Airport Commission

Regular Meeting

AGENDA

Airport Administration ♦ 1403 S. State St. ♦ Ukiah, CA 95482 or Join Zoom Meeting https://us06web.zoom.us/j/9027030988?omn=89014756564 Meeting ID: 902 703 0988 • 877 853 5247 US Toll-free • 888 788 0099 US Toll-free

November 5, 2024 - 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.a. acm_10152024

Recommended Action:

Attachments:

1. acm_10152024

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Ukiah Airport Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

5. DISCUSSION / ACTION / REPORTS

5.a. Bill Beard Memorial Bench / Council Proclamation

Recommended Action:

Attachments:

1. Bill Beard

5.b. Reach Modular Replacement

Recommended Action:

Attachments:

1. Referral Packet File No. PA24-000012

5.c. Tank Inspection Report

Recommended Action:

Attachments:

1. Fuel Tank Report

6. AGENDA ITEMS FOR NEXT MONTH

7. COMMISSIONER / STAFF COMMENTS

8. 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.

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 Municipal Airport, located at 1403 W. State St., Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
AIRPORT COMMISSION MINUTES
Regular Meeting
Via Zoom or In Person
Ukiah, CA 95482
October 15, 2024
6:00 p.m.

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1. ROLL CALL

Ukiah Airport Commission Meeting met October 15, 2024, having been legally noticed on October 11, 2024. Chair Beckler called the meeting to order at 6:03 p.m. Roll was taken with the following **Commissioners Present**, Eric Crane, Mark Ashiku Randy Beckler and Don Albright, Commissioners absent: Gregory Andronaco, **Staff Present:** Greg Owen, Airport Manager

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

Acm_09032024-approved.

4. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

None

5. CLOSED SESSION

6. DISCUSSION / ACTION / REPORTS

A. Faa Grants and Projects
Staff gave report Phase 2 project is completed

B. Airport Monthly Financials
Staff gave report

C. Airport Maintenance
Staff gave report

D. Runway Extension
No Update

E. City Corporation Yard Project
No Update

F. Airport Commission Meeting Schedule

Commission is updated meeting schedule to every 8 weeks or to add special meeting if needed.

G. GAMI G100UL Fuel

Commission and Staff discussed the future availability G100UL.

6. AGENDA ITEMS FOR NEXT MEETING

- **A.** Bill Beard Memorial Bench
- **B.** Reach Modular Replacement
- **C.** Tank Inspection Report

7. COMMISSIONER COMMENTS/STAFF COMMENTS

8. ADJOURNNMENT

There being no further business, the meeting adjourned at 6:37 p.m.

_____

Greg Owen, Recording Secretary

The staff is collaborating with the Parks Department to revive the Memorial Bench program. They have received a request for a memorial bench honoring former airport commissioner and city employee, Bill Beard. The estimated cost for a bench and plaque at the airport is $2,500, which should cover all expenses.

The Parks Department is developing new paperwork, which will include a provision stating that the bench and plaque will be maintained for at least five years, with the option for the donor to renew the maintenance agreement after ten years. This initiative does not require council approval, but the commission may have input on the bench's location.

Staff would also like the Airport Commission to consider recommending a proclamation to the council to acknowledge Mr. Bill Beard's contributions to the Ukiah Airport and the City of Ukiah.

This report presents a proposal for the replacement of the REACH Air Ambulance modular trailer at the Ukiah Airport. REACH Air Ambulance provides critical emergency medical transport services to the community. Their current facility at the airport, which houses essential operational functions, is located in an aging modular trailer that requires replacement.

Staff requests the Airport Commission review the attached planning documents and provide feedback, comments, and a recommendation regarding the proposed replacement of the REACH Air Ambulance modular trailer.

Community Development Department
Planning Division
300 Seminary Ave., Ukiah CA 95482
Email: planningdivision@cityofukiah.com
Phone: (707) 463 -6207

City of Ukiah

Planning Permit Application

PROJECT NAME: Reach Air Crew Quarters Upgrade			
PROJECT ADDRESS/CROSS STREETS: 1351 South State Street			AP NUMBER(S):
APPLICANT/AUTHORIZED AGENT: Brittany Hamilton	PHONE NO: (417) 530-4321	FAX NO:	E-MAIL ADDRESS: permits@kineticdd.com
APPLICANT/AUTHORIZED AGENT ADDRESS: 2215 West Chesterfield Boulevard, #01	CITY: Springfield		STATE/ZIP: MO 65807
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: City of Ukiah	PHONE NO:	FAX NO:	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT	CITY:		STATE/ZIP:

HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO

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

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

APPLICATION NUMBER(S):

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size:	**Building Size:** 1,400 SF	**Number of Floors:** 1	
Use of Building (check all that apply)	**Description**	**Square Footage**	**Number of Units/Suites**
X **Office (business/professional)**	Office Space	1,000 SF	
□ **Office (medical/dental)**			
□ **Retail**			
□ **Light Industrial**			
X **Residential**	Bunk Rooms	400 SF	3
□ **Other:**			

Operating Characteristics			
Days and Hours of Operation: Operation is 24 hours a day and 7 days a week			
Number of Shifts:	**Days and Hours of Shifts:**		
Number of Employees/Shift:			
Loading Facilities: □ Yes X No	**Type/Vehicle Size:**		
Deliveries: □ Yes X No	**Type:**	**Number** (day/week/month):	**Time(s) of Day:**
Outdoor areas associated with use? (check all that apply) □ Yes X No	**Sales area:** □ Yes X No Square Footage:	**Unloading of deliveries:** □ Yes X No Square Footage:	**Storage:** □ Yes X No Square Footage:
Noise Generating Use? □ Yes X No	**Description:**		

To Be Completed by Staff

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

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

Notes

I, Greg Owen , owner authorize _____
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).

8/29/2024

PROPERTY OWNER SIGNATURE **DATE**

I, Greg Owen, 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.

8/29/2024

☐ **OWNER / ☒AUTHORIZED AGENT** **DATE**

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing n individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Greg Owen

☐ **PROPERTY OWNER / ☒AUTHORIZED AGENT**
(PLEASE PRINT NAME)

8/29/2024

☐ **PROPERTY OWNER / ☒AUTHORIZED AGENT** **DATE**
(SIGNATURE)

Revised 02/06/2024

KINETIC
DESIGN + DEVELOPMENT

PROJECT DESCRIPTION

Project:	Reach Air Crew Quarters Upgrade
Permit #:	PA24-000012
Address:	1351 South State Street, Ukiah, CA
To:	City of Ukiah
From:	Kinetic Design and Development
Date:	October 30, 2024

Project Overview

Kinetic Design and Development is submitting this proposal for tenant improvements to the existing Reach Air Crew Quarters located at 1351 South State Street, Ukiah, CA. This project involves replacing an outdated modular building with a new, updated modular structure on the same site. The upgrades will modernize and improve the existing facilities, enhancing comfort, functionality, and operational efficiency for Reach Air Medical Services crew members.

Objectives and Goals

- **Replace Aging Infrastructure:** Remove the current modular building, which has become outdated, and install a new, code-compliant modular building in the same location to meet current operational standards.
- **Upgrade Facility for Efficiency and Comfort:** Ensure that the new modular building is equipped with upgraded utilities, improved layouts, and sustainable materials to enhance crew comfort and reduce operational costs.
- **Maintain Site Readiness and Accessibility:** Provide an upgraded facility that supports the rapid deployment capabilities essential to Reach Air's emergency medical services.

Scope of Work

1. **Demolition and Removal:**
    - **Existing Modular Building:** Dismantling and safe removal of the current modular building to prepare the site for the new installation.
2. **Installation of New Modular Building:**
    - **Replacement Structure:** Delivery and installation of a new modular building designed to meet current building codes, with improved structural integrity, insulation, and finishes.
    - **Interior Layout Improvements:** Updated configuration for sleeping quarters, lounge, and support areas to enhance functionality and provide a comfortable environment for on-call crew.
    - **Accessibility:** New modular building equipped with ADA compliant ramps and access.
3. **Utility Connections and Site Preparation:**
    - **Utility Disconnection and Installation:** Existing utilities including sanitary sewer, water service, electric, and generator will be disconnected for removal of existing modular. Installation of all necessary utility connections, including plumbing, and electrical systems, ensuring full functionality and compliance with local codes.

KINETIC
DESIGN + DEVELOPMENT

PROJECT DESCRIPTION

Community and Environmental Benefits

The Reach Air Crew Quarters upgrade will improve the working environment for Reach Air Medical Services, directly supporting the team's readiness to respond to medical emergencies in the Ukiah community. The project follows sustainable practices, using energy-efficient materials and systems that reduce energy consumption and support environmental stewardship.

Conclusion

Kinetic Design and Development is committed to executing these tenant improvements to enhance Reach Air's essential services while aligning with the City of Ukiah's standards for sustainable development and community support. We look forward to the City's review and approval of this application.

Beth Nichols | Assoc. AIA | NCARB

GMR / REACH AIR

TENANT IMPROVEMENTS UKIAH, CA

24207 RAUC | SEPTEMBER 5, 2024 | PROGRESS SET

SHEET INDEX

GENERAL

A0.0 COVER SHEET

ARCHITECTURAL

A1.0 ARCHITECTURAL SITE PLAN

MECHANICAL, ELECTRICAL, PLUMBING

SU1.0 SITE DEMO PLAN
SU1.1 SITE PLUMBING PLAN
SU2.1 SITE ELECTRICAL PLAN
SU2.2 ELECTRICAL SCHEDULES

BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION:	CITY OF UKIAH		
APPLICABLE BUILDING CODES:	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE (CECC) 2022 CALIFORNIA FUEL AND GAS CODE (CFGC) 2022 CALIFORNIA FIRE CODE (CFC) 2021 CALIFORNIA ELECTRIC CODE (CEC) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN		
CURRENT ZONING:	B3, GENERAL BUSINESS ZONE		
USE GROUPS:	R-3 (RESIDENTIAL)		
FIRE PROTECTION:	SPRINKLERED, ENTIRE FACILITY NOTE: NFPA 13D SYSTEM (CBC 2022, 903.3.1.2)		
CONSTRUCTION TYPE:	V-B (MODULAR)		
BUILDING LIMITATIONS:	ALLOWABLE STORIES:	3 STORIES	(BASED ON R-3 USE GROUP, CBC 2022, 504)
	ALLOWABLE HEIGHT:	40'-0"	(BASED ON R-S13D USE GROUP, CBC 2022, 504)
	ACTUAL HEIGHT:	1 STORY (15'-0")	
	ALLOWABLE AREA:	UNLIMITED	(BASED ON R-3 USE GROUP, CBC 2022, 506)
	ACTUAL AREA:	1,400 S.F.	- MAIN LEVEL (FOOTPRINT)
	TOTAL AREA:	1,400 S.F.	
EXITS REQUIRED:	REQUIRED EXISTS:	1 MINIMUM	(BASED ON CBC 2022, 1006.3.4(1)
	EXISTS PROVIDED:	3 (108")	
EXIT CAPACITY:	NUMBER OF OCCUPANTS:	7	
	STAIRWAY WIDTH REQUIRED:	.20 PER OCC .20 X 7 = 1.4"	(BASED ON CBC 2022, 1005)
	STAIRWAY WIDTH PROVIDED:	48"	
	EGRESS WIDTH REQUIRED:	.15 PER OCC .15 X 7 = 1.05"	(BASED ON CBC 2022, 1005)
	EGRESS WIDTH PROVIDED:	108"	
COMMON PATH DISTANCES:	MAXIMUM ALLOWED:	125'-0"	(BASED ON CBC 2022, 1006.2.1)
	ACTUAL DISTANCE:	30'-0"	
TRAVEL DISTANCES:	MAXIMUM ALLOWED:	250'-0"	(BASED ON CBC 2022, 1017.2)
	ACTUAL DISTANCE:	35'-0"	
DEAD END CORRIDOR:	MAXIMUM ALLOWED:	20'-0"	(BASED ON CBC 2022, 1024.4)
	NO DEAD END CORRIDOR PROVIDED		
FIRE SAFETY:	PER CBC ALLOWABLE AREA & PER NFPA, A FIRE SUPPRESSION SYSTEM IS REQUIRED AND SHALL BE INSTALLED TO COMPLY WITH NFPA 13D. SMOKE DETECTORS WILL BE INSTALLED IN EACH ROOM, AND FIRE EXTINGUISHERS SHALL BE INSTALLED AS INDICATED PER THE MODULAR BUILDING PLANS. CARBON MONOXIDE DETECTORS WILL BE INSTALLED AS REQUIRED.		

PROJECT DESCRIPTION

EXISTING TENANT IMPROVEMENTS INCLUDING REMOVING AN OLD MODULAR BUILDING AND REPLACING WITH A NEW MODULAR BUILDING IN THE SAME LOCATION ALONG WITH NECESSARY UTILITY CONNECTIONS.

CONSULTANTS

ARCHITECT:

KINETIC DESIGN + DEVELOPMENT

ABBYE N. BOBBETT, ARCHITECT
2215 W CHESTERFIELD BLVD. STE 01
SPRINGFIELD, MO 65807
P: 417-530-4321
CONTACT - BETH NICHOLS

MEP ENGINEER:

SGE SMITH-GOTH ENGINEERS, INC. EXPERIENCE. FORWARD-THINKING.

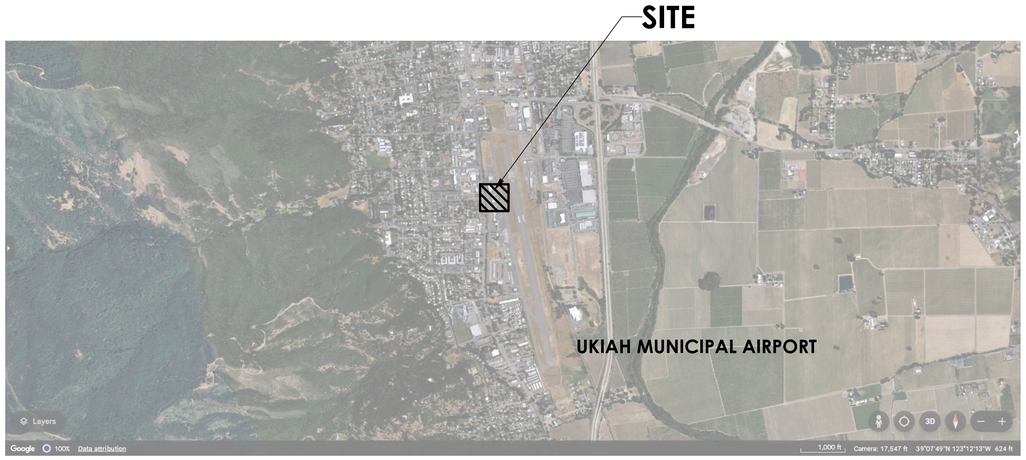
SMITH-GOTH ENGINEERS, INC.
3855 S JEFFERSON AVE.
SPRINGFIELD, MO 65807
P: 417-882-2200
CONTACT - LOREN C. CASTEEL

CONTRACTOR:

REACH SM
A Global Medical Response Solution

Global Medical Response

SITE LOCATOR MAP



NORTH

REACH SM
A Global Medical Response Solution

Global Medical Response

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME: ABBYE N. BOBBETT
LICENSE NO. C-39034

PROJECT NUMBER: 24207 - RAUC
REVISION:

EXISTING TENANT IMPROVEMENTS
REACH AIR
1351 SOUTH STATE STREET
UKIAH MUNICIPAL AIRPORT
UKIAH, MENDOCINO COUNTY, CA 95482

A0.0
COVER SHEET

DATE: NOVEMBER 10, 2024

SITE PLAN NOTES

1. SITE DESIGN IS SHOWN FOR RELATIONSHIP TO EXISTING GROUND FEATURES, INFRASTRUCTURE, AND LOCATION OF EXISTING BUILDINGS TO FUTURE IMPROVEMENTS, AND ARE SUBJECT TO CHANGE DURING THE DESIGN, PERMITTING, AND CONSTRUCTION PROCESS.
2. OBSTRUCTION HEIGHTS TO BE MAINTAINED BELOW 8:1 APPROACH/DEPARTURE SURFACE AND 2:1 TRANSITIONAL SURFACE ELEVATIONS.
3. REFER TO MEP SHEETS FOR ADDITIONAL SITE UTILITIES INFORMATION AND DETAILS. COORDINATE ALL UTILITIES WITH ENGINEER AND UTILITY COMPANY AS APPROVED BY THE OWNER.
4. GC REQUIRED TO PROVIDE MINIMUM EROSION AND SEDIMENT CONTROLS NEEDED TO COMMENCE WORK ON THE SITE. THE CONTRACTOR MAY USE ADDITIONAL MEASURES WITH THE APPROVAL OF THE AHJ'S EROSION AND SEDIMENT CONTROL INSPECTOR.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG PROVIDED EROSION AND SEDIMENT CONTROL MEASURES. IF LOW POINTS ARE OBSERVED, THE CONTRACTOR SHALL INSTALL ROCK OUTLETS OR REALIGN CONTROLS TO PREVENT PONDING.
6. IF A STOCKPILE IS NEEDED, THE CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE AHJ'S EROSION AND SEDIMENT CONTROL INSPECTOR. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE AT LEAST 5-7 FEET FROM THE BASE OF THE STOCKPILE.
7. THE CONTRACTOR SHALL PROTECT ALL DOWN STREAM STORM WATER MANAGEMENT FACILITIES AT ALL COSTS. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
8. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE ENTIRE UPSTREAM CONTRIBUTION DRAINAGE AREA AS BEEN PERMANENTLY STABILIZED AND AUTHORIZED BY CITY'S EROSION AND SEDIMENT CONTROL INSPECTOR.
9. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, TO OUR KNOWLEDGE, ARE SHOWN ON THIS SITE PLAN.

LAND DISTURBANCE AND EROSION CONTROL

EROSION CONTROL DEVICES WILL BE UTILIZED DOWN HILL OF THE CONSTRUCTION AREA AND INSTALLED AS THE FIRST STEP IN ANY LAND DISTURBANCE ACTIVITY. EROSION CONTROL WILL CONSIST OF SILT FENCE AND INLET PROTECTION. ONCE THE CONSTRUCTION IS COMPLETED ALL AREAS NOT PAVED WILL BE SEEDED AND MULCHED.

MANAGEMENT STRATEGIES

1. CONSTRUCTION WILL BE SEQUENCED SO GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL PRACTICES.
3. AFTER ACHIEVING ADEQUATE STABILIZATION, AND WITH WRITTEN AHJ APPROVAL, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE CLEANED AND REMOVED.

AL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURE WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA EROSION AND SEDIMENT CONTROL HANDBOOK.

CRITICAL EROSION AREAS

1. NO CRITICAL EROSION AREAS ARE ANTICIPATED. SILT FENCE, INLET PROTECTION, WILL BE USED DOWN STREAM OF THE PROPOSED CONSTRUCTION.

CONTRACTOR SHALL TAKE ANY NECESSARY STEPS TO ENSURE THAT NO SEDIMENT LEAVES THE SITE OR ENTERS THE EXISTING STORM SYSTEM.

STORM WATER MANAGEMENT

NO PROPOSED CHANGES TO AFFECT EXISTING STORM WATER MANAGEMENT. ALL STORM WATER WILL BE DIRECTED AS IS CURRENTLY EXISTING WITH NO ANTICIPATED CHANGES.

WETLANDS

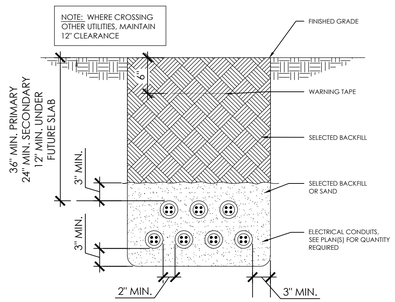
THERE ARE NO KNOWN EXISTING WETLANDS ON THE SITE.

EXISTING LANDSCAPE ELEMENTS

PROJECT AREA IS WITHIN AN EXISTING LOT ADJACENT TO AN EXISTING BUILDING, AND CONTAINS MINIMAL EXISTING LANDSCAPING WITH NO PROPOSED CHANGES.

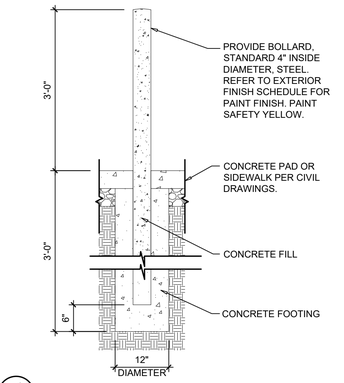
2 STANDARD MODULAR BUILDING ELEVATIONS

SCALE : 1/8" = 1'-0"



3 UNDERGROUND ELECTRICAL CONDUITS

SCALE : N.T.S.



4 STEEL BOLLARD DETAIL (OPTIONAL)

SCALE : 1-1/2" = 1'-0"

1 ARCHITECTURAL SITE PLAN

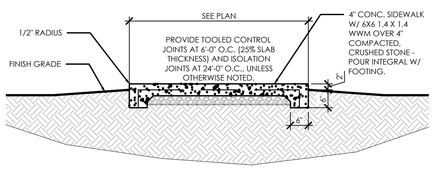
SCALE : 1" = 20'-0"

0 20' 40'

PROJECT NORTH

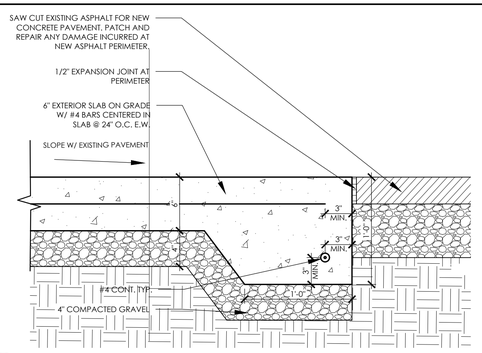
5 CONCRETE SIDEWALK DETAIL

SCALE : 1/2"=1'-0"



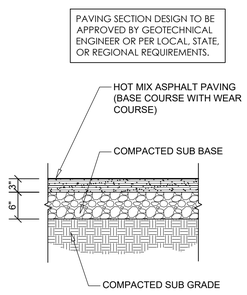
6 NEW CONCRETE TO EXISTING ASPHALT DETAIL

SCALE : 1 1/2"=1'-0"



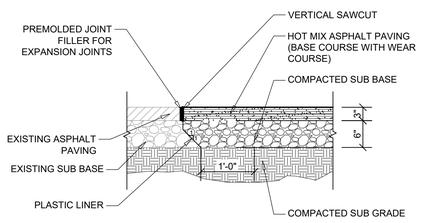
7 (OPTIONAL) ASPHALT PAVING DETAIL

SCALE : 3/4"=1'-0"



8 NEW ASPHALT TO EXISTING ASPHALT DETAIL

SCALE : 3/4"=1'-0"



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INTERIM REVIEW ONLY

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ARCHITECT OF RECORD:
NAME: ABBYE N. BOBBETT
LICENSE NO. C-39034

PROJECT NUMBER: 24207 - RAUC
REVISION:

EXISTING TENANT IMPROVEMENTS
REACH AIR
1351 SOUTH STATE STREET
UKIAH MUNICIPAL AIRPORT
UKIAH, MENDOCINO COUNTY, CA 95482

A1.0
ARCHITECTURAL SITE PLAN

DATE: NOVEMBER 10, 2024

1 SITE DEMO PLAN
SCALE: 1"=20'

PROJECT NORTH

STATE OF CALIFORNIA LIMITATION

I HEREBY CERTIFY THAT THESE ENGINEERING DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA.

04/01/24 — ABBY L. THURMAN (DATE)

04/01/24 — BRENT L. COURTER (DATE)

PAGES OR SHEETS COVERED BY THE SEAL: SU1.0, SU1.1, & SU2.1

ABBY L. THURMAN, LICENSE RENEWAL DATE IS JUNE 30, 2025
PAGES OR SHEETS COVERED BY THE SEAL: SU1.0 & SU1.1

BRENT L. COURTER, LICENSE RENEWAL DATE IS SEPTEMBER 30, 2025
PAGES OR SHEETS COVERED BY THE SEAL: SU1.0 & SU2.1

THE ABOVE-STATED DRAWINGS ARE VALID AND AUTHENTIC ONLY IF EACH COPIED SHEET BEARS THE SEAL, SIGNATURE, AND DATE AFFIXED TO THE ORIGINAL DRAWING BY THE ENGINEER.

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DEMO KEY NOTES

1. EXISTING SANITARY SEWER SERVICE LINE SHALL BE DISCONNECTED FOR REMOVAL OF EXISTING MODULAR. FIELD VERIFY EXACT LOCATION.
2. EXISTING WATER SERVICE LINE SHALL BE DISCONNECTED FOR REMOVAL OF EXISTING MODULAR. FIELD VERIFY EXACT LOCATION.
3. EXISTING GENERAC GENERATOR TO BE DISCONNECTED AND RELOCATED. SEE SHEET SU2.1 FOR NEW LOCATION.
4. EXISTING 400A SERVICE TO BE DISCONNECTED FOR RELOCATION. SEE SHEET SU2.1 FOR NEW LOCATION.
5. EXISTING UNISTRUT AND OVERHEAD ELECTRIC SERVICE TO EXISTING MODULAR TO BE DISCONNECTED AND REMOVED.
6. EXISTING ATS PANELS TO BE DISCONNECTED FOR REMOVAL OF EXISTING MODULAR. SEE SHEET SU2.1 FOR NEW LOCATION.
7. EXISTING SINGLE WIDE MODULAR BUILDING TO BE REMOVED.

DESIGN + DEVELOPMENT
2101 W CHESTERFIELD BLVD. SUITE A101 - SPRINGFIELD, MO 65807 - P (417) 530-4321

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT

ENGINEER OF RECORD:
NAME: BRENT L. COURTER
LICENSE NO. 0047284

PROJECT NUMBER: 23041 RACO
REVISION:

EXISTING TENANT IMPROVEMENTS

REACH AIR
1351 SOUTH STATE STREET
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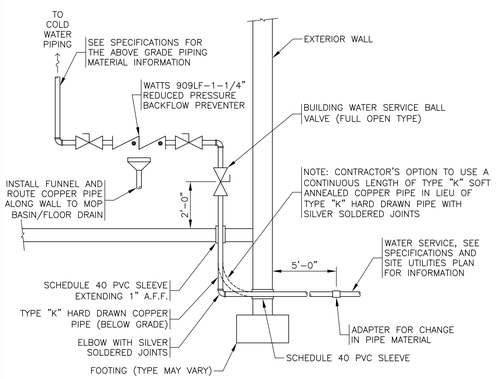
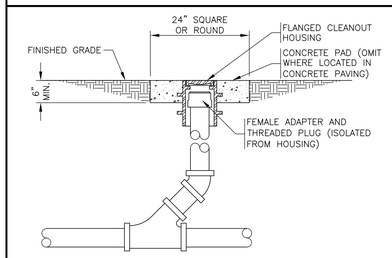
SU1.0
SITE DEMO PLAN

DATE: November 10, 2024



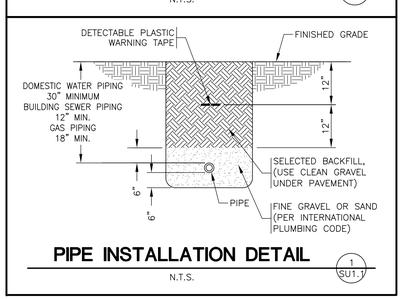
WATER SERVICE DETAIL

N.T.S. — 3 / SU1.1



EXTERIOR CLEANOUT DETAIL

N.T.S. — 2 / SU1.1



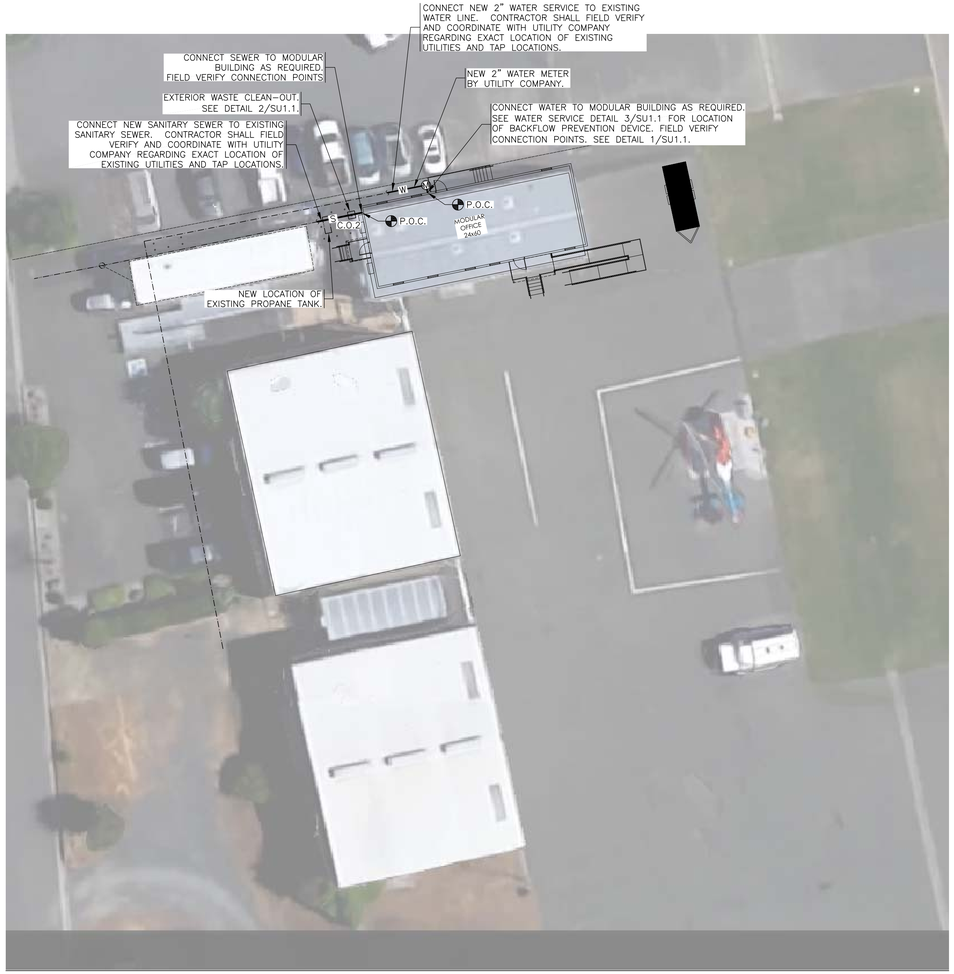
PIPE INSTALLATION DETAIL

N.T.S. — 1 / SU1.1

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	ACCESSORIES	PIPING REQUIREMENTS			REMARKS	APPROVED MANUFACTURERS
					WASTE	VENT	SUPPLY		
C.O.2	EXTERIOR CLEANOUT	ZURN	ZN-1474-G		PER PLAN	–	–	SAME SIZE AS LINE	WADE AND JAY R. SMITH

NOTE: PIPE AND FITTING INFORMATION SHALL BE INCLUDED WITH THE PLUMBING FIXTURE SUBMITTALS. SUBSTITUTIONS MUST BE REVIEWED PRIOR TO BID DATE



1 SITE PLUMBING PLAN

SCALE: 1"=20'

PROJECT NORTH

EXISTING CONDITIONS NOTES

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

GENERAL NOTES

1. ALL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO FIELD MEASUREMENTS FOR DIMENSIONS.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL STATE AND LOCAL BUILDING REGULATION AGENCIES AND UTILITY COMPANY(S) IN THE PROCUREMENT OF AND PAYMENT OF ALL PERMITS, LICENSES, FEES AND CHARGES REQUIRED FOR THE PERFORMANCE OF THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND DIRECT EXPENSES INVOLVED IN ANY INSPECTION REQUIRED FOR THE PROJECT.
4. SHOULD A DISCREPANCY BETWEEN CONTRACT DOCUMENTS AND SPECIFICATIONS OCCUR, CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
5. ADDITIONAL WORK BEYOND THE SCOPE OF THIS CONTRACT SHALL NOT BE AUTHORIZED EXCEPT AS DIRECTED BY THE ENGINEER AND WITH APPROVAL OF THE OWNER.
6. THE CONTRACTOR SHALL PREPARE AND SEND SUBMITTALS TO THE ENGINEER OF ALL MATERIALS AND EQUIPMENT PROPOSED TO BE USED ON THE JOB AS SOON AS POSSIBLE AFTER AWARD OF THE CONTRACT. THE SUBMITTALS WILL BE REVIEWED BY THE ENGINEER FOR EQUAL QUALITY AND PERFORMANCE TO THE ITEMS SPECIFIED.
7. ALL CONTRACTORS SHALL COOPERATE AND COORDINATE THEIR WORK WITH OTHER CONTRACTORS AND SUBCONTRACTORS ON THE PROJECT. COORDINATION DOES NOT MEAN "I WAS HERE FIRST".
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING COMPLETE AND FUNCTIONAL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE PLANS, WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
9. THE CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING DURING THE PERIOD OF CONSTRUCTION. VERIFY ALL POSSIBLE SCHEDULING CONFLICTS WITH THE OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL COORDINATE WITH THE SERVING "UTILITY COMPANY(S)" TO PROVIDE THE UTILITY SERVICE(S) AS SHOWN.

UTILITY LINE LEGEND

WS	WATER SERVICE
S	SANITARY SEWER
SD	STORM SEWER
G	GAS
OEP	OVERHEAD ELECTRIC PRIMARY
OES	OVERHEAD ELECTRIC SECONDARY
UEP	UNDERGROUND ELECTRIC PRIMARY
UES	UNDERGROUND ELECTRIC SECONDARY
COM	COMMUNICATIONS CONDUIT
UT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC LINE
FS	FIRE SERVICE
SO	SHUTOFF VALVE (EXISTING)
CO	SEWER CLEANOUT (EXISTING)
S	SEWER MANHOLE (EXISTING)
	WATER VALVE
O	SANITARY SEWER CLEANOUT
P.O.C.	POINT OF CONNECTION BETWEEN EXISTING AND NEW UTILITIES
	LIGHT/UTILITY POLE

DESIGN + DEVELOPMENT
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PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ENGINEER OF RECORD:
NAME: BRENT L. COURTER
LICENSE NO.: 0047284

PROJECT NUMBER: 23041 RACO
REVISION:

EXISTING TENANT IMPROVEMENTS

REACH AIR

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SU1.1

SITE PLUMBING PLAN

DATE: November 10, 2024

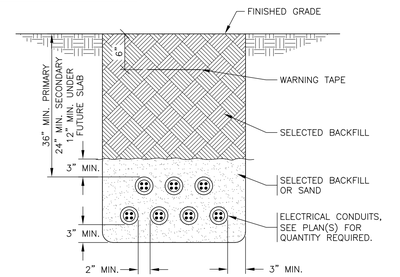
GENERAL ELECTRICAL NOTES

1. ALL DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED. SEE THE ARCHITECTURAL PLANS AND FIELD VERIFY CONDITIONS FOR DIMENSIONS.
2. ELECTRICAL WORK SHALL COMPLY WITH THE 2019 CEC.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL STATE AND LOCAL BUILDING REGULATION AGENCIES AND UTILITY COMPANY(S) IN THE PROCUREMENT OF AND PAYMENT OF ALL PERMITS, LICENSES, FEES AND CHARGES REQUIRED FOR THE PERFORMANCE OF THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND DIRECT EXPENSES INVOLVED IN ANY INSPECTION REQUIRED FOR THE PROJECT.
5. ALL WIRING SHALL BE IN CONDUIT. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 WITH RGS ELLS. EXPOSED OUTDOOR LOCATIONS SHALL BE RGS. ALL INTERIOR CONDUIT SHALL BE EMT ABOVE GRADE. MC OR HCF/AC CABLE ALLOWED ONLY IN MAXIMUM 20' LENGTHS AND ONLY AT THE LOCATIONS SHOWN ON THE "ALLOWABLE RACEWAY INSTALLATIONS" DETAIL. APPLIANCES AND EQUIPMENT WITH MOTORS SHALL BE SERVED WITH FLEXIBLE METALLIC CONDUIT. FLEXIBLE METALLIC CONDUIT NOT ALLOWED FOR "HOME RUN" CIRCUITS BEYOND PERIMETER OF ROOM WHERE LOAD IS SERVED.
6. COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATION DOES NOT MEAN "I WAS HERE FIRST".
7. ALL WIRING IN FINISHED SPACES SHALL BE CONCEALED, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE AND FUNCTIONAL SYSTEM IN ACCORDANCE WITH THE INTENT OF THE PLANS, WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
9. COORDINATE ALL EQUIPMENT ROUGH-IN CONNECTION REQUIREMENTS.
10. ALL OUTLET BOXES SHALL BE METALLIC.
11. RECEPTACLES INSTALLED IN RESTROOMS AND KITCHENS SHALL BE GFCI TYPE OR SHALL BE PROTECTED BY A GFCI DEVICE.
12. ALL DEVICES SHALL BE EQUAL TO THE FOLLOWING:
    SINGLE POLE SWITCHES -- HUBBELL #CS1221 SERIES
    THREE WAY SWITCHES -- HUBBELL #CS1223 SERIES
    RECEPTACLES -- HUBBELL #CR5362 SERIES
13. USE DEVICE PLATES MANUFACTURED BY DEVICE MANUFACTURER. COLOR BY ARCHITECT OR OWNER.
14. BRANCH CIRCUITS FEEDING EMERGENCY ILLUMINATION UNITS SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THAT AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES. SEE CEC ARTICLE 700.
15. FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER, STRANDED, 600V THHN/THWN INSULATION. EXCEPTION: WIRE SIZES #10 AWG AND SMALLER SHALL BE SOLID.
16. CONTRACTOR SHALL PROVIDE A TYPED CIRCUIT DIRECTORY FOR ALL PANELS.
17. CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL WORK PERFORMED.
18. CONTRACTOR SHALL PROVIDE NEW WORKING LAMPS IN ALL FIXTURES AT JOB COMPLETION.
19. CONTRACTOR SHALL ARRANGE FOR AND INCLUDE ALL PERMITS AND FEES FOR HIS SCOPE OF WORK.
20. APPROVED MANUFACTURERS FOR PANELBOARDS:
    -- CUTLER HAMMER -- SIEMENS
    -- GE -- SQUARE D
21. SUBMIT FOR APPROVAL SIX SETS OF MANUFACTURER'S DATA ON ALL LIGHTING FIXTURES, SWITCHES, RECEPTACLES, SWITCH GEAR AND SAFETY SWITCHES.
22. GROUNDING AND BONDING SHALL BE IN COMPLIANCE WITH ARTICLE 250 OF THE CEC.
23. LIGHTING FIXTURES SHALL BE SPECIFICATION GRADE, LAMPED AND BALLASTED AS SCHEDULED.
24. OUTLETS BOXES SHALL BE 4" SQUARE WITH SINGLE AND DOUBLE GANG PLASTER RING. BOXES SHALL BE PRESSED STEEL KNOCKOUT TYPE. INSTALL BOXES SQUARE AND PLUMB. SECURELY FASTENED AND FLUSH WITH THE FINISHED SURFACE.
25. INSTALL ALL CONDUIT PARALLEL AND PERPENDICULAR TO THE LINES OF THE BUILDING STRUCTURE. SUPPORT CONDUIT WITH MANUFACTURED HANGERS AND SPACED IN COMPLIANCE WITH THE CEC.
26. COORDINATE PROPER CLEARANCE OF EQUIPMENT INDICATED WITH OTHER WORK IN THAT AREA.
27. UNLESS NOTED OTHERWISE, THE FOLLOWING SHALL BE THE HEIGHT TO THE CENTER OF THE OUTLET FROM FINISHED FLOOR:
    LIGHT SWITCHES--48"AFF
    CONVENIENCE OUTLETS--16"AFF
    THERMOSTATS--48"AFF
    TELEPHONE OUTLETS--16"AFF
    DATA OUTLETS--16"AFF
28. BOND ALL NON-CURRENT CARRYING METAL PARTS OF SERVICE ENTRANCE EQUIPMENT (INCLUDING METER ENCLOSURE) PER CEC.
29. BOND ALL INTERIOR BUILDING SYSTEM PIPING PER CEC.
30. ALL BRANCH CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE CIRCUIT CONDUCTORS. THIS MEANS ALL CONDUITS MUST HAVE A GREEN WIRE INSTALLED IN THEM AND SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE CEC.
31. IF THE BUILDING'S HVAC SYSTEM UTILIZES THE PLENUM ABOVE THE CEILING FOR RETURN AIR THEN THE E.C. SHALL AVOID THE INSTALLATION OF ANY COMBUSTIBLE INSULATION, PVC CONDUIT AND LOW VOLTAGE WIRING THAT IS NOT RATED FOR USE IN PLENUMS.
32. MULTIWIRE BRANCH CIRCUITS WITH A "SHARED NEUTRAL" ARE NOT ALLOWED FOR SINGLE PHASE CIRCUITS.

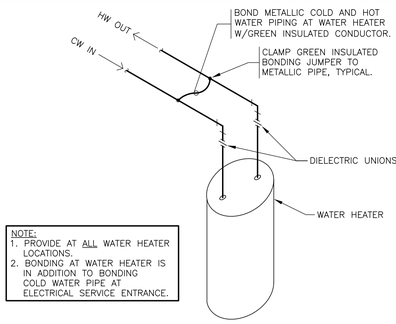
1 SITE ELECTRICAL PLAN
SCALE: 1"=20'

PROJECT NORTH

NOTE: WHERE CROSSING OTHER UTILITIES MAINTAIN 12" CLEARANCE.



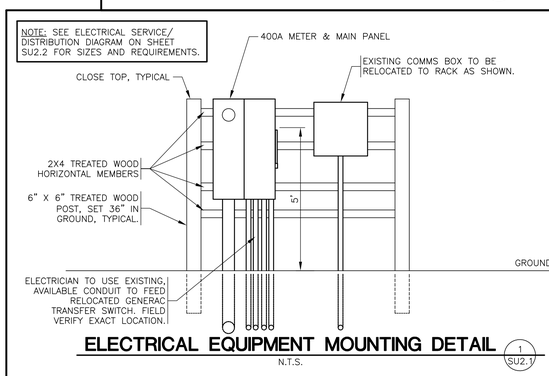
UNDERGROUND ELECTRICAL CONDUITS
N.T.S. 3 SU2.1



NOTE:
1. PROVIDE AT ALL WATER HEATER LOCATIONS.
2. BONDING AT WATER HEATER IS IN ADDITION TO BONDING COLD WATER PIPE AT ELECTRICAL SERVICE ENTRANCE.

METALLIC WATER PIPE BONDING
N.T.S. 2 SU2.1

NOTE: SEE ELECTRICAL SERVICE/ DISTRIBUTION DIAGRAM ON SHEET SU2.2 FOR SIZES AND REQUIREMENTS.



ELECTRICAL EQUIPMENT MOUNTING DETAIL
N.T.S. 1 SU2.1

SGE
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ENGINEER OF RECORD:
NAME: BRENT L. COURTER
LICENSE NO. 0047284

PROJECT NUMBER: 23041 RACO
REVISION:

EXISTING TENANT IMPROVEMENTS

REACH AIR
1351 SOUTH STATE STREET
UKIAH MUNICIPAL AIRPORT
UKIAH, MENDOCINDO COUTNY, CA 95482

SU2.1
SITE ELECTRICAL PLAN
DATE: November 10, 2024

CIRCUITS 1–7 TO BE RELOCATED FROM EXISTING EMERGENCY PANEL ON SINGLE–WIDE TO–BE–DEMOED MODULAR BUILDING.

ATS — EXISTING PANELBOARD SCHEDULE

MAINS:	200A MAIN LUGS ONLY	VOLTAGE:	240	ACCESSORIES:	NOTES:		
TYPE:	EXISTING	PHASE:	1ø,3W	1. EQUIPMENT GROUND BAR	.		
MOUNTING:	SURFACE	WIDTH:	20	2.	.		
SCCR:	EXISTING	SPACE(S):	14	3.	.		

CKT	CKT BRK	WIRE	LOAD DESCRIPTION	(VA)	A (VA)	B (VA)	C (VA)	(VA)	LOAD DESCRIPTION	WIRE	CKT BRK	CKT
1	20A/1P	EX.	LIGHTS	0	0			0	SPARE	EX.	30A/2P	2
3	20A/1P	EX.	REC. – COMPUTER	0		0		0				4
5	20A/1P	EX.	REFRIGERATOR	0			0	0	TEMP. FUEL TRAILER	EX.	20A/1P	6
7	20A/1P	EX.	CAL STAR ANTENNA	0	0			0	TEMP. FUEL TRAILER	EX.	20A/1P	8
9	20A/1P	EX.	HELIPAD OUTLET	0		0		0	SPARE	EX.	15A/1P	10
11	20A/1P	EX.	FUEL TRAILER OUTLET POST	0			0	0	SPARE	EX.	15A/1P	12
13	20A/1P	EX.	FUEL TRAILER OUTLET POST	0	0			0	SPARE	EX.	15A/1P	14

TOTAL PHASE A (VA)	TOTAL PHASE B (VA)	TOTAL PHASE C (VA)	TOTAL CONNECTED LOAD (VA)	TOTAL AMPS
0	0	0	0	0.0000

MOD-1 — EXISTING PANELBOARD SCHEDULE

MAINS:	125A MAIN LUGS ONLY	VOLTAGE:	240	ACCESSORIES:	NOTES:		
TYPE:	EXISTING	PHASE:	1ø,3W	1. EQUIPMENT GROUND BAR	.		
MOUNTING:	SURFACE	WIDTH:	20	2.	.		
SCCR:	EXISTING	SPACE(S):	40	3.	.		

CKT	CKT BRK	WIRE	LOAD DESCRIPTION	(VA)	A (VA)	B (VA)	C (VA)	(VA)	LOAD DESCRIPTION	WIRE	CKT BRK	CKT
1	60A/2P	EX.	3–TON A/C	0	0			0	EXT. GFI RECEPT.	EX.	20A/1P	2
3				0		0		0	RECEPTACLES	EX.	20A/1P	4
5	20A/1P	EX.	LIGHTS	0			0	0	RECEPTACLES	EX.	20A/1P	6
7	.	EX.	SPACE	0	0			0	SPACE	EX.	.	8
9	.	EX.	SPACE	0		0		0	SPACE	EX.	.	10
11	.	EX.	SPACE	0			0	0	SPACE	EX.	.	12

TOTAL PHASE A (VA)	TOTAL PHASE B (VA)	TOTAL PHASE C (VA)	TOTAL CONNECTED LOAD (VA)	TOTAL AMPS
0	0	0	0	0.0000

MOD-2 — EXISTING PANELBOARD SCHEDULE

MAINS:	200A MAIN LUGS ONLY	VOLTAGE:	240	ACCESSORIES:	NOTES:		
TYPE:	EXISTING	PHASE:	1ø,3W	1. EQUIPMENT GROUND BAR	.		
MOUNTING:	SURFACE	WIDTH:	20	2.	.		
SCCR:	EXISTING	SPACE(S):	40	3.	.		

CKT	CKT BRK	WIRE	LOAD DESCRIPTION	(VA)	A (VA)	B (VA)	C (VA)	(VA)	LOAD DESCRIPTION	WIRE	CKT BRK	CKT
1	60A/2P	EX.	3–TON A/C	0	0			0	RECEPTACLES	EX.	20A/1P	2
3				0		0		0	GFI RECEPTACLES	EX.	20A/1P	4
5	20A/1P	EX.	LIGHTS	0			0	0	DED. REFRIGERATOR	EX.	20A/1P	6
7	20A/1P	EX.	EXT. LIGHTS/FANS	0	0			0	DED. MICROWAVE	EX.	20A/1P	8
9	30A/2P	EX.	EXISTING (?)	0		0		0	DISHWASHER	EX.	20A/1P	10
11				0			0	0				12
13	20A/1P	EX.	GARBAGE DISPOSAL	0	0			0	WATER HEATER	EX.	30A/2P	14
15	20A/1P	EX.	RANGE HOOD	0		0		0	CLOTHES WASHER	EX.	20A/1P	16
17	40A/2P	EX.	ELECTRIC RANGE	0			0	0	CLOTHES DRYER	EX.	30A/2P	18
19				0	0			0				20

TOTAL PHASE A (VA)	TOTAL PHASE B (VA)	TOTAL PHASE C (VA)	TOTAL CONNECTED LOAD (VA)	TOTAL AMPS
0	0	0	0	0.0000

MDP — EXISTING PANELBOARD SCHEDULE

MAINS:	400A MAIN LUGS ONLY	VOLTAGE:	240	ACCESSORIES:	NOTES:		
TYPE:	EXISTING	PHASE:	1ø,3W	1. EQUIPMENT GROUND BAR	.		
MOUNTING:	SURFACE	WIDTH:	20	2.	.		
SCCR:	EXISTING	SPACE(S):	40	3.	.		

CKT	CKT BRK	WIRE	LOAD DESCRIPTION	(VA)	A (VA)	B (VA)	C (VA)	(VA)	LOAD DESCRIPTION	WIRE	CKT BRK	CKT
1	100A/2P	SEE PLAN	ATS	0	0			0	CREW SUBPANEL	EX.	200A/2P	2
3				0		0		0				4
5	20A/1P	EX.	EXISTING (?)	0			0	0	COMM. CAB. OUTLET	EX.	20A/1P	6
7	20A/1P	EX.	EXTERIOR OUTLET	0	0			0	SPACE	.	.	8
9	.	.	SPACE	0		0		0	SPACE	.	.	10
11	.	.	SPACE	0			0	0	SPACE	.	.	12
13	.	.	SPACE	0	0			0	SPACE	.	.	14
15	.	.	SPACE	0		0		0	SPACE	.	.	16
17	.	.	SPACE	0			0	0	SPACE	.	.	18
19	.	.	SPACE	0	0			0	SPACE	.	.	20
21	.	.	SPACE	0		0		0	SPACE	.	.	22
23	.	.	SPACE	0			0	0	SPACE	.	.	24
25	.	.	SPACE	0	0			0	SPACE	.	.	26
27	.	.	SPACE	0		0		0	SPACE	.	.	28
29	.	.	SPACE	0			0	0	SPACE	.	.	30
31	.	.	SPACE	0	0			0	SPACE	.	.	32
33	.	.	SPACE	0		0		0	SPACE	.	.	34
35	.	.	SPACE	0			0	0	SPACE	.	.	36
37	.	.	SPACE	0	0			0	SPACE	.	.	38
39	.	.	SPACE	0		0		0	SPACE	.	.	40

TOTAL PHASE A (VA)	TOTAL PHASE B (VA)	TOTAL PHASE C (VA)	TOTAL CONNECTED LOAD (VA)	TOTAL AMPS
0	0	0	0	0.0000

ELECTRICAL CONTRACTOR NOTES

- ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL SERVICE LOCATIONS, SIZES, ROUTES, NECESSARY EQUIPMENT AND RESPONSIBILITIES WITH UTILITY COMPANY PRIOR TO ROUGHING IN.
- ALL EXISTING SERVICE ENTRANCE EQUIPMENT SHALL BE REMOVED AND REPLACED WITH EQUIPMENT AS SPECIFIED IN THESE DRAWINGS.

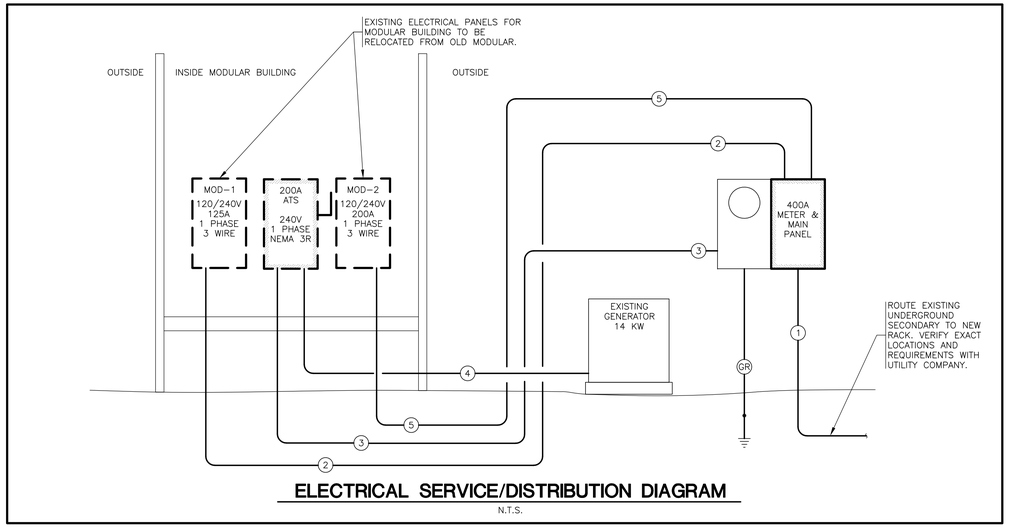
ELECTRICAL EQUIPMENT NOTES

1. BOND ALL INTERIOR BUILDING SYSTEM PIPING PER NEC.
2. ALL BRANCH CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE CIRCUIT CONDUCTORS. THIS MEANS ALL CONDUITS MUST HAVE A GREEN WIRE INSTALLED IN THEM AND SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE NEC.
3. VERIFY ALL ELECTRIC SERVICE REQUIREMENTS AND COORDINATE CONNECTION WITH OWNER PRIOR TO ORDERING OF EQUIPMENT.
4. ALL ABOVE GRADE CONDUIT SHALL BE EMT/RGS. BELOW GRADE CONDUIT BETWEEN ELLS SHALL BE SCHEDULE 40 PVC. EMPTY CONDUIT SHOULD INCLUDE A PULL WIRE. BELOW GRADE PRIMARY ELLS ARE 36" RAD R.G.S.. BELOW GRADE SECONDARY ELLS ARE 24" RAD RGS. PVC ELBOWS ARE NOT ALLOWED!
5. SEE SITE UTILITIES PLAN FOR TRANSFORMER LOCATIONS.
6. BOND ALL NONCURRENT CARRYING METAL PARTS OF SERVICE EQUIPMENT (INCLUDING METER ENCLOSURE) TO GROUNDING ELECTRODE AS REQUIRED. PER NEC ARTICLE 250.
7. ALL ELECTRIC SERVICE EQUIPMENT, PANELBOARDS, CIRCUIT BREAKERS, AND FUSED SWITCHES SHALL HAVE A MINIMUM INTERRUPTING RATING AS SHOWN, IN ACCORDANCE WITH NEC ARTICLE 110.
8. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE RUN TO AND BONDED TO EACH SERVICE DISCONNECTING MEANS ENCLOSURE IN ACCORDANCE WITH NEC ARTICLE 250.
9. BONDING OF OTHER ENCLOSURES SHALL BE IN ACCORDANCE WITH NEC ARTICLE 250.

FEEDER SCHEDULE

(1) ELECTRIC SECONDARY – TWO(2) 2" CONDUITS WITH THREE(3) #3/0s IN EACH
(2) ONE(1) 1.5" CONDUIT WITH THREE(3) #3s AND ONE(1) #8 GROUND
(3) EXISTING CONDUIT WITH THREE(3) #3s MCM THWN AND ONE(1) #8 GROUND IN EACH
(4) 1" CONDUIT WITH 3 #4s THWN AND ONE(1) #8 GROUND
(5) ONE(1) 2" CONDUIT WITH THREE(3) #3/0 AND ONE(1) #6 GROUND
(GR) #1/0 COPPER GROUND TO 8'x5/8" COPPER GROUND ROD

NOTES:
1. ALL CONDUCTORS SHALL BE COPPER.
2. PVC CONDUIT IS NOT ALLOWABLE FOR FEEDER CONDUIT ABOVE GRADE.



ELECTRICAL SERVICE/DISTRIBUTION DIAGRAM
N.T.S.

REACH AIR DESIGN + DEVELOPMENT
2101 W CHESTERFIELD BLVD. SUITE A101 · SPRINGFIELD, MO 65807 · P (417) 530-4321

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ENGINEER OF RECORD:
NAME: BRENT L. COURTER
LICENSE NO. 0047284

PROJECT NUMBER: 23041 RACO
REVISION:

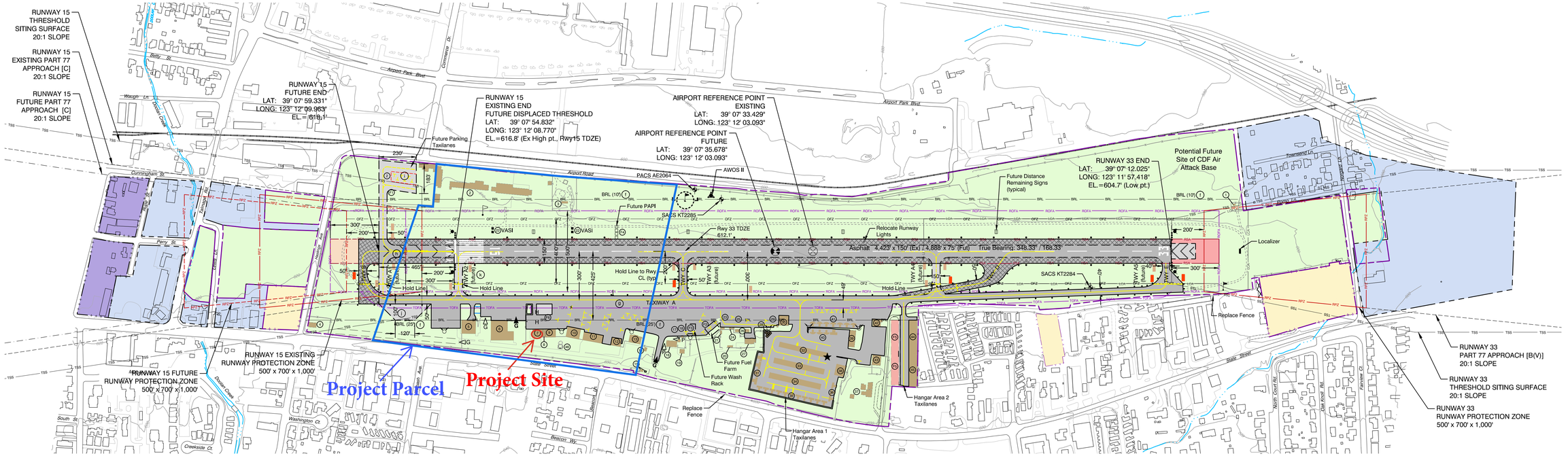
EXISTING TENANT IMPROVEMENTS

REACH AIR
1351 SOUTH STATE STREET
UKIAH MUNICIPAL AIRPORT
UKIAH, MENDOCINDO COUTNY, CA 95482

SMITH-GOTH ENGINEERS, INC.
3855 S. JEFFERSON AVE. SPRINGFIELD, MO 65807
P: 417-882-2200 F: 417-882-1188
WWW.SMITHGOTH.COM

SU2.2
ELECTRICAL SCHEDULES

DATE: November 10, 2024



DRAWING LEGEND

	EXISTING	FUTURE
ACTIVE AIRFIELD PAVEMENT		
PAVEMENT TO BE REMOVED	N/A	
AIRPORT PROPERTY		
AVIGATION EASEMENT		
EXISTING AV. EASEMENT / FUTURE PROPERTY		
AIRPORT REFERENCE POINT		
RUNWAY SAFETY AREA	RSA	RSA
RUNWAY PROTECTION ZONE	RPZ	RPZ
RUNWAY OBJECT FREE AREA	ROFA	ROFA
OBSTACLE FREE ZONE	OFZ	OFZ
PART 77 RUNWAY APPROACH SURFACE		
THRESHOLD SITING SURFACE	TSS	TSS
TAXIWAY OBJECT FREE AREA	TOFA	TOFA
LOCALIZER CRITICAL AREA	LCA	N/A
BUILDING RESTRICTION LINE	BRL	N/A
BUILDING - ON AIRPORT		
BUILDING - OFF AIRPORT		N/A
BUILDING - OFF AIRPORT, TO BE REMOVED	N/A	
PAVED ROAD		
AIRPORT SERVICE ROAD - PAVED		N/A
AIRPORT SERVICE ROAD - GRAVEL		N/A
FENCE		
VEHICLE GATE/PEDESTRIAN GATE	◀G / ◀P	◁G / ◁P
WIND CONE		
AIRFIELD SIGNS		
VASI (VISUAL APPROACH SLOPE INDICATOR)	▪▪	N/A
PAPI (PRECISION APPROACH PATH INDICATOR)	N/A	□□□□
AIRFIELD LIGHTS: SINGLE/GROUP/REILS	● / ●●●● / ◐	○ / ○○○○ / N/A
BEACON	★	N/A
YELLOW CHEVRON MARKINGS	N/A	
UTILITY POLE		N/A
SECURITY LIGHTING	N/A	
DISTANCE REMAINING SIGN	N/A	
TOPOGRAPHIC CONTOURS	XXX	N/A
MONUMENT		N/A
WATERWAY / CULVERT		N/A
HELICOPTER PAD	N/A	(H)
SECTION CORNER		N/A

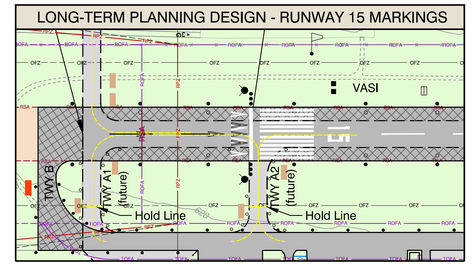
AIRPORT DATA

		EXISTING	FUTURE
AIRPORT REFERENCE CODE		B-II-5000	No Change
MEAN MAX. TEMP. (Hottest Month) (d)		92.7° F (July)	No Change
AIRPORT ELEVATION (Above Mean Sea Level) (c)		617.0'	618.1'
AIRPORT NAVIGATIONAL AIDS		Localizer, Vortac, GPS, Beacon, VASI, RELs, ASOS	Same + PAPI replacing VASI
AIRPORT REFERENCE POINT (b)	LATITUDE	39° 07' 33.429" N	39° 07' 35.678" N
	LONGITUDE	123° 12' 03.093" W	123° 12' 03.093" W
MISCELLANEOUS FACILITIES		Fuel (100LL+JetA), powerplant & airframe service, FBOs	No Change
CRITICAL AIRCRAFT		Beech King Air 200	No Change
MAGNETIC VARIATION (e)		14° 17' 35" E (April 2014)	Moving 0° 6.9' W / Year
NPIAS SERVICE LEVEL		General Aviation	No Change
STATE SERVICE LEVEL		Regional	No Change
AIRPORT ACREAGE	Fee Simple	160.2 acres	166.9 acres
	Avigation Easement	40.9 acres	39.4 acres

EXISTING BUILDING AND FACILITY LEGEND

EXISTING FACILITIES	ELEVATION	EXISTING FACILITIES	ELEVATION	EXISTING FACILITIES	ELEVATION
(1) Localizer Equipment Building	614'	(17) Covered Picnic Area	635'	(33) T-hangars (10)	637'
(2) City of Ukiah - Corporate Yard	632'	(18) Storage	625'	(34) Shade Hangars (14)	636'
(3) Fuel Storage Tank	620'	(19) Commercial Building	640'	(35) Portable T-hangars	636'
(4) Commercial Building	641'	(20) Portable Office	636'	(36) Portable T-hangars	636'
(5) Box Hangar	645'	(21) Storage	631'	(37) Oak Valley Nursery	635'
(6) FBO (2)	642'	(22) VASI (visual approach slope indicator)	617'	(38) Box Hangar	650'
(7) FBO	644'	(23) Covered Storage	627'	(39) Box Hangar (2)	638'
(8) Portable Office	635'	(24) Electrical Vault	625'	(40) Portable T-hangars	630'
(9) Box Hangar	644'	(25) Storage	623'	(41) Portable T-hangars	626'
(10) Airport Maintenance	643'	(26) Fire Retardant Storage	625'	(42) FBO	631'
(11) FBO (2)	642'	(27) FBO Offices	643'	(43) FBO	643'
(12) Box Hangar	639'	(28) Portable T-hangar	630'	(44) Box Hangars (4)	640'
(13) Airport Administration	644'	(29) Storage	623'	(45) Box Hangars (4)	643'
(14) Storage Building	644'	(30) Box Hangar	639'	(46) Street Sweeper Fuel Station	634'
(15) Electrical Vault and Future Standby Generator	641'	(31) Portable T-hangars	635'		
(16) Commercial Building	641'	(32) T-hangars (10)	634'		

LONG-TERM PLANNING DESIGN - RUNWAY 15 MARKINGS



LAYOUT PLAN NOTES

- ALP prepared using design criteria from FAA Advisory Circulars 150/5300-13A Change 1, "Airport Design", 150/5070-6A, "Airport Master Plans" and Part 77 of the Federal Aviation Regulations (FAR), "Safe, Efficient Use, and Preservation of the Navigable Airspace."

(a) The proposed 465 foot runway extension project identified herein is for long-term planning purposes only. This proposed project shall not be undertaken without prior NEPA environmental processing and written FAA approval. Precondition will include FAA Forecast approval and FAA approval off airfield standard design.

(b) All coordinates NAD83. Horizontal data source: AGIS Survey by Woolpert, March 2009.

(c) All elevations NAVD88. Data source: AGIS Survey by Woolpert, March 2009.

(d) Temperature Source: Western Regional Climate Center. Station #049122, Ukiah, California.

(e) Magnetic Declination Source: NOAA, National Geophysical Data Center.

(f) The building restriction line (BRL) is based on a composite of airfield design setbacks such as the taxiway object free area (TOFA) and Part 77 airspace surfaces. Allowable building elevations above ground level are noted at each line: 25 feet above runway elevation on west side of runway, and 10 feet above runway elevation on east side of runway.

(g) Taxiway object free area (TOFA) from Taxiway A centerline is based on critical aircraft wingspan. Taxiway centerline to object separation equal to 0.7 times the critical aircraft wingspan plus 10 feet. [0.7(54.5')+10']=49 feet. Wing tip clearance equal to 0.2 times the wingspan plus 10 feet. [0.2(54.5')+10']=21 feet.

(h) Future chevrons shown as near-term marking solution. See inset below for long-term marking design.

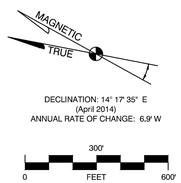
(i) Proposed tie-down apron is depicted for long-term planning purposes only.

(j) Proposed run-up apron is depicted for long-term planning purposes only.

(k) Proposed New Taxiway A2 to existing Runway 15 end threshold and new chevrons aft of existing Runway 15 end will correct and eliminate the non-standard aligned taxiway design.

FUTURE FACILITIES

(F1)	Proposed Tiedown Apron
(F2)	Future Fuel Farm
(F3)	Future Wash Rack
(F4)	Future PAPI
(F5)	Future Box Hangars
(F6)	Future Helicopter Parking Spaces



SUBMITTED BY:

By _____

Date

FAA Approval Space

NO.	REVISION	SPONSOR	DATE
1	ALP Update (AC 13A Compliance, Rwy, Width Reduction, Rwy End Mods)	Mead & Hunt, Inc.	April 2015

UKIAH MUNICIPAL AIRPORT
UKIAH, CALIFORNIA

AIRPORT LAYOUT PLAN

Mead & Hunt
133 Aviation Boulevard, Suite 100
Santa Rosa, California 95403
(707) 526-5010
Fax (707) 526-9721
www.meadhunt.com

City of Ukiah

DESIGN:	CS/BM	DRAWN:	TE/DS	DATE:	April 2015	SHEET	2	OF	11

The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number Unassigned) as provided under Title 49 U.S.C., Section 47104. The contents do not in any way constitute a commitment on the part of the United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.

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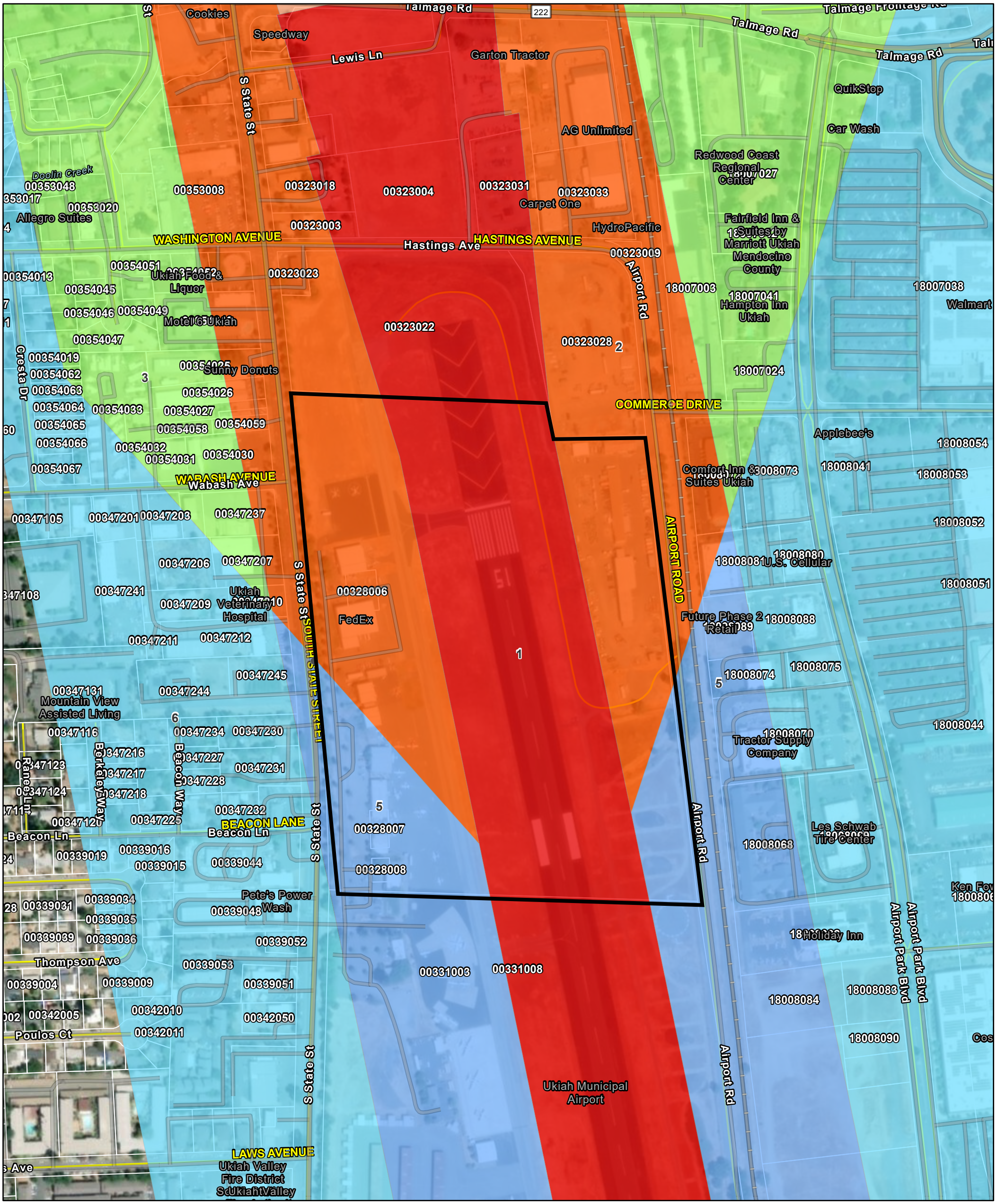
ArcGIS Web Map



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Airport Zones
- 3
- 1*
- 2
- 5
- 6
- 1

Assessors Parcels

County Boundary

Public Roads

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

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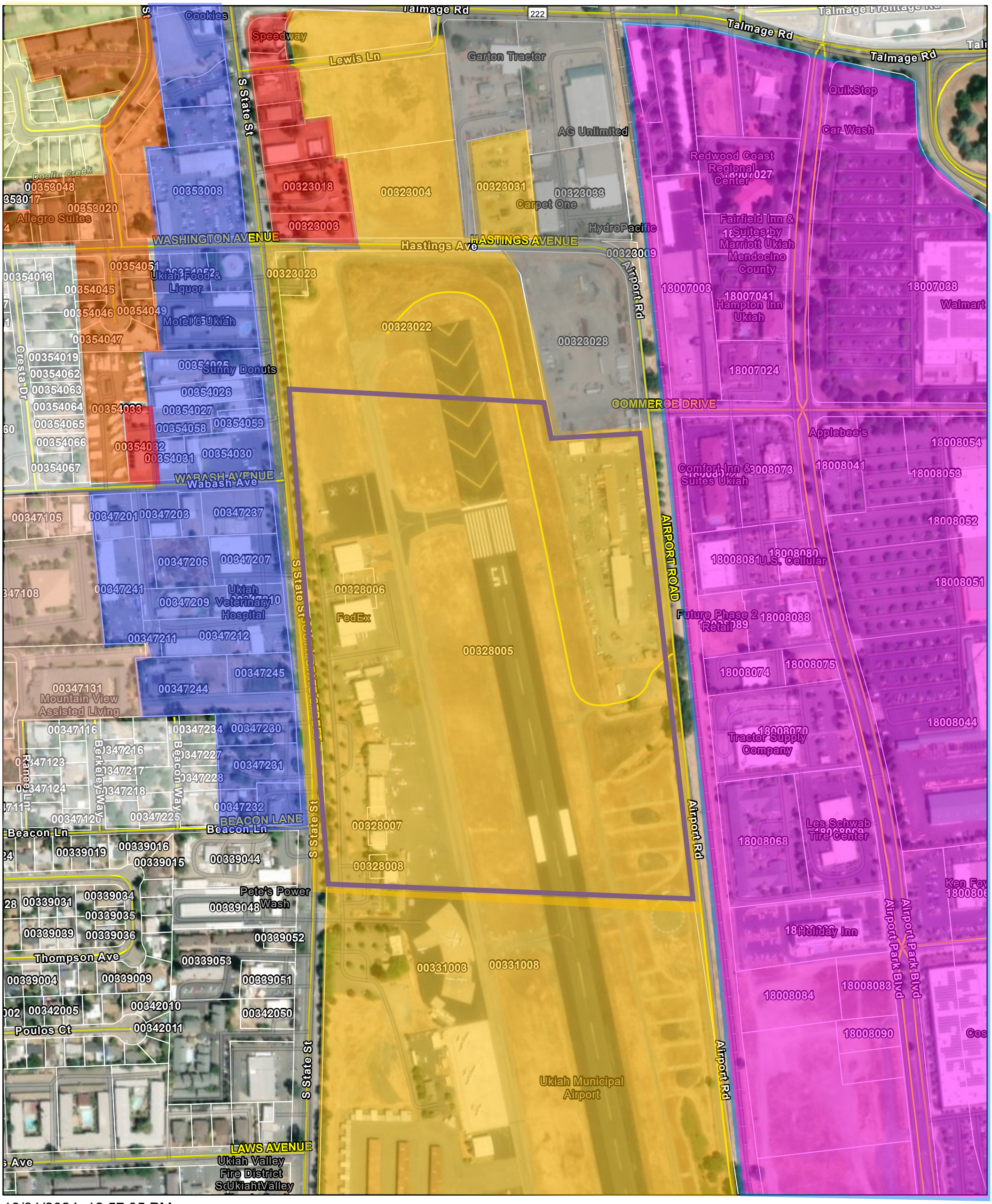
ArcGIS Web Map



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Assessors Parcels

County Boundary

Public Roads

Zoning

- "PF"
- "M"
- "PD Commercial"
- "PD Residential"
- "C1"
- "C2"
- "CN"
- "R3"
- "R1"

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

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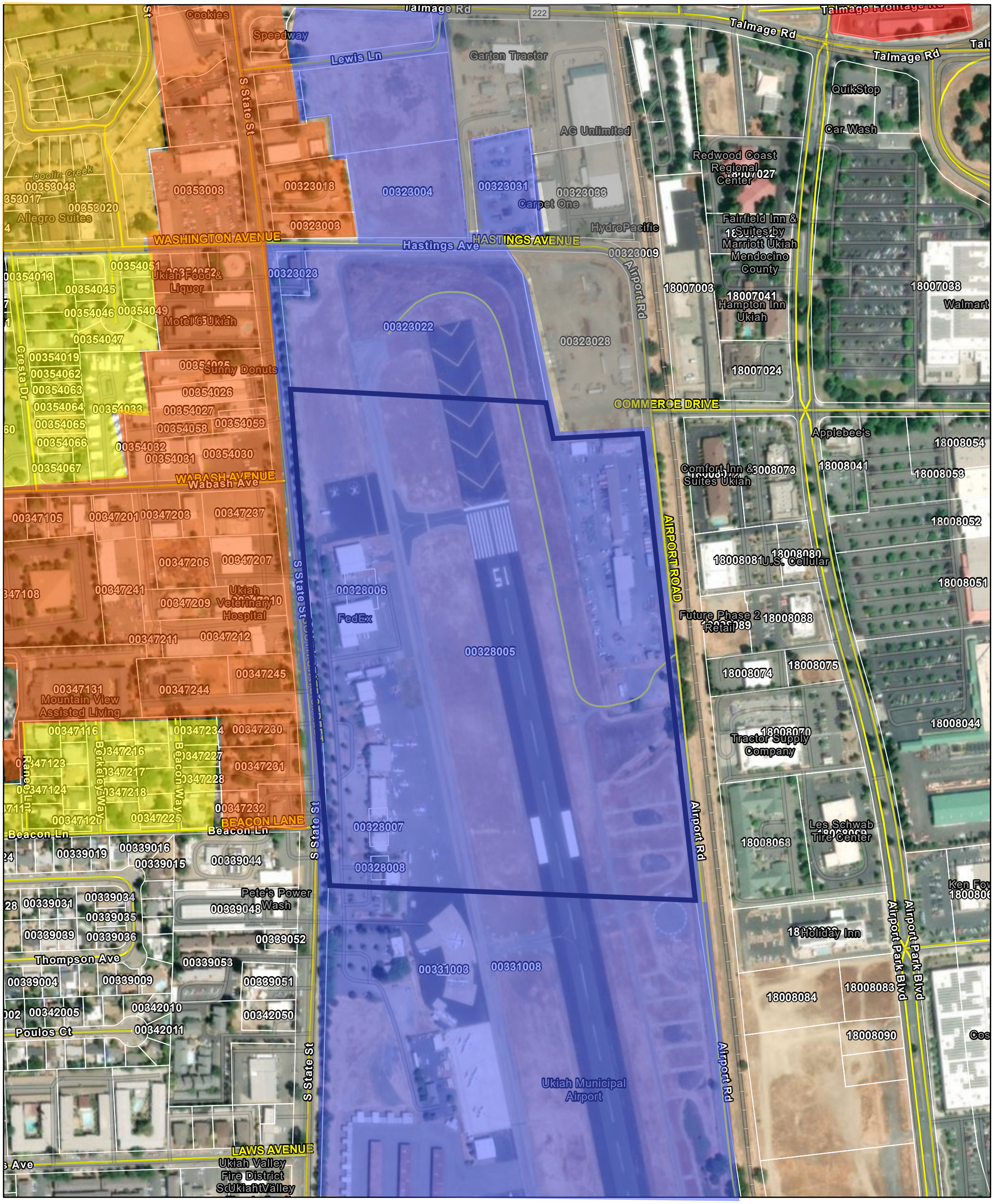
ArcGIS Web Map



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Assessors Parcels

County Boundary

Public Roads

Land Use

- Public
- Industrial
- Low Density Residential
- High Density Residential
- Highway Commercial

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

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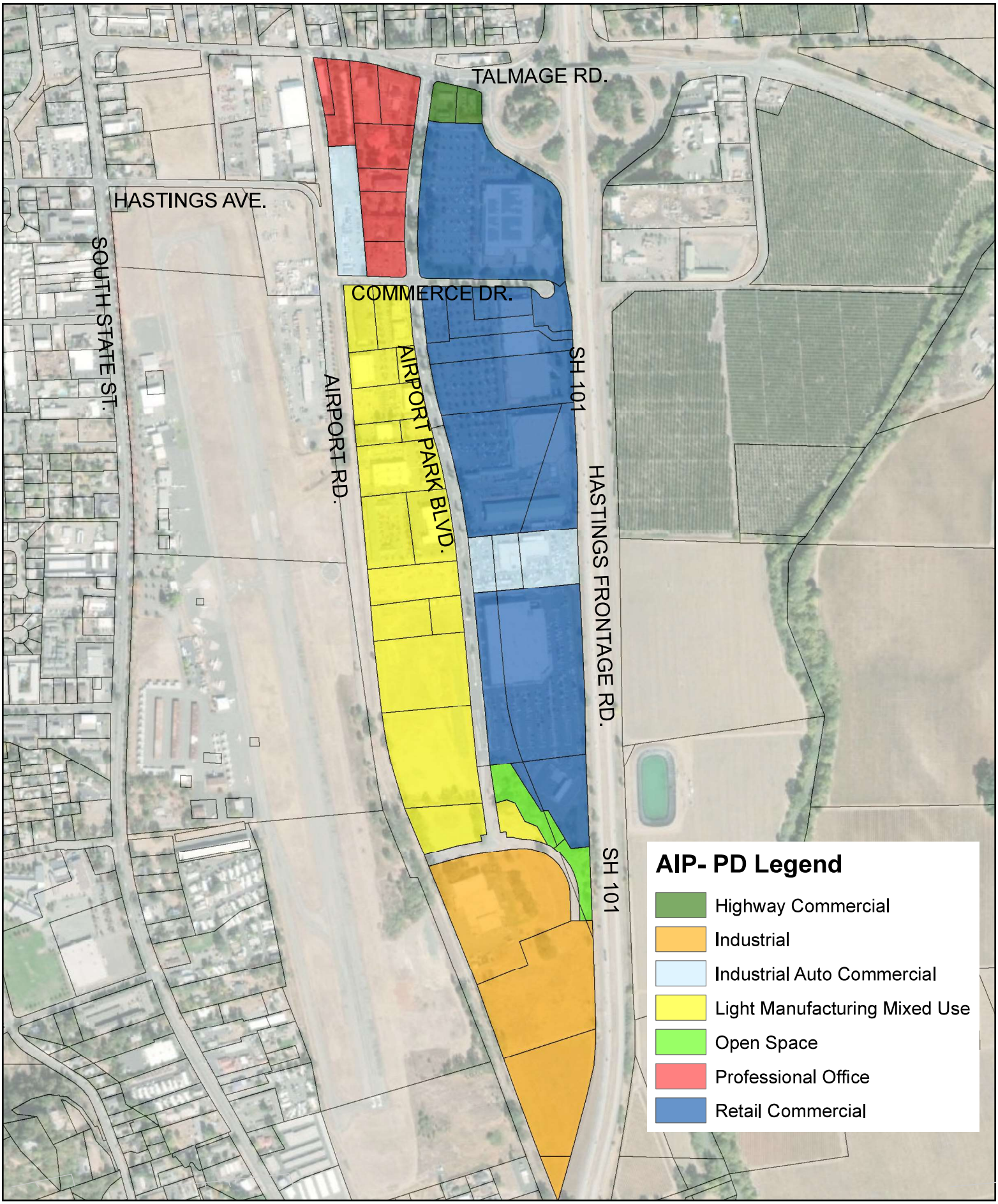


N
W E
S

Assessors Parcels

AIP- PD Designations

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

November 12, 2009

CALSTAR
Attn: Debbie Pardee
1407 S. State Street
Ukiah, CA 95482

Re: File No 09-10 SDP- UP- PC
Relocation of CALSTAR to 1351 South State Street (within the airport grounds)

Dear: Ms. Pardee,

The Planning Commission, at its regular meeting of August 26, 2009 approved your application for a Use Permit and Site Development Permit (File # 09-10 UP- SDP-PC) to allow the relocation of CALSTAR's operations to 1351 S. State Street, along with approval to place two new modular buildings at the new location. Furthermore on October 21, 2009 the City Council denied the appeal of this approval.

It was the action of the Planning Commission to approve the project subject to the following findings and conditions.

DRAFT USE PERMIT FINDINGS TO ALLOW CALSTAR OPERATIONS TO LOCATE AT 1351 SOUTH STATE STREET ON THE AIRPORT GROUNDS AND OCCUPY AN MEDIUM SIZE HANGAR.

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record.

1. The proposed project, as conditioned, is consistent with the following General Plan goals and policies:

- Airport Goal AE-1: *Promote the Ukiah City Airport for the community benefit both now and in the future.*

  The relocation of the CALSTAR operations to the proposed site will allow for the continuation of a viable business at the Ukiah City Airport. This business will provide the community with emergency medical transportation, which is valuable service in rural community.

300 SEMINARY AVENUE UKIAH, CA 95482-5400
Phone# 707/463-6200 Fax# 707/463-6204 Web Address: www.cityofukiah.com

- Airport Policy AE-1.1: *Ensure that the airport's vitality and growth help achieve the General Plan Vision.*

  The relocation of CALSTAR will allow for the airport to continue to grow in that the exiting location can be used by another business that would benefit the community.

- Airport Goal AE-2: *Provide for long-term viability of the airport.*

  The relocation of CALSTAR will allow emergency medical transportation to stay and continue to function at the Ukiah Airport which will ad to the continued growth of the airport.

  - Community Facilities and Services Goal CF-8: *Maintain effective, fast, and dependable emergency medical response in the Valley.*

    The relocation of CALSTAR will allow for a more efficient and safe site while enabling reliable emergency medical transport to remain in the valley

2. The proposed project, as conditioned, is consistent with the purpose and applicable requirements of the Public Facilities zoning district in that: 1) airports and aviation related functions and uses are allowed. 2) the proposed use is consistent with the existing surrounding aircraft/air taxi uses. Based on information submitted by CALSTAR the operation fits the definition of aviation facilities and aviation related uses in the Zoning Ordinance.

3. The proposed project, as conditioned and with the approved use permit is consistent with the requirements of the Ukiah Municipal Airport Building Area and Land Use Development Plan Guidelines in that a Determination of Appropriate Use was made by the Director of Planning and the Airport Manager on April 2, 2009. The determination required that a use permit must be approved for this use. The appeal period for this determination ended April 20, 2009 and no appeals were received.

4. The proposed project, as conditioned, meets the zoning code parking requirements per section 9170.6 in that the proposed project will provide 6 parking spaces for this specific CALSTAR use. As proposed there will be one parking space per employee with one extra. Given that the use will not be visited by the general public one space per employee is adequate.

5. The proposed project site has been evaluated by CALTRANS Aeronautics. The proposed site is preferable to the existing site based on the following:

   - The proposed site provides greater separation and reduces the likelihood of incursion from pedestrians and motor vehicles since it is located further from the pedestrian and vehicular access at the terminal building.

- The proposed site conforms to the safety criteria for helicopter parking contained in FAA Advisory Circular 150/5390 (Helicopter Design). The existing site is located to close to the slope adjacent to the airport terminal building.

- The proposed site is located a greater distance from fixed-wing aircraft.

6. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3(c), New Construction or Conversion of Small Structures, which allows for up to a total of four buildings on one site in urbanized areas not exceeding 10,000 square feet of floor area to be constructed when the use does not involve the use of a significant amount of hazardous substances; where all necessary public services and facilities are available; and the surrounding area is not environmentally sensitive. This exemption is based on the following:

   A. The combined square footage of all buildings on the site to be used is 5,544 square feet.
      - 3,000 square foot existing hangar
      - 720 square foot new office building
      - 1,140 square foot new crew quarters
      - 384 square foot existing modular office building

   B. The use would be located on a developed lot with public services available.

   C. The site is located in an urban area that is developed with existing structures, roads, buildings and landscaping therefore water courses, wildlife, wildlife habitat, floodway or flood plain or other environmentally sensitive areas.

   D. The proposed location would not result in an increase in noise in that the same operational characteristics will be present at the proposed site. Furthermore the proposed site may result in a reduction of noise given that the distance from the closest building is greater then at the exiting site and that the parking location will not be up against a hillside which causes an echo effect at the existing location.

7. The proposed project, as CALSTAR will be compatible with the surrounding uses based on the following and including testimony provided by CALTRANS Division of Aeronautics staff:

   A. CALSTAR is compatible with other uses at the Ukiah Airport in that their operation as an air taxi/charter operation is similar to the other uses in the

proposed location, including helicopters that operate out of the hangar located to the south of CALSTARS's proposed hangar.

B. CALSTAR will utilize a helicopter parking space (not a heliport) and does not require a heliport in order to operate.

C. CALSTAR's helicopter parking space provides adequate separation from other aircraft.

D. The proposed site conforms to the safety criteria for helicopter parking contained in FAA Advisory Circular 150/5390 (Helicopter Design). The existing site is located to close to the slope adjacent to the airport terminal building.

E. Foreign object debris (FOD) is required to be maintained as part of CALSTAR's lease with the City of Ukiah and condition of approval #2.

8. The proposed project, as conditioned, will not be detrimental to the public's health, safety and general welfare based on the following and including testimony provided by CALTRANS Division of Aeronautics staff:

   A. The relatively isolated location of the proposed site presents less opportunity for pedestrian and vehicle traffic incursion into CALSTAR operations. The proposed location is not located proximate to public pedestrian or vehicle access to the airport.

   CALSTAR's existing location is located within 80 feet of the primary pedestrian access to the terminal building and within 38 feet of the primary vehicle access to the airport which creates potential for hazards to the general public as a result of the potential for vehicular and pedestrian incursion into the helicopter parking area and area used for maneuvering.

   B. The proposed site will allow CALSTAR the ability to better control access to their facility. CALSTAR is separated from the tenant to the north (FedEx) by a cyclone fence. The area located outside of the hangar, including the grass area, is leased by CALSTAR and is for their exclusive use. The closest aircraft tie-down is 193 feet to the south and there is no direct access to the airport terminal building in proximity to the proposed location.

   CALSTAR's existing location is located proximate to the terminal building, aircraft tie-down areas, vehicular access to the airport, and pedestrian access to the airport terminal building.

   C. CALSTAR operations will be located further away from other aircraft. The space in front of CALSTAR's hangar is leased by CALSTAR and for their exclusive use. The closest tie-down is 193 feet which complies with FAA requirements.

The existing site is located within 84 feet of aircraft tie down areas.

D. Damage due to foreign object debris (FOD) dispersed as result of rotor wash will be reduced or eliminated. FOD will be required to be cleared from the site as part of requirements of the lease and condition of approval #2. The proposed location is 193 feet from aircraft tie down areas, increasing the distance that FOD would need to travel to encounter other aircraft.

The existing helicopter parking space is located 84 feet from aircraft tie-down area and 38 feet from vehicular access.

E. The proposed location will not increase noise generate by CALSTAR operations, and will likely reduce noise levels since 1) buildings in the area will provide noise attenuation and 2) the site is flat providing no hill for the noise to create an echo. The proposed location is located further from the terminal building, reducing exposure of employees and members of the public located in the building to noise and vibrations from helicopters.

The existing site is within 80 feet of the terminal building exposing employees and members of the public to noise and vibrations generated by the helicopters. The hill at the existing location creates an echo effect during helicopter arrival and departure that is disruptive to users of the airport terminal.

F. There are no residential uses nearby.

DRAFT SITE DEVELOPMENT PERMIT FINDINGS TO ALLOW THE PLACEMENT OF TWO MODULAR BUILDING ON THE CALSTAR SITE

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record.

1. The proposed project, as conditioned, is consistent with the public General Plan land use designation of the property in that public land uses, i.e. airport uses and business are intended uses for this land use designation. Furthermore the proposed project site is consistent with the following General Plan goals and policies.

   - Airport Goal AE-1: *Promote the Ukiah City Airport for the community benefit both now and in the future.*

     The relocation of the CALSTAR operations to the proposed site will allow for the continuation of a viable business at the Ukiah City Airport. This business will provide the community with emergency medical transportation, which is valuable service in rural community.

- Airport Policy AE-1.1: *Ensure that the airport's vitality and growth help achieve the General Plan Vision.*

  The relocation of CALSTAR will allow for the airport to continue to grow in that the exiting location can be used by another business that would benefit the community.

- Airport Goal AE-2: *Provide for long-term viability of the airport.*

  The relocation of CALSTAR will allow emergency medical transportation to stay and continue to function at the Ukiah Airport which will ad to the continued growth of the airport.

- Community Facilities and Services Goal CF-8: *Maintain effective, fast, and dependable emergency medical response in the Valley.*

  The relocation of CALSTAR will allow for a more efficient and safe site while enabling reliable emergency medical transport to remain in the valley.

2. The proposed project, as conditioned, is consistent with the applicable requirements of the Public Facility (PF) zoning district in that airport and aviation uses are allowed.

3. The proposed project ,as conditioned, is consistent with the following findings required by zoning code section 9263(E):

   A. The location of the new modular buildings will not create hazardous or inconvenient vehicular or pedestrian traffic patterns in that the buildings will be located along the north side of the CALSTAR site outside of any vehicular or pedestrian traffic areas.

   B. The project site contains existing landscaping appropriate for the airport. No new landscaping is proposed other then cleaning up and maintaining the existing.

   C. The project site is not located adjacent to a residential zoning district.

   D. The proposed location of the single story modular buildings will not restrict or cut out light and air on the property, or the surrounding neighborhood because the new buildings will be separated from any adjacent buildings by at least 20 feet.

   E. The site is located in an urban area that is developed with existing structures no water courses, wildlife, wildlife habitat, floodway or flood plain or other environmentally sensitive areas.

F. The proposed modular building will be painted to match the exiting hangar on the site. The modular building are consistent with the exiting structure on the airport grounds. Furthermore because of the uphill berm along the front of the project site the modular will be barley visible from South State Street.

DRAFT USE PERMIT AND SITE DEVELOPMENT PERMIT CONDITIONS OF APPROVAL

1. Approval is granted for the operation of CALSTAR as described in the project description submitted to the Community Development and Planning Department and date stamped February 6, 2009 and as shown on the plans submitted to the Community Development and Planning Department and date stamped March 27, 2009 except as modified by the following conditions of approval.

2. On plans submitted for building permit, the applicant shall demonstrate how foreign object debris (FOD) will be managed. This includes, but is not limited to, installation of "hardy grass" in the areas identified as grass areas on the proposed location site plan. The FOD management plan is subject to staff review and approval.

3. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finaled.

4. On plans submitted for building permit, if required, these conditions of approval shall be included as notes on the first sheet.

5. Signs are not included as part of this approval. Signs require application for and approval of a sign permit from the Community Development and Planning Department .

6. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.

7. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.

8. A copy of all conditions of this Use Permit shall be provided to and be binding upon any future purchaser, tenant, or other party of interest.

9. All conditions of approval that do not contain specific completion periods shall be completed prior to building permit final.

From the Building Official (David Willoughby)

10. A building permit is required for the installation of the modular building.

From the Public Works Department (Ben Kageyama)

11. The proposed structures shall be served by new sanitary sewer and water service connection to the sewer and water mains. Applicant shall be responsible for sewer and water connection fees at the time the building permit is issued.

12. The existing sewer lateral shall be tested in accordance with City of Ukiah Ordinance No. 1105 and repaired and replaced is necessary prior to final inspection.

Standard City Requirements

13. This Use 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.

14. All work within the public right-of-way shall be preformed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for the work within this area or otherwise affecting this area. Encroachment permit fee shall be $45.00 plus 3% of the Engineer's estimate of the constructions costs.

15. All required landscaping shall be properly maintained to insure the long-term health and vitality of the plants, shrubs and trees.

As acknowledgement of receipt of your project's Conditions of Approval please sign and return a copy of this letter.

If you have any questions feel free to contact me at (707) 463-6206 or jfaso@cityofukiah.com

Sincerely,

Jennifer Faso

Jennifer Faso
Associate Planner

I _____, the applicant/Owner have read and agree to the above Conditions of Approval.

_____
Applicant/Owner

_____
Date

Background:

Recognizing the growing demand for jet fuel, the Airport Commission and staff have prioritized expanding the airport's jet fuel storage capacity. In 2017, a 12,000-gallon avgas tank was installed to provide a self-serve option and support the airport's mobile fuel truck.

Current Initiative:

To further enhance jet fuel capacity, staff have been conducting an assessment of the existing 12,000-gallon compartment within the current bulk storage tank. This assessment aims to determine the feasibility and requirements for repurposing this compartment to store jet fuel. This initiative has the potential to significantly augment the availability of jet fuel at the airport.

Attached Report:

A detailed report outlining the findings of the assessment and potential next steps is attached for your review.

Next Steps:

Following the Airport Commission's review of the attached report, staff will proceed with the recommended course of action to increase jet fuel capacity at the airport.

Conclusion:

Expanding jet fuel storage capacity is crucial to supporting the airport's growth and meeting the needs of current and future tenants. This initiative aligns with the airport's strategic objectives to enhance operational efficiency and service capabilities.

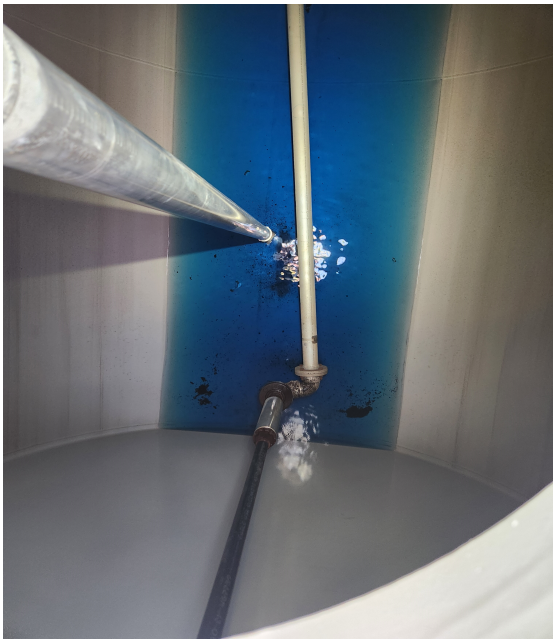
City of Ukiah Airport
1403 S. State St.
Ukiah, CA 94582
10/15/2024

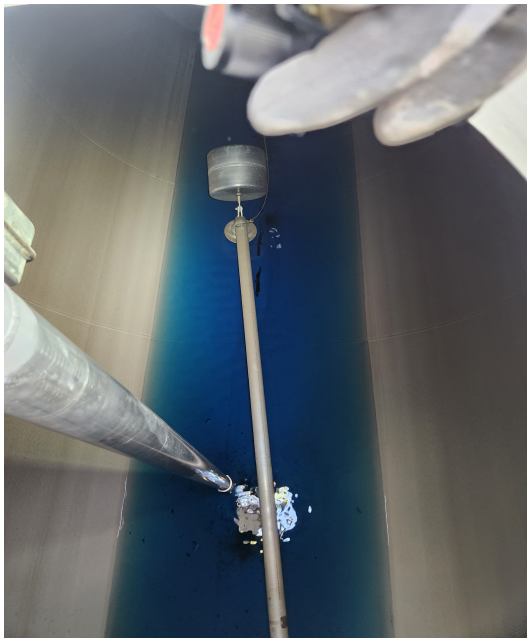
Attn: Greg Owens
Title: Airport Manager

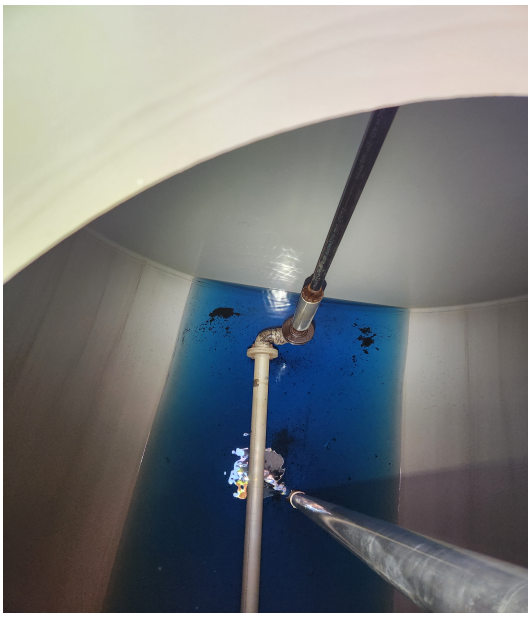
Inspection performed the Week of 10/07/24

City of Ukiah Airport
1403 S State Street
Ukiah,CA 95482

Ukiah Airport Split Compartment
Pre-Defueling Tank Pictures







AvGas AST Compartment Pre-Defuel Pictures

Regal Pacific Contracting and Compliance Inc.
34421 Harrah Rd. Aqua Dulce, CA 91390
www.regalpacificinc.com
Class A C61, D40 & HAZ CSLB#997684

Recommendations

Av-Gas AST Compartment Pre-Defuel

- **Finding:**
  - Approximately 400 gallons of AvGas fuel present.
  - Slight debris
  - No visible coating damage

  Recommendations:
  - Remove existing fuel from tank into customer provided 300 gallon totes to be left on-site for customer disposal. Fuel was removed by Regal. Fuel was removed to observe tank bottom.
  - Observe tank coating post fuel removal.
  - Have tank cleaned after fuel removal. Recommend cleaning tank during conversion from AvGas to Jet A to remove debris.
- **Action:**
  - Remove approximately 400 gallons of AvGas fuel into customer provided 300 gallon totes.

Ukiah Airport Split Compartment Post-Defueling Tank Pictures

AvGas AST Compartment Post-Defuel Pictures

Regal Pacific Contracting and Compliance Inc.
34421 Harrah Rd. Aqua Dulce, CA 91390
www.regalpacificinc.com
Class A C61, D40 & HAZ CSLB#997684

External AST Picture

Regal Pacific Contracting and Compliance Inc.
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