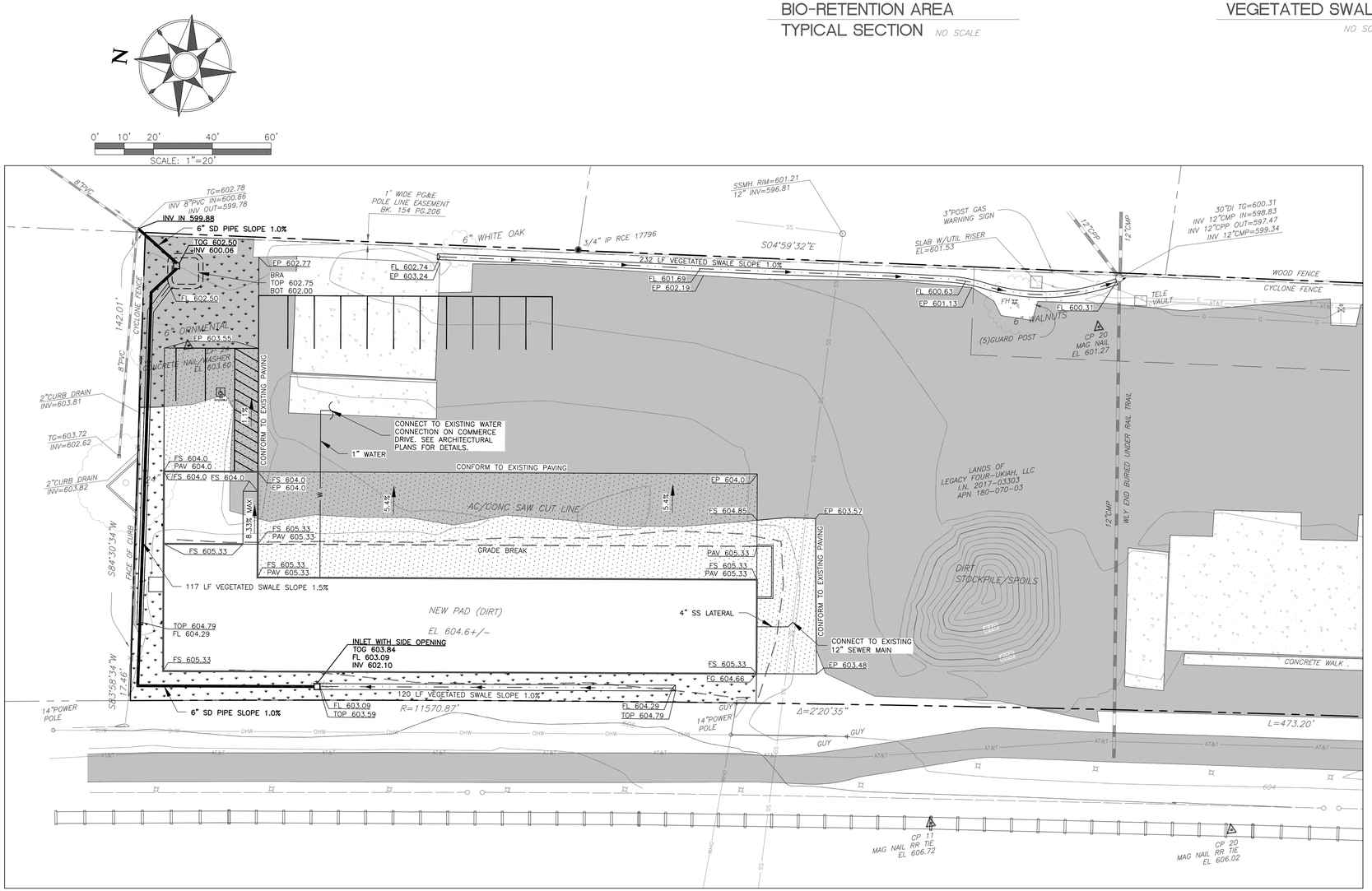
	EXISTING BOUNDARY LINE	*INV*	INVERT	*BOT*	BOTTOM
	NEW EASEMENT	*WM*	WATER METER	*TOG*	TOP OF GRATE
— X — X —	FENCE LINE	*SSMH*	SANITARY SEWER MANHOLE	*FG*	FINISH GRADE
	PROPOSED AC PAVING	*FL*	FLOW LINE	*SD*	STORM DRAIN
	PROPOSED VEGETATED AREAS	*JP*	UTILITY POLE	*SS*	SANITARY SEWER
	TREE DRIPLINE	*SCP*	SURVEY CONTROL POINT	*W*	WATER
	BUILDING LINE	*IP*	IRON PIPE MONUMENT	*LF*	LINEAR FEET
		EL	ELEVATION	*BRA*	BIORETENTION AREA
		(E)	EXISTING		
		BSL	BUILDING SETBACK LINE		
		FS	FINISH SLAB		
		EP	EDGE OF PAVEMENT		
		PAV	PAVEMENT		



BIO-RETENTION AREA
TYPICAL SECTION *NO SCALE*



VEGETATED SWALE
NO SCALE



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NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE, UKIAH, CA 95482

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	DECEMBER, 2020
JOB NUMBER	9644.01
DRAWING	C3.0

FOWLER AUTO CENTER AUXILIARY BUILDING

1117 COMMERCE DR, UKIAH, CA 95482

APN: 1800700300

ABBREVIATIONS

@	At	ID	Inside Diameter Dim.)
	Centerline	Insul.	Insulation
#	Pound or Number	Int.	Interior
AC	Acoustical	Jan.	Janitor
AD	Area Drain	Jt.	Joint
ADJ	Adjustable	Kit.	Kitchen
Alum.	Aluminum	Lam.	Laminate
APPRO	Approximate	Lav.	Lavatory
X.	Architectural	Lt.	Light
Arch.	Asbestos	M	Men
Asb.	Asphalt	Max.	Maximum
Asph.	Board	Mech.	Mechanical
BRD	Bituminous	Membr.	Membrane
Bitum.	Building	Met.	Metal
Bldg.	Block	MFR.	Manufacturer
Blk.	Blocking	MH	Manhole
Blkg.	Beam	Min.	Minimum
Bm.	Bottom	Mir.	Mirror
Bot.	Cabinet	Misc.	Miscellaneous
Cab.	Catch Basin	MO	Masonry Opening
CB	Cement	Mtd.	Mounted
Cem.	Ceramic	Mul.	Mullion
Cer.	Corner Guard	NIC	Not in Contract
CG	Ceiling	No. or #	Number
Clg.	Caulking	Nom.	Nominal
Clkg.	Closet	NTS	Not to scale
Cl.	Clear	OA	Overall
Clr.	Cased Opening	Obs.	Obscure
C.O.	Column	OC	On Center
Col.	Concrete	OD	Outside Diameter Dim.)
Conc.	Connection	Open.	Opening
Con.	Construction	OPP.	Opposite
Const.	Continuous	Prep.	Preparation
Cont.	Corridor	P. Lam.	Plastic Laminate
Cor.	Countersunk	Plast.	Plaster
Ctsk	Counter	Plywd	Plywood
Cntr.	Center	Pr.	Pair
Centr.	Double	Pt.	Point
DBL.	Department	PTD	Paper Towel Dispenser
Dept.	Drinking Fountain	Part.	Partition
D.F.	Detail	QT	Quarry Tile
Det.	Diameter	R	Riser
Dia.	Dimension	Rad.	Radius
Dim.	Dispenser	RD	Roof Drain
Disp.	Down	Ref.	Reference
Dn.	Door	Refr.	Refrigerator
Dr.	Down spout	Rgtr	Register
DS	Drawing	Reinf.	Reinforced
Dwg.	Each	Req.	Required
Ea.	Expansion Joint	Resil.	Resilient
EJ	Elevation	Rm.	Room
EL.	Electrical	RO	Rough Opening
Elect.	Elevator	RWL	Rain Water Leader
ELev.	Emergency	SC	Solid Core
Emer.	Enclosure	SCD	Seat Cover Dispenser
Encl.	Electrical Panel board	Sched.	Schedule
EP	Equal	SD	Soap Dispenser
Eq.	Equipment	Sect.	Section
Equip.	Electric Water Cooler	Sht.	Sheet
EWC	Existing	Sim.	Similar
E)	Exposed	SMD	See Mechanical Drawings
Exp.	Expansion	SND	Sanitary Napkin Disposal
Expan.	Exterior	Spec.	Specification
Ext.	Fire Alarm	SSD	See Structural Drawings
FA	Floor Drain	SSt	Stainless Steel
FD	Foundation	Sta.	Station
FDN	Fire Extinguisher	Std	Standard
FE	Fire Extinguisher Cab.	Stl.	Steel
FEC	Fire Hose Cabinet	Stor.	Storage
FHC	Finish	Struct.	Structural
Fin.	Floor	Susp.	Suspended
Fl.	Flashing	Sym.	Symmetrical
Flash.	Fluorescent	T	Tread
Fluor.	Face of	Tel.	Telephone
F.O.	Face of Concrete	T&G	Tongue and Groove
FOC	Face of Finish	Thk	Thick
FOF	Face of Studs	TOC	Top of Concrete
FOS	Fireproof	TOP	Top of Pavement
FPRF	Full Size	TOW	Top of Wall
FS	Foot or Feet	TTD	Toilet Tissue Dispenser
Ft	Footing	TV	Television
FTG	Furring	Typ.	Typical
Fur.	Future	Unf.	Unfinished
Fut.	Grab Bar	UON	Unless Otherwise Noted
G.B.	Glass	Vert.	Vertical
Gl.	Gypsum Board	Vest.	Vestibule
Gyp.	Hose Bib	W	Women
HB	Hollow Core	W/	With
HC	Hardwood	WC	Water Closet
HDWD	Hardware	WD	Wood
HDDWE	Horizontal	W/O	Without
Horiz.	Hour	WP	Waterproof
Hr.	Height	WSCT	Wainscot
Hgt.		Wt.	Weight

PROJECT DIRECTORY

OWNER
FOWLER AUTO CENTER
1265 AIRPORT PARK BLVD,
UKIAH, CA 95482

OWNER'S REPRESENTATIVE:
PETER RICHARDSON
PH: (707) 391-6425
PETER@PACIFIC.NET

ARCHITECT
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO, CA 94103

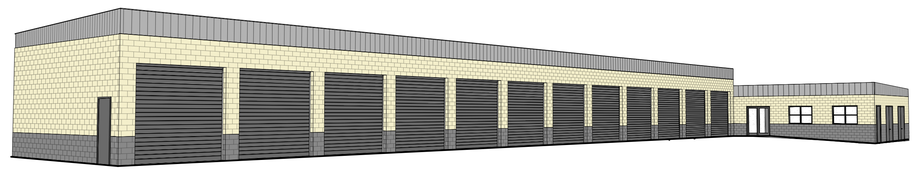
JOHN GOLDMAN
PH: (415) 391-1339
FAX: (415) 621-3393
JOHN@GOLDMANARCHITECTS.COM

CIVIL
LACO
776 S. STATE ST. SUITE 103
UKIAH, CA 95482

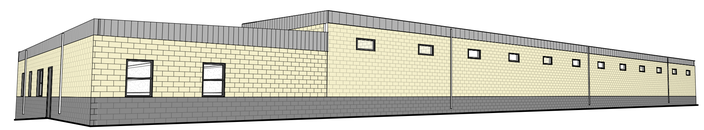
KEVIN A. DOBLE
PH: (707) 463-0222
DOBLEK@LACOASSOCIATES.COM

GEOTECHNICAL
TRANS TECH CONSULTANTS
GEOTECHNICAL ENGINEER
930 SHILOH RD, BLDG 44, SUITE J
WINDSOR, CA 95492

BILL WIGGINS
PH: (707) 837-8408
FAX: (707) 837-7334
BWIGGINS@TRANSTECHCONSULTANTS.COM



SOUTH EAST VIEW



NORTH WEST VIEW

PROJECT INFORMATION

PROJECT DESCRIPTION :	NEW BUILDING OF 12 AUTO BAYS PLUS SPARE PARTS AND TIRES STORAGE PLUS AN OFFICE AND RECORDS STORAGE. BUILDING USED TO PREPARE USED CARS FOR RESALE.
PROJECT ADDRESS :	1117 COMMERCE DRIVE UKIAH, CALIFORNIA
A.P.N. :	180-070-03-00
LOT SIZE :	1110,20 SQ.FT (2.53 ACRES)
OCCUPANCY TYPE :	S-1
NEW BUILDING :	7,616 SQ.FT (GROSS)
CONSTRUCTION TYPE :	TYPE III-B. NON-SPRINKLERED
CURRENT & PROPOSED ZONING :	PD COMMERCIAL
CURRENT LAND USE :	PROFESSIONAL OFFICE
PROPOSED LAND USE :	INDUSTRIAL/AUTOMOTIVE COMMERCIAL

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE

SYMBOL KEY

- DETAIL (1 / A-- DWG SHEET)
- EXTERIOR ELEVATION (1 / A-- DWG SHEET)
- SECTION / DETAIL (1 / A-- DWG SHEET)
- DOOR NUMBER (1)
- WINDOW TYPE (A)
- ROOM NAME NUMBER (ROOM NAME / NO.)
- INTERIOR ELEVATION (A ELEVATION; 1 / A-- DWG; B SHEET; C)
- ELEVATION POINT/DATUM
- REVISION # (1)
- PARTITION TYPE (P1)

VICINITY MAP

DRAWING LIST

Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	VIEWS
A0.2	TITLE 24 A
A0.3	TITLE 24 B
A0.4	TITLE 24 C
C1	TOPOGRAPHIC MAP BY LACO
A1.1	ENLARGED EXISTING / DEMO SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLAN
A2.2	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A4.1	PROPOSED BUILDING SECTIONS
A5.0	RESTROOM INTERIORS AND ENLARGED PLAN
A5.1	DETAILS
A5.2	EXTERIOR DETAILS
A6.0	DOOR AND WINDOW SCHEDULES
S1.0	GENERAL STRUCTURAL NOTES STANDARD DETAILS
S2.0	FOUNDATION PLAN & DETAILS
S2.1	ROOF FRAMING PLAN & DETAILS
S3.0	WALL ELEVATION

#	Revision Date

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

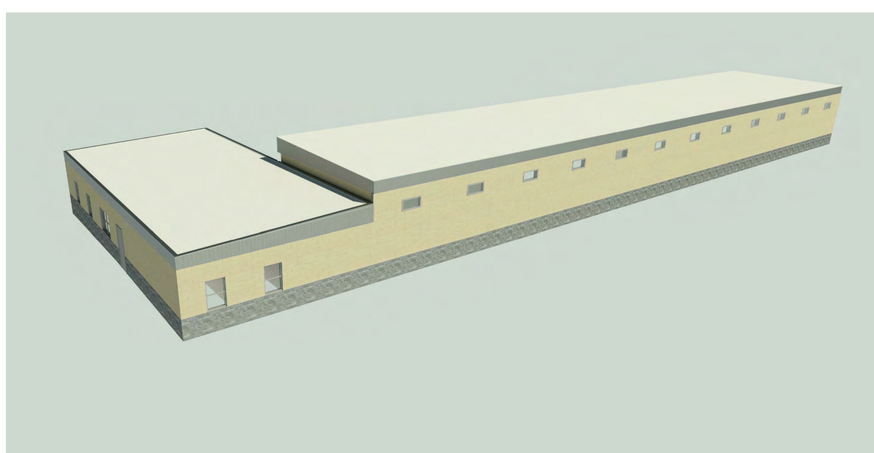
FOWLER AUTO CENTER AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

COVER SHEET

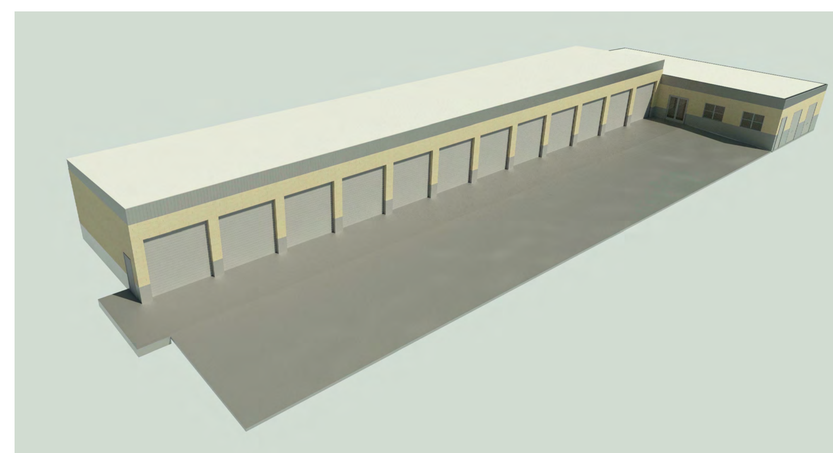
DATE:	12/10/2020
SCALE:	
DRAWN:	LG
JOB:	2002
SHEET:	A0.0
OF	SHEETS

SOUTH EAST CORNER VIEW

NORTH EAST CORNER VIEW



ARIAL VIEWS



ARIAL VIEWS

#	Revision Date

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

VIEWS

DATE:	12/10/2020
SCALE:	
DRAWN:	LG
JOB:	2002
SHEET:	

A0.1
OF SHEETS

Project Name:	FOWLER AUXILARY BUILDING OFFICE	NRCC-PRF-01-E	Page 1 of 13
Project Address:	1117 COMMERCE DRIVE UKIAH 95482	Calculation Date/Time:	09:26, Tue, Dec 08, 2020
Input File Name:	2055 GOLDMAN.cibd19x		

A. GENERAL INFORMATION

1.	Project Location (city)	UKIAH	8.	Standards Version	Compliance2019
2.	CA Zip Code	95482	9.	Compliance Software (version)	EnergyPro 8.2
3.	Climate Zone	2	10.	Weather File	UKIAH_725905_CZ2010.epw
4.	Total Conditioned Floor Area in Scope	348 ft^2	11.	Building Orientation (deg)	(E) 90 deg
5.	Total Unconditioned Floor Area	0 ft^2	12.	Permitted Scope of Work	NewEnvelopeAndMechanical
6.	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	Nonresidential
7.	Total # of dwelling units	0	14	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (see Table G)	☒	Performance	Covered Process: Commercial Kitchens	☐	Performance	*The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).*	
	☐	Not Included		☒	Not Included		
Mechanical (see Table H)	☒	Performance	Covered Process: Computer Rooms	☐	Performance	Indoor Lighting (Unconditioned)§140.6	*NRCC-LTI-E*
	☐	Not Included		☒	Not Included	Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☐	Performance	Covered Process: Laboratory Exhaust	☐	Performance	Sign Lighting §140.8	*NRCC -LTS-E*
	☒	Not Included		☒	Not Included	Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐	Performance				*Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☒	Not Included				Electrical Power Distribution S110.11	*NRCC-ELC-E is required*
Solar Thermal Water Heating (see Table I)	☐	Performance				Commissioning S120.8	*NRCC-CXR-E is required*
	☒	Not Included				Solar Ready S110.10	*NRCC-SRA-E is required*

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ^{2}-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	5.89	29.62	-23.73
Space Cooling	66.92	60.92	6.00
Indoor Fans	119.56	80.83	38.73
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	25.56	25.56	--
Indoor Lighting	41.41	41.41	--
ENERGY STANDARDS COMPLIANCE TOTAL	**259.34**	**238.34**	**21.00 (8.1%)**

[1] Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	119.98	119.98	--
Process	80.26	80.26	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**459.58**	**438.58**	**21.0 (4.6%)**

[1] Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	0.4	--	1.0	--	--
Space Cooling	0.6	0.5	0.1	--	--	--
Indoor Fans	1.4	1.0	0.4	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	0.3	0.3	0.0	--	--	--
Indoor Lighting	0.5	0.5	0.0	--	--	--
Compliance Total	**2.8**	**2.7**	**0.1**	**1.0**	**0.0**	**--**
Receptacle	1.5	1.5	0.0	--	--	--
Process	1.0	1.0	0.0	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**5.3**	**5.2**	**0.1**	**1.0**	**0.0**	**--**

C4. UNMET LOAD HOURS

This Section Does Not Apply

D. EXCEPTIONAL CONDITIONS

This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptively) before occupying.

The building does not include service water heating. Verify that service water heating is not required and is not included in the design.

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

E. HERS VERIFICATION

This Section Does Not Apply

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F. ADDITIONAL REMARKS

Standard Building (Compliance)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

1	2	3	4
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft^2)**	**Total Fenestration Area (ft^2)**	**Window to Wall Ratio (%)**
North-Facing[1]	138 ft^2	28 ft^2	20.3%
East-Facing[2]	0 ft^2	0 ft^2	00.0%
South-Facing[3]	0 ft^2	0 ft^2	00.0%
West-Facing[4]	0 ft^2	0 ft^2	00.0%
Total	**138 ft^2**	**28 ft^2**	**20.3%**
Roof	348 ft^2	0 ft^2	00.0%

Notes:
[1] North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
[2] East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
[3] South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
[4] West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

G2. CRRC ROOFING PRODUCT SUMMARY

This Section Does Not Apply

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Surface Name	**Surface Type**	**Area (ft^2)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**	**U-Factor / F-Factor / C-Factor**	**Status[1]**	**Description of Assembly Layers**
Slab On Grade7	UndergroundFloor	348	NA	0	NA	F-Factor: 0.730	N	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0
8 Concrete W/ R-139	ExteriorWall	138	Wood	13	NA	U-Factor: 0.103	N	Concrete - 140 lb/ft3 - 8 in. Wood framed wall, 16in. OC, 3.5in., R-13

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G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Surface Name	**Surface Type**	**Area (ft^2)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**	**U-Factor / F-Factor / C-Factor**	**Status[1]**	**Description of Assembly Layers**
R-30 Roof12	Roof	348	Wood	30	NA	U-Factor: 0.035	N	Single Ply Roofing - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 11.25in., R-30 Gypsum Board - 1/2 in.
Demising Wall14	InteriorWall	922	Wood	0	NA	U-Factor: 0.411	N	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 3.5in., R-0 Gypsum Board - 1/2 in.

[1] Status: N - New, A – Altered, E – Existing

G4. OPAQUE DOOR SUMMARY

This Section Does Not Apply

G5. FENESTRATION ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	**Fenestration Type / Product Type / Frame Type**	**Certification Method[1]**	**Assembly Method**	**Area ft^2**	**Overall U-factor**	**Overall SHGC**	**Overall VT**	**Status[2]**
Proposed Glazing	VerticalFenestration OperableWindow N/A	NFRC Rated	Manufactured	28	0.60	0.50	0.50	N

[1] Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A – Altered, E – Existing

G6. OVERHANG DETAILS

This Section Does Not Apply

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G7. FIN DETAILS

This Section Does Not Apply

H. HVAC SYSTEM SUMMARY

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

Dry System Equipment [1] (Fan & Economizer info included below in Table N)

1	2	3	4	5	6	7	8	9	10
Equipment Name	**Equipment Type**	**Qty**	**Heating**				**Cooling**		**Status[2]**
			Total Heating Output (kBtu/h)	**Supp Heat Source (Y/N)**	**Supp Heat Output (kBtuh)**	**Efficiency**	**Total Cooling Output (kBtu/h)**	**Efficiency**	
Office Mech System	MiniSplitHP (Split3Phase)	1	12	No	0	HSPF-8.00	12	SEER-14.00 / EER-12.00	N

[2] Status: N - New, A – Altered, E – Existing

H2. FAN SYSTEMS SUMMARY[1]

1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	**System Type**	**Design OA**	**Supply Fan**				**Return Fan**				**Economizer Type (if present)**	**Status[2]**
	packaged, DOAS, etc.	**CFM**	**CFM**	**BHP**	**Watts**	**Control**	**CFM**	**BHP**	**Watts**	**Control**		
Office Mech System	MiniSplitHP	0	200	0.100	87.2	ConstantVolume	NA	NA	NA	NA	NA	N

[2] Status: N - New, A – Altered, E – Existing

H3. EXHAUST FAN SUMMARY

1	2	3	4	5	6	7
System ID	**Zone Name**	**Qty**	**CFM**	**Motor BHP**	**Motor Watts**	**Total Static Pressure (in H20)**
Office Zone1	1-Office Zone	1	60	0.100	87.2	6.87

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply

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LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

TITLE 24 A

DATE: 12/10/2020
SCALE:
DRAWN: Author
JOB: 2002
SHEET:
A0.2
OF SHEETS

H5. SYSTEM SPECIAL FEATURES

1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

H6. MECHANICAL VENTILATION

1	2	3	4	5	6	7	8	9
Zone Name	Mechanical Ventilation							DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	
1-Office Zone	Office - Office space	0	1.74	0	52	60	348	NA

Multifamily or Hotel/Motel Occupancy? (if "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)	No
Does the Project include Zonal Systems?	Yes

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
			Heating	Cooling	Design	Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor
Office Mech System	1-Office Zone	MiniSplitHP	12.00	12.00	200	NA	NA	0.100	87.2	☐	☐

H8. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

I. DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY

I1. DHW EQUIPMENT SUMMARY

This Section Does Not Apply

I2. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS

This Section Does Not Apply

I3. SOLAR HOT WATER HEATING SUMMARY

This Section Does Not Apply

J. COVERED PROCESS SUMMARY

This Section Does Not Apply

K. INDOOR LIGHTING SUMMARY

This Section Does Not Apply

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Envelope	☒	☐	NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐
Mechanical	☒	☐	NRCI-MCH-01-E - Must be submitted for all buildings	☐	☐
Plumbing	☐	☒	NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance	☐	☐
	☐	☒	NRCI-PLB-03-E - Must be submitted for high-rise residential and hotel/motel single dwelling unit hot water system distribution systems to be recognized for compliance	☐	☐
	☐	☒	NRCI-PLB-21-E - Must be HERS verified for central systems in high-rise residential hotel/ motel application	☐	☐
	☐	☒	NRCI-PLB-22-E - Must be HERS verified for single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCI-STH-01-E - Must be submitted for solar hot water heating systems	☐	☐
Indoor Lighting	☐	☒	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance	☐	☐
Covered Process	☐	☒	NRCI-PRC-01-E - Must be submitted for all Covered Processes	☐	☐

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Envelope	☒	☐	NRCA-ENV-02-F - NRFC label verification for fenestration	☐	☐
	☐	☐	NRCA-ENV-03-F - Daylighting Design PAFs	☐	☐
Indoor Lighting	☐	☒	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls	☐	☐
	☐	☒	NRCA-LTI-03-A - Automatic Daylight Controls	☐	☐
	☐	☒	NRCA-LTI-04-A - Demand Responsive Lighting Controls	☐	☐
	☐	☒	NRCA-LTI-05-A - Institutional Tuning Power Adjustment Factor (PAF)	☐	☐
Covered Process	☐	☒	NRCA-PRC-02-F - Kitchen Exhaust	☐	☐
	☐	☒	NRCA-PRC-03-F - Garage Exhaust	☐	☐
	☐	☒	NRCA-PRC-12-F – Elevator Lighting and Ventilation Controls	☐	☐
	☐	☒	NRCA-PRC-13-F –Escalator and Moving Walkways Speed Control	☐	☐
	☐	☒	NRCA-PRC-14-F – Lab Exhaust Ventilation System	☐	☐
	☐	☒	NRCA-PRC-15-F - Fume Hood Automatic Sash Closures System	☐	☐

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Mechanical	☒	☐	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap	☐	☐
	☒	☐	NRCA-MCH-03-A Constant Volume Single Zone HVAC	☐	☐
	☐	☒	NRCA-MCH-04(a)-H Air Distribution Duct Leakage - HERS Verification required	☐	☐
	☐	☐	NRCA-MCH-04(b)-A Air Distribution Duct Leakage - ATT only	☐	☐
	☐	☒	NRCA-MCH-05-A Air Economizer Controls	☐	☐
	☐	☒	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints	☐	☐
	☐	☒	NRCA-MCH-07-A Supply Fan Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-08-A Valve Leakage Test	☐	☐
	☐	☒	NRCA-MCH-09-A Supply Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-10-A Hydronic System Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-11-A Automatic Demand Shed Controls	☐	☐
	☐	☒	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units	☐	☐
	☐	☒	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance	☐	☐
	☐	☒	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance	☐	☐
	☐	☒	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance	☐	☐
	☐	☒	NRCA-MCH-16-A Supply Air Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-17-A Condenser Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-18 Energy Management Control Systems	☐	☐
	☐	☒	NRCA-MCH-19 Occupancy Sensor Controls	☐	☐

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Mechanical	☐	☒	NRCV-MCH-04-H Duct Leakage Test	☐	☐
	☐	☒	NRCV-MCH-24-H Enclosure Air Leakage	☐	☐
	☐	☒	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation	☐	☐
	☐	☒	NRCV-MCH-32-H Local Mechanical Exhaust	☐	☐
Plumbing	☐	☒	NRCV-PLB-21-H - HERS verified central systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐

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LICENSED ARCHITECT
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No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

TITLE 24 B

DATE:	12/10/2020
SCALE:	
DRAWN:	Author
JOB:	2002
SHEET:	A0.3
OF	SHEETS

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Input File Name:	2055 GOLDMAN.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DAVID A. McCLAIN	Signature: David A. McClain	Digitally signed by David A. McClain DN: cn=David A. McClain, o, ou, email=davidmcclaint24@gmail.com, c=US Date: 2020.12.08 09:28:46 -08'00'
Company: Title 24 Data Corp.		
Address: 633 MONTEREY TRAIL & POB 2199	Signature Date: 2020-12-08	
City/State/Zip: FRAZIER PARK CALIFORNIA 93225-2199	CEA/ HERS Certification Identification (if applicable): CEA NR16-16-20033/R16-14-20096	
Phone: 800-237-8824		

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name:	Signature:		
Company: GOLDMAN ARCHITECTS			
Address: 172 RUSS STREET	Date Signed: Dec. 8, 2020		
City/State/Zip: SAN FRANCISCO CA 94103			
Phone: (415) 391- 1339	Title: Architect	License #:	C-14203
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE		
Company:			
Address:	Date Signed:		
City/State/Zip: CA			
Phone:	Title:	License #:	
Responsible Mechanical Designer Name: - specify -	Signature:		
Company: GOLDMAN ARCHITECTS			
Address: 172 RUSS STREET	Date Signed: Dec. 8, 2020		
City/State/Zip: SAN FRANCISCO CA 94103			
Phone: (415) 391- 1339	Title: Architect	License #:	C-14203

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: FOWLER AUXILARY BUILDING OFFICE	Date: 12/8/2020
System Name: Office Mech System	Floor Area: 348

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	12,000
Total Output (Btuh)	12,000
Output (Btuh/sqft)	34.5
Cooling System	
Output per System	12,000
Total Output (Btuh)	12,000
Total Output (Tons)	1.0
Total Output (Btuh/sqft)	34.5
Total Output (sqft/Ton)	347.8
Air System	
CFM per System	200
Airflow (cfm)	200
Airflow (cfm/sqft)	0.58
Airflow (cfm/Ton)	200.0
Outside Air (%)	30.0%
Outside Air (cfm/sqft)	0.17
Note: values above given at ARI conditions	

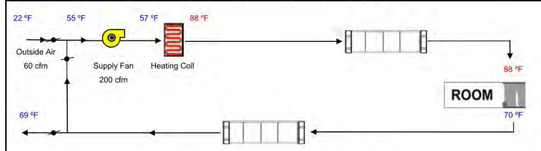
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	133	5,538	696	127	2,379
Return Vented Lighting		0			
Return Air Ducts		277			119
Return Fan		0			0
Ventilation	60	1,374	1,402	60	3,004
Supply Fan		307			-307
Supply Air Ducts		277			119
TOTAL SYSTEM LOAD		7,773	2,097		5,315

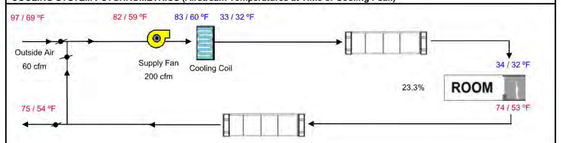
HVAC EQUIPMENT SELECTION

Mini Split Heat Pump		10,588	0	6,689
Total Adjusted System Output (Adjusted for Peak Design conditions)		10,588	0	6,689
TIME OF SYSTEM PEAK		Jul 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



#	Revision Date

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

TITLE 24 C

DATE:	12/10/2020
SCALE:	
DRAWN:	Author
JOB:	2002
SHEET:	A0.4
OF	SHEETS

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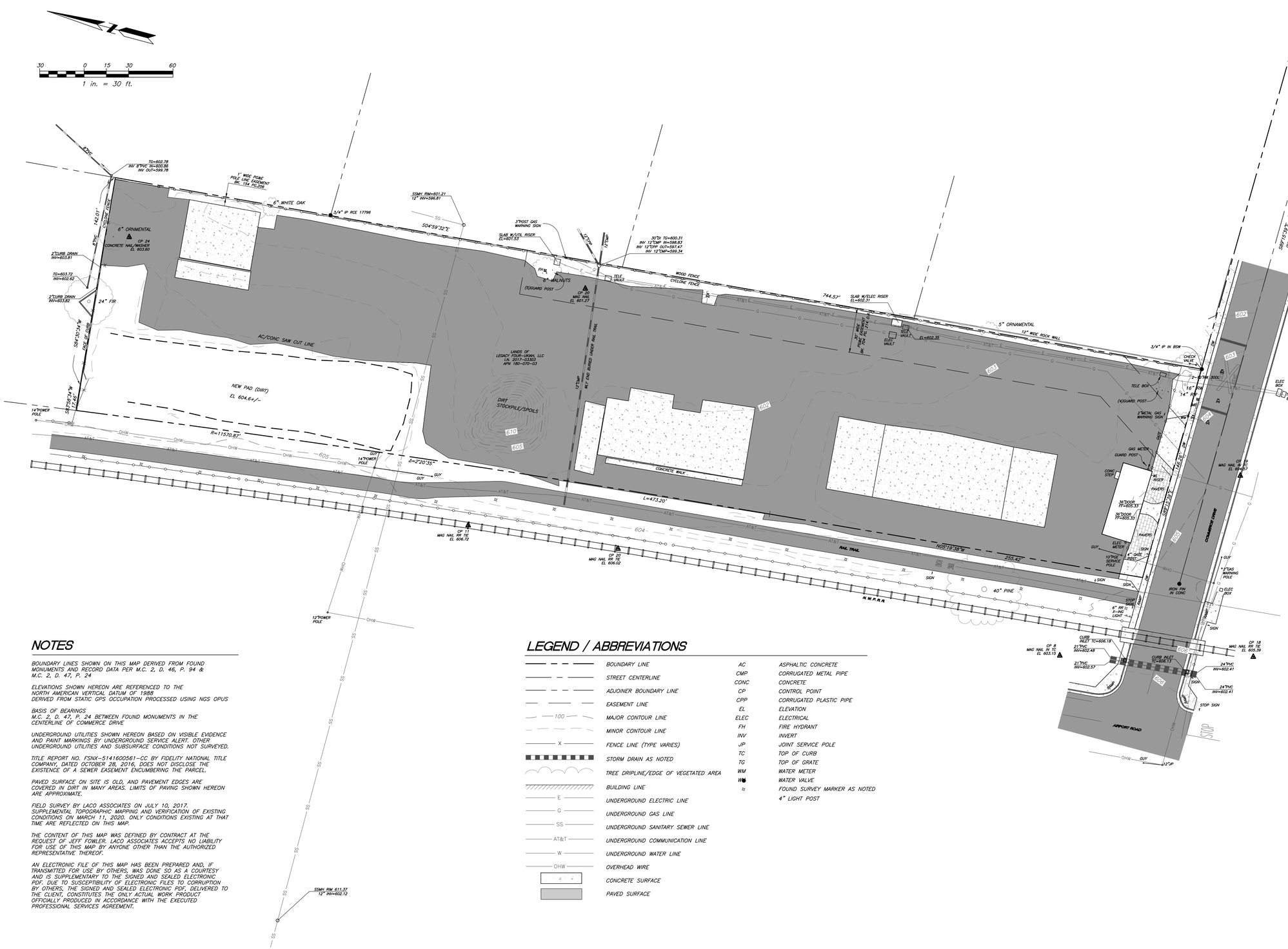


NOTES

BOUNDARY LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA PER M.C. 2, D. 46, P. 94 & M.C. 2, D. 47, P. 24

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 DERIVED FROM STATIC GPS OCCUPATION PROCESSED USING NGS OPUS

BASIS OF BEARINGS
M.C. 2, D. 47, P. 24 BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF COMMERCE DRIVE

UNDERGROUND UTILITIES SHOWN HEREON BASED ON VISIBLE EVIDENCE AND PAINT MARKINGS BY UNDERGROUND SERVICE ALERT. OTHER UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS NOT SURVEYED.

TITLE REPORT NO. FSNX-5141600561-CC BY FIDELITY NATIONAL TITLE COMPANY, DATED OCTOBER 28, 2016, DOES NOT DISCLOSE THE EXISTENCE OF A SEWER EASEMENT ENCUMBERING THE PARCEL.

PAVED SURFACE ON SITE IS OLD, AND PAVEMENT EDGES ARE COVERED IN DIRT IN MANY AREAS. LIMITS OF PAVING SHOWN HEREON ARE APPROXIMATE.

FIELD SURVEY BY LACO ASSOCIATES ON JULY 10, 2017. SUPPLEMENTAL TOPOGRAPHIC MAPPING AND VERIFICATION OF EXISTING CONDITIONS ON MARCH 11, 2020. ONLY CONDITIONS EXISTING AT THAT TIME ARE REFLECTED ON THIS MAP.

THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE REQUEST OF JEFF FOWLER. LACO ASSOCIATES ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANYONE OTHER THAN THE AUTHORIZED REPRESENTATIVE THEREOF.

AN ELECTRONIC FILE OF THIS MAP HAS BEEN PREPARED AND, IF TRANSMITTED FOR USE BY OTHERS, WAS DONE SO AS A COURTESY AND IS SUPPLEMENTARY TO THE SIGNED AND SEALED ELECTRONIC PDF. DUE TO SUSCEPTIBILITY OF ELECTRONIC FILES TO CORRUPTION BY OTHERS, THE SIGNED AND SEALED ELECTRONIC PDF, DELIVERED TO THE CLIENT, CONSTITUTES THE ONLY ACTUAL WORK PRODUCT OFFICIALLY PRODUCED IN ACCORDANCE WITH THE EXECUTED PROFESSIONAL SERVICES AGREEMENT.

LEGEND / ABBREVIATIONS

BOUNDARY LINE	
STREET CENTERLINE	
ADJOINER BOUNDARY LINE	
EASEMENT LINE	
100 MAJOR CONTOUR LINE	
MINOR CONTOUR LINE	
X FENCE LINE (TYPE VARIES)	
STORM DRAIN AS NOTED	
TREE DRIPLINE/EDGE OF VEGETATED AREA	
BUILDING LINE	
E UNDERGROUND ELECTRIC LINE	
G UNDERGROUND GAS LINE	
SS UNDERGROUND SANITARY SEWER LINE	
AT&T UNDERGROUND COMMUNICATION LINE	
W UNDERGROUND WATER LINE	
OHW OVERHEAD WIRE	
CONCRETE SURFACE	
PAVED SURFACE	

AC	ASPHALTIC CONCRETE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CP	CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
EL	ELEVATION
ELEC	ELECTRICAL
FH	FIRE HYDRANT
INV	INVERT
JP	JOINT SERVICE POLE
TC	TOP OF CURB
TG	TOP OF GRATE
WM	WATER METER
WV	WATER VALVE
	FOUND SURVEY MARKER AS NOTED
	4" LIGHT POST

LACO
EUREKA • UKIAH • SANTA ROSA • CHICO
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE
X	X	X	X	X

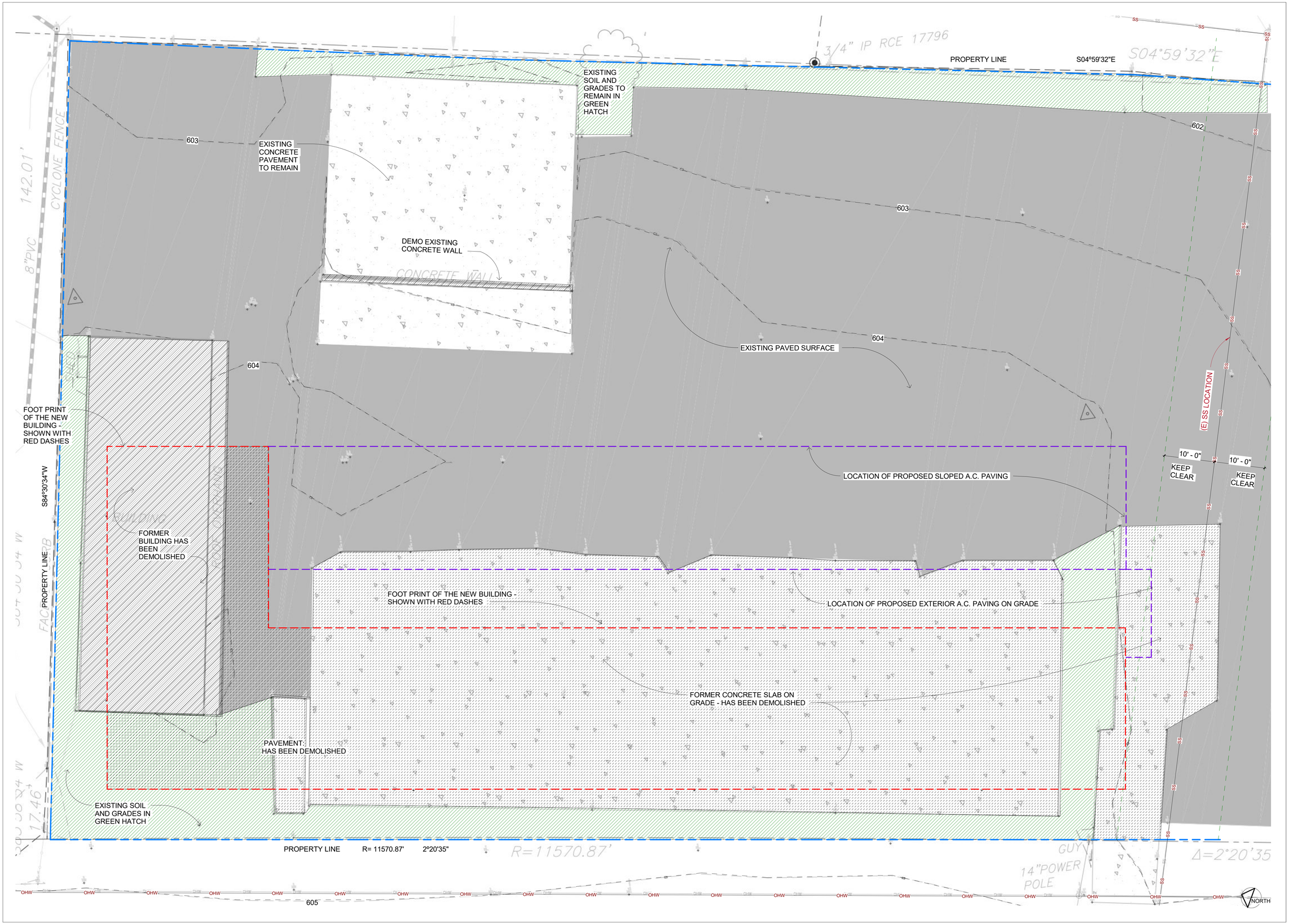
FOWLER AUTO DEALERSHIP FACILITY PLANNING
JEFF FOWLER
1117 COMMERCE DRIVE, UKIAH, CALIFORNIA

TOPOGRAPHIC MAP

PROFESSIONAL LAND SURVEYOR BRADLEY A. THOMAS 8520 STATE OF CALIFORNIA

DRAWN	DJC
CHECK	BAT
APPROVED	BAT
DATE	4-28-2020
JOB NUMBER	9644.00
SHEET	1
OF	1

Nov 05,2020-9:51am
C:\Users\vincent\Desktop\ 9644.01-SRV-TOPO-BASE.dwg



#	Revision Date

GOLDMAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

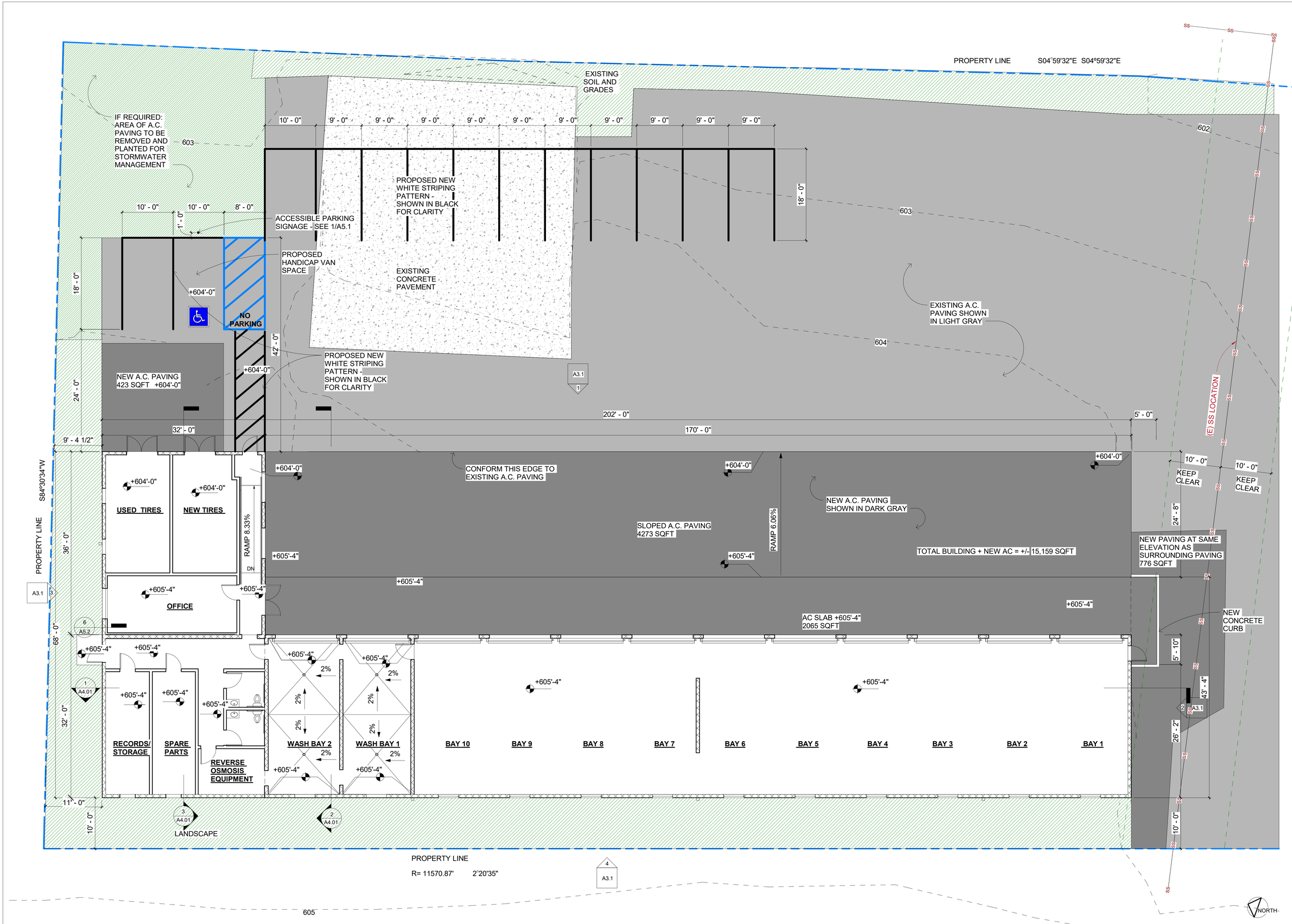
LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER AUXILIARY BUILDING

1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

ENLARGED EXISTING / DEMO SITE PLAN

DATE:	12/10/2020
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A1.1
OF	SHEETS



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172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

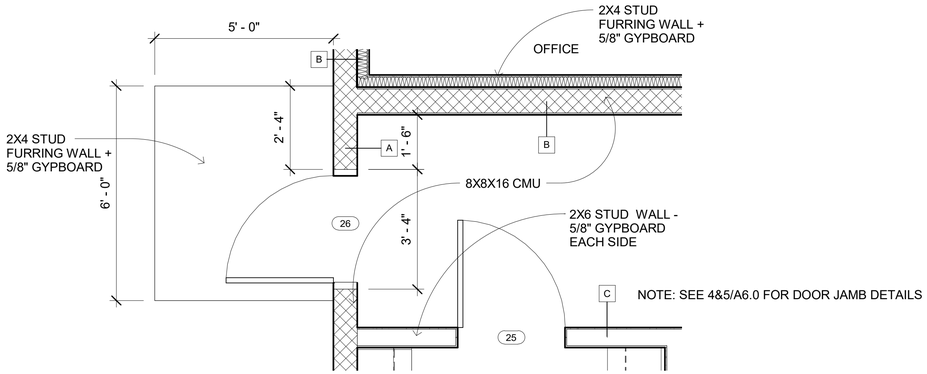
LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER AUXILIARY BUILDING

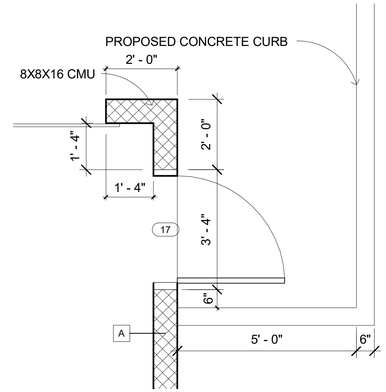
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED SITE PLAN

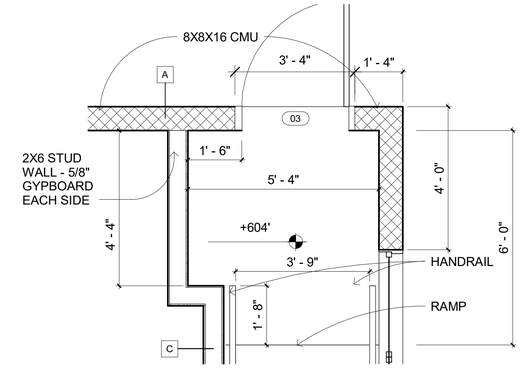
DATE:	12/10/2020
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A1.2
OF	SHEETS



4 **Proposed Floor Plan @ DOOR #25 & 26**
1/2" = 1'-0"



3 **Proposed Floor Plan @ DOOR #17**
1/2" = 1'-0"



2 **Proposed Floor Plan @ DOOR #3**
1/2" = 1'-0"

A - 8X8X16 CMU WALL

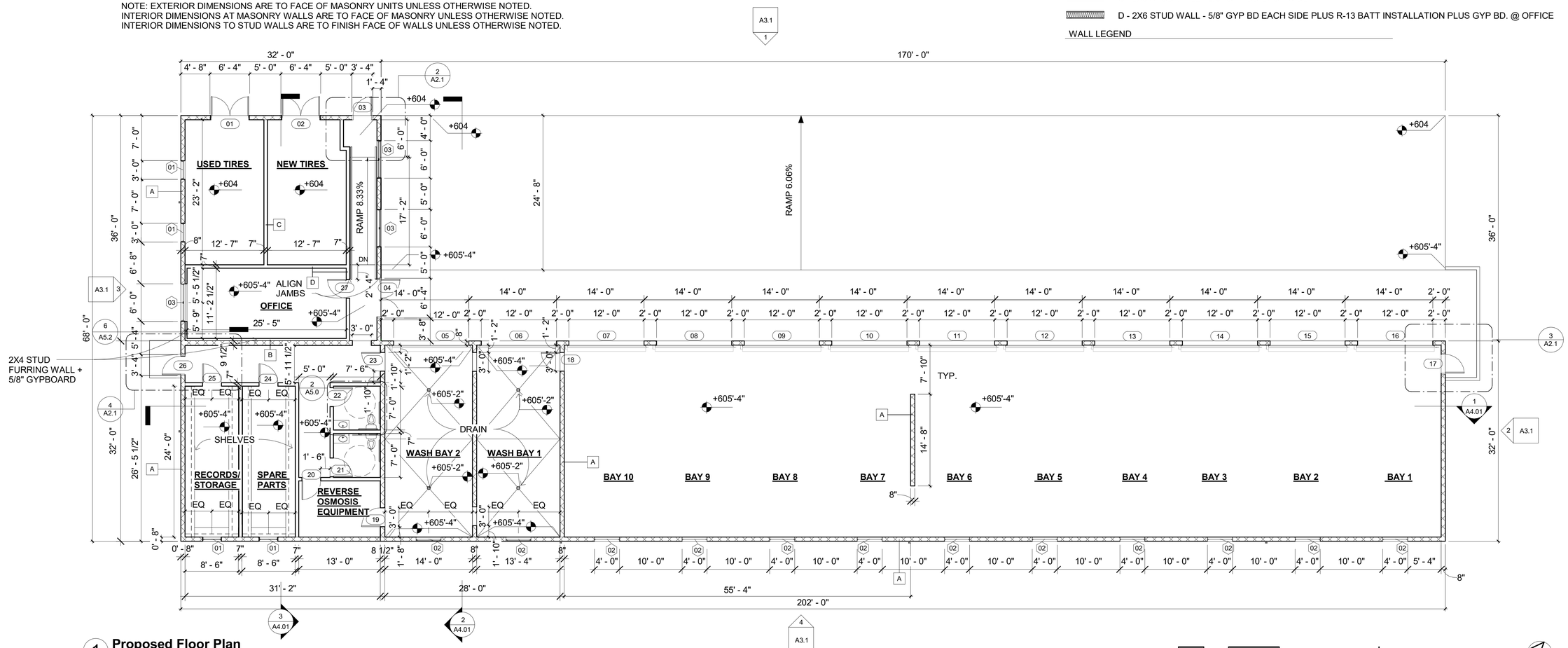
B - 8X8X16 CMU WALL PLUS 2X4 FURRING AND R-13 BATT INSTALLATION PLUS GYP BD. @ OFFICE

C - 2X6 STUD WALL - 5/8" GYP BD EACH SIDE

D - 2X6 STUD WALL - 5/8" GYP BD EACH SIDE PLUS R-13 BATT INSTALLATION PLUS GYP BD. @ OFFICE

WALL LEGEND

NOTE: EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY UNITS UNLESS OTHERWISE NOTED.
INTERIOR DIMENSIONS AT MASONRY WALLS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
INTERIOR DIMENSIONS TO STUD WALLS ARE TO FINISH FACE OF WALLS UNLESS OTHERWISE NOTED.



1 **Proposed Floor Plan**
1/8" = 1'-0"

#	Revision Date

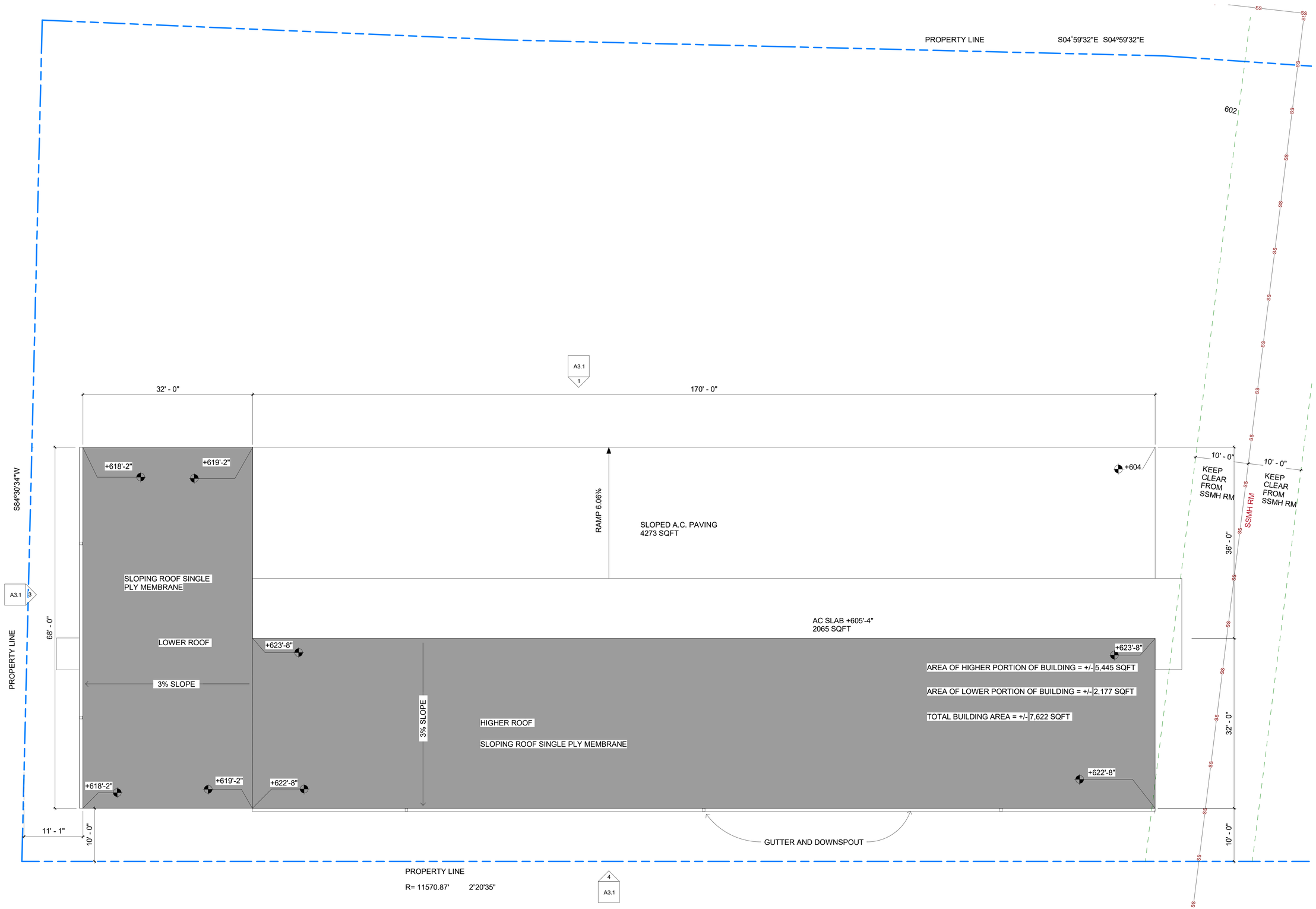
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED FLOOR PLAN

DATE:	12/10/2020
SCALE:	As indicated
DRAWN:	LG
JOB:	2002
SHEET:	A2.1
OF	SHEETS



#	Revision Date

GOLD MAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

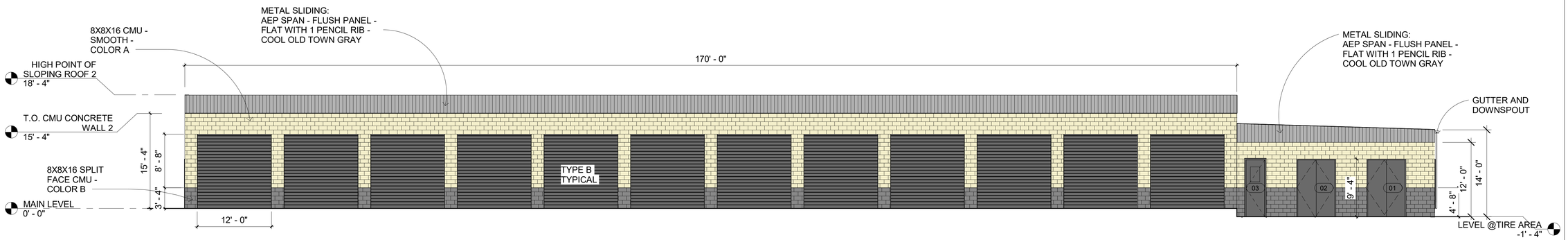
LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER AUXILIARY BUILDING

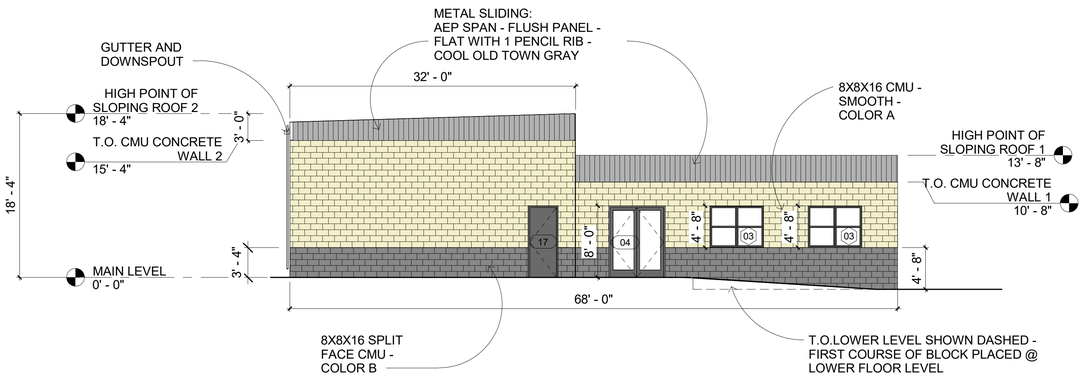
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED ROOF PLAN

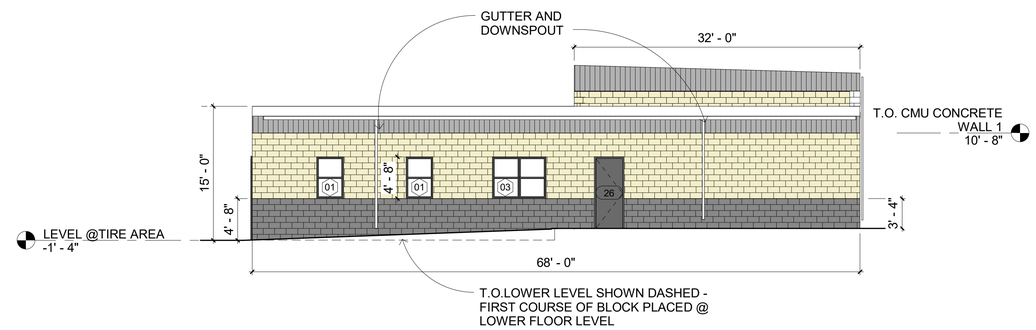
DATE:	12/10/2020
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A2.2
OF	SHEETS



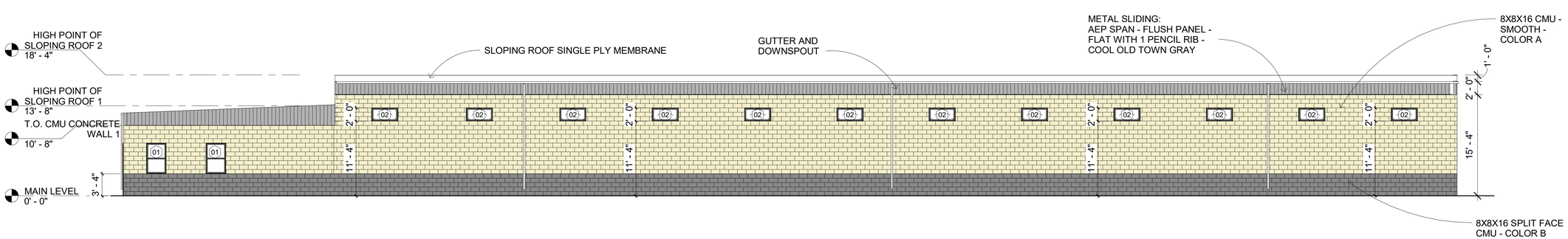
1 **EAST ELEVATION**
1/8" = 1'-0"



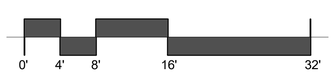
2 **SOUTH ELEVATION**
1/8" = 1'-0"



3 **NORTH ELEVATION**
1/8" = 1'-0"



4 **WEST ELEVATION**
1/8" = 1'-0"



#	Revision Date

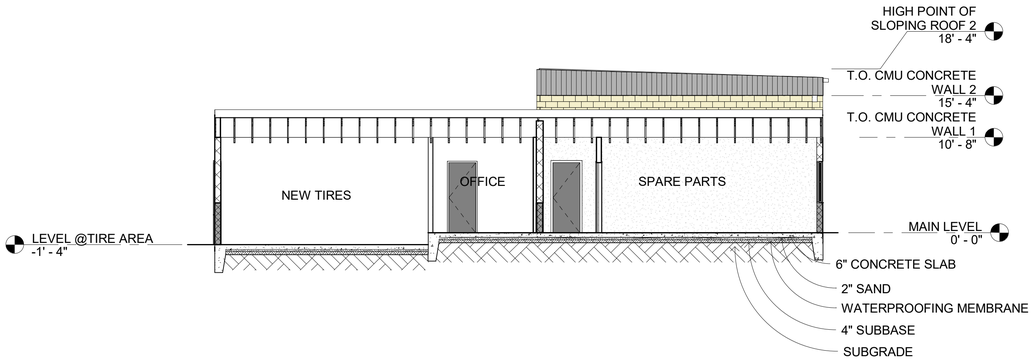
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

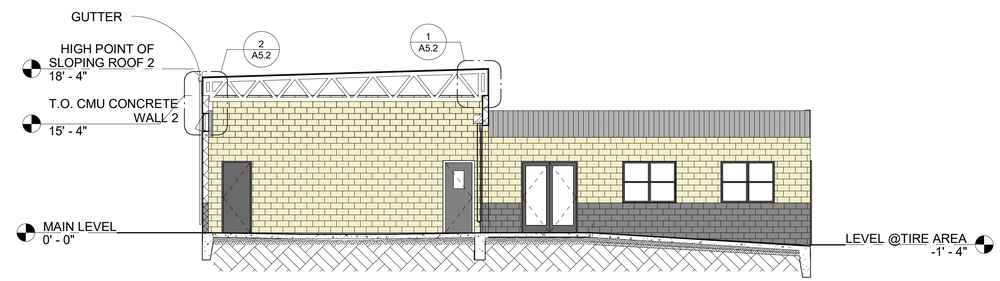
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED ELEVATIONS

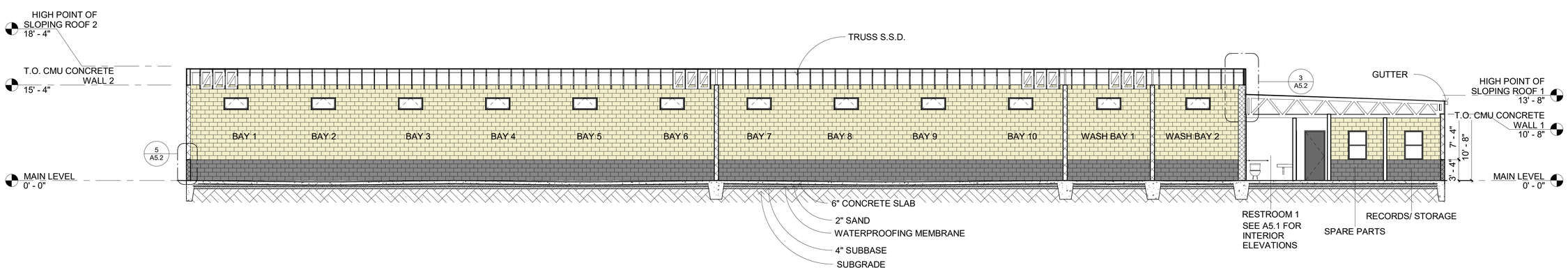
DATE:	12/10/2020
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A3.1
OF	SHEETS



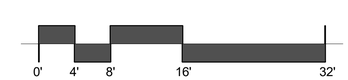
3 **Section 3**
1/8" = 1'-0"



2 **Section 1**
1/8" = 1'-0"



1 **Section 2**
1/8" = 1'-0"



#	Revision Date

GOLD MAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
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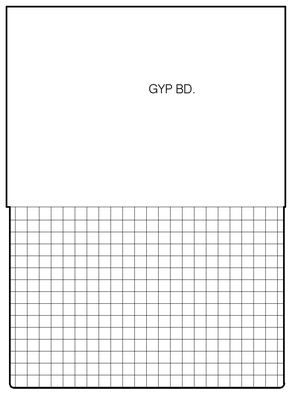
STATE OF CALIFORNIA

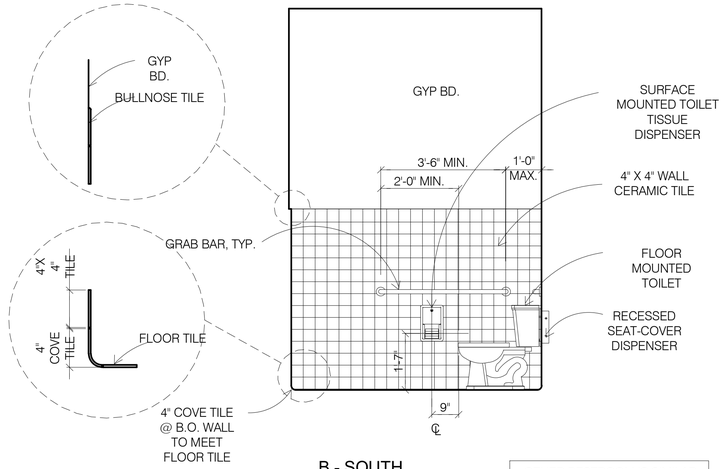
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED BUILDING SECTIONS

DATE:	12/10/2020
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A4.1
OF	SHEETS

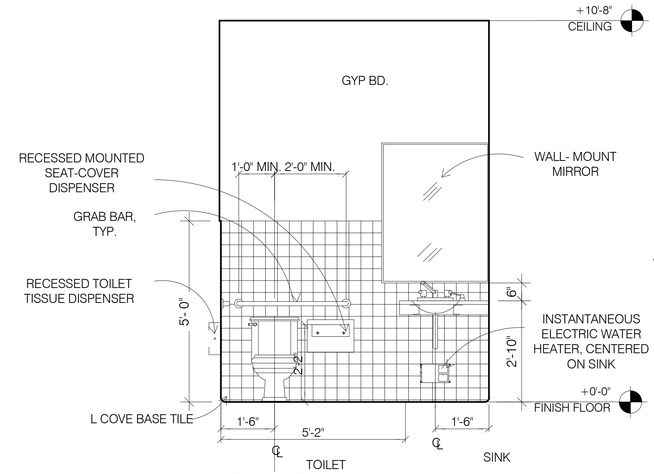


A- EAST

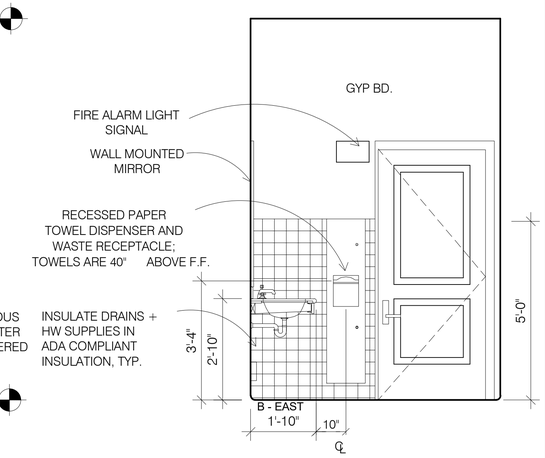


B - SOUTH

OTHER RESTROOM IS SIMILAR

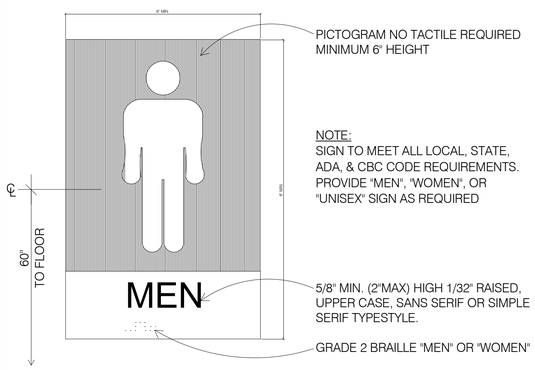


C - WEST

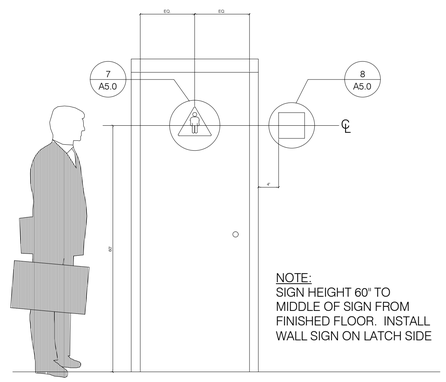


D- NORTH

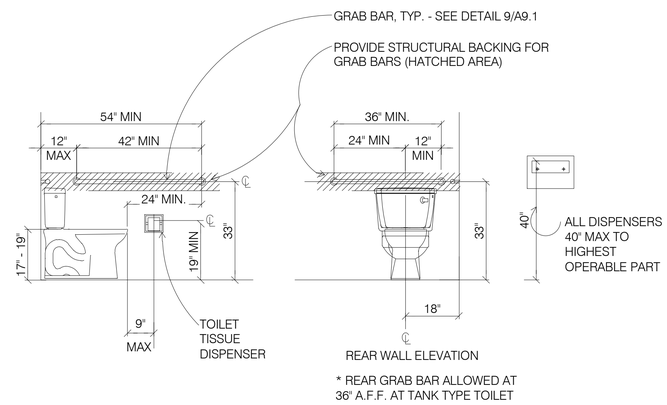
1 A5.0 **RESTROOM INTERIOR ELEVATION**
SCALE:1/2" = 1-0"



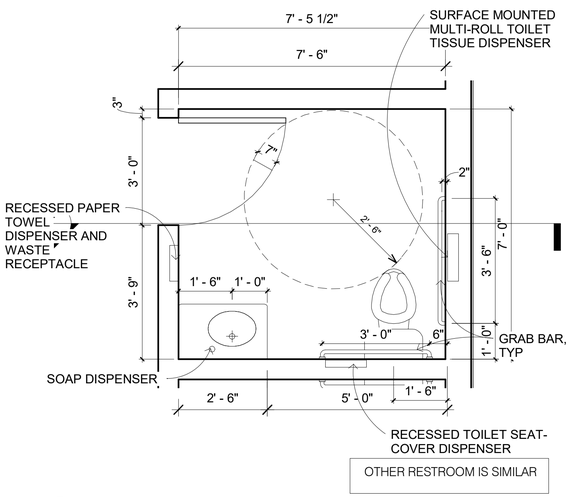
8 A5.0 **WALL MOUNTED SIGNAGE**
SCALE: 1-1/2" = 1-0"



6 A5.0 **ACCESSIBILITY SIGNAGE DETAIL**
SCALE: 1-1/2" = 1-0"

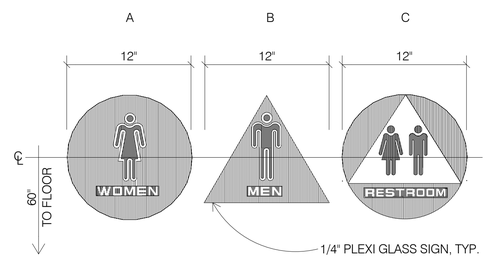


4 A5.0 **GRAB BAR & TOILET DETAILS**
SCALE: 1/2" = 1-0"



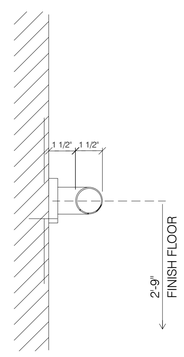
OTHER RESTROOM IS SIMILAR

2 A5.0 **RESTROOM ENLARGED PLAN**
SCALE: 1/2" = 1-0"



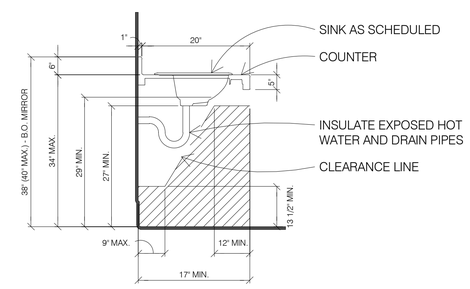
NOTE:
SIGN TO MEET ALL LOCAL, STATE, ADA, & CBC CODE REQUIREMENTS.

7 A5.0 **DOOR MOUNTED SIGNAGE**
SCALE: 1-1/2" = 1-0"



NOTES:
1. PROVIDE SMOOTH GRAB BARS WITH NO SHARP CORNERS
2. DESIGN TO COMPLY WITH 250# MIN. STRUCTURAL LOAD REQUIREMENTS.

5 A5.0 **GRAB BAR DETAIL**
Scale: N.T.S.



NOTE: HATCHED AREA MUST REMAIN CLEAR OF ALL OBSTRUCTIONS

3 A5.0 **LAVATORY DETAIL**
SCALE: 3/4" = 1-0"

#	Revision Date

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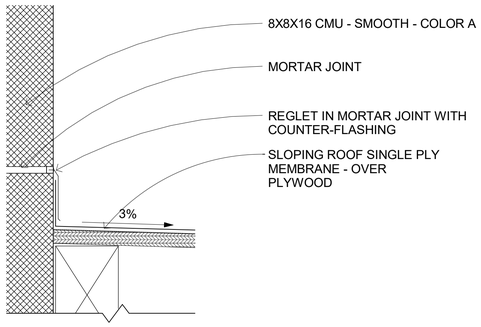
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

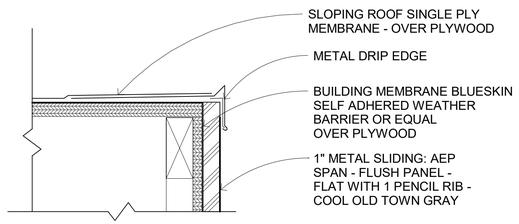
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

RESTROOM INTERIORS AND ENLARGED PLAN

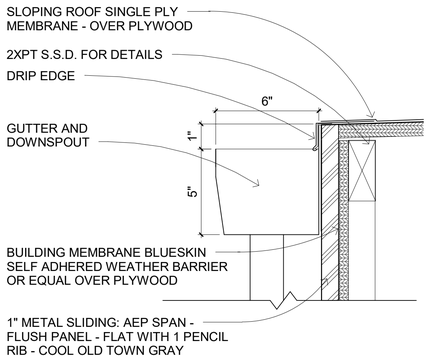
DATE:	12/10/2020
SCALE:	1/2" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A5.0
OF	SHEETS



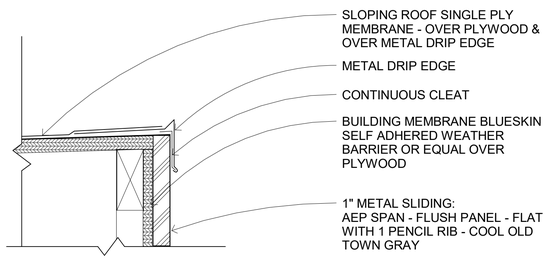
7 EDGE OF THE ROOF @ WALL
3" = 1'-0"



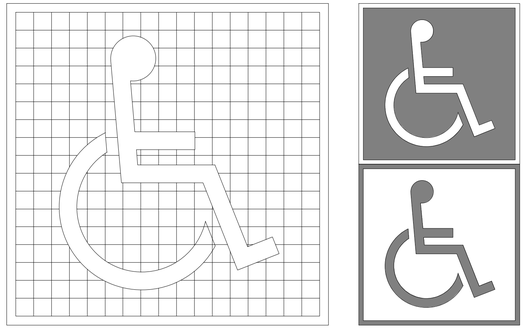
8 ROOF EDGE DETAIL
3" = 1'-0"



9 GUTTER DETAIL
3" = 1'-0"



10 EDGE OF THE ROOF DETAIL
3" = 1'-0"



SYMBOL PROPORTIONS

DISPLAY CONDITIONS

THIS DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

4 (A5.1) INTERNATIONAL ACCESSIBILITY SYMBOL
SCALE: 1-1/2" = 1'-0"

WHERE A TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONG SIDE THE DOOR AT THE LATCH SIDE.

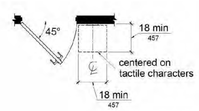
WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.

WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF A DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

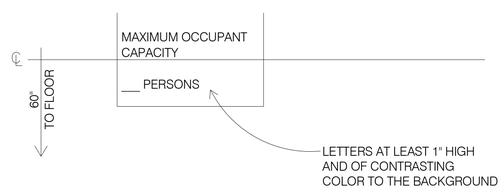
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE.

SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.



LOCATION OF TACTILE SIGNS AT DOOR

5 (A5.1) TACTILE/BRAILLE SIGNS LOCATION
SCALE: N.T.S.



RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

CHARACTERS SHALL BE UPPERCASE.

CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FONTS.

CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

6 (A5.1) OCCUPANT LOAD SIGN
SCALE: 1-1/2" = 1'-0"

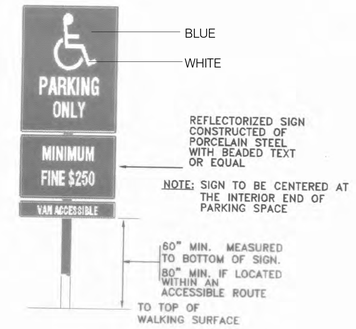
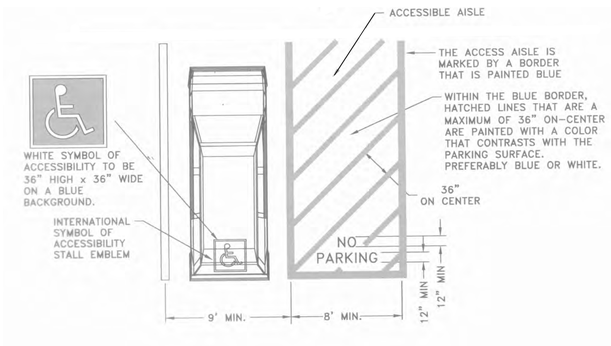


Fig. CD-21F
Parking Space Identification Signs

1 (A5.1) ACCESSIBLE PARKING SIGNAGE
SCALE: N.T.S.



2 (A5.1) VAN ACCESSIBLE PARKING REQUIREMENTS
SCALE: N.T.S.

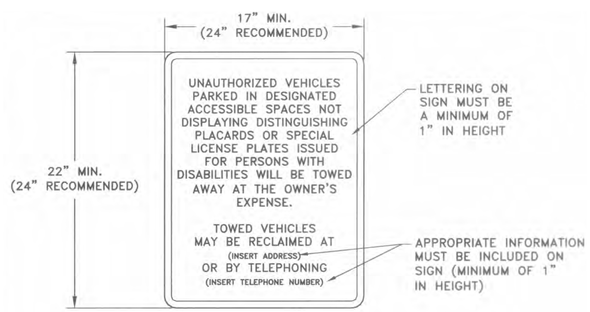


Fig. CD-21G
Additional Signage Warning Unauthorized Vehicles
Not to Park in Accessible Parking Spaces - Optional

3 (A5.1) ACCESSIBLE WARNING SIGNAGE
SCALE: N.T.S.

#	Revision Date

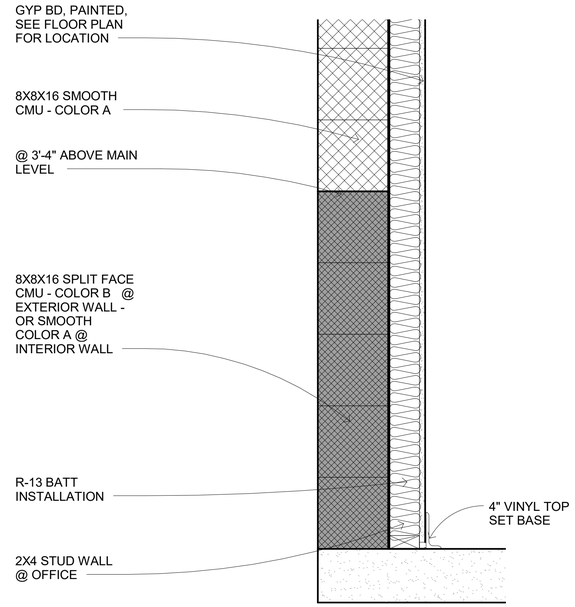
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

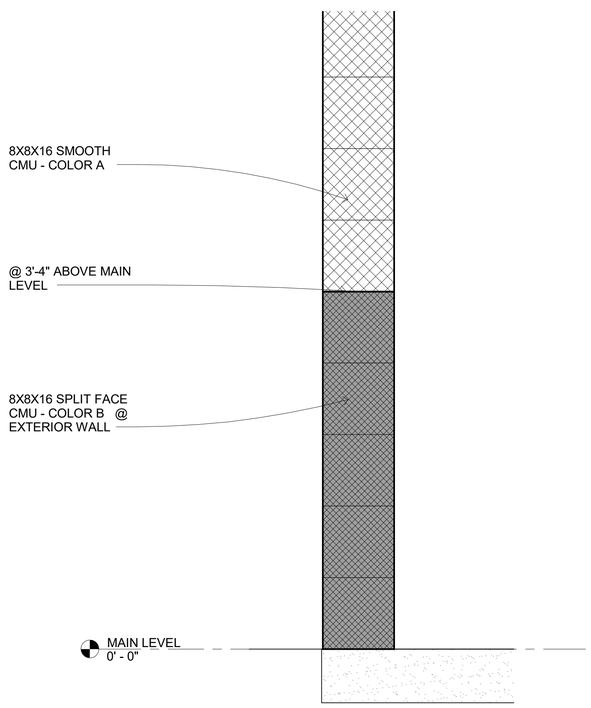
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

DETAILS

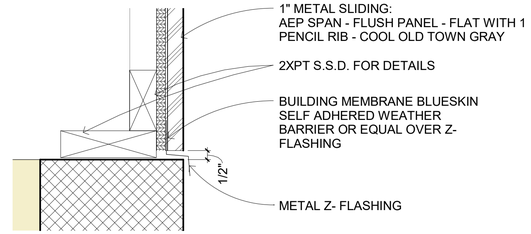
DATE:	12/10/2020
SCALE:	3" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A5.1
OF	SHEETS



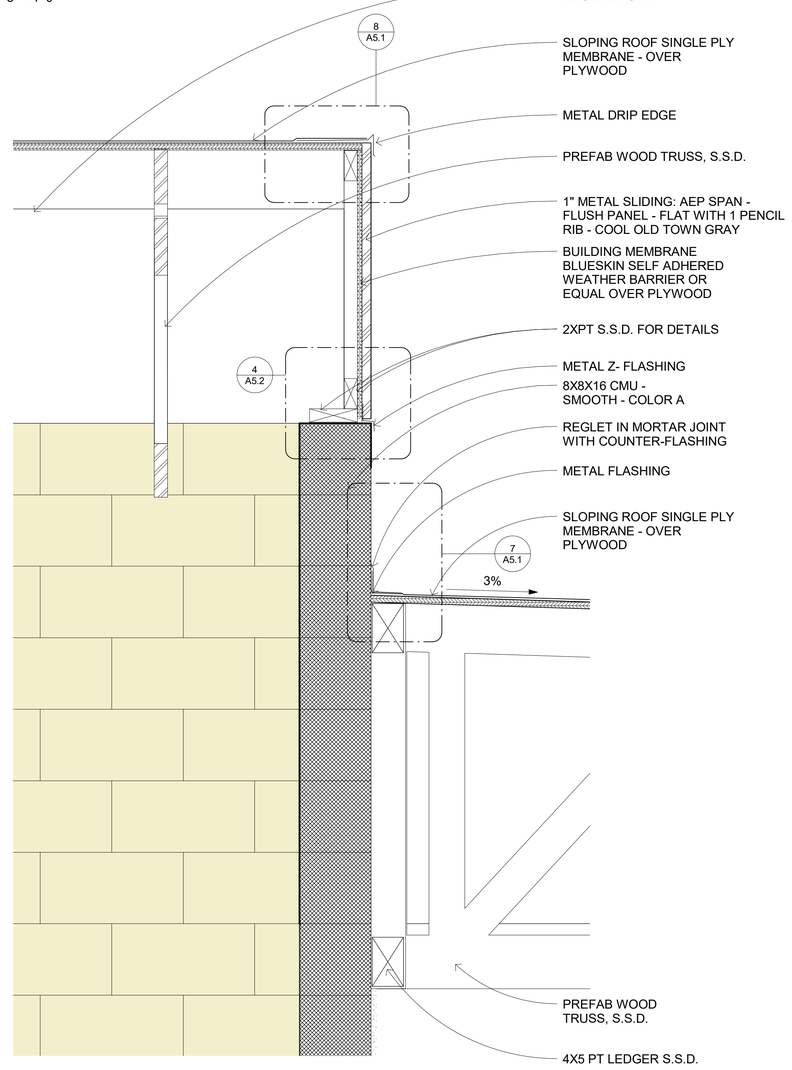
6 **OFFICE WALL DETAIL**
1 1/2" = 1'-0"



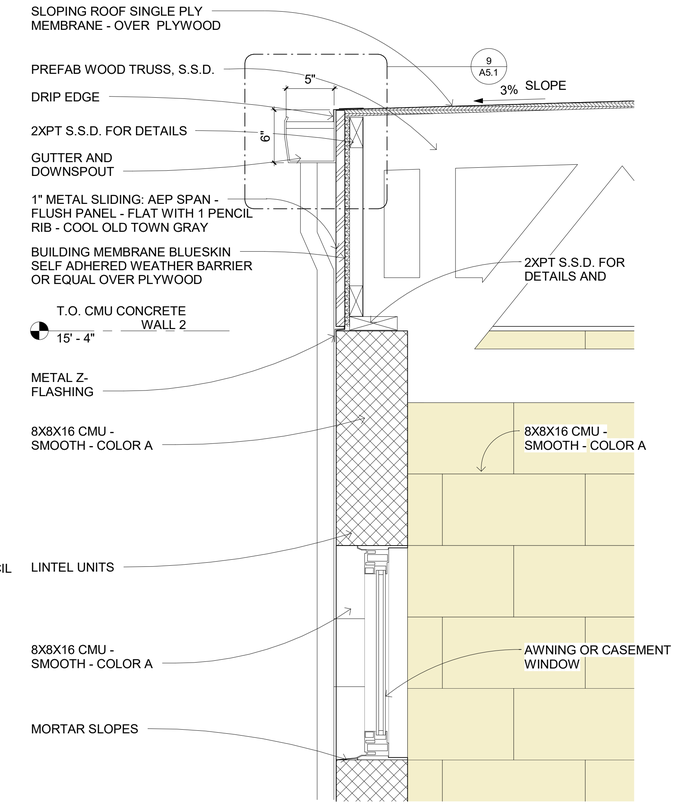
5 **DETAIL @ CMU**
1 1/2" = 1'-0"



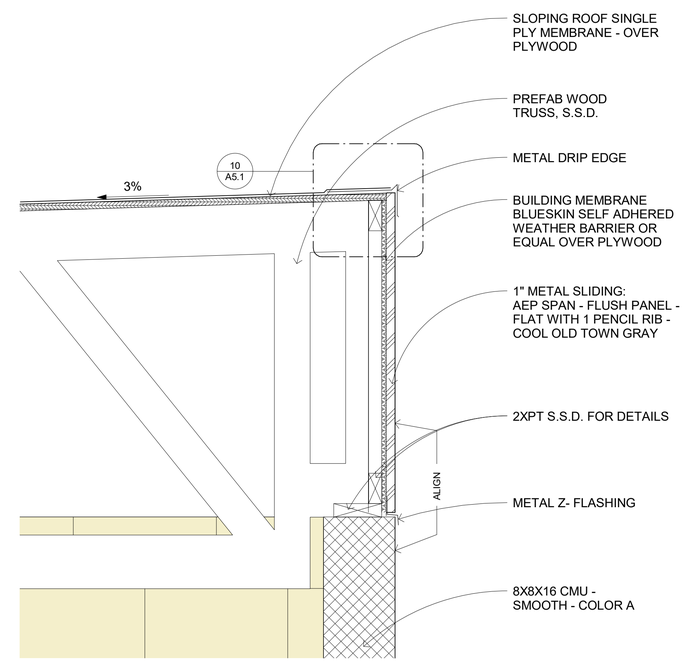
4 **DETAIL @ TOP OF CMU WALLS**
3" = 1'-0"



3 **ROOF TO WALL DETAIL**
1 1/2" = 1'-0"



2 **TYPICAL ROOF EDGE AND WINDOW DETAIL**
1 1/2" = 1'-0"



1 **TYPICAL ROOF EDGE DETAIL**
1 1/2" = 1'-0"

#	Revision Date

GOLDMAN ARCHITECTS
172 RUSS STREET
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LICENSED ARCHITECT
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No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

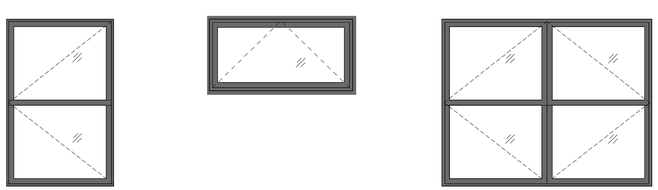
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

EXTERIOR DETAILS

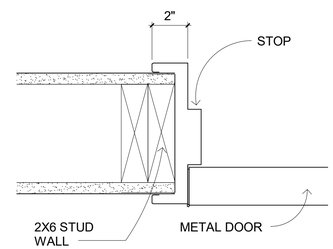
DATE:	12/10/2020
SCALE:	As indicated
DRAWN:	LG
JOB:	2002
SHEET:	A5.2
OF	SHEETS

Door Schedule										
Door Number	Type	Door				Frame		Comments	Exterior Door	Keynote
		Width	Height	Thickness	Material	Material	Finish			
01	A	6' - 0"	9' - 2"	0' - 1 3/4"	METAL					6/A6.0
02	A	6' - 0"	9' - 2"	0' - 1 3/4"	METAL					6/A6.0
03	G	3' - 0"	9' - 2"	0' - 1 3/4"	METAL					6/A6.0
04	C	6' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
05	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
06	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
07	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
08	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
09	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
10	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
11	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
12	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
13	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
14	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
15	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
16	B	12' - 0"	12' - 0"	0' - 0 3/4"	METAL			OVERHEAD ROLLING DOOR		
17	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
18	D	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
19	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
20	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
21	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
22	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
23	D	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
24	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
25	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
26	G	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					6/A6.0
27	E	3' - 0"	7' - 10"	0' - 1 3/4"	METAL					5/A6.0

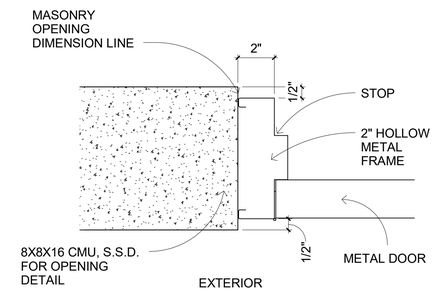
Window Schedule								
Type Mark	R.O.		Operation	Material	Sill Height	Head Height	Comments	Keynote
	Width	Height						
01	3' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
01	3' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
01	3' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
01	3' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
02	4' - 0"	2' - 0"	AWNING		11' - 4"	13' - 4"		1a&2a/A6.0
03	6' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
03	6' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1a&2a/A6.0
03	6' - 0"	4' - 8"	CASEMENT		3' - 4"	8' - 0"		1b&2b/A6.0



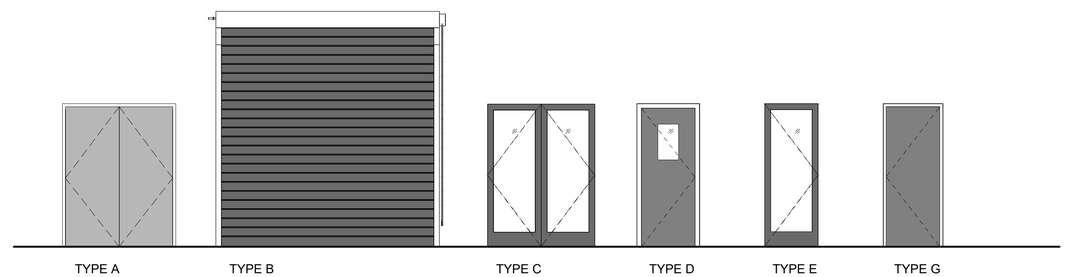
3 **WINDOW TYPES**
1/2" = 1'-0"



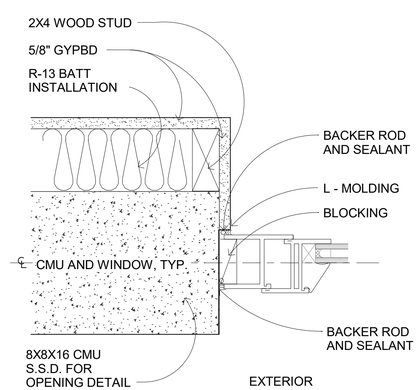
5 **TYPICAL HOLLOW METAL DOOR JAMB @ STUD WALLS**
3" = 1'-0"



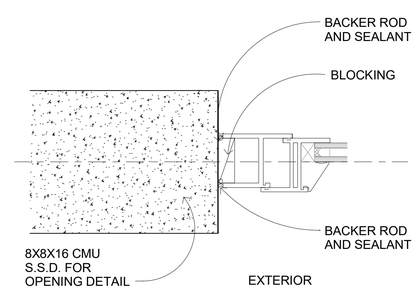
6 **TYPICAL HOLLOW METAL DOOR JAMB @ MASONRY WALLS**
3" = 1'-0"



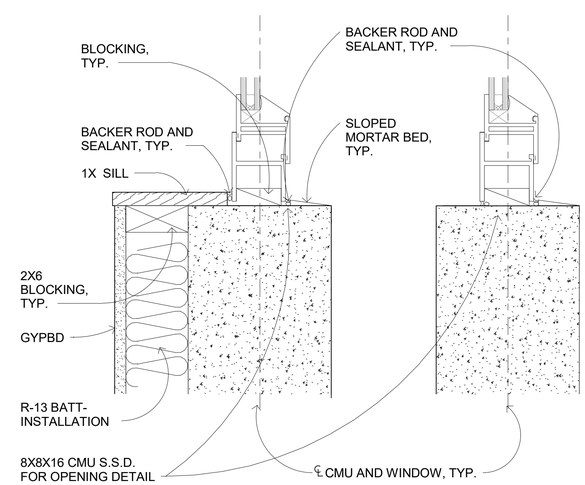
4 **DOOR TYPES**
1/4" = 1'-0"



2b **WINDOW JAMB AND HEAD DETAILS @ OFFICE**
3" = 1'-0"



2a **TYPICAL WINDOW JAMB AND HEAD DETAILS**
3" = 1'-0"



1b **WINDOW SILL DETAIL @ OFFICE**
3" = 1'-0"

1a **TYPICAL WINDOW SILL DETAILS**
3" = 1'-0"

#	Revision Date

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172 RUSS STREET
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FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

DOOR AND WINDOW SCHEDULES

DATE:	12/10/2020
SCALE:	As indicated
DRAWN:	LG
JOB:	2002
SHEET:	A6.0
OF	SHEETS

Initial Storm Water Low Impact Development

Prepared For

Fowler Auto Center

Proposed Auxiliary Building

Project Location
1117 Commerce Drive
Ukiah, Ca 95482
APN 180-070-03
LACO Job #9644.01
Owner: Fowler Auto Center
Contact: (707) 507-4049

LACO

PREPARED BY
LACO ASSOCIATES
776 South State Street
Ukiah, Ca 95482
(707) 462-0222

November 13, 2020

Prepared under the supervision of
Rodney L. Wilburn, Jr, RCE No.69388

My License Expires 30, June 2022

Project Description:

The Proposed Auxiliary Building project will consist of the development of a new building, parking areas and striping, asphalt pavement, stormwater bmps and landscaped areas.

The existing site is a commercially zoned downtown property. The location is at the west terminus of Commerce Drive behind and surrounded by commercial properties that face onto Commerce Drive. There are no wetlands or creek on site, 3 large trees within the buildable area and are proposed to remain. The general drainage pattern for the site is in a south-eastern direction. There is no off site run-on occurring with this project. Our proposed drainage design will intercept any runoff in roadside bioretention areas or vegetated swales located throughout the site in Drainage Management Areas (DMA); please refer to SUSMP Exhibit (WQ-2) for exact locations.

Project Triggers:

The project will involve the construction of 16,156 sft of new or replaced impervious areas. According to Chapter 2, of the 2017 Storm Water LID Technical Manual. Project sites that create or replace less than 1.0 acres of impervious surface are required to comply with Delta Volume and Treatment. There are no creek outfalls and therefore the size of the impervious area is the only project trigger.

Pollution Prevention Measures:

Source control pollution prevention measures would include parking area sweeping, and all onsite Trash Enclosures shall be covered.

Runoff Reduction Measures:

Downspouts from roof gutters will be disconnected from the storm drain system and discharge into landscape areas and swales. The total tributary area used for delta volume and treatment calculations has been reduced by taking credit for these measures. See attached sheet (WQ-3)

Types of BMPs

The selected BMPs for the developed site will include the following:

Universal LID Features

Impervious area disconnection

Priority 1 BMPs

Roadside Bio-retention – No Curb and Gutter (P1-02)

Level of Treatment and Volume Capture

The site hydrology has been divided up into individual Drainage Management Areas (DMAs). There is no offsite run-on as described above therefore only delta volume and treatment of onsite runoff is provided.

The design goal of Delta Volume Capture has been achieved in DMAs 1 and 2. DMA 3 produced an increase. However, the total site achieves greater than 100% volume capture through the installation of an oversized bioretention area in DMA 1. See Table below and Calculations in appendices. In addition, DMAs 2 and 3 provide treatment through the use of vegetated swales.

Total Site Volume Capture			
DMA #	Volume Goal (ft^3) **X**	Percent Achieved **=**	Volume Total (ft^3)
1	-16	809%	226
2	-86	0%	0
3	219	0%	0
Site Total	**117**	**111%**	**226**

*Note: Negative volumes indicate a reduction in goal of delta volume capture

Maintenance and Funding

BMPs shall be inspected and maintained as described in the Storm Water Low Impact Development Technical Design Manual. All BMPs are located on private land throughout the entire property furthermore, BMPs will be the sole responsibility of and funded by Fowler Auto Center (owner). All legal documents and agreements will be provided with the Final Storm Water Low Impact Development Report.

Maintenance of BMPs

The maintenance of selected BMPs is recommended as follows:

Impervious Area Disconnection

At a minimum inspection and maintenance shall include the following:

- Routinely inspect for ponding water near building foundation
- Annually inspect for undercutting/washouts at the outlet of pipe
- Annually inspect for splash blocks or rain chain damage
- Annually inspect for vegetation or debris blocking outlet of pipe

Roadside Bio-retention – No Curb and Gutter (P1-02)

At a minimum maintenance shall include the following:

- Dry street sweeping upon completion of construction
- Dry street sweeping annually, and
  - When water is observed flowing in the gutter during a low intensity storm.
  - Algae is observed in the gutter.
  - Sediment/debris covers 1/3 of the gutter width or more.
- Inspect twice annually for sedimentation and trash accumulation in the gutter. Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water.
- Pesticides and fertilizers shall not be used in the bioretention area.
- Plants should be pruned, weeds pulled and dead plants replaced as needed.

Attachments:

1. Determination Worksheet
2. BMP Selection Tables
3. Calculations (CN Composite Worksheet, Storm Water Calculator, and BMP Sizing Calculations)
4. Preliminary Details
5. Fact Sheets
6. Soils Data
7. Predevelopment Conditions Exhibit (WQ-1)
8. Post Development Exhibit (WQ-2)
9. Water Quality Credit Exhibit (WQ-3)

2017 Storm Water LID Determination Worksheet

PURPOSE AND APPLICABILITY: This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.

Part 1: Project Information

Proposed Auxiliary Building	Fowler Auto Center
Project Name	Applicant (owner or developer) Name
1117 Commerce Drive	1265 Airport Park Boulevard
Project Site Address	Applicant Mailing Address
Ukiah, California, 95482	Ukiah, California, 95482
Project City/State/Zip	Applicant City/State/Zip
	(707) 507-4049
Permit Number(s) - (if applicable)	Applicant Phone/Email/Fax
LACO Associates	776 South State Street
Designer Name	Designer Mailing Address
Ukiah, California, 95482	(707) 462-0222
Designer City/State/Zip	Designer Phone/Email

Type of Application/Project:

- [ ] Subdivison
- [ ] Grading Permit
- [x] Building Permit
- [ ] Hillside Development
- [x] DesignReview
- [x] Use Permit
- [ ] Encroachment
- [ ] Time Extensions
- [ ] Other :_____

PART 2: Project Exemptions

1. Is this a project that creates or replaces *less than* 10,000 square feet of impervious surface[1], including all project phases and off-site improvements?

   - [ ] Yes
   - [x] No

1 Impervious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintenance activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacing, trenching and patching are defined as maintenance activities per section VI.D.2.b.

2. Is this project a routine maintenance activity[2] that is being conducted to maintain original line and grade, hydraulic capacity, and original purpose of facility such as resurfacing existing roads and parking lots?

☐ Yes ☑ No

3. Is this project a stand alone pedestrian pathway, trail or off-street bike lane?

☐ Yes ☑ No

4. **Did you answer "YES" to any of the questions in Part 2?**

☐ **YES:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete the "Exemption Signature Section" on Page 4.**

☑ **NO:** Please complete the remainder of this worksheet.

Part 3: Project Triggers

Projects that Trigger Requirements:
Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SW LIDs as required by the NPDES MS4 Permit order No. R1-2015-0030.

1. Does this project create or replace a combined total of 10,000 square feet or more of impervious surface[1] including all project phases and off-site improvements?

☑ Yes ☐ No

2. Does this project create or replace a combined total or 10,000 square feet or more of impervious streets, roads, highways, or freeway construction or reconstruction[3]? ☐ Yes ☑ No

3. Does this project create or replace a combined total of 1.0 acre or more of impervious surface[1] including all project phases and off-site improvements? ☐ Yes ☑ No

4. **Did you answer "YES" to any of the above questions in Part 3?**

☑ **YES:** This project will need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 Permit. **Please complete remainder of worksheet and sign the "Acknowledgement Signature Section" on Page 4.**

☐ **NO:** This project will *not* need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 permit. **Please complete the "Exemption Signature Section" on Page 4.**

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1 Imprevious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintence activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacint, trenching and patching are defined as maintenance activities per section VI.D.2.b.

2 "Rountine Maintenance Activity" includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities per section VI.D.2.b.

3 "Reconstruction" is defined as work that extends into the subgrade of a pavement per section VI.D.2.b.

Part 4: Project Description

1. Total Project area: 21,741 (●) square feet ( ) acres

2. Existing land use(s): (check all that apply)

☑ Commercial ☐ Industrial ☐ Residential ☐ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

The existing site is a commercially zoned downtown property. There are no wetlands or creek on site, 3 large trees within the buildable area and are proposed to remain. The general drainage pattern for the site is in a south-eastern direction. There is no off site run-on occurring with this project.

3. Existing impervious surface area: 15,281 (●) square feet ( ) acres

4. Proposed Land Use(s): (check all that apply)

☑ Commercial ☐ Industrial ☐ Residential ☐ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

The project will involve the construction of 16,148 sft of new or replaced impervious areas. The Proposed Auxiliary Building project will consist of the development of a new building, parking areas and striping, asphalt pavement, stormwater bmps and landscaped areas.

5. Proposed impervious surface area: 16,156 (●) square feet ( ) acres

Project Name

Proposed Auxiliary Building

Acknowledgment Signature Section:

As the property owner or developer, I understand that this project is required to implement permanent Storm Water Best Management Practices and provide a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit Order No. R1-2015-0030. *Any unknown responses must be resolved to determine if the project is subject to these requirements.

Applicant Signature

Date 12/11/20

Exemption Signature Section:

As the property owner or developer, I understand that this project as currently designed does not require permanent Storm Water BMP's nor the submittal of a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit*. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMP's.

Applicant Signature

Date

* **This determination worksheet is intended to satisfy the specific requirements of "ORDER NO. R1-2015-0030, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS." Additional design requirements imposed by Governing Agencies, such as local grading ordinances, CAL Green, CEQA, 401 permitting, and hydraulic design for flood control still apply as appropriate. Additionally, coverage under another regulation may trigger the requirement to design in accordance with the Storm Water LID Technical Design Manual.**

Implementation Requirements: *All calculations shall be completed using the "Storm Water Calculator" available at: www.srcity.org/stormwaterLID*

Hydromodification Control/100% Volume Capture: Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

Treatment Requirement: Treatment of 100% of the flow calculated using the modified Rational Method and a known intensity of 0.20 inches per hour.

Delta Volume Capture Requirement: Capture (infiltration and/or reuse) of the increase in volume of storm water due to development generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.

BMP Selection Table

Project Name: Proposed Auxiliary Building

	Best Management Practice (BMP)	Detail Sheet	Detail Title	**Can be used with...**	High Ground Water	Contamination	Slope Constraints	**Achieves...**	Treatment	Volume Capture	Runoff Reduction Measure	**BMP in priority selected?**	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Universal BMP- to be considered on all projects.	Living Roof	N/A	N/A		X	X	X		X	X							
	Rainwater Harvesting	N/A	N/A		X	X	X			X							
Runoff Reduction Measures	Interceptor Trees	N/A	N/A		X	X	X				X						
	Bovine Terrace	RRM-01	Bovine Terrace		X						X						
	Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip								X						
	Impervious Area Disconnection	N/A	N/A		X	X	X				X		✓		D.R.		
Priority 1- to be installed with no underdrains or liners. Must drain all stading water within 72 hours.	Bioretention	P1-02	Roadside Bioretention - no C & G						X	X			✓		BRA#		
	Vegetated Swale- with Bioretention	P1-06	Swale with Bioretention						X	X			✓		BRS#		
	Constructed Wetlands	N/A	N/A						X	X							
Priority 2 BMPs- with subsurface drains installed above the capture volume.	Bioretention	P2-02	Roadside Bioretinton - Flush Design Roadside						X	X							
		P2-03	Roadside Bioretenion- Contiguous SW						X	X							
		P2-04	Roadside Bioretenion- Curb Opening						X	X							
		P2-05	Roadside Bioretenion- No C & G						X	X							
	Constructed Wetlands	N/A	N/A						X	X							

Date: 11/16/20

Page 1 of 2

BMP Selection Table

	Best Management Practice (BMP)	Detail Sheet	Detail Title	**Can be used with...**	High Ground Water	Contamination	Slope Constraints	**Achieves...**	Treatment	Volume Capture	Runoff Reduction Measure	**BMP in priority selected?**	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Priority 3 BMPs- installed with subdrains and/or impermeable liner. Does not achieve volume capture and must be used as part of a treatment train.	Bioretention	P3-02	Roadside Bioretinton - Flush Design Roadside		X	X	X		X								
		P3-03	Roadside Bioretenion- Contiguous SW		X	X	X		X								
		P3-04	Roadside Bioretenion- Curb Opening		X	X	X		X								
	Flow Through Planters	P3-05	Flow Through Planters		X	X	X		X								
	Vegetated Swale	P3-06	With Bioretention		X	X	X		X	X							
		P3-07	Vegetated Swale		X	X	X		X								
Priority 4 BMPs- does not achieve volume capture and must be used as part of a	Tree Filter Unit				X	X	X		X								
	Modular Bioretention				X	X	X		X								
Priority 5 BMPs- does not achieve volume capture and must be used as part of a treatment train.	Chambered Separator Units				X	X	X		X								
	Centrifugal Separator Units				X	X	X		X								
	Trash Excluders				X	X	X		X								
	Filter Inserts				X	X	X		X								
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program								N/A	N/A	N/A						
Other	Detention				X												

STORM WATER CALCULATOR

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: PRE DMA 1

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	3778	370,244.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	2707	181,369.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	6485	551,613.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 85.1

STORM WATER CALCULATOR

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: POST DMA 1

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	3531	346,038.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	2954	197,918.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	6485	543,956.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 83.9

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: PRE DMA 2

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	6053	593,194.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	1026	68,742.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	7079	661,936.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 93.5

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: POST DMA 2

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	5437	532,826.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	1642	110,014.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	7079	642,840.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 90.8

STORM WATER CALCULATOR

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: PRE DMA 3

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	5450	534,100.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	2727	182,709.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	8177	716,809.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 87.7

STORM WATER CALCULATOR

CN Composite Work Sheet

Project: Fowler Auto Center Auxiliary Building
Address/Location: Ukiah, California
Designer: LACO Associates
Date: November 11, 2020

Inlet Number/Tributary Area/BMP: POST DMA 3

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	7188	704,424.0
B: 0.15 - 0.30 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	67	989	66,263.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	8177	770,687.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} =$$

Use this $CN_{COMPOSIT}$ = 94.3

STORM WATER CALCULATOR

LID BMP Summary Page & Site Global Values

Project Information:

Project Name:	Fowler Auto Center Auxiliary Building
Address/Location:	Ukiah, California
Designer:	LACO Associates
Date:	11/11/2020

Site Information:

Mean Seasonal Precipitation (MSP) of Project Site:	40.00	(inches)
K=MSP/3(K=	1.33	
Impervious area - pre development:	15,281.0	ft^2
Impervious area - post development:	16,156.0	ft^2

Based upon the pre and post development impervious area, the post construction BMP requirement is:

Delta Volume & Treatment

Summary of Saved BMP Results:

		Tributary Area		Requirements		BMP Design Results						
							Hydromodification Control		Flow Base Treatment		Delta Volume Capture	
	BMP ID:	Tributary Area (ft^2.)	Runoff Reduction Measures (Y/N)	Type of Requirement Met	Type of BMP Design	Percent Achieved	Required $V_{Hydromod}$ (ft^3)	Achieved (ft^3)	Required Q Treatment (cfs)	Achieved (ft^3)	Required Vdelta (ft^3)	Achieved (ft^3)
1	DMA 1	6,485	Yes	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	-809.0					-16.2169	226.0000
2	DMA 2	7,079	Yes	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	0.0					-86.1966	0.0000
3	DMA 3	8,177	No	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	0.0					219.4707	0.0000
4												
5												
6												
7												
8												
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STORM WATER CALCULATOR

City of Santa Rosa WATER

BMP Tributary Parameters

Project Name: Fowler Auto Center Auxiliary Building

BMP ID: DMA 1

BMP Design Criteria: Delta Volume & Treatment

Type of BMP Design: Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter

BMP's Physical Tributary Area: 6,485.0 ft^2

Description/Notes:

Runoff Reduction Measures

Resulting reduced Tributary Area used for BMP sizing = 5,940.3 ft^2

Total Runoff Reduction Measures = 544.8 ft^2

Interceptor Trees

Number of *new* interceptor ***Evergreen Trees***: 0

Number of *new* interceptor ***Deciduous Trees***: 0

Square footage of qualifying **existing tree canopy**: 0.0 ft^2

Total Number of New trees in BMP Tributary Area: 0

Disconnected Roof Drains

Select disconnection condition: Runoff is directed across landscape; Width of area: 5' to 9'

Disconnected Roof Drains Method 1

Roof area of disconnected downspouts: 2,179 ft^2

Disconnected Roof Drains Method 2

Percent of rooftop area: 0 %

Select Density: 1 Units per Acre

Paved Area Disconnection

Paved Area Type: Select paved area type

Alternatively designed paved area: 0.0 ft^2

Buffer Strips & Bovine Terraces

Area draining to a Buffer Strip or Bovine Terrace: 0.0 ft^2

Delta Volume Capture; V_{Delta}

V_{DELTA} = -16.22 ft^3

Hydrologic soil type within tributary area: B: 0.15 - 0.30 in/hr infiltration (transmission) rate

Predevelopment ground cover description: Open Space (lawns, parks, golf courses, cemeteries, etc.) - Poor (<50% grass cover)

Post development ground cover description: Impervious - Paved Parking, Rooftop, Driveways

CN_{PRE}:

CN_{POST}:

User Composite Predevelopment CN: 85.0

User Composite Post development CN: 84.0

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = (809.03) %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.40			
Depth below perforated pipe if present:	2.00	ft		
Depth:			0.50	ft
Width:	0.00	ft	0.00	ft
Length:	0.00	ft	0.00	ft
Area:	79.00	ft^2	136.00	ft^2

STORM WATER CALCULATOR

City of Santa Rosa WATER

BMP Tributary Parameters

Project Name: Fowler Auto Center Auxiliary Building

BMP ID: DMA 2

BMP Design Criteria: Delta Volume & Treatment

Type of BMP Design: Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter

BMP's Physical Tributary Area: 7,079.0 ft^2

Description/Notes:

Runoff Reduction Measures

Resulting reduced Tributary Area used for BMP sizing = 5,719.8 ft^2

Total Runoff Reduction Measures = 1,359.3 ft^2

Interceptor Trees

Number of *new* interceptor ***Evergreen Trees***: 0

Number of *new* interceptor ***Deciduous Trees***: 0

Square footage of qualifying **existing tree canopy**: 0.0 ft^2

Total Number of New trees in BMP Tributary Area: 0

Disconnected Roof Drains

Select disconnection condition: Runoff is directed across landscape; Width of area: 5' to 9'

Disconnected Roof Drains Method 1

Roof area of disconnected downspouts: 5,437 ft^2

Disconnected Roof Drains Method 2

Percent of rooftop area: 0 %

Select Density: 1 Units per Acre

Paved Area Disconnection

Paved Area Type: Select paved area type

Alternatively designed paved area: 0.0 ft^2

Buffer Strips & Bovine Terraces

Area draining to a Buffer Strip or Bovine Terrace: 0.0 ft^2

Delta Volume Capture; V_{Delta}

V_{DELTA} = -86.20 ft^3

Hydrologic soil type within tributary area: B: 0.15 - 0.30 in/hr infiltration (transmission) rate

Predevelopment ground cover description: Open Space (lawns, parks, golf courses, cemeteries, etc.) - Poor (<50% grass cover)

Post development ground cover description: Impervious - Paved Parking, Rooftop, Driveways

CN_{PRE}:

CN_{POST}:

User Composite Predevelopment CN: 94.0

User Composite Post development CN: 91.0

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = - %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.40			
Depth below perforated pipe if present:	2.00	ft	Depth: 0.50	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	0.00	ft^2	Area: 0.00	ft^2

STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: Fowler Auto Center Auxiliary Building

BMP ID:	DMA 3
BMP Design Criteria:	Delta Volume & Treatment
Type of BMP Design:	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter
BMP's Physical Tributary Area:	8,177.0 ft^2
Description/Notes:	

Delta Volume Capture; V_{Delta}

V_{DELTA} = 219.47 ft^3

Hydrologic soil type within tributary area:	B: 0.15 - 0.30 in/hr infiltration (transmission) rate
Predevelopment ground cover description:	Open Space (lawns, parks, golf courses, cemeteries, etc.) - Poor (<50% grass cover)
Post development ground cover description:	Impervious - Paved Parking, Rooftop, Driveways
CN_{PRE}:	
CN_{POST}:	
User Composite Predevelopment CN:	88.0
User Composite Post development CN:	94.0

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = - %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.40			
Depth below perforated pipe if present:	2.00	ft	Depth: 0.50	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	0.00	ft^2	Area: 0.00	ft^2

STORM WATER CALCULATOR

LID BMP Sizing Tool Delta Volume Capture Requirement

Project:	Fowler Auto Center Auxiliary Building
Address/Location:	Ukiah, California
Designer:	LACO Associates
Date:	November 11, 2020

BMP ID: Delta Volume

Percent of Goal Achieved: 111.52 %

Description: The Delta Volume Capture sizing tool helps the designer appropriately size a LID BMP to achieve the design requirement of the delta volume capture.
Instructions: Enter the percent of porosity of the specified soil and depth below perforated pipe (if present). The width and length entries will need to be interactively adjusted until "Percent of Requirement achieved" reaches 100%.

Results from another Worksheet:
V_{DELTA} from Delta Volume Capture Work Sheet = 117.64 ft^3

To Navigate back to Input BMP Data worksheet, Please use the " Return to Input BMP Data Worksheet" button.

<<< Return to "Input BMP Data" Worksheet

LID BMP Sizing Tool Delta Volume Capture Requirement: V_{DELTA}

NOTE:
LID Sizing Tool only applicable for volume based BMPs. Not required if site requires treatment only.

Formulas:

$$V_{LID\ DELTA} = \frac{V_{DELTA}}{P}$$

$$A_{LID\ DELTA} = (W)(L)\ \textit{or}\ \text{BMP Area}$$

$$V_{PONDED} = (W_P)(L_P)(D_P)\ \textit{or}\ AP(D_P)$$

Where:
$V_{LID\ DELTA}$ = Required capture volume of the soil in LID BMP
$A_{LID\ DELTA}$ = Footprint of LID BMP area.
V_{PONDED} = Volume of Ponded Water above the treatment area surface.
V_{DELTA} = from Delta Volume Capture Work Sheet

Design Check:
Perforated Pipe is NOT allowed with Ponded Water values!

Percent of Requirement Achieved =

$$\left(\frac{V_{PONDED}}{V_{DELTA}} + \frac{\left((D)(A_{LID\ DELTA})\right)}{V_{LID\ DELTA}}\right) \times 100$$

Where:
P= Porosity of the material used in the BMP (Drop Down List)
D= BMP Depth (See Note) (decimal feet)
W= Width (decimal feet)
L= Length (decimal feet)

Where:
D_P = Ponded Water Depth (decimal feet)
W_P = Ponded Water Width (decimal feet)
L_P = Ponded Water Length (decimal feet)
A_P = Ponded Water Surface area (decimal square feet)

BMP Depth:
- Measured from ground surface WITHOUT perforated pipe.
- Measured from bottom of perforated pipe if installed.

Input: BMP Below Ground

P =	0.40	
D =	2.0	ft
W =		ft
L =		ft

Input: Ponded Water Above Ground

D_P =	0.500	ft
W_P =		ft
L_P =		ft

OR enter Area (will override L & W)

BMP Area= 79.0 ft^2

Pond Area (A_P)= 136.0 ft^2

BMP Total Volume Area = 158.00 ft^3

V_{PONDED} = 68.00 ft^3

BMP + Ponded Volume Total = 226.00 ft^3

Solutions:

$V_{LID\ DELTA}$ = 294.11 ft^3 = 117.64 / 0.40

$A_{LID\ DELTA}$ = 79.00 ft^2 = 79.00

V_{PONDED} = 68.00 ft^3 = 136.00 x 0.500

Percent of Requirement Achieved = 111.52 % = [(68.000 / 117.64) + ((2.00 x 79.0) / 294.11)] x 100

Simple Calculator Results (D,W,L)
Place zero in ether D, W, or L in the BMP Below Ground yellow cells:
@ 100% (given two dimensions) =

D=	2.00 ft
W=	0.00 ft
L=	0.00 ft

LACO	PROJECT	PROPOSED AUXILIARY BUILDING	BY	GG	FIGURE
	CLIENT	FOWLER AUTO CENTER	DATE	NOV 2020	1
EUREKA • UKIAH • SANTA ROSA	LOCATION	COMMERCE DRIVE, UKIAH, CALIFORNIA	CHECK	KD	JOB NO.
1-800-515-5054 www.lacoassociates.com		DETAILS	SCALE	NO SCALE	9644.01

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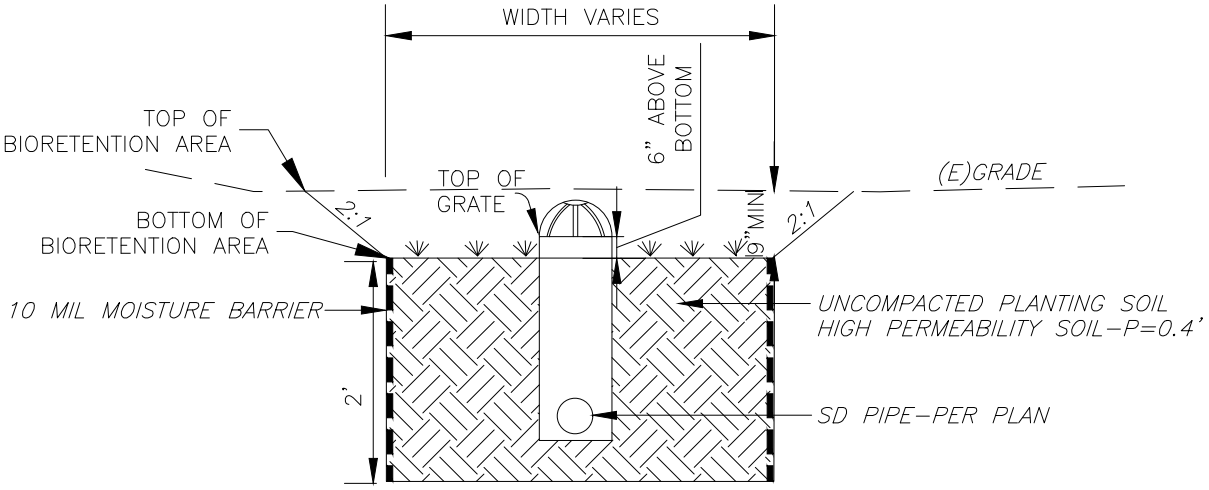
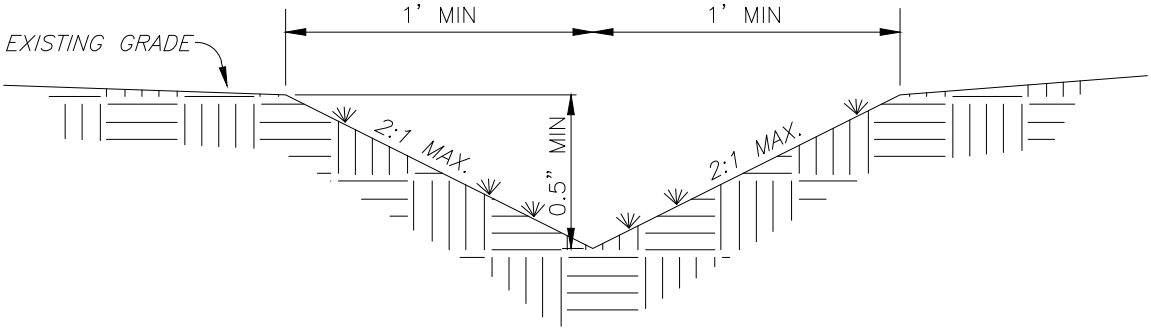


BIO–RETENTION AREAS SHALL BE CONSTRUCTED UNDER THE DIRECTION OF THE PROJECT ENGINEER AND SOILS ENGINEER

BIO-RETENTION AREA

TYPICAL SECTION *NO SCALE*



VEGETATED SWALE

NO SCALE

Nov 20,2020–9:58am
T:\Cadfiles\9600\9644.01 Folwer Commerce Drive Engineerig\DWG\ 9644.01 Preliminary Plans.dwg

FACT SHEET- IMPERVIOUS AREA DISCONNECTION

Runoff Reduction Measure

IMPERVIOUS AREA DISCONNECTION

Including: splash blocks, rain chains, bubble up emitters, and pavement disconnection.

OVERVIEW

Impervious area disconnection allows storm water from impervious areas, such as rooftops and pavement, to be directed to pervious natural or landscaped areas and infiltrate into the soil. Impervious surfaces that drain directly to catch basins or storm drains are a directly connected impervious area. These areas prevent storm water infiltration into the soil or filtering through vegetation and soil. Impervious areas also increase the speed and amount of runoff from a site, which may contribute to peak flows and scour in downstream creeks and waterways.

This BMP addresses these issues by disconnecting direct discharges by using: splash blocks, bubble-up emitter, and paved area disconnection.

DOWNSPOUT DISCONNECTION- DESCRIPTION

Disconnecting downspouts and using splash blocks or rain chains is a low tech option to hard piped downspout systems. Existing downspouts can be retrofitted.

ADVANTAGES

- Reduces the size of downstream storm water BMPs.
- Can be used on sloped sites.
- Increases infiltration potential.
- Increases time of concentration.

- Can be used as a retrofit BMP.

LIMITATIONS

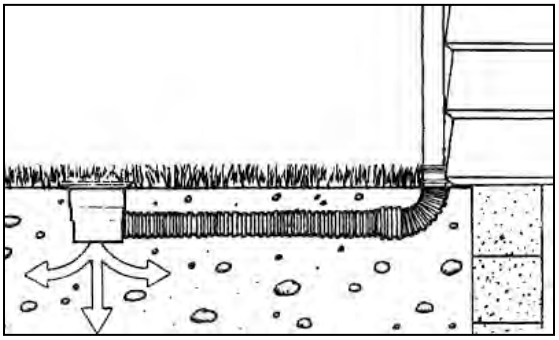
- Adjacent buildings need to be considered in design.
- Ultimate storm water collection needs to be considered in design.
- May not be appropriate on all sites due to space constraints.

KEY DESIGN FEATURES

- Sites should be evaluated to ensure disconnecting downspouts won't have negative impacts.
- Rain water must be directed away from foundations and footings.
- Downspouts should not be directed to paved areas or across sidewalks.
- Landscaped areas receiving roof water should be adequately sized to prevent runoff or erosion and to allow for infiltration.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

BUBBLE-UP EMITTER-DESCRIPTION

Bubble-up emitters work very much like disconnected downspouts with splash blocks, but allow for storm water to be released further from the building or into landscape areas that are not directly adjacent to the building.



ADVANTAGES

- Reduces the size of downstream storm water BMPs.
- Takes water away from buildings.
- Increases infiltration potential.
- Increases time of concentration.
- Can be used as a retrofit BMP.

LIMITATIONS

- Adjacent buildings need to be considered in design.
- Ultimate storm water collection needs to be considered in design.
- May not be appropriate on all sites due to space constraints.

KEY DESIGN FEATURES

- Rain water must be directed away from foundations and footings.
- Downspouts should not be directed to paved areas or across sidewalks.
- 4" diameter SDR-35 pipe required as a minimum.

- Distance and location of emitter relative to the building must be approved by a Licensed Geotechnical Engineer.
- Landscaped areas receiving roof water should be adequately sized to prevent runoff or erosion and allow for infiltration.
- Landscaped areas receiving roof water need to be designed to ensure proper drainage and to prevent ponding water.
- May be installed with a bottomless emitter to allow for infiltration. Bottom of emitter should be placed over drain rock to prevent sedimentation of pipe.
- Emitter should be equipped with "pop up" cover to prevent mosquito breeding.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

PAVED AREA DISCONNECTION-DESCRIPTION

Paved areas that can be graded so that they drain onto pervious area, such as landscape or natural area can increase the opportunity for infiltration and minimize the size of downstream treatment.

ADVANTAGES

- Reduces the size of downstream storm water BMPs.
- Increases infiltration potential.
- Increases time of concentration.

LIMITATIONS

- Areas receiving flow need to be adequately sized and stabilized.
- Ultimate storm water collection needs to be considered in design.
- May not be appropriate on all sites due to space constraints.
- May be limited by site slopes.

KEY DESIGN FEATURES

- Rain water must be directed away from foundations and footings.
- Downspouts should not be directed to paved areas or across sidewalks.
- Landscaped areas receiving roof water should be adequately sized to prevent runoff or erosion and to allow for infiltration.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

VEGETATED SWALE

Also know as: Bioretention Swale, Treatment Swale, and Grassy Swale

DESCRIPTION

The swale best management practice (BMP) functions as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes. Vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points. They are designed to treat runoff through filtering by the vegetation in the channel, filtering through a subsoil matrix, and/or infiltration into the underlying soils. They trap particulate pollutants (suspended solids and trace metals), promote infiltration, and reduce the flow velocity of storm water runoff. Vegetated swales can serve as part of a storm water drainage system and can replace curbs, gutters and storm sewer systems.

ADVANTAGES

- Can be designed to achieve Treatment, Delta Volume Capture, or Hydromodification requirements.

- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- The vegetation reduces heat island effects and improves an area's landscape.
- Vegetated swales can be designed to convey high flow as well as water quality flow.

LIMITATIONS

- A thick vegetative cover is needed for these practices to function properly.
- Swales are more susceptible to failure if not properly maintained than other treatment BMPs.
- Can be difficult to avoid channelization, which may cause erosion and limit infiltration potential.
- Not effective and may even erode when flow velocities are high, if the grass cover is not properly maintained.
- May not be appropriate for industrial sites or locations where spills may occur.
- Grassed swales cannot treat a very large drainage area. Large areas may be divided and treated using multiple swales.
- Should not be used in areas of know contamination. If soil and/or groundwater contamination is present on the site or within a 100’ radius of the proposed BMP location, the North Coast Regional Water Quality Control Board will need to be contacted and the site reviewed.
- Should not be used in areas of slope instability where infiltrated storm water may cause failure. Slope stability should be determined by a licensed geotechnical engineer.
- Do not use in locations that can negatively impact building foundation or footings. Location shall be approved by a licensed Geotechnical Engineer.

KEY DESIGN FEATURES

- The longest flow path for the swale shall have a minimum retention time of 12 minutes for conditions when the treatment flows enter the Vegetated Swale uniformly along the swale length. The longest flow path for the swale shall have a minimum retention time of 8 minutes if 90 percent or more of the treatment flow enters the swale at the upstream end.
- Swale should be designed so that the water level does not exceed 2/3rds the height of the grass or 4 inches, whichever is less, at the design treatment rate.
- Longitudinal slopes between 1% and 2.5% are recommended.
- Maximum allowable slope is 8% slope. In steep areas, check dams up to 24-inches high and at least 25 feet apart are allowed.
- Trapezoidal channels are normally recommended but other configurations, such as parabolic, can also provide substantial water quality improvement and may be easier to mow than designs with sharp breaks in slope.

- Swales constructed in cut are preferred, or in fill areas that are far enough from an adjacent slope to minimize the potential for gopher damage. Do not use side slopes constructed of fill, which are prone to structural damage by gophers and other burrowing animals.
- Shall be planted with plants from the approved **Plant List** and **Tree List** included in Appendix F and shall be planted to achieve 51% cover.
- Vegetated swales shall have a maximum treatment width of 10 feet. The vegetated swale bed shall be at least 2-feet wide and no more than 7-feet wide. Parallel swales may be used if calculations show greater width is needed.
- The bed of the swale flow area shall slope at about 2% from toe of side slope to center of swale. Side slopes shall be no greater than a 2 to 1 slope.
- If vegetation is not established prior to rain, additional soil stabilization methods may be necessary.
- If the 10 or 100-year storm event flow velocity is greater than 4 feet per second, a permanent geofabric liner shall be used that is rated for the calculated flow velocity.
- If used, the perforated pipe trench shall be backfilled with ¾" crushed rock with a 2-inch bed underneath and 6-inch cover.

SIZING DESIGN- GOAL AND REQUIREMENTS

- **For all projects:** The treatment component requires that all of the runoff generated by this water quality design storm from impermeable surfaces must be treated on site for the pollutants of concern.
- ***For projects that increase the amount of impervious surface, but create or replace less than a total of one acre:*** The **Delta Volume Capture** component requires that any increase in volume due to development for the water quality design storm must be infiltrated and/or reused on site. Further discussion of the Treatment and Delta Volume Capture requirements and the accompanying formulas can be found in Chapter 6.
- ***For projects that create or replace one acre or more of impervious surface*:** These larger projects must mitigate their impacts by meeting the **Hydromodification Requirement** by capturing 100% of the post development volume generated by the water quality rain event.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWLID Submittal. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary and provide site specific inspection checklist.

At a minimum maintenance shall include the following:

- Mow and irrigate during dry weather to the extent necessary to keep vegetation alive. Where 6-inch high grasses are used, the grass height shall be at least 3 inches after mowing. Where mowed grasses are shown, the grass height shall be mowed when the height exceeds 3 inches.
- Remove obstructions and trash from vegetated swale.
- Pesticides and fertilizers shall not be used in the swale.

Vegetated Swales shall be inspected and maintained monthly during the rainy season to review:

- Obstructions and trash.
- Ponded flow is drained within 72 hours after a rainfall event.
- Condition of grasses.
- If ponding is observed, grading will be required to restore positive drainage.

FACT SHEET- BIORETENTION

BIORETENTION

Also know as: Rain garden, roadside bioretention, and bioretention cell

DESCRIPTION

The bioretention area best management practice (BMP) functions as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes.

ADVANTAGES

- Can be designed to achieve Treatment, Delta Volume Capture, or Hydromodification requirements.
- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- The vegetation can provide shade and wind breaks, absorbs noise, reduces heat island effects and improves an area's landscape.
- Provides habitat for birds and attracts other pollinators like butterflies and bees.
- Does not interrupt utility installation.
- Does not interfere with tree planting.

FACT SHEET- BIORETENTION

LIMITATIONS

- Specialized design is required for areas where street slopes exceed 10%.
- Should not be used in areas of know contamination. If soil and/or groundwater contamination is present on the site or within a 100' radius of the proposed BMP location, the North Coast Regional Water Quality Control Board will need to be contacted and the site reviewed.
- Should not be used in areas of high groundwater. In general a minimum of 2' of clearance should be provided between the bottom of the bioretention cell and seasonal high groundwater.
- Should not be used in areas of slope instability where infiltrated storm water may cause failure. Slope stability should be determined by a licensed geotechnical engineer.
- Do not use in locations that can negatively impact building foundation or footings. Location shall be approved by a licensed Geotechnical Engineer.

KEY DESIGN FEATURES

<u>ALL BIORETENTION</u>

- Structural soil should be used within the bioretention area requiring load bearing capacity (adjacent to roadways and/or buildings).
- Structural soil, if used, shall be installed as described in Appendix E.
- Some BMPs may not require the use of structural soil and a more organic type planting soil and/or treatment media may be used in its place. It may be possible in some cases to use native soil or to amend the native soil so that it is suitable. Use of non-structural soil will depend on evaluation of the criteria in "Chapter 4-Site Assessment" as well as consideration of structural needs and may require evaluation by a licensed Geotechnical Engineer.
- Underlining native soil should remain un-compacted to preserve infiltration capacity. Fence off the area during construction to protect it from compaction.
- Bottom of bioretention should be un-lined to allow infiltration into native soil.
- Moisture barrier must be installed vertically to protect road sub-base and any trenches adjacent to the bioretention area.
- If used, pervious concrete shall be designed and installed as described in Appendix E and protected during construction to prevent sediment loading.
- If the porous gutter design option is used additional trash and sediment capture BMPs is required.
- A curb opening type design may be used in place of a porous gutter if appropriate for the project and does not require additional trash capture.
- Bioretention areas shall be planted with plants from the approved **Plant List** and **Tree List** included in Appendix F and shall be planted to achieve 51% cover.
- All bioretention areas shall be designed with a designated high flow bypass inlet for storms larger than the design storm.

- For designs that include perforated pipe, the 6" perforated pipe must be installed a minimum of 6" below the adjacent road structural section.
- Perforated pipe shall be installed in straight runs only.
- The volume below the perforated pipe must be sufficient to hold and infiltrate the design volume.

SIZING DESIGN- GOAL AND REQUIREMENTS

- **For all projects:** The treatment component requires that all of the runoff generated by this water quality design storm from impermeable surfaces must be treated on site for the pollutants of concern.
- ***For projects that increase the amount of impervious surface, but create or replace less than a total of one acre:*** The **Delta Volume Capture** component requires that any increase in volume due to development for the water quality design storm must be infiltrated and/or reused on site. Further discussion of the Treatment and Delta Volume Capture requirements and the accompanying formulas can be found in Chapter 6.
- ***For projects that create or replace one acre or more of impervious surface*:** These larger projects must mitigate their impacts by meeting the **Hydromodification Requirement** by capturing 100% of the post development volume generated by the water quality rain event.
- All calculations shall be completed using the "Storm Water Calculator" available at www.srcity.org/stormwaterLID.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWLID Submittal. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary and provide site specific inspection checklist.

At a minimum maintenance shall include the following:

- Dry street sweeping upon completion of construction
- Dry street sweeping annually, and
    - When water is observed flowing in the gutter during a low intensity storm.
    - Algae is observed in the gutter.
    - Sediment/debris covers 1/3 of the gutter width or more.
- Inspect twice annually for sedimentation and trash accumulation in the gutter. Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water.
- Pesticides and fertilizers shall not be used in the bioretention area.
- Plants should be pruned, weeds pulled and dead plants replaced as needed.

Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
Survey Area Data: Version 15, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 3, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
190	Russian loam, gravelly substratum, 0 to 2 percent slopes	0.4	16.0%
210	Urban land	2.2	84.0%
Totals for Area of Interest		**2.6**	**100.0%**

Mendocino County, Eastern Part and Southwestern Part of Trinity County, California

190—Russian loam, gravelly substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hgsd
Elevation: 400 to 1,500 feet
Mean annual precipitation: 37 inches
Mean annual air temperature: 57 degrees F
Frost-free period: 225 to 250 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Russian and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Russian

Setting

Landform: Flood plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 30 inches: loam
H2 - 30 to 51 inches: stratified gravelly coarse sand to sandy loam
H3 - 51 to 60 inches: stratified gravelly coarse sand to gravelly sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Unnamed, ponded areas
Percent of map unit: 5 percent
Landform: Flood plains
Hydric soil rating: Yes

Feliz
Percent of map unit: 3 percent
Hydric soil rating: No

Cole
Percent of map unit: 3 percent
Hydric soil rating: No

Xerofluvents
Percent of map unit: 2 percent
Landform: Flood plains
Hydric soil rating: Yes

Riverwash
Percent of map unit: 2 percent
Landform: Channels
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
Survey Area Data: Version 15, Jun 1, 2020

Mendocino County, Eastern Part and Southwestern Part of Trinity County, California

210—Urban land

Map Unit Setting

National map unit symbol: hgt1
Elevation: 500 to 1,400 feet
Mean annual precipitation: 35 to 55 inches
Mean annual air temperature: 54 to 57 degrees F
Frost-free period: 150 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Unnamed

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Xerofluvents

Percent of map unit: 2 percent
Landform: Flood plains
Hydric soil rating: Yes

Talmage

Percent of map unit: 1 percent
Hydric soil rating: No

Cole

Percent of map unit: 1 percent
Hydric soil rating: No

Feliz

Percent of map unit: 1 percent
Hydric soil rating: No

Pinole

Percent of map unit: 1 percent
Hydric soil rating: No

Pinnobie

Percent of map unit: 1 percent
Hydric soil rating: No

Yokayo

Percent of map unit: 1 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
Survey Area Data: Version 15, Jun 1, 2020

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LEGEND/ABBREVIATIONS

DRAINAGE MANAGEMENT AREA (DMA)

IMPERVIOUS AREA (SOIL GROUP B)

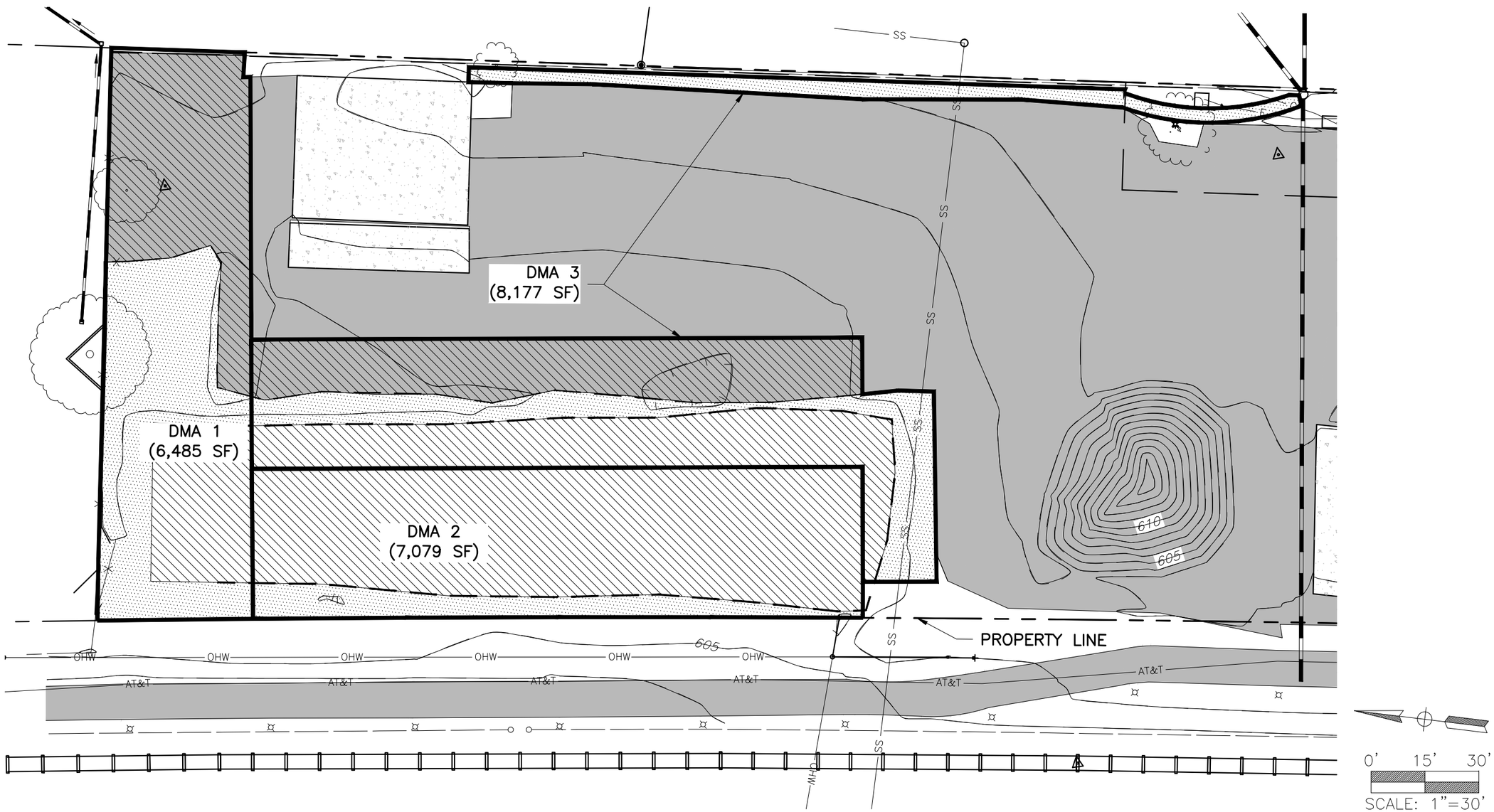
PERVIOUS AREA (SOIL GROUP B)

CURVE NUMBER VALUES (PRE-DEVELOPMENT)

DMA 1
IMPERVIOUS (CN:98) - 3,778 SF
PERVIOUS (CN:67) - 2,707 SF
TOTAL (CN:85) - 6,485 SF

DMA 2
IMPERVIOUS (CN:98) - 6,053 SF
PERVIOUS (CN:67) - 1,026 SF
TOTAL (CN:94) - 7,079 SF

DMA 3
IMPERVIOUS (CN:98) - 5,450 SF
PERVIOUS (CN:67) - 2,727 SF
TOTAL (CN:88) - 8,177 SF



LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING

1117 COMMERCE DRIVE, UKIAH, CA 95482

PRE-DEVELOPMENT CONDITIONS EXHIBIT

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	NOVEMBER 2020
JOB NUMBER	9644.01
SHEET	WQ1

Nov 20,2020-11:09am
T:\Cadfiles\9600\9644.01 Folwer Commerce Drive Engineerig\DWG\ 9644.01 Preliminary Plans.dwg

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LEGEND/ABBREVIATIONS

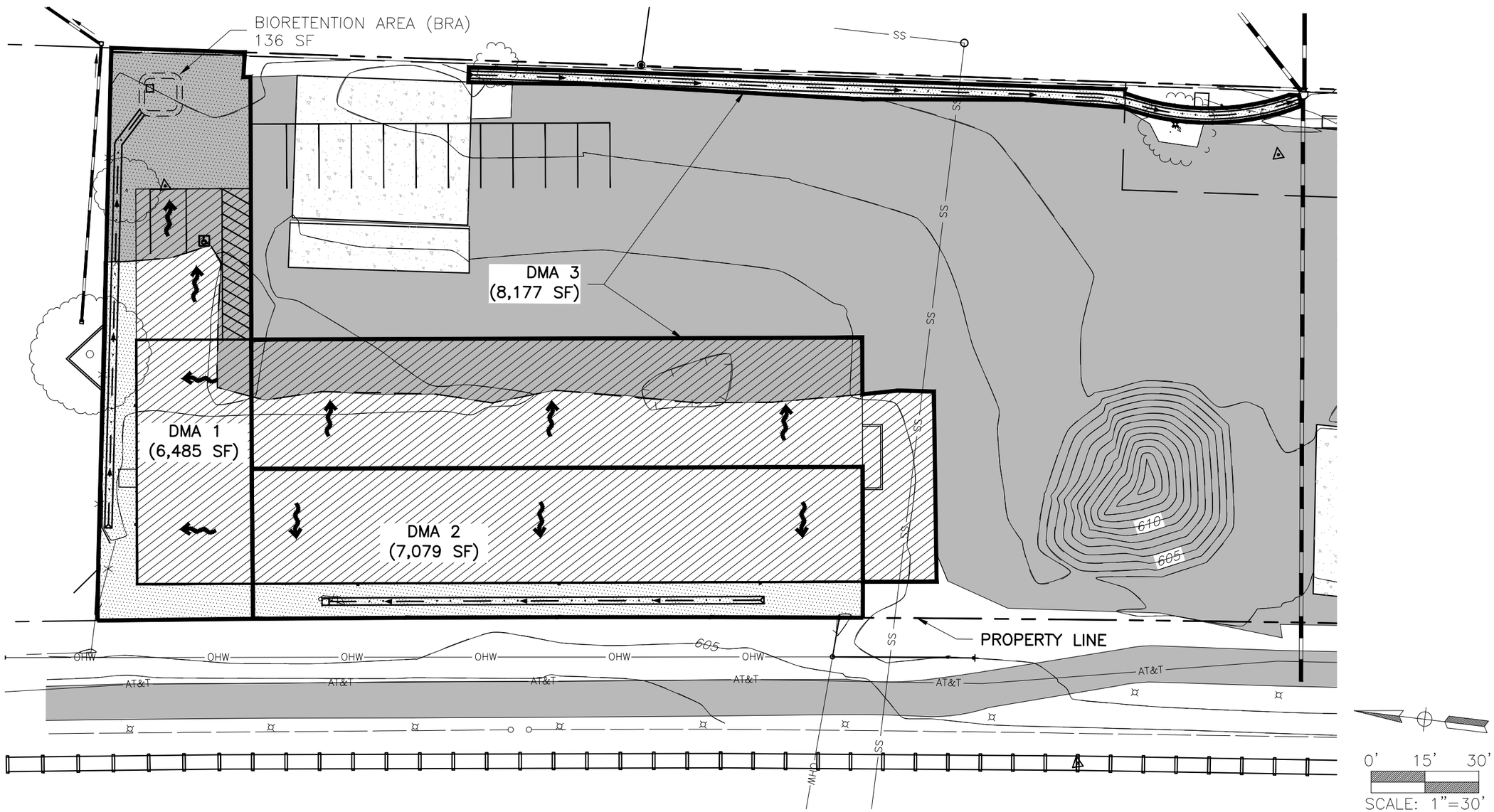
- DRAINAGE MANAGEMENT AREA (DMA)
- IMPERVIOUS AREA (SOIL GROUP B)
- PERVIOUS AREA (SOIL GROUP B)
- FLOW DIRECTION

CURVE NUMBER VALUES

DMA 1
IMPERVIOUS (CN:98) - 3,531 SF
PERVIOUS (CN:67) - 2,954 SF
TOTAL (CN:84) - 6,485 SF

DMA 2
IMPERVIOUS (CN:98) - 5,437 SF
PERVIOUS (CN:67) - 1,642 SF
TOTAL (CN:91) - 7,079 SF

DMA 3
IMPERVIOUS (CN:98) - 7,188 SF
PERVIOUS (CN:67) - 989 SF
TOTAL (CN:94) - 8,177 SF



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NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING

1117 COMMERCE DRIVE, UKIAH, CA 95482

POST DEVELOPMENT CONDITIONS EXHIBIT

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	NOVEMBER 2020
JOB NUMBER	9644.01
SHEET	WQ2

Nov 20,2020-11:10am
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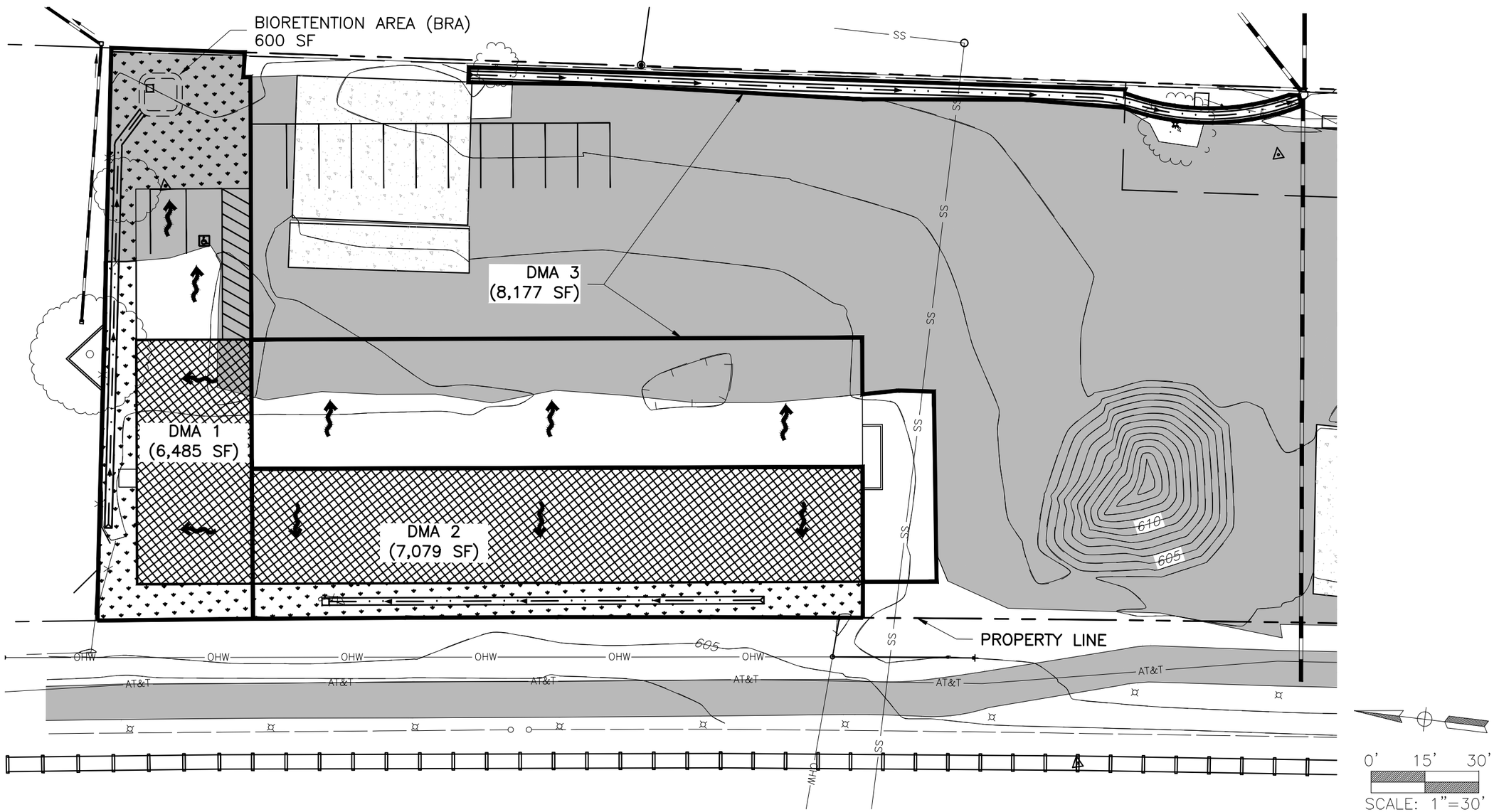
LEGEND/ABBREVIATIONS

- DRAINAGE MANAGEMENT AREA (DMA)
- DISCONNECTED ROOF
- FLOW DIRECTION

WATER QUALITY CREDITS

DMA 1
DISCONNECTED ROOF - 2,179 SF

DMA 2
DISCONNECTED ROOF - 5,437 SF



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NO.	HISTORY / REVISION	BY	CHK.	DATE

FOWLER AUTO CENTER
AUXILIARY BUILDING

1117 COMMERCE DRIVE, UKIAH, CA 95482

WATER QUALITY CREDITS EXHIBIT

DRAWN	GG
CHECK	KD
APPROVED	RLW
DATE	NOVEMBER 2020
JOB NUMBER	9644.01
SHEET	WQ3

Nov 20,2020-11:14am
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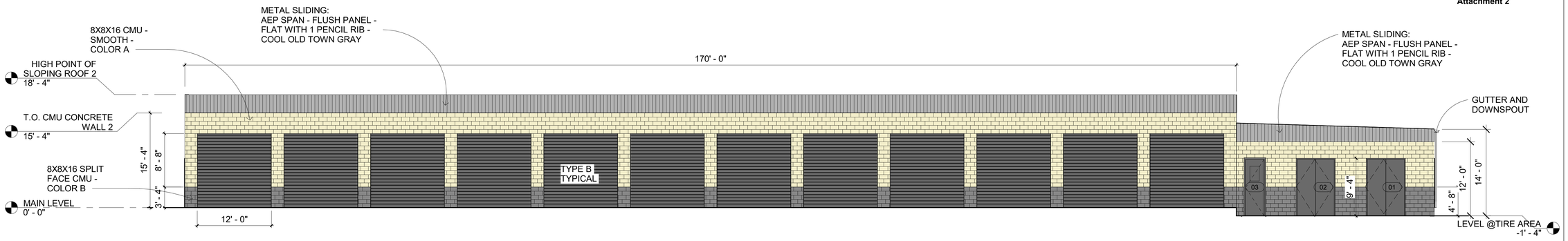
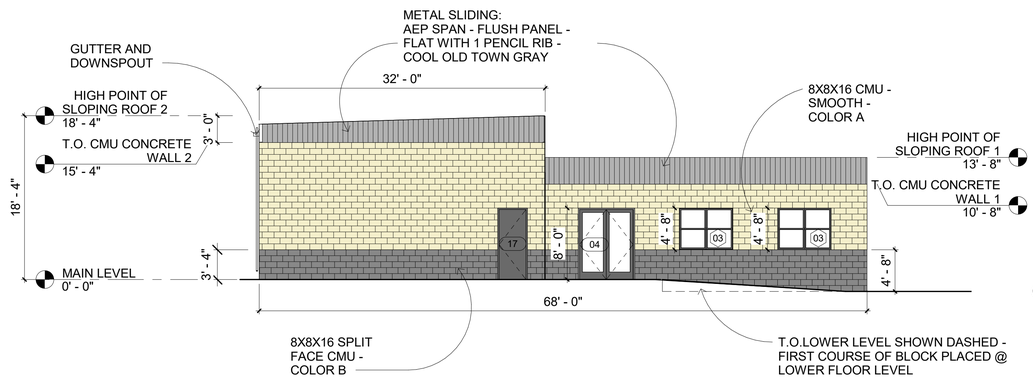
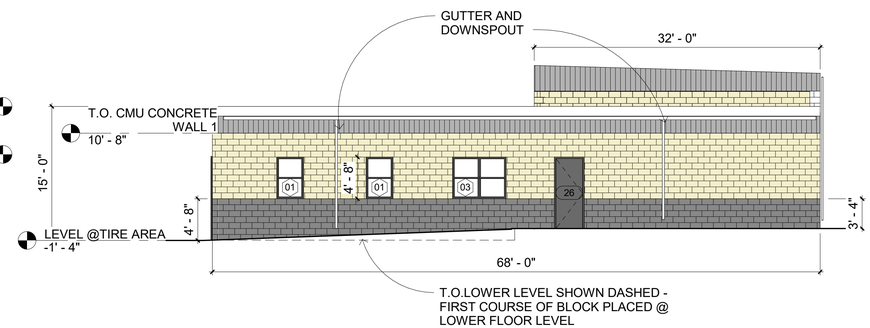
Attachment 2



1 **EAST ELEVATION**
1/8" = 1'-0"



2 **SOUTH ELEVATION**
1/8" = 1'-0"



3 **NORTH ELEVATION**
1/8" = 1'-0"

MATERIAL BOARD

ROOF: WHITE SINGLE
PLY ROOF MEMBRANE

CMU SPLIT FACE COLOR B:
CastleLife Block, LLC
Split-Face
Color: Gray #310

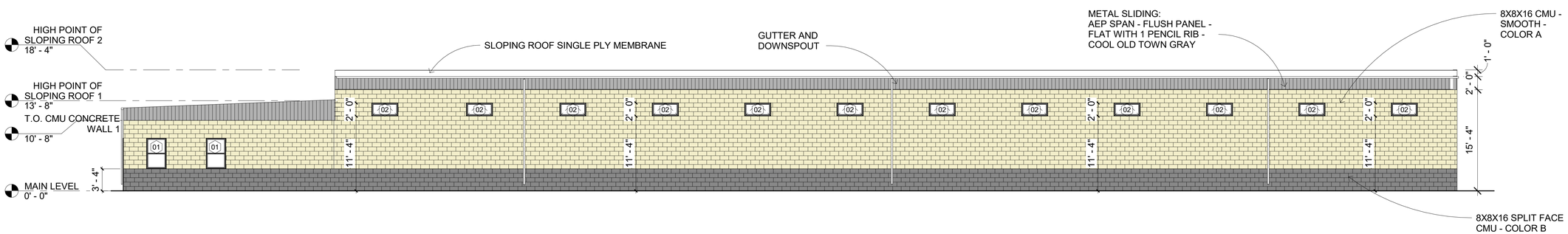
CMU SMOOTH COLOR A:
CastleLife Block, LLC
Precision - Smooth -
Color: Tan #145

METAL SIDING: AEP
SPAN - Flush Panel Metal
Siding with 1 Pencil RIB -
Colo: Old Town Gray

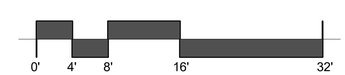
WINDOWS: Bonelli Windows
Color: Oil Rubbed Bronze
69/60040

Overhead Rolling Garage
Doors and Steel Doors
and Frames:
Paint to match Bonelli
Oil Rubbed Bronze

Overhead Rolling Garage
Doors to be Clopay Door:
Overhead Sectional
Ribbed Steel or equal



4 **WEST ELEVATION**
1/8" = 1'-0"



#	Revision Date

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-21
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED ELEVATIONS

DATE:	01/21/2021
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	A3.1
OF	SHEETS

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE AIRPORT INDUSTRIAL PARK PLANNED DEVELOPMENT

The City Council of the City of Ukiah hereby ordains as follows:

Section One

The purpose of this amendment to the Airport Industrial Park (AIP) Planned Development Ordinance No. 1141, adopted on May 15, 2013, amended by Ordinance No, 1146, adopted on January 15, 2014, as revised by Ordinance No. 1173, adopted as an urgency ordinance on November 16, 2016, and Ordinance No. 1178, adopted on June 21, 2017 is to change the Land Use Designation on ±2.64 acres of land currently zoned designated "Professional Office" to "Industrial/Auto Commercial" to allow for development of an auto wash/detail facility and paved parking for auto sales inventory.

Section Two

The change in the land use designations will decrease the amount of land designated Professional Office by ±2.64 acres and increase the land designated "Industrial/Auto Commercial" by ±2.64 acres, to a total of ±6.93 acres

Section Three

This amendment to the AIP Planned Development Ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, Class 32 In-fill Development Projects.

Section Four

The overall purpose of the AIP Planned Development is to provide for a coordinated development of compatible industrial, office, and commercial land uses, and to protect and preserve the pond and wetland area within the AIP. It details both allowed and permitted uses within each land use category, regulates nuisances, and provides development standards and design guidelines. The AIP Planned Development is consistent with the "Master Plan" land use designation for the property contained in the Ukiah General Plan.

Section Five

This Ordinance also formally amends the *Land Use Map* (Exhibit "A") that illustrates which land use designations are assigned to the various properties throughout the Airport Industrial Park. The map shows the approximate ±2.64 acres located at 1117 Commerce Drive (APN 180-070-03) being re-designated from "Professional Office" to "Industrial/Auto Commercial". The land use designations apply to the 138- acre Airport Industrial Park in the following manner:

1. **Professional Office:** Applies to the northwest portion of the site, bounded by Talmage Road on the north, Airport Park Boulevard on the east, and Commerce Drive on the south, with the exception of 1117 Commerce Drive (±9.67 acres).

2. **Highway Commercial:** Applies only to the northeastern portion of the site, bounded by Talmage Road to the north, Airport Park Boulevard to the west, Highway 101 to the east, and the existing large commercial retail store property to the south (approximately 1.4 acres).

3. **Retail Commercial:** Applies to 13.44 acres north of Commerce Drive, and approximately 38.71 acres south of Commerce Drive, bounded by Airport Park Boulevard on the west, and Highway 101 on the east (approximately 52.3 acres).

4. **Industrial:** Applies to the property situated at the southern end of the Airport Industrial Park (approximately 18.3 acres).

5. **Industrial/Automotive Commercial:** Applies to ±6.93 acres east of Airport Park Boulevard between Retail Commercial designated lands located on the north and south ends of the Airport Industrial Park Planned Development, and 1117 Commerce Drive. These ±6.93 acres include A PNs 180-070-03, 180-080-56, 180-080-60, 180-080-61.

6. **Light Manufacturing/Mixed-Use:** Applies to the lands west of Airport Park Boulevard south of Commerce Drive. Includes the (2) acres adjacent to and north of the existing Mendocino Brewing Company parcel, and the approximate one (1) acre west of and adjacent to the existing pond. It also includes the approximate 3.27 acres east of Airport Park Boulevard south of the Retail Commercial designated lands and north of the existing pond (approximately 32.8 acres).

7. **Open Space:** Applies to the +/- 2.47 acres of pond and wetlands east of Airport Park Boulevard in the southern portion of the Park.

8. **Roads and landscaping:** Approximately 14.2 acres.

9. **Total Acreage AIP:** Approximately 138 acres.

Section Six

The AIP Planned Development was originally approved by City Council Resolution No. 81-59 on March 4, 1981, embodied in Use Permit No. 81-39. It was amended and further articulated in 1991 when the City Council adopted Resolution No. 91-4. In 1992, the City Council adopted a revised Ordinance (929) to allow "General Commercial" in addition to the approved "Highway Oriented Commercial" land uses in the area bounded by Talmage Road on the north, Highway 101 on the east, Commerce Drive on the south, and Airport Park Boulevard on the west. This Ordinance also created the Planned Development Ordinance out of what was previously a Use Permit. On June 19 1996, the City Council adopted Ordinance 964, which amended the AIP Planned Development to make it a more organized and useable set of regulations. On October 30, 1996, the Planned Development was amended again by the adoption of Ordinance 964, which created an Industrial/Automotive Commercial Land Use Designation for the 16 acres directly south of the home improvement center/hardware store facility east of Airport Park Boulevard. On April 2, 1997, the Planned Development was amended by the adoption of Ordinance 991, which permitted drive-thru restaurants on the lands designated as Highway Commercial. On November 3, 1999, the Ordinance was amended by Ordinance 1024 to designate the 32 acres south of Hastings Avenue and west of Airport Park Boulevard as Industrial/Mixed-Use. On September 6, 2000, the Ordinance was revised by Ordinance 1030 to list hotels and sit-down restaurants as "allowed" uses in the Professional Office Land Use Designation. On January 7, 2004, the Ordinance was amended by Ordinance 1051 to change the "Industrial Mixed Use" designation to "Light Manufacturing/Mixed Use," and to establish new standards for commercial, professional office, light manufacturing, and low density residential land uses in the Light Manufacturing/Mixed-Use area that are separate from those contained in Section "G" of this Ordinance. On August 1, 2007, the Ordinance was amended by Ordinance 1098 to change the land use designation on approximately 14.5 acres of land in the southern portion of the Airport Industrial Park Planned Development east of Airport Park Boulevard. Ordinance 1098 changed the land use designation of approximately 8 acres of land designated Industrial/Automotive Commercial to Light Manufacturing/Mixed Use, and changed the land use designation of approximately 6.5 acres designated Industrial to Light Manufacturing/Mixed Use. Ordinance 1146

adopted on January 15, 2014 changed the land use Designation on: 1) approximately 4.1 acres that was designated Industrial/Automotive Commercial to Retail Commercial; and 2) on approximately 11.2 acres of Light Manufacturing/Mixed Use to Retail Commercial in order to allow the development of the Costco Warehouse and Fueling Station Project. The change in the land use designations increased the amount of land designated Retail Commercial by +/- 15.3 acres and decreased the amount of land designated Industrial/Auto Commercial by +/- 4.1 acre. It also decreased the amount of land designated Light Manufacturing/Mixed Use +/- 11.2 by acres respectively. Ordinance 1178, adopted on June 21, 2017 changed the land use designation for ±4.1 acres in the AIP from Industrial/Automotive Commercial land use designation and ±11.2 acres from the Light Manufacturing/Mixed Use land use designation, to the Retail Commercial land use designation.

Section Seven

AIP Planned Development, as amended herein, provides a mixture of industrial, commercial, low density residential, office, and open space land uses within a Planned Development (PD), consistent with the City of Ukiah General Plan Master Plan land use designation.

Section Eight

The Development Map (Generalized Land Use Map) for this Planned Development, as well as the design guidelines and development standards constitute the Concept Development Plan, as required by Article 14, Chapter 2 (Zoning), Division 9 of the Ukiah City Code. The Development Map (Generalized Land Use Map) attached as Exhibit "A", is approved.

Section Nine

Development standards not addressed in the Planned Development regulations shall be those specified in Chapter 2 (Zoning), Division 9 of the Ukiah City Code.

Section Ten

Amendment to this Ordinance requires City Council action. All Major Variance, Use and Site Development Permits for proposed developments within the AIP require City Planning Commission review and action. Minor permits are subject to the review and action by the City Zoning Administrator. Decisions on Major and Minor Variance, Site Development and Use Permits made by the City Planning Commission or Zoning Administrator are appealable to the City Council pursuant to Section 9266 of the Ukiah Municipal Code.

Section Eleven

Some small commercial land uses may be permitted on the Industrial designated land if they are primarily intended to provide commercial type services to employees within the Airport Industrial Park.

Section Twelve

This version of the Airport Industrial Park (AIP) Planned Development supersedes all past versions, and shall govern and regulate the growth and development within the AIP.

Section Thirteen

The regulations for this Planned Development, as required in Article 14, Chapter 2, Division 9, of the Ukiah City Code are as follows:

A. INDUSTRIAL DESIGNATION

1. Allowed Uses

The following industrial uses are allowed in the Industrial designation with the securing of a Site Development Permit.

a. Manufacturing - activities or operations involving the processing, assembling, blending, packaging, compounding, or fabrication of previously prepared materials or substances into new products.

b. Warehouse and Distribution Activities - includes warehousing, and storage not available to the general public; warehousing and distribution activities associated with manufacturing, wholesaling, or non-retail business uses; delivery and transfer services; freight forwarding; moving and

storage; distribution terminals for the assembly and breakdown of freight; or other similar use involving shipping, warehousing , and distribution activities.

c. Wholesaling and Related Uses - includes establishments engaged in wholesale trade or warehousing activities including maintaining inventories of goods; assembling, sorting, and grading goods into large lots; breaking bulk and redistribution in smaller lots; selling merchandise to retailers, industrial, commercial, institutional, or business users, or other wholesalers.

d. Contractor's Offices - includes business office for building, plumbing, electrical, roofing, heating, air conditioning, and painting contractors including storage of incidental equipment and supplies.

e. Agricultural - allowed as a continuation of the existing land use, including all necessary structures and appurtenances.

f. Research and Development Laboratories, and computer and data processing.

g. Accessory Uses and Structures - activities such as administrative offices and warehouses which are related and ancillary to an allowed use. Ancillary structures containing ancillary uses shall be located on the same parcel as the primary use/structure, and shall not exceed 25% of the gross floor area of structure(s) containing the primary use.

2. <u>Permitted Uses</u>

The following small commercial, business support, and repair service land uses may be permitted in the Industrial land use designation with the securing of a Use Permit, provided they are situated on a parcel no larger than one-half acre in size, and do not exceed 20 percent of the total land dedicated to the Industrial Land Use Designation:

a. Delicatessen, sandwich shop, or small sit-down restaurant (no drive-thru restaurants shall be permitted).

b. Small grocery or convenience store.

c. Banking facility.

d. Child day-care facility.

e. Industrial and business support services - establishments primarily engaged in providing services to business and industry, such as blueprinting and photocopying , janitorial and building maintenance, equipment rental and leasing, medical labs, commercial testing laboratories and answering services.

f. Public Facilities - includes all public and quasi-public facilities such as utility substations , post offices, fire stations, and government offices.

g. Repair Services - includes repair services such as radio and television, furniture, automotive repair, body and fender shops.

h. Communication Installations - includes radio and television stations , telegraph and telephone offices, cable T.V., and microwave stations.

B. PROFESSIONAL OFFICE DESIGNATION

1. Purpose

The purpose of the Professional Office Land Use Designation is to provide opportunity for a variety of business and professional offices, as well as a limited number of highway commercial land uses. Land uses such as child care facilities, delicatessens, and small retail stores and shops are intended to be ancillary components to professional office development projects, and the limited highway commercial land uses.

2. General Requirements

a. Child care facilities, delicatessens, and small commercial retail stores and shops shall not exceed 20 percent of the total developable square footage of any one parcel. The resulting square footage that comprises this 20 percent shall only be developed with individual store/shop spaces that do not exceed 2,000 square feet in size.

3. Allowed Uses

The following uses are allowed in the Professional Office designation with the securing of a Site Development Permit:

a. Professional and business offices such as accountants, engineers, architects, landscape architects, surveyors, attorneys, advertising, consultants, bookkeeping, medical and dental offices, and other similar activities.

b. Business and office support services - includes services such as branch banks, savings and loan, credit unions, insurance brokers, real estate sales, blueprinting and photocopying and answering services.

c. Child day-care facility.

d. Retail commercial in the built-out northwest portion of this area outside the boundaries of the Redwood Business Park.

e. Hotels and sit-down restaurants (no drive-thru restaurants).

4. Permitted Uses

The following uses are permitted in the Professional Office Designation with the securing of a Use Permit:

a. Delicatessen and sandwich shop.

b. Small grocery or convenience store.

c. Small retail commercial stores and shops of 2,000 square feet or less, and in combination not exceeding 20 percent of the total developable square footage on a parcel.

C. HIGHWAY COMMERCIAL DESIGNATION

1. Allowed Uses

The following uses are allowed in the Highway Commercial designation with the securing of a Site Development Permit:

a. Businesses such as motels, sit-down and drive-thru restaurants, service stations, and other similar uses that provide services and merchandise primarily to highway travelers.

b. Retail commercial stores.

D. RETAIL COMMERCIAL DESIGNATION

1. Allowed Uses

The following uses are allowed in the Retail Commercial designation with the securing of a Site Development Permit:

a. Retail commercial stores.

b. Child day-care facility.

c. Delicatessen, sandwich shop, and ice cream parlor.

2. Permitted Uses

The following uses are permitted in the Retail Commercial designation with the securing of a Use Permit:

a. Restaurants (no drive-thru restaurants).

b. Small grocery or convenience store.

c. Banking facility.

E. INDUSTRIAL/AUTOMOTIVE COMMERCIAL DESIGNATION

1. Allowed Uses

The following uses are allowed in the Industrial/Automotive Commercial Land Use Designation with the securing of a Site Development Permit:

a. All the allowed industrial uses listed in Item A (1) above.

b. Automobile dealerships, except for those that exclusively sell used vehicles.

2. Permitted Uses

The following uses are allowed in the Industrial/Automotive Commercial Land Use Designation with the securing of a Use Permit:

a. All the permitted industrial land uses listed in Item A (2) above.

b. Delicatessen, sandwich shop, or small sit-down restaurant (no drive-thru restaurants).

c. Automotive service (gas) station.

d. Small grocery store, mini-market, or convenience store.

e. Uses related to automobile dealerships such as tire stores, autoparts stores, car- washing facilities, automobile repair business, etc.

F. LIGHT MANUFACTURING/MIXED-USE DESIGNATION

1. Purpose and Intent

The purpose of the Light Manufacturing / Mixed-Use land use designation is to provide for a compatible mix of light manufacturing activities, commercial land uses, professional offices, and limited low-density residential uses. The intent is to provide an opportunity for a diversity of land uses to locate near each other that would typically be viewed as incompatible, but because of creative site planning and design, they can function in harmony without adversely impacting

one another. For example, the Ordinance permits "live-work" land uses where small dwelling units can be incorporated into low intensity

6

light manufacturing or warehousing operations. There is also opportunity for low-density apartments to be situated above commercial shops and professional offices.

The purpose of the Light Manufacturing / Mixed-Use designation is also to promote Smart Growth and New Urbanism planning techniques. The Ordinance contains design standards that will lead to the development of office, light manufacturing, commercial, and residential uses in a pedestrian oriented, aesthetically pleasing, mixed-use neighborhood.

The Ordinance requires light manufacturing land uses, if proposed, to be situated along the railroad tracks on the rear of the parcels, and to develop other land uses along the front of the parcels on Airport Park Boulevard, except for the parcels east of Airport Park Boulevard where light manufacturing land uses can occur anywhere on the parcels with the required yard setbacks. The majority of parking facilities are required to be situated in-between the light manufacturing and commercial land uses in the middle of the parcels, rather than along the Airport Park Boulevard frontage.

The land uses along Airport Park Boulevard are held to a higher design and site planning standard than the light manufacturing land uses, because it is situated in the more visible location, and because light manufacturing land uses are highly desired and a lesser design standard provides an inherent incentive.

It is possible to develop full light manufacturing, office, or commercial land uses on a parcel, provided they are laid out and designed to be compatible with surrounding land uses. Professional office and commercial land uses, if proposed as stand along developments must adhere to a high site planning and design standard.

The regulations are intended to create a compatible mix of land uses with ample landscaping and strategic open areas, pedestrian walkways, and attractive architecture in an inviting scale, with hidden parking and practical functionality.

2. <u>General Requirements</u>

a. Light manufacturing and warehousing land uses should be located along the railroad tracks on the western portion of the current parcels or anywhere on the designated parcels east of Airport Park Boulevard with the required yard setbacks. Light manufacturing and warehousing can be situated along Airport Park Boulevard if it conforms to the site planning and design standards for commercial development.

b. The majority of parking spaces for mixed-use development shall be located in- between the light manufacturing/warehousing land uses and the land uses along Airport Park Boulevard. Every attempt shall be made to create parking that cannot be seen from public streets.

c. Shared access is strongly encouraged between land uses on the same and adjacent parcels to reduce encroachments onto Airport Park Boulevard.

d. Street trees and a meandering sidewalk are required along Airport Park Boulevard. e. The architectural facades for buildings situated along and facing Airport Park Boulevard shall be consistent with Section 5(f) of this Subsection, and shall be designed to soften height, bulk, and mass.

f. The orientation, height, and design of buildings, as well as the theme for property development shall be based on creating compatibility between land uses.

g. There is opportunity for low density residential land uses such as apartment units above offices or commercial spaces, but densities are limited west of Airport Park

Boulevard because of airport constraints to a total of 60 people per acre on a given parcel.

3. Permitted Land Uses

a. Notwithstanding Subsection "K", all light manufacturing, commercial, professional office, low density residential, and mixed-use projects require the securing of a Use Permit from the City Planning Commission. The Use Permit process shall include an analysis of site planning and architecture, pursuant to Section 9262 of the Ukiah Municipal Code.

4. Required Findings

a. Prior to approving a Use Permit for a project situated on land in the Mixed-Use designation, the Planning Commission and/or the City Council shall make the following findings:

1. The proposed land use is consistent with the goals and policies of the Ukiah General Plan, the provisions of the Airport Industrial Park Planned Development Ordinance, the Ukiah Municipal Code, and the Ukiah Airport Master Plan.

2. The proposed land use is compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare.

3. There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) to avoid monotony and/or a box-like uninteresting external appearance.

4. For all land uses other than light manufacturing, there is uniqueness and an exemplary approach to the site planning, design, and architecture, consistent with the Site Planning and Design Standards contained herein, that results in a quality and sophisticated development.

5. The Findings shall not be vague. The findings shall be sufficiently detailed to apprise a reviewing court of the basis for the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record.

5. Site Planning and Design Standards - Commercial Development

The following site planning and design standards are specifically adopted for the Light Manufacturing/Mixed-Use Land Use Designation. They shall apply to all commercial, professional office, low-density residential, and mixed-use development projects not involving light manufacturing/ warehousing unless it is situated along the Airport Park Boulevard street frontage. The Development Standards contained in Section "G" and the Design Standards in Section "I" of this Ordinance shall apply to the Light Manufacturing/Mixed Use designation unless superseded by the following specific standards:

a. Yard Setbacks:

1. Front: 25 feet from the Airport Park Boulevard right-of-way.

Architectural features, such as bay windows, porches and landing spaces, column treatments, and similar features may extend up to two-feet into the required front yard setback.

2. Side and Rear: The side and rear yard setbacks shall be determined in the discretionary review process. Factors that shall be considered include, but are not limited to Building Code requirements, traffic

circulation, landscaping requirements, softening of the bulk and mass of structures, and compatibility with

8

adjacent structures and land uses.

3. Relief: Relief from the front yard setback requirements may be granted through the approval of a variance, pursuant to Chapter 2, Article 20 of the Ukiah Municipal Code.

b. Maximum Building Height:

1. The maximum height of any building or structure shall be 40 feet, provided it complies with the side-slope criteria for the Ukiah Airport.

2. Mechanical penthouse and equipment may extend an additional 10 feet beyond the maximum height provided it is adequately screened from view.

3. Relief: Relief from the height standards may be granted through the discretionary review process if a finding is made that the proposed height is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

c. Minimum Lot Area:

1. The minimum lot area for parcels in the mixed-use area shall be determined through the subdivision and/or discretionary review process. In no case shall lots be created that are less than 20,000 square feet in size.

d. Maximum Lot Coverage:

1. Commercial and mixed land uses may cover up to 40 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

2. Relief: Relief from the lot coverage standard may be granted through the discretionary review process provided a finding is made that the proposed lot coverage is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

e. Building Orientation:

1. Buildings shall be shaped and oriented to take advantage of passive solar energy and solar collection in the winter, and to control solar cooling loads in the summer.

2. Buildings shall be shaped and oriented to be compatible with surrounding land uses in terms of noise, visual privacy, and functionality.

f. Architectural Design:

1. Buildings shall incorporate projecting columns, exterior wainscoting, framed panels, and/or other features to provide relief to large open blank walls.

2. Architectural features such as arches, raised and decorative parapets, decorated and flared cornices, extended eaves and overhangs, balconies, entry insets, and a variety of roof angles and pitches are required to make buildings unique and interesting.

3. Windows shall be used to break up the mass and volume of buildings into smaller components. Buildings shall use different shaped and framed windows in a coordinated theme. Awnings and other attractive window treatments are

Strongly encouraged.

4. All four elevations of buildings shall incorporate the architectural design requirements listed above in a reasonable and feasible manner.

5. The use of strong or loud colors as the dominant building color shall not be permitted. The dominant colors used on buildings shall be subdued and earth tone in nature. Colors of buildings shall be compatible with adjoining buildings.

6. Storage areas, loading docks and ramps, transformers, storage tanks, refuse collection areas, mechanical equipment, and other appurtenant items of poor visual quality shall be screened by the use of masonry walls, landscaping materials, or decorative fencing. All roof mounted electrical and mechanical equipment and/or ductwork shall be screened from view by an enclosure which is consistent with the building design. Fences exceeding six (6) feet in height may be appropriate for some commercial and industrial uses to screen the outdoor storage of building materials, supplies, construction equipment, etc. The Planning Commission may consider fences exceeding six (6) on a case-by-case basis during the review of Site Development and Use Permit applications.

g. Signs:

1. The colors, materials, and lighting of every sign on a site shall be restrained and harmonious with the building and site.

2. Freestanding signs shall be tastefully designed with an interesting base, and shall not exceed twelve feet in height from finished grade. If a freestanding sign is placed on a berm, the Planning Commission shall have the discretion to limit its height to less than twelve feet from finished grade. No pole signs are permitted. Freestanding signs shall have a decorative support base.

3. The size and amount of signs shall generally comply with the requirements of the Ukiah Municipal Code (UMC). The Planning Commission shall have the discretion to reduce the size and amount of signs to something less than permitted by the U.M.C. if they make a finding that the proposed size and amount of signage is out of scale with the building and too dominating on the site.

4. Signs are not permitted on the roof or projecting above the roof of any building.

5. Relief: Relief from the sign standards may be granted through the discretionary review process provided a finding is made that the proposed sign is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

h. Pedestrian Orientation:

1. Pedestrian walkways shall be included that directly and safely link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way.

2. Outdoor pedestrian spaces shall be landscaped and include such features as planters along sidewalks, pedestrian oriented signs, attractive street furniture, low-level lighting, and outdoor seating areas.

3. Lots with frontages along the primary street shall provide a 5-foot wide meandering sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link

developments with attractive and accessible pedestrian facilities.

4. Secondary streets accessing the rear portion of parcels shall include 5-foot wide sidewalks or alternative pedestrian facilities that link the development on the rear portion of the parcels with Airport Park Boulevard.

i. Lighting:

1. Exterior lighting shall be subdued and of low wattage. It shall enhance building design and landscaping, as well as provide safety and security.

2. Exterior lighting shall not spill out and create glare on adjoining properties, and shall not be directed towards the night sky.

3. Light standard heights shall be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas shall be prohibited.

4. Lighting fixtures, standards, and all exposed accessories shall be harmonious with building design, and innovative in style.

5. All pedestrian and building access areas shall be adequately lighted to provide safety, security, and aesthetic quality, without violating number 2 above.

j. . Energy Conservation:

1. Passive solar orientation is required. Active solar design is strongly encouraged.

2. Deciduous trees and/or other vegetation shall be planted on the south side of buildings whenever feasible to increase energy efficiency.

3. Sunlight shall be used for direct heating and illumination whenever possible.

4. Solar heating equipment need not be screened, but shall be as unobtrusive as possible and complement the building design. Every effort shall be made to integrate solar panels into the roof design, flush with the roof slope.

k. Outdoor Storage and Service Areas:

1. Storage areas shall be limited to the rear of a site, and shall be screened from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material.

2. All outdoor storage areas and enclosures shall be screened, when possible, with landscaping.

3. If trash and recycling areas are required in the discretionary review process, they shall be designed to harmonize with the building

and landscaping, and shall be consistent with the size and design requirements of the Ukiah Municipal Code.

l. Landscaping:
   1. Landscaping shall comply with Section "I" of this Ordinance.

   2. Landscaping Plans shall include outdoor shaded sitting/resting areas for employees and the general public, unless infeasible.

m. Ukiah Airport Master Plan:
   1. All development within the Airport Industrial Park shall comply with the Federal Aviation Administration side slope criteria, density requirements ("181"

      Compatibility Zone = 60 persons per acre / 0Compatibility Zone = 150 people per acre) and all other applicable provisions of the Ukiah Airport Master Plan.

n. Public Utility Easements, Public Streets, and Access Driveways:
   1. All Public Utility Easements, Public Streets, and Access Driveways shall comply with Section "H" of this Ordinance.

6. <u>Site Planning and Design Standards for Light Manufacturing and Industrial</u> Development

The Site Planning and Design Standards for Light Manufacturing and Industrial development are less demanding than those for commercial, professional office and mixed-use development. The lesser design standards are meant to encourage and promote light manufacturing and industrial development, particularly along the western portion of the parcels. The Following Site Planning and Design Standards shall apply to all Light Manufacturing and Industrial Development:

a. Yard Setbacks:
   1. <u>F</u>ront: 25 feet from the Airport Park Boulevard right-of-way if located along the frontage. If the development does not have frontage along Airport Park Boulevard, and is served by a private access easement, the front yard setback shall be determined in the discretionary review process. Architectural features, such as bay windows, porches and landing spaces, column treatments, and similar features may extend up to two-feet into the required front yard setback.

   2. <u>Side and Rear</u>: The side and rear yard setbacks shall be determined in the discretionary review process. Factors that shall be considered include, but are not limited, to Building Code requirements, traffic circulation, landscaping requirements, softening of the bulk and mass of structures, and compatibility with adjacent structures and land uses.

   3. <u>Relief</u>: Relief from the front yard setback requirements may be granted through the approval of a variance.

b. Maximum Building Height:

1. The maximum height of any building or structure shall be 50 feet, provided it complies with the side-slope criteria for the Ukiah Airport .

2. Mechanical penthouse and equipment may extend an additional 1O feet beyond the maximum height provided it is adequately screened from view.

3. Relief: Relief from the height standards may be granted through the discretionary review process if a finding is made that the proposed height is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

c. Minimum Lot Area:
   1. The minimum lot area for light manufacturing and industrial development parcels in the mixed-use area shall be determined through the subdivision and/or discretionary review process. In no case shall lots be created that are less than 20,000 square feet in size.

d. Maximum Lot Coverage:
   1. Light manufacturing and industrial land uses may cover up to 60 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

2. Relief: Relief from the lot coverage standard may be granted through the discretionary review process provided a finding is made that the proposed lot coverage is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

e. Building Orientation:
   1. Buildings shall be shaped and oriented to take advantage of passive solar energy and solar collection in the winter, and to control solar cooling loads in the summer.

   2. Buildings shall be shaped and oriented to be compatible with surrounding land uses in terms of noise, visual privacy, and functionality.

f. Architectural Design:
   1. Buildings shall incorporate projecting columns, exterior wainscoting, framed panels, and/or other features to provide relief to large open blank walls.

   2. The use of strong or loud colors as the dominant building color shall not be permitted. The dominant colors used on buildings shall be subdued and earth tone in nature. Colors of buildings shall be compatible with adjoining buildings.

g. Signs:
   1. The colors, materials, and lighting of every sign on a site shall be restrained and harmonious with the building and site.

   2. Freestanding signs shall be tastefully designed with an interesting base, and shall not exceed eight feet in height from finished grade. If a freestanding sign is placed on a berm, the Planning Commission shall have the discretion to limit its height to less than eight feet from finished grade. No pole signs are permitted.

3. The size and amount of signs shall comply with the requirements of the Ukiah Municipal Code (UMC). The Planning Commission shall have the discretion to reduce the size and amount of signs to something less than permitted by the U.M.C. if they make a finding that the proposed size and amount of signage is out of scale with the building and too dominating on the site.

4. Signs are not permitted on the roof of any building.

5. Relief: Relief from the sign standards may be granted through the discretionary review process provided a finding is made that the proposed sign is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

i. Lighting:
   1. Exterior lighting shall be subdued. It shall enhance building design and landscaping, as well as provide safety and security.

   2. Exterior lighting shall not spill out and create glare on adjoining properties, and shall not be directed towards the night sky.

   3. Light standard heights shall be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas shall be prohibited.

k. Outdoor Storage and Service Areas:
   1. Storage areas shall be limited to the rear of a site, and shall be screened from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material.

   2. All outdoor storage areas and enclosures shall be screened, when possible, with landscaping.

l. Landscaping:
   1. Landscaping shall generally comply with Section "I" of this Ordinance, although a lesser amount of landscaping may be approved depending upon the scale, intensity, and visibility of the development.

m. Ukiah Airport Master Plan:
   1. All development within the Airport Industrial Park shall comply with the Ukiah Municipal Airport Master Plan.

n. Pedestrian Orientation:
   1. Pedestrian walkways shall be included that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way.

   2. Lots with frontages along the primary streets shall provide a 5-foot wide meandering sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link developments with attractive and accessible pedestrian facilities.

   3. Secondary streets accessing the rear portion of parcels shall include 5-foot wide sidewalks or alternative pedestrian facilities that link the development on the rear portion of the parcels with Airport Park Boulevard.

G. OPEN SPACE

1. Purpose

The purpose of the Open Space land use designation is to provide for the protection and preservation of an existing pond and wetland area and its habitats, to provide contrast to the built environment, to preserve the existing scenic qualities of the area, and to preserve capacity and water quality of the storm water drainage system.

2. General Requirements

All areas designated "Open Space" shall be kept in their natural state except for areas already disturbed with drainage or utility infrastructure, in which case maintenance and repairs may occur. Otherwise, no development is allowed or permitted.

3. Allowed Uses

The following uses are allowed in the Open Space designation:

a. Open Space

b. Maintenance and repair of existing drainage and utility infrastructure.

c. Restoration of wetlands including, but not limited to removal of non-native vegetation and the replanting with native wetland plant species.

d. Trash removal

4. Permitted Uses

The following uses are permitted in the Open Space designation with the securing of a Minor Use Permit:

a. None

5. Minimum Lot Size Requirement

a. None

6. Prohibited Uses

a. Construction and development

b. Public Access

c. Off-Road vehicle activity, except for City vehicles

d. Application of pesticides and/or herbicides

H. NUISANCES

1. No lot shall be used in such a manner as to create a nuisance to adjacent parcels. Proposed uses shall comply with the performance criteria outlined below:

   a. All activities involving the storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion by adequate fire-fighting and fire suppression equipment and devices standard in industry. All incineration is prohibited.

   b. Devices which radiate radio-frequency energy shall be so

operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located.

c. The maximum sound level radiated by any use of facility, when measured at the boundary line of the property upon which the sound is generated, shall not be obnoxious by reason of its intensity or pitch, as determined by standards prescribed in the Ukiah Municipal Code and/or City General Plan.

d. No vibration shall be permitted so as to cause a noticeable tremor beyond the property line.

e. Any use producing em1ss1ons shall comply with all the requirements of the Mendocino County Air Quality Management District.

f. . Projects involving the use of toxic materials or hazardous substances shall comply with all Federal, State, and all local Laws and regulations.

2. Prohibited Uses or Operations

Industrial uses such as petroleum bulk stations, cement batching plants, pulp and paper mills, lumber mills, refineries, smelting plants, rendering plants, junk yards, auto wrecking, and similar "heavy industrial" uses which typically create external and environmental effects are specifically prohibited due to the detrimental effect the use may have upon the general appearance , function, and environmental quality of nearby uses.

I. DEVELOPMENT STANDARDS

The following standards have been established to ensure compatibility among uses and consistency in the appearance and character of development. These standards are intended to guide the planning, design, and development of both individual lots and the entire Airport Industrial Park. Projects shall be reviewed on a case-by-case basis for high quality design, efficient function, and overall compatibility with surrounding land uses.

1. Minimum Lot Requirement

The minimum lot area shall be 20,000 square feet. Each lot shall have a m1n1mum frontage of 100 feet on a public street. Except for lots fronting on Airport Park Boulevard, or other public streets shown on the *Land Use Map,* access easements to a public street may be authorized in lieu of public street frontage in the discretion of the appropriate decision-maker and with the approval of the City Engineer. Proposed access easements shall be consistent with the standards contained in Table 4-1. The Planning Commission may approve a public street frontage of less than 100 feet for lots located on cul-de-sacs , street curves, or having other extraordinary characteristics.

2. Maximum Lot Coverage

No more than 40 percent of the lot shall be covered by buildings or structures. Above ground parking lots and landscaping areas shall not be included in the

calculation of lot coverage. Industrial land uses may cover a maximum of 60 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

3. **Minimum Building Setbacks**

All buildings and structures shall be setback from the property line a minimum of 25 feet along the entire street frontage. Lots abutting U.S. Highway 101 shall maintain a minimum setback of 60 feet from the property line adjacent to the freeway. Side yard setbacks shall be determined in the Site Development or Use Permit review process.

4. **Maximum Building Height**

The maximum height of any building or structure shall be 50 feet. Mechanical penthouse and equipment may extend an additional 10 feet beyond the maximum building height.

5. **Ukiah Airport Master Plan**

All development within the Airport Industrial Park shall comply with the Federal Aviation Administration side slope criteria, density requirements CIB1" Compatibility Zone = 60 persons per acre / "IC Compatibility Zone = 150 people per acre) and all other applicable provisions of the Ukiah Airport Master Plan.

6. **Screening**

Storage areas, loading docks and ramps, transformers, storage tanks, refuse collection areas, mechanical equipment, and other appurtenant items of poor visual quality shall be screened by the use of masonry walls, landscaping materials, or decorative fencing. All roof mounted electrical and mechanical equipment and/or ductwork shall be screened from view by an enclosure which is consistent with the building design. Fences exceeding six (6) feet in height may be appropriate for some commercial and industrial uses to screen the outdoor storage of building materials, supplies, construction equipment, etc. The Planning Commission may consider fences exceeding six (6) on a case-by-case basis during the review of Site Development and Use Permit applications.

7. **Public Utility Easement**

All lots shall provide a 5-foot easement in the required front setback for the provision of utilities.

8. **Sidewalk Requirements**

Lots with frontages along the primary street shall provide a 5-foot curvilinear sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link developments with attractive and accessible pedestrian facilities.

9. **Bicycle Lanes**
Class III Bicycle lanes shall be provided on all primary streets according to CalTrans standards.

10. **Development Integration**
Every effort shall be made to "master plan" development within the Airport Industrial Park. Applicants shall be encouraged to coordinate development proposals to ensure compatible architectural themes, high quality site planning, efficient and functional traffic circulation, coordinated pedestrian circulation, and compatible land uses.

11. **Required Public Streets**
Lot line adjustments, parcel maps, tentative and final subdivision maps, and Site Development and Use Permits shall not be approved, unless public streets identified on the *Land Use Map* serving the parcels covered by the lot line adjustment, map or permit have been or will be dedicated to the City of Ukiah upon approval of the lot line adjustment, map or permit.

12. **Street Width Standards**
The following street standards have been established by the Ukiah Department of Public Works. All primary and secondary streets shall be designed and constructed in accordance with these standards:

Table 4-1: Minimum Street Standards
Airport Park Boulevard and Commerce Drive

		Primary	Secondary	Access Easement
1.	Right-of-way	66 feet	44 feet	32 feet
2.	Pavement	64 feet	40 feet	30 feet
	a. travel lanes (2)	14 feet	20 feet	15 feet
	b. left turn lane			
3.	Curbs (both sides)	12 feet	12 feet	
4.	Cul-de-sac (turn-arounds)	1 foot diameter	1 foot diameter	
5.	Curb Returns Radius	35 feet	35 feet	

13. **Access Driveways and Deceleration Lanes**

a. Every effort shall be made to minimize access driveways along Airport Park Boulevard. All driveway and intersection radii shall be designed to accommodate heavy truck turning movements, consistent with the requirements of the City Engineer.

b. Every effort shall be made to design common driveways for individual developments.

c. No Talmage Road access shall be permitted for the parcel or parcels located at the southeast corner of Talmage Road and Airport Park Boulevard.

d. All major driveways, as determined by the City Engineer, shall have left turn pockets in the median area where feasible.

e. Deceleration and acceleration lanes shall not be required unless the City Engineer determines they are necessary to ensure safety and efficient traffic flow.

14. **Minimum Parking and Loading Requirements**

a. No loading or unloading shall be permitted on the street in front of the building. A sufficient number of off-street loading spaces shall be provided to meet the needs of the approved use. Adequate apron and dock space also shall be provided for truck maneuvering on individual lots.

b. The number of entrance/exit driveways shall be limited to one per every 100 feet of street frontage with a maximum curb cut of 40 feet. The Planning Commission may relax these standards when a comprehensive plan for an entire block has been prepared and presented to the City Planning Commission for review and approval.

c. Adequate off-street parking shall be provided to accommodate the parking needs of employees, visitors, and company vehicles. The minimum number of off-street parking spaces shall generally be provided according to the requirements of the Ukiah Municipal Code.

d. The Planning Commission may deviate from the parking requirements contained in the Ukiah Municipal Code on a case-by-case basis. Any deviation must be supported by findings related to a unique use, such as a Mixed-use development, or use not specifically described in the Ukiah Municipal Code, and findings that otherwise demonstrate no on-street parking congestion will result.

15. **Signage**

Except as indicated elsewhere in this Ordinance, building identification and other signs shall generally comply with the sign regulations for industrial, commercial and office land uses contained in the Ukiah Municipal Code. All proposed development projects shall include a detailed sign program.

J. **DESIGN GUIDELINES**

The following guidelines shall be used by the Planning Commission when approving a Site Development or Use Permit to ensure high quality design, and the coordination and consistency of development.

1. **Landscaping and Open Space**

a. A comprehensive landscape plan shall be submitted for review and approval

as a part of the Site Development or Use Permit process.

b. Existing trees shall be retained whenever possible.

c. A variety of tree species shall be used that provides diversity in form, texture, and color.

d. Landscaping at corners should be arranged to maintain traffic visibility.

e. Landscaping along an entire street frontage should be coordinated to achieve a uniform appearance.

f. Landscaping shall be proportional to the building elevations.

g. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

h. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in three years.

I. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.

j. . Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of 50 percent over all paved areas within ten years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

k. Parking lots shall have a perimeter planting strip with both trees and shrubs.

l. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

m. Street trees may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the City Engineer, based upon safety and maintenance factors.

n. All new developments shall include a landscaping coverage of 20 percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of 50 percent (50%) of the landscaped area shall be dedicated to live plantings.

o. Landscaping Plans shall include an automatic irrigation system.

p. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

q. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a Landscaping Plan depending upon the size, scale, intensity, and location of the development project.

2. <u>Orientation and Location of Buildings</u>

a. The location of buildings shall be coordinated with other buildings and open space on adjacent lots, and should include design elements, oriented to pedestrian usage, such as, linked walkways and sidewalks.

b. Buildings should be sited to preserve solar access opportunities, and should include passive and active solar design elements.

c. Buildings should be oriented to minimize heating and cooling costs.

d. Buildings should be creatively sited to provide open views of the site and surrounding environment.

e. Buildings shall not be sited in the middle of large parking lots.

3. <u>Architectural Design</u>

a. Individual projects shall exhibit a thoughtful and creative approach to site planning and architecture.

b. Projects shall be designed to avoid the cumulative collection of large structures with similar building elevations and facades.

c. Buildings shall be limited in height, bulk, and mass, and shall be designed to avoid a box-like appearance.

4. Building Exteriors

a. Colors and building materials shall be carefully selected, and must be compatible with surrounding developments, and shall be finalized during the Site Development or Use Permit process.

b. The Planning Commission may permit exterior walls of architectural metal where it is compatible with adjacent structures, and the overall appearance and character of the Airport Industrial Park.

5. Lighting

a. A lighting plan shall be submitted for review and approval with all Site Development and Use Permit applications. All lighting plans shall emphasize security and safety, and shall minimize energy usage.

b. Lighting for developments shall include shielded, non-glare types of lights.

c. Lighting shall not be directed towards Highway 101, the Ukiah Municipal Airport, adjacent properties, or upwards towards the sky.

6. <u>Design Amenities</u>

a. Bicycle parking facilities shall be provided near the entrance to buildings. One (1) bicycle space shall be provided for every ten (10) employees, plus one (1) space for every fifty (50) automobile parking spaces.

b. Fountains, kiosks, unique landscape islands, outdoor sitting areas, and other

quality design amenities are encouraged.

K. CIRCULATION PLAN

The Circulation Plan for the Airport Industrial Park is illustrated on the attached Exhibit "B". As shown, the plan includes points of access at Talmage Road at the north, Hastings Avenue at the northwest, and Airport Road at the southwest. In lieu of the originally envisioned southern access road (Airport Park Boulevard to Norgard Lane) an emergency access is provided through the airport to a future gated encroachment along the southern portion of Airport Road. Internal access includes an extension of Airport Road from the west into the southern portion of the site; Airport Park Boulevard from Talmage Road on the north, extending south to intersect with the Airport Road extension; and Commerce Drive from west to east in the northern portion of the AIP. All streets within the AIP shall be public. Property owners of parcels with frontage along the railroad right-of-way are encouraged to plan for possible future use of the railroad.

L. DISCRETIONARY REVIEW

The discretionary permit review process for development projects within the Airport Industrial Park (AIP) is the same as for discretionary permits elsewhere in the City. As articulated in Section 9 of this ordinance, a Site Development Permit or Use Permit is required for development projects proposed in the AIP.

1. Site Development Permits and Use Permits

a. As articulated in Section 9 above, development projects within the Airport Industrial Park are subject to the Site Development or Use Permit process, depending upon the proposed use and its location. A Site Development Permit shall not be required for any development proposal requiring a Use Permit. Within the Use Permit review process, all site development issues and concerns shall be appropriately analyzed.

b. All Major Use Permits, Variances, and Site Development Permits for proposed developments within the Airport Industrial Park require City Planning Commission review and action. Minor Use Permits, Variances, and Site Development Permits shall be subject to Zoning Administrator review and action.

c. Decisions on Site Development and Use Permits made by the City Planning Commission and Zoning Administrator are appealable to the City Council pursuant to Section 9266 of the Ukiah Municipal Code.

d. Major modifications to approved Site Development Permits and Use Permits, as determined by the Planning Director, shall require the filing of a new application, payment of fees, and a duly noticed public hearing before the Planning Commission. Minor modifications to approved Site Development Permits and Use Permits, as determined by the Planning Director shall require the filing of a new application, payment of processing fees and a duly noticed public hearing before the City Zoning Administrator.

e. The Planning Commission's decision on major modifications to an approved Site Development Permit, Variance or Use Permit is appealable to the City Council. The Zoning Administrator's decision on minor modifications to an approved Site Development Permit, Variance or Use Permit is appealable directly to the City Council.

2. Building Modifications

a. Exterior modifications to existing buildings shall be designed to complement and harmonize with the design of the existing structure

and surrounding developments.

b. A Site Development Permit shall be required for all substantial exterior modifications to existing structures, site design elements, and landscaping within the Airport Industrial Park. The application procedure shall be that prescribed in Article 20 the Ukiah Municipal Code.

Section Fourteen

Whenever a use is not listed in this Planned Development Ordinance as a permitted or allowed use in any of the land use designations, the Planning Director shall determine whether the use is appropriate in the land use designation where the subject property is situated, and make a decision as to whether or not it is an allowed or permitted land use. In making this determination, the Planning Director shall find as follows:

1. That the use would not be incompatible with existing nearby land uses, or the allowed and permitted land uses listed for the particular land use designation.

2. That the use would not be detrimental to the continuing development of the area in which the use would be located.

3. That the use would be in harmony and consistent with the purpose and intent of the Airport Industrial Park Planned Development Ordinance and Ukiah General Plan.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a Use Permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as allowed uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in any land use designation within the Airport Industrial Park shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council Resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City of Ukiah.

Section Fifteen

This Ordinance shall be published as required by law and shall become effective thirty (30) days after it is adopted.

Introduced by title only on _____, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Passed and adopted on _____, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Juan V. Orozco, Mayor

ATTEST:

Kristine Lawler, City Clerk

Exhibit A
Airport Industrial Park Land Use Designation Map

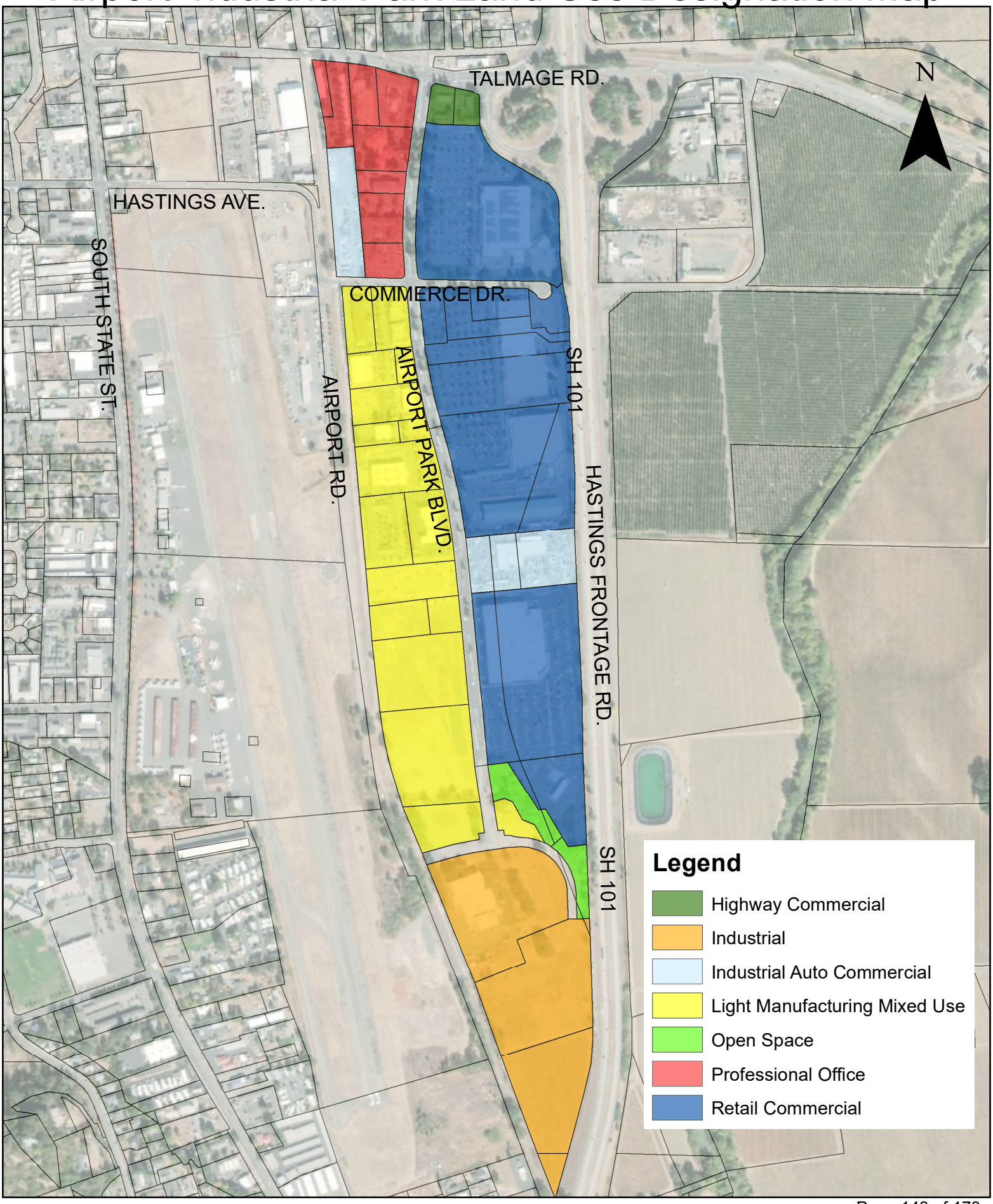
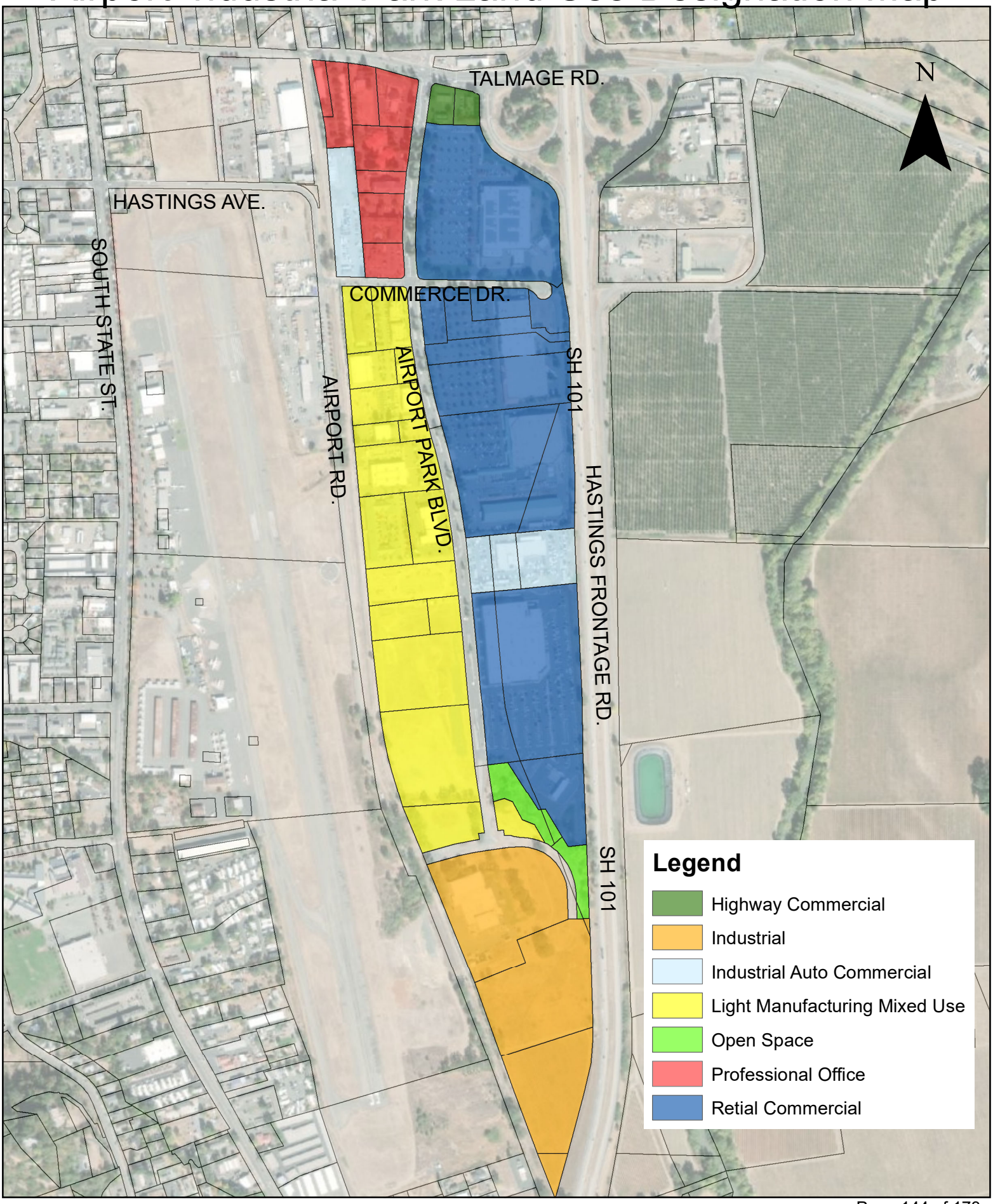


Exhibit A
Airport Industrial Park Land Use Designation Map



ATTACHMENT 5

FINDINGS TO ADOPT AN ORDINANCE AMENDING THE AIRPORT INDUSTRIAL PARK PLANNED DEVELOPMENT FOR LACO ASSOCIATES, ON BEHALF OF FOWLER AUTO CENTER AT 1117 COMMERCE DRIVE; APN 180-070-03; FILE NO. 20-5874

Recommendation for Adoption of an Ordinance Amending the Airport Industrial Park Planned Development and Airport Industrial Park Land Use Designation Map: The Community Development Department's recommendation for adoption of an ordinance amending the Airport Industrial Park Planned Development and Airport Industrial Park Land Use Designation Map is based in part on the following findings:

Zoning Text Amendments; Rezoning

1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.

   The proposal is consistent with the Master Plan Area designation and applicable General Plan policies. The project proposes one single-story structure for auto wash/detailing, and replacement of existing pavement with an asphalt parking lot, which are allowed in the Industrial/Auto Commercial Land Use Designation.

2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare

   The proposal is within the Ukiah City limits on a property that is ±2.64-acres in size. The site is surrounded on all sides by existing urban uses, both commercial and industrial in nature.

   The site is currently paved, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes a 6-inch ornamental tree and 24-inch fir tree on the northern property boundary, a 6-inch white oak to the eastern property boundary, and a 6-inch walnut tree to the southeastern property boundary, all of which will remain. Minimal grading is proposed which will not substantially alter the natural grade.

   Access to the project site will be provided via a paved driveway off Commerce Drive. Retail sales are not proposed. The traffic would consist of employee arrival/departure, and the movement of auto inventory to the Fowler Auto Center. Noise impacts are anticipated to be minimal. Preliminary Improvement Plans and an Initial Storm Water Low Impact Development plan is included in the application.

   The project site is within the City limits and is already served by City utilities and public safety agencies.

Based on the above analysis, the findings required for adoption of an ordinance amending the Airport Industrial Park Planned Development and Airport Industrial Park Planned Development Land Use Designation Map can be made.

Mireya Turner

From: Matthew Keizer
Sent: Monday, January 4, 2021 8:43 AM
To: Mireya Turner
Subject: RE: Request for Review - Airport Industrial Park Ordinance Amendment - Fowler Auto

I have no comments, they have already submitted plans for the new building and are in plan review.

Matt Keizer, CBO, MCP
Building Official
Code Compliance Officer
Email: mkeizer@cityofukiah.com
300 Seminary Ave
Ukiah, CA 95482
Office 707-467-5718
Fax 707-463-6204
Inspection 707-463-6739
http://www.cityofukiah.com/community-development/

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Wednesday, December 30, 2020 11:40 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Jarod Thiele <jthiele@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Noble Waidelich <nwaidelich@cityofukiah.com>; Sean Kaeser <skaeser@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Shannon Riley <sriley@cityofukiah.com>
Subject: Request for Review - Airport Industrial Park Ordinance Amendment - Fowler Auto

Hello,
LACO Associates has applied for an amendment to the Airport Industrial Park Planned Development Ordinance. They propose changing the land use designation at 1117 Commerce Drive, from Professional Office to Industrial/Auto Commercial, in order to construct a structure for auto detailing and cleaning, and pave a parking lot, to support the ongoing auto sales at Fowler Auto Center.
Your consideration and comments no later than January 13, 2021, are greatly appreciated.

Cordially,

Mireya G. Turner, MPA

Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

AGENDA ITEM NO. 12c.
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: February 19, 2021

TO: Planning Commission

FROM: Craig Schlatter, Director of Community Development

SUBJECT: **12c. New Business – Discussion and Possible Action Regarding Existing Orientation Packet for Planning Commissioners**

Background:

On September 25, 2019, City Community Development Staff engaged in a discussion with the Planning Commission about needed updates and revisions to the City of Ukiah Planning Commission Orientation Packet, which had not been comprehensively updated for 10-15 years. As a result of this discussion, the City's Planning Commission Orientation Packet was comprehensively updated and presented to the Commission. The Staff Report for the September 25, 2019 meeting is included as Attachment 1, and the current (November 19, 2019) Orientation Packet is included as Attachment 2.

Discussion:

Within the past four months, there have been two resignations from the Commission, resulting in two vacancies. Prior to new Commissioners being seated, Staff recommends a discussion with existing Commissioners and possible action or guidance regarding revisions and/or updates needed to the Orientation Packet.

Agenda Item No: 12.a.
MEETING DATE/TIME: 9/25/2019
PEAK ITEM NO: 2019-94

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Discussion and Possible Action Regarding Orientation Packet for Planning Commissioners.

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

ATTACHMENTS:

1. Council Handbook Section 3 - Planning Guide
2. Planning Commission Orientation example
3. Planning-Commission-101-The-Nuts-and-Bolts-of-Planning-Novak
4. Correspondence Received - 2019-08-28 PC Draft Minutes

Summary: Planning Commission will discuss and possibly make recommendations regarding a packet for Planning Commissioners.

Background: With a recent resignation on the Planning Commission, Community Development Department Staff have been reviewing existing policies and procedures related to training and orientation of new Planning Commissioners. To ensure new Commissioners are able to "hit the ground running," Staff is interested in having a discussion with the Commission about possible materials to include in a new Planning Commission orientation packet designed by the Department. Staff is also interested in the Commission's input regarding updating of planning materials for the City Council Handbook.

The most recent informational materials for new Commissioners and/or City Councilmembers located by Staff was put together by the Department's previous Director (Stump). It consists of the following: 1) a 2010 guide to land use and planning published by the Institute for Local Government; and 2) a 2005 Memorandum from Mr. Stump to the Planning Commission providing an overview of the Ukiah General Plan. Included in the Memorandum are excerpts from the General Plan and Ukiah Zoning Code in scanned PDF form. See Attachment 1 for a copy of these materials.

Discussion: In reviewing Planning Commission orientation materials from other cities and counties, Staff found the following topics commonly covered by jurisdictions:

1. Planning Commission powers and responsibilities
2. Planning Commission decision making process
3. Brown Act/Planning Ethics
4. Overview of Community Development Department, including organizational structure of Department and roles of Staff in Planning Commission meetings
5. Overview of land use planning and key topics

Attachment 2 contains an excerpt from an orientation presentation provided by the Development Services Department of the City of South Lake Tahoe to their Planning Commission in February 2019. Attachment 3 provides a "Planning Commission 101" that was produced by the League of Cities in 2017. Several other examples and guides are regularly published by the American Planning Association.

Over the previous 10-15 years, there have been numerous updates to land use regulations, environmental regulations and other special topic areas such as housing, as well as a significant update (in 2017) to the General Plan Guidelines published by the Office of Planning and Research. The City's zoning code has also undergone revision over this period, including such major updates such as adoption of the 2012 Downtown Zoning Code and several new ordinances. Given these changes, plus the importance of observing planning ethics and Brown Act requirements in decision making, Staff would appreciate the Commission's discussion and possible recommendation(s) regarding a new orientation packet and training materials for the Commission. Once developed, this orientation packet would also likely serve as a guide for new City Councilmembers.

Recommended Action: Discuss and possibly recommend to Staff development of an orientation packet, including roles and responsibilities, for the Planning Commission.

N/A

N/A

Planning Commission Orientation

NOVEMBER 19, 2019

UPDATED FEBRUARY 11, 2021

City of Ukiah

Outline

- Planning Commission duties and role
- Decision making process and rules of conduct / order of agenda
- Brown Act and ethics
- Staff roles and overview of Community Development Department
- Key links to City codes/ordinances, planning documents, past meetings, and historical and archival information
- Informational links for Land Use Planning and Training Opportunities
- Glossary of terms and acronyms

City of Ukiah

Planning Commission Duties and Role

Ukiah City Code, Chapter 4, Article 4. Planning Commission Duties

- Section 1157, Duties of the Commission: "It shall be the function and duty of the planning commission to prepare, make and adopt, subject to the provisions of law, a master plan for the physical development of the city, and of any land situated outside the boundaries thereof which in the commission's judgment bears relation to the planning thereof. (Ord. 396, §3, adopted 1947)." – And –
- Section 1158, Other Powers and Duties of Commission: "The planning commission shall have such other powers and duties as are prescribed by law, and shall be governed by the procedure provided by law. (Ord. 396, §4, adopted 1947)"

➢ The duties above include review and approval and/or recommendation to City Council of certain discretionary planning permits such as use permits, site development permits, variances, zoning text amendments/rezoning, appeals, prezoning, etc. as described in Chapter 2, Article 20 Administration and Procedures, of Ukiah City Code (UCC).

➢ Other requirements for specific project types are contained throughout the UCC, representing the codification of various ordinances.

City of Ukiah

Role of the Planning Commission

- Reviews certain discretionary development applications
- Primary decision-making body for many project proposals (subject to appeal to the City Council)
- Provides a public and deliberative venue for residents and other community stakeholders to learn about planning issues and project proposals and provide input
- Hears appeals of Zoning Administrator and Community Development Director determinations
- Makes recommendations to the City Council on the development of key planning/policy documents, including but not limited to the Ukiah General Plan, zoning ordinances, and other specific City and regional planning documents

City of Ukiah

Decision Making and Rules of Conduct / Order of Agenda

Decision Making

- Objectively determine facts and draw conclusions from those facts
- Base decisions on existing policy (set by City Council) and law
- Consider staff analyses, including agency goals and policies, along with community input
- Make recommendations and decisions based upon findings of fact

City of Ukiah

Rules of Conduct / Order of Agenda

- Existing Rules of Conduct last adopted November 8, 2017 via Resolution No. 2017-01.
  - The Rules provide procedural guidelines for the conduct of planning commission meetings, such as public expression, rules of decorum, duties of the Commission, etc.
  - The Rules also set forth an Order of Agenda for Planning Commission meetings.
- Please visit the link below for Planning Commission Rules of Conduct / Order of Agenda:

http://www.cityofukiah.com/city-boards-commissions-committees/

Note: click on the box for Planning Commission at the above link.

City of Ukiah

Brown Act and Ethics

Brown Act

- PURPOSE: "Assure that local government agencies conduct the public's business openly and publicly." (CA League of Cities, 2016)
- TRANSPARENCY: Foundational value for ethical government practices. The Brown Act is a floor, not a ceiling, for conduct.
- MORE INFORMATION:

"Open and Public V, a Guide to the Ralph M. Brown Act," California League of Cities, 2016:
https://www.cacities.org/Resources-Documents/Resources-Section/Open-Government/Open-Public-2016.aspx

CA Attorney General's publication:
https://oag.ca.gov/sites/all/files/agweb/pdfs/publications/2003_Intro_BrownAct.pdf

City of Ukiah

Brown Act

- MEETINGS

Regular – regularly scheduled meetings. Must formally set the time and place for regular meetings in bylaws, by resolution, or some similar formal rule.

Special – meetings called by the agreement of a majority of the agency body (e.g. Planning Commission) to discuss a specific issue. May be called at any time, but notice must be received at least 24 hours prior to the meeting by all members of the Board and media outlets that have requested notice in writing.

Emergency – meetings held, as allowed in Section 54956.5 of the Brown Act, to deal with emergency situations.

- AGENDAS

Posting – At least 72 hours prior to a regular meeting

Content – Contain brief description, enough to enable a determination of the general nature of the subject matter. Cannot take action/discuss any item NOT on the agenda.

- COMMUNICATION

Emails, Memos/Briefings, Conferences/Events, Telephone, Text

City of Ukiah

Conflicts of Interest

- A public official may not participate in a decision – including trying to influence a decision – if the official has financial or, in some cases, other strong personal interests in that decision.
  - Note that influencing of a decision can include physical presence during deliberations regarding the decision.
- The law sets only minimum standards. Officials should ask themselves whether members of the public will question officials' participation in certain proceedings. If they might, officials should consider excusing themselves voluntarily from that particular decision-making process.

City of Ukiah

Ethics

- No personal financial gains.
- Transparency and disclosure.
- No use of public resources for personal or political purposes.
- Fair process and decision making conducted openly for the public. Projects will be deliberated and a decision made during the public meeting.

City of Ukiah

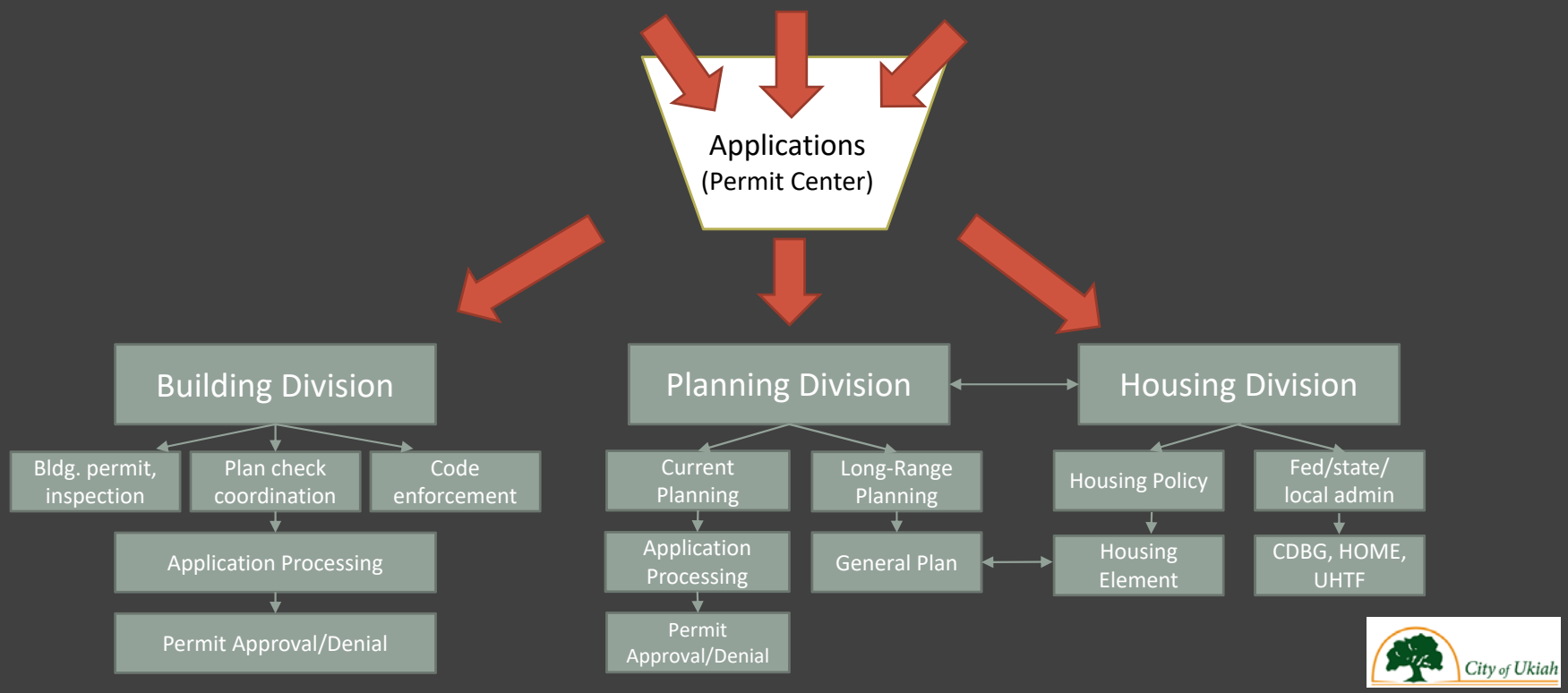
Staff Roles and Department Overview

Staff Roles

- Recording Secretary (Planning Commission Clerk)
  - Maintains the public record, including the video recording and archives
  - Works with Department staff to finalize and post the Agenda packets and prepare draft minutes
  - Coordinates the meeting, including arranging audio visual and other technological needs
  - As of 2019, Planning Commission clerking responsibilities are coordinated by the City Clerk's Office
- Community Development Director
  - Principal advisor to Planning Commission in community development matters
  - Prepares and presents Directors reports
  - Coordinates with Planning Division staff and Clerk to prepare agenda packet content
  - Serves as Zoning Administrator; makes Director Determinations and other authoritative interpretations of applicable laws, regulations, and policies (decisions subject to appeal to Planning Commission)
- Planning Services Division – Planning Managers
  - Reviews and analyzes project applications to ensure consistency with adopted policy and regulation
  - Prepares and presents staff reports to Planning Commission

City of Ukiah

Community Development Department Overview and Essential Services



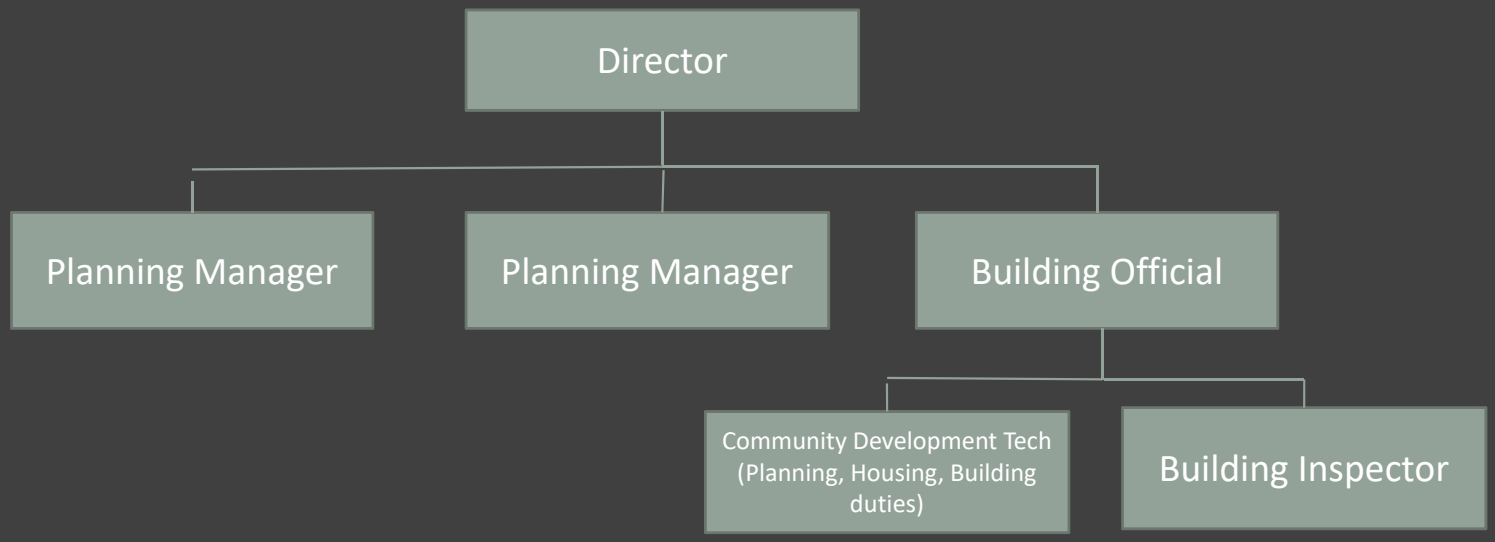
Department Contacts

Name/Title	Email	Phone
Craig Schlatter, Director	cschlatter@cityofukiah.com	463-6219
Mireya Turner, Planning Manager	mturner@cityofukiah.com	463-6203
Michelle Irace, Planning Manager (PT)	mirace@cityofukiah.com	Email only
Matthew Keizer, Building Official	mkeizer@cityofukiah.com	467-5718
Steven Oropeza, Building Inspector II	soropeza@cityofukiah.com	463-6206
Erica Christopherson, Community Development Technician	echristopherson@cityofukiah.com	463-6268

Department website: www.cityofukiah.com/community-development

City of Ukiah

Department Organization



City of Ukiah

Key Links to Important Codes, Historical Information, and Land Use Planning Resources

Key Links to City Codes and Ordinances, Planning Documents, Past Meetings

- Zoning Code – Ukiah City Code, Division 9 Planning and Development, Chapter 2 Zoning:
  http: www.Codepublishing.com/CA/Ukiah (click on Division 9, Chapter 2)
  - Ordinances adopted by City Council are eventually codified in UCC, but for those ordinances not codified (in the interim) the Community Development Department lists those ordinances online on the Documents and Maps portion of its website: http://www.cityofukiah.com/documents-and-maps/
- Planning Documents
  - The Documents and Maps webpage (see above) contains both commonly requested guidelines and other planning documents, ordinances, lists, and useful information, including:
    - 2040 General Plan Update: http://Ukiah2040.com
    - General Plan (including the certified Housing Element)
    - Airport compatibility requirements
    - Design guidelines, creek maintenance, historic and architectural inventory, tree lists, maps, storm water information
    - Interactive map of zoning districts with property search feature
- All current and historical / archival meetings of the Planning Commission can be found here:
  http://www.cityofukiah.com/meetings/
  - The above link contains both audio/visual recordings and agenda packets from past meetings.
  - Additional archival information can be obtained from the Department and/or City Clerk's Office.

City of Ukiah

Links to Land Use Planning Resources

- American Planning Association: www.planning.org
  - Principal organization for the field of professional planning. Contains resources for planners, zoning boards, planning commissions, etc.
- Institute for Local Government – "A Guide to Local Planning"
  https://www.ca-ilg.org/document/guide-local-planning
  - Describes emerging issues in local planning and provides overview of planning framework
- Governor's Office of Planning and Research
  http://opr.ca.gov/
  - CEQA, General Plan Guidelines, State Clearinghouse
- California Department of Housing and Community Development – Policy and Research
  https://www.hcd.ca.gov/policy-research/index.shtml
  - Housing Element, specific housing and community development planning policy topics
- Training opportunities for Commissioners
  - League of CA Cities: https://www.cacities.org/Education-Events/Planning-Commissioners-Academy
  - CA Chapter of APA Annual Conference: https://www.apacalifornia-conference.org/
  - Sonoma State University Annual Planning Commissioners Conference: http://gep.sonoma.edu/research-activity-centers/center-sustainable-communities-csc/annual-planning-commissioners

City of Ukiah

Glossary of Terms and Acronyms

- Mendocino County and Ukiah-specific Terms
  - ALUC – Mendocino County Airport Land Use Commission
  - ACLUP – Mendocino County Airport Comprehensive Land Use Plan
  - DRB – Ukiah Design Review Board
  - MCOG – Mendocino Council of Governments
  - MSR – Municipal Service Review
  - MendoLAFCo – Mendocino Local Agency Formation Commission
  - MiUP – Minor Use Permit; MiSDP – Minor Site Development Permit
  - MaUP – Major Use Permit; MaSDP – Major Site Development Permit
  - RHNA – Regional Housing Needs Allocation
  - SOI – Sphere of Influence

- Land Use and Planning Terms – Institute for Local Government, 2010 Glossary
  - https://www.ca-ilg.org/sites/main/files/file-attachments/2010_-_landuseglossary.pdf

AGENDA ITEM NO. 12d.
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: February 19, 2021

TO: Planning Commission

FROM: Craig Schlatter, Director of Community Development

SUBJECT: **12d. New Business – Discussion and Possible Action Regarding Calendar Year 2021 Training and Education Topics for Commissioners**

Background:

Continuing education and training is important for both Commissioners and planners alike. It has been a couple years since Staff and the Commission last discussed possible training opportunities for the Commission. Given the number and importance of the various long-term planning efforts simultaneously underway by the City, it is an opportune time to discuss possible training and education topics for 2021.

Discussion:

Training and education can be conducted for Commissioners internally, such as a discussion of the Ukiah City Code and Zoning Code by City Legal and Community Development Staff as an informal workshop with the Commission. Training and education can also be conducted for Commissioners externally, through attendance at Commissioner seminars conducted by the League of California Cities, Regional and Urban Planning Departments at local universities, and/or the American Planning Association.

Staff recommends a discussion with the Commission on possible training and education topics for Calendar Year 2021.