



Planning Commission

Regular Meeting **AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://us06web.zoom.us/j/91264543193>

To view the meeting (without participating) go to: <http://www.cityofukiah.com/meetings/>

Or you can call in using your telephone only:

- Toll-free 1-669-444-9171
- Enter the Access Code: 912 6454 3193
- Raise hand: after being recognized, Enter *9
- To Speak after being recognized: enter *6 to unmute yourself

June 28, 2023 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of the Minutes for June 14, 2023, a Regular Meeting

Recommended Action: Approve the Minutes of June 14, 2023, a Regular Meeting

Attachments:

1. June 14, 2023 Planning Commission Meeting Minutes

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 appears and states 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 July 10, 2023.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience that is within the subject matter jurisdiction of the Planning Commission. 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**

Receive the Community Development Director's verbal report.

11. **CONSENT CALENDAR**

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

- 13.a. Consideration of a request for a Major Site Development Permit (MaSDP) to demolish an existing ±2,857 sq. ft. car wash facility and construct a new automated ±2,433 sq. ft. car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. MaSDP 22-7956.

Recommended Action: Staff recommends that the City of Ukiah Planning Commission: 1) Conduct a public hearing; and 2) Approve the Major Site Development Permit to demolish an existing car wash facility and construct a new automated car wash facility at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956, based on the Findings in Attachment 1, and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Agency Referral Responses
5. Airport Land Use Packet & Materials
6. Design Review Board Minutes - Draft

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 at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and 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.

Dated: June 21, 2023
Stephanie Abba, Planning Commission Secretary

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING**
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/91264543193>

**June 14, 2023
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on June 14, 2023. The meeting was legally noticed on June 7, 2023. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Hilliker called the meeting to Order at 6:02 p.m.

CHAIR HILLIKER PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Thao Phi, Alex DeGrassi, Rick Johnson, Michelle Johnson, and Mark Hilliker. **Commissioners Absent:** None **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; Tim Eriksen, Director of Public Works and City Engineer; Jesse Davis, Chief Planning Manager; Darcy Vaughn, Assistant City Attorney; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of May 10, 2023, a Regular Meeting.

Motion/Second: R. Johnson/T. Phi to approve the Minutes of May 10, 2023, a Regular Meeting as submitted. Motion **carried** by the following roll call votes: **AYES:** T. Phi, A. DeGrassi, R. Johnson, M. Johnson, and M. Hilliker **NOES:** None **ABSENT:** None **ABSTAIN:** None.

5. APPEAL PROCESS

Chair Hilliker stated that the appeals deadline date is June 26, 2023. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

None

7. SITE VISIT VERIFICATION

Site Verified

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

No report was given

10. DIRECTOR'S REPORT

Presenter: Craig Schlatter, Community Development Director.

Report received

11. CONSENT CALENDAR

No items on the Consent Calendar

12. UNFINISHED BUSINESS

No Unfinished Business was agendized

13. NEW BUSINESS

a. Continuation of a Public Hearing for a Proposed Major Site Development Permit for the Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977

Presenters: Craig Schlatter, Community Development Director, Michelle Irace, Planning Manager

Public Comment: Doug Hilberman, President, AXIA Architects, John Azzaro; Larry Puterbaugh; Karen Rifcon; Laura Fogg; Cathy Finigan; Jamie Connerton; Susan Knoff; Jim Mulheren; Alan Nicholson, Todd Andrus, RCU Manager; Dewell Parks; Isabelle Grieve, Dennis Crean; Roger Foote; and Tony Hildesheim, Chief Operating Officer of Redwood Credit Union;

Public Hearing Open: 6:14 p.m.

Hearing Closed: 7:07 p.m.

Recess: 7:51 p.m.

Reconvened: 8:13 p.m.

Motion/Second: A. DeGrassi/R. Johnson the Planning Commission recommend denial for a Major Site Permit to allow the Construction of a +/- 4,715 sf Redwood Credit Union Bank Facility with a drive-thru ATM at 101 S. Main St. as described in the amended application materials that Staff Report dated June 13, 2023. This denial is based on the findings by Commissioner DeGrassi, and Commissioner Michelle Johnson, in addition to the Staff Findings. Motion **carried** by the following roll call votes: AYES: T. Phi, A. DeGrassi, M. Johnson and M. Hilliker. NOES: R. Johnson ABSENT: None ABSTAIN: None.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:53 p.m.

Stephanie Abba, Planning Commission Secretary



DATE: June 21, 2023

TO: Planning Commission

FROM: Jesse Davis, Chief Planning Manager

SUBJECT: Consideration of a request for a Major Site Development Permit (MaSDP) to demolish an existing $\pm 2,857$ sq. ft. car wash facility and construct a new automated $\pm 2,433$ sq. ft. car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. MaSDP 22-7956.

SUMMARY

OWNER: Santa Rosa Avenue Partners LLC

APPLICANT & AGENT: LUV Express Carwash (Applicant); Johnathan Ramos (Agent)

LOCATION: 162 Talmage Road. (APNs 003-140-49; 003-140-05)

TOTAL ACREAGE: ± 0.47 acres

GENERAL PLAN: Community Commercial (CC)

ZONING DISTRICT: Heavy Commercial (C-2)

ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Section 15303, New Construction

RECOMMENDATION: Conditional Approval, based on the Findings in **Attachment 1** and Conditions of Approval in **Attachment 2**.

PROJECT LOCATION

The ± 0.47 -acre commercial project site is located within the City of Ukiah, ± 0.5 miles west of U.S. Route 101 on Talmage Road, immediately northwest of its intersection with Perry Street, located at 162 Talmage Road, Ukiah, CA, 95482; APNs 003-140-49; 003-140-05. **Figure 1** provides a location map of the project site.

EXISTING CONDITIONS

The project site is presently developed with the former Redwood Plaza Car Wash, which consists of a $\pm 2,857$ square foot automatic car wash structure, including four (4) self-service wash bays, and three (3) vacuum islands on the northern end of the property. The site contains unmarked parking on the south side of the wash bays and striped parking near the northeast corner of the site. It features two (2) encroachments, with existing driveways along Talmage Road and Perry Street.

The subject property is relatively flat, and predominantly covered by structures or paving. Limited landscaping exists along the perimeters of the developed parcel, including mature trees planted along Talmage Road, which are to be preserved as part of this request. A view-obscuring masonry wall runs along the northern property line where the vacuum stations were previously located. Since 2017 the project site appears to have substantially deteriorated, with much of the associated equipment removed, and the automatic car wash tunnel fenced to prevent access by unauthorized individuals. The existing structure is not listed on the City of Ukiah's Historic and Architectural Inventory Table, or any related historical analysis conducted by the City.

The project parcels maintain a 'X Zone' or 0.2% Annual Chance flood designation. FEMA predicts that this area has a 0.2 percent annual chance of flooding. No base flood elevations or other flood-protection requirements are required under this designation for new construction. There are no watercourses on-site, but Doolin Creek is undergrounded nearby and daylights on the eastern side of Perry Street opposite the subject parcels.

APN 003-140-05 is deemed a separate legal parcel. It is considered undeveloped/vacant, as it lacks sidewalks, curb, and gutter, and has no associated improvements. Historically, this parcel was not connected with Redwood Plaza Car Wash, as it was under separate ownership. In May 2022, these parcels were purchased by the Owner/Applicant (Santa Rosa Avenue Partners LLC) to facilitate development of the proposed car wash facility.

SURROUNDING USES AND ZONING

The project site is located within the City of Ukiah, ±0.5 miles west of U.S. Route 101 on Talmage Road, immediately northwest of its intersection with Perry Street at 162 Talmage Road, Ukiah, CA, 95482; APNs 003-140-49; 003-140-05. The property is surrounded by a mixture of commercial, manufacturing and public uses that are reviewed in **Table 1**:

TABLE 1: SURROUNDING USES AND ZONING		
	ZONING:	USE:
NORTH	Heavy Commercial (C-2)	Vacant
EAST	Manufacturing (M)	Junk yards/Lumber yards
SOUTH	Public Facilities (PF)	Vacant - Airport
WEST	Heavy Commercial (C-2)	Commercial (Retail, Restaurants, Laundromat)

APPLICANT STATEMENT

Splash Express Carwash (dba LUV Car Wash) is proposing to improve the property located at 162 Talmage Road in Ukiah with a high-tech automated car wash. This property was previously a car wash station that is currently out of use and will be demolished for the new facility.

The demolition of the site will utilize an excavator to complete the demolition of the building and site features. All required dust, noise and erosion control measures will be utilized per the Best Management Practices set forth by state and local authorities including Mendocino Air Quality Management District. All debris will be sorted with recyclable materials being recycled and the rest being disposed of accordingly. The lot is 0.471 acres located within a shopping center that also includes the Bottle Shop, Marino's Pizza, Joyeria Angelica, Coin Laundry and Chevron on the west side corner of the block. This modern car wash utilizes reclaimed water and processes

cars in/out within roughly 3-5 minutes. The facility will include the car wash building as well as 9 vacuuming stations. There are two options for ingress/egress, either from Talmage Road or Perry Street.

PROJECT DESCRIPTION

The Applicant proposes to demolish and replace the existing car wash facility, which was originally constructed in 1988. In 1994, the car wash property was separated from the adjacent commercial center via minor subdivision (#94-34). As proposed, an 85-foot-long automatic car wash tunnel along with nine (9) drive-up vacuum stations, as well as commercial signage is requested. The Applicant intends to utilize the two (2) existing on-site encroachments with entry from Talmage Road and exit onto Perry Street. While the request includes demolition, it is not subject to Ukiah City Code Section 3016 regarding the demolition of structures greater than 50 years of age.

The proposed automatic car wash tunnel structure will be located near the center of the project site, but the entrance to the structure will be located near the northern property boundary. Unlike the existing car-wash facility, the circulation and usability of the project area will be improved, as the Applicant will utilize APN 003-140-05, which is presently undeveloped. Exterior building materials include painted and galvanized corrugated metal panels, metal awnings, and a sloped roof above the car wash exit.

There will be a separate vacuum area located on the eastern portion of the site with nine (9) vacuum stations, including one (1) ADA vacuum stall. The vacuum stalls will feature shade awnings, in addition to the coverage provided by proposed perimeter trees. The vacuums can only be utilized by customers that exit the car wash facility and are not considered 'Parking Spaces'. Per Ukiah City Code Section 9198(B)(5), no work or activity can be performed in a space designated as parking, such as a vacuum stall or automobile repair garage space. A 22' commercial sign is proposed, and was conditionally recommend by the Design Review Board, for the southeastern corner of the parcel.

Approximately 20% of the site features water efficient landscaping that will utilize reclaimed water from the car-wash facility for irrigation. The proposed landscaping features a mixture of plantings that are well adapted for Northern California without extensive irrigation. Street trees are proposed for the project site consistent with the C-2 zoning regulations, and existing perimeter trees will be preserved along Talmage. Site plans, including a site improvement plan, architectural renderings, elevations, landscaping plan and photometric plan are included as **Attachment 3**.

Figure 1: Location Map



Figure 2: Zoning Designation

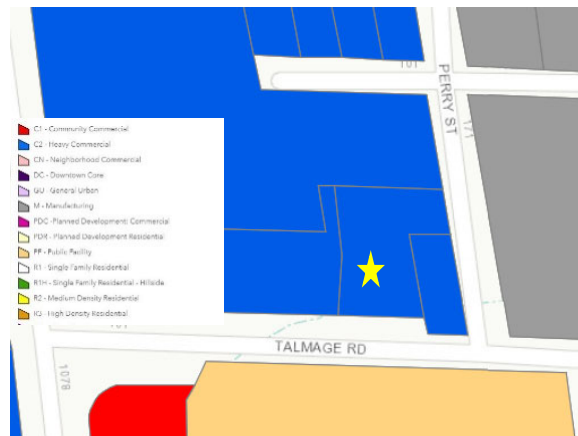
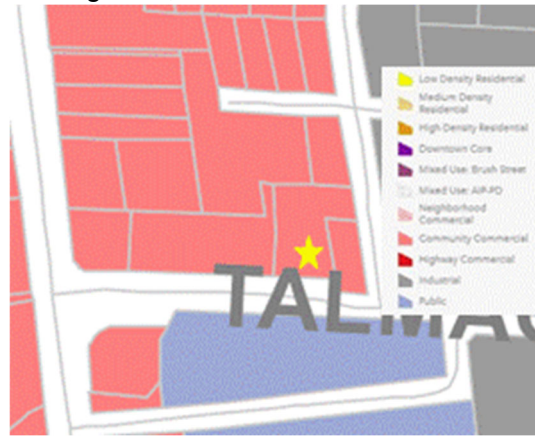


Figure 3, General Plan Land Use



RELATED APPLICATIONS ON-SITE

- **2004:** Minor Site Development Permit (#04-25)
 - Construction of 300 square foot addition/office and shade canopy.
 - While this request for a Minor Site Development Permit was approved by the Zoning Administrator, it was never constructed.
- **1994:** Minor Subdivision (#94-34)
 - Division of existing commercial lot to separate carwash and commercial center.
- **1987:** Major Use Permit (#87-75)
 - Development of a neighborhood commercial center and carwash.

AGENCY CONSIDERATIONS & REFERRAL

On April 5, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project (**See Table 2**). Comments received by responding departments and agencies are included in **Attachment 4** and comments reflected within the Conditions of Approval, as appropriate.

Table 2: Agency Comments	
Agency	Comment
City Water & Sewer Utility	No Comment
City Building Official	Comment – Conditions of Approval
Ukiah Valley Fire Authority	Comment – Conditions of Approval
Ukiah Police Department	Comment – Conditions of Approval
City Manager's Office	No Response
City Electric Utility	Comment – Conditions of Approval
Mendocino County Air Quality Management District (MCAQMD)	No Response
Mendocino County Environmental Health	No Response

Mendocino County Planning & Building Services	No Response
Mendocino County Airport Land Use Commission (ALUC)	Comment – Staff Review Deemed Consistent
Ukiah Municipal Airport	Comment
Department of Public Works (DPW)	Informal Response and Comment

STAFF ANALYSIS

AIRPORT LAND USE CONSISTENCY: Upon submittal, City Staff informed the Applicant that review by the Mendocino County Airport Land Use Commission (ALUC) would be required for this project, as there were questions regarding the project's compatibility with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The project site is split between multiple compatibility zones, including: Airport Zone 1* (Runway Protection Zone) and Airport Zone 2 (Inner Approach/Departure Zone), which feature numerous restrictions and prohibitions. Potential noise impacts associated with the Zone 1* are very high, and per the UKIALUCP Compatibility Table, Zone 1 is extremely restricted in terms of allowed or permitted uses. Within this zone, the Community Noise Equivalent Level (CNEL) are mostly above 60 decibels (dB).

At the request of the Applicant, the Federal Aviation Administration (FAA) conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, concerning the proposed project. The aeronautical study revealed that the proposed structure does not exceed obstruction standards and would not be a hazard to air navigation. The FAA noted that based on their evaluation, marking and lighting are not necessary for aviation safety on the proposed structure and sign. However, if marking/lighting are installed, the FAA recommends it be installed in accordance with FAA Advisory circular 70/7460-1 M.

On April 9, 2023, upon analysis by ALUC Staff, the application was deemed consistent with the UKIALUCP, pursuant to procedural policy 2.3.4(a)(4). It was determined by ALUC staff that the proposed project would not result in an expansion of the floor area or increase in the usage intensity (people per acre) associated with the property. As the ALUC has no ability to reduce or remove nonconforming land uses from the airport environs, ALUC Staff recommended that the ALUC find the proposed project, a nonconforming nonresidential car washing facility, as consistent and allow it to be reconstructed as proposed in their submitted application.

ALUC related materials are included as **Attachment 5**, and the project is conditioned accordingly.

HEAVY COMMERCIAL (C-2) ZONING: The subject parcel is within the Heavy Commercial (C-2) zoning district. The purpose of the C-2 zoning district is to provide opportunities for commercial service and activities generally inappropriate for areas developed with professional offices and retail stores. Service (gas) station, automobile repair, and car washing facilities are considered allowed uses within the C-2 Zoning district, meaning that no Use Permit is required.

Per Ukiah City Code, all development projects in the C-2 zoning district shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component at the time of application filing. For this project, all proposed landscaping as mandated by UCC Section 9101(C) have met the satisfaction of Staff. The landscape plan is included for review as part of **Attachment 3**:

- a) Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
- b) Deciduous trees shall constitute fifty-one percent (51%) 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.
- c) 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 fifty percent (50%) over all paved areas within fifteen (15) years of planting.
- d) Parking lots shall have a perimeter planting strip with both trees and shrubs.
- e) Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than three feet (3') in width within landscaped areas and/or separated from automobile travel lanes.
- f) 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.
- g) All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
- h) Landscaping plans shall include an automatic irrigation system and lighting plan.
- i) All required landscaping for commercial development projects shall be maintained.
- j) All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

Per UCC Section 9099, the requested development complies with the required 5' front yard setbacks, as well as the height limitations and parking/queuing requirements of this zoning district and requested use. Bicycle parking is not identified within the provided application materials, but per UCC Section 9100(A)(6), it can be determined that the requested use would not attract bicyclists, given the limited number of employees and the auto centric nature of the requested use.

While trees are identified for removal, existing mature trees along Talmage Road shall be preserved. Tree removal and preservation is conveyed within the proposed landscaping plan.

Upon review and consideration of the C-2 requirements, Staff included conditions of approval, as appropriate, to ensure that the project complies with these requirements. Required application materials are included within **Attachment 3**.

COMMERCIAL DESIGN GUIDELINES: In 2007, Staff was directed by the Planning Commission to prepare review checklists to aid in review of projects for consistency with the adopted design guidelines. On June 27, 2007, the Planning Commission adopted two Project Review Checklists:

- One (1) checklist for commercial development outside of the Downtown Design District
- One (1) checklist for projects within the Downtown Design District
 - These checklists were intended to assist developers, Staff, and policy boards in determining consistency with the design guidelines.

The Design Guidelines for Projects Outside of the Downtown Design District is included below:

Table 3 - Commercial Projects Outside Downtown Design District			
Yes	No	N/A	
X			Site Features: Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
X			Coordination: Facilities are shared and coordinated with adjacent properties.
X			Coordination: Setbacks are compatible with character of adjacent frontages.
X			Coordination: Setbacks are minimized to enhance the pedestrian environment.
X			Pedestrian Access: Site has pedestrian orientation, consistent with uses, design, and architecture.
X			Pedestrian Access: Pedestrian elements are attractive and functional (<i>walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided</i>).
		X	Pedestrian access: Parking areas with 12 or more stalls: defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.
		X	Parking lots: Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
X			Landscaping: Scale and nature of landscape materials is appropriate to the site and structures.
X			Landscaping: 20% of gross lot area landscaped / 50% live plantings; landscape redevelopment or reuse projects to extent feasible (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized, parking lots trees also withstand heat, pollutants. Deciduous trees used on south and west. Automatic irrigation required for new commercial development</i>
		X	Landscaping: Parking areas with 12 or more stalls: 1 tree per 4 stalls within continuous linear strips. Perimeter planting strips use trees and

			shrubs. Focus on deciduous trees achieving 50% shading within 10 years
X			Landscaping: Parking lots generally: Perimeter planting strips, Street trees selected from Ukiah Master Tree List required
X			Signs: Signs are compatible with architectural character of buildings (<i>signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious, sandwich boards are creative/subdued co/or/minimal copy</i>).
X			Lighting: Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).
X			Energy Conservation: Active and passive solar and other renewable energy design and devices are used (<i>building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed</i>).
X			Energy Conservation: Devices are unobtrusive and complement design (<i>solar panels flush with roof</i>).
X			Visual Appearance: Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).
X			Visual Appearance: Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural and recycled materials; metal discouraged unless creative and consistent with Guidelines</i>)
X			Visual Appearance: Variety of architectural features encouraged tied to comprehensive design theme (<i>arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features</i>).
X			Visual Appearance: Building exteriors compatible with surrounding properties (<i>compatible materials, colors, quality, coordinated but not the same as surrounding properties, avoid strong or vivid colors unless they fit within local context, concrete block/exposed concrete on visible waifs finished in aesthetic manner</i>).
		X	Visual Appearance: Visible fences compatible with project and visually attractive (<i>compatible colors, materials, styles; wire fences, high barriers and use for advertising discouraged</i>).

X			Visual Appearance: Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces <i>(service areas and devices screened, integrated and compatible with site features; common mailboxes architecture consistent and located close to building; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained).</i>
X			Maintenance: Demonstrate consideration of site and building maintenance.
X			Walkable and bikeable communities: The project provides connections for walkers and bicyclists to the surrounding community <i>(provides walking/biking facilities on the site, connects to nearly walking/biking facilities, provides shortcuts for walkers/bikers, project is located within ¼ or ½ of other places to walk).</i>
X			Walkable and bikeable Communities: Sidewalks provide are convenient and safe access <i>(sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers).</i>
X			Walkable and bikeable communities: Entrances provide convenient access <i>(entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances).</i>
X			Green Building: Sustainable site
X			Green Building: Water efficiency
X			Green Building: Energy
X			Green Building: Materials and resources
		X	Green Building: Indoor environmental quality
X			Visitability and Universal Design: The site and its elements are accessible to people at differing stages, ages and circumstances: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings accessible bedroom, common room, and devices).

DESIGN REVIEW BOARD: On May 25, 2023, the Project was evaluated by the Design Review Board (DRB) for consistency with C-2 Zoning Standards, as well as the associated Site Development Permit Findings. At the conclusion of the public hearing, the DRB unanimously recommended approval of the Project to the Planning Commission with the following recommendations:

1. Utilize monument signage option #2, and reduce the height from 30 feet to 22 feet;
2. At the 'Car Wash Entry' substitute the painted corrugated metal panels featuring LUV pink with gray or silver corrugated metal;
3. Consider simplification of the roof-line;
4. Consider desaturation of the LUV pink color selection.

At the suggestion of the Applicant, the proposal has been conditioned to facilitate the requested recommendations numbers 1 and 2. Upon evaluation of recommendations numbers 3 and 4, Staff conferred with the Applicant who clarified the color selection addressing concerns regarding the intensity of the selected color, which can primarily be attributed to the different mediums and formats of the printed materials. Additionally, the massing on the pink-color was reduced to the satisfaction of recommendation number 2, which further lessens concerns regarding intensity.

Finally, the Applicant conveyed the difficulties of facilitating an alternative design for the structure's roofline. Staff supports the Applicant's determination, as it was conveyed as a suggestion by the DRB with minimal guidance to address the recommendation. Alteration of the roofline is constrained by the need to obscure rooftop solar panels, provide internal clearance requirements for the car wash structure (14'), and comply with the required site development permit finding that there is sufficient variety, creativity, and articulation to the architecture and design of the structure and grounds to avoid monotony and/or a box-like uninteresting external appearance. As a result, Staff is satisfied that the Applicant has appropriately considered and incorporated the recommendations of the Design Review Board.

Draft minutes of the May 25, 2023, Design Review Board Meeting are included as **Attachment 6**.

GENERAL PLAN (2040): The Project site carries a General Plan designation of Community Commercial (CC). This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city.

The proposed project would include redevelopment of a degraded commercial property along the Talmage Road corridor that was previously utilized for the commercial activity proposed. The proposed project incorporates input from Staff, other City departments, outside agencies and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Talmage Road and Perry Street. The project will aid in enhancing a corner parcel and reutilizing a site that has few development opportunities due to restrictions associated with the UKIALUCP.

The project supports the following goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan.

Economic Development Element

- Goal ED-6: To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones.
- Goal ED-7: To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.

Mobility Element

- Policy MOB-1.2: Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant.
- Policy MOB-1.8: New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network.
- Policy MOB-2.3: Pedestrian Facilities. The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City.

Land Use Element

- Policy LU-4:1: High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah.
- Policy LU-8.4: Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- Goal LU-11: To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Staff has determined the exemption is appropriate, as the project is in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9264:

- Published in the Ukiah Daily Journal on June 18, 2023;
- Posted on the Project site on June 18, 2023;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on June 18, 2023.

RECOMMENDATION

Staff recommends that the City of Ukiah Planning Commission:

- 1) Conduct a public hearing; and

2) Approve the Major Site Development Permit to demolish an existing car wash facility and construct a new automated car wash facility at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956, based on the Findings in **Attachment 1**, and subject to the Conditions of Approval in **Attachment 2**.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Major Site Development Permit - Application Materials
4. Agency Referral Responses
5. Airport Land Use Packet & Materials
6. Design Review Board Minutes - Draft

DRAFT FINDINGS TO APPROVE A MAJOR SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING CAR WASH FACILITY AND CONSTRUCT A NEW AUTOMATED CAR WASH FACILITY FEATURING AN 85-FOOT-LONG CAR WASH TUNNEL, NINE (9) VACUUM STATIONS, LANDSCAPING, AND COMMERCIAL SIGNAGE AT 162 TALMAGE ROAD, UKIAH, CA; APNS 003-140-49; 003-140-05; FILE NO. 22-7956.

The Community Development Department's recommendation for conditional approval of a Major Site Development Permit to allow the demolition of an existing car wash facility and construction of a new automated car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956 is included below.

This approval is based on the following findings, in accordance with Sections 9263(E):

Site Development Permit Findings	
Permit Findings	Staff Analysis
The proposal is consistent with the goals, objectives, and policies of the City General Plan.	The proposed project is consistent with multiple goals, objectives, and policies of the 2040 General Plan as described within the associated Staff Report. As required, the proposed project was deemed consistent with provisions of the UKIALUCP, pursuant to procedural policy 2.3.4(a)(4), by the Mendocino County ALUC, as the proposal will replace an existing non-conforming car wash facility along the Talmage Road corridor. In conformance with the the Heavy Commercial Zoning District, the proposal is identified as an 'Allowed Use and conforms with all objective development standards. This proposed structure is distinctive and features a unique high-quality commercial design that improves the surrounding area with input and recommendations from the Design Review Board. With onsite and offsite infrastructure improvements, the project will lead to enhanced pedestrian connections to a long-standing neighborhood shopping plaza along an important commercial corridor; and
The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.	The location, size, and intensity of the project will not create hazardous or inconvenient vehicular or pedestrian traffic patterns, as the proposed development replaces a similar land use that was operable as recent as 2017. The project was reviewed by the Department of Public Works, and no formal comments were provided. The project will improve pedestrian considerations, as it will install sidewalk infrastructure on a vacant and underdeveloped parcel at the intersection of Talmage Road and Perry Street. The provided exit of traffic onto Perry Street encourages use of the broader existing local road network, including the use of Thomas Street, while the circulation patter restricts access onto Talmage Road; and
The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not	The accessibility of off-street parking areas will not create a hazardous or inconvenient condition to adjacent or surrounding land uses, as sufficient off-street parking and queuing areas are provided for the requested use in

create a hazardous or inconvenient condition to adjacent or surrounding uses.	conformance with Ukiah City Code Article 17 (Off-Street Parking). As designed, customers are directed to exit the car-wash facility onto an existing local road, Perry Street, which encourages use of the broader local-street network for transportation flow. No new vehicular entrances are required or recommended for this project, as existing encroachments will be utilized at a similar intensity to the previous commercial operator; and
Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites and breaking up and screening large expanses of paved areas.	Sufficient landscaped areas, including living-walls/plant trellis, will be reserved for purposes of separating or screening the development from the street and adjoining building sites. Irrigated landscaping is included as an integrated design consideration of the proposal. The site features multiple landscape areas that will utilize reclaimed water from the car wash-facility to limit commercial water usage. Also, the proposal includes street trees along Talmage and Perry Streets. As feasible, existing and mature trees along the perimeter of the site will be preserved. Therefore, Staff can determine that sufficient landscape areas exist for the proposed development in conformance with the standards of the Heavy Commercial Zoning District for this 'Allowed Use' per UCC Section 9096; and
The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood or impair the value thereof.	The proposed development will not restrict light and air on the property, or on property in the neighborhood. The proposal features a commercial use adjacent to an existing commercial retail center. The site has historically featured a car wash facility that fell into disrepair and became unutilized in 2017. As this facility is considered abandoned, development of the property serves to improve the neighborhood and reduce associated trespassing and quality of life issues; and
The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.	The development of this car wash structure will not have a detrimental impact on the character or value of an adjacent zoning district since there are no residential improvements or zoning districts within 300' proximity to the requested use; and
The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.	There are no water courses, wildlife, wildlife-habitat, or floodway on-site, nor are there any identified environmentally sensitive habitat areas within or near the project site. Per the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the site and its surroundings are described as 'Urban and Built-Up'. The subject property is considered abandoned, and the existing on-site improvements are deteriorating. To the extent feasible, on-site trees will be preserved along the Talmage Road corridor. The proposed landscaping plan and new tree plantings serve to improve the property, and only minimal grading is required to facilitate construction as the subject parcels are predominantly flat and developed; and
There is sufficient variety, creativity, and articulation to the	There is sufficient variety, creativity, and design so that the proposed improvements are not considered or presented as

architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.	box-like or feature uninteresting external appearances. The structure presents unique colors and design features that are inviting to the public and serve to enhance the Talmage Road corridor, which presently features a handful of businesses that utilize vivid color palettes.
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ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

NOTICE

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- Mailed to property owners within 300 feet of the Project parcels on June 18, 2023.

DRAFT CONDITIONS OF APPROVAL FOR A MAJOR SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING CAR WASH FACILITY AND CONSTRUCT A NEW AUTOMATED CAR WASH FACILITY FEATURING AN 85-FOOT-LONG CAR WASH TUNNEL, NINE (9) VACUUM STATIONS, LANDSCAPING, AND COMMERCIAL SIGNAGE AT 162 TALMAGE ROAD, UKIAH, CA; APNS 003-140-49; 003-140-05; FILE NO. 22-7956.

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

Approved Project Description: The Applicant proposes demolish an existing car wash facility and construct of a new automated car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956.

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Major Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
4. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
5. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign and building permit.
7. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. All required landscaping for commercial development projects shall be maintained.
10. As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to

this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

ELECTRIC UTILITY DEPARTMENT

11. This property will be served from existing underground power.
12. Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart before the panel can be used on this project. Size of panel and load calcs to be include.
13. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
14. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
15. There shall be an easement provided to the EUD for any Primary or Secondary that transverses through the property. Or around any City owned Electric equipment.

UKIAH POLICE DEPARTMENT

16. Provide UPD dispatch with current appropriate business contact names and telephone numbers for after-hours contact.
17. Keep dumpsters locked to limit unauthorized dumping or scavenging or keep in locked/gated area.
18. Place no trespassing signs on property.
19. Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
20. Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.

BUILDING INSPECTION DIVISION

21. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and

FIRE PREVENTION DIVISION

22. For assistance with fire-related plan review issues, technical questions, firer-elated inspection questions or issues, please call (707) 467-5718.
23. Per 507.5.1 a new steamer fire hydrant (white) will be required on the corner of Perry and Talmage.

24. All electrical disconnects shall be accessible from the exterior of the building.
25. Knox boxes/key cabinets shall be provided for all pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures of areas where immediate access is required or is unduly difficult.
26. Address Identification: Approved numbers and/or addresses shall be placed and maintained on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach.

DESIGN REVIEW BOARD

27. Utilize monument signage option #2, and reduce the height from 30 feet to 22 feet;
28. At the 'Car Wash Entry' substitute the painted corrugated metal panels featuring LUV pink with gray or silver corrugated metal;

AIRPORT LAND USE COMMISSION

29. Prior to the issuance of any discretionary planning permits from the City of Ukiah, including a site development permit for the proposed car washing facility, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to the City Attorney.
30. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

PUBLIC WORKS

31. To align with pending capital improvement projects along the Talmage Road corridor, prior to issuance of any encroachment permit for proposed street infrastructure/improvements, the Applicant shall coordinate with the City Engineer to ensure the most appropriate location(s) are identified and improved.



City of Ukiah

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

Planning Permit Application

PROJECT NAME: LUV Express Car Wash																							
PROJECT ADDRESS/CROSS STREETS: 162 Talmage Road				AP NUMBER(S): 003-140-49 & 003-140-05																			
APPLICANT/AUTHORIZED AGENT: Ramos & Assoc., Inc.		PHONE NO: 707-318-2990		FAX NO: 																			
E-MAIL ADDRESS: Jramos@ramosassociate.com																							
APPLICANT/AUTHORIZED AGENT ADDRESS: 804 4th Street			CITY: Santa Rosa		STATE/ZIP: CA 95404																		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Santa Rosa Avenue Partners		PHONE NO: 707-292-4243		FAX NO: 																			
E-MAIL ADDRESS: Lawrence@JimBoneauto.com																							
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 1275 Santa Rosa Avenue			CITY: Santa Rosa		STATE/ZIP: CA																		
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	\$ 3,000	☐ 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	\$																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$ 3,000</td> <td>FILING DATE:</td> <td>12/09/2022</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>MINOR PERMIT FEE:</td> <td>\$ -</td> <td>TOTAL AMOUNT PAID: \$</td> <td>3,000</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>TOTAL FEE:</td> <td>\$ 3,000 - CR</td> <td>RECEIPT NUMBER:</td> <td>TBD</td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MAJOR PERMIT DEPOSIT:	\$ 3,000	FILING DATE:	12/09/2022	COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MINOR PERMIT FEE:	\$ -	TOTAL AMOUNT PAID: \$	3,000	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	TOTAL FEE:	\$ 3,000 - CR	RECEIPT NUMBER:	TBD
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APPLICATION NUMBER(S): #22-7956																							

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:	Building Size:	Number of Floors:	
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:	CAR WASH TUNNEL	2,433	1
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts: 2	Days and Hours of Shifts: 7 DAYS A WEEK - 8AM TO 9PM		
Number of Employees/Shift: 3			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☒ Yes ☐ No	Type: CAR WASH CHEMICALS	Number (day/week/month): TBD	Time(s) of Day: 8AM TO 5PM
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☒ Yes ☐ No Square Footage: 240 S.F.	Storage: ☒ Yes ☐ No Square Footage: 240 S.F.
Noise Generating Use? ☒ Yes ☐ No	Description: VACUUM EQUIPMENT IN ENCLOSURE		

To Be Completed by Staff

General Plan Designation: Comm. Commercial	Zoning District: Heavy Commercial - C2	Airport Land Use Designation: Zone 1*, 1, 2
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: 34 Years	Demolition Policy: Demolition Requested
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: 0.2 PCT Annual Flood	Flood Designation Floodway Map: N/A
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, Lawrence V. Anafuro, owner authorize RAMOS & ASSOCIATES, INC.
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

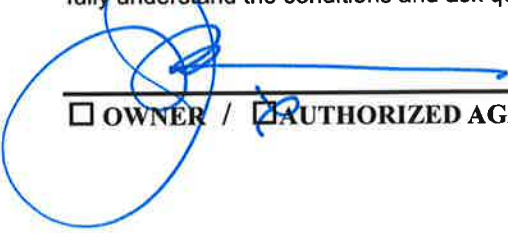
10/14/22
DATE

I, JONATHAN RAMOS - RAMOS & ASSOCIATES, INC. 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

10/14/22
DATE

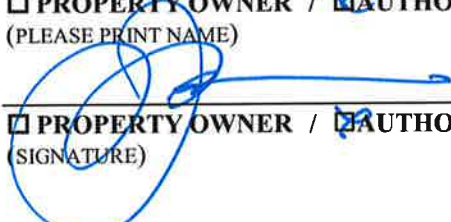
INDEMNIFICATION AGREEMENT

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 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.

JONATHAN RAMOS - PRESIDENT - RAMOS & ASSOCIATES, INC.
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)


☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

10/14/22
DATE

Revised 08/19/2019

April 6, 2023

Attn: Jesse Davis
Chief Planning Manager
City of Ukiah Planning Department
300 Seminary Drive
Ukiah, CA 95482
(707) 463-2200

RE: Project Description
Splash Car Wash #5 (dba LUV Car Wash)
162 Talmage Road
Ukiah, California
RA Job #10053

Dear Jesse,

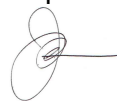
Below is the project description for this project. Because this site was previously a self-serve coin operated car was, we feel the new facility will be a perfect enhancement to this property and the city of Ukiah. The project description is as follows:

Splash Express Carwash (dba LUV Car Wash) is proposing to improve the property located at 162 Talmage Road in Ukiah with a high-tech automated car wash. This property was previously a car wash station that is currently out of use and will be demolished for the new facility.

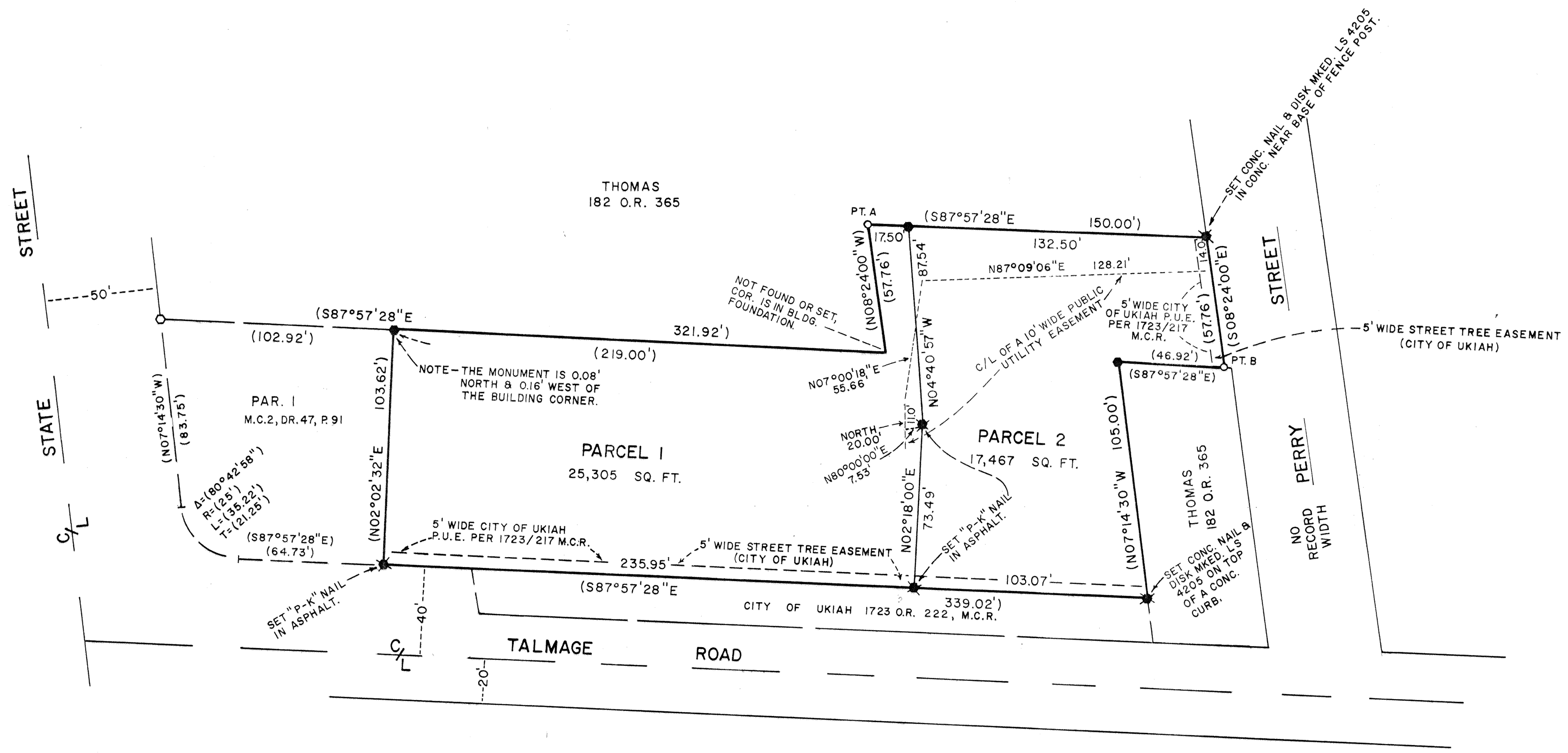
The demolition of the site will utilize an excavator to complete the demolition of the building and site features. All required dust, noise and erosion control measures will be utilized per the Best Management Practices set forth by state and local authorities including Mendocino Air Quality Management District. All debris will be sorted with recyclable materials being recycled and the rest being disposed of accordingly.

The lot is 0.471 acres located within a shopping center that also includes the Bottle Shop, Marino's Pizza, Joyeria Angelica, Coin Laundry and Chevron on the west side corner of the block. This modern car wash utilizes reclaimed water and processes cars in/out within roughly 3-5 minutes. The facility will include the car wash building as well as 9 vacuuming stations. There are two options for ingress/egress, either from Talmage Road or Perry Street. Please see the proposed site plan(s) for considered options.

Respectfully,



Jonathan Ramos
President



BASIS OF BEARINGS

S68°27'58"E 170.22' BETWEEN FOUND MONUMENTS
LABELED PT. A AND PT. B PER MAP FILED IN M.C. 2,
DR. 47, PG. 91, M.C.R., CALCULATED FROM RECORD
DATA.

LEGEND

- = SET 1/2" IRON PIPE PLUGGED LS 4205.
- = FD. 5/8" REBAR WITH ALUM. CAP STAMPED LS 4518
PER M.C. 2, DR. 47, PG. 91, M.C.R.
- = FD. 1/2" IRON PIPE, NO TAG PER M.C. 2, DR. 47, PG. 91, M.C.R.
- = RECORD MONUMENT NOT FOUND, SET 1/2" PIPE PLUGGED
LS 4205 AT CALC'D POSITION PER M.C. 2, DR. 47, PG. 91, M.C.R.
- () = RECORD DATA PER M.C. 2, DR. 47, PG. 91, M.C.R.
- ✱ = SET MONUMENT AS DESCRIBED.

BEARINGS AND DISTANCES AGREE WITH RECORD UNLESS
SHOWN OTHERWISE.

NOTE:
THE AVIGATION EASEMENT RECORDED IN BOOK 1579 O.R.,
PAGE 687, M.C.R., RESTRICTS THE ERECTION OR GROWTH
OF OBJECTS TO HEIGHTS BELOW THE CLEAR ZONE
APPROACH SURFACES.

MS 94-34
PARCEL MAP
OF PARCEL 2
MAP CASE 2, DRAWER 47, PAGE 91, M.C.R.
CITY OF UKIAH
COUNTY OF MENDOCINO STATE OF CALIFORNIA
SCALE 1" = 40' APRIL, 1997

99
SHEET 2 OF 2
CASE 2
DRAWER 64
PAGE 85

**BROOKS
VOGEL** CIVIL ENGINEERING & LAND SURVEYING
160 E. GOBBI - UKIAH, CA. 462-2303

94-16 smb

UKIAH CITY

Lots 36 to 47 Cunningham & Thomas Subdivision

Lewis Subdivision

3-14

3-003
3-031



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
December 10, 2019

LUV CAR WASH

DESIGN REVIEW APPLICATION



CONSULTANTS:

DESIGN CONSULTANT
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
PHONE: (707) 318-2990
CONTACT: JONATHAN RAMOS

CIVIL ENGINEER/SURVEYOR
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 365-0968
CONTACT: DNA HUGHES

LANDSCAPE ARCHITECT
OLIVE STREET
PO BOX 2083
PETALUMA, CA 94952
PHONE: (707) 280-8990
CONTACT: ROD SCACCALOSI

BUILDING DESCRIPTIONS:

NEW CAR WASH BUILDING: MAIN OCCUPANCY
CONSTRUCTION TYPE: V-B
USE GROUP: B
AREA (GROSS): 2,433 SQ.FT.
HEIGHT: 30 FEET A.F.F.

PROJECT DATA:

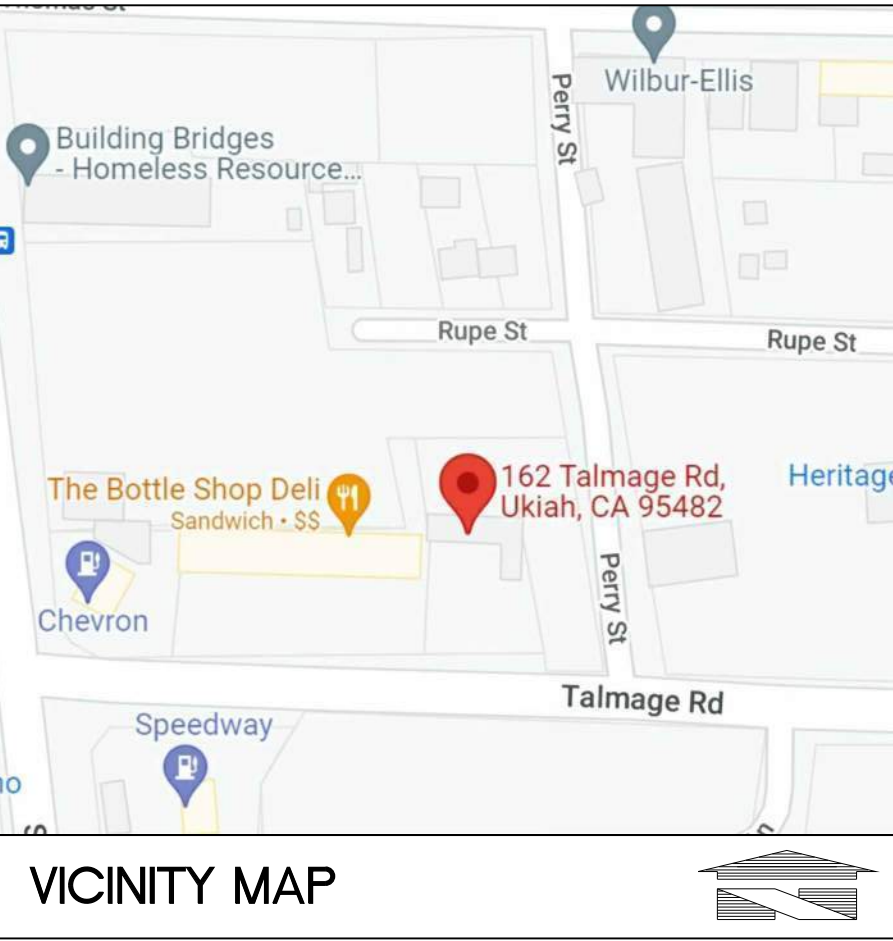
LOCATION: 162 TALMAGE ROAD
UKIAH, CALIFORNIA

ZONING: C2

PROPOSED LOT AREA: ±23,861 S.F. (0.54 AC)

OWNER:

SANTA ROSA AVENUE PARTNERS, LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95404
707-292-4243
CONTACT: LAWRENCE AMATURO
LAWRENCE@JIMBONEAUTO.COM



SHEET INDEX:

T-1	COVER SHEET AND SHEET INDEX
SP-1	SITE PERSPECTIVE COLOR RENDERING
SP-2	PRELIMINARY ARCHITECTURAL SITE PLAN
1	GRADING & DRAINAGE PLAN (CIVIL)
L-1	PRELIMINARY LANDSCAPE PLAN
A1.1	PRELIMINARY FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
2 - 12	PRELIMINARY SIGN PLAN AND DETAILS
PH-1	PHOTOMETRIC SITE PLAN

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT IS TO CONSTRUCT A NEW ATTENDED SELF-SERVE AUTOMATED CAR WASH. THE CAR WASH WILL CONSIST OF A 85' CAR WASH TUNNEL, (9) VACUUM STATIONS, NEW SIGNAGE AND UTILIZING THE EXISTING SITE INGRESS/EGRESS ACCESS.



No.	Date	By	Chd.	Appr.	Revision

Title: PERSPECTIVE COLOR RENDERING

For: LUV CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

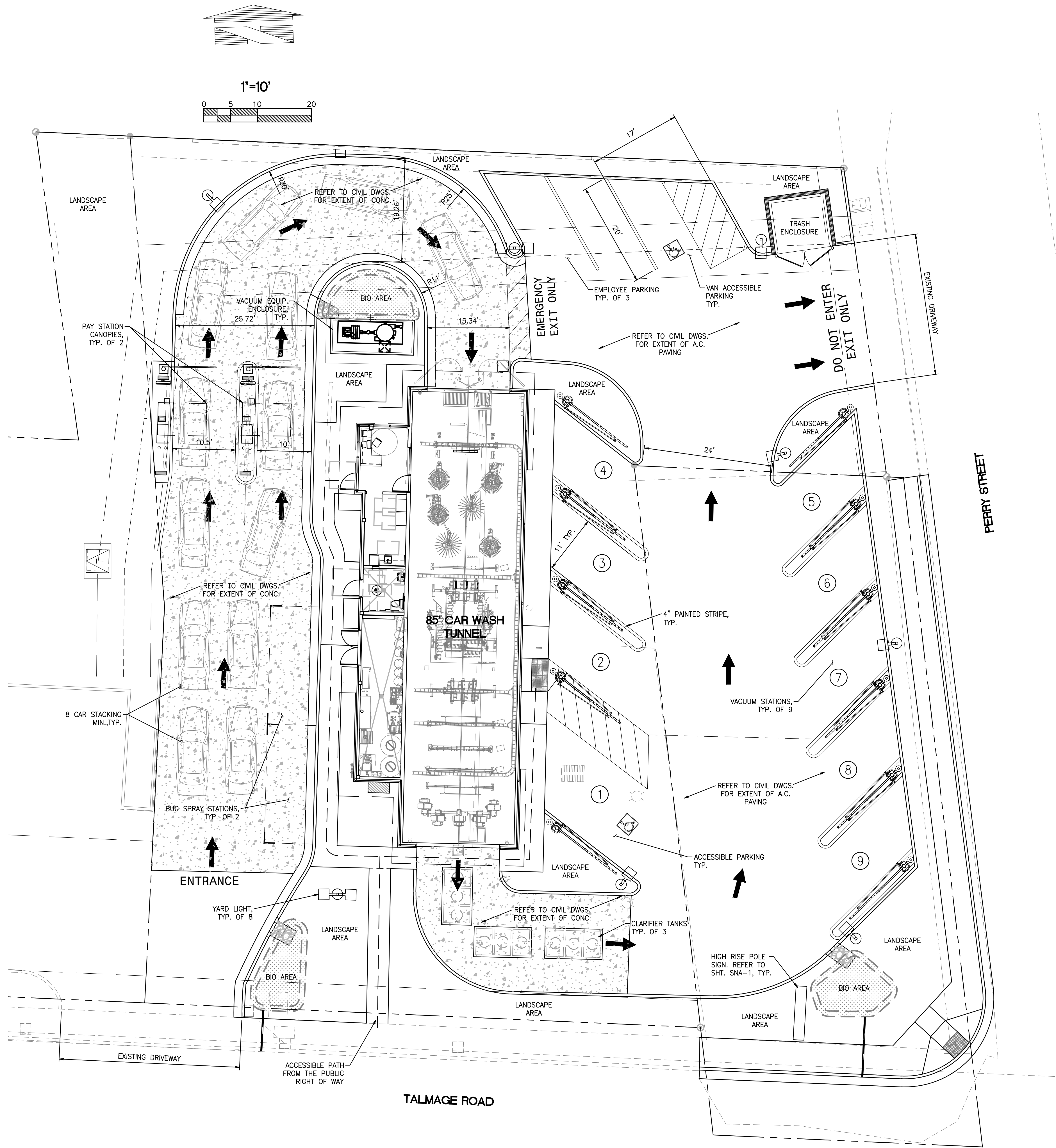
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Drawn	JLR	Horizontal
Checked	JLR	NTS
Approved		Vertical
Date	10/02/22	

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
FAX (707) 623-9181



Job Number
10053

Sheet
SP-1
of



GENERAL PROJECT NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTOR'S MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
2. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
3. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT/CONSULTANT PRIOR TO COMMENCING WORK.
4. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT/CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH THE WORK.
5. GENERAL CONTRACTOR WILL REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.
6. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE BUILDING IS OCCUPIED.
8. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE WORKERS AT ALL TIMES.
10. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
12. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
13. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
14. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
16. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY THE OWNER.
17. GENERAL CONTRACTOR WILL VERIFY WITH OWNER IN REGARD TO ANY SPECIFICATIONS NOT INCLUDED WITHIN IN THESE DOCUMENTS.
18. ALL WORK SHALL BE PERFORMED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH SHELL SPECIFICATIONS.
19. WHERE LOCAL CODES, ORDINANCES OR REGULATIONS ARE MORE RESTRICTIVE THAN SHELL SPECIFICATIONS, THEIR LOCAL REQUIREMENTS SHALL GOVERN.
20. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THESE PLANS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT. NO WORK SHALL BE PREFORMED ON THE ITEMS IN QUESTION UNTIL DIRECTED BY THE OWNER AND/OR ARCHITECT.

Title: PRELIMINARY ARCHITECTURAL SITE PLAN

For: LUV CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

Scale:

Horizontal 1"=10'
Vertical N/A

Designed JLR
Drawn JLR
Checked JLR
Approved JLR
Date 10/02/22

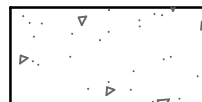
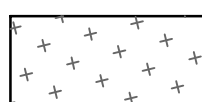
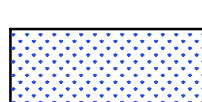
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
FAX (707) 623-9181

RA
RAMOS & ASSOCIATES, INC.
DESIGN / CONSULTING / PROJECT MANAGEMENT

Job Number 10053
Sheet SP-1
of

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT, PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
4. NOT SHOWN, CONSULT WITH GEOTECH FOR LOCATION:
 - (1) GEOTECH RECOMMENDATIONS FOR FILL PLACEMENT ON EXISTING SLOPES IN EXCESS OF 20%.
 - (2) BACKDRAINS AND SUBDRAINS PER GEOTECH REPORT.
 - (3) OVEREXCAVATION IN VICINITY OF PROPOSED FOUNDATIONS AND PAVEMENTS.
5. INSTALL FOUNDATION SUBDRAINS AND RETAINING WALL BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS OR SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
6. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
7. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
8. ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
9. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
10. SEE ARCHITECTURAL DRAWINGS FOR FENCE INFORMATION.



-  *PROPOSED ASPHALT
SEE ARCHITECTURAL PLAN*
-  *PROPOSED CONCRETE
SEE ARCHITECTURAL PLAN*
-  *PROPOSED LANDSCAPING
SEE ARCHITECTURAL PLAN*
-  *PROPOSED BIORETENTION AREA
SEE ARCHITECTURAL PLAN*
-  *PROPOSED STRIPING
SEE ARCHITECTURAL PLAN*
-  *TREE TO BE REMOVED*

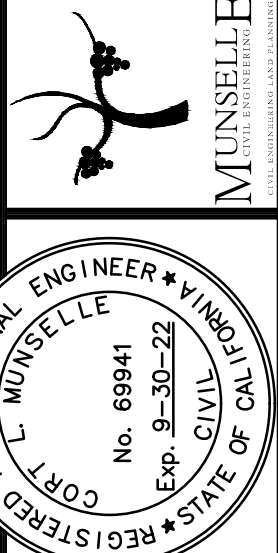
SCALE: 1" = 10'

(GRAPHIC SCALE IN FEET)

PRELIMINARY

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
♦ CIVIL ENGINEERING ♦ SURVEYING ♦
♦ PLANNING ♦ CONST. MANAGEMENT ♦
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

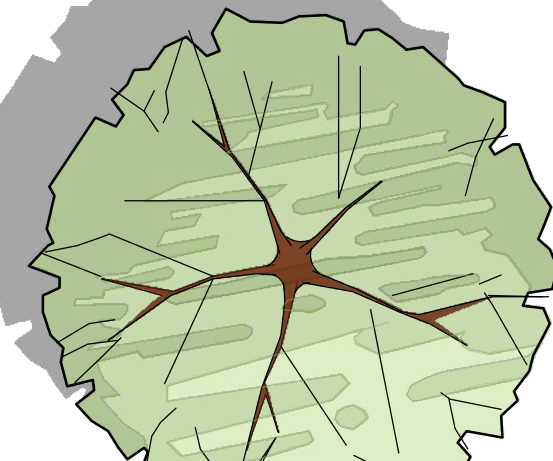
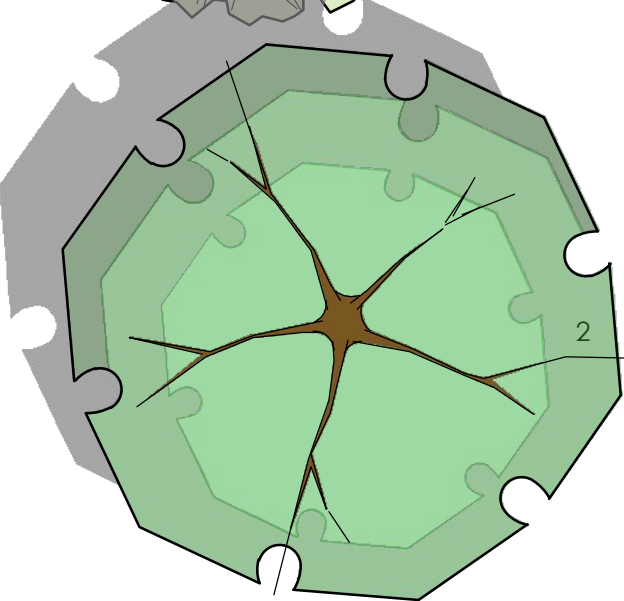


Cort L. Munselle

SPLASH EXPRESS CAR WASH
GRADING AND DRAINAGE PLAN
CAPN 003-140-49
162 TALMAGE ROAD
UKIAH, CA

06/30/2022
JOB NO.
04-22
SHEET NO.
2
OF 1 SHEETS

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	8	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low	
	1	Quercus kelloggii / California Black Oak	15 gal.	Low	
	2	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	15 gal.	Moderate	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	18	Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita	5 gal.	Low	
	127	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	
	99	Dietes bicolor / Fortnight Lily	5 gal.	Low	
	22	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	
	48	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	6	Clytostoma callistegioides / Violet Trumpet Vine	5 gal.	Moderate	
	6	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	55	Muhlenbergia rigens / Deer Grass	1 gal.	Low	36" o.c.
	92	Rosa x 'Novarospop' / Popcorn Drift® Groundcover Rose	1 gal.	Low	36" o.c.

EXISTING PLANT LEGEND



Water Efficient Landscape Worksheet (New Landscape areas)

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	4,230	1,565	39,685 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	150	31	786 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					(A) 4,380	(B) 1,596	

ETWU Total 40,471 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA) (40.9) (.62) (.45 x 4,380) + ((1-.45) X 0) =49,981 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo) (Conversion factor) ((ETAF) (Area)) (40.9) (.62) (1,596) = 40,471 GALLONS

ETAF Calculations

Regular Landscape Areas

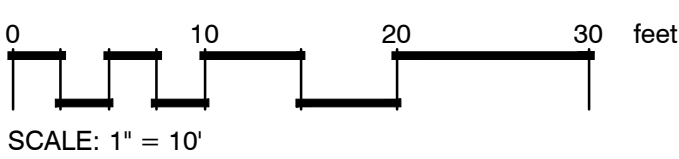
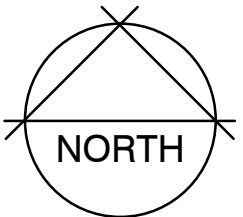
Total ETAF x Area	(B) 1,596
Total Area	(A) 4,380
Average ETAF	(B / A) .36

Note:

1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

GENERAL NOTES

- All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing.
- A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Ukiah Water Efficient standards/regulations.
- All new trees located within 7' of pavement or permanent structure shall have a root barrier.



P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Revision

Apr.

Oct.

Date

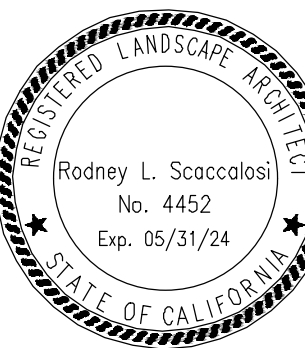
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PRELIMINARY LANDSCAPE PLAN

Title

LUV CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

For



Scale:

Horizontal

1"=10'

Vertical

N/A

Designed

JLR

Drawn

JLR

Checked

JLR

Approved

Date

10/02/22

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
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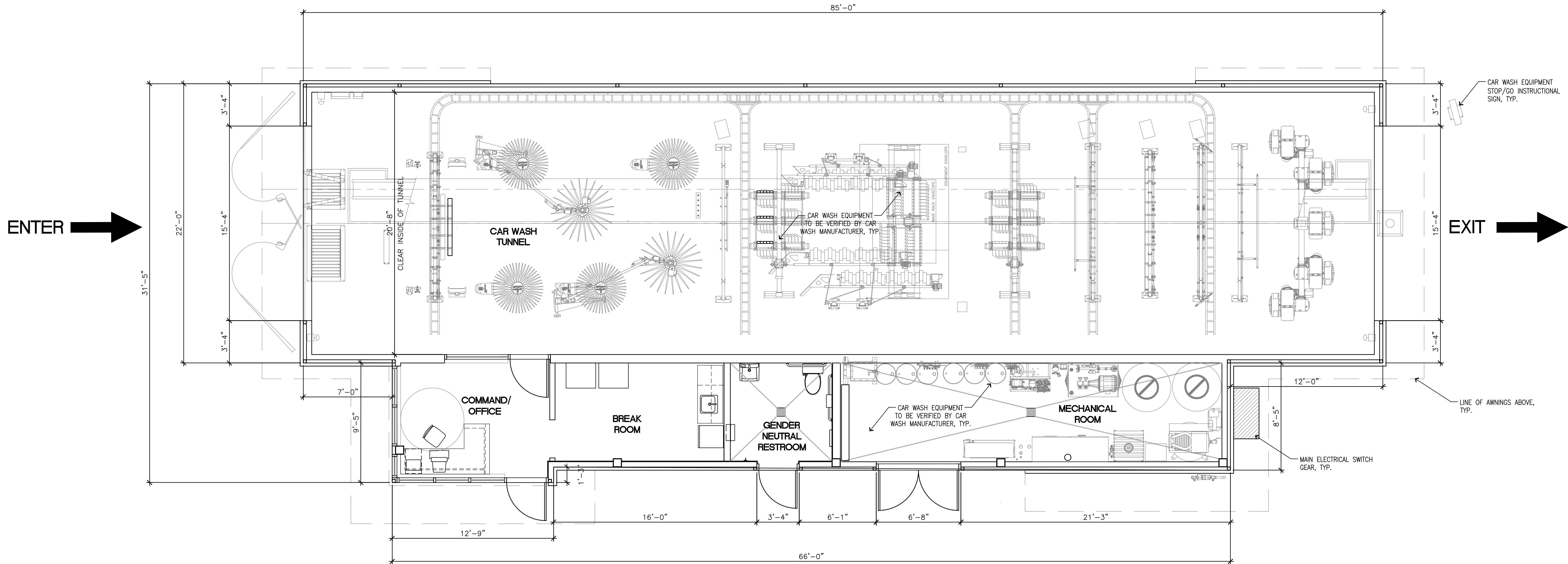
Job Number

10053

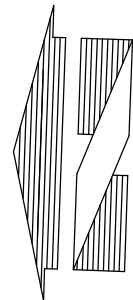
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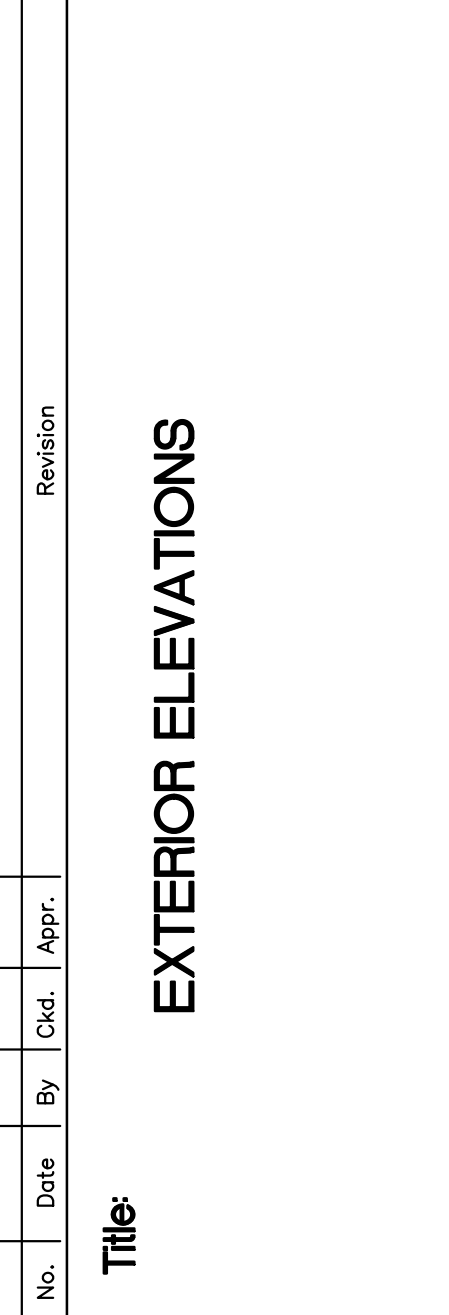
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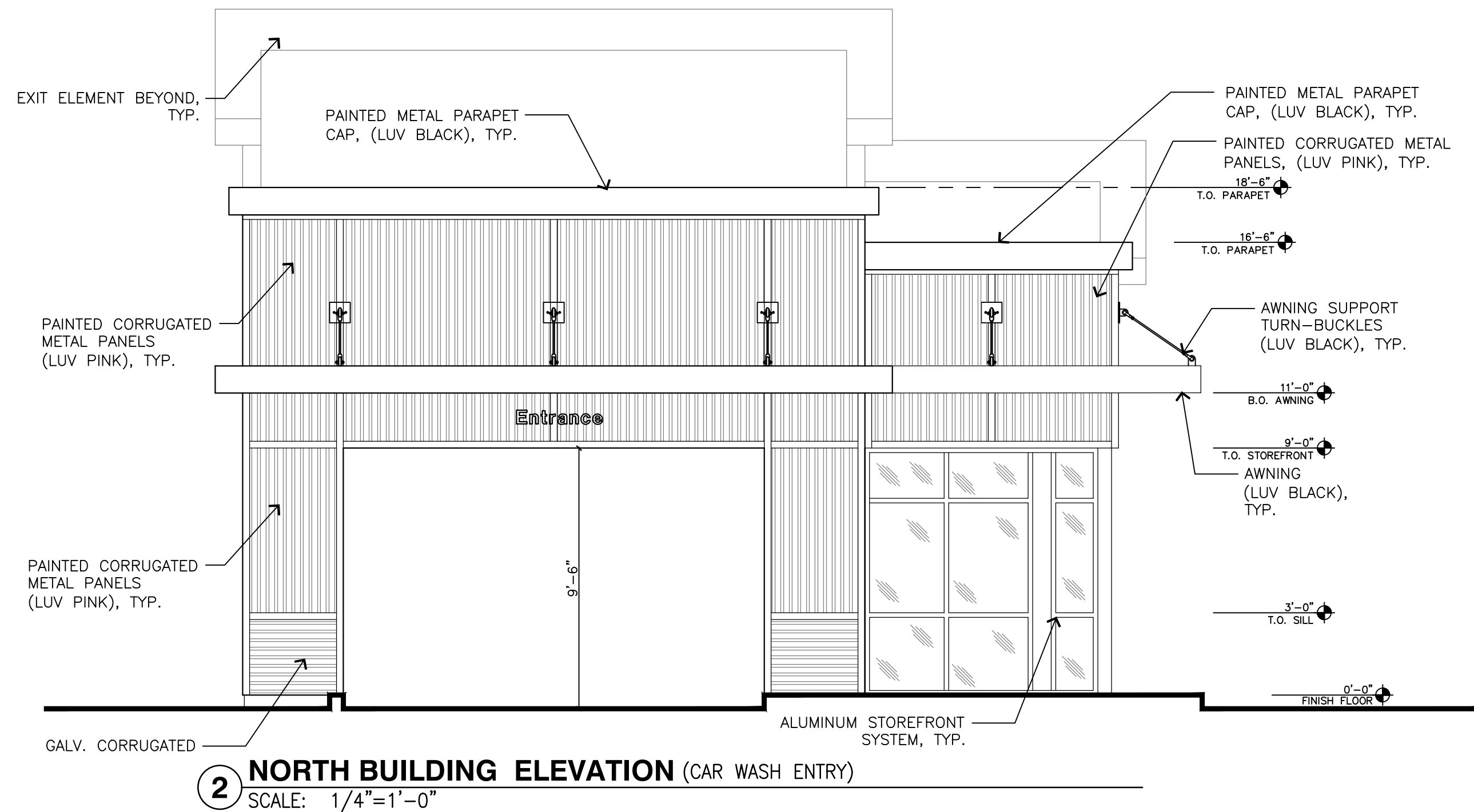
1 PRELIMINARY FLOOR PLAN
1/4"=1'-0" BUILDING SQUARE FOOTAGE = 2,433 S.F.



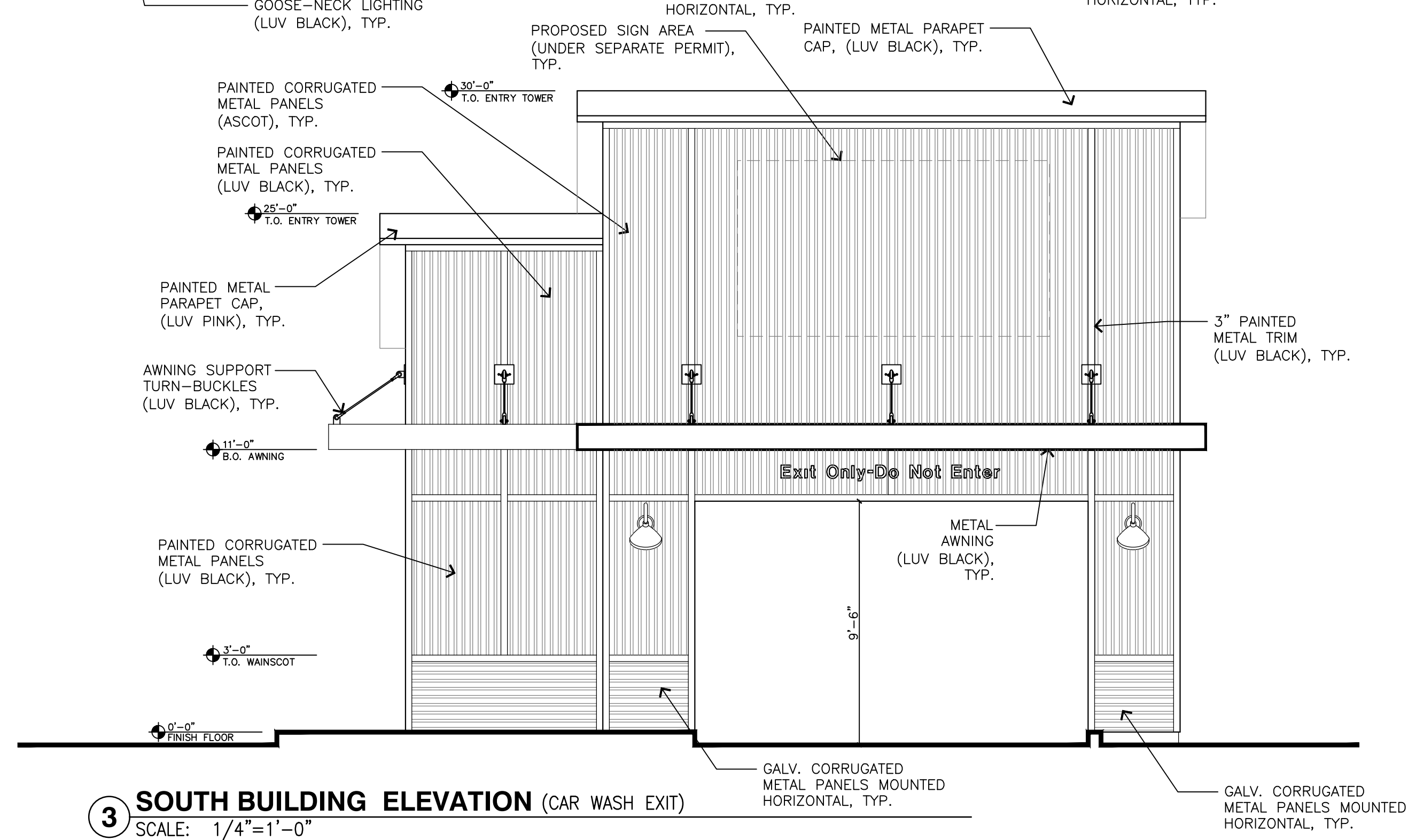
Job Number 10053		Sheet A11 of		Ramos and Associates, Inc. 804 Fourth Street Santa Rosa, CA 95404 Direct (707) 318-2990 Fax (707) 623-9181		For: LUV CAR WASH 162 TALMAGE ROAD UKIAH, CALIFORNIA		Title: PRELIMINARY FLOOR PLAN	
Designed JLR		Drawn JLR		Checked JLR		Approved		Date 10/02/22	
Scale:		Horizontal 1/4" = 1'-0"		Vertical		Revision			
						No.		Date	
						By		Ctd.	
								Appr.	



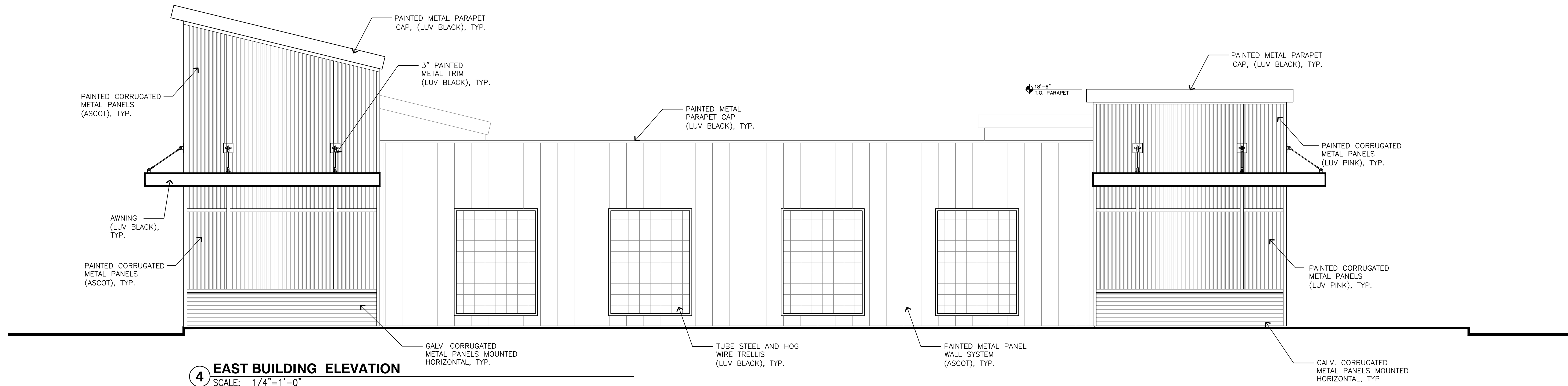
1 WEST BUILDING ELEVATION
SCALE: 1/4"=1'-0"



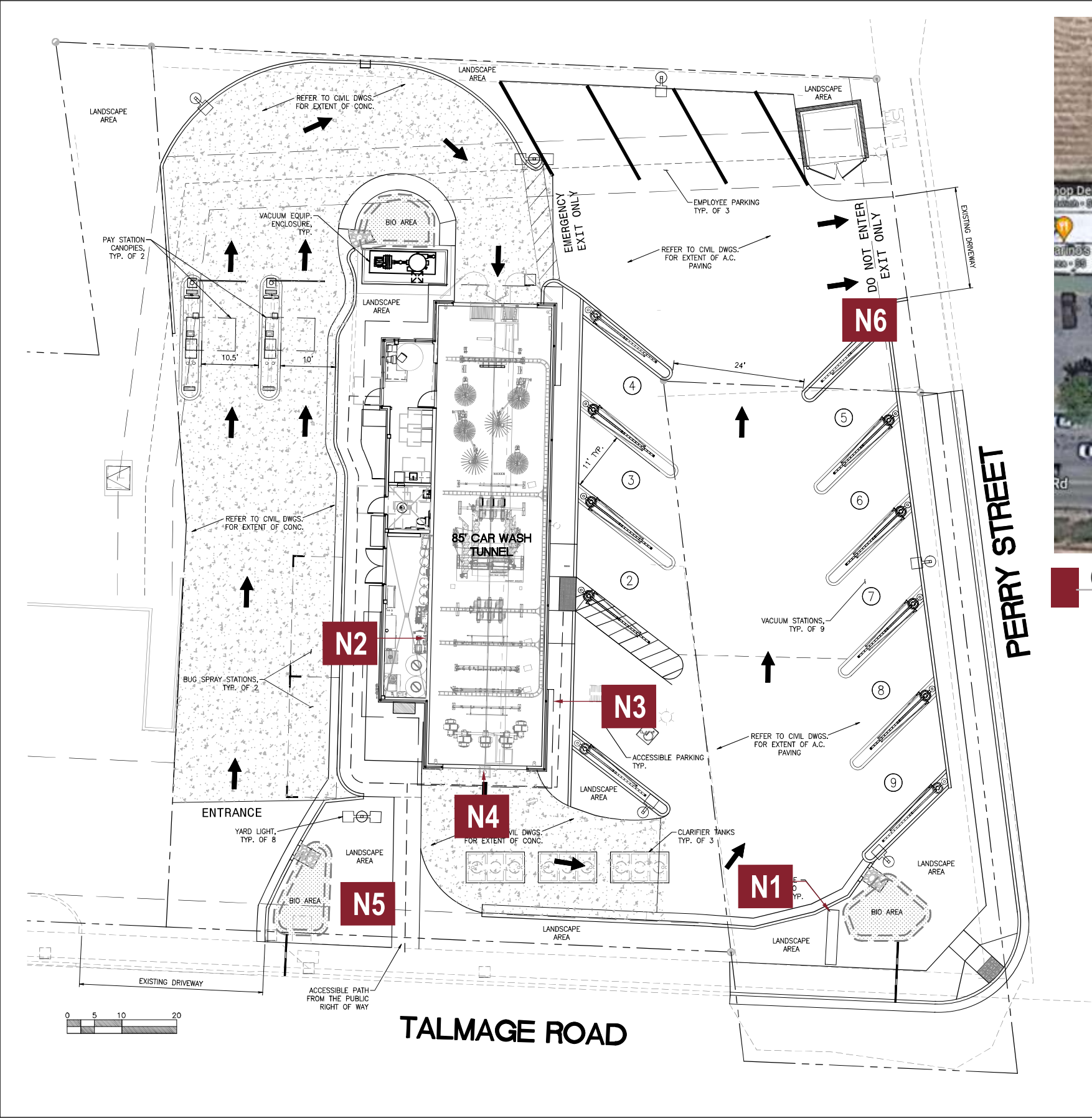
2 NORTH BUILDING ELEVATION (CAR WASH ENTRY)
SCALE: 1/4"=1'-0"



3 SOUTH BUILDING ELEVATION (CAR WASH EXIT)
SCALE: 1/4"=1'-0"



4 EAST BUILDING ELEVATION
SCALE: 1/4"=1'-0"



Site Plan



Overall Aerial Site Plan



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald
Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

No.	Date	Description
01	00/00/2022	
02		
03		
04		

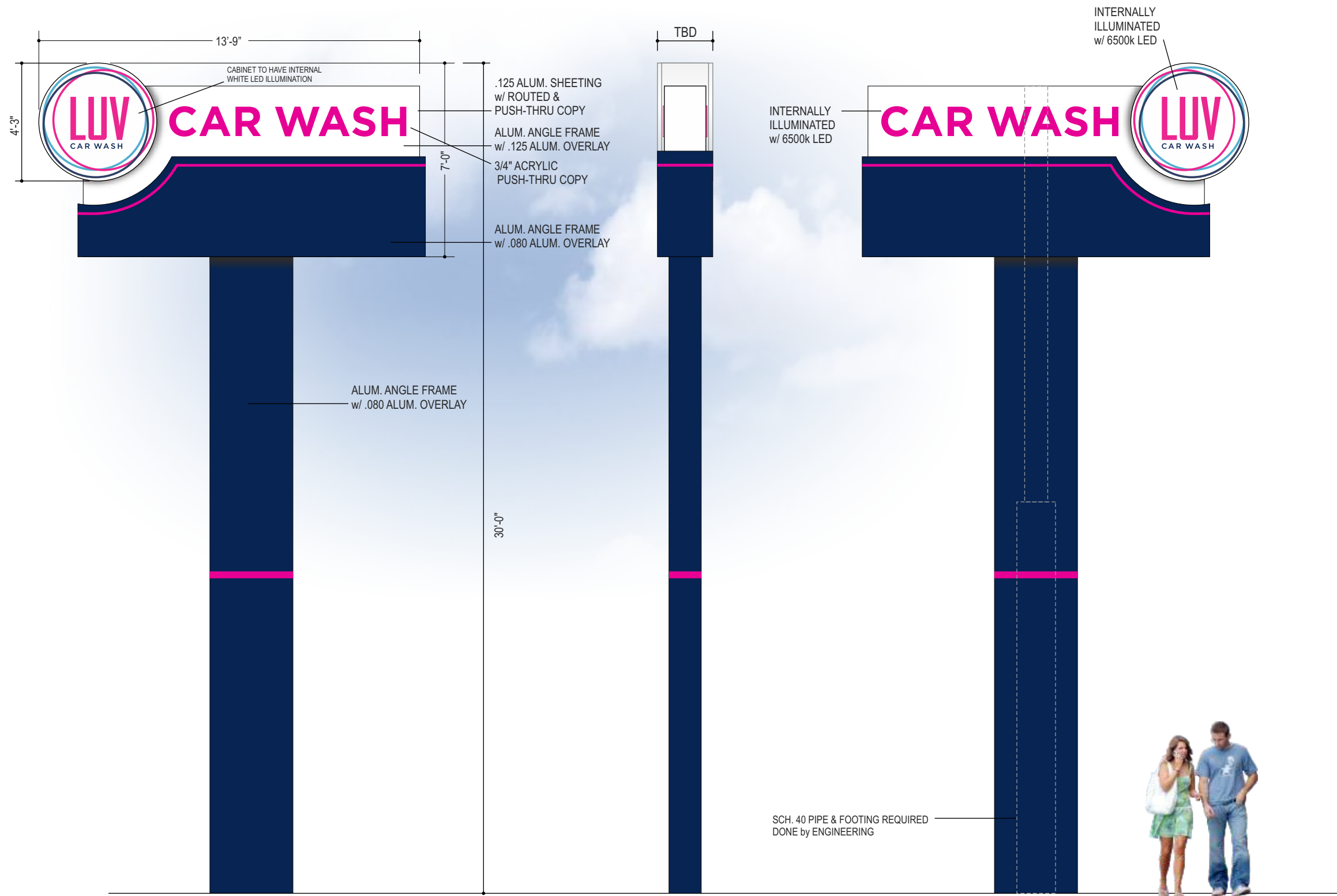


ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4805.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.4(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

Approval:
☐ Approved
☐ Approved as noted
Approved:
Date:

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Sheet:
2 2 of 12



N1 D/F Pylon Display - Option 1
Scale: 1/4"=1'-0"



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:

LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald

Project Manager / Project Leader
C. Abercrombie

Designer:	Date:
SC	10-21-2022

Revision:		
No.	Date	Description
01	00/00/2022	
02		
03		
04		



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Approval:

☐ Approved
☐ Approved as noted

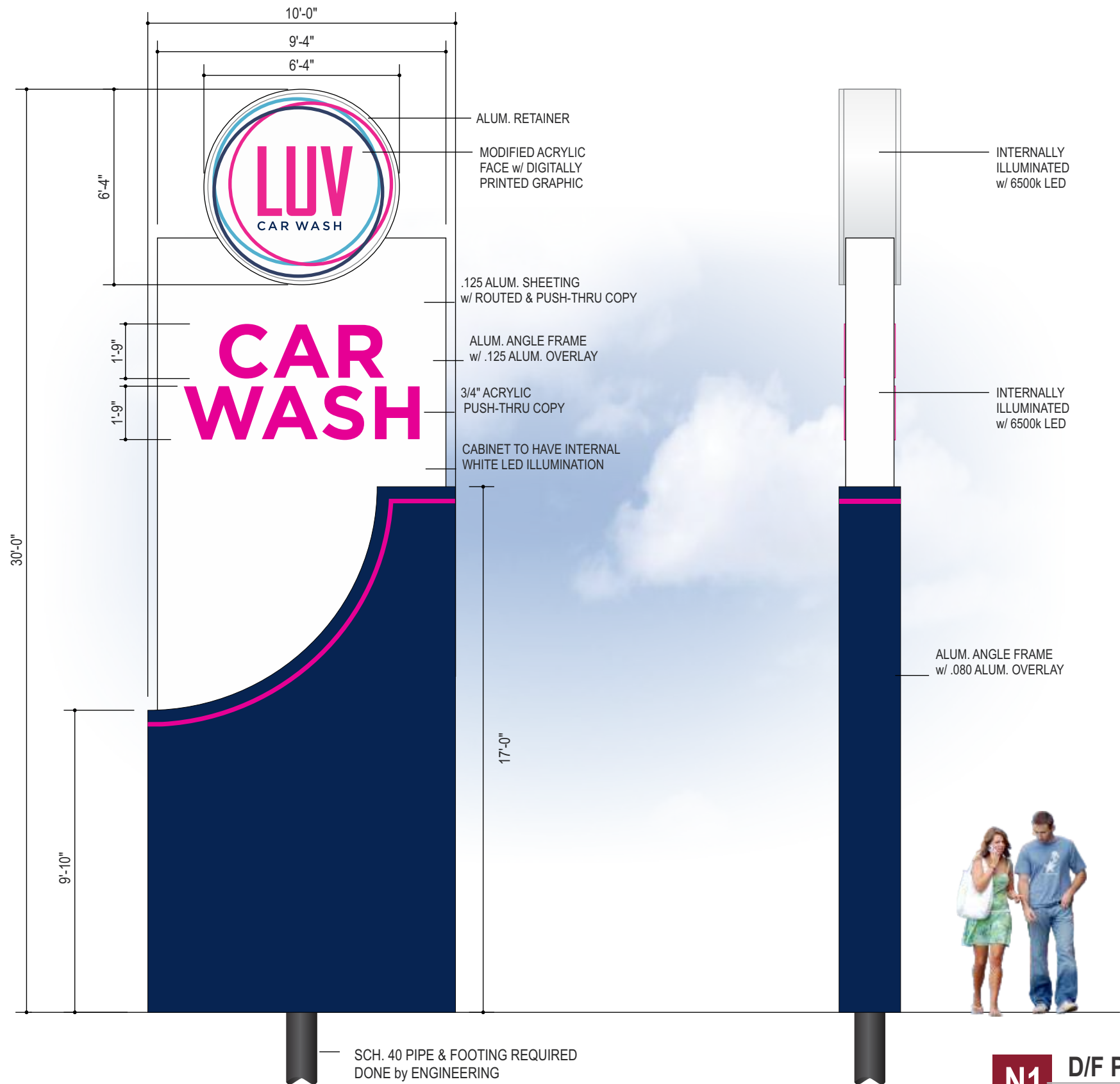
Approved:

Date:

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Sheet:

3 3 of 12



N1 D/F Pylon Display - Option 2
Scale: 3/8"=1'-0"



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Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:

LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald

Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

Revision:		
No.	Date	Description
01	00/00/2022	
02		
03		
04		



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.4(G). (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

Approval:

☐ Approved
☐ Approved as noted

Approved:

Date:

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Tampa, Florida 33626
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Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald

Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

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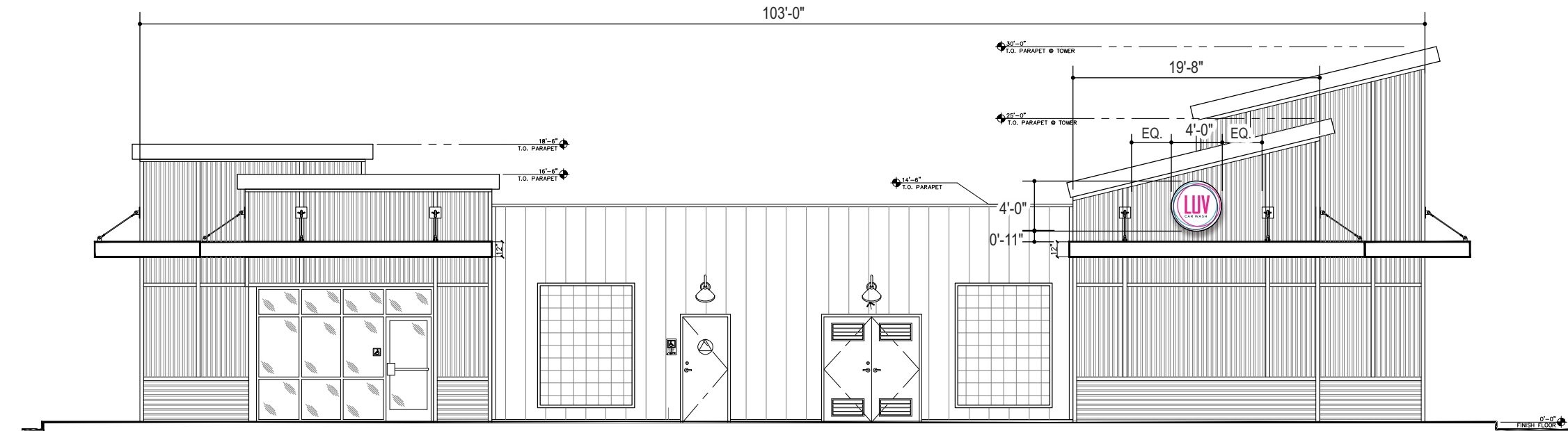


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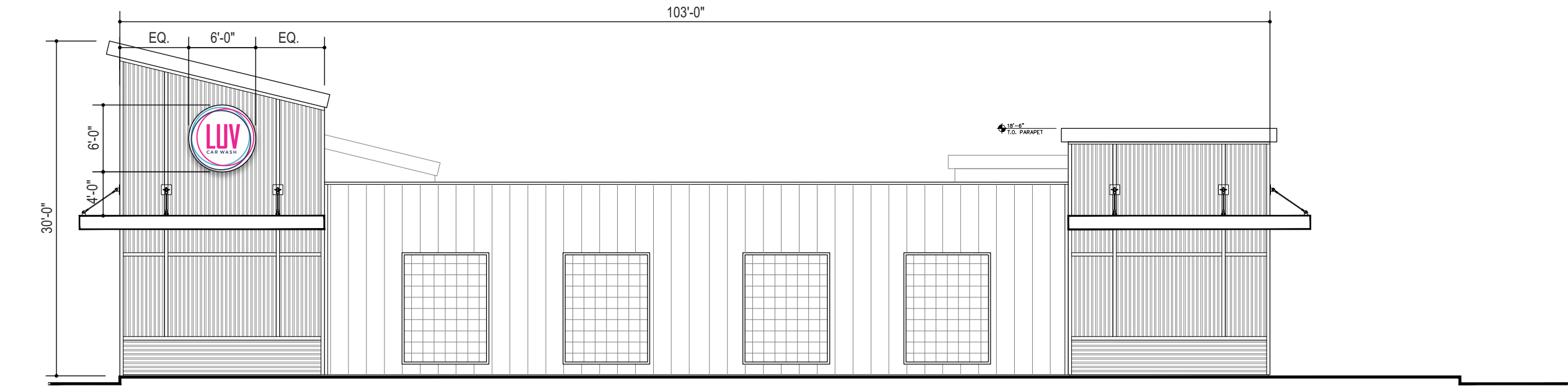
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5 5 of 12



N2 **West Building Elevation**
Scale: 3/32"=1'-0"

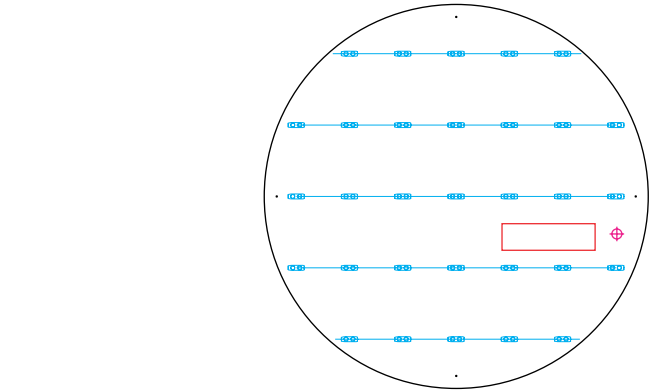


N3 **East Building Elevation**
Scale: 3/32"=1'-0"

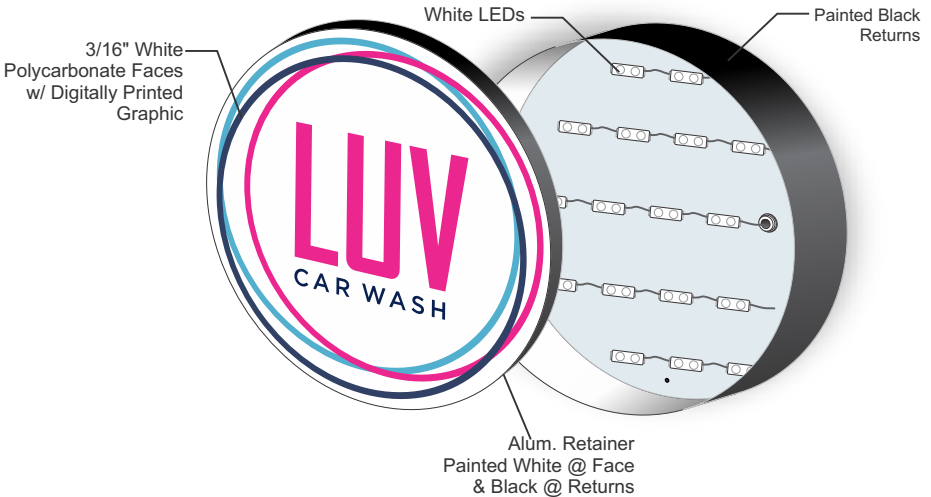
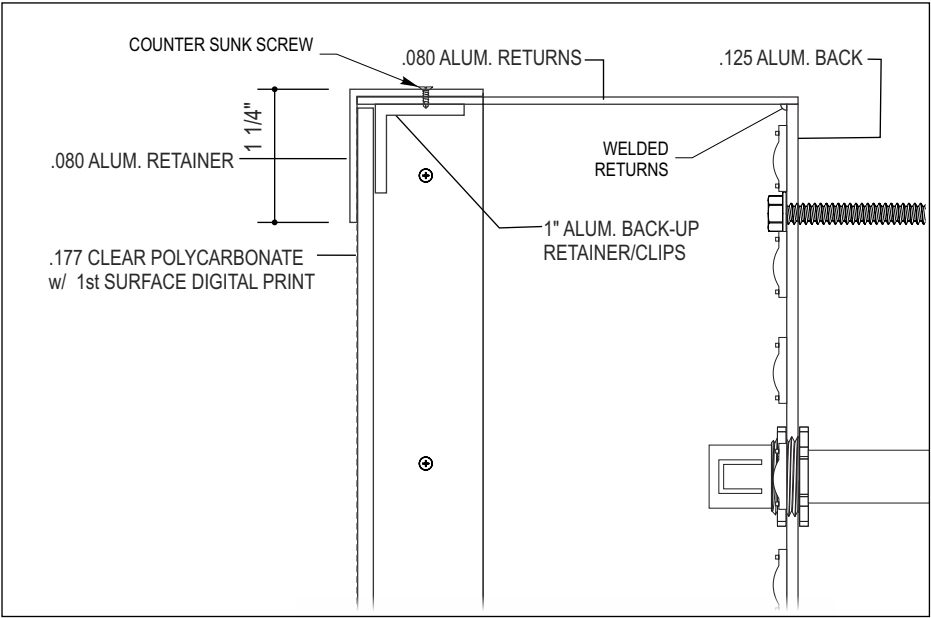


SIDE VIEW

N2 Illuminated Logo Detail
Boxed Signage: 16 SQ.FT. Scale: 1/2"=1'-0"

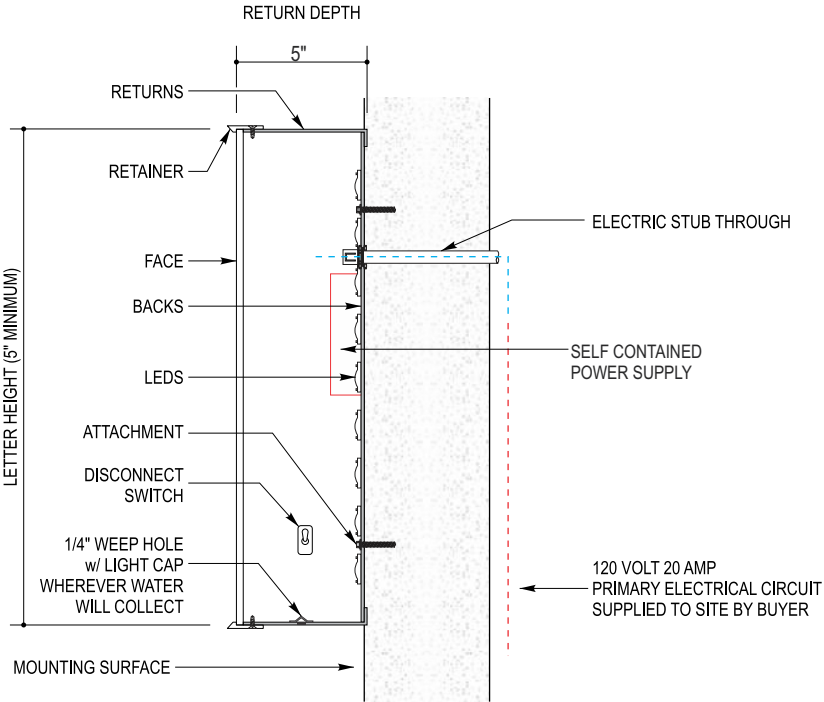


Illuminated Logo Detail - LED Layout
Boxed Signage: 16 SQ.FT. Scale: 1/2"=1'-0"



Logo Detail

ANCHOR SCHEDULE		
ALL FASTENERS SHALL BE SPACED EVENLY		
WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	--- -NOT- --- -APPLICABLE-
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (6) TOTAL
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	MIN (6) TOTAL
	1/4" WOOD SCREWS, FULL EMBED	MIN (10) TOTAL
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	MIN (8) TOTAL
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	MIN (6) TOTAL



- Production Notes**
- 1) .125" ROUTED ALUM. WHITE/WHITE BACKS
 - 2) .080" x 5" DEEP ALUM. RETURNS BLACK/WHITE
 - 3) ROUTED #7328 WHITE POLYCARBOANTE FACES
 - 4) 1 1/4" .080 ALUM. RETAINER PAINTED WHITE AT FACE PAINTED BLACK @ THE RETURN
 - 5) 1" x 1" x 1/8" ALUM. BACK-UP RETAINER CLIPS

Paint Notes:
All Painted Surfaces To Have Satin Paint
P1) MP-923SP BLACK
P2) MP-202SP WHITE

Vinyl Notes:

DP1) DIRECT PRINT TO FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer
E1) Electrical Disconnect Switch
E2) LED Power Supply
E3) Hanley White LED

L.E.D. Notes:

12 Volt

LED Type: Hanley Phoenix PF-2080	Color: White 6500K	
LED Modules: Modules: 31	Secondary	
LED Power Source Type: MOD-60 Transformer	Volts	Watts
	12	60
Power Supply Qty.: 1	Amp Input: .90	

Total Amp Load: .9 Amps
REQUIRED 120V CIRCUITS: (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	



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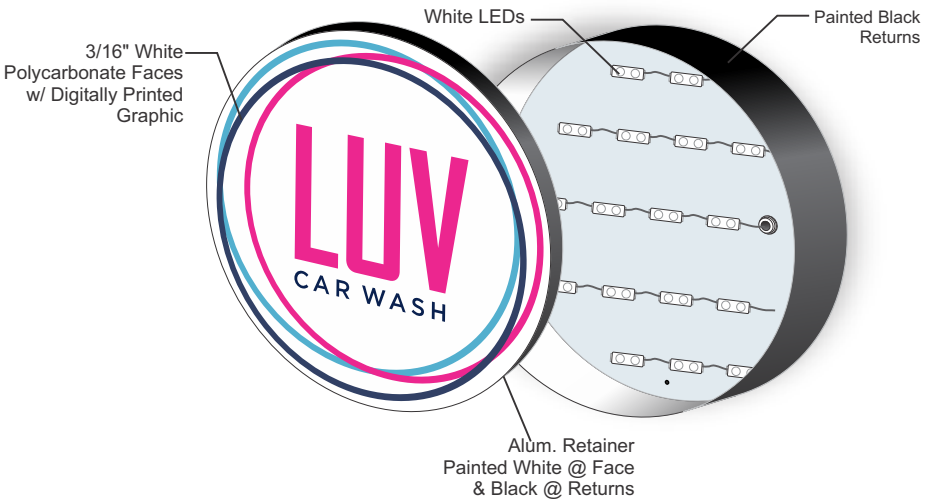
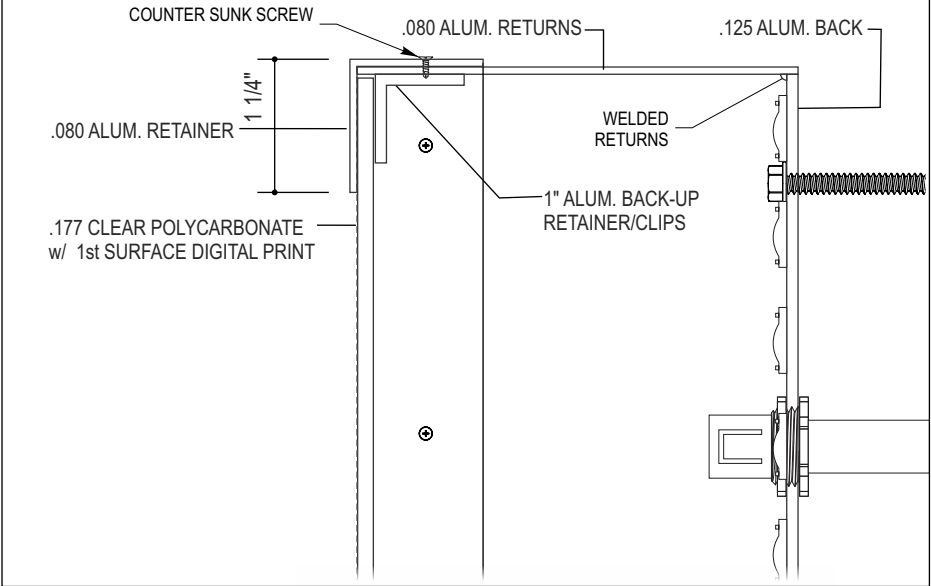
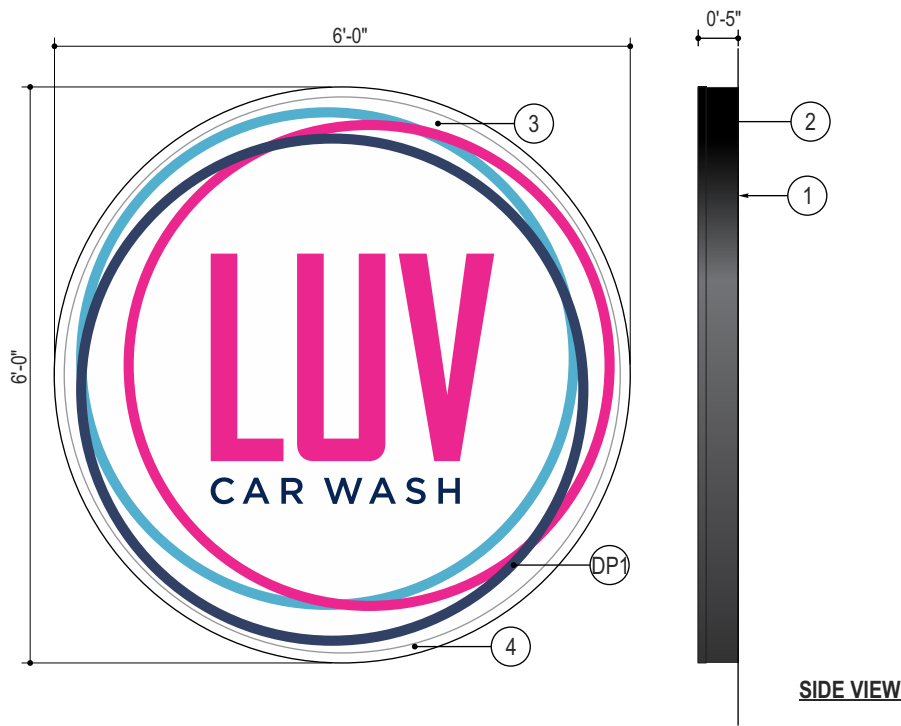


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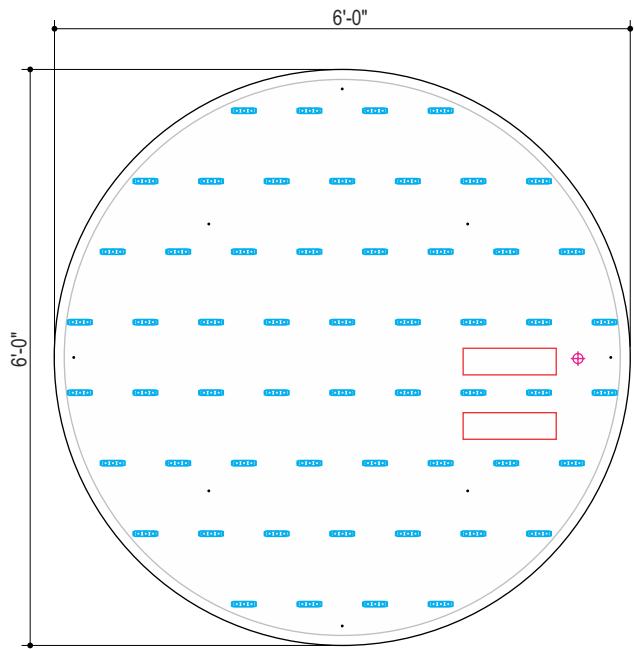
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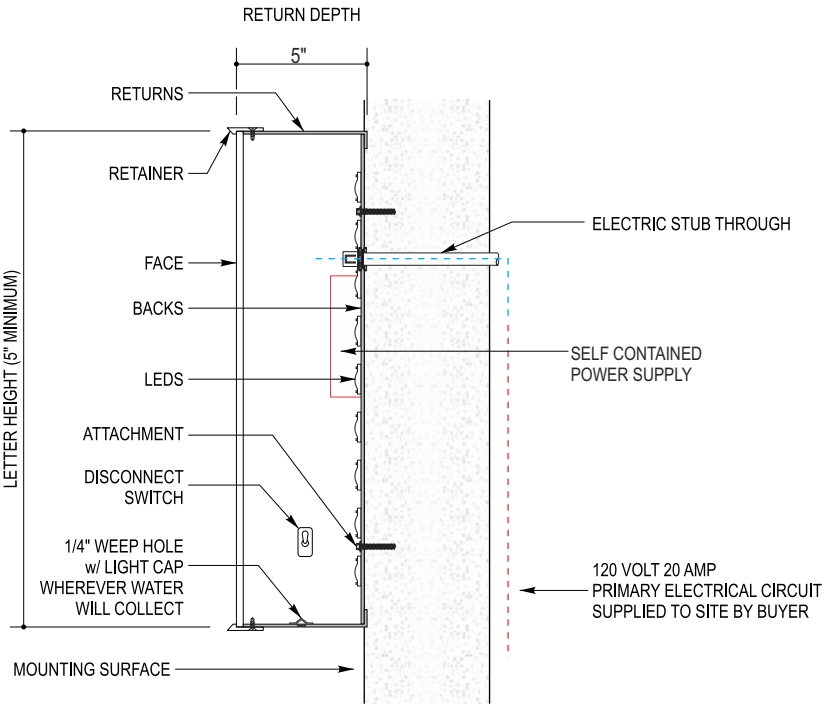
Sheet:
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Logo Detail



ANCHOR SCHEDULE		
WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	--- NOT --- -APPLICABLE-
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (6) TOTAL
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	MIN (6) TOTAL
	1/4" WOOD SCREWS, FULL EMBED	MIN (10) TOTAL
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	MIN (8) TOTAL
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	MIN (6) TOTAL



Production Notes

- 1) .125" ROUTED ALUM. WHITE/WHITE BACKS
- 2) .080" x 5" DEEP ALUM. RETURNS BLACK/WHITE
- 3) ROUTED #7328 WHITE POLYCARBOANTE FACES
- 4) 1 1/4" .080 ALUM. RETAINER PAINTED WHITE AT FACE PAINTED BLACK @ THE RETURN
- 5) 1" x 1" x 1/8" ALUM. BACK-UP RETAINER CLIPS

Paint Notes:

All Painted Surfaces To Have Satin Paint

P1) MP-923SP BLACK

P2) MP-202SP WHITE

Vinyl Notes:

DP1) DIRECT PRINT TO FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer

E1) Electrical Disconnect Switch

E2) LED Power Supply

E3) Hanley White LED

L.E.D. Notes:

12 Volt

LED Type: Hanley Phoenix PF-3120

LED Modules: 56

LED Power Source Type: MOD-60 Transformer

Power Supply Qty.: 2

Color: White 7000K

Secondary

Volts 12

Watts 60

Amp Input: .90

Total Amp Load: 1.8Amps

REQUIRED 120V CIRCUITS: (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	



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Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:

XXXXXX-206794

Account Manager:

J. McDonald

Project Manager / Project Leader

C. Abercrombie

Designer:

SC

Date:

10-21-2022

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Approval:

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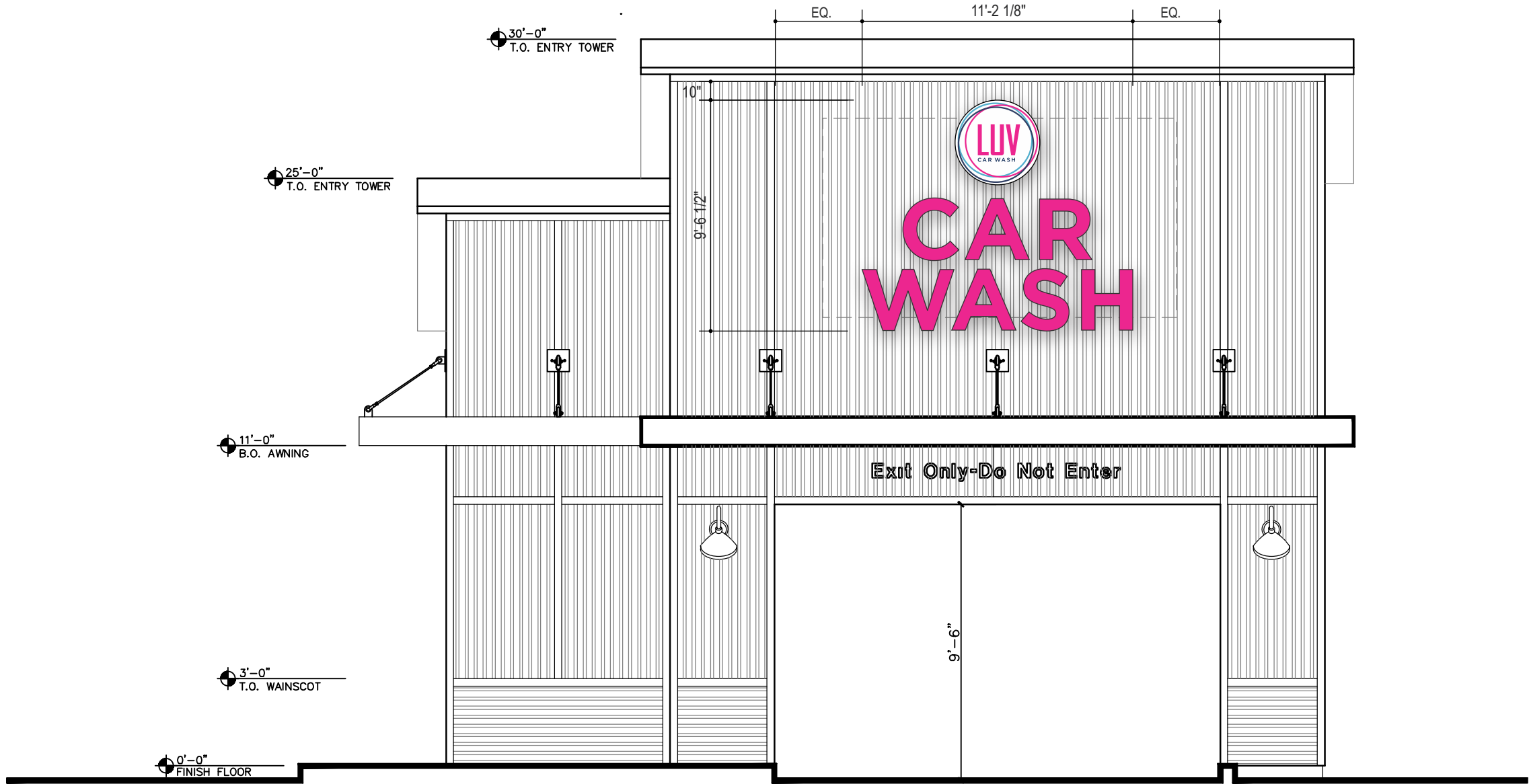
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N4 South Building Elevation
Scale: 3/16"=1'-0"



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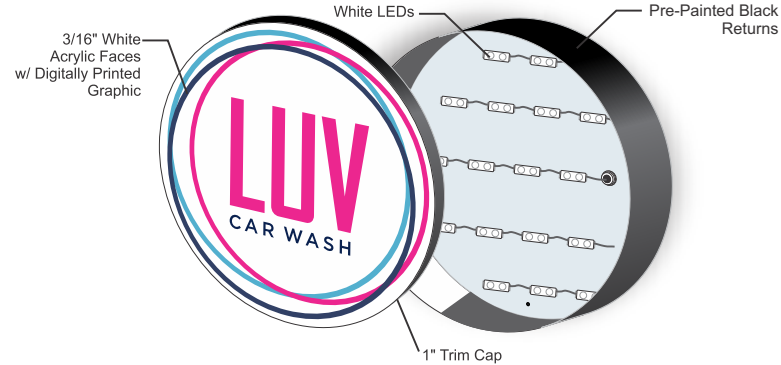


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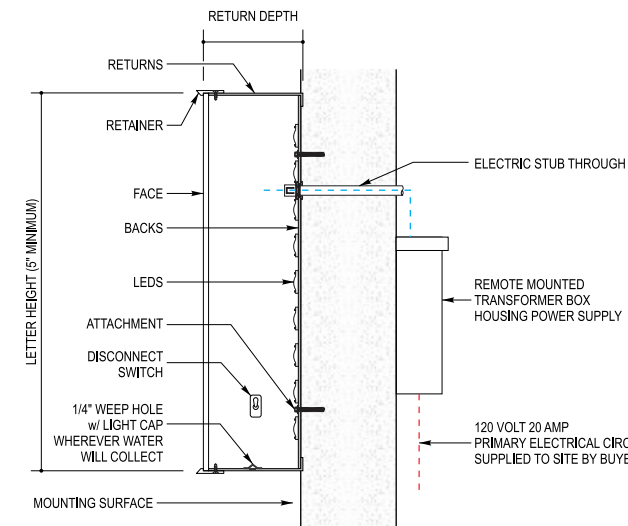
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Logo Detail



Illuminated Channel Letters Detail

Boxed Signage: 106.6 SQ FT

Scale: 3/8"=1'-0"

SIDE VIEW



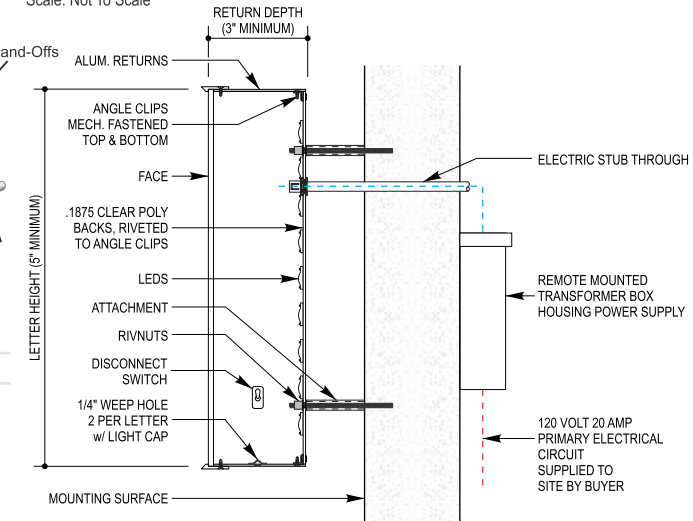
Letter Detail

Section Detail Dual Illuminated Channel Letters
CHANNEL LETTER CONSTRUCTION NOTES

- Seams in returns to be at top of each letter.
- Seal all joints inside with silicone caulking.
- Weep holes at bottom of returns. Not required for interior letters.
- Manufactures label and U.L. Label to be on top of letters.
- All Sealtite (Electrical out) to exit back of letter(s) at uniform distance above bottom of each letter.

FACE & HALO ILLUM. CH. LETTER DETAIL

Scale: Not To Scale



Production Notes

- .063" ROUTED ALUM. WHITE/WHITE BACKS
- .040" x 5" DEEP ALUM. RETURNS BLACK/WHITE
- 1" BLACK JEWELITE TRIM CAP
- ROUTED #7328 WHITE ACRYLIC FACES
- .063 ALUM. RETAINER WHITE AT FACE PAINTED BLACK @ THE RETURN

Vinyl Notes:

DP1) DIRECT PRINT TO ACRYLIC FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer

- Electrical Disconnect Switch
- LED Power Supply
- Hanley White LED

L.E.D. Notes:

12 Volt

LED Type:
Hanley Phoenix PF-2880

Color:
White 6500K

LED Modules:
Modules: TBD

Secondary

LED Power Source Type:
MOD-60 Transformer

Volts
12

Watts
60

Power Supply Qty.: TBD

Amp Input:

Total Amp Load: TBD Amps
REQUIRED 120V CIRCUITS: (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
METAL STUDS OR METAL PANELS	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND	



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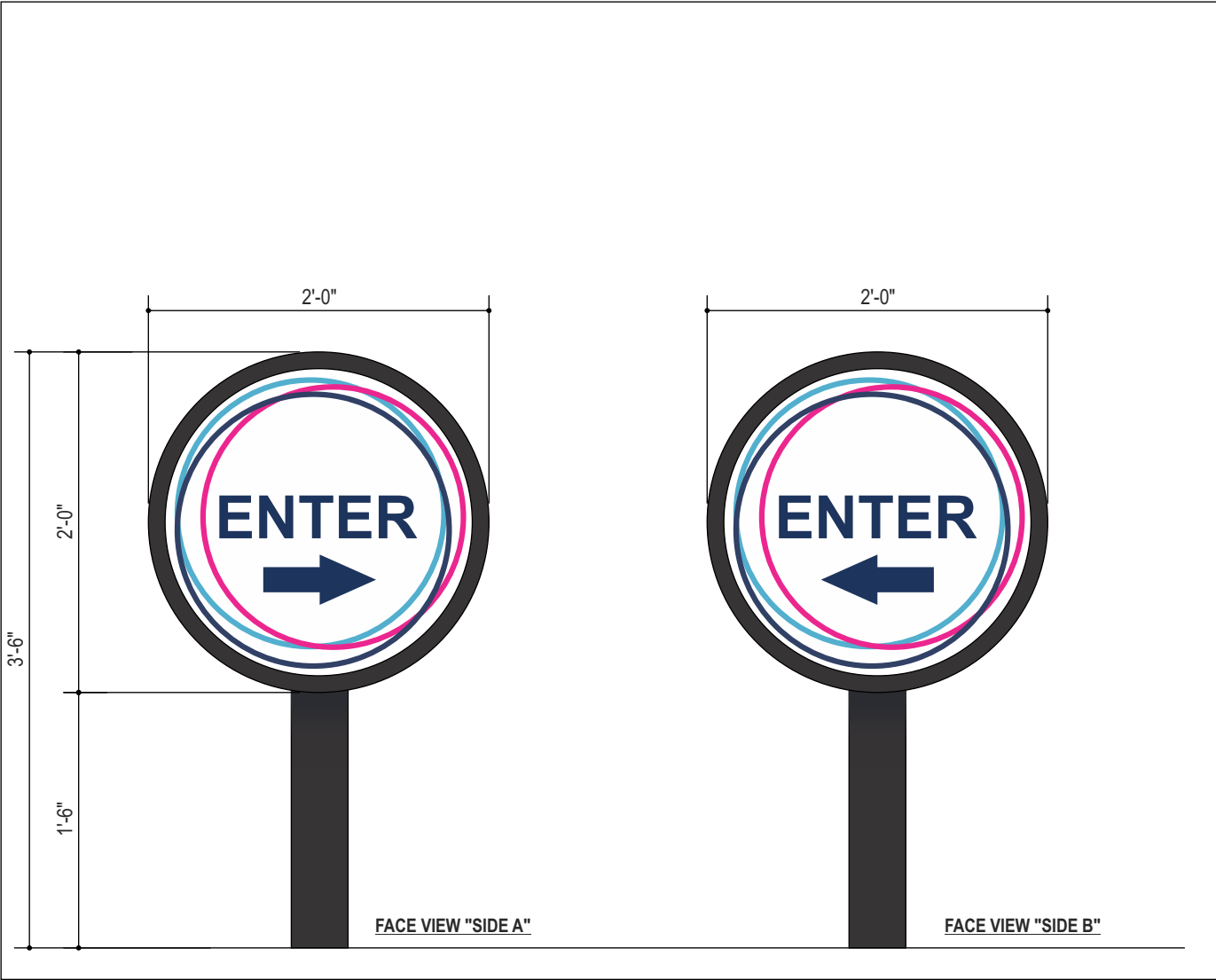
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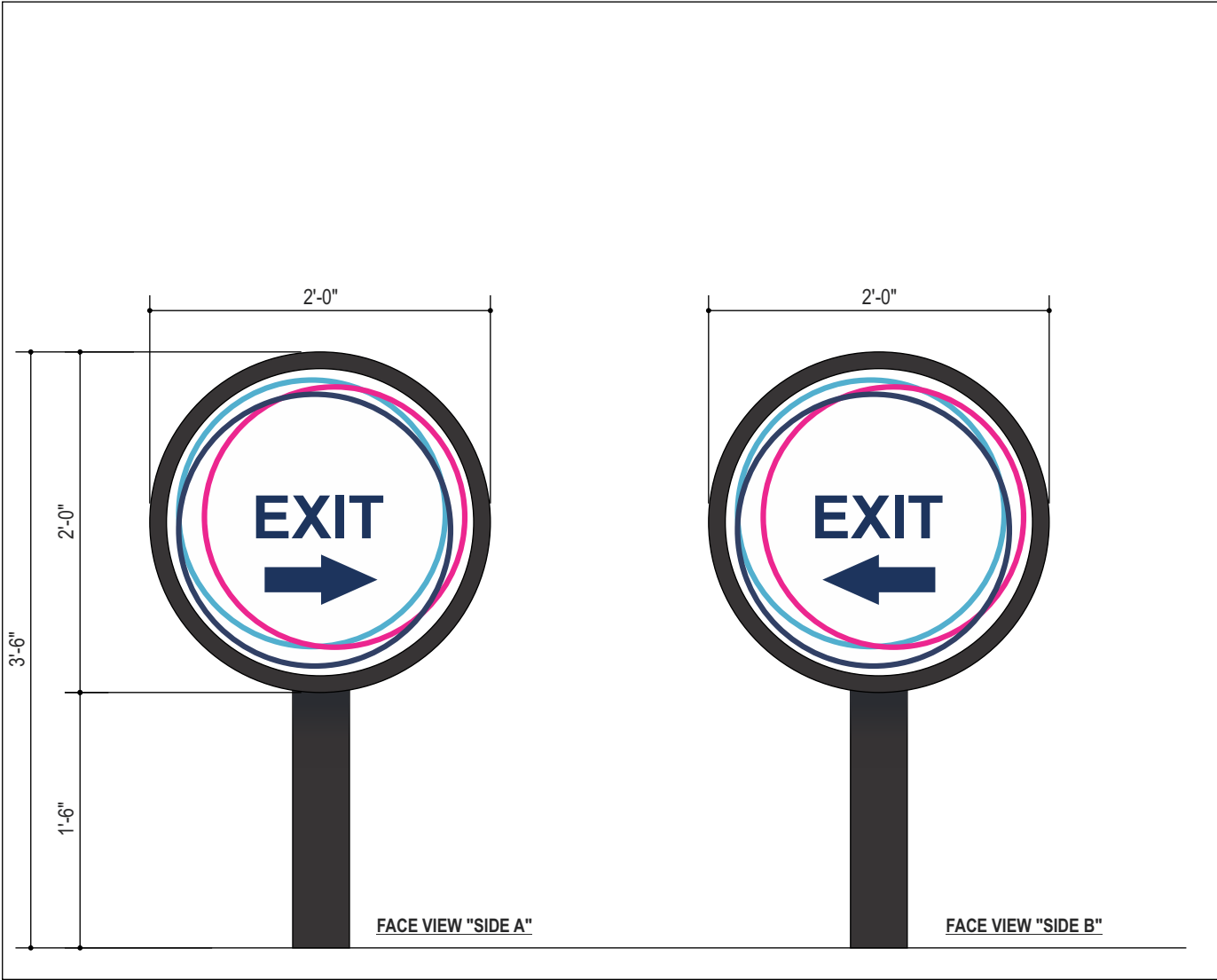
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N5 D/F Directional - Proposed

Scale: NTS



N6 D/F Directional - Proposed

Scale: NTS



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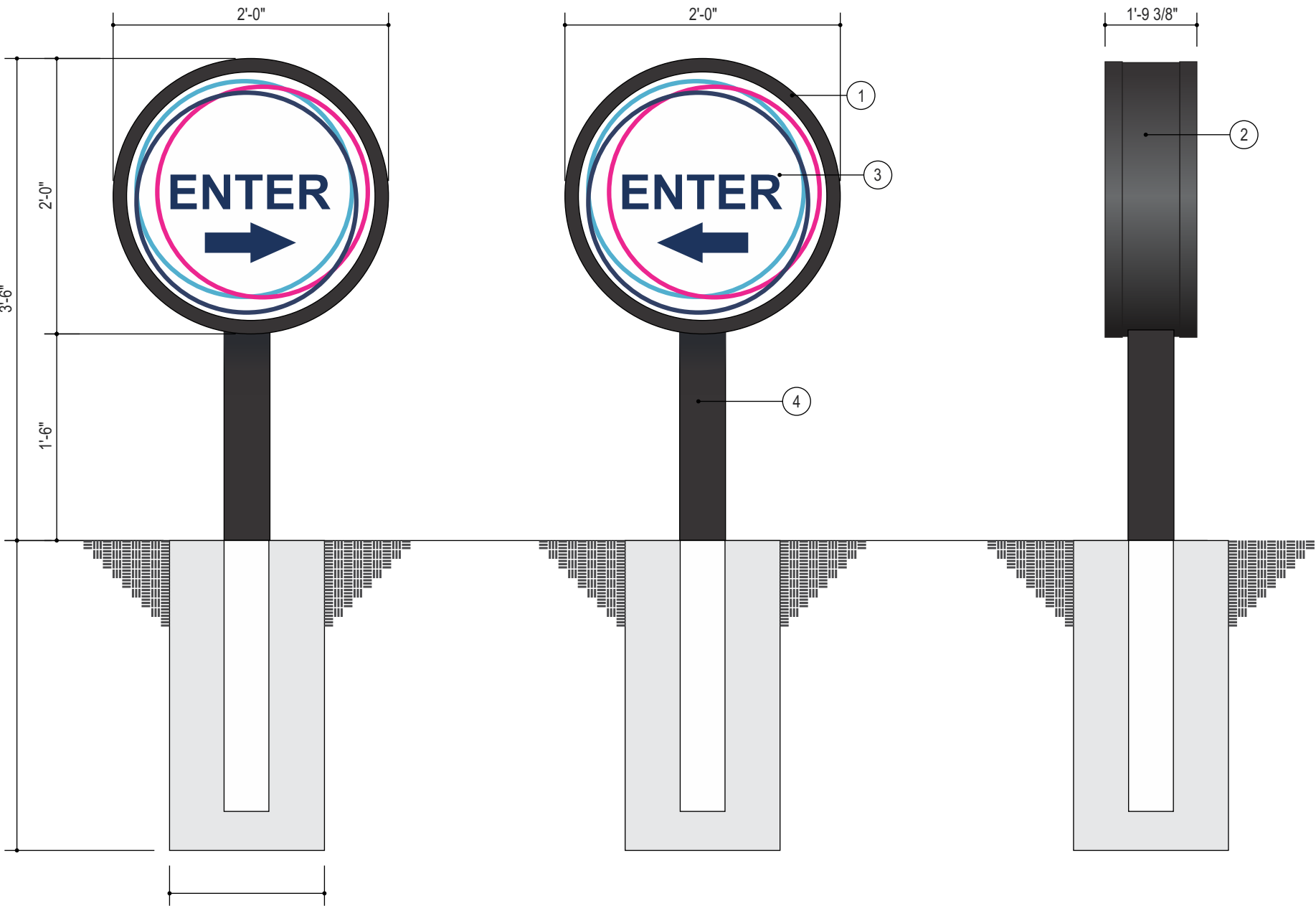
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FACE VIEW "ENTER"

FACE VIEW "EXIT"

END VIEW

DIR-1 D/F Directional Display

Scale: 1"=1'-0"

Production Notes

- 1) 1 1/4" ALUM. RETAINER
- 2) .080 ALUM. CABINET
- 3) ACRYLIC FACES
- 4) 3" SQ. TUBE SUPPORT
- 5) INTERNAL LED ILLUM.

Paint Notes:

All Painted Surfaces To Have Satin Paint
P1) PAINT SATIN BLACK

Vinyl Notes:

V1) DIRECT DIGITAL PRINT



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03		
04		



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.4(G). (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

Approval:

- ☐ Approved
☐ Approved as noted

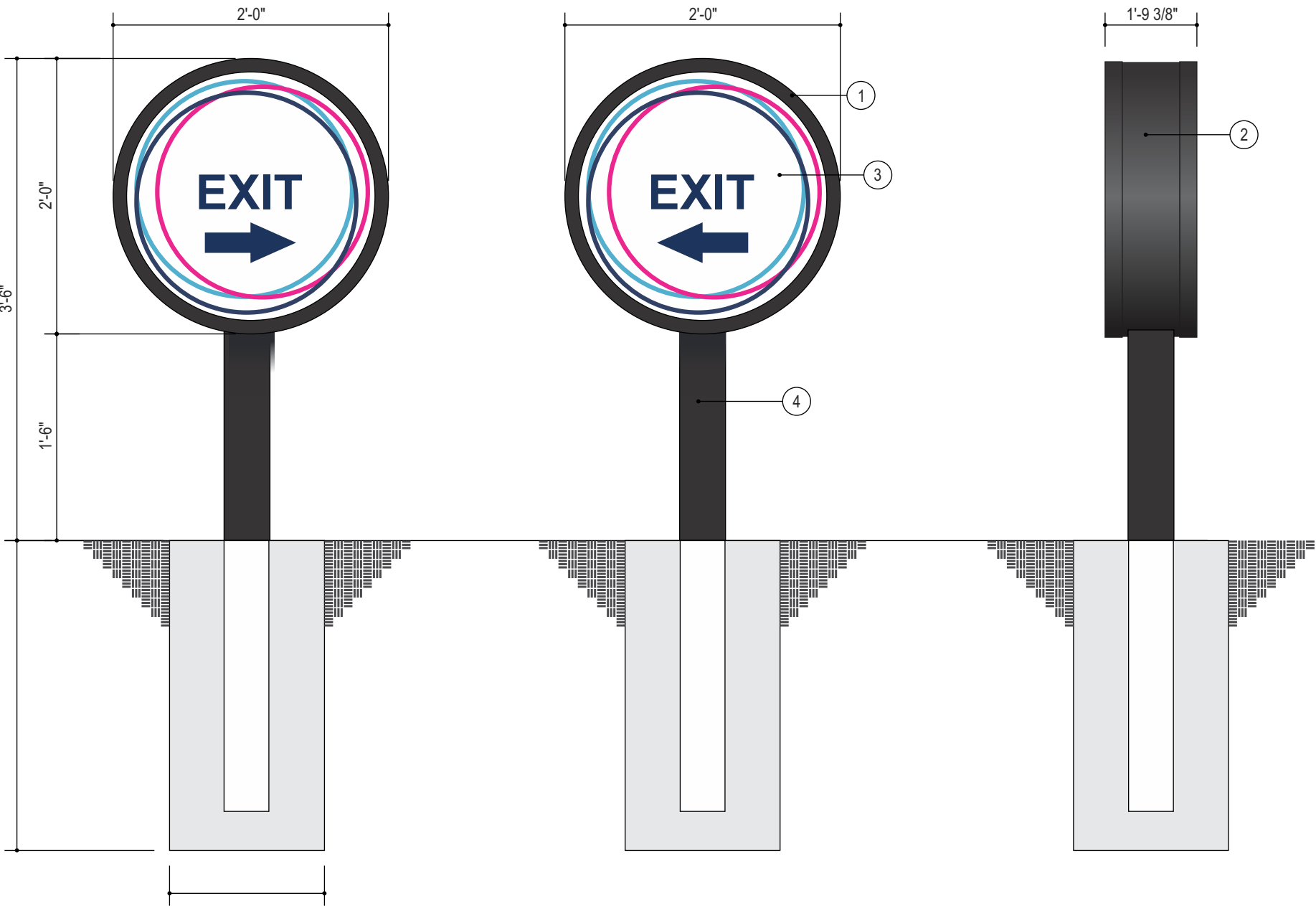
Approved:

Date:

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Sheet:

11 11 of 12



FACE VIEW "ENTER"

FACE VIEW "EXIT"

END VIEW

DIR-1 D/F Directional Display

Scale: 1"=1'-0"

Production Notes

- 1) 1 1/4" ALUM. RETAINER
- 2) .080 ALUM. CABINET
- 3) ACRYLIC FACES
- 4) 3" SQ. TUBE SUPPORT
- 5) INTERNAL LED ILLUM.

Paint Notes:

All Painted Surfaces To Have Satin Paint
P1) PAINT SATIN BLACK

Vinyl Notes:

V1) DIRECT DIGITAL PRINT



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:

LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:

XXXXXX-206794

Account Manager:

J. McDonald

Project Manager / Project Leader

C. Abercrombie

Designer:

SC

Date:

10-21-2022

Revision:

No.	Date	Description
01	00/00/2022	
02		
03		
04		



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.4(G). (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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Sheet:

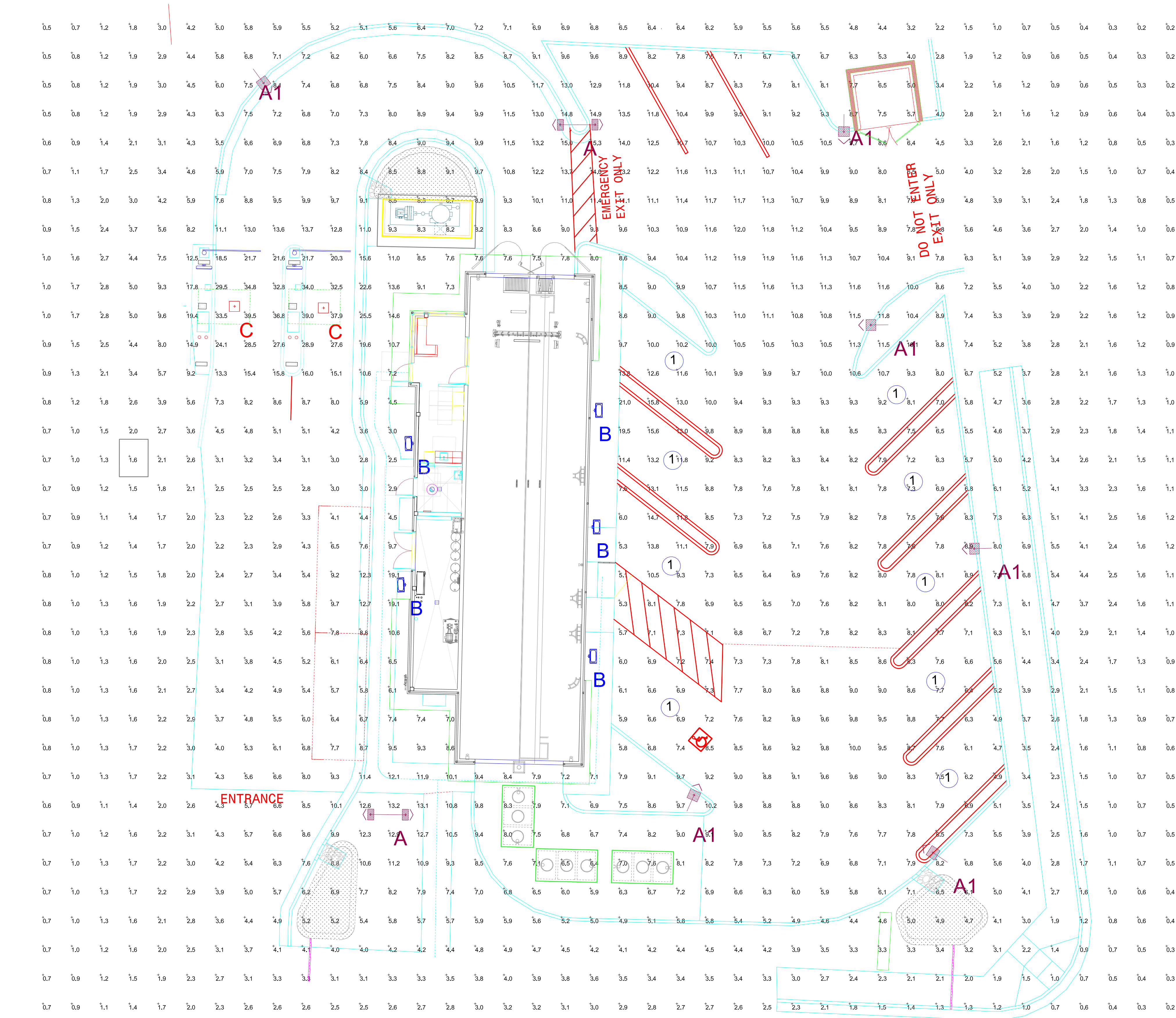
12 12 of 12

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	6.08	39.5	0.2	30.40	197.50
LOT SUMMARY	Illuminance	Fc	8.91	39.5	2.2	4.05	17.95



Luminaire Schedule							Total Watts
Symbol	Qty	Label	Arrangement	LLF	Description		
	2	A	Back-Back	1.000	MRM-LED-18L-SIL-FT-50-70CRI D180 ON 18' POLE + 2' BASE		540
	6	A1	Single	1.000	MRM-LED-18L-SIL-FT-50-70CRI SINGLE ON 18' POLE + 2' BASE		810
	5	B	Single	1.000	XWS-LED-05L-FTW-50-80CRI - 10' MH		195
	2	C	Single	1.000	CRUS-SC-SS-50 - 12' MH		186



JOB NO.
RCI-0304

JOB NAME
LUV CAR WASH
162 TALMADGE
UKIAH, CA



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-AWP-18859-OE

Issued Date: 01/30/2023

Santa Rosa Ave Partners, LLC- Carwash - Ukiah
Lawrence Amatore - Helen Vick
1275 Santa Rosa Ave
Santa Rosa, CA 95404

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building Car wash
Location:	Ukiah, CA
Latitude:	39-08-11.48N NAD 83
Longitude:	123-12-13.99W
Heights:	616 feet site elevation (SE) 30 feet above ground level (AGL) 646 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2989, or dan.shoemaker@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-18859-OE.

Signature Control No: 556638143-570373820

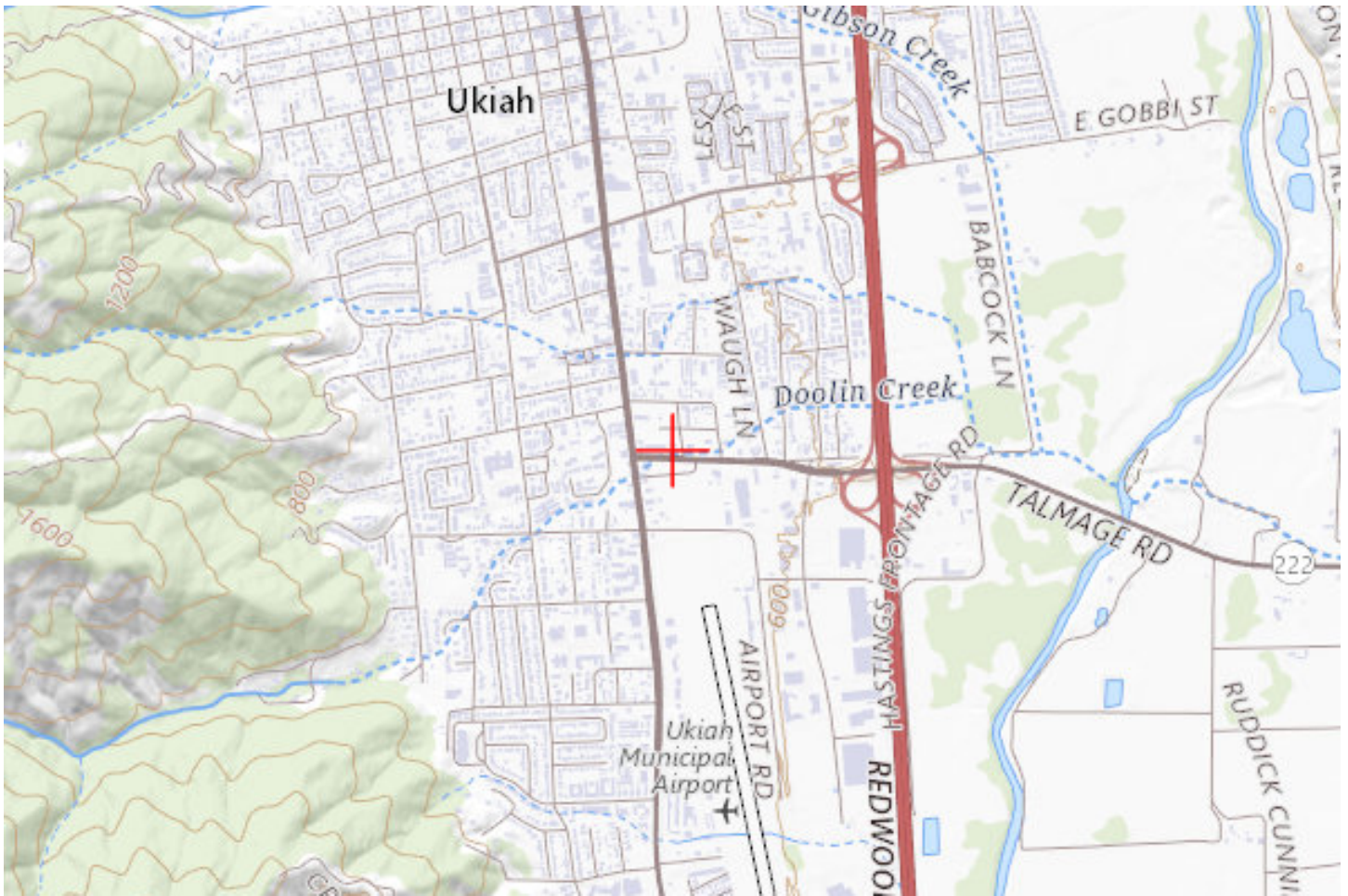
(DNE)

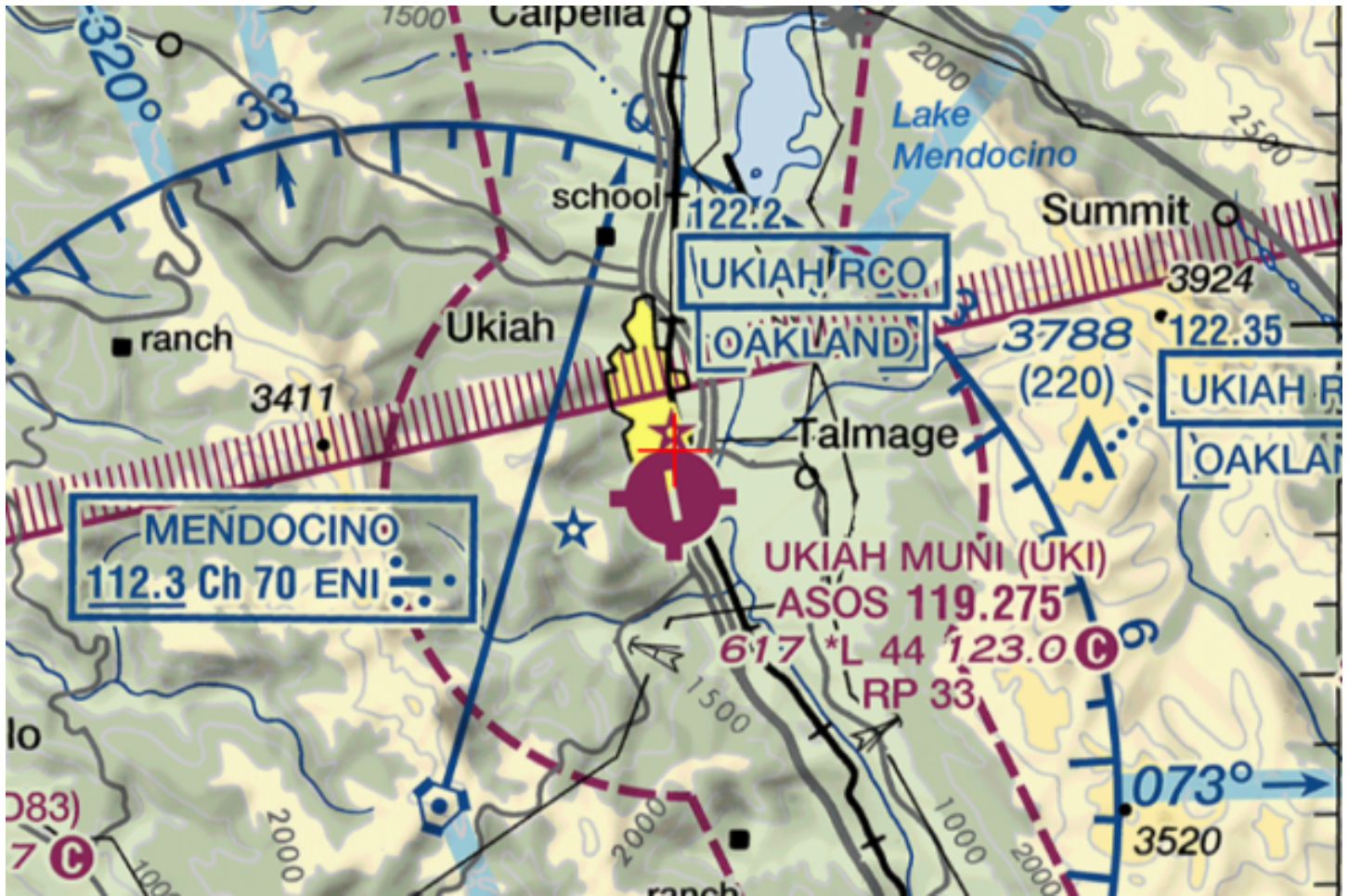
Daniel Shoemaker
Supervisor

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-AWP-18859-OE

This proposed buildig will be located directly beneath the Runway 15/33 extended centerline at Ukiah Municipal Airport (UKI), California. Occupants and people outside the building will be exposed to frequent loud aircraft noise and the sight of aircraft flying at very low altitudes over and near the building.







Federal Aviation
Administration

<< OE/AAA

Project Submission Success

Project Name: LAWRE-000717366-22

Project LAWRE-000717366-22 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2022-AWP-18859-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:

[State Aviation Contacts](#)

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.

Federal Aviation
Administration

Notice of Proposed Construction or Alteration - Off Airport

[Add a New Case \(Off Airport\) - Desk Reference Guide V_2018.2.1](#)[Add a New Case \(Off Airport\) for Wind Turbines - Met Towers \(with WT Farm\) - WT-Barge Crane - Desk Reference Guide V_2018.2.1](#)

Project Name: LAWRE-000717366-22

Sponsor: Lawrence Amatur - Helen Vick

Details for Case : Car wash

[Show Project Summary](#)

Case Status

Status: Active

Documents: None

Project Documents:
None

Construction / Alteration Information

* Notice Of: Construction

* Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start: 09/15/2022 (mm/dd/yyyy)

Work Schedule - End: 06/15/2023 (mm/dd/yyyy)

*For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Summary

* Structure Type: BUILDING | Commercial Use Building

* Structure Name: Car wash

NOTAM Number:

FCC Number:

Prior ASN: - OE V

Structure Details

* Latitude: 39° 8' 11.48" N

* Longitude: 123° 12' 13.99" W

* Horizontal Datum: NAD83

* Site Elevation (SE): 616 (nearest foot) PASSED

* Structure Height (AGL): 646 (nearest foot)

* Current Height (AGL):
* For notice of alteration or existing provide the current
AGL height of the existing structure.
Include details in the Description of Proposal

Minimum Operating Height (AGL): (nearest foot)

* For aeronautical study of a crane or construction equipment
the maximum height should be listed above as the
Structure Height (AGL). Additionally, provide the minimum
operating height to avoid delays if impacts are identified that
require negotiation to a reduced height. If the Structure Height
and minimum operating height are the same enter the same
value in both fields.

* Requested Marking/Lighting: None

Other :

Aircraft Detection Lighting System(ADLS):

* Only check this box if you are proposing the
installation and use of an Aircraft Detection Lighting System☐ Yes

* Current Marking/Lighting: None

Other :

* Nearest City: Ukiah

* Nearest State: California

* Description of Location:
On the Project Summary page upload any certified survey.162 Talmage at Perry
Ukiah, CA

* Description of Proposal:

Replace existing Car Wash
Structure with a new Car
wash structure and

Additional Location(s)

[Add New Location\(s\)](#)

Proposed Frequency Bands

Select any combination of the applicable frequencies/powers identified in the Col
Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nc
evaluated by the FAA with your filing. If not within one of the frequency bands list
manually input your proposed frequency(ies) and power using the Add Specific F

Add Specific Frequency

	Low Freq	High Freq	Freq Unit	ERP
☐	6	7	GHz	55
☐	6	7	GHz	42
☐	10	11.7	GHz	55
☐	10	11.7	GHz	42
☐	17.7	19.7	GHz	55
☐	17.7	19.7	GHz	42
☐	21.2	23.6	GHz	55
☐	21.2	23.6	GHz	42
☐	614	698	MHz	1000
☐	614	698	MHz	2000
☐	698	806	MHz	1000
☐	806	901	MHz	500
☐	806	824	MHz	500
☐	824	849	MHz	500
☐	851	866	MHz	500
☐	869	894	MHz	500
☐	896	901	MHz	500
☐	901	902	MHz	7
☐	929	932	MHz	3500
☐	930	931	MHz	3500
☐	931	932	MHz	3500
☐	932	932.5	MHz	17
☐	935	940	MHz	1000
☐	940	941	MHz	3500
☐	1670	1675	MHz	500
☐	1710	1755	MHz	500
☐	1850	1910	MHz	1640
☐	1850	1990	MHz	1640
☐	1930	1990	MHz	1640
☐	1990	2025	MHz	500
☐	2110	2200	MHz	500
☐	2305	2360	MHz	2000
☐	2305	2310	MHz	2000
☐	2345	2360	MHz	2000
☐	2496	2690	MHz	500

Clone Prior A

*Note: Selecting this lin



Cases For Sponsor

- The Sponsor can be you, your company, or your client. The sponsor is the person or business ultimately responsible for the construction or alteration. The sponsor appears as the addressee on all correspondence from the FAA.
- Please populate the following form to add or update a Sponsor.
- Required fields indicated with an asterisk*

You are currently editing the sponsor information for Car wash

Change sponsor to:

Lawrence Amatur

Helen Vick

▼

- or -

Use Current Sponsor to Create a New Sponsor

* Sponsor Name:

Lawrence Amatur

Helen Vick

* Attention Of:

Santa Rosa Ave Partners, LLC- Car

* Address:

1275 Santa Rosa Ave

Address2:

* City:

Santa Rosa

* State:

California

▼

-OR-

* Non-US State:

* Country:

United States

▼

* Zip / Post Code:

95404

* Phone:

707

387

3779

ext

* Fax:

* Email:

lawrence@jimboneauto.com



ALL of My Cases (Off Airport)

Please refer to the assigned ASN on all inquiries to the FAA

All Cases	Filter by Case Status	Cases Requiring Action
Show All Cases (1)	Draft (0) Accepted (1) Work in Progress (0) Interim (0) Determined (0) Circularized (0) Terminated (0)	Waiting (0) 7460-2 Required (0) Add Letter (0) Cases Due to Expire (0)

Records 1 to 1 of 1

Page 1 of 1

View Folder

Create Folder

Manage Folders

Transfer Cases

[Transfer Cases - Desk Reference Guide V_2018.2.0](#)

	ASN	Folder Name	Project Name	Structure Name	Status	Date Accepted	Date Determined	7460-2 Received	City	State
☐	2022-AWP-18859-OE		LAWRE-000717366-22	Car wash	Accepted	10/05/2022			Ukiah	CA

Move To

Archive

Rows per Page:

Records 1 to 1 of 1

Page: 1

Page 1 of 1

Draft: Cases that have been saved by the user but have not been submitted to the FAA.

Waiting: Wind Turbine/Met Tower (w/WT Farm) cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents

Accepted: Cases that have been submitted to the FAA.

Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.

Work in Progress: Cases that are being evaluated by the FAA.

Interim: Cases that have been reviewed by the FAA and require resolution from the user.

Determined: Cases that have a completed aeronautical study and an FAA determination.

Terminated: Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

Case Transfer:

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

Note: Drafts and cases in Add and Terminated status can not be transferred.

[Click here to contact the appropriate representative.](#)



PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 2023

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:			
☒	City Water & Sewer Director	☒	Mendocino County Planning and Building
☒	City Building Official	☐	Mendocino County Surveyor/Assessor
☒	City Public Works Dept.	☐	Mendocino Transit Authority
☒	Ukiah Valley Fire Authority	☐	US Army Corps of Engineers
☒	Ukiah Police Department	☐	Regional Water Quality Control Board
☒	City Manager's Office	☐	CA Dept. of Fish and Wildlife
☒	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)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-463-6207)			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (Luv Car Wash); APNs 003-140-49 & 003-140-05;
Site Address & APN:	162 Talmage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1* & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-34 (Minor Subdivision) - 2 Parcels; 04-25 (Minor UP) - Car Wash Expansion
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

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) _____ Provide UPD with contact info for responsible party for business hours and after hours

- ☐ No Comment
- ☒ Comments / Conditions of Approval Attached

Signature

Date



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 9, 2023

OWNER/APPLICANT:

SANTA ROSA AVENUE PARTNERS LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CA 95404

AGENT:

JONATHAN RAMOS, RAMOS & ASSOCIATES INC
804 4TH STREET
SANTA ROSA, CA 95404

RE: Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001)

Dear Mr. Ramos,

Considering the March 23, 2023, and April 6, 2023, Airport Land Use Commission meetings were both canceled due to a lack of quorum, the Airport Land Use Commission was unable to make a determination within 60 days from your project referral date of February 9, 2023.

Pursuant to Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4(a)(4) if the Airport Land Use Commission fails to make a determination within 60 days of the date of referral, the proposed major land use action shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Therefore, the Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001) shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Should you have any questions, you may contact our office at (707) 234-6650 between the hours of 8:00 a.m. and 4:30p.m. Monday through Friday, or by email at switzers@mendocinocounty.org.

Sincerely,

STEVEN SWITZER
Planner II

Encl: Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4

- (a) Regarding *Major Land Use Actions* for which referral is mandatory in accordance with Policy 1.4.2, the *ALUC* has three choices of action when making a consistency determination:
 - (1) Find the *Major Land Use Action* consistent with the *UKLALUCP*.
 - (2) Find the *Major Land Use Action* consistent with the *UKLALUCP*, subject to compliance with such conditions as the *ALUC* may specify. Any such conditions should be limited in scope and described in a manner that allows compliance to be clearly assessed (e.g., the height of a structure).
 - (3) Find the *Major Land Use Action* inconsistent with the *UKLALUCP*. In making a finding of inconsistency, the *ALUC* shall note the specific conflicts upon which the determination is based.
- (b) Regarding *Major Land Use Actions* for which referral is voluntary in accordance with Policy 1.4.3, the *ALUC* review and comments are advisory. However, the *Local Agency* should include any such comments in its official record of the final decision on the *Action*.

2.3.4. Response Time: In responding to *Major Land Use Actions* referred for review, the policy of the *ALUC* is that:

- (a) When a *Major Land Use Action* is referred for review on a mandatory basis as required by Policy 1.4.2:
 - (1) The date of referral is deemed to be the date on which all applicable information as specified in Policy 2.3.1 and indicated on the *ALUC Review Application (Appendix E)* is received by the *ALUC Secretary* and applicable referral fees have been paid.
 - (2) If additional information is required, the *ALUC Secretary* shall notify the *Local Agency* within 14 calendar days of the date of receiving the referral.
 - (3) Reviews of *Major Land Use Actions* forwarded to the *ALUC* for a consistency determination shall be completed within 60 days of the date of the referral.
 - (4) If the *ALUC* fails to make a determination within the above time periods, the proposed *Major Land Use Action* shall be deemed consistent with the *UKLALUCP*.
- (b) When a *Major Land Use Action* is referred on a voluntary basis in accordance with Policy 1.4.3, review by the *ALUC Secretary* and/or the *ALUC* should be completed in a timely manner enabling the comments to be considered by decision-making bodies of the referring *Local Agency*.
- (c) Regardless of action or failure to act on the part of the *ALUC Secretary* or the *ALUC*, the proposed *Major Land Use Action* must comply with other applicable local, state, and federal laws and regulations.

2.3.5. Subsequent Reviews of Related Major Land Use Actions: Once a *Major Land Use Action* for which referral to the *ALUC* was mandatory has been found consistent with the *UKLALUCP*, it generally need not be referred for review at subsequent stages of the planning process (e.g., for a use permit after a zoning change has been reviewed). However, additional *ALUC* review is required if any of the following are true:

- (a) At the time of the original *ALUC* review, the available information on the proposed *Major Land Use Action* was only sufficient to determine consistency with compatibility

From: [Matthew Keizer](#)
To: [Jesse Davis](#)
Date: Thursday, April 6, 2023 9:13:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Please show how you will Provide employee, Accessible parking and a Path of travel to the office per 11B of the CBC.

Regards,



Matt Keizer, CBO, MCP, CFM
Chief Building Official
Chief Code Enforcement Officer
UVFA Fire Code Official

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5786

Desk 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

<http://www.cityofukiah.com/uvfa/>

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PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 2023

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:			
☒	City Water & Sewer Director	☒	Mendocino County Planning and Building
☒	City Building Official	☐	Mendocino County Surveyor/Assessor
☒	City Public Works Dept.	☐	Mendocino Transit Authority
☒	Ukiah Valley Fire Authority	☐	US Army Corps of Engineers
☒	Ukiah Police Department	☐	Regional Water Quality Control Board
☒	City Manager's Office	☐	CA Dept. of Fish and Wildlife
☒	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)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-463-6207)			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (Luv Car Wash); APNs 003-140-49 & 003-140-05;
Site Address & APN:	162 Talmage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1* & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-34 (Minor Subdivision) - 2 Parcels; 04-25 (Minor UP) - Car Wash Expansion
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

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) _____

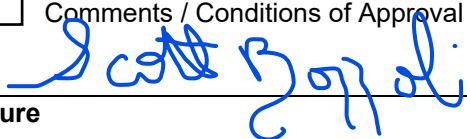
☐

No Comment

☐

Comments / Conditions of Approval Attached

Signature



Date

Comments / Conditions of Approval:

Regarding the Project Referral for the "LUV Car Wash Project #22-7956"

Ukiah Electric Utility Department (EUD) has the following requirements and comments:

- 1) This property will be served from existing Underground power.
- 2) Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart before the panel can be used on this project. Size of panel and load calcs to be include.
- 3) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
- 4) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
- 5) There shall be an easement provided to the EUD for any Primary or Secondary that transverses through the property. Or around any City owned Electric equipment.

Please email a copy of all future electric plans to: sbozzoli@cityofukiah.com

Should they have any questions please call - Scott Bozzoli at 707-467-5775.

From: [Greg Owen](#)
To: [Jesse Davis](#)
Subject: RE: 162 Talmage
Date: Tuesday, April 11, 2023 10:46:10 AM
Attachments: [image001.png](#)

I would like to add additional commits on the proposed 30" pylon sign. Notwithstanding the FAA height determination staff feels that this signage could severely impact the airport operations and safety of flight in this critical area as aircraft are descending to land. The direction of this sign facing in line with the runway center line would make it very difficult to see on approach. In addition, lighting of this sign could also potentially affect pilots during night operation or inclement weather. The area in which this project is proposed is critical to airport operations this area could be impacted by potential aircraft emergencies where aircraft are suffering engine failures and may not be able to make it to the runway and may come up short of the airport. The airport staff would highly recommend that this project be reevaluated and that current planning documents be reviewed for allowed uses in this area.

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Monday, April 10, 2023 4:25 PM
To: Greg Owen <gowen@cityofukiah.com>
Subject: 162 Talmage

FYI



Jesse Davis, AICP

Chief Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development

PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 2023

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:			
☒	City Water & Sewer Director	☒	Mendocino County Planning and Building
☒	City Building Official	☐	Mendocino County Surveyor/Assessor
☒	City Public Works Dept.	☐	Mendocino Transit Authority
☒	Ukiah Valley Fire Authority	☐	US Army Corps of Engineers
☒	Ukiah Police Department	☐	Regional Water Quality Control Board
☒	City Manager's Office	☐	CA Dept. of Fish and Wildlife
☒	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)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-462-4400)			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (LuvC)
Site Address & APN:	162 Talmage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1*2 & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-344 (Mirso Subdivision), 2 Parcels, 04-25 (Victor & P)
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

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) Greg Owen / Airport

☐

No Comment

☐

Comments / Conditions of Approval Attached

4/10/2023

Date

Signature

Comments / Conditions of Approval:

Regarding the Project Referral for the "UV Car Wash Project #22-7956"
The project could impact future plans to extend the survey to the north.

Ukiah Electric Utility Department (EUD) has the following requirements and comments:

- 1) This property will be served from existing Underground power.
- 2) Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart before the panel can be used on this project. Size of panel and load calcs to be include.
- 3) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
- 4) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
- 5) There shall be an easement provided to the EUD for any Primary or Secondary that transverses through the property. Or around any City owned Electric equipment.

Please email a copy of all future electric plans to: sbozzoli@cityofukiah.com

Should they have any questions please call - Scott Bozzoli at 707-467-5775.

From: [Matthew Keizer](#)
To: [Jesse Davis](#)
Subject: RE: Project Referral - 162 Talmage Road, Ukiah, CA (#22-7956) - LUV Car Wash
Date: Thursday, April 6, 2023 7:13:04 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Building:

1. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.

Fire:

2. FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES, TECHNICAL QUESTIONS, FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CALL (707) 467-5718.
3. PER 507.5.1 A NEW STEAMER FIRE HYDRENT (WHITE) WILL BE REQUIRED ON THE CORNER OD PERRY AND TALMAGE.
4. ALL ELECTRICAL DISCONNECTS SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING.
5. KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.
6. ADDRESS IDENTIFICATION: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED AND MAINTAINED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 0.5" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 0.5" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE CODE OFFICIAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS. THE FIRE CODE OFFICIAL MAY ESTABLISH DIFFERENT MINIMUM SIZES FOR NUMBERS FOR VARIOUS CATEGORIES OF PROJECTS.

Regards,



Matt Keizer, CBO, MCP, CFM
Chief Building Official
Chief Code Enforcement Officer
UVFA Fire Code Official

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5786

Desk 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

<http://www.cityofukiah.com/uvfa/>

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From: Jesse Davis <jdavis@cityofukiah.com>

Sent: Wednesday, April 5, 2023 3:53 PM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Isabelle Grieve <lgrieve@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Andrew Stricklin <astricklin@cityofukiah.com>; Greg Owen <gowen@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; mcaqmd@mendocinocounty.org; 'Environmental Health' <enviroh@mendocinocounty.org>; pbs@mendocinocounty.org; Steven Switzer <switzers@mendocinocounty.org>; Cedric Crook <ccrook@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>; Sean White <swhite@cityofukiah.com>; Shannon Riley <sriley@cityofukiah.com>

Subject: Project Referral - 162 Talmage Road, Ukiah, CA (#22-7956) - LUV Car Wash

Good Afternoon All,

Greetings, and I hope this message finds you well. The City of Ukiah has received an application for a

Major Site Development Permit at 162 Talmage Road for demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

Upon completion of this department/agency review, the project will be reviewed by the Design Review Board for a recommendation to the Planning Commission for final consideration. Please do not hesitate to reach out if you have any issues accessing the files or have any questions. Thank you for your time and review of this request.

Best Regards,
Jesse Davis



Jesse Davis, AICP

Chief Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

P: 707.463.6207

www.cityofukiah.com/community-development



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427

pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 9, 2023

OWNER/APPLICANT:

SANTA ROSA AVENUE PARTNERS LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CA 95404

AGENT:

JONATHAN RAMOS, RAMOS & ASSOCIATES INC
804 4TH STREET
SANTA ROSA, CA 95404

RE: Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001)

Dear Mr. Ramos,

Considering the March 23, 2023, and April 6, 2023, Airport Land Use Commission meetings were both canceled due to a lack of quorum, the Airport Land Use Commission was unable to make a determination within 60 days from your project referral date of February 9, 2023.

Pursuant to Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4(a)(4) if the Airport Land Use Commission fails to make a determination within 60 days of the date of referral, the proposed major land use action shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Therefore, the Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001) shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Should you have any questions, you may contact our office at (707) 234-6650 between the hours of 8:00 a.m. and 4:30p.m. Monday through Friday, or by email at switzers@mendocinocounty.org.

Sincerely,

STEVEN SWITZER
Planner II

Encl: Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4

- (a) Regarding *Major Land Use Actions* for which referral is mandatory in accordance with Policy 1.4.2, the *ALUC* has three choices of action when making a consistency determination:
 - (1) Find the *Major Land Use Action* consistent with the *UKLALUCP*.
 - (2) Find the *Major Land Use Action* consistent with the *UKLALUCP*, subject to compliance with such conditions as the *ALUC* may specify. Any such conditions should be limited in scope and described in a manner that allows compliance to be clearly assessed (e.g., the height of a structure).
 - (3) Find the *Major Land Use Action* inconsistent with the *UKLALUCP*. In making a finding of inconsistency, the *ALUC* shall note the specific conflicts upon which the determination is based.
- (b) Regarding *Major Land Use Actions* for which referral is voluntary in accordance with Policy 1.4.3, the *ALUC* review and comments are advisory. However, the *Local Agency* should include any such comments in its official record of the final decision on the *Action*.

2.3.4. Response Time: In responding to *Major Land Use Actions* referred for review, the policy of the *ALUC* is that:

- (a) When a *Major Land Use Action* is referred for review on a mandatory basis as required by Policy 1.4.2:
 - (1) The date of referral is deemed to be the date on which all applicable information as specified in Policy 2.3.1 and indicated on the *ALUC Review Application (Appendix E)* is received by the *ALUC Secretary* and applicable referral fees have been paid.
 - (2) If additional information is required, the *ALUC Secretary* shall notify the *Local Agency* within 14 calendar days of the date of receiving the referral.
 - (3) Reviews of *Major Land Use Actions* forwarded to the *ALUC* for a consistency determination shall be completed within 60 days of the date of the referral.
 - (4) If the *ALUC* fails to make a determination within the above time periods, the proposed *Major Land Use Action* shall be deemed consistent with the *UKLALUCP*.
- (b) When a *Major Land Use Action* is referred on a voluntary basis in accordance with Policy 1.4.3, review by the *ALUC Secretary* and/or the *ALUC* should be completed in a timely manner enabling the comments to be considered by decision-making bodies of the referring *Local Agency*.
- (c) Regardless of action or failure to act on the part of the *ALUC Secretary* or the *ALUC*, the proposed *Major Land Use Action* must comply with other applicable local, state, and federal laws and regulations.

2.3.5. Subsequent Reviews of Related Major Land Use Actions: Once a *Major Land Use Action* for which referral to the *ALUC* was mandatory has been found consistent with the *UKLALUCP*, it generally need not be referred for review at subsequent stages of the planning process (e.g., for a use permit after a zoning change has been reviewed). However, additional *ALUC* review is required if any of the following are true:

- (a) At the time of the original *ALUC* review, the available information on the proposed *Major Land Use Action* was only sufficient to determine consistency with compatibility



AIRPORT LAND USE COMMISSION COMPATIBILITY REVIEW

MARCH 23, 2023
ALUC_2023-0001

OWNER/APPLICANT: SANTA ROSA AVENUE PARTNERS LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CA 95404

AGENT: JONATHAN RAMOS, RAMOS & ASSOCIATES, INC.
804 4TH STREET
SANTA ROSA, CA 95404

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for replacement car washing facility with a maximum height of 30-feet.

AIRPORT ZONE: 1* and 2

LOCATION: In the City of Ukiah, lying on the north side of Talmage Road (City Road), 400± feet east of its intersection with South State Street (City Road), located at 162 Talmage Rd, Ukiah; APN: 003-140-49, -05.

PROJECT DESCRIPTION: The applicant proposes to demolish the existing car wash facility on-site to replace with an attended self-serve automated car washing facility. A new 85-foot-long car wash tunnel, 9 vacuum stations, signage, and grading is proposed. The applicant intends to utilize the two existing site ingress/egress access on Talmage Road and Perry Street. As conveyed within the application materials, the proposed development includes the following building descriptions:

AREA (Gross):	2,433 Square Feet
HEIGHT:	30 Feet

The proposed 85-foot-long car wash tunnel building will be located on the western portion of the site. Exterior building materials include painted and galvanized corrugated metal panels, metal awnings, and a sloped roof above the car wash exit. There will be a separate vacuum station area located on the eastern portion of the site with 9 stations, including one ADA stall. One pylon sign is proposed at the southern corner of the parcel with a maximum height of 30 feet. Water efficient landscaping is proposed, including the removal of one tree and the additional planting of three trees on-site.

SITE CHARACTERISTICS: The subject parcel is in the City of Ukiah within the Heavy Commercial (C-2) zoning district. The purpose of the C-2 zoning district is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores. The project site was formerly used as a car washing facility. The City of Ukiah provides electric, water, and sewer utility services for the property. The adjacent parcel to the west has a shopping center with 4 store fronts. Historical analysis provides that in 1988 a car wash building was first assessed on the property with its associated City of Ukiah Building Permit No. 3787 from May 18, 1988.

SURROUNDING LAND USE AND ZONING:

	ZONING	LOT SIZES	USES
NORTH	Heavy Commercial (C-2)	>1± Acre	Vacant
EAST	Manufacturing (M)	1.35± Acres	Previous Biodiesel
SOUTH	Public Facilities (PF)	1.38± Acres	Vacant
WEST	Heavy Commercial (C-2)	>1± Acre	Shopping Center

UKIALUCP CONSISTENCY REVIEW: As shown on the Ukiah Municipal Airport Compatibility Zones Map, see Attachment A, the project site is split between two airport compatibility zones: Airport Zone 1* (Runway Protection Zone) and Airport Zone 2 (Inner Approach/Departure Zone). Potential noise impacts associated with the Zone 1* are very high with Community Noise Equivalent Level (CNEL) mostly above 60 decibels (dB). Aircraft within Zone 1* are on very close final approach with nearly 20% of near-runway general aviation accidents occurring in this zone. Aircraft are typically at altitudes of less than 200 feet above the runway. Object heights are restricted to less than 35 feet in Zone 1*. Potential noise impacts associated with the Zone 2 are high with CNEL typically above 60dB with single-event noise sufficient to disrupt a wide range of land use activities including indoors if windows are open. Aircraft within Zone 2 are overflying at low altitudes on final approach and straight-out of departures—typically only 200 to 400 feet above the runway elevation. Some 8% to 22% of near-runway general aviation accidents occur in this zone.¹

For the Airport Land Use Commission (ALUC) to make a compatibility determination for the project, the criteria for special circumstances would be applied since the project site currently has an existing nonconforming use. Pursuant with UKIALUCP Policy 3.3.3—Existing Nonconforming Uses, proposed changes to an existing nonconforming use that is not in conformance with the criteria in the UKIALUCP shall be limited to the following:

- 2) *Nonconforming nonresidential facilities may be maintained, altered, or, if required by state law, reconstructed (see Policy 3.3.4). However, any such work:*
 - *Must not result in expansion of either the portion of the site devoted to the Nonconforming Use or the floor area of the buildings; and*
 - *Must not result in an increase in the usage Intensity (people per acre) above the levels existing at the time of adoption of this UKIALUCP.*
 - *Must not increase the storage or use of hazardous materials.*
- 3) *The Aviation Easement dedication and sound attenuation requirements set by Policies 3.3.6 and 3.4.2 shall apply.*

It is important to note that ALUC has no ability to reduce or remove nonconforming or otherwise incompatible existing land uses from the airport environs. Further, this UKIALUCP is not intended to compel local agency action to reduce or remove nonconforming or otherwise incompatible existing land uses from the airport environs. However, since the project proposes the replacement of an existing car washing facility, effectively altering a nonconforming use, the development is subject to review and UKIALUCP Policy 3.3.3 would be applied. The following table provides existing and proposed floor area, intensity criteria, and storage/use of hazardous materials:

	EXISTING	PROPOSED
FLOOR AREA:	2,500 Square Feet	2,433 Square Feet
INTENSITY CRITERIA:	12.5 People per Acre ¹	12.165 People per Acre ¹
STORAGE/USE OF HAZARDOUS MATERIALS:	No Designated Storage	3 Wash Water Clarifier Tanks to be connected to Sanitary Sewer lateral
¹ Calculations for Personal and Miscellaneous Services: barbers, car washes, print shops, etc. are approximately 200 Square Feet per Person. (UKIALUCP Compatibility Criteria (Table 3A))		

Based on the information contained in the above table, the proposed project would not result in an expansion of the floor area or increase in the usage intensity (people per acre). It is worth noting that local and state regulations for hazardous materials have changed considerably since the initial car wash was

¹ UKIALUCP, Ch. 3, Table 3A—Basic Compatibility Criteria

approved in 1988. Considering that the proposed car wash will utilize reclaimed water and process cars in/out of the facility within roughly 3-5 minutes, staff finds that compliance with current local and state regulations will ensure there is no increase in the level of storage or use of hazardous materials on-site.

The Federal Aviation Administration (FAA) conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, concerning the proposed project. The aeronautical study revealed that the proposed structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition is met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height (7460-2, Part 2).

Further, the FAA noted that based on the evaluation, marking and lighting are not necessary for aviation safety on the proposed structure and sign. However, if marking/lighting are accomplished on a voluntary basis, the FAA recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

FINDINGS FOR CONSIDERATION:

- (A) Pursuant with UKIALUCP Policy 3.3.3(2) the proposed project to alter a nonconforming existing car washing facility, will not result in an expansion of the floor area of the buildings on-site, will not increase in the usage intensity of people per acre, and will not increase storage or use of hazardous materials. Therefore, the proposed project is found to be compatible with the UKIALUCP.
- (B) Future proposed land uses on the subject parcel may require review to ensure compliance with usage intensity, density, height limit criteria, and land use acceptability for Airport Compatibility Zone 1* contained in UKIALUCP Compatibility Criteria (Table 3A).

RECOMMENDED CONDITIONS:

- 1. Prior to the issuance of any discretionary planning permits from the City of Ukiah, including a site development permit for the proposed car washing facility, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to County Counsel.
- 2. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

RECOMMENDATION:

By Resolution, find that the proposed project, a nonconforming nonresidential car washing facility, may be reconstructed and is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan, based on the purpose and intent of Airport Compatibility Criteria for Special Circumstances, the incorporation of recommended conditions 1 and 2, as well as information presented to the Airport Land Use Commission.

ALTERNATIVE RECOMMENDATION:

By Resolution, find that the proposed project is not consistent with Ukiah Municipal Airport Land Use Compatibility Plan and provide direction to staff.

3.7.2023

DATE

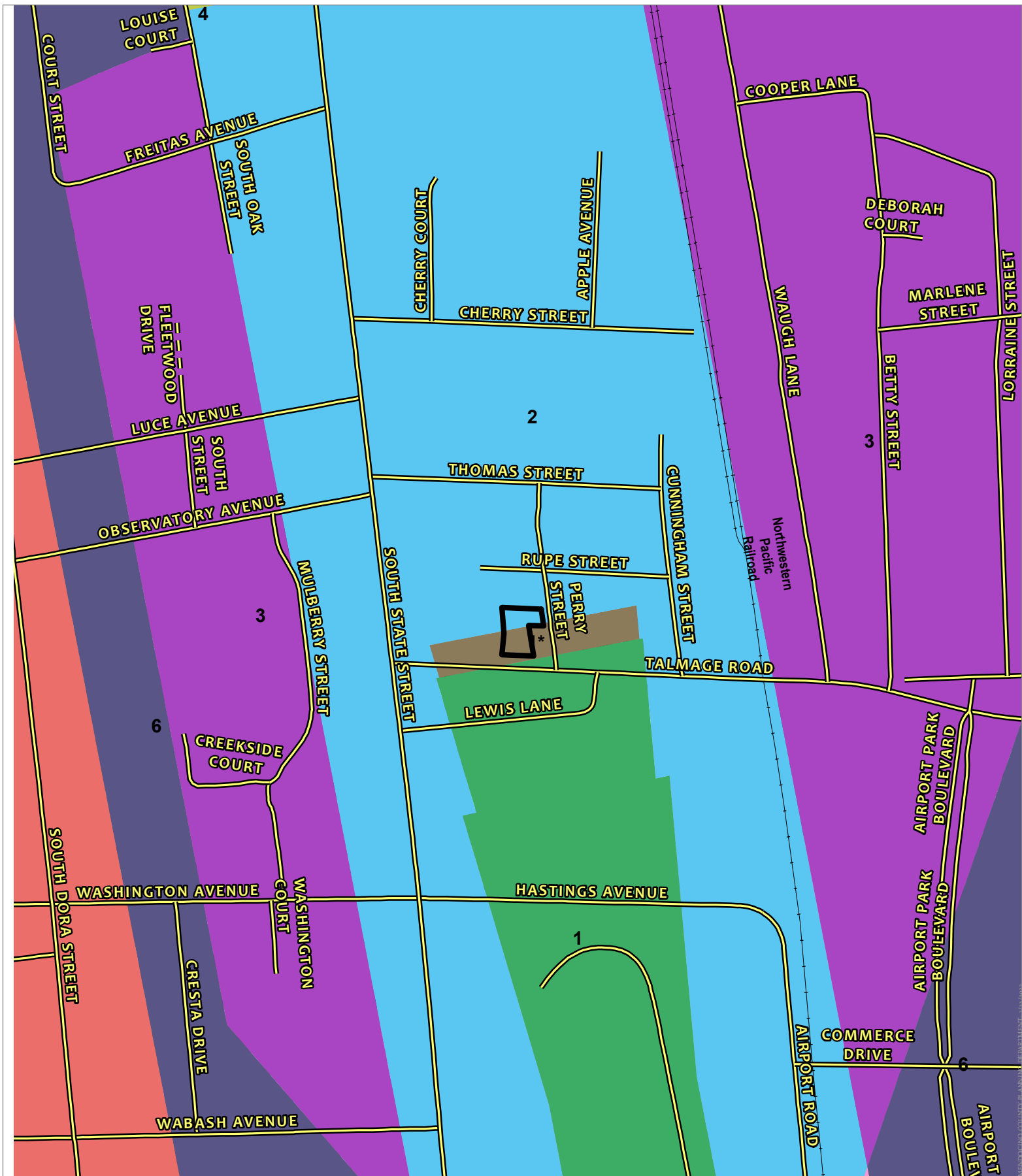


STEVEN SWITZER
PLANNER II

ATTACHMENTS:

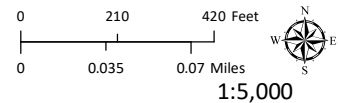
- A. Ukiah Municipal Airport Compatibility Zones Map
- B. ALUC_2023-0001 Application

RESOLUTION



CASE: ALUC 2023-0001
OWNER: Santa Rosa Ave. Partners
APN: 003-140-49
APLCT: Santa Rosa Ave. Partners
AGENT: Ramos & Associates, Inc.
ADDRESS: 162 Talmage Rd., Ukiah

— Public Roads
 == Private Roads



UKIAH AIRPORT ZONES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



PLANNING & BUILDING
SERVICES

CASE NO:	ALUC 2023-0001
DATE FILED:	2.9.2023
FEE:	\$ 2463.00
RECEIPT NO:	PRJ 054465
RECEIVED BY:	STEVEN SWITZER
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: SANTA ROSA AVE. PARTNERS Phone: 707-292-4243
Mailing Address: 1275 Santa Rosa Avenue
City: Santa Rosa State/Zip: CA 95404 Email: Lawrence@jimboneauto.com

PROPERTY OWNER:

Name: SANTA ROSA AVE. PARTNERS Phone: 707-292-4243
Mailing Address: 1275 Santa Rosa Avenue
City: Santa Rosa State/Zip: CA 95404 Email: Lawrence@jimboneauto.com

AGENT:

Name: JONATHAN RAMOS
RAMOS & ASSOCIATES, INC. Phone: 707-318-2990
Mailing Address: 804 4th Street
City: Santa Rosa State/Zip: CA 95404 Email: Jramos@ramosassociate.com

ASSESSOR'S PARCEL NUMBER/S: _____

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| ☐ Administrative Permit | ☐ General Plan Amendment | ☐ Use Permit - Cottage |
| ☐ Agricultural Preserve: New Contract | ☐ Land Division - Minor | ☐ Use Permit - Minor |
| ☐ Agricultural Preserve: Cancellation | ☐ Land Division - Major | ☐ Use Permit - Major |
| ☐ Agricultural Preserve: Rescind & ReEnter | ☐ Land Division - Parcel | ☐ Use Permit - Modification |
| ☐ Airport Land Use | ☐ Land Division - Re-Subdivision | ☐ Variance |
| ☐ Development Review | ☐ Modification of Conditions | ☒ Other |
| ☐ Exception | ☐ Reversion to Acreage | |
| ☐ Flood Hazard Development Permit | ☐ Rezoning | |

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent: [Signature] Date: 2/3/23. Signature of Owner: [Signature] Date: _____

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Splash Express Carwash (dba LUV Car Wash) is proposing to improve the property located at
162 Talmage Road in Ukiah with a high-tech automated car wash. This property was previously
a car wash station that is currently out of use and will be demolished for the new facility. The lot
is 0.54 acres located within a shopping center that also includes the Bottle Shop, Marino's
Pizza, Joyeria Angelicia, Coin Laundry and Chevron on the west side corner of the block. This
modern car wash utilizes reclaimed water and processes cars in/out within roughly 3-5 minutes.
The facility will include the car wash building as well as 9 vacuuming stations. There are two
options for ingress/egress, either from Talmage Road or Perry Street. Please see the proposed
site plan(s) for considered options. The site will be completely re-graded and some of the existing mature landscaping will remain.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☒ Other: ☐ Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: 3

Estimated No. of shifts per day: 2

Type of loading facilities proposed: Car Wash Supplies Deliveries Only

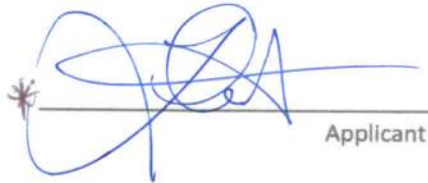
Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

2/3/23.
Date


Applicant



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427

pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

  _____
Applicant Signature

_____ 2/4/23
Date

OFFICE USE ONLY:

Project or Permit Number

CERTIFICATION AND SITE VIEW AUTHORIZATION

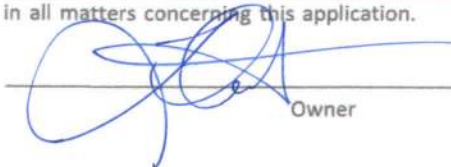
1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

 - RAMOS & ASSOCIATES, INC. 2/4/23
Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Jonathan Ramos - Ramos and Associates, Inc. to act as my representative and to bind me in all matters concerning this application.

 Owner 2/3/23.
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

25. What is the maximum height of all structures?

Existing: Unknown feet

Proposed: 30' feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 2,500 square feet

Proposed: 2,433 square feet

27. What is the total lot area within property lines?

Total Lot Area: 54 ☒ acres ☐ square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	☒	☐	☐	☐	☐	☐	☐	☐
East:	☒	☐	☐	☐	☐	☐	☐	☐
South:	☐	☐	☐	☒	☐	☐	☐	☐
West:	☐	☐	☐	☒	☐	☐	☐	☐

18. What will be the method of sewage disposal?

- ☒ Community Sewage System (specify supplier): City of Ukiah
☐ Septic Tank
☐ Other (specify): _____

19. What will be the domestic water source:

- ☒ Community Water System (specify supplier): City of Ukiah
☐ Well
☐ Spring
☐ Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- ☐ YES ☒ NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- ☒ YES ☐ NO

Existing self serve car wash to be demolished.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- ☒ YES ☐ NO

Existing self serve car wash to be demolished.

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☐ YES ☒ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☐ YES ☒ NO

12. Will the development provide public or private recreation opportunities?

☐ YES ☒ NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

☐ YES ☒ NO

14. Is the proposed development visible from a park, beach or other recreational area?

☐ YES ☒ NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: ☐ YES ☒ NO

Filling: ☐ YES ☒ NO

Dredging: ☐ YES ☒ NO

Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ YES ☐ NO

16. Will there be any exterior lighting?

☒ YES ☐ NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

Site lighting and exterior building lighting. This is all shown on the site plan.

17. Utilities will be supplied to the site as follows:

Electricity: ☒ Utility Company (service exists to parcel)

☐ Utility Company (requires extension of service to site): _____ feet _____ miles

☐ On Site Generation – Specify:

Gas: ☐ Utility Company/Tank

☐ On Site Generation – Specify:

☒ None

Telephone: ☒ YES ☐ NO

4. Will the project be phased?

☐ YES ☒ NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

☐ YES ☒ NO If no, explain:

The site will be cleared for the new building and site work.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☐ YES ☒ NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	0	0
No. of uncovered spaces:	12	9'x20'
No. of standard spaces:	12	9'x20'
No. of accessible spaces:	1	17'x20'
Existing no. of spaces:	0	0
Proposed additional spaces:		
Total:	12	8 - 9'x20' & 1 - 17'x20'

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

☒ YES ☐ NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:

Amount of cut: 162 cubic yards
Amount of fill: 92 cubic yards
Max. height of fill slope: 24" feet
Max. height of cut slope: 24" feet
Amount of import/export: 70 export cubic yards
Location of borrow or disposal site: TBD/POSSIBLE LOCAL LAND FILL



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-AWP-18859-OE

Issued Date: 01/30/2023

Santa Rosa Ave Partners, LLC- Carwash - Ukiah
Lawrence Amatore - Helen Vick
1275 Santa Rosa Ave
Santa Rosa, CA 95404

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building Car wash
Location:	Ukiah, CA
Latitude:	39-08-11.48N NAD 83
Longitude:	123-12-13.99W
Heights:	616 feet site elevation (SE) 30 feet above ground level (AGL) 646 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2989, or dan.shoemaker@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-18859-OE.

Signature Control No: 556638143-570373820

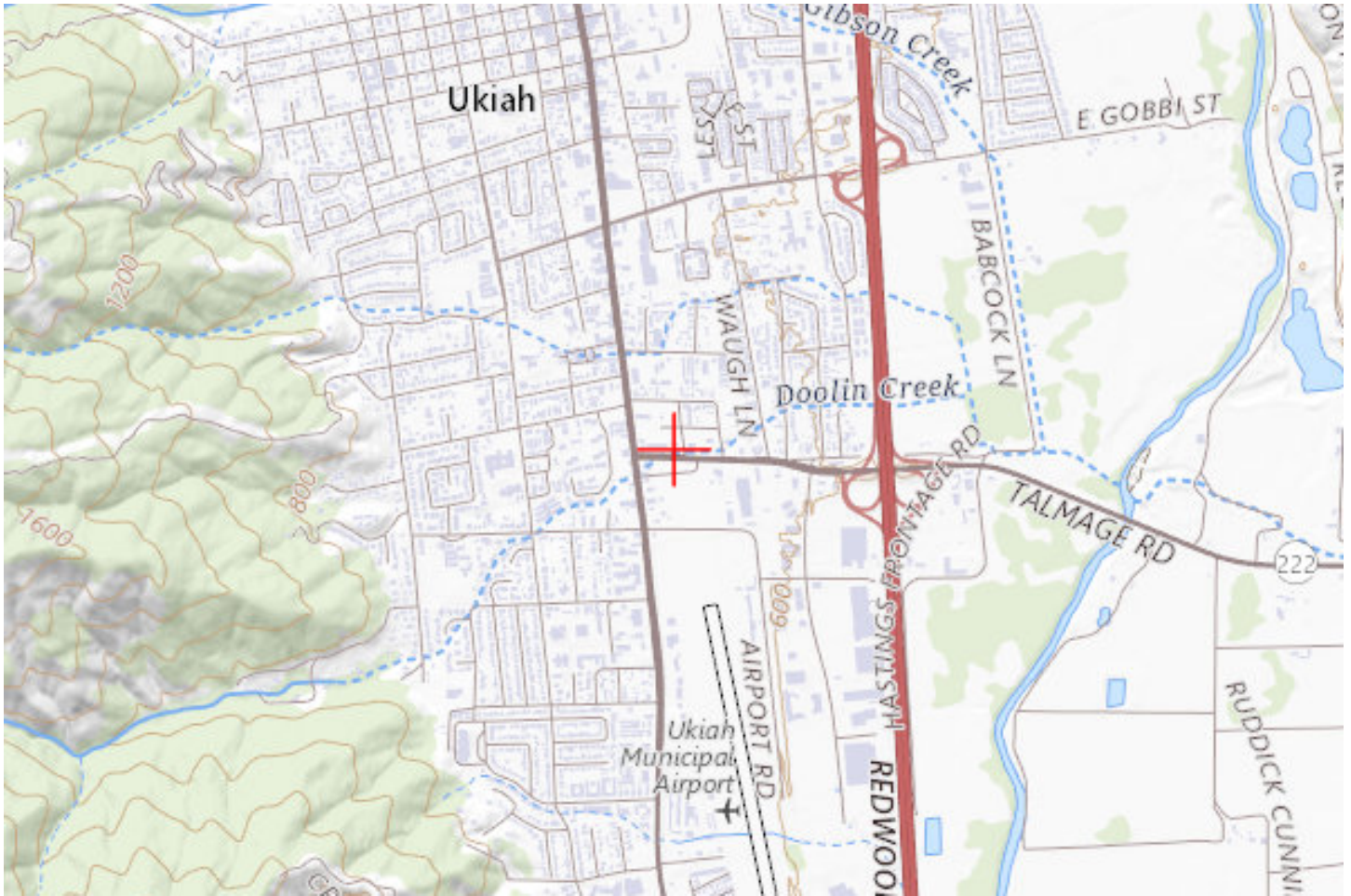
(DNE)

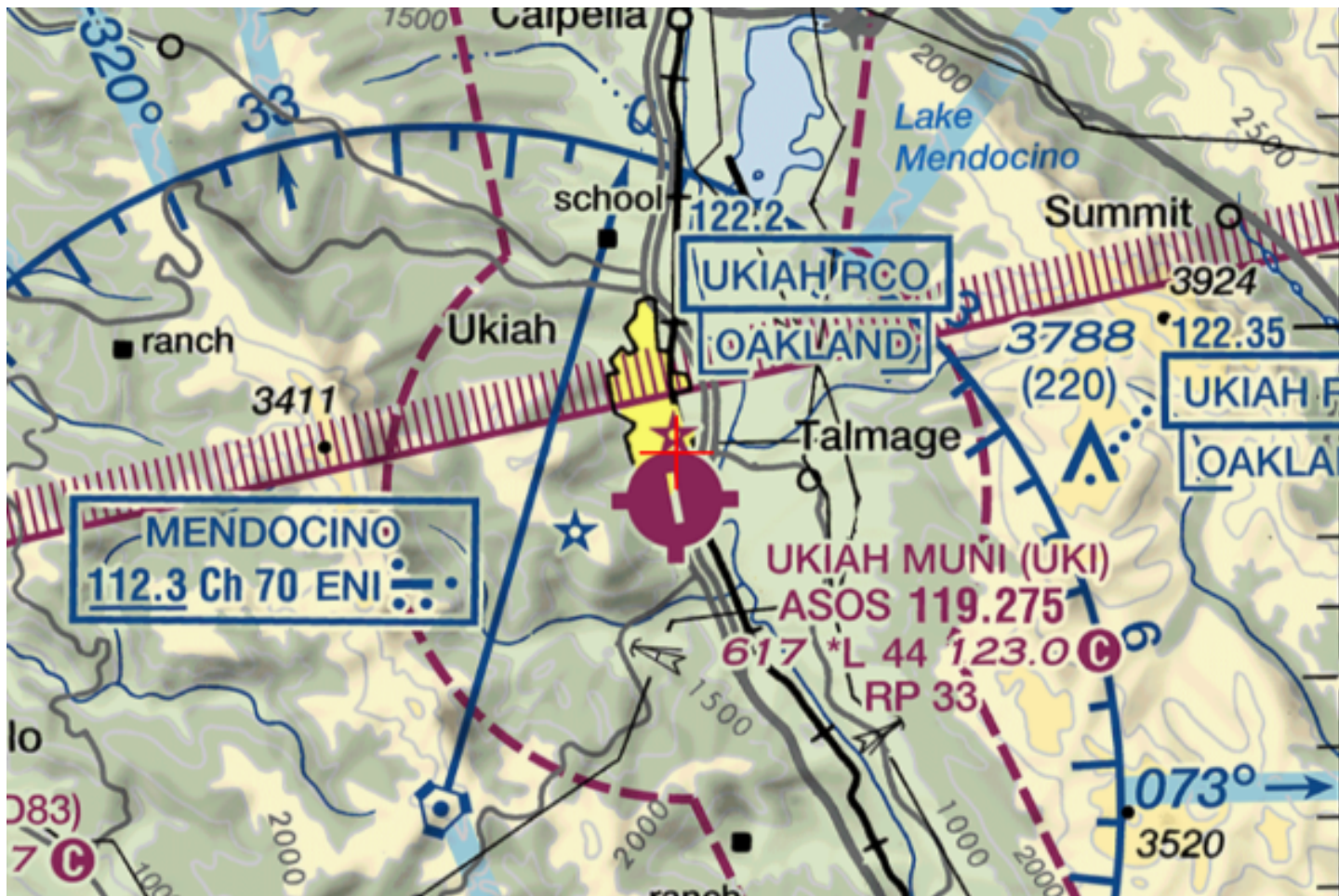
Daniel Shoemaker
Supervisor

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-AWP-18859-OE

This proposed buildig will be located directly beneath the Runway 15/33 extended centerline at Ukiah Municipal Airport (UKI), California. Occupants and people outside the building will be exposed to frequent loud aircraft noise and the sight of aircraft flying at very low altitudes over and near the building.





Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
General Characteristics								
Any use having structures (including poles or antennas) or trees 35 feet or higher								All (except Zone 1): Ensure airspace obstruction does not occur (see Policy 3.6.1 and Map 3B) ⁷
Any use having the potential to cause an increase in the attraction of birds or other wildlife *								4, 5, OAE: Avoid use or provide mitigation consistent with FAA rules and regulations ⁸
Any use creating visual or electronic hazards to flight *								OAE: Avoid use or provide mitigation consistent with FAA rules and regs ⁹
Outdoor Uses (no or limited indoor activities)								
Natural Land Areas: woods, brush lands, desert								1-3: Vegetation must be clear of airspace surfaces
Water: flood plains, wetlands, lakes, reservoirs, rivers, detention/retention ponds *								All: Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸
Agriculture (except residences and livestock): field crops, orchards, vineyards, pasture, range land *								All: Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸
Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse/riding stables, poultry and dairy farms → *								All (except Zone 1): Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸ ; exercise caution with uses involving noise-sensitive animals
Outdoor Major Assembly Facilities (capacity ≥1,000 people): spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, race tracks, water parks, zoos →								6: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential

Table 3A

Basic Compatibility Criteria

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
Outdoor Large Assembly Facilities (capacity 300 to 999 people): spectator-oriented outdoor stadiums, amphitheaters →								4: Ensure intensity criteria met; exercise caution if clear audibility by users is essential
Outdoor Group Recreation (limited spectator stands): athletic fields, water recreation facilities (community pools), picnic areas →								3-5: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential
Outdoor Non-Group Recreation (small/low-intensity): golf courses (except clubhouse), tennis courts, shooting ranges →								3, 4: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential
Local Parks: neighborhood parks, playgrounds →								2, 3: Must have little or no permanent facilities where people congregate; exercise caution if clear audibility by users is essential
Camping: campgrounds, recreational vehicle/ motor home parks →								4: Ensure intensity criteria met; avoid if disruption by aircraft noise unacceptable
Cemeteries (except chapels)								2-4: Ensure intensity criteria met; avoid if disruption by aircraft noise unacceptable
Residential and Lodging Uses								
Single-Family Residential: individual dwellings, townhouses, mobile homes, bed and breakfast inns →								2-5: Ensure density criteria met; limit clustering ¹⁰ 2, 4 Locate dwelling max. distance from extended runway centerline where feasible
Multi-Family Residential: townhouses, apartments condominiums →								3, 4: Allowed only in Urban Overlay Zone; ensure density criteria met
Long-Term Lodging (>30 nights): extended-stay hotels, dormitories →								3, 4: Ensure intensity criteria met

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible			▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement
Short-Term Lodging (≤30 nights, except conference/assembly facilities): hotels, motels, other transient lodging [approx. 200 s.f./person]								3-5: Ensure intensity criteria met
Congregate Care: retirement homes, assisted living/residential care facilities, intermediate care facilities, emergency/homeless shelters, group homes (youth/adult) →								3, 4: Ensure intensity criteria met
Educational and Institutional Uses								
Family day care homes (≤14 children) ¹⁰ →								2-4: CNEL 45 dB max. interior noise level
Children's Schools: K-12, day care centers (>14 children), libraries →								6: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential
Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person]								3-5: Ensure intensity criteria met
Indoor Major Assembly Facilities (capacity ≥1,000 people): auditoriums, conference centers, resorts, concert halls, indoor arenas								6: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential
Indoor Large Assembly Facilities (capacity 300 to 999 people): movie theaters, places of worship, cemetery chapels, mortuaries [approx. 15 s.f./person]								4: Ensure intensity criteria met

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
Indoor Small Assembly Facilities (capacity <300 people): community libraries; art galleries; museums; exhibition space, community/senior centers ➔ [approx. 60 s.f./person]								3-5: Ensure intensity criteria met; not allowed if intended primarily for use by children; avoid outdoor spaces intended for noise-sensitive activities
Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios, sports complexes (indoor soccer), health clubs, spas [approx. 60 s.f./person]								3-5: Ensure intensity criteria met; not allowed if intended primarily for use by children
In-Patient Medical: hospitals, mental hospitals, nursing homes ➔								3, 4: Ensure intensity criteria met
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]								3-5: Ensure intensity criteria met
Penal Institutions: prisons, reformatories								6: Allowed only if alternative site outside zone would not serve intended function; ensure intensity criteria met
Public Safety Facilities: police, fire stations								3-5: Ensure intensity criteria met
Commercial, Office, and Service Uses								
Major Retail (capacity >300 people per building): regional shopping centers, 'big box' retail, super-market [approx. 110 s.f./person]								4: Ensure intensity criteria met
Local Retail (≤300 people per building): community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]								3-5: Ensure intensity criteria met
Eating/Drinking Establishments: restaurants, bars, fast-food dining [approx. 60 s.f./person]								3-5: Ensure intensity criteria met

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, building materials, hardware, lumber yards, nurseries [approx. 250 s.f./person]								2-5: Ensure intensity criteria met 2: Locate structure max. distance from extended runway centerline where feasible
Offices: professional services, doctors, finance, banks, civic; radio, television and recording studios, office space associated with other listed uses [approx. 215 s.f./person]								2-5: Ensure intensity criteria met 2: Locate structure max. distance from extended runway centerline where feasible
Personal and Miscellaneous Services: barbers, car washes, print shops [approx. 200 s.f./person]								2-5: Ensure intensity criteria met 2: Locate structure max. distance from extended runway centerline where feasible
Fueling Facilities: gas stations, trucking and other transportation fueling facilities								2-4: Ensure intensity criteria met 2: Store fuel underground or in above-ground storage tanks with combined max. capacity of 6,000 gallons; locate structure max. distance from extended runway centerline where feasible
Industrial, Manufacturing, and Storage Uses								
Hazardous Materials Production and Storage (flammable, explosive, corrosive, or toxic): oil refineries, chemical plants								6, OAE: Allowed only if alternative site outside zone would not serve intended function; generation of steam or thermal plumes not allowed
Heavy Industrial								6, OAE: Bulk storage of hazardous materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft; generation of steam or thermal plumes not allowed

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
Light Industrial, High Intensity: food products preparation, electronic equipment, bottling plant [approx. 200 s.f./person]								3-5: Ensure intensity criteria met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, Low Intensity: machine shops, wood products, auto repair [approx. 350 s.f./person]								2-5: Ensure intensity criteria met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft 2: Locate structure max. distance from extended runway centerline where feasible
Research and Development Laboratories [approx. 300 s.f./person]								2-5: Ensure intensity criteria met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft 2: Locate structure max. distance from extended runway centerline where feasible
Indoor Storage: wholesale sales, distribution centers, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person]								2, 3, 5: Ensure intensity criteria met; ensure airspace obstruction does not occur
Outdoor Storage: public works yards, automobile dismantling								1: Not allowed in Zone 1, only in 1* 1*, 2: Ensure intensity criteria are met ³ ; ensure airspace obstruction does not occur

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible			▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement
Mining and Extraction 								2-6: Generation of dust clouds, smoke, steam plumes not allowed; ensure airspace obstruction does not occur
Transportation, Communication, and Utilities								
Airport Terminals: airline, general aviation								
Transportation Stations: rail/bus stations; taxi, trucking and other transportation terminals								2-5: Ensure intensity criteria met; ensure airspace obstruction does not occur
Transportation Routes: road and rail transit lines, rights-of-way, bus stops								2: Avoid road intersections if traffic congestion occurs; ensure airspace obstruction does not occur
Auto Parking: surface lots, structures								1: Not allowed in Zone 1, only in 1* 1*, 2: Ensure intensity criteria are met ³ ; Ensure airspace obstruction does not occur
Communications Facilities: broadcast and cell towers, emergency communications 								2- 6: Allowed only if site outside zone would not serve intended public function; locate structures max. distance from extended runway centerline where feasible; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.)

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Intensity Criteria Interpretation
	Compatibility Zones						Other Airport Environs	
	1	2	3	4	5	6		
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	0 ³ 0 ³	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) ⁴	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement ⁵	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ⁶	Incompatible		Conditionally Compatible		Normally Compatible		▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for aviation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement	
Power Plants: primary, peaker, renewable energy, bio-energy 								4, 5: Primary plants not allowed; peaker and renewable energy plants allowed only if site outside zone would not serve intended public function; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.) 4: Locate structures max. distance from extended runway centerline 6: Primary plants allowed only if site outside zone would not serve intended public function
Electrical Substations 								3-5: Allowed only if site outside zone would not serve intended public function 4: Locate structures max. distance from extended runway centerline where feasible
Wastewater Facilities: treatment, disposal 								3, 4, 6, OAE: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸
Solid Waste Disposal Facilities: landfill, incineration 								3, 4, 6, OAE: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸
Solid Waste Transfer Facilities, Recycle Centers 								3, 4, 6: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁸

Table 3A, continued

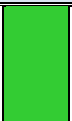
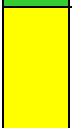
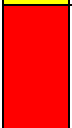
Land Use Acceptability		Interpretation/Comments
		<i>Normally Compatible</i> Normal examples of the use are compatible with noise, safety, and airspace protection criteria. Atypical examples may require review to ensure compliance with usage intensity, lot coverage, and height limit criteria.
		<i>Conditional</i> Use is compatible if indicated usage intensity, lot coverage, and other listed conditions are met. For the purposes of these criteria, “avoid” is intended as cautionary guidance, not a prohibition of the use.
		<i>Generally Incompatible</i> Use should not be permitted under any circumstances.

Table 3A, continued

Notes

- ➔ Indicates land use that is or may be highly noise sensitive. Exercise caution with regard to approval of outdoor uses—evaluate potential for aircraft noise to disrupt the activity. Indoor uses may require addition of sound attenuation to structure. See Section 3.3 for criteria.
 - ✱ Indicates land use that may attract birds, generate dust, produce smoke or steam plumes, create electronic interference, or otherwise pose hazards to flight. See Section 3.5 for criteria.
- ¹ Residential and nonresidential uses must comply with both the “sitewide average” and “single-acre” *Density* and *Intensity* limits indicated for the *Compatibility Zone(s)* in which the *Project* is located (see Section 3.5). *Density* and *Intensity* criteria apply to all uses including ones shown as “Normally Compatible” (green) and “Conditional” (yellow). *Density* is measured in terms of number of dwelling units per acre. Usage *Intensity* calculations shall include all people (e.g., employees, customers/visitors) who may be on the property at any single point in time during typical busy periods, whether indoors or outdoors (see Policy 3.2.6). Exceptions can be made for *Rare Special Events* (e.g., an air show at the airport, street fair) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate (see Policy 3.8.1). The usage *Intensities* shall be calculated in accordance with the methodologies cited in Policy 3.5.3.
 - ² *Airport Influence Area* (also referred to as the *Referral Area*) includes the area shown in **Map 3A**, in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses. The *Airport Influence Area* includes *Compatibility Zones 1* through *6* plus the *Other Airport Environs* areas underlying the *Airspace Protection Surfaces* shown in **Map 3B**.
 - ³ Within *Compatibility Zone 1**, sitewide average and single-acre intensities of up to 10 people per acre shall be allowed. See Policy 3.2.3(c).
 - ⁴ *Urban Overlay Zone* covering portions of *Compatibility Zones 3* and *4* provides exceptions to the indicated basic density criteria to reflect existing land use patterns and allow multifamily residential uses (see Policy 3.2.3(b)).
 - ⁵ Open land requirements are intended to be applied with respect to an entire zone (see Policy 3.5.6). This is typically accomplished as part of a local general plan or specific plan but may also apply to large (10 acres or more) development *Projects*. Providing open land is not required in the *Urban Overlay Zone*.
 - ⁶ *Occupancy Load Factors* [approximate number of square feet per person] cited for many listed land use categories are based on information from various sources and are intended to represent “typical busy-period” usage (or “peak” usage) for typical examples of the land use category. These *Occupancy Load Factors* differ from those provided in the California Building Code (CBC), as the CBC considers the absolute maximum number of people that can be safely accommodated in a building. See Policy 3.5.3.
 - ⁷ The 35-foot height criterion is an evaluation threshold. Objects shorter than 35 feet do not pose airspace protection issues in these zones. Objects 35 feet high or taller should be evaluated to ensure compliance with airspace protection criteria.
 - ⁸ No proposed *Project* shall be allowed that would create an increased attraction for wildlife and that is inconsistent with FAA rules and regulations including, but not limited to, FAA Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On or Near Airports* and Advisory Circular 150/5200-34A, *Construction or Establishment of Landfills near Public Airports*. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds that pose bird strike hazards to aircraft in flight. See Policy 3.6.4.
 - ⁹ Specific characteristics to be avoided include: sources of glare (such as from mirrored or other highly reflective structures or building features) or bright lights (including search lights and laser light displays); distracting lights that could be mistaken for airport lights; sources of dust, steam, or smoke that may impair pilots’ vision; sources of steam or other emissions that cause thermal plumes or other forms of unstable air; and sources of electrical interference with aircraft communications or navigation. See Policy 3.6.4.
 - ¹⁰ Clustering of residential development is permitted. However, no single acre of a project site shall exceed 1.5 times the average allowed *Density* for the respective zone, including the *Urban Overlay Zone*. See Policy 3.5.1.
 - ¹¹ Family day care home means a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day. Small family day care homes provide care for eight or fewer children and large family day care homes provide care for 7 to 14 children (Health and Safety Code Section 1596.78).

Table 3A, continued

Zone	Noise and Overflight Factors	Safety and Airspace Protection Factors
1 and 1* Runway Protection Zone	<i>Noise Impact: Very High</i> Mostly above CNEL 60 dB, particularly when Cal Fire aircraft operate	<i>Risk Level: Very High</i> - Defined by Handbook Safety Zone 1 as modified to reflect Runway Protection Zones (RPZs) from 2016 Airport Layout Plan (ALP) - UKIALUCP Zone 1* encompasses RPZs for 5,000-foot runway - Aircraft on very close final approach or departure; nearly 20% of near-runway general aviation accidents occur in this zone - Aircraft at altitudes of less than 200 feet above runway - Object heights restricted to <35 feet in some areas
2 Inner Approach/ Departure Zone	<i>Noise Impact: High</i> - Typically above CNEL 60 dB, particularly when Cal Fire aircraft operate - Single-event noise sufficient to disrupt a wide range of land use activities including indoors if windows open	<i>Risk Level: High</i> - Define by Handbook Safety Zone 2 for existing runway configuration - Aircraft overflying at low altitudes on final approach and straight-out departures—typically only 200 to 400 feet above the runway elevation - Some 8% to 22% of near-runway general aviation accidents occur in this zone - Object heights restricted to <35 feet in some areas
3 Inner Turning Zone	<i>Noise Impact: Moderate</i> - May exceed CNEL 55 dB, particularly when Cal Fire aircraft operate - Single-event noise sufficient to disrupt noise-sensitive land uses	<i>Risk Level: Moderate to High</i> - Defined by Handbook Safety Zone 3 - Aircraft—especially smaller, piston-powered aircraft—turning base to final on landing approach or initiating turn to en route direction on departure; aircraft altitude typically less than 500 feet above runway, particularly on landing - About 4% to 8% of near-runway general aviation accidents occur in this zone - Object heights restricted to <35 feet in some areas
4 Extended Approach/ Departure Zone	<i>Noise Impact: Moderate</i> - May exceed CNEL 55 dB, particularly when Cal Fire aircraft operate - Single-event noise sufficient to disrupt noise-sensitive land uses	<i>Risk Level: Moderate</i> - Define by Handbook Safety Zone 4 and northerly portion of Safety Zone 2 for future runway configuration - Aircraft on approach typically less than traffic pattern altitude (less than 1,000 feet above runway) - About 2% to 6% of near-runway general aviation accidents occur in this zone - Object heights restricted to <100 feet in some areas
5 Sideline Zone	<i>Noise Impact: Moderate to High</i> - Mostly above CNEL 55 dB - Single-event noise sufficient to disrupt noise-sensitive land uses	<i>Risk Level: Low to Moderate</i> - Defined by Handbook Safety Zone 5 - Area not normally overflown; primary risk is with aircraft (especially twins) losing directional control on takeoff, excessive crossing gusts or engine torque - About 3% to 5% of near-runway general aviation accidents occur in this zone - Object heights restricted to <35 feet in some areas
6 Traffic Pattern Zone	<i>Noise Impact: Low</i> - Typically below CNEL 55 dB - Aircraft typically at or below 1,000-foot traffic pattern altitude - Noise more of a concern with respect to individual loud events than with cumulative noise contours; frequent individual noise events sufficient to intrude upon indoor activities	<i>Risk Level: Low</i> - Defined by Handbook Safety Zone 6 - Includes areas within the standard traffic pattern and pattern entry routes; aircraft altitude typically 1,000 to 1,500 feet above runway - Risk is a factor for highly risk-sensitive uses (e.g., very high-intensity uses, children's schools, hospitals, bulk storage of highly hazardous materials) - Some 18% to 29% of near-runway general aviation accidents occur here; but the large area encompassed means a low likelihood of accident occurrence in any given location - Airspace concern is generally with object heights >100 feet above runway elevation

Table 3B

Compatibility Zone Delineation

Zone	Noise and Overflight Factors	Safety and Airspace Protection Factors
OAE Other Airport Environs Zone	<i>Noise Impact: Low</i> - Beyond the 55-CNEL contour - Occasional overflights intrusive to some outdoor activities	<i>Risk Level: Low</i> - Includes remainder of area within the CFR Part 77 conical surface which defines the Airport Influence Area - Airspace concern is generally with object heights >100 feet above runway elevation
UO Urban Overlay Zone	<i>Noise Impact: Low</i> - Beyond the 55-CNEL contour - Reflects relatively high ambient noise level of urbanized area	<i>Risk Level: Moderate</i> - Includes Zones 3 and 4 to north (within City of Ukiah) and Zone 3 to southwest (within unincorporated Mendocino County) - Risk concern is primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area) - Object heights restricted to <35 feet in some areas
ACP Airspace Critical Protection Zone	<i>Noise Impact: Low</i> Individual noise events slightly louder because high terrain reduces altitude of overflights	<i>Risk Level: Moderate to High</i> - Modest risk because high terrain constitutes airspace obstruction - Key concern is tall single objects (e.g., antennas)
AHT Airspace High Terrain Zone	<i>Noise Impact: Low</i> Individual noise events slightly louder because high terrain reduces altitude of overflights	<i>Risk Level: Moderate</i> - Modest risk because high terrain constitutes airspace obstruction - Key concern is tall single objects (e.g., antennas)

Notes:

- Handbook Safety Zone Source: California Airport Land Use Planning Handbook (2011).

Table 3B (Continued)

Compatibility Zone Factors

Resolution Number _____

County of Mendocino
Ukiah, California

March 23, 2023

RESOLUTION OF THE MENDOCINO COUNTY AIRPORT LAND USE
COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA,
FINDING THE NONCONFORMING NONRESIDENTIAL CAR WASHING
FACILITY MAY BE RECONSTRUCTED AND IS CONSISTENT WITH
THE UKIAH MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, California Public Utilities Code Section 21674 provides Airport Land Use Commissions the powers and duties to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; and

WHEREAS, in accordance with applicable provisions of law, the Mendocino County Airport Land Use Commission held a public hearing on March 23, 2023, at which time the Mendocino County Airport Land Use Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the consistency determination for the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Mendocino County Airport Land Use Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Mendocino County Airport Land Use Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Airport Land Use Commission makes the following findings based upon the evidence in the record:

1. That the foregoing recitals are true and correct and incorporated herein by this reference.
2. Pursuant with UKIALUCP Policy 3.3.3(2) the proposed project to alter a nonconforming existing car washing facility, will not result in an expansion of the floor area of the buildings on-site, will not increase in the usage intensity of people per acre, and will not increase storage or use of hazardous materials.
3. Future proposed land uses on the subject parcel may require review to ensure compliance with usage intensity, density, height limit criteria, and land use acceptability for Airport Compatibility Zone 1* contained in UKIALUCP Compatibility Criteria (Table 3A).

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission hereby finds the car washing facility consistent with the Ukiah Municipal Airport Land Use Compatibility Plan provided the following conditions are met:

1. Prior to the issuance of any discretionary planning permits from the City of Ukiah, including a site development permit for the proposed car washing facility, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to County Counsel.
2. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission action shall be final and immediately effective upon date of adoption.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES F. FEENAN
Commission Services Supervisor

By: _____

BY: JULIA KROG
Director

ERIC CRANE, Chair
Mendocino County Airport Land Use
Commission

CITY OF UKIAH
DESIGN REVIEW BOARD REGULAR MEETING MINUTES
Held in person and via Zoom teleconference
May 25, 2023
3:00 p.m.

1. CALL TO ORDER

The meeting was held in person and virtually via Zoom teleconference at the following link: <https://us06web.zoom.us/j/81613350865>. Chair Tom Liden called the Design Review Board meeting to order at approximately 3:00 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Members Present: Meaux, Gordon and Chair Liden. **Absent:** Hawkes

Staff Present: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Neil Davis, Community Services Director.

3. CORRESPONDENCE

Staff noted that one (1) letter of correspondence was received on May 23, 2023, and subsequently forwarded to members for review, as well as posted to the City-website.

4. APPROVAL OF MINUTES

The DRB reviewed and approved minutes of the March 23, 2023 DRB Regular Meeting, as well as reviewed and approved minutes of the May 4, 2023 DRB Special Meeting.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comments on non-agenda items

6. NEW BUSINESS

6a. Request for review and recommendation to the Planning Commission regarding the demolition of an existing car wash facility and construction of a new automated car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956.

Planner J. Davis presented the item.

CHAIR LIDEN OPENED THE ITEM FOR PUBLIC COMMENT AT 3:14 P.M.

Speaker(s): Johnathan Ramos (Applicant)

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 3:51 P.M.

Motion/Second: Gordon/Meaux made a motion to recommend approval of the project to the Planning Commission, with the following recommendations:

- Utilize monument signage option #2, and reduce the height from 30 feet to 22 feet;
- At the 'Car Wash Entry' substitute the painted corrugated metal panels featuring LUV pink with gray or silver corrugated metal;

- Consider simplification of the roof-line;
- Consider desaturation of the LUV pink color selection.

Motion carried by the following roll call votes: AYES: Meaux, Gordon, Liden. NOES: None
ABSENT: Hawkes. ABSTAIN: None.

- 6b.** Request for review and recommendation to the Planning Commission regarding an offer of public artwork located in Todd Grove Park (APN 001-090-02)

Planner J. Davis presented the item. Director N. Davis provided background and context for the requested project.

CHAIR LIDEN OPENED THE ITEM FOR PUBLIC COMMENT AT 4:09 P.M.

Speakers: Redwood Community Services (Applicants)

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 4:37 P.M.

Motion/Second: Meaux/ Gordon made a motion to recommend the following to the City of Ukiah Planning Commission:

- That the proposed slogan “No human is illegal on stolen land” be relocated to a less prominent location, or an alternative slogan be identified.

Motion carried by the following roll call votes: AYES: Meaux, Gordon, Liden. NOES: None
ABSENT: Hawkes. ABSTAIN: None.

- 6c.** Discussion and Possible Nomination and Appointment of a Chair and Vice Chair of the Design Review Board

The Design Review Board discussed the process and consideration for identification and appointment of a new Chair and Vice Chair.

No action was taken.

7. MATTERS FROM THE BOARD
None

8. MATTERS FROM STAFF
Planner J. Davis discussed potential items that would be forthcoming to the DRB, including ordinance amendments related to the City’s objective design and development standards for multi-family housing, as well as potential current planning projects.

Director C. Schlatter conveyed that the Design Review Board should consider meeting as needed to review pertinent applications, rather than the a date and time certain each month.

9. ADJOURNMENT
There being no further business, the meeting adjourned at approximately 4:50 p.m.