



Design Review Board

Regular Meeting **AGENDA**

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

Civic Center Conference Room 3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/81047660551>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 810 4766 0551
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

October 23, 2025 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CORRESPONDENCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the September 25 2025 - Regular Meeting Minutes

Recommended Action: Approve the Regular Meeting Minutes of September 25, 2025

Attachments:

1. 2025-09-25 DRB Draft Minutes

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board (DRB) welcomes input from the audience that is within the subject matter jurisdiction of the DRB . 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.

6. NEW BUSINESS

6.a. Evaluate a Major Site Development Permit, Major Use Permit, and Lot Merger for a Conversion of an Existing Building into an 'Urgent Care and Administration Office' at 1240 Airport Park Boulevard (APNs 180-080-74 & 180-080-75). File No. 25-0011; Permit No. PA25-000019.

Recommended Action:

Attachments:

1. Attachment 1 - Application Materials (MCHC - 1240 Airport Park Boulevard)
2. Attachment 2 - Agency Comments Rec'd

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

Please be advised that the Design Review Board (DRB) 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 DRB 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 Civic Center, located at 300 Seminary Ave., Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Kristine Lawler, City Clerk
Posted: 10/16/25

**CITY OF UKIAH
DESIGN REVIEW BOARD MEETING MINUTES
Regular Meeting
CIVIC CENTER CONFERENCE ROOM #3
300 Seminary Avenue, Ukiah, CA 95482**

Virtual Meeting Link: <https://us06web.zoom.us/j/81047660551>

**September 25, 2025
3:00 p.m.**

1. CALL TO ORDER

The Design Review Board met at a Regular Meeting on September 25, 2025, having been legally noticed on September 18, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/81047660551>. Chair Akin called the meeting to order at 3:09 p.m.

2. ROLL CALL

Roll was taken with the following **Board Members Present:** Ronald J. Meaux, Kali Gordon, and Lorena Akin. **Board Members Absent:** Williams Hawkes and Tom Liden. **Staff Present:** Katherine Schaefer, Planning Manager; and Kristine Lawler, City Clerk.

CHAIR AKIN PRESIDING.

3. CORRESPONDENCE

No correspondence was received.

4. APPROVAL OF MINUTES

a. Approval of the March 27, 2025 - Regular Meeting Minutes.

Motion/Second: Meaux/Gordon to approve the Regular Meeting Minutes of March 27, 2025. Motion **carried** by the following roll call votes: AYES: Meaux, Gordon, and Akin. NOES: None. ABSENT: Hawkes and Liden. ABSTAIN: None.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received.

6. NEW BUSINESS

a. Evaluate a Minor Site Development Permit for a Remodel at 1201 Airport Park Boulevard (APN 180-080-41), Including Interior and Exterior Updates Within the Existing Building Footprint and Use of Previously Approved Signage for Continued Restaurant Use.

Presenter: Katherine Schaefer, Planning Manager.

Applicant Comment: Peyman Kohanbash, Rodeo Builders.

Motion/Second: Meaux/Akin to recommend and refer the project to the Zoning Administrator. Motion **carried** by the following roll call votes: AYES: Meaux, Gordon, and Akin. NOES: None. ABSENT: Hawkes and Liden. ABSTAIN: None.

7. MATTERS FROM THE COMMISSION

No matters were presented.

8. MATTERS FROM STAFF

Presenter: Katherine Schaefer, Planning Manager.

Agenda Item 6a Applicant Comment: Peyman Kohanbash, Rodeo Builders.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 3:27 p.m.

Kristine Lawler, City Clerk

DRAFT

TO: Design Review Board

FROM: Jesse Davis, Chief Planning Manager

DATE: October 23, 2025

SUBJECT: Request for review and recommendation to the Planning Commission for a Major Site Development Permit, Major Use Permit, and Lot Merger for a Conversion of an Existing Building into an 'Urgent Care and Administration Office' at 1240 Airport Park Boulevard (APNs 180-080-74 & 180-080-75). File No. 25-0011; Permit No. PA25-000019.

I. DESIGN REVIEW BOARD BACKGROUND

The City of Ukiah Design Review Board (DRB) serves as an advisory body to the Zoning Administrator and the Planning Commission on Use and Site Development Permits. The DRB reviews proposed Site Development Permit applications, Planned Development applications, and precise development plans. The Board's function is to work with staff and applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines. Specifically, the Board makes recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting, and other aspects of urban design.

In the case of Major Use Permits (MaUPs) and Major Site Development Permits (SDPs), the DRB reviews the project and provides a recommendation to the Planning Commission, which is the final approval authority for these permits. For lot mergers, the City Engineer will separately evaluate the request if it is approved by the Planning Commission.

II. PROJECT SUMMARY

Project Description:

As described in Attachment 1, Mendocino Community Health Clinic (MCHC) proposes to convert the existing ±7,129-square-foot structure at 1240 Airport Park Boulevard into an 'Urgent Care and Administrative Office'. The project includes a 'Lot Merger' to combine two parcels (APNs 180-080-74 and 180-080-75) into one legal lot. The remodeled ground floor will accommodate an urgent care clinic with seven exam rooms, imaging services, and support areas designed to meet OSHPD outpatient clinic requirements. A mezzanine second floor, constructed within the existing structural shell, will provide administrative offices, staff support areas, and a conference room. The completed building will total approximately 14,144 square feet of floor area (±7,186 sq. ft. on the first floor and ±6,958 sq. ft. on the second floor).

To maintain the building's current height, the Applicant proposes placing mechanical and selected electrical equipment in a secure exterior yard behind the building, where it will be well-screened from the commercial frontage. Planned site improvements include a new public entrance from Airport Park Boulevard, upgraded pedestrian facilities, a rear staff entrance with

an outdoor area, reconfigured parking with a designated patient loading zone, and landscaping that preserves existing trees and integrates the parcel with adjacent commercial properties.

The Applicant also request reduced off-street parking, consistent with Airport Industrial Park Planned Development regulations.

Project Description Update (October 3, 2025)

Based on feedback from various public agencies (Attachment 2), the following considerations were discussed with the applicant.

- **Great Redwood Trail Access:** Given site constraints and access limitations, alternative access to the Great Redwood Trail, likely through the Panda Express access point, appears most appropriate. Site updates for bicycle parking, storage, and related improvements to support use of the trail by employees and clients are required to meet Airport Industrial Park standards.
- **Ambulance Access and Vehicle Circulation:** Additional review is needed regarding circulation patterns for ambulance, delivery, and other large vehicles to ensure adequate maneuvering and turnaround capability on site. Cross-parcel linkages consistent with the Mixed-Use designation were encouraged.
- **Shade Structures and Solar Installations:** Staff noted that roof-mounted and parking lot solar panels are feasible, and larger structures along Airport Park Boulevard include substantial rooftop PV installations. Given the site's location, typical flight paths, and existing mature tree coverage, significant glare impacts are not expected. Glare considerations along with noise will be addressed through a conditioned avigation easement.
- **Signage and Landscaping:** Staff noted that post lot-merger increased signage would be allowed under Ukiah Municipal Code, including directional signage. Adjusting frontage landscaping to maintain visibility is appropriate for the proposed use, with any additional increases deferred to the discretion of hearing bodies.

Site Background: The existing structure at 1240 Airport Park Boulevard was originally constructed in 1992 to serve as a storage and administrative facility for the U.S. Geological Survey (USGS). It is a steel-frame building with insulated concrete tilt-up panels. The building was later expanded when it was converted for use as a veterinary office. Most recently, the site served as the headquarters and warehouse for United Disaster Relief.

Project Location: The project site is located at 1240 Airport Park Boulevard and is identified as Assessor's Parcel Numbers (APNs) 180-080-74 and 180-080-75. The parcels were created through Minor Subdivision 05-22, approved by the Ukiah City Engineer in 2005, which subdivided a 1.25-acre parcel into two smaller parcels.

The site is partially developed, with the rear parcel containing an existing ±7,129-square-foot structure. The front parcel remains vacant and currently lacks sidewalk improvements and landscaping. The property lies within the Airport Industrial Park and is characterized by

generally flat terrain, with a moderate grade change along the western edge adjacent to the former rail corridor. Mature redwood trees and existing landscaped areas provide screening for the developed rear parking lot.

Surrounding development primarily consists of large-format retail and commercial uses, including restaurants. While the parcels to the north and south have been developed, the subject frontage remains largely undeveloped aside from a previously used pet run area. Unlike adjacent properties, the frontage has not been improved in a manner consistent with the Airport Park Boulevard commercial design standards.

Vehicular access is currently provided from Airport Park Boulevard, with additional encroachment and circulation improvements proposed as part of the current project review.

III. PROJECT ANALYSIS

The proposed Major Site Development Permit, Major Use Permit, and Lot Merger is evaluated against the planning framework established by the Ukiah 2040 General Plan the Airport Industrial Park Planned Development (AIP-PD) Ordinance No. 1213, as well as the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP).

General Plan Consistency: The General Plan emphasizes distinctive, high-quality commercial building design and site planning and requires that new developments contribute to the overall attractiveness of the community through appropriate site design, architecture, and landscaping. To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling. The project aligns with the UKGP's goals concerning commercial and service-oriented growth. Goal LU-4 explicitly aims "To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live" The proposed use, which encompasses an Urgent Care Clinic (service) and Administrative Office (professional office), directly contributes to the provision of necessary services and jobs, supporting this objective. Furthermore, the General Plan promotes the implementation of high standards for physical development, including Goal LU-11, which focuses on ensuring high-quality site planning, landscaping, and architectural design for all new construction, renovations, and additions in the city. The project, which involves redeveloping the existing structure, adding a mezzanine second floor, and planned site improvements, must demonstrate high-quality design that integrates well with the area.

Airport Industrial Park Planned Development (AIP-PD) Consistency: The AIP-PD, updated and revised in 2021, provides the regulatory framework for development within the Airport Industrial Park, covering land uses, development standards, and design guidelines.

Architectural Design and Building Bulk

Buildings situated along Airport Park Boulevard are subject to a higher design and site planning standard due to their visibility. Design guidelines require ample variety, creativity, and articulation to avoid a monotonous or box-like appearance. All four building elevations would need to incorporate architectural design requirements in a reasonable and feasible manner.

- **Building Height/Bulk:** Buildings shall be limited in height, bulk, and mass. The development includes constructing a mezzanine second floor within the existing structural shell and minor expansion for a hydraulic elevator structure. No substantial

changes or modifications to height and bulk are requested, as landscaping and connectivity will be the primary exterior considerations.

- Aesthetics/Colors: Dominant building colors must be subdued and earth tone in nature, and compatible with adjoining buildings, explicitly prohibiting strong or loud colors. Exterior modifications must complement and harmonize with the design of the existing structure and surrounding developments.

Site Planning, Landscaping, and Pedestrian Orientation

The AIP-PD encourages high-quality site planning with ample landscaping, strategic open areas, pedestrian walkways, and attractive architecture, prioritizing hidden parking and practical functionality.

- Pedestrian Facilities: Pedestrian walkways must directly and safely link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. Lots with frontages along primary streets require a 5-foot wide meandering sidewalk located within the required front setback. Staff requires the pathway connection from Airport Park Blvd to the building to be meandering in design, similar to infrastructure in front of adjacent business.
- Landscaping: A comprehensive landscape plan is required for review. Existing mature landscaping should be preserved wherever possible and a total landscaping coverage of 23% is indicated in Attachment 1.
- Parking and Access: The AIP-PD generally requires most parking to be located away from the Airport Park Boulevard frontage. The applicant is requesting approval for a reduction in off-street parking.

Parking Requirements

Health Facilities: 7,129 sq. ft. ÷ 200 = 36 spaces required

Medical Office Space: 6,962 sq. ft. ÷ 250 = 28 spaces required

Total Required: 64 parking spaces

Total Provided: 48 parking spaces

The proposed parking count is 16 spaces below the requirement. This reduction reflects the constraints of balancing required setbacks, building placement, landscape areas, and circulation improvements within the site. As promoted in the Mixed-Use/Industrial designation, Staff support cross-parcel circulation with adjacent lots, which allows vehicle access across the rear of the property and connects to Airport Park Boulevard via existing public accessways. Landscape buffers and internal circulation routes have been incorporated to maintain visual quality and functionality.

- Pedestrian/Bicycle: Bicycle parking facilities are required near building entrances. Staff encourages the inclusion of bicycle parking, storage, and related improvements to support the use of the adjacent Great Redwood Trail (GRT) by employees and clients.

Signage

A detailed and finalized sign program is required for all proposed development projects and will be conditioned as part of Site Development and Use Permit approval. The Applicant has not indicate that a request in signage beyond the zoning allowances for the parcel is contemplated.

Sustainability and Solar

The AIP-PD encourages buildings to be shaped and oriented to take advantage of passive solar energy and solar collection. Solar heating equipment should be unobtrusive and preferably integrated flush with the roof design. Staff noted that roof-mounted and parking lot solar panels are feasible, and solar carports may be considered toward shade coverage requirements.

III. SITE DEVELOPMENT PERMIT FINDINGS

The project involves new construction (mezzanine, elevator structure, etc.) and substantial exterior modification to an existing structure and site, requiring a Major Site Development Permit. Approval requires specific findings (per UCC §9263E and AIP-PD requirements). Staff analysis for the required findings is presented below, drawing on the project information and applicable codes.

Table 1: Project Consistency - Site Development Permit Findings	
Site Development Permit Findings	Staff Analysis
The proposal is consistent with the goals, objectives, and policies of the City General Plan.	Consistent. The site is designated Mixed Use: AIP-PD. The project converts and expands an existing building for use as an Urgent Care Clinic and Administrative Office, which is allowed with a Use Permit in the Light Manufacturing/Mixed-Use zone. The proposal supports General Plan goals encouraging high-quality design and diverse employment opportunities and aligns with UKIALUCP criteria for Zones 5 and 6. This request is consistent with Policy PFS-12.7, which dictates that the City “shall support the continued phased development of the Great Redwood Trail through and beyond the city limits.” Furthermore, will be required to maintain efficient and updated standards for bicycle parking, as echoed in MOB-1.10 to reduce reliance on automobiles.
The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.	Conditional Consistency. The project expands the structure from approximately 7,129 to 14,144 square feet, increasing site activity and circulation; however, the footprint and overall developed area remain largely unchanged. Circulation will be consistent with the intent of the Mixed Use/Industrial district once additional access considerations for ambulance movement are addressed. Given the site’s proximity to the Great Redwood Trail, the inclusion of bicycle infrastructure, signage, and connectivity improvements is encouraged. Regardless, the project is required to comply with bicycle standards as identified in the AIP-PD.
The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a	Conditional Consistency. The applicant proposes a reduced parking consistent with operational needs. Final plans must confirm adequate patient loading, staff parking, and ADA access without impeding

<p>hazardous or inconvenient condition to adjacent or surrounding uses.</p>	<p>circulation. Striping, signage, and internal drive aisle configuration will be reviewed for compliance with safety standards. Existing parking is located to the rear of the structure, while proposed parking will be developed on the undeveloped lot in front of the existing structure. This additional parking will complement existing circulation patterns, particularly if additional connectivity is facilitated across parcels.</p>
<p>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.</p>	<p>Conditional Consistency. The site will be upgraded with new frontage and perimeter landscaping consistent with AIP-PD standards. Landscaping already provides effective screening for rear parking areas and ground-mounted mechanical equipment. Final plans will confirm compliance with landscaping and irrigation requirements.</p>
<p>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.</p>	<p>Conditional Consistency. The mezzanine addition remains within the existing footprint and below height limits, minimizing mass and design impacts. Updated facade, natural screening, and downcast lighting will maintain light, air, and visual compatibility with surrounding development.</p>
<p>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.</p>	<p>Conditional Consistency. The property is within the Light Manufacturing/Mixed-Use zone of the AIP-PD and surrounded by commercial uses. While the Urgent Care increases operational intensity, compliance with airport noise standards and limits on exterior lighting will ensure compatibility with potential nearby residential uses. Given the restaurant and other commercial uses nearby, this adaptive reuse will provide additional traffic and use of the corridor.</p>
<p>The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.</p>	<p>Consistent: The site is previously developed and contains no sensitive natural features. Existing mature trees along the western boundary will be retained and integrated into the new landscape plan as feasible, but only limited removal or trimming is requested as part of the landscape plan in Attachment 1.</p>
<p>There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.</p>	<p>Conditional Consistency. There is sufficient variety, creativity, and articulation to the existing architecture and proposed design changes modernize the external appearance. The upgraded design includes new glazing, varied materials, and architectural detailing on all elevations consistent with Airport Park Boulevard standards. The development and integration of the currently undeveloped front parcel will represent a substantial visual and functional improvement to the Airport Park Boulevard corridor, enhancing the overall continuity and quality of the district's built environment.</p>

IV. ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities) (a). This exemption is applicable to minor interior or exterior alterations of existing commercial structures within an urbanized area.

V. STAFF REQUEST

Staff requests that the Design Review Board evaluate the MCHC Urgent Care & Administration Building project for consistency with applicable zoning standards, land use objectives, and the discretionary Site Development Permit findings conveyed above. The DRB should focus its review on the architectural articulation of the expanded structure, the quality and extent of the revised landscaping and pedestrian facilities, the screening design for the new mechanical equipment, and the overall compatibility of the site plan with the AIP-PD's vision for high-quality development.

The Board is requested to provide a recommendation to the Planning Commission regarding the approval, conditional approval, or denial of the Major Use Permit, Site Development Permit & Lot Merger application.

ATTACHMENTS

1. Application Materials: Project Description; Plot Plan, Sign Plan, Demolition Plan, Existing and Proposed Floor/Ceiling Plans, Architectural Details & Elevations
2. Agency Comments and Correspondence



September 3, 2025

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

Re: 1240 Airport Park Boulevard: MCHC Urgent Care & Administration Building – Project Description

To Whom it May Concern:

The two parcels at 1240 Airport Park Boulevard in Ukiah, APN: 180-080-74 and 180-080-75, was purchased by the Mendocino Community Health Clinic, Health Centers for the purpose of converting it to a new Urgent Care at ground level and building a second mezzanine level for the purposes of housing their administrative offices. The original building was built as a steel pre-fab building with partial height concrete tilt-up exteriors walls, a 20'-0" single-story building, and laid out and operated as a veterinary clinic.

Previous discussions with the City of Ukiah Planning Division have directed MCHC to perform a lot merger, to combine the two parcels. A Conditional Use Permit will also be required for the planning approval, due to the change of use from a veterinary clinic to a health care and office facility – Urgent Care and Administrative Offices.

Site evaluations and analysis of the existing conditions, by the architect and engineering team, have confirmed the as-built conditions of the building. We are proposing the addition of a second floor, within the 20'-0" floor-to-floor interior space, as well as a main public Urgent Care entry towards Airport Park Boulevard and a rear staff and administrative entrance and outdoor patio space towards the West and "back-side" of the parcel. The site has been designed to best fit the most parking, provide a patient loading zone, and still maintain the natural landscape, trees, and shrubs.

The first floor will provide a 7-exam room urgent care facility which will provide imaging services, support spaces for medical staff, and abide by the required OSHPD 3 code requirements. The second floor will contain a large conference room, multiple enclosed and open office workstations, as well as staff support spaces.

In an effort, to maintain the overall current height of the building, we are proposing to place the mechanical and exterior compatible electrical equipment in an exterior secure mechanical yard. To place mechanical units on the rooftop would require very tall screens (11'-0" + tall) to provide visual aesthetics and a great deal of additional structural supports.

Additionally, MCHC is considering ways to implement alternative energies, into the project, and will wish to build-in as much green and clean energy design as possible – solar panels, including parking solar



Community Development Department - Planning Division
MCHC Urgent Care & Administrative Building
August 29, 2025

shade structures would be requested for consideration, as well as potential battery storage. The options for this layout are currently being evaluated by a green energy consultant.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Kile Campbell".

Kile Campbell
Associate
HY Architects



City of Ukiah

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

Planning Permit Application

PROJECT NAME: MCHC Urgent Care & Administration Building					
PROJECT ADDRESS/CROSS STREETS: 1240 Airport Park Boulevard, Ukiah, CA 95482				AP NUMBER(S): 180-080-74 and 180-080-75	
APPLICANT/AUTHORIZED AGENT: Kile Campbell, HYA		PHONE NO: (530)758-1270	FAX NO: N/A	E-MAIL ADDRESS: kcampbell@hy-arch.com	
APPLICANT/AUTHORIZED AGENT ADDRESS: 4602 2nd Street, Suite 3			CITY: Davis	STATE/ZIP: CA, 95618	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Mendocino Community Health Clinic		PHONE NO: (707)472-4620	FAX NO: N/A	E-MAIL ADDRESS: TWilliams@mchcinc.org	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 333 Laws Avenue			CITY: Ukiah	STATE/ZIP: CA, 95482	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING – PLANNED DISTRICT 100.0800.611.001	\$	<input checked="" type="checkbox"/> USE PERMIT – AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT – MAJOR 100.0400.449.001	\$
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input checked="" type="checkbox"/> SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT – MINOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	<input type="checkbox"/> VARIANCE – MAJOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$	<input type="checkbox"/> VARIANCE – MINOR 100.0400.449.001	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	<input type="checkbox"/> ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	<input type="checkbox"/> REZONING 100.0800.611.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input type="checkbox"/> OTHER	\$	<input type="checkbox"/> OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$ 3000	FILING DATE:	09/05/2025
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$	TOTAL AMOUNT PAID: \$	3000
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$ Cost Recovery	RECEIPT NUMBER:	
APPLICATION NUMBER(S): 25-001114					

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
<input checked="" type="checkbox"/> Office (business/professional)	Admin offices for MCHC	6,949 SF	
<input checked="" type="checkbox"/> Office (medical/dental)	Urgent Care Facility	7,205 SF	
<input type="checkbox"/> Retail			
<input type="checkbox"/> Light Industrial			
<input type="checkbox"/> Residential			
<input type="checkbox"/> Other:			
Operating Characteristics			
Days and Hours of Operation: Not yet determined			
Number of Shifts: Not yet determined		Days and Hours of Shifts: Not yet determined	
Number of Employees/Shift: Not yet determined			
Loading Facilities: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Type/Vehicle Size:	
Deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Type: USPS, UPS, Fedex	Number (day/week/month): 1-4/day
Time(s) of Day: Normal work hours			
Outdoor areas associated with use? (check all that apply)		Sales area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Unloading of deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No		Square Footage:	Square Footage: 150
Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Square Footage:	
Noise Generating Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description: Emergency generator - only on during power outages	

To Be Completed by Staff

General Plan Designation: AIP-PD	Zoning District: Mixed Use	Airport Land Use Designation: Zones 5 & 6
City's Architectural & Historic Inventory: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Age of Building: N/A	Demolition Policy: N/A
Hillside: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Flood Designation FIRM Map: N/A	Flood Designation Floodway Map: N/A
Tree Policies		
General Plan Open Space Conservation <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES GOAL/POLICY #:	Community Forest Management Plan <input type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES GUIDELINE #:	Commercial Development Design Guidelines <input type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #:	
Tree Protection and Enhancement Policy <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES NOTES:	Tree Planting and Maintenance Policy <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES NOTES:	Other: <input checked="" type="checkbox"/>	
Notes		

Submittal Requirements

1. Items marked (X) are required for a complete application unless their deletion is approved by staff.
2. Other information may be required at the discretion of staff in order to fully evaluate the project and/or to conduct required environmental review for the project.
3. Please review the application packet prior to submittal to the City. Application packets that do not include the required materials may not be accepted for processing or may be deemed "Incomplete."

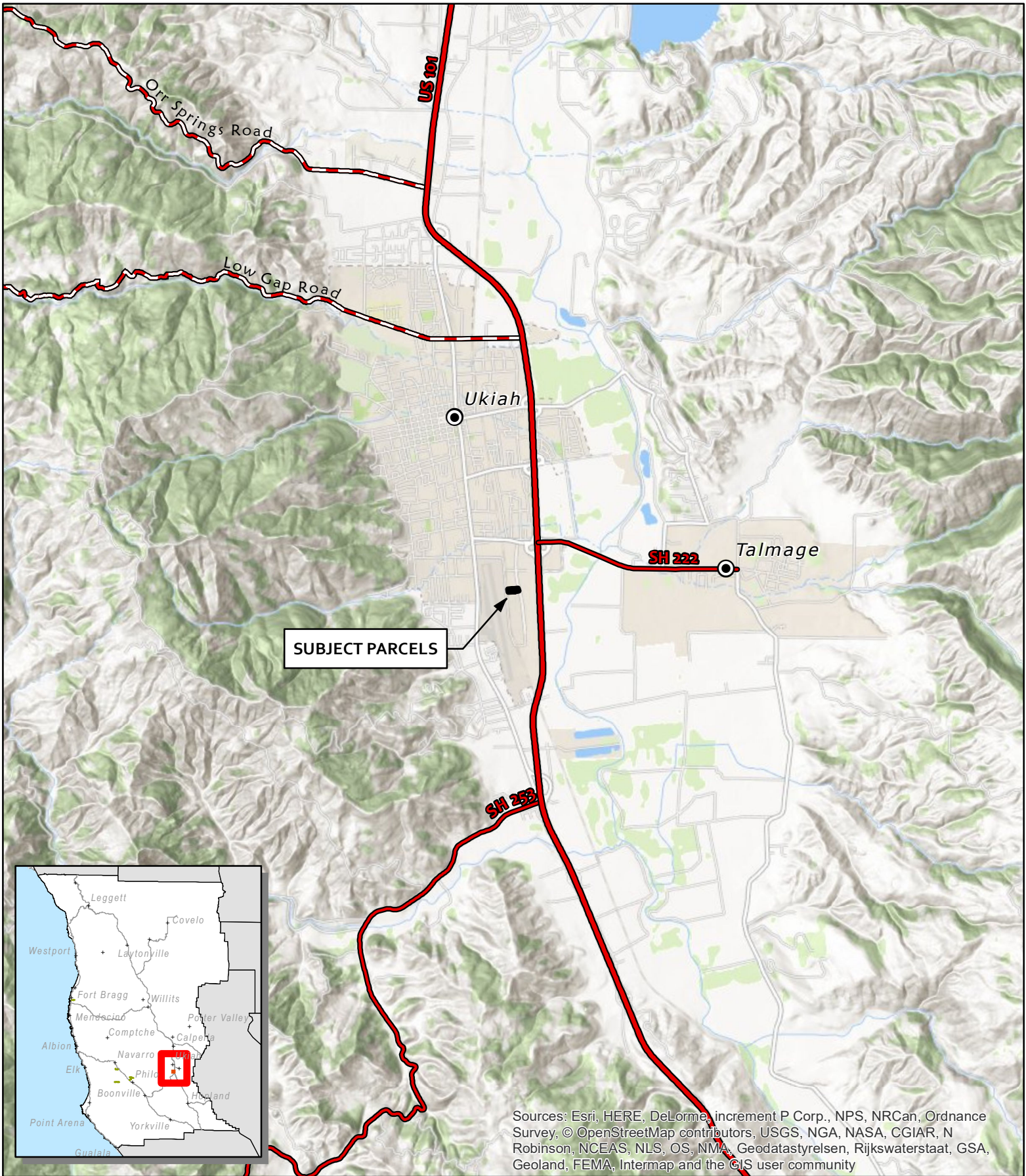
Submittal Document	Application Type								
	LLA/VM	GPA	PRELIM	REZ	REZ-PD	SDP	Sub/TM	UP	VAR
Project Description	X	X	X	X	X	X	X	X	X
Building Elevations (1)			X		X	X		X	X
Floor Plan			X		X	X		X	X
Grading and Drainage Plan and SUSMP (7)					X	X	X		
Landscape Plan (2)			X CONCEPT		X	X			X
Site Plan (3)	X	X	X	X	X	X		X	X
Details – Architectural						X			
Details – Fence					X	X		X	
Details – Sign					X	X		X	
Site Contours (4)					X	X	X		
Street Sections							X		
Tentative Map (6)							X		
Preliminary Title Report	IF REQUESTED			X			X		
Colors & Materials Board			X CONCEPT		X	X			
Number of Plan Sets – Initial Submittal (5)									

- (1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides) and identify materials and colors. One set of colored drawings is required.
- (2) **Landscape Plan.** Plan must show all proposed trees, shrubs, and ground covers. Location, size and species must be indicated.
- (3) **Site Plan.** Must be prepared to scale and include: a north arrow, all property lines, adjoining streets, creeks, ponds, drainage ditches, existing curb, gutter, and sidewalk, existing and proposed buildings (with square footage noted), parking spaces, all existing trees, existing and proposed fences, buildings on adjacent parcels, existing fire hydrants within 600- feet, access and utility easements (with widths), location and width of all easements (access, drainage, utility, etc.) location of existing and proposed trash enclosures, and the percentage of average slope of the property. Site contours may also be required (see table above).
- (4) **Site Contours.** When required, site contours should be indicated on the site plan and grading plan. A separate site contour plan is not required.
- (5) Staff will determine the number of plans needed for the initial submittal. Once the application is complete, the number of plans sets required for the public hearing will be determined by staff. Plans are required to be provided prior to the hearing.
- (6) See Minor Subdivision Submittal Requirements or Major Subdivision Submittal Requirements handout for Tentative Map requirements.
- (7) **SUSMP – Standard Urban Storm Water Mitigation Plan – Required unless specifically exempt (Consult with Public Works Staff)**

LLA – Lot Line Adjustment
 REZ – Rezoning
 TM – Tentative Map
 VAR – Variance

VM-Voluntary Merger
 REZ-PD- Rezoning to Planned Development
 Sub- Subdivision
 UP – Use Permit

Prelim – Preliminary Review
 SDP – Site Development Permit
 GPA- General Plan Amendment



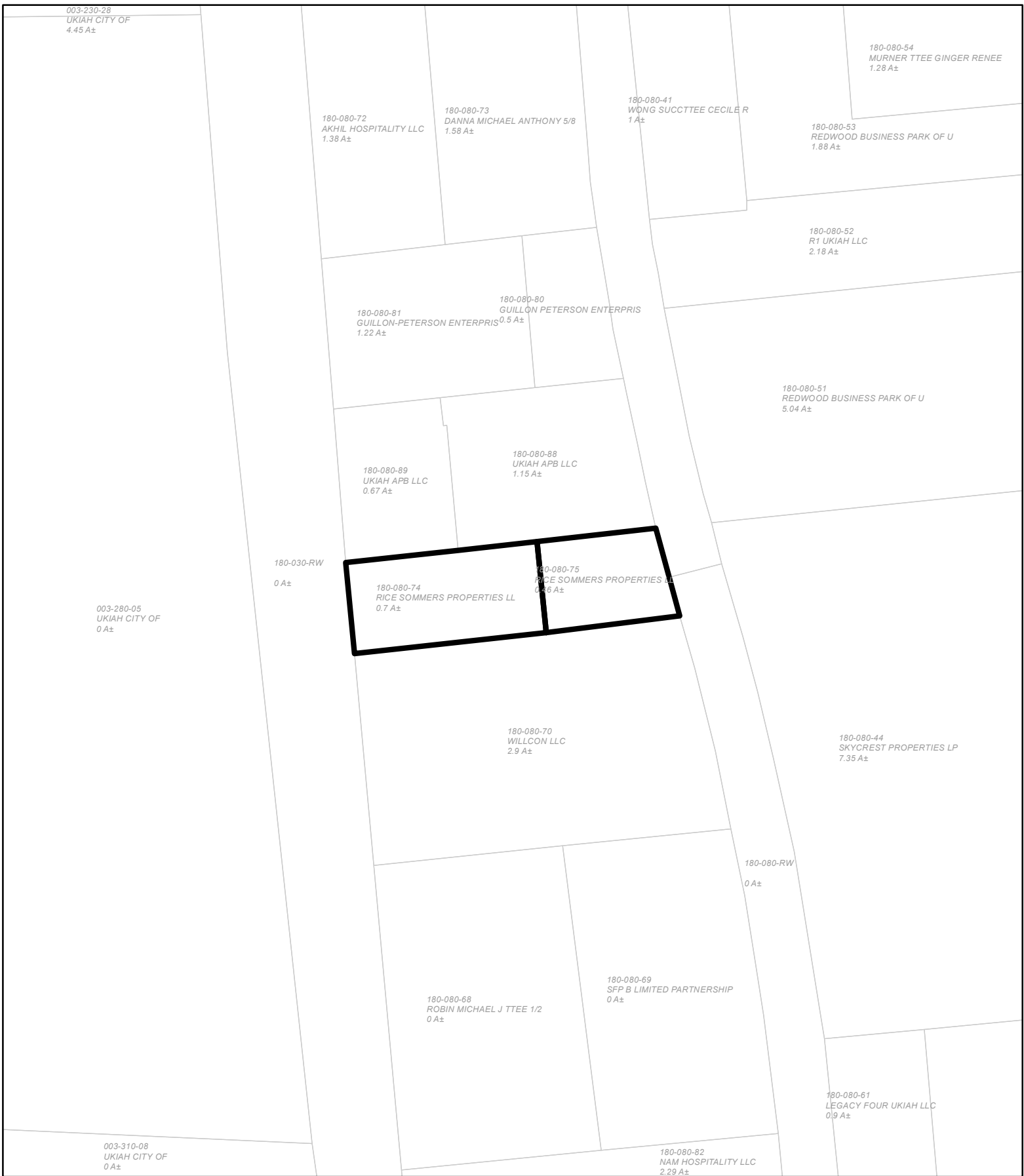
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

1240 AIRPORT PARK BOULEVARD

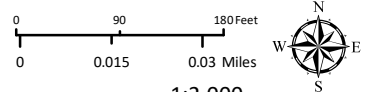
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LOCATION


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

 Assessors Parcels

ADJACENT PARCELS

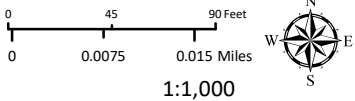
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

-  Public Roads
-  Railroads
-  Assessors Parcels

1240 AIRPORT PARK BOULEVARD









1:1,000

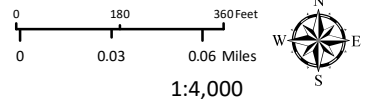
AERIAL IMAGERY

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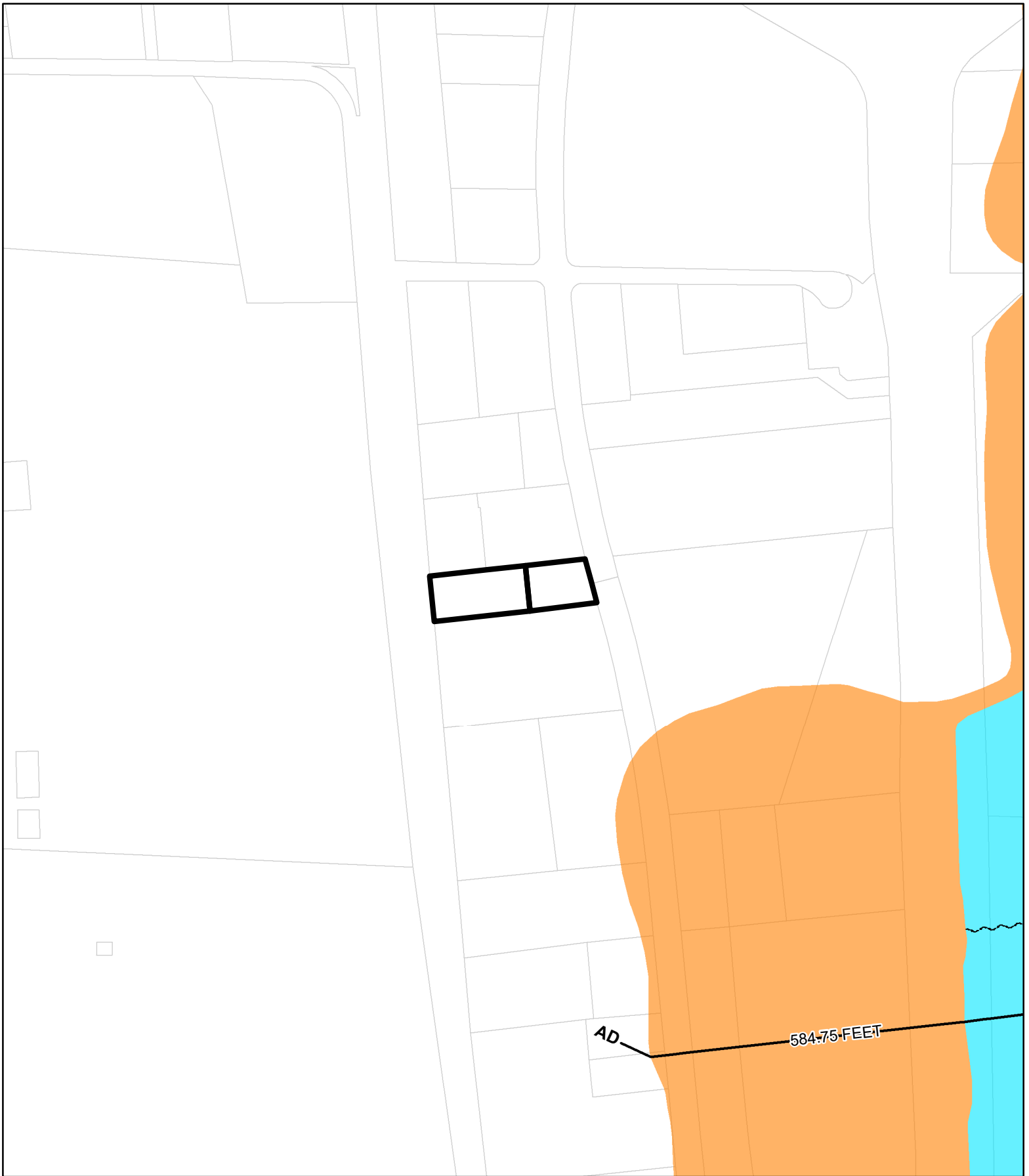
- | | | | |
|--|-------------------|---|---|
|  | Assessors Parcels |  | 3 |
|  | 1 |  | 5 |
|  | 2 |  | 6 |

1240 AIRPORT PARK BOULEVARD



1:4,000
AIRPORT ZONES

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— Cross-Sections

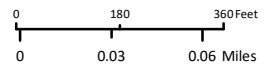
~ Base Flood Elevations

■ 1% Annual Chance Flood Hazard

■ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

□ Assessors Parcels

240 AIRPORT PARK BOULEVARD



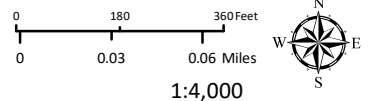
1:4,000


FLOOD ZONES

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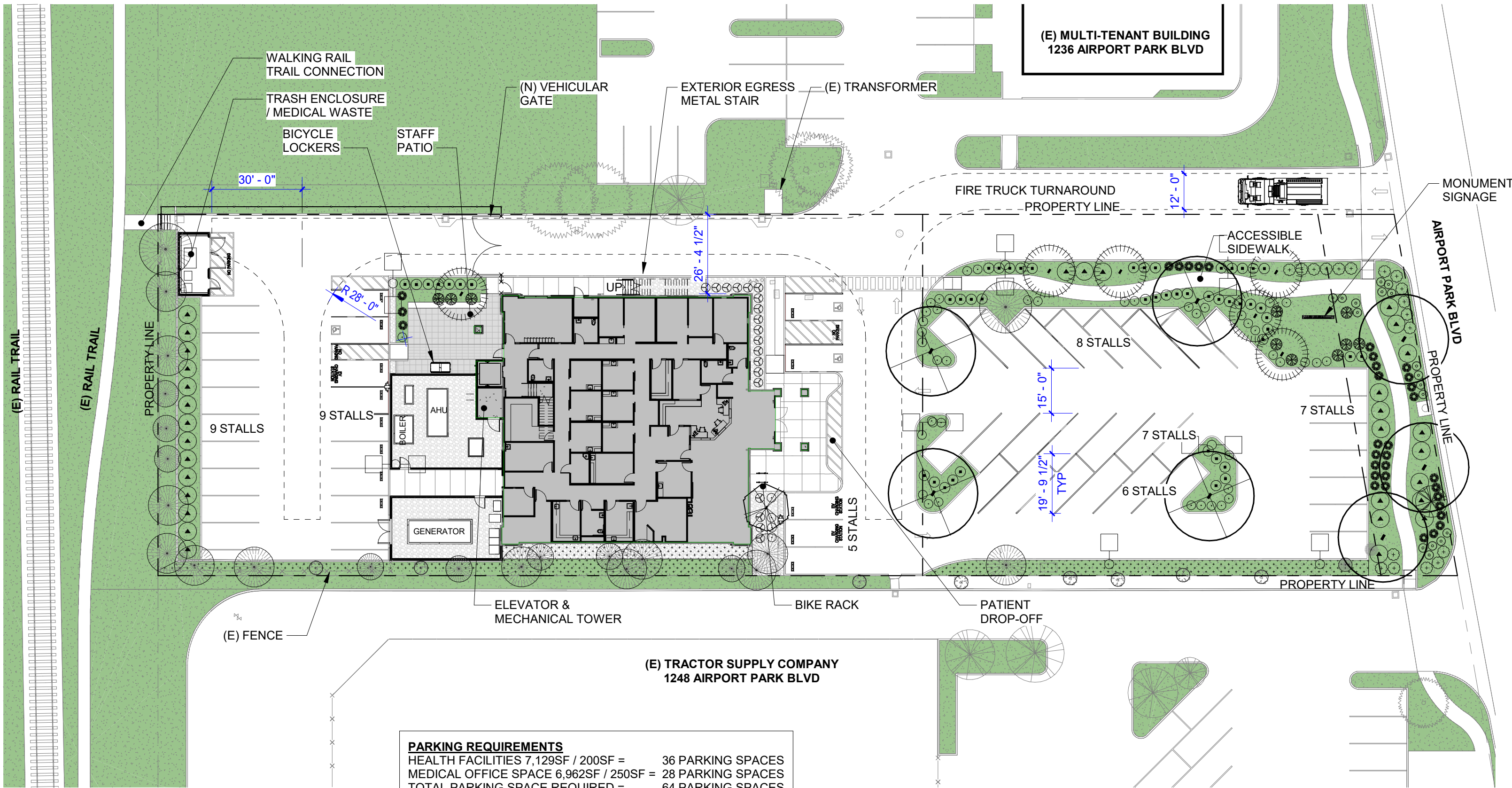
1240 AIRPORT PARK BOULEVARD



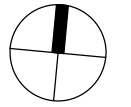
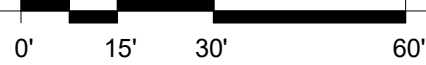
 Assessors Parcels

WILDLAND-URBAN INTERFACE

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PARKING REQUIREMENTS	
HEALTH FACILITIES 7,129SF / 200SF =	36 PARKING SPACES
MEDICAL OFFICE SPACE 6,962SF / 250SF =	28 PARKING SPACES
TOTAL PARKING SPACE REQUIRED =	64 PARKING SPACES
TOTAL PARKING PROVIDED =	48 PARKING SPACES
LANDSCAPING COVERAGE REQUIRED =	20%
LANDSCAPING COVERAGE PROVIDED =	23%



08/29/25

PROPOSED SITE PLAN

Mendocino Community Health Centers

MCHC HEALTH CENTERS

Urgent Care Clinic & Administration Building

1240 Airport Park Blvd Ukiah, CA 95482

APN: 180-080-74 & 180-080-75



Delta	Date	Revisions	By

GENERAL NOTES	APPLICABLE CODES	OWNER	EXISTING CONDITIONS	INDEX OF DRAWINGS
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING CODES LISTED IN "APPLICABLE CODES" AND ALL GOVERNING LOCAL CODES AND REGULATIONS.</p> <p>2. THE OWNER / ARCHITECT HAVE OBTAINED APPROVAL OF THE PRIMARY AUTHORITY HAVING JURISDICTION (CITY BUILDING PERMIT). CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>3. UNLESS STATED OTHERWISE IN THE SPECIFICATIONS, SPECIAL INSPECTION IS REQUIRED FOR SHOP AND FIELD STRUCTURAL WELDING.</p> <p>4. WHERE INCORPORATED IN THE CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF CITY BUILDING PERMIT PRE-APPROVALS FOR PRE-APPROVED ITEMS OR SYSTEMS INCORPORATED INTO THE CONSTRUCTION AND DISTRIBUTE TO OWNER'S REPRESENTATIVE, ARCHITECT AND INSPECTOR.</p> <p>5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS AND WORK DESCRIBED, DEPICTED OR DETAILED WITHIN THESE DOCUMENTS REGARDLESS OF THE LOCATION OF THAT MATERIAL OR WORK WITHIN THE DOCUMENTS OR OMISSION (WHETHER DELIBERATE OR ACCIDENTAL) OF THAT MATERIAL OR WORK BY A SUBCONTRACTOR ON HIS/HER BID.</p> <p>6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONSIDER THESE DOCUMENTS IN THEIR ENTIRETY. DISCREPANCIES OR CONTRADICTIONS BETWEEN PORTIONS OF THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT LEAST 72 HOURS PRIOR TO BID OPENING FOR CLARIFICATION. OTHERWISE, THE MOST RESTRICTIVE REQUIREMENT SHALL BE IN FORCE AT NO ADDITIONAL COST TO THE OWNER.</p> <p>7. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. CONTRACTOR ESTABLISH PROCEDURES TO ASSURE ALL PERSONS ENTERING A POSSIBLY HAZARDOUS AREA, INCLUDING WORKERS, SUBCONTRACTORS, OTHER CONTRACTORS, VISITORS, AND OTHERS ARE AWARE OF APPROPRIATE / REQUIRED SAFETY PROCEDURES. COMPLY WITH LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, INCLUDING OSHA REQUIREMENTS AND WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.</p> <p>8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY FENCING AND GATES, SIGNAGE, SECURITY LIGHTING OR OTHER SECURITY AND CONTROL MEASURES NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND FACILITY USERS UNTIL THE COMPLETION OF THE WORK.</p> <p>9. THE CONTRACTOR IS RESPONSIBLE TO / FOR PROTECTION OF ADJACENT PROPERTY AND SHALL REPAIR AND / OR REPLACE ALL PROPERTY DAMAGED DURING THE COURSE OF THE WORK.</p> <p>10. THE CONTRACTOR SHALL LIMIT HIS / HER ACTIVITY TO THE AREA DESCRIBED WITHIN THE DOCUMENTS UNLESS OTHERWISE PERMITTED BY THE OWNER'S REPRESENTATIVE.</p> <p>11. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY ITEMS DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK. INSTALLATION SHALL MATCH EXISTING IN KIND, QUALITY, AND PERFORMANCE.</p> <p>12. WHERE EXISTING CONSTRUCTION AND FINISHES ARE CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, PERFORMANCE CHARACTERISTICS, AND APPEARANCE.</p> <p>13. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" MEAN CLEAR DIMENSION TO FACE OF FINISH. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND.</p> <p>14. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND. VERIFY DIMENSIONS OF ALL OWNER-FURNISHED ITEMS, INCLUDING FURNITURE AND EQUIPMENT, TO ENSURE PROPER COORDINATION WITH CONSTRUCTION.</p> <p>15. ALL ITEMS IN THESE DRAWINGS ARE NEW UNLESS OTHERWISE NOTED.</p> <p>16. ALL UTILITIES REQUIRED FOR THE CONTINUOUS OPERATION OF ALL OCCUPIED EXISTING FACILITIES SHALL BE MAINTAINED IN SERVICE AT ALL TIMES. ANY SHUT DOWNS FOR NEW CONNECTIONS MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE TWO WEEKS PRIOR TO THE REQUESTED SHUT DOWN.</p> <p>17. COORDINATION WITH OTHER CONTRACTS: IF ANY PART OF THIS CONTRACTOR'S WORK DEPENDS UPON THE WORK OF A SEPARATE CONTRACTOR, THIS CONTRACTOR SHALL INSPECT SUCH OTHER WORK AND PROMPTLY REPORT IN WRITING TO THE OWNER'S REPRESENTATIVE ANY DEFECTS IN SUCH OTHER WORK THAT RENDER IT UNSUITABLE TO RECEIVE THE WORK OF THIS CONTRACTOR. FAILURE OF THIS CONTRACTOR TO SO INSPECT AND REPORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK, EXCEPT AS TO DEFECTS WHICH MAY DEVELOP IN OTHER CONTRACTOR'S WORK AFTER EXECUTION OF THIS CONTRACTOR'S WORK.</p> <p>18. COORDINATION OF SCHEDULE: PORTIONS OF THIS WORK MAY BE REQUIRED TO BE COMPLETED ON SCHEDULE IN ORDER TO AVOID DELAY TO OTHER CONTRACTORS OR OWNERS OPERATIONS. CONTRACTOR SHALL STRICTLY ADHERE TO ESTABLISHED COMPLETION DATES AS DESIGNATED IN THE SPECIFICATIONS AND COORDINATE WORK SCHEDULE WITH THE OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND LIQUIDATED DAMAGES.</p> <p>19. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE, INCLUDING CONSTRUCTION ACCESS AND STORAGE, AND WORK OUTSIDE THE "EXTENT OF WORK" SET FORTH IN THESE DOCUMENTS. THE CONSTRUCTION SCHEDULE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.</p> <p>20. CONSTRUCTION PROCEDURES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.</p> <p>21. DEMOLITION IS NOT NECESSARILY LIMITED TO ONLY WHAT IS SHOWN ON THIS OR OTHER DRAWINGS OR AS OUTLINED IN THE SPECIFICATIONS. THE INTENT IS TO INDICATE GENERAL SCOPE OF DEMOLITION REQUIRED. CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS DEMOLITION, CUTTING AND PATCHING REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.</p> <p>22. ALL ITEMS IDENTIFIED TO BE SALVAGED SHALL BE DELIVERED IN GOOD CONDITION TO A PLACE OF STORAGE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL OTHER ITEMS MUST BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.</p> <p>23. ARCHITECT IS NOT RESPONSIBLE FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. TO THE EXTENT THESE DOCUMENTS RELATE TO SUCH ISSUES, ARCHITECT'S PARTICIPATION IS SOLELY ADMINISTRATIVE WITHOUT ANY RESPONSIBILITY FOR THE CONTENT OR EXECUTION OF SUCH DOCUMENTS.</p> <p>24. DETAIL DRAWINGS WITH REFERENCES TO FIRE-RATED ASSEMBLIES OR CONSTRUCTION WHICH HAVE BEEN TESTED BY UNDERWRITERS LABORATORIES, THE CALIFORNIA BUILDING CODE OR ANY OTHER APPROVED TESTING AGENCY, SHALL BE CONSTRUED TO INCLUDE ALL WORK AND PROCEDURES CONTAINED IN THE REFERENCED ASSEMBLY DESCRIPTION.</p> <p>25. ALL PIPE AND DUCT PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE STOPPED AND SEALED TO MAINTAIN THE REQUIRED RATING.</p> <p>26. CONTRACTOR TO MAINTAIN CONTEMPORANEOUSLY RECORDED "AS-BUILT" INFORMATION OF ALL WORK, WHICH SHALL BE MARKED IN COLOR ON THE DRAWINGS AND SPECIFICATIONS. A SCANNED PDF OF THE "AS-BUILT" DRAWINGS AND SPECIFICATIONS SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE PRIOR TO FINAL APPLICATION FOR PAYMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.</p> <p>27. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AND DUST COVERS ADJACENT TO OCCUPIED AREAS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA. BROOM CLEAN ALL AREAS, INCLUDING SIDEWALKS AND DRIVEWAYS EACH DAY. KEEP DIRT AND DUST TO A MINIMUM.</p> <p>28. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO PUBLIC AND TO OCCUPANTS OF EXISTING BUILDING.</p> <p>29. CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.</p>	<p>ALL WORK PERFORMED UNDER THIS CONTRACT IS TO CONFORM TO THE FOLLOWING CODES AND REGULATIONS:</p> <p>2022 CALIFORNIA BUILDING ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)</p> <p>2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH 2021 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH 2020 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH 2021 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH 2021 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (ENERGY CODE), PART 6, TITLE 24 CCR</p> <p>2022 SAFETY CODE FOR ELEVATORS AND ESCALATORS (ASME A17.1-2019)</p> <p>2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH 2022 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 CCR (2021 IEB CODE AND 2022 CALIFORNIA AMENDMENTS)</p> <p>2022 CALIFORNIA GREEN BUILDING CODE (CALGreen), PART 11, TITLE 24, CCR</p> <p>2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR</p> <p>TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS</p> <p>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN</p> <p>NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS 2022 EDITION NFPA 14 INSTALLATION OF STANDPIPE SYSTEMS 2019 EDITION NFPA 17 STANDARD FOR DRY CHEMICAL EXTINGUISHING SYS. 2021 EDITION NFPA 17A STANDARD FOR WET CHEMICAL SYSTEMS 2021 EDITION NFPA 20 INSTALLATION OF STATIONARY PUMPS 2019 EDITION NFPA 24 INSTALLATION OF PRIVATE FIRE MAINS 2019 EDITION NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2022 EDITION NFPA 80 FIRE DOORS AND OTHER OPENING PROTECTIVES 2019 EDITION NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS 2018 EDITION NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYS 2019 EDITION NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEM 2019 EDITION</p> <p>REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS - 2022 CBC CHAPTER 35 AND 2022 CFC CHAPTER 45</p> <p>THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THE CONTRACT, UNLESS OTHERWISE STATED. NOTHING ON THE DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE LISTED CODES AND REGULATIONS, OR OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS WHICH MAY BE APPLICABLE.</p> <p>COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.</p>	<p>MCHC HEALTH CENTERS</p> <p>333 LAWS AVENUE UKIAH, CA 95482 CONTACT: TIFFANY WILLIAMS</p> <p>TEL: (510) 529-9437 FAX: (510) 529-9437 EMAIL: TWILLIAMS@MCHCINC.ORG</p> <p>333 LAWS AVENUE UKIAH, CA 95482 CONTACT: STEVEN ABRAMSON</p> <p>TEL: (510) 529-9437 FAX: (510) 529-9437 EMAIL: ABRAMOS2024@GMAIL.COM</p> <p>CONSULTANTS</p> <p>ARCHITECT</p> <p>HIBSER YAMAUCHI ARCHITECTS, INC. 4602 2ND STREET, SUITE 3 DAVIS, CA 95618 CONTACT: KILE CAMPBELL</p> <p>TEL: (530) 758-1270 FAX: (530) 758-4789</p> <p>CIVIL / LANDSCAPE</p> <p>SHARRAH DUNLAP SAWYER, INC 6580 LOCKHEED DRIVE REDDING, CA 96002 CONTACT: MIKE DORMER</p> <p>TEL: (530) 221-1792 FAX: (530) 221-8369</p> <p>STRUCTURAL</p> <p>KAM YAN & ASSOCIATES 433 HEGENBERGER ROAD, SUITE 204 OAKLAND, CA 94621 CONTACT: DOUG DENG</p> <p>TEL: (510) 562-0581 FAX: (510) 562-0584</p> <p>MECHANICAL / PLUMBING</p> <p>WESTON & ASSOCIATES 601 UNIVERSITY AVENUE, SUITE 260 SACRAMENTO, CA 95825 CONTACT: ADAM DAVIS</p> <p>TEL: (916) 482-0820</p> <p>ELECTRICAL / COMMUNICATIONS</p> <p>EDGE ELECTRICAL CONSULTING 400 R STREET, SUITE 333 SACRAMENTO, CA 95811 CONTACT: DONNY LEE</p> <p>TEL: (916) 256-2460 FAX: (510) 775-3836</p>	<p>1. TYPE OF EXISTING CONSTRUCTION : III-B</p> <p>1. TYPE OF EXISTING CONSTRUCTION : III-B</p> <p>2. EXISTING NUMBER OF FLOORS : 1</p> <p>3. NEW NUMBER OF FLOORS : 2</p> <p>4. FULLY SPRINKLERED BUILDING : NONE</p> <p>5. EXISTING OCCUPANCY GROUP : B</p> <p>6. NEW OCCUPANCY GROUP : B</p> <p>7. AREA OF WORK : 14,144 SF</p>	<p>A0.01 TITLE SHEET</p> <p>A1.02 SITE PLAN</p> <p>C1 PRELIMINARY GRADING & DRAINAGE SHEET</p> <p>C2 PRELIMINARY UTILITY SHEET</p> <p>L1 PLANTING PLAN</p> <p>E1.01 OVERALL SITE PLAN - ELECTRICAL</p> <p>E1.02 OVERALL SITE PLAN - PHOTOMETRIC</p> <p>A2.02 OVERALL FIRST FLOOR PLAN - REMODEL</p> <p>A2.03 OVERALL SECOND FLOOR PLAN - REMODEL</p> <p>A3.01 EXTERIOR ELEVATIONS</p> <p>A3.02 EXTERIOR ELEVATIONS</p> <p>A3.03 BUILDING SECTIONS</p> <p>A8.01 EXTERIOR DETAILS - SITE</p> <p>A3.04 EXTERIOR PERSPECTIVE RENDERINGS</p> <p>A3.05 WALL SECTIONS & DETAILS</p>

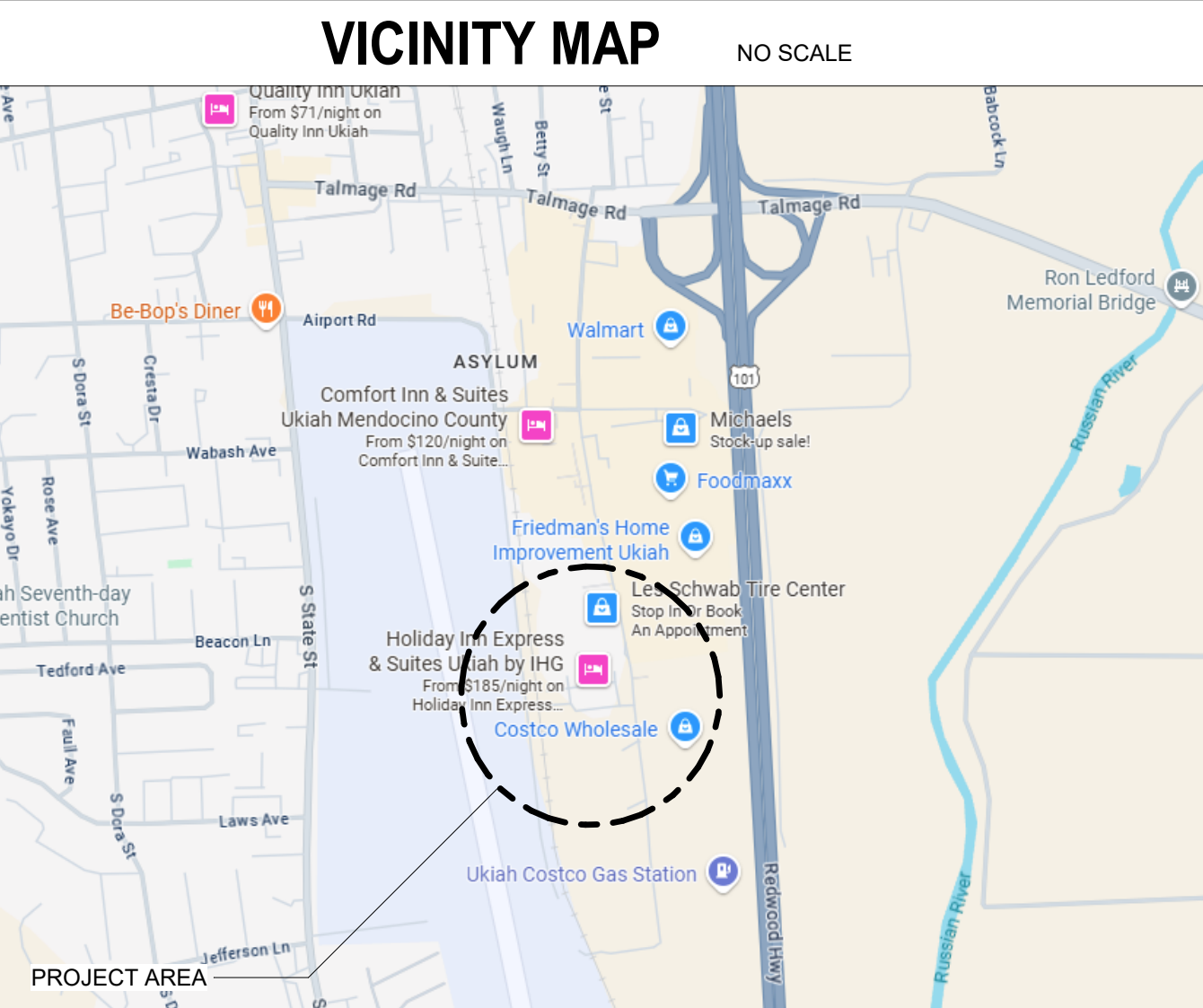
NOT FOR CONSTRUCTION

PLANNING PACKAGE

AGENCY APPROVAL

SCOPE OF WORK

CONVERT EXISTING 7,129 SF VETERINARIAN CLINIC BUILDING INTO MENDOCINO COMMUNITY HEALTH CENTERS NEW URGENT CARE AND ADMINISTRATIVE BUILDING.



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HY HIBSER YAMAUCHI Architects, Inc.
4602 2nd Street, Suite 3
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic & Administration Building

Sheet Title
TITLE SHEET

Client Project Number:	Sheet
Scale: 12" = 1'-0"	A0.01
Drawn By: Author	
Checked By: Checker	
Issue Date: 09.08.2025	
Revit Version: 2023	Sheet 1 of 200

LANDSCAPE PLANTS



*SEE LANDSCAPE DRAWING FOR MORE INFORMATION

PARKING ANALYSIS

PARKING SPACES PROVIDED:
 MEDICAL CLINIC (1 PARKING SPACE PER 200 SF) 51 PARKING SPACES
 7,197 SF / 200 = 36 PARKING SPACES
 OFFICE (1 PARKING SPACE PER 250 SF) 28 PARKING SPACES
 6,958 SF / 250 = 28 PARKING SPACES
TOTAL REQUIRED PARKING SPACE: 64 PARKING SPACES
 PARKING SPACES PROVIDED TO REQ'D: 51/64 SPACES

REQUIRED ACCESSIBLE PARKING SPACES: 3 PARKING SPACES
 (51 TO 75 - PER CBC 11B-28.2)

REQUIRED CLEAN-AIR VEHICLE PARKING SPACE: 3 EVCS WITH EVSE 13 EVCS
 (51 TO 75 - PER CGBSC 5.106.5.3)

REQUIRED BICYCLE PARKING (PER CGBSC 5.106.4): 4
 SHORT TERM (5% OF REQUIRED PARKING);
 LONG TERM (5% OF REQUIRED PARKING);

EMERGENCY VEHICLE FIRE LANE: 12' - 0" WIDE

TOTAL AREA OF PARKING: 23,629 SF

BUILDING INFORMATION

ADDRESS: 1248 AIRPORT PARK BLVD UKIAH, CA
 1246 AIRPORT PARK BLVD UKIAH, CA

PARCEL NUMBER: 180-08-074
 180-08-075

ZONE: PLANNING DEVELOPMENT COMBINING (PD-COMMERCIAL)

LOT AREA: 50,537 ± SF / 1.16 ACRES

BUILDING COVERAGE: 6,958 SF (14%)

LANDSCAPE COVERAGE: 10,107 SF (10%)

EXISTING FLOOR AREA: 7,000 SF

FIRST FLOOR AREA: 7,188 SF
SECOND FLOOR AREA: 6,958 SF
TOTAL FLOOR AREA: 14,144 SF

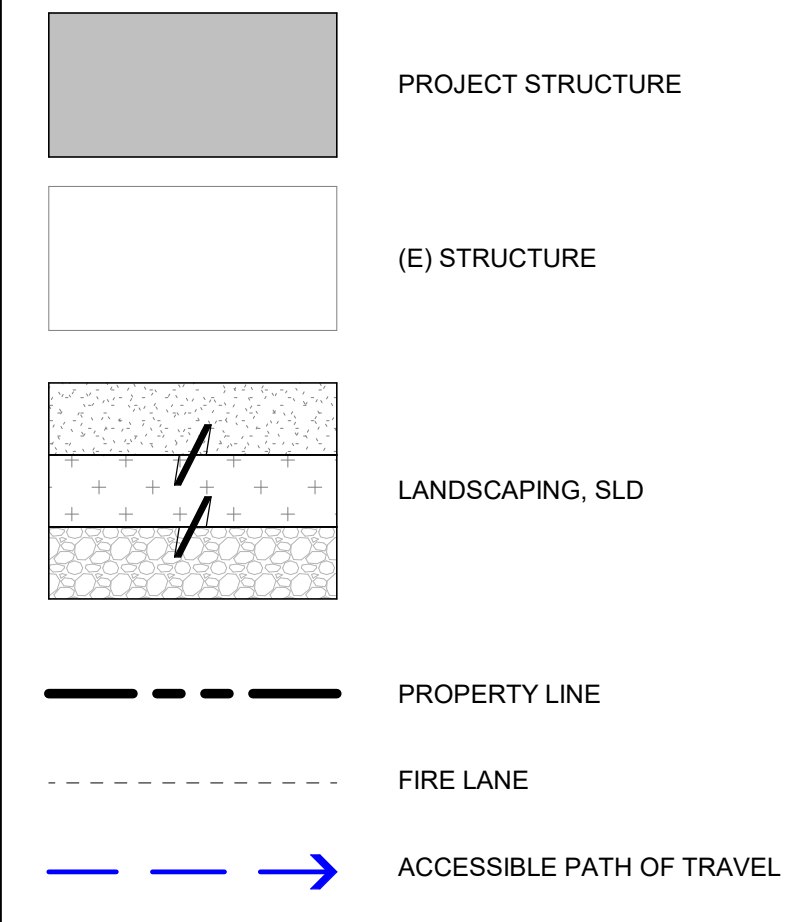
CONSTRUCTION TYPE: III-B

BUILDING HEIGHT: 36' - 4"

OCCUPANCY TYPE: B

FIRE PROTECTION: FULLY SPRINKLER AND FIRE ALARM SYSTEM

LEGEND



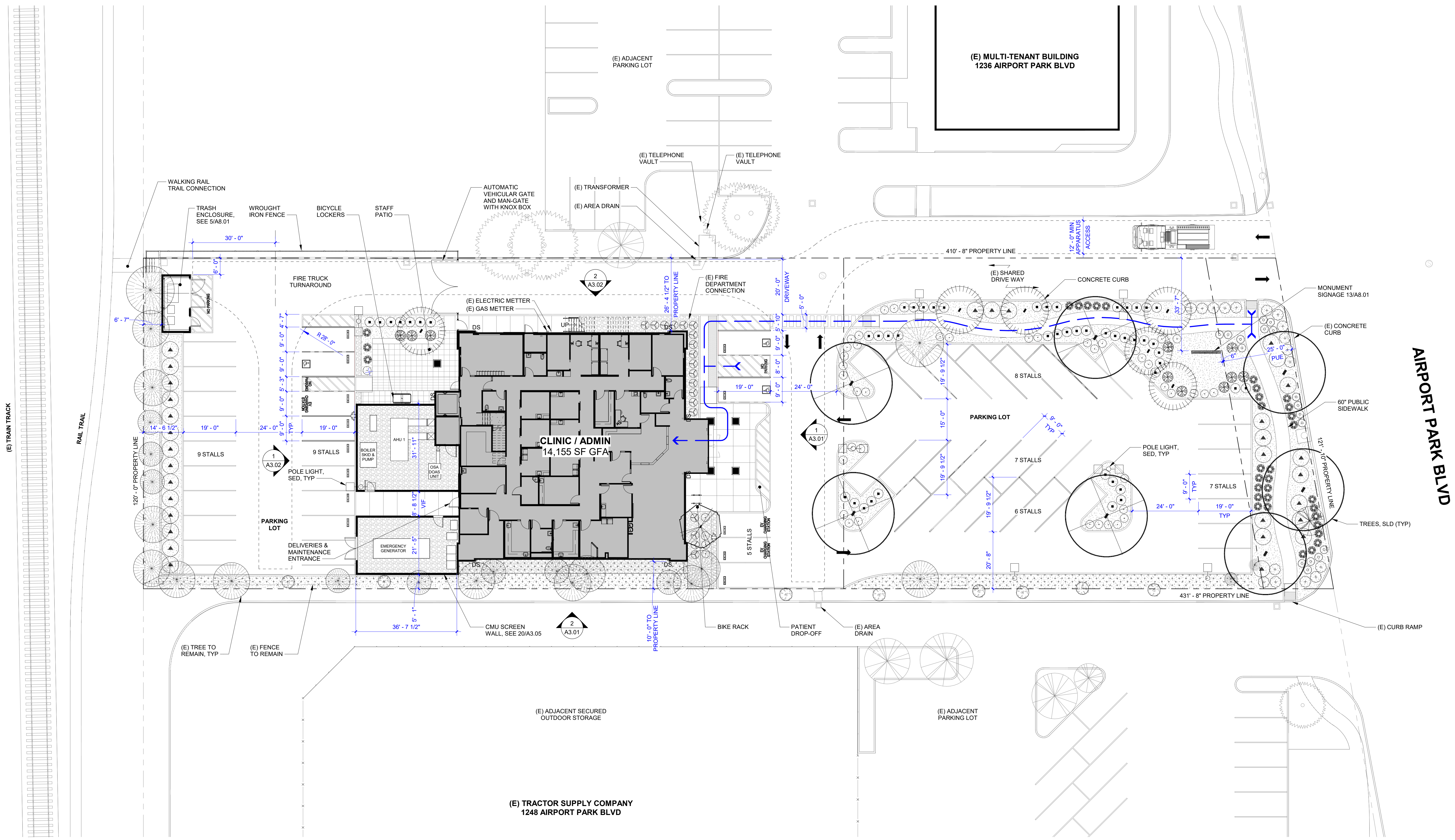
PLANNING GENERAL NOTES

- ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. VERIFY SLOPE W/ 24" SMART LEVEL.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60".
- REFER TO C, E, & L SERIES SHEETS FOR ADDITIONAL INFORMATION.



Revisions	Delta	Date	Revisions	By

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1 SITE PLAN
 1/16" = 1'-0"

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HY Architects Project number: 6257

Facility
 MCHC HEALTH CENTERS
 1240 Airport Park Blvd Ukiah, CA 95482

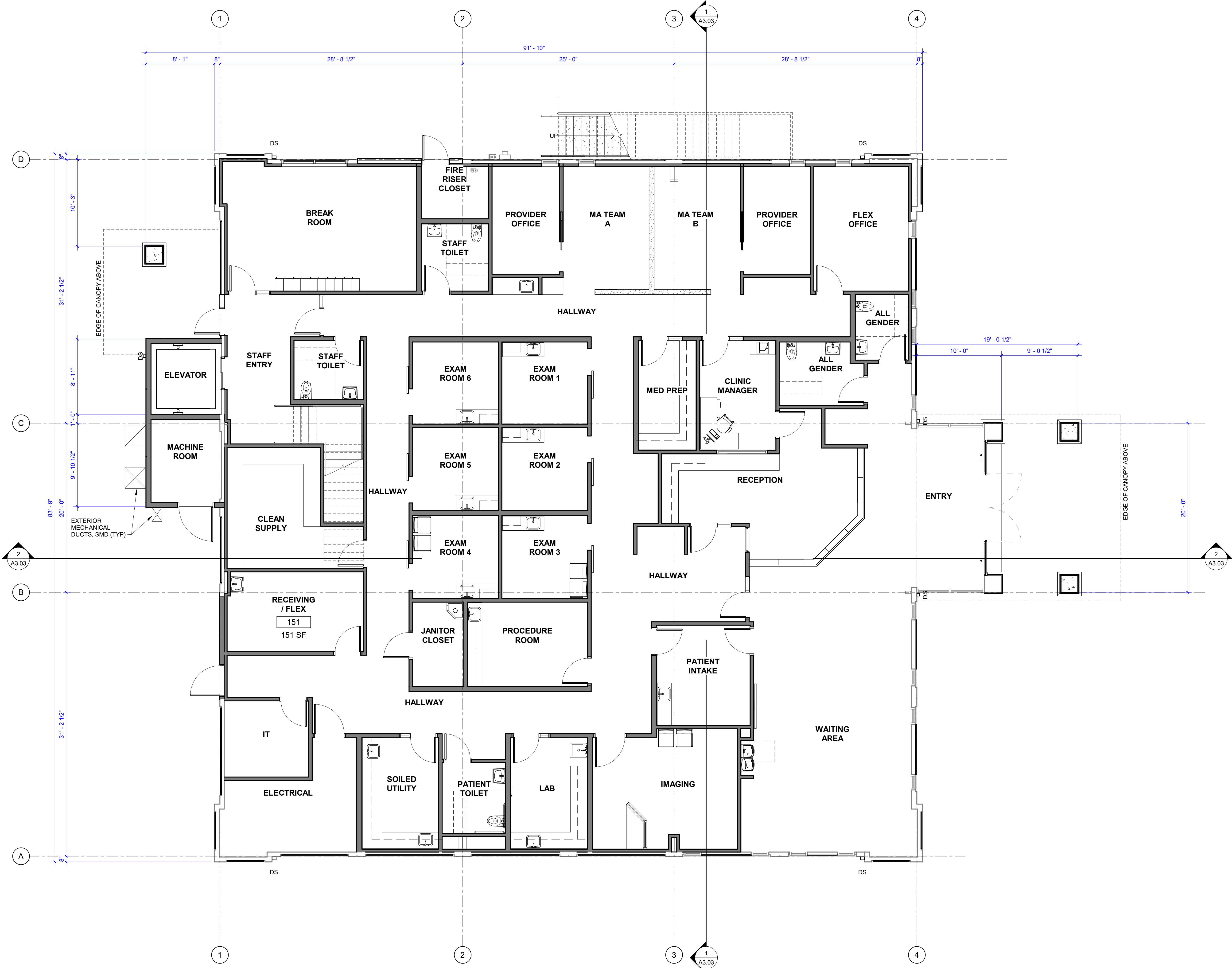
Project
 Urgent Care Clinic &
 Administration Building

Sheet Title
SITE PLAN

Client Project Number:	Scale:	As indicated	Sheet
Drawn By: Author	Scale:	As indicated	A1.02
Checked By: Checker	Issue Date:	09.08.2025	Sheet 2 of 200
Issue Date: 09.08.2025	Revit Version: 2023		



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PLANNING GENERAL NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. VERIFY SLOPE W/ 24" SMART LEVEL.
2. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60".
3. REFER TO C, E, & L SERIES SHEETS FOR ADDITIONAL INFORMATION.

PARTITION LEGEND

NOTE: FOR ANY PARTITION THAT IS NOT TAGGED ON THE PLAN, REFER TO ITS CORRESPONDING GRAPHIC IN THIS WALL LEGEND TO DETERMINE ITS TYPE

EXISTING WALL & PARTITION TYPES:

- (E) EXTERIOR WALL TO REMAIN
- (N) NON-RATED FIRE-RESISTIVE PARTITION W/ UNPROTECTED OPENINGS, TYP UON.
- PARTIAL HEIGHT WALLS



MCHC HEALTH CENTERS

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 Oakland, CA 94612
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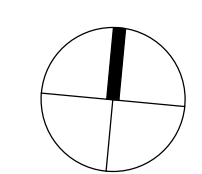
Facility
 MCHC HEALTH CENTERS
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Project
 Urgent Care Clinic & Administration Building

Sheet Title
OVERALL FIRST FLOOR PLAN - REMODEL

Client Project Number:	
Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Issue Date:	09.08.2025
Revit Version:	2023
Sheet	A2.02
Sheet	2 of 200

1 OVERALL FIRST FLOOR PLAN - REMODEL
 3/16" = 1'-0"



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MCHC
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PLANNING GENERAL NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. VERIFY SLOPE W/ 24" SMART LEVEL.
2. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 67".
3. REFER TO C, E, & L SERIES SHEETS FOR ADDITIONAL INFORMATION.

PARTITION LEGEND

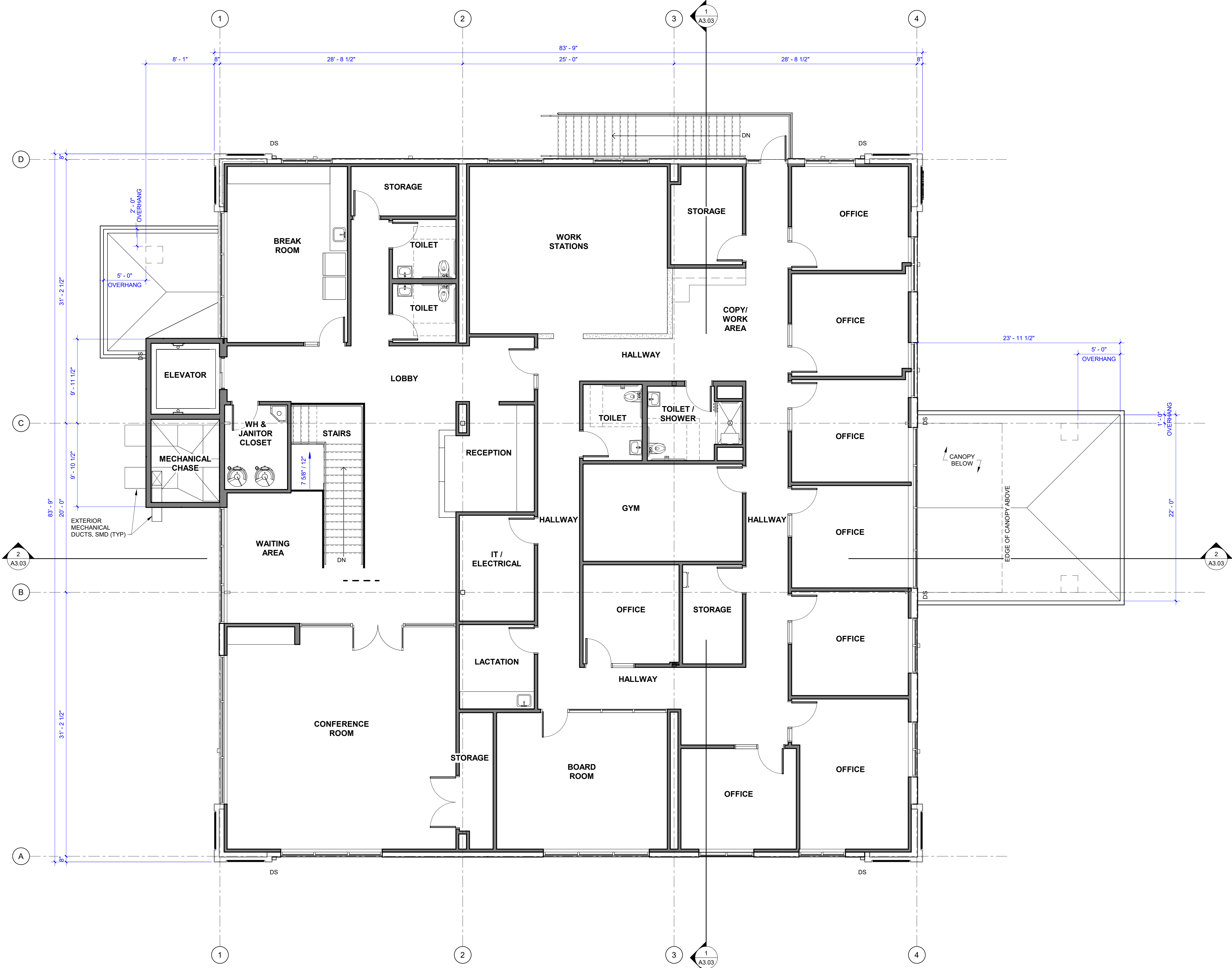
NOTE: FOR ANY PARTITION THAT IS NOT TAGGED ON THE PLAN, REFER TO ITS CORRESPONDING GRAPHIC IN THIS WALL LEGEND TO DETERMINE ITS TYPE

EXISTING WALL & PARTITION TYPES:

- (E) EXTERIOR WALL TO REMAIN
- (N) NON-RATED FIRE-RESISTIVE PARTITION W/ UNPROTECTED OPENINGS, TYP UON.
- PARTIAL HEIGHT WALLS

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HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

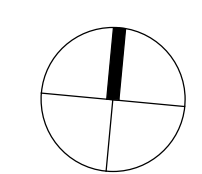
Project
Urgent Care Clinic &
Administration Building

Sheet Title
**OVERALL SECOND FLOOR
PLAN - REMODEL**

Client Project Number:
Scale: As indicated
Drawn By: Author
Checked By: Checker
Issue Date: 09.08.2025
Revit Version: 2023

Sheet
A2.03
Sheet 2 of 200

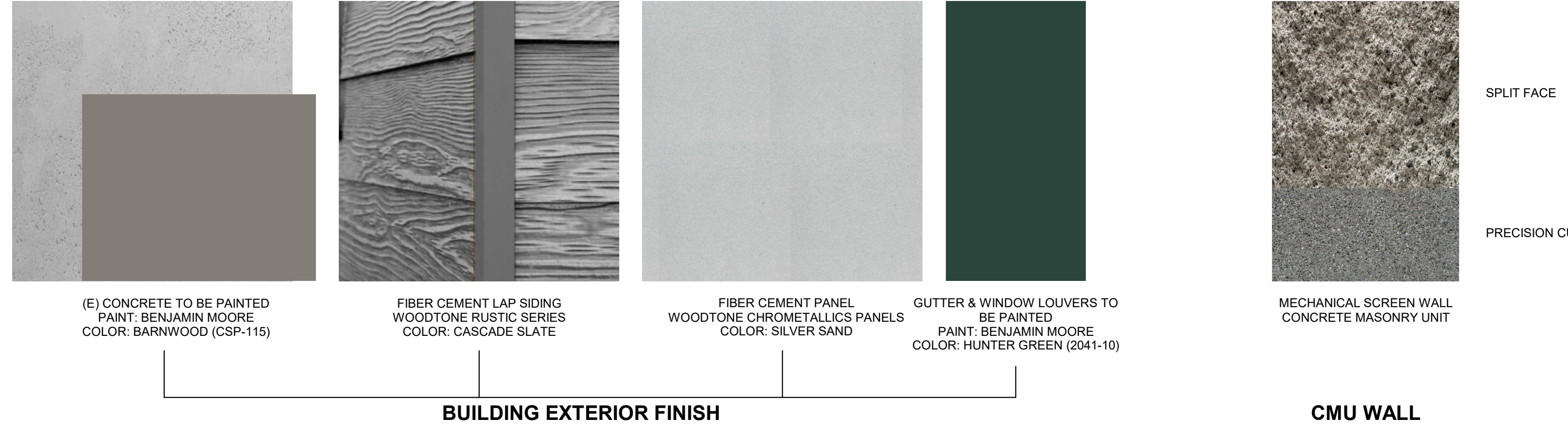
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3/16" = 1'-0"





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MATERIAL BOARD



EAST PERSPECTIVE RENDERING

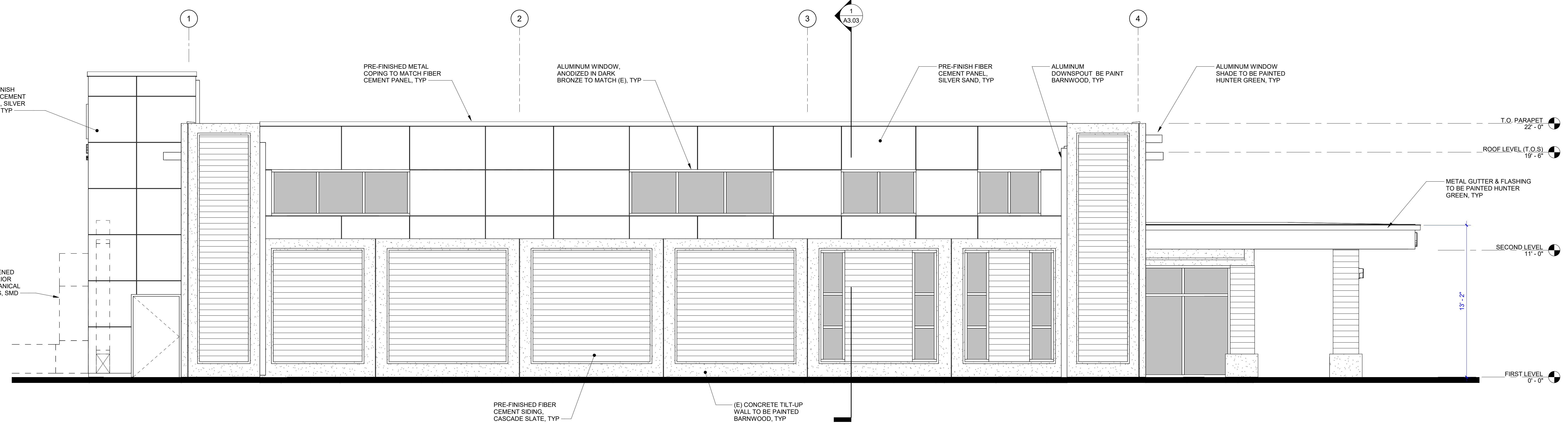
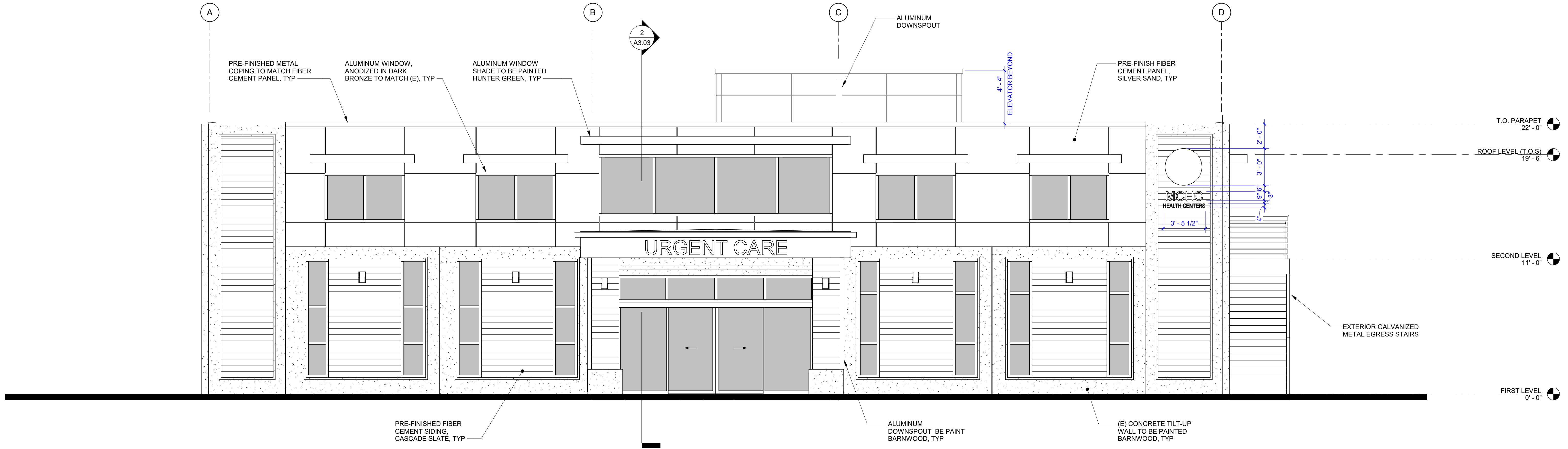


MCHC HEALTH CENTERS

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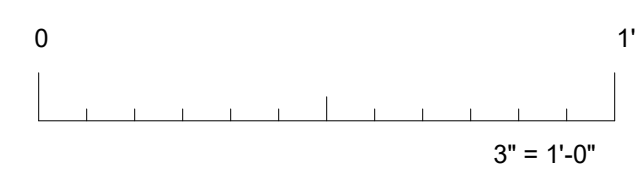
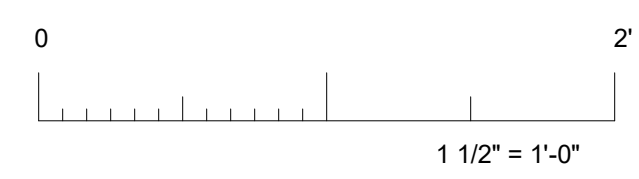
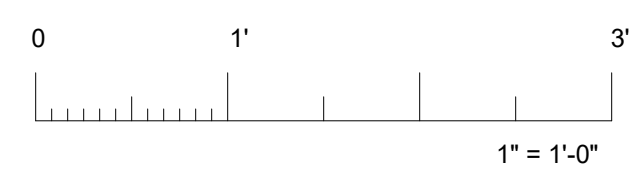
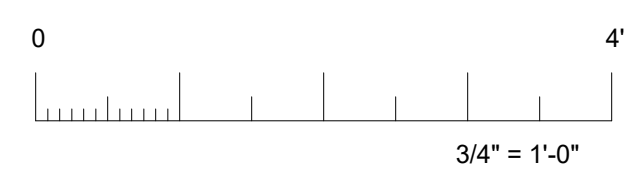
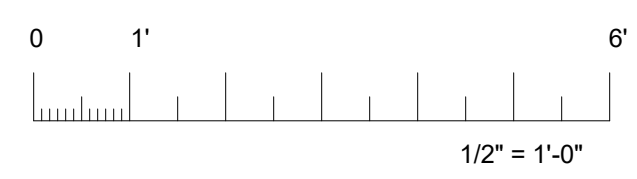
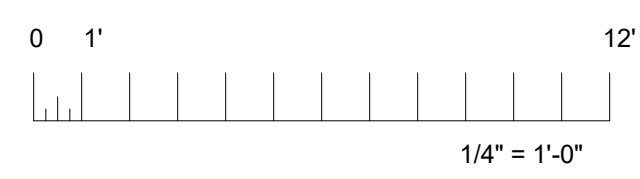
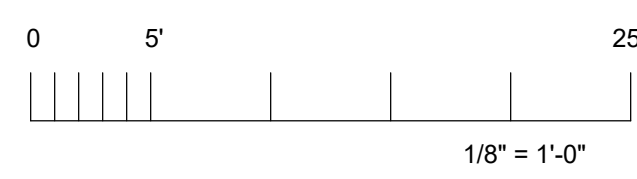
HY Architects Project number: 6257
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic & Administration Building

Sheet Title
EXTERIOR ELEVATIONS

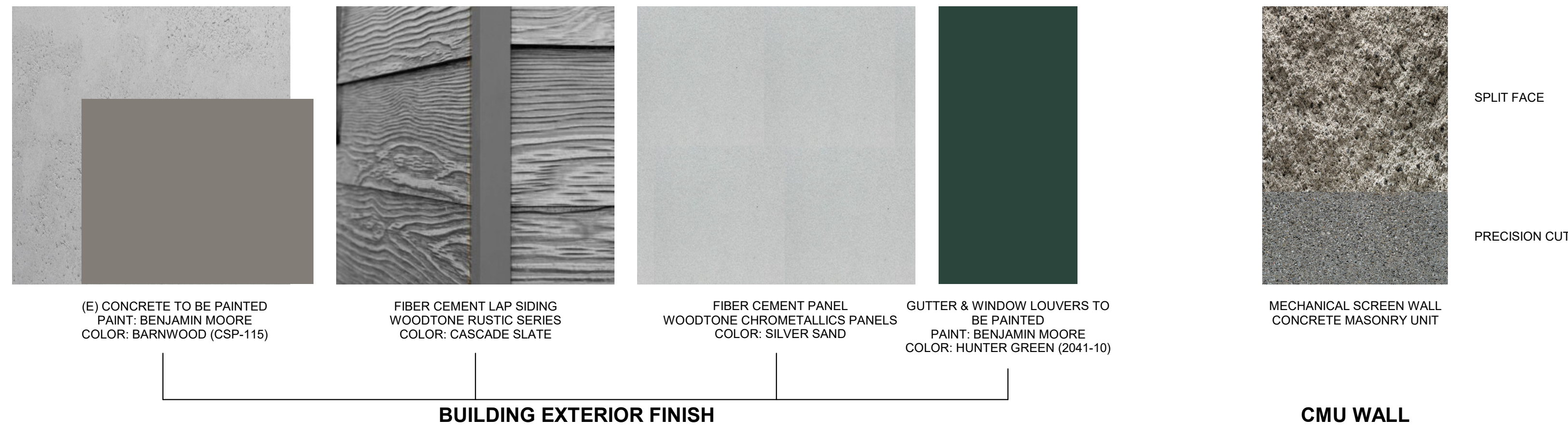
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Drawn By:	Author
Checked By:	Checker
Issue Date:	09.08.2025
Revit Version:	2023
Sheet	A3.01
Sheet	2 of 200

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MATERIAL BOARD



WEST PERSPECTIVE RENDERING

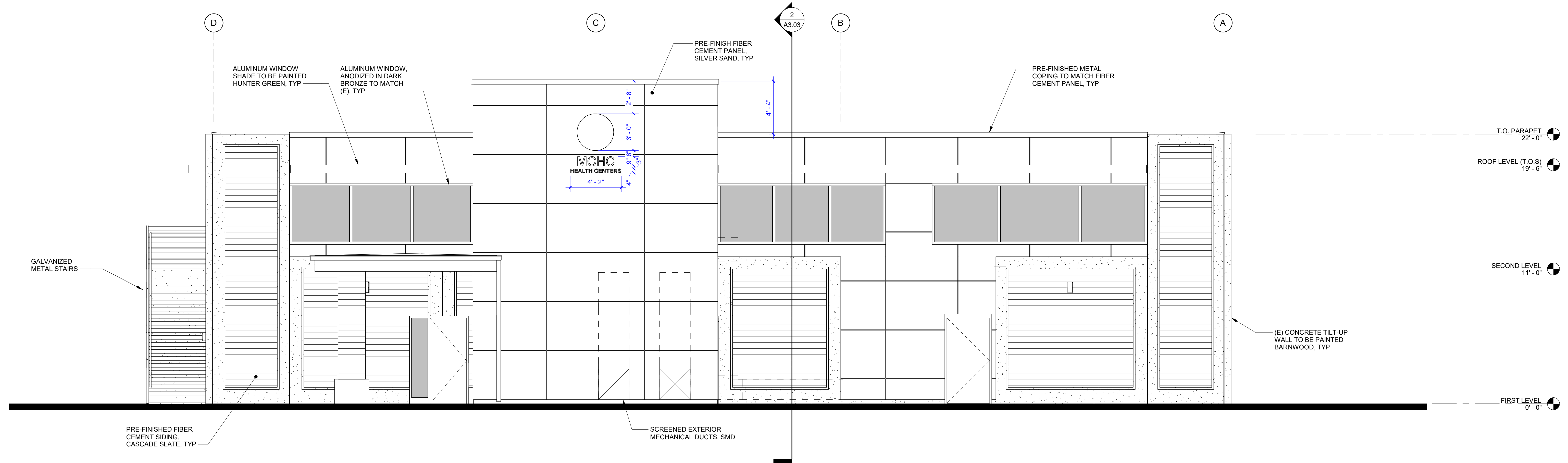


MCHC
HEALTH CENTERS

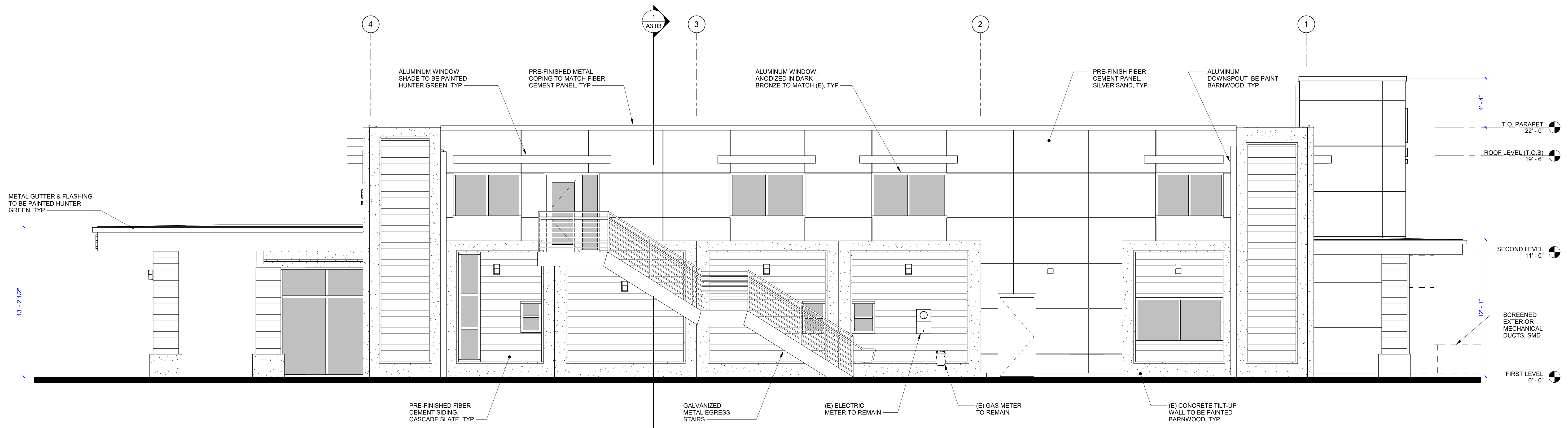
Revisions			
Delta	Date	Revisions	By

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1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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1240 Airport Park Blvd Ukiah, CA 95482

Project
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Sheet Title
EXTERIOR ELEVATIONS

Client Project Number:	As indicated	Sheet
Scale:	Author	A3.02
Drawn By:	Checker	
Checked By:	09.08.2025	
Issue Date:	2 of 200	
Revit Version: 2023		

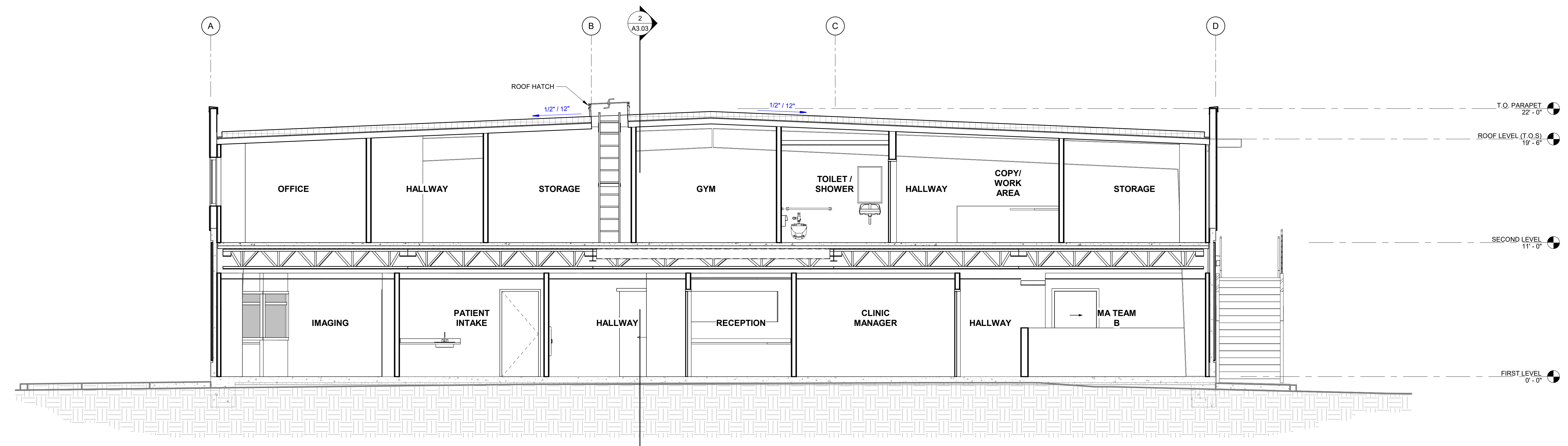


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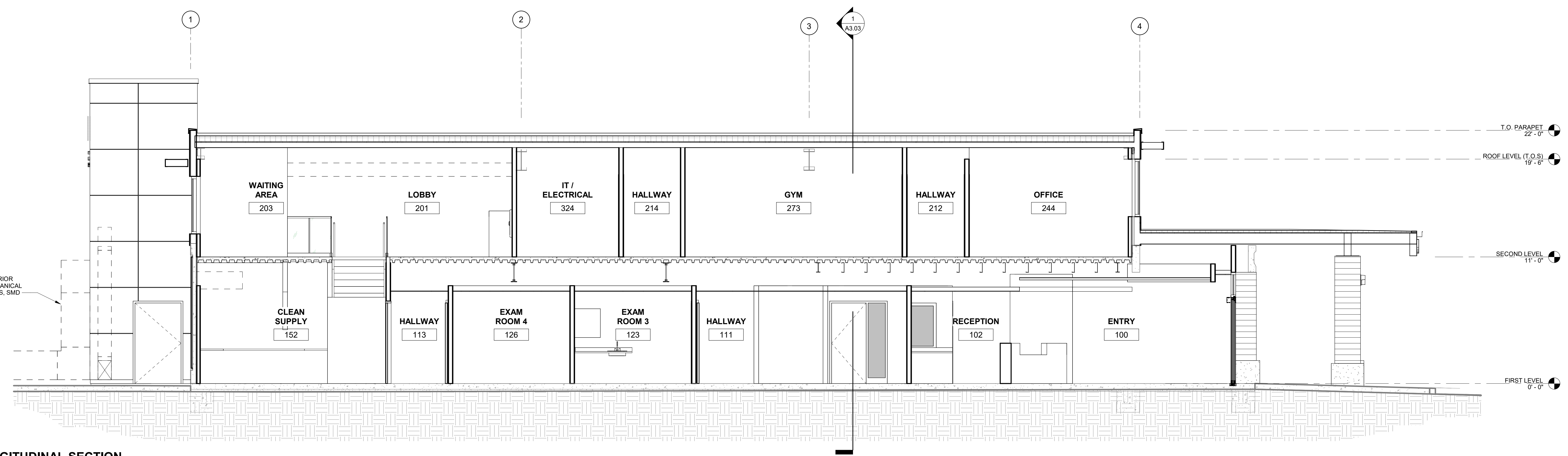
Revisions	Delta	Date	Revisions	By

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1 TRANSVERSE SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
1/4" = 1'-0"

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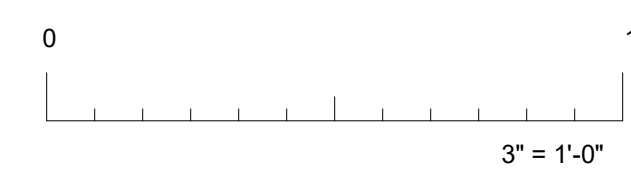
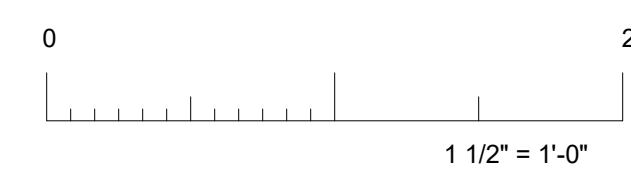
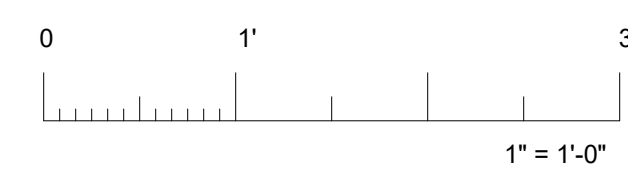
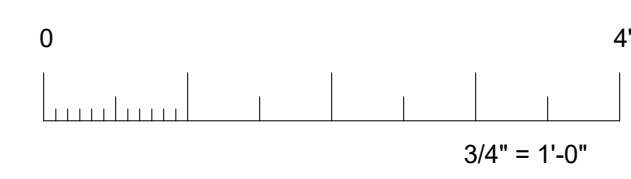
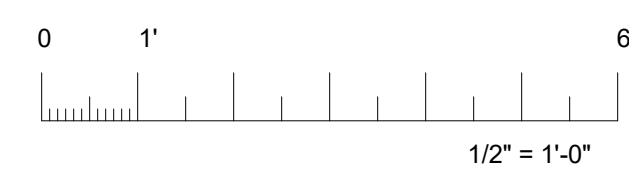
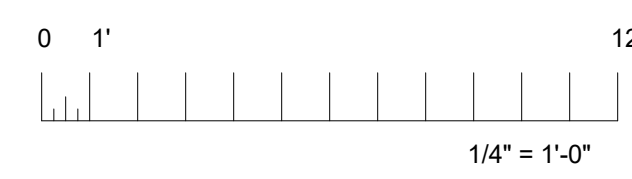
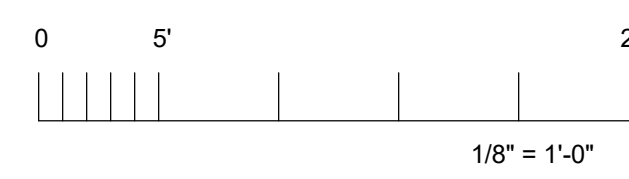
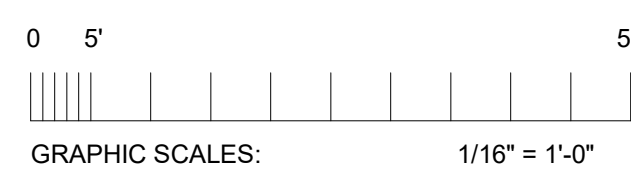
HY Architects Project number: 6257

Facility: MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project: Urgent Care Clinic & Administration Building

Sheet Title: BUILDING SECTIONS

Client Project Number:	Scale: 1/4" = 1'-0"	Sheet
Drawn By: Author	Checked By: Checker	A3.03
Issue Date: 09.08.2025	Revit Version: 2023	Sheet 2 of 200



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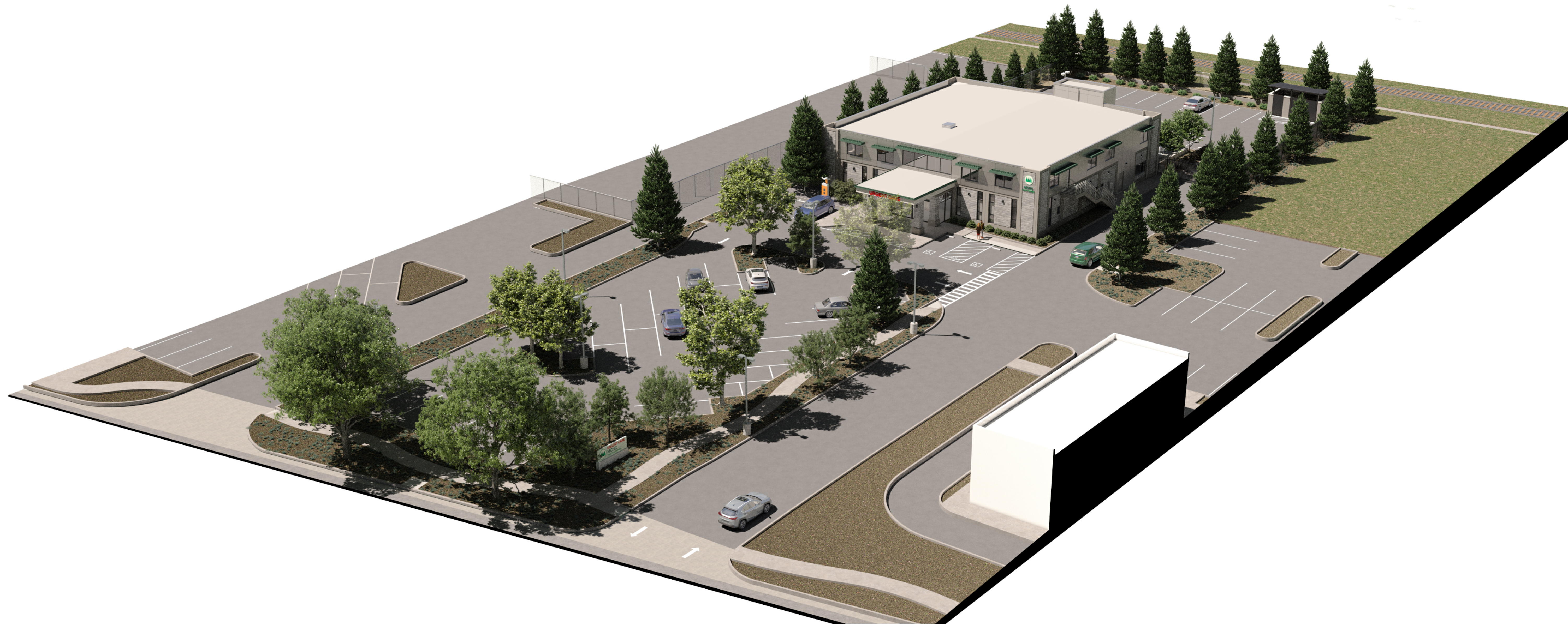
Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic & Administration Building

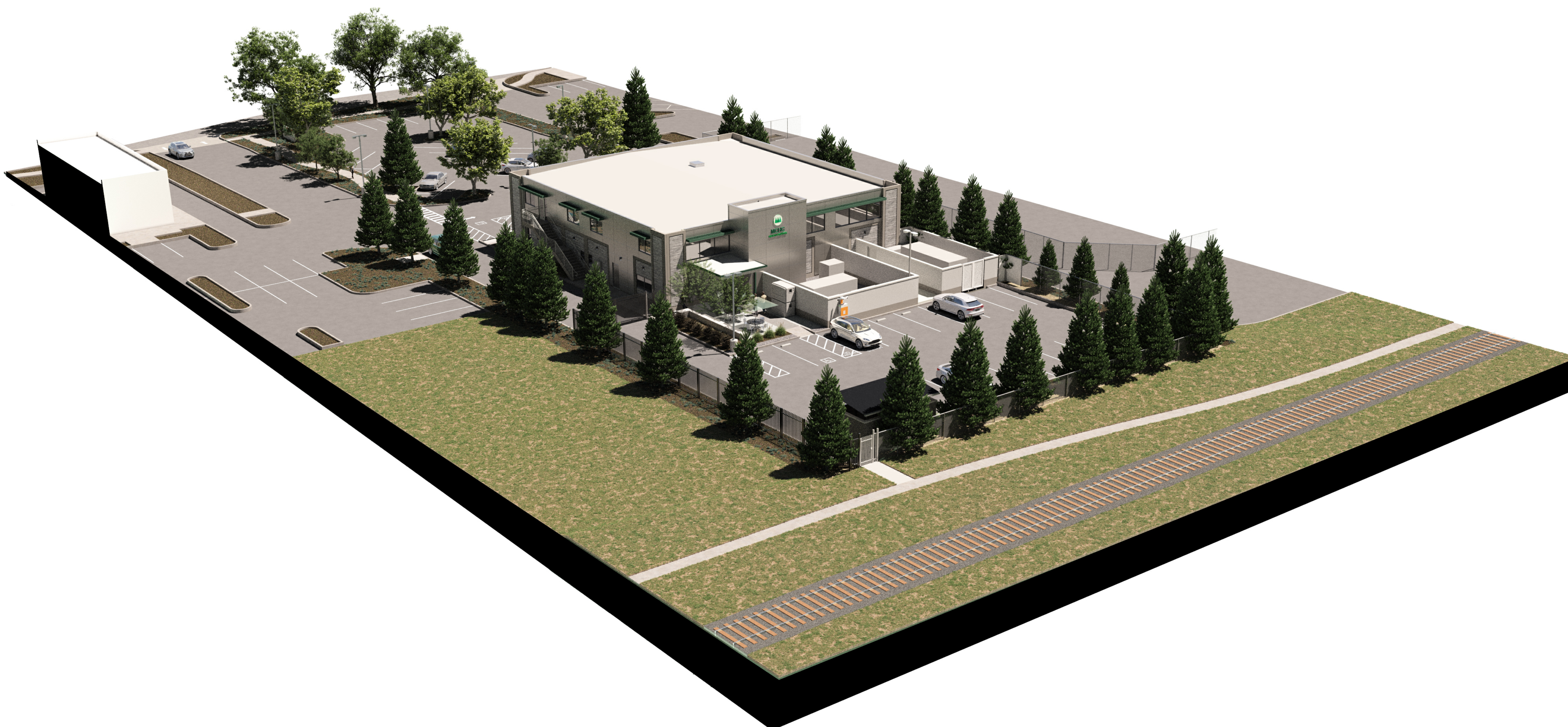
Sheet Title
EXTERIOR PERSPECTIVE RENDERINGS

Client Project Number:
Scale: 1/2" = 1'-0"
Drawn By: Author
Checked By: Checker
Issue Date: 09.08.2025
Revit Version: 2023

Sheet
A3.04
Sheet 2 of 200



1 NORTHEAST PERSPECTIVE
1/2" = 1'-0"



2 NORTHWEST PERSPECTIVE
1/2" = 1'-0"

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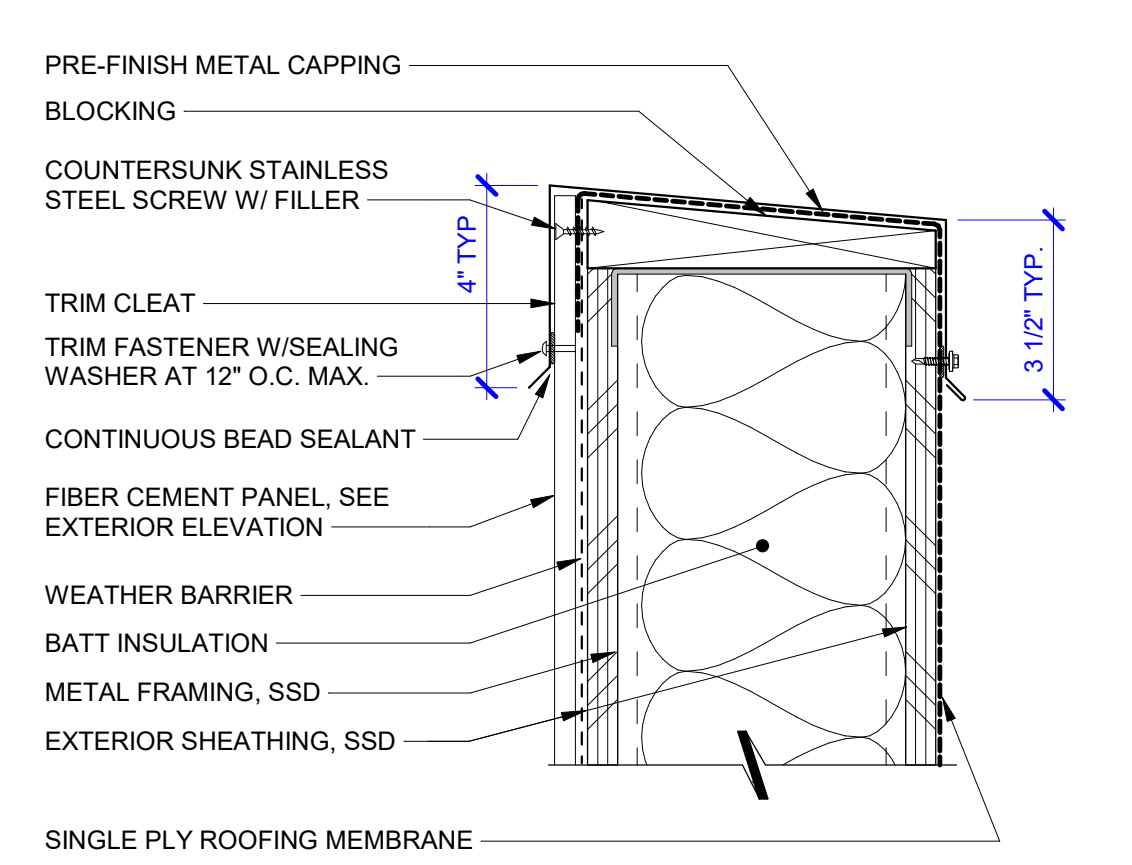


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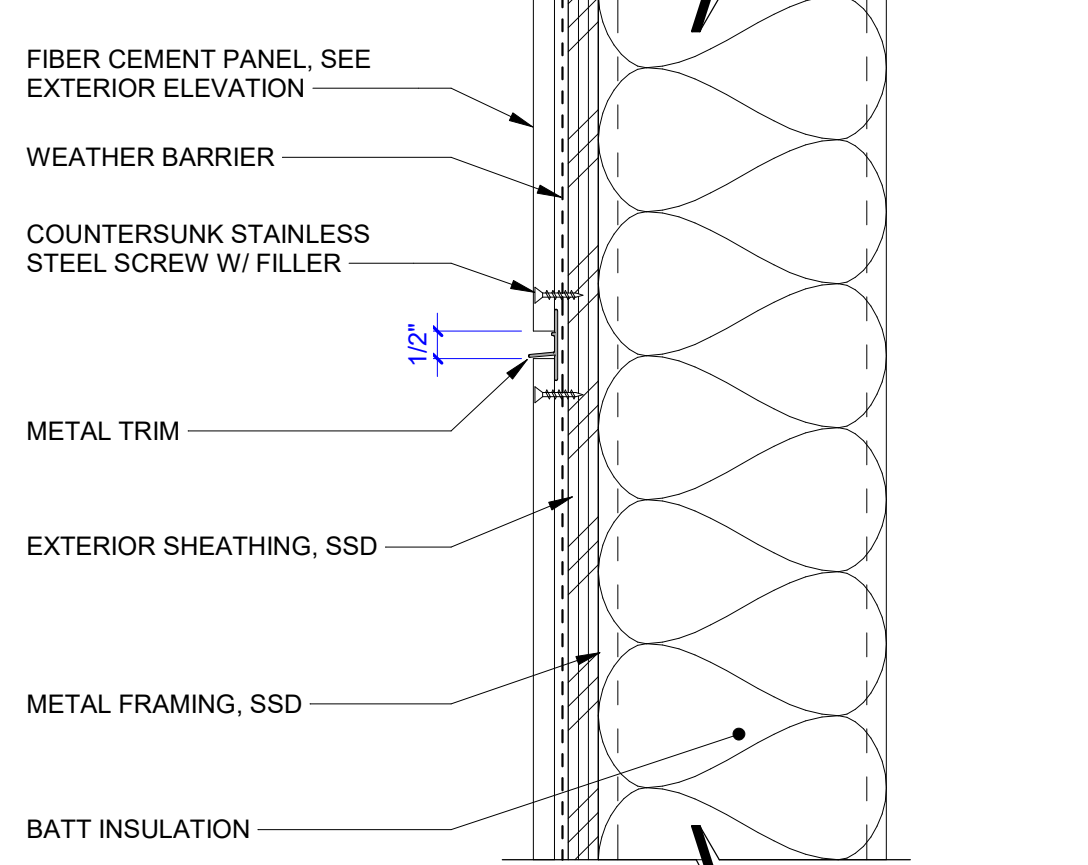


MCHC
HEALTH CENTERS

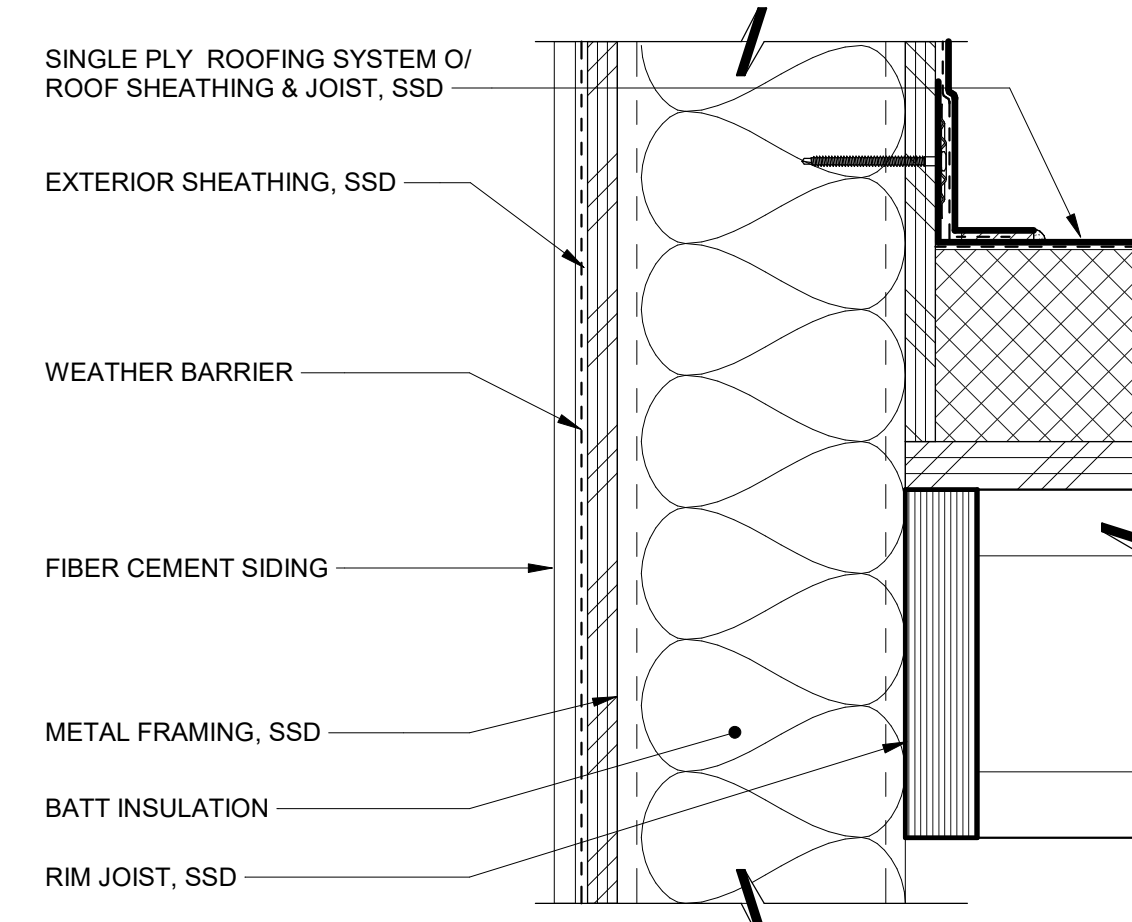
Revisions			
Delta	Date	Revisions	By



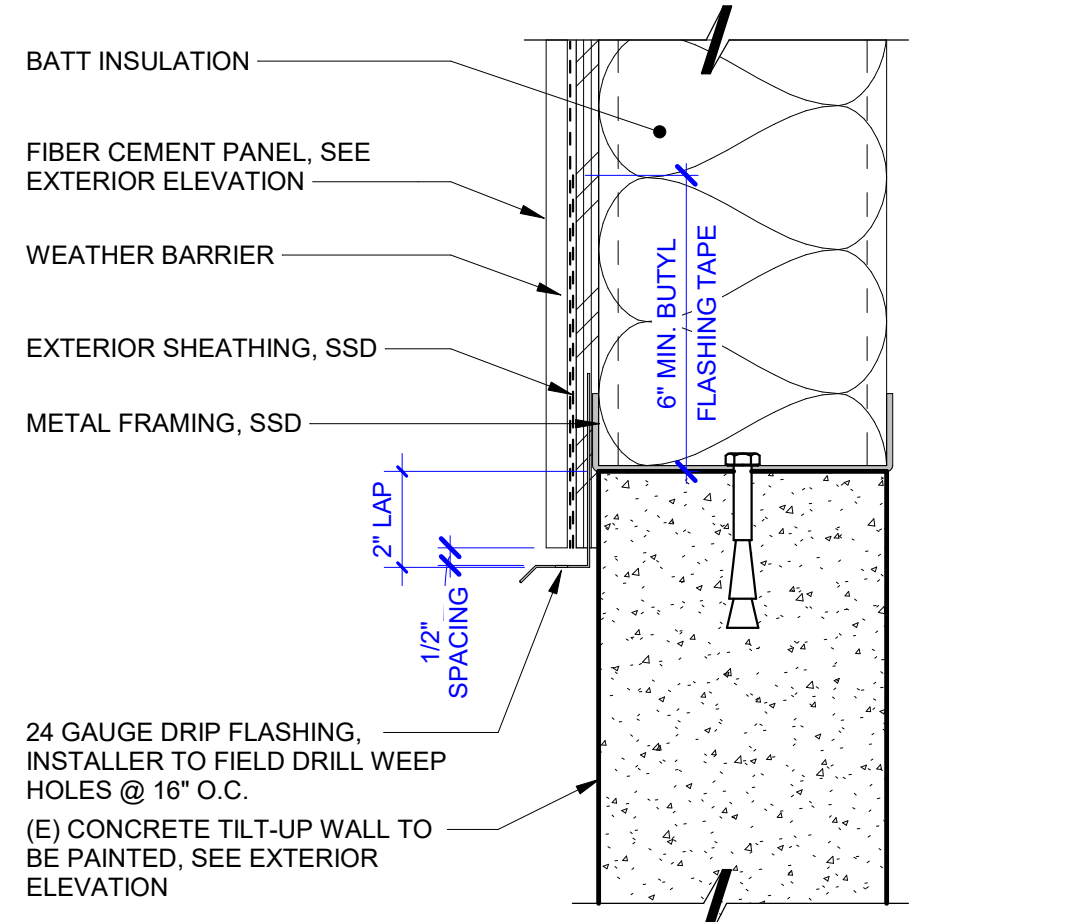
26 FIBER CEMENT PANEL PARAPET
3" = 1'-0"



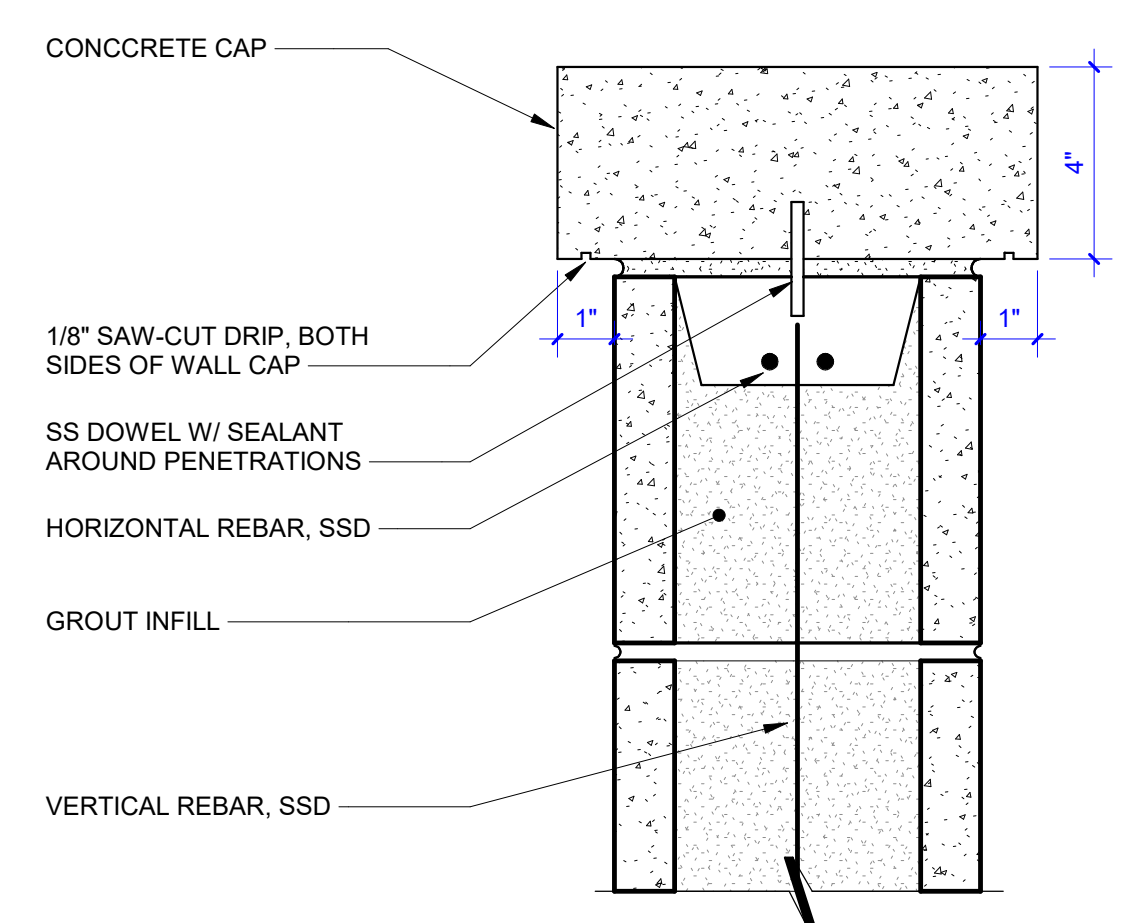
21 FIBER CEMENT PANEL SECTION
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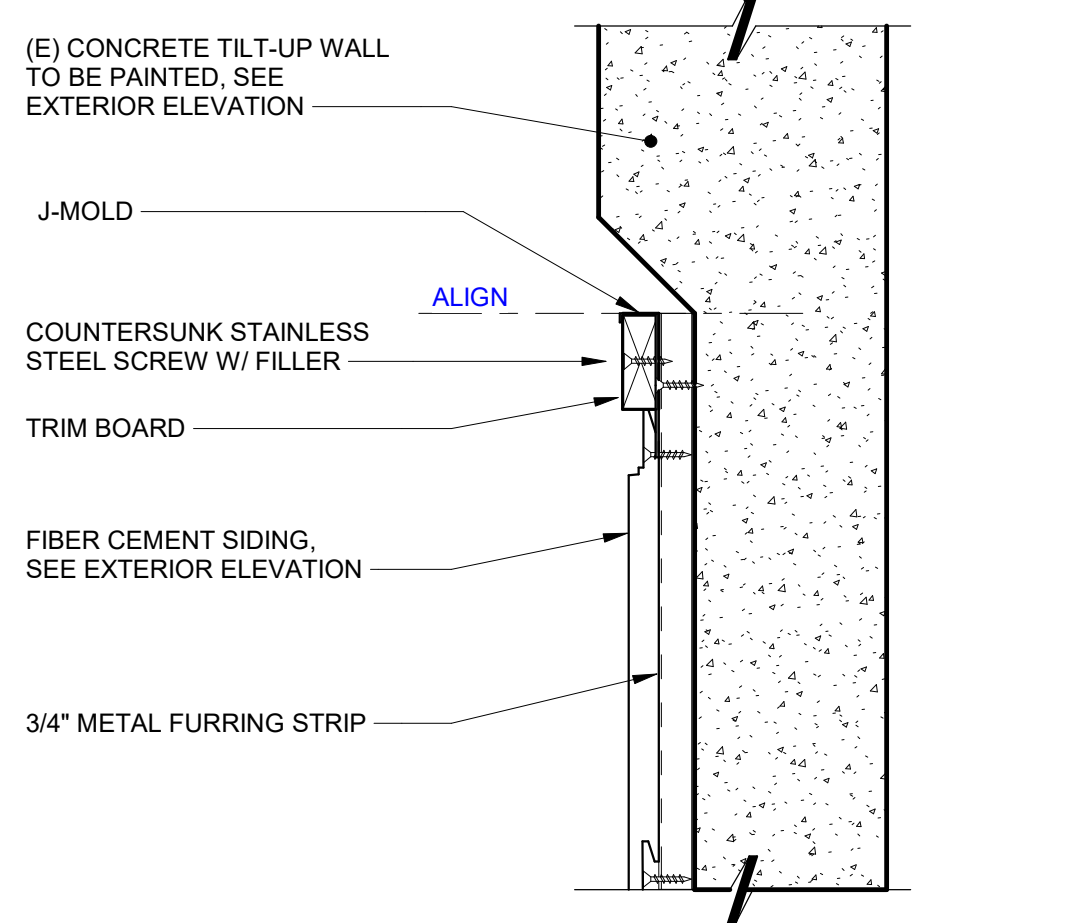
27 FIBER CEMENT PANEL PARAPET BASE
3" = 1'-0"



22 FIBER CEMENT PANEL BASE
3" = 1'-0"



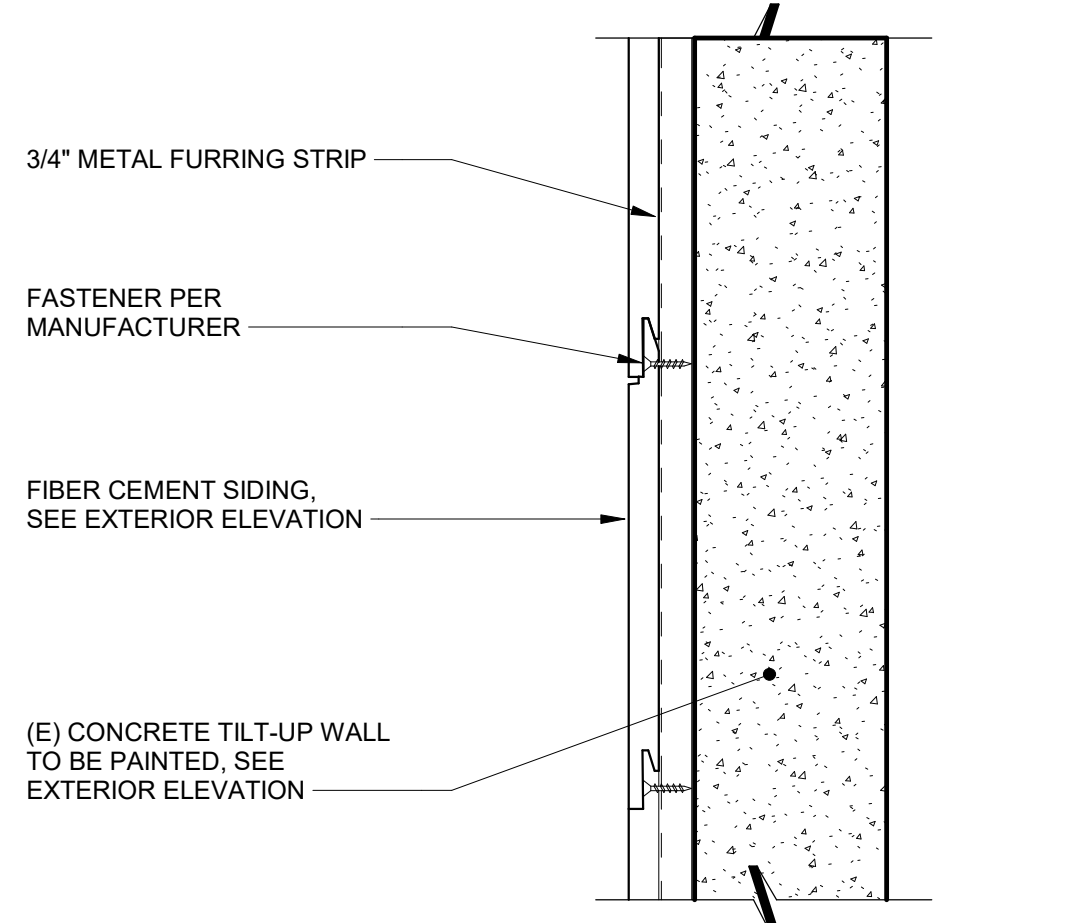
28 CMU HEADER
3" = 1'-0"



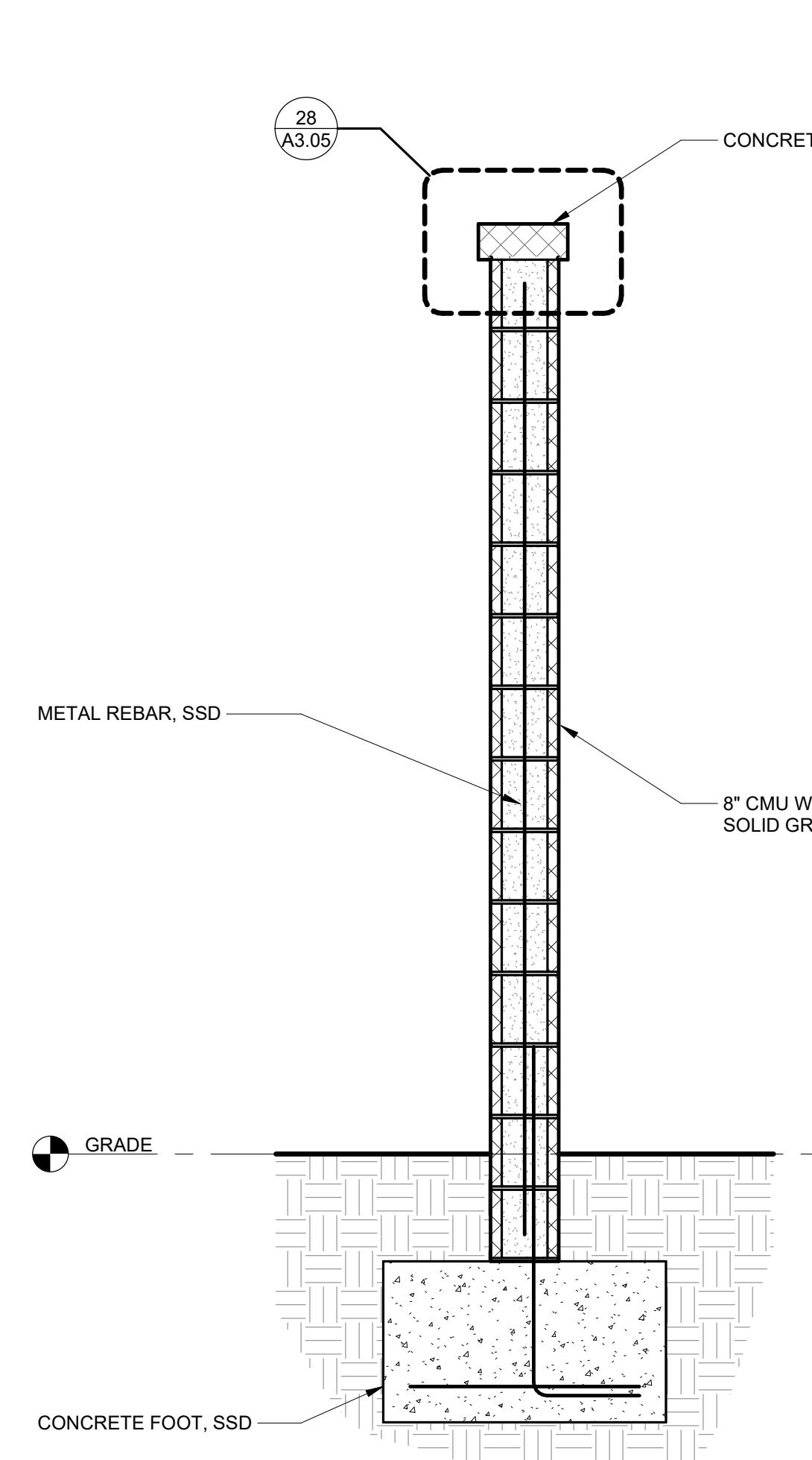
23 FIBER CEMENT SIDING PARAPET
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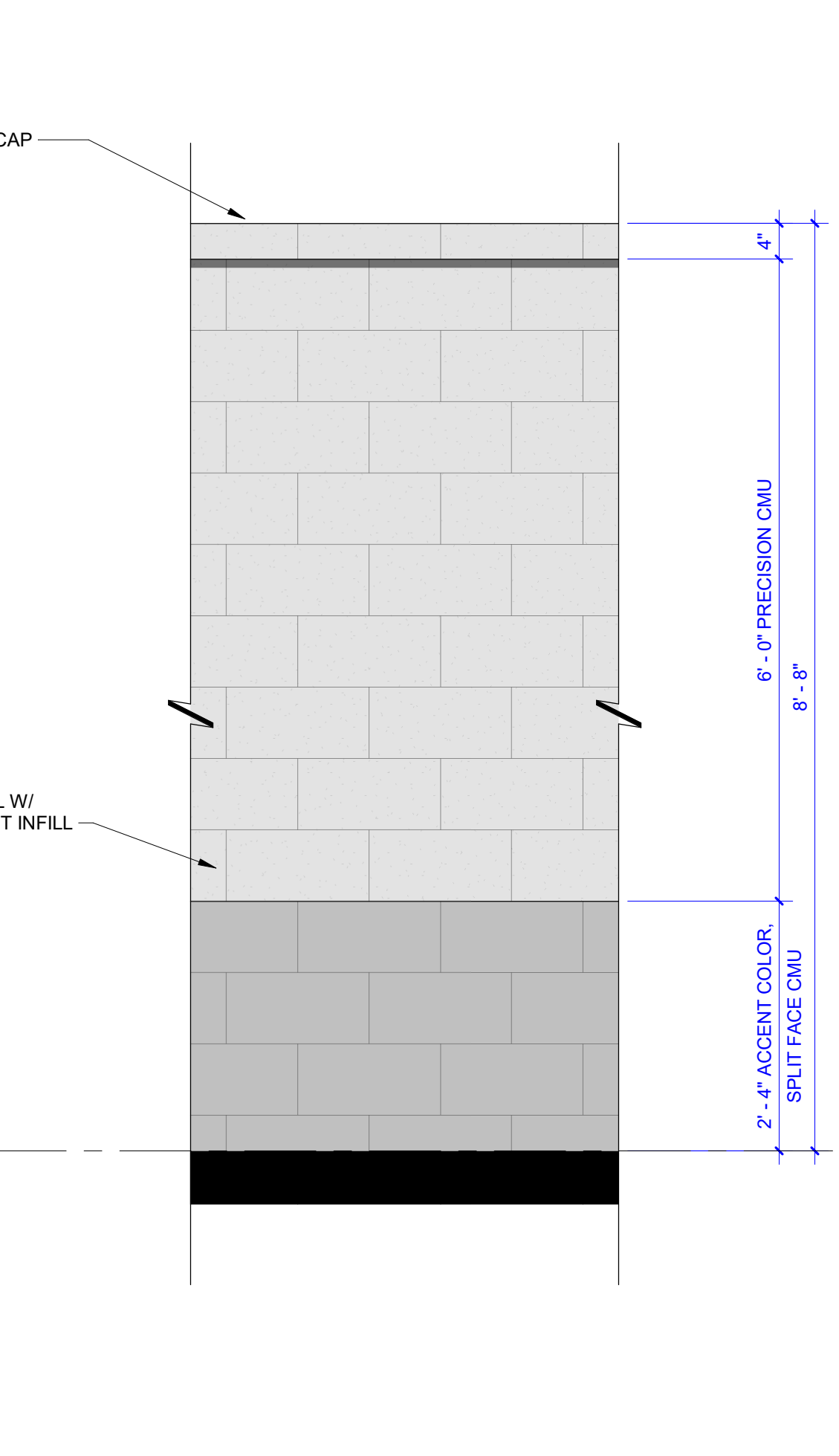
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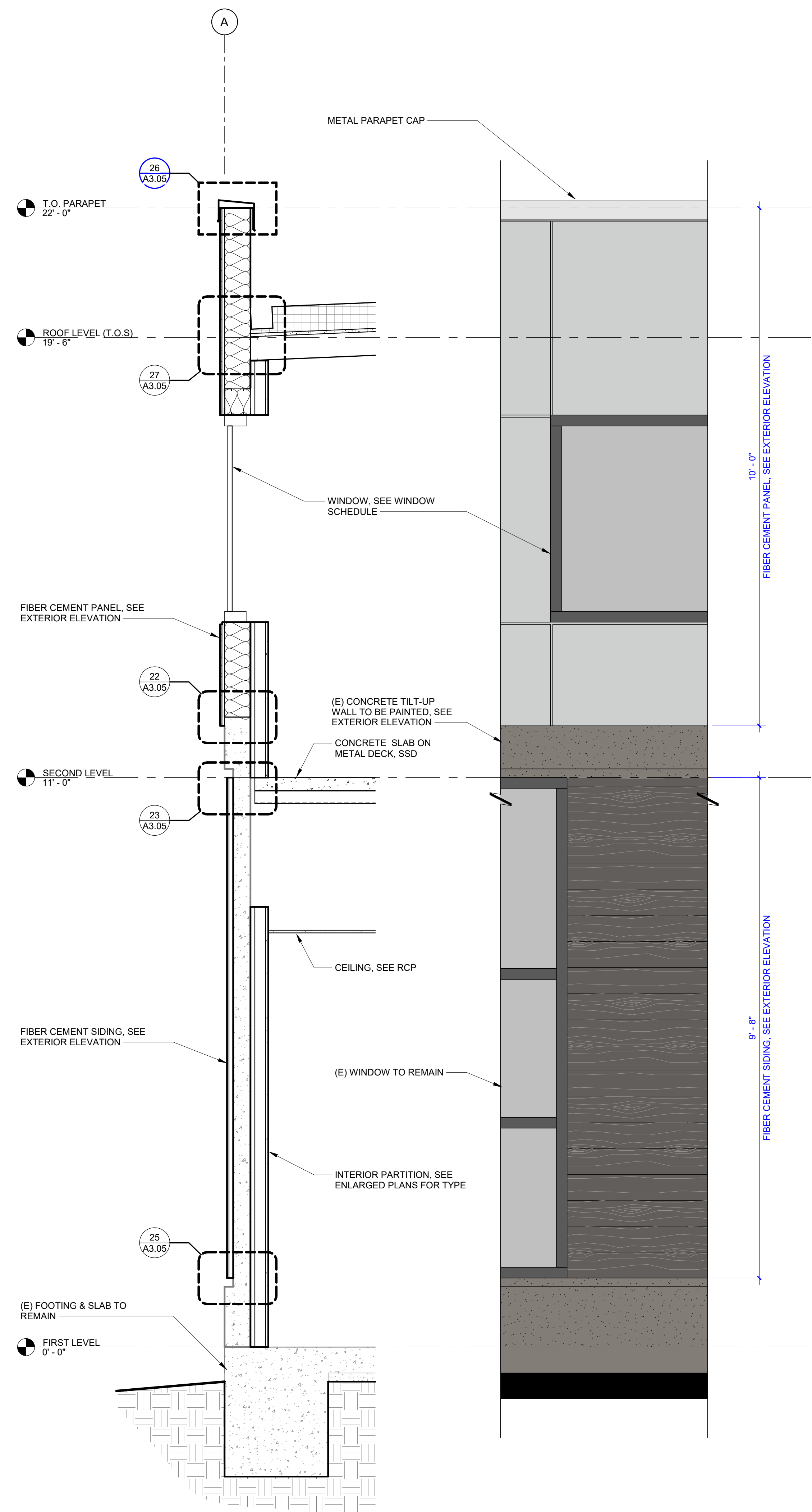
25 FIBER CEMENT SIDING BASE
3" = 1'-0"



20 CMU WALL SECTION
3/4" = 1'-0"



15 CMU WALL ELEVATION
3/4" = 1'-0"



10 EXTERIOR WALL SECTION A
3/4" = 1'-0"

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HY Architects Project number: 6257

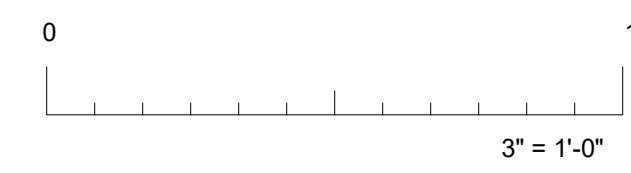
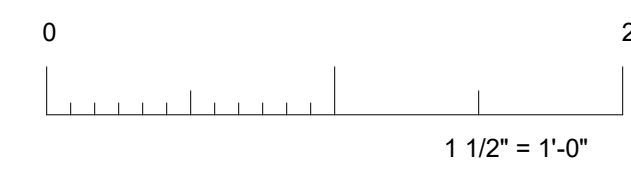
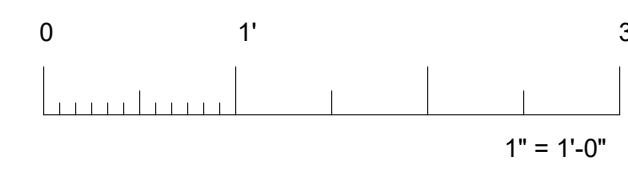
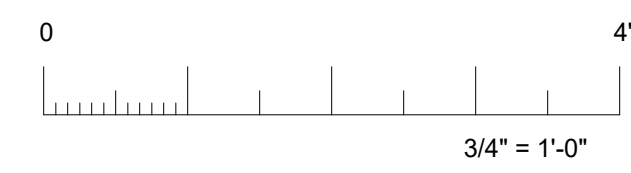
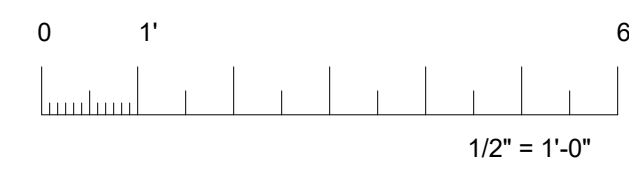
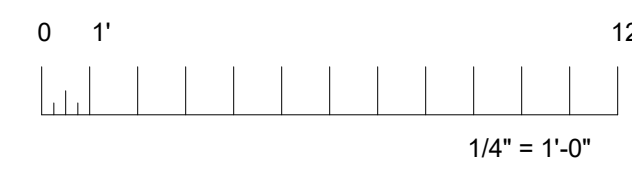
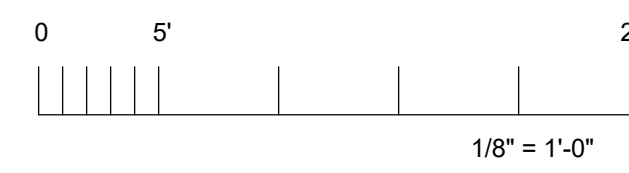
Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic &
Administration Building

Sheet Title
WALL SECTIONS & DETAILS

Client Project Number:	
Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Issue Date:	09.08.2025
Revit Version:	2023
Sheet	A3.05
Sheet	2 of 200

C:\Users\kcampbell\Documents\6257 MCHC-Airport Park Urgent Care Option 2_RFS_kcampbell\MLD.rvt 9/3/2025 5:24:06 PM Page 32 of 57



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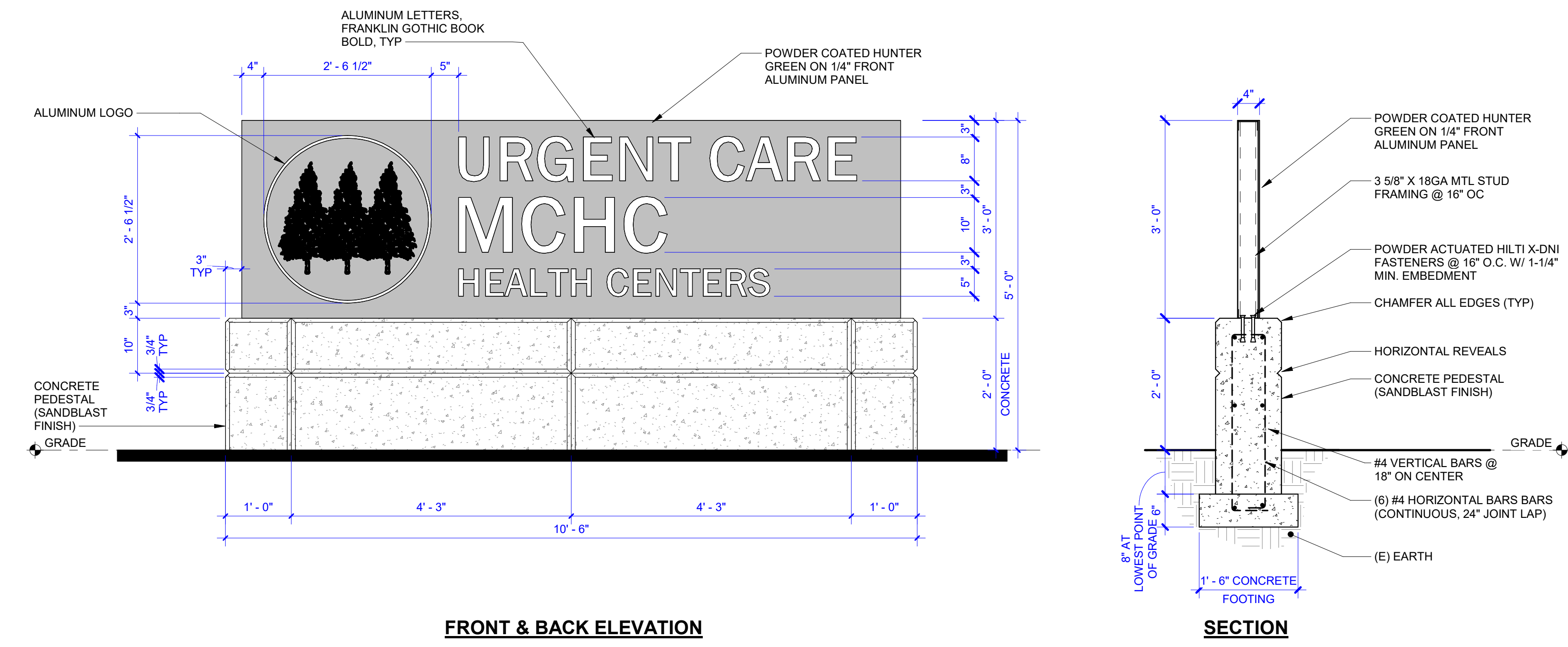
MCHC
HEALTH CENTERS

Revisions			
Delta	Date	Revisions	By

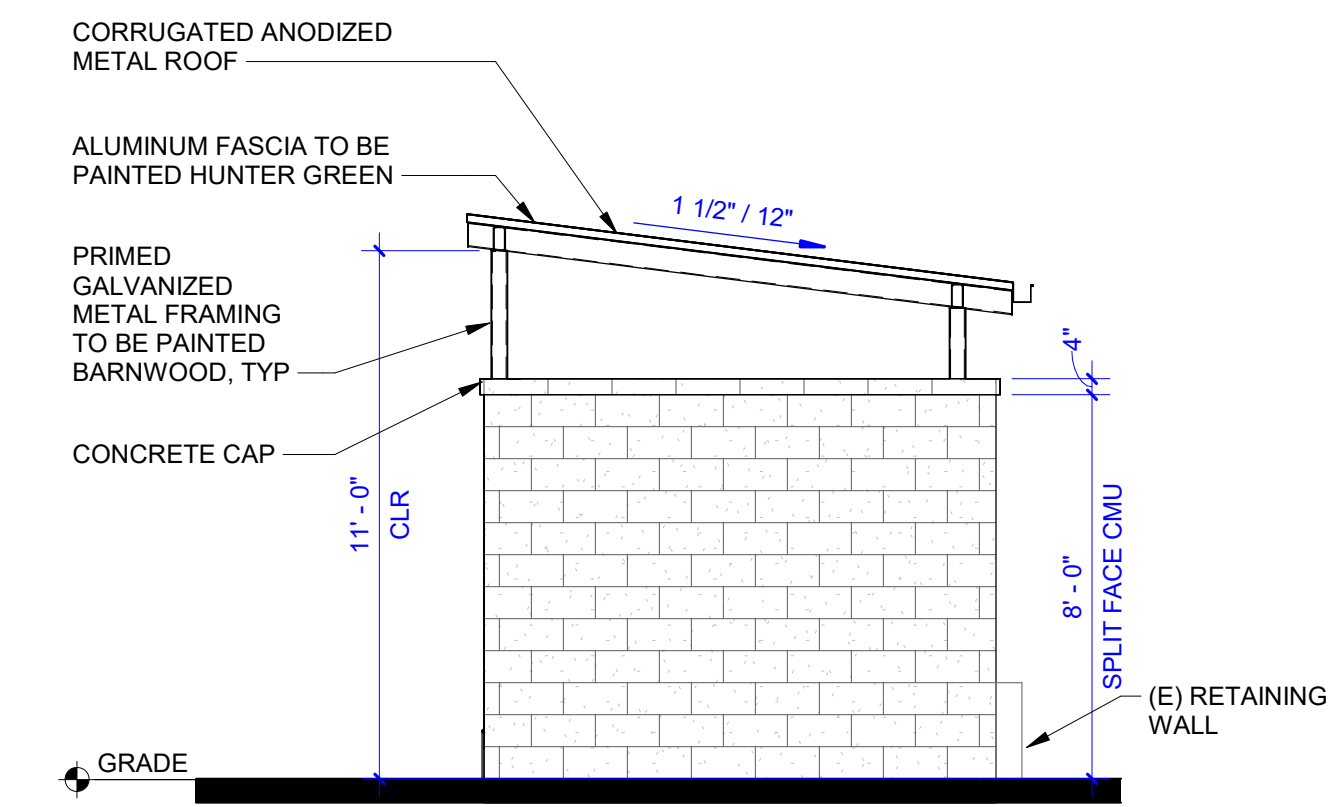
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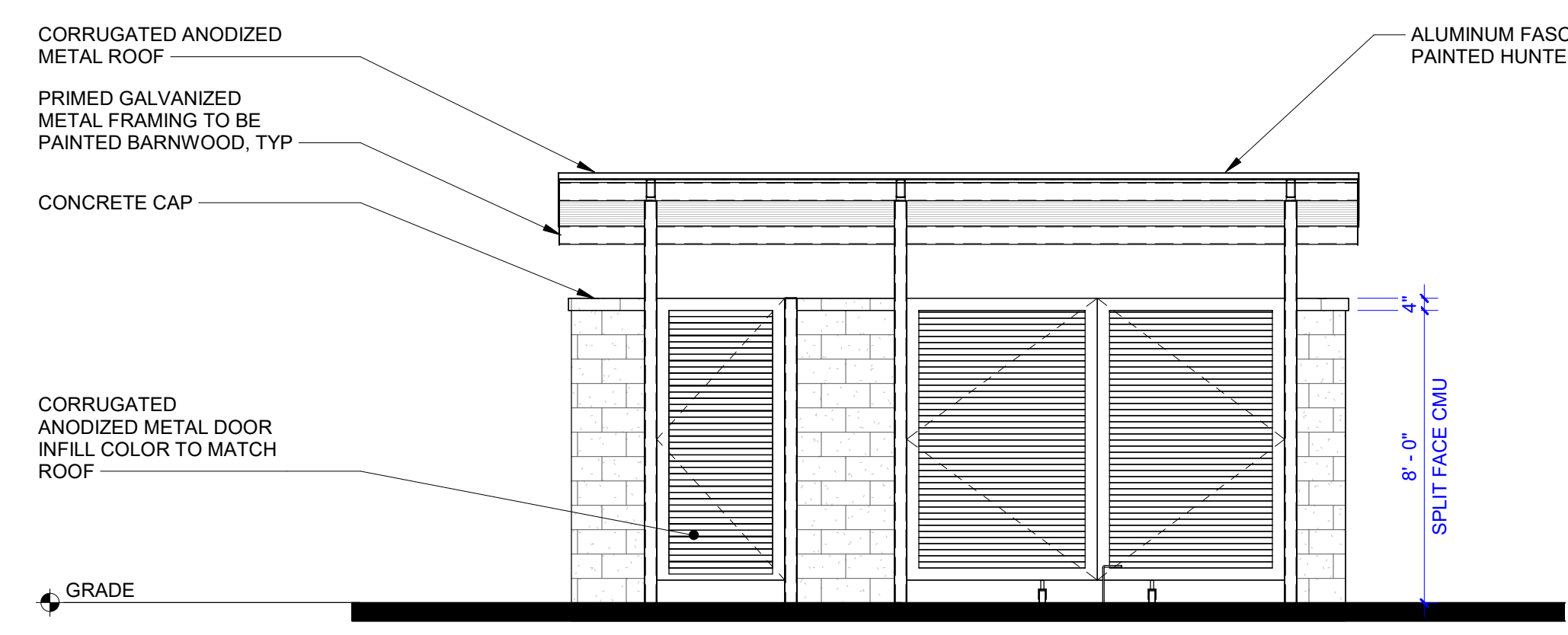
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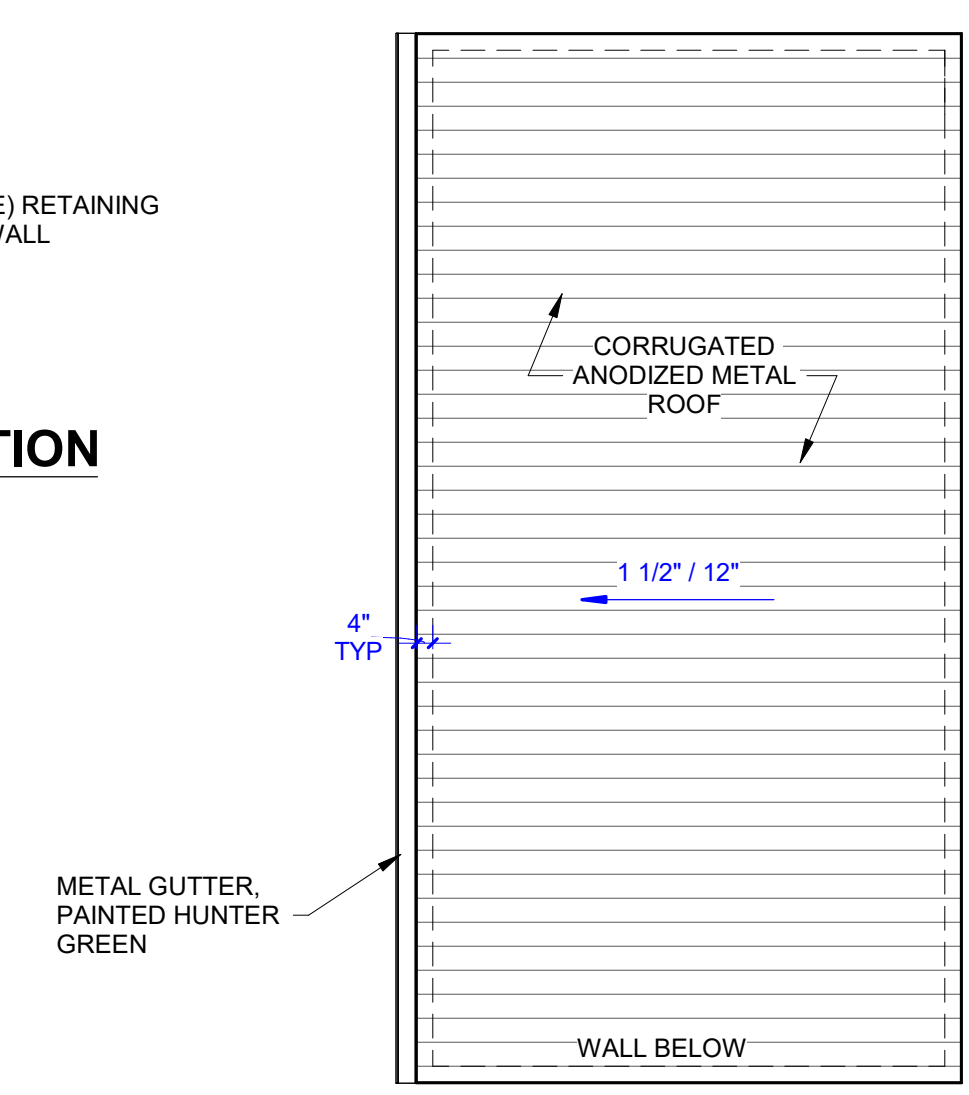
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3/4\"/>



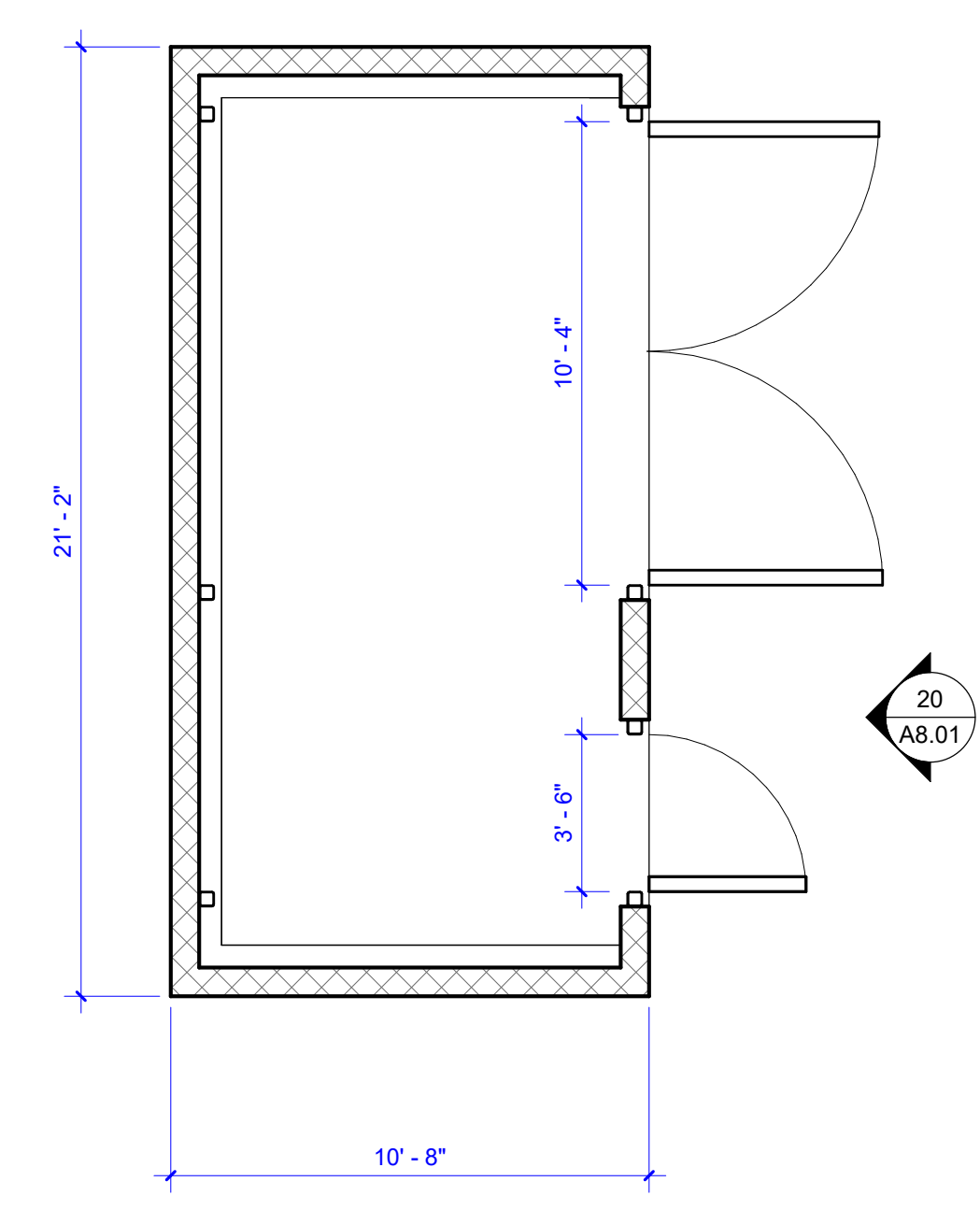
14 TRASH ENCLOSURE - SIDE ELEVATION
1/4\"/>



20 TRASH ENCLOSURE - FRONT ELEVATION
1/4\"/>



10 TRASH ENCLOSURE ROOF PLAN
1/4\"/>



5 TRASH ENCLOSURE PLAN
1/4\"/>

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HY HIBSER YAMAUCHI
Architects, Inc.
300 - 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic &
Administration Building

Sheet Title
EXTERIOR DETAILS - SITE

Client Project Number:

Scale:	As indicated	Sheet	A8.01
Drawn By:	Author	Sheet	
Checked By:	Checker	Sheet	
Issue Date:	09.08.2025	Sheet	
Revit Version:	2023	Sheet	

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SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AND LOCAL ORDINANCE AT THE REQUEST OF KATY SOMMERS IN JUNE 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

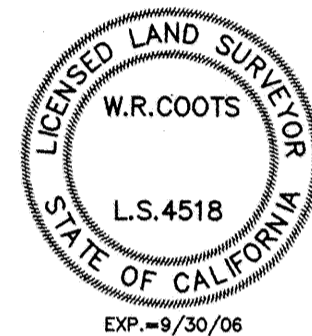
[Signature]
W.R.COOTS - R.L.S.4518
(Exp. 9/30/06)



ACCURACY STATEMENT

I, W.R.COOTS, HEREBY STATE THAT ALL SURVEY WORK REQUIRED IN THE PREPARATION OF THIS MAP AND RELATED MONUMENTATION WAS PERFORMED TO AN ACCURACY OF 1 IN 5000.

[Signature]
W.R.COOTS - R.L.S.4518
(Exp. 9/30/06)



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION; THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AMENDED AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 7/31/06

S.H.N., CONSULTING ENGINEERS & GEOLOGISTS, INC.
BY: THOMAS M. HERMAN, CITY SURVEYOR
L.S. 4805, MY LICENSE EXPIRES 09/30/06



BOND STATEMENT

I, KRISTI FURMAN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, HEREBY STATE THAT THE BOND OR DEPOSIT AS REQUIRED BY THE SUBDIVISION MAP ACT, SECTION 66464 OF TITLE 7 OF THE GOVERNMENT CODE, DIVISION 2, (COMMENCING WITH SECTION 66410) HAS BEEN FILED.

DATED: 7-3-07

KRISTI FURMAN
CLERK, BOARD OF SUPERVISORS

BY: *[Signature]*
DEPUTY



COUNTY RECORDER'S STATEMENT

FILED THIS 3rd DAY OF July, 2007 AT 3:06 P.M.
IN MAPS, DRAWER 75, PAGE 9, 10, M.C.R., AT THE REQUEST OF
W. R. COOTS.

MARSHA A. WHARFF - COUNTY RECORDER
MENDOCINO COUNTY, STATE OF CALIFORNIA

BY: *[Signature]* FEE: \$ 10.00
DEPUTY

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS DIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

[Signature]
SARA F. RICE
RICE-SOMMERS PROPERTIES LLC

[Signature]
KATY L. SOMMERS
RICE-SOMMERS PROPERTIES LLC

ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS
COUNTY OF MENDOCINO

ON 9/25/06, BEFORE ME Dorothy Mossi
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED, SARA F. RICE AND KATY L. SOMMERS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NAME Dorothy Mossi SIGNATURE *[Signature]*
MY COMMISSION EXPIRES: 5-6-2007 # 1410196

NOTARY PUBLIC IN AND FOR THE COUNTY OF MENDOCINO
STATE OF CALIFORNIA

PROOF OF OWNERSHIP STATEMENT

I HEREBY STATE THAT THE PROOF OF OWNERSHIP REPORT MADE BY FIRST AMERICAN TITLE INSURANCE COMPANY OF CALIFORNIA THIS 3rd DAY OF July, 2007, CONFORMS TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

MARSHA A. WHARFF - COUNTY RECORDER

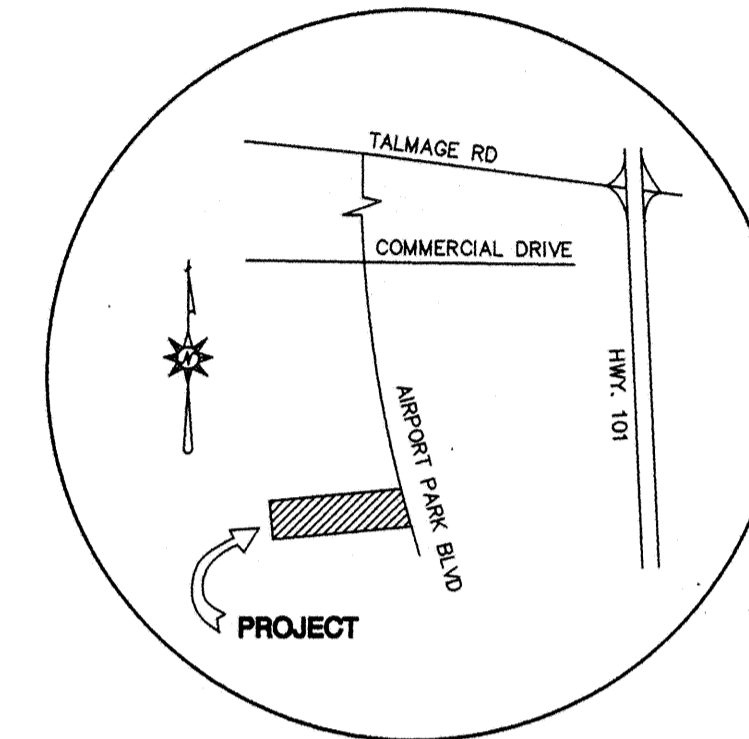
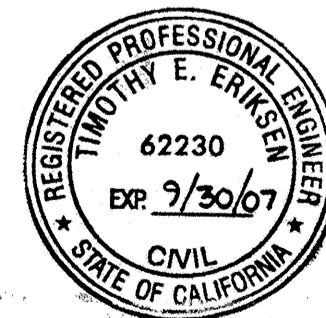
BY: *[Signature]*
DEPUTY RECORDER

CITY ENGINEER'S STATEMENT

I, TIM ERIKSEN, HEREBY STATE THAT I HAVE EXAMINED AND CHECKED THIS PARCEL MAP AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND I FURTHER STATE THAT SAID MAP IS IN CONFORMANCE WITH TITLE 7, DIVISION 2, CHAPTER 2 OF THE GOVERNMENT CODE, STATE OF CALIFORNIA, AND THE UKIAH CITY CODE, AND I AM THEREFORE SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT UKIAH, CALIFORNIA, THIS 12th DAY OF OCTOBER, 2006.

[Signature]
TIMOTHY E. ERIKSEN, CITY ENGINEER
R.C.E. 62230, MY LICENSE EXPIRES 09/30/07



VICINITY MAP
NO SCALE

NOTE:

RECORD TITLE INTERESTS AND ENCUMBRANCES WERE BASED UPON A PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY OF MENDOCINO COUNTY, PRELIMINARY REPORT NO. 2306-2036273, DATED AUGUST 1, 2005.

MINOR SUBDIVISION No.05-22

PARCEL MAP

BEING A PORTION OF LOTS 4 AND 5
OF HASTINGS SUBURBAN ADDITION
TO THE CITY OF UKIAH FILED IN
MAP CASE 1, DRAWER 2, PAGE 169, M.C.R.
MENDOCINO COUNTY, CALIFORNIA

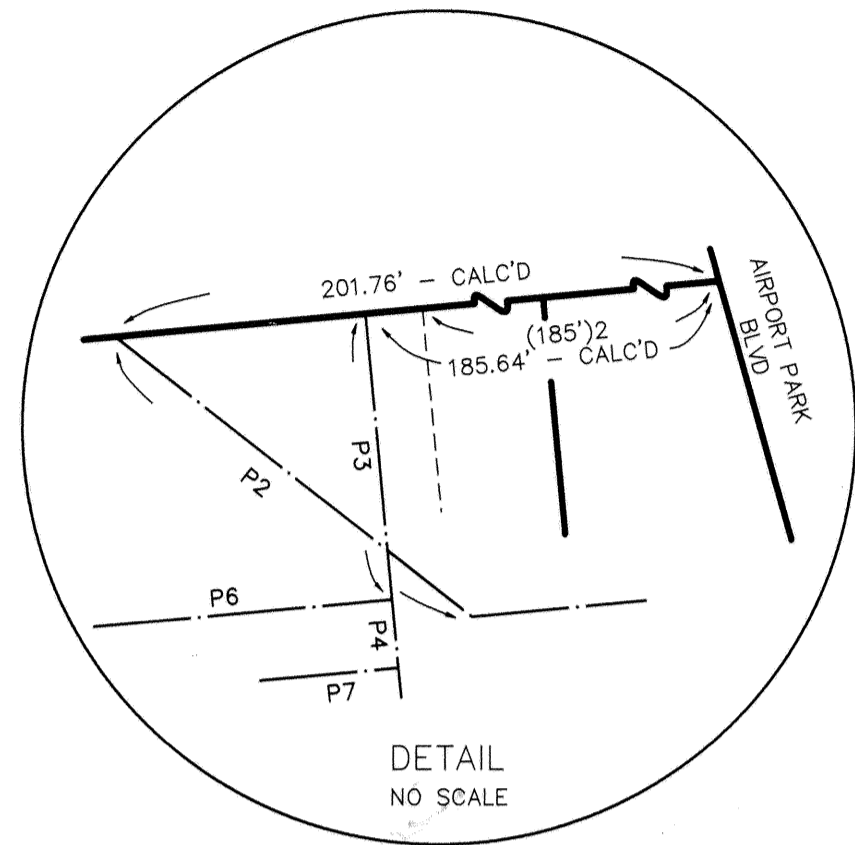
DECEMBER 2005

Serial #
036

SHEET 1 OF 2
MAPS
DRAWER 75
PAGE 9

BASIS OF BEARINGS

BETWEEN MONUMENTS FOUND AS SHOWN PER M.C.2, DR.58, PG.39, M.C.R.



REFERENCES:

1. M.C.2, DR.58, PG.39, M.C.R.
2. RICE-SOMMERS PROPERTIES LLC - INST. NO. 2004-24542, M.C.R.
3. CITY OF UKIAH - 2119 O.R.299, M.C.R.
4. CITY OF UKIAH - 2119 O.R.303, M.C.R.
5. CITY OF UKIAH - 2119 O.R.306, M.C.R.
6. CITY OF UKIAH - 2119 DEEDS 310, M.C.R.
7. CALIFORNIA TSC, INC. - INST. NO. 2006-01662, M.C.R.

ROAD MAINTENANCE NOTE:

MAINTENANCE RESPONSIBILITIES OVER THE ACCESS EASEMENT ALONG THE NORTH PROPERTY LINE, AS SHOWN, SHALL BE SHARED EQUALLY BY THE OWNER(S) OF THE PARCELS CREATED BY THIS MAP.

NOTE AS SHOWN ON M.C.2, DR.58, PG.39, M.C.R.:

THE DISTANCES SHOWN ON THIS MAP ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS27); COMBINED GRID FACTOR = 0.9998987

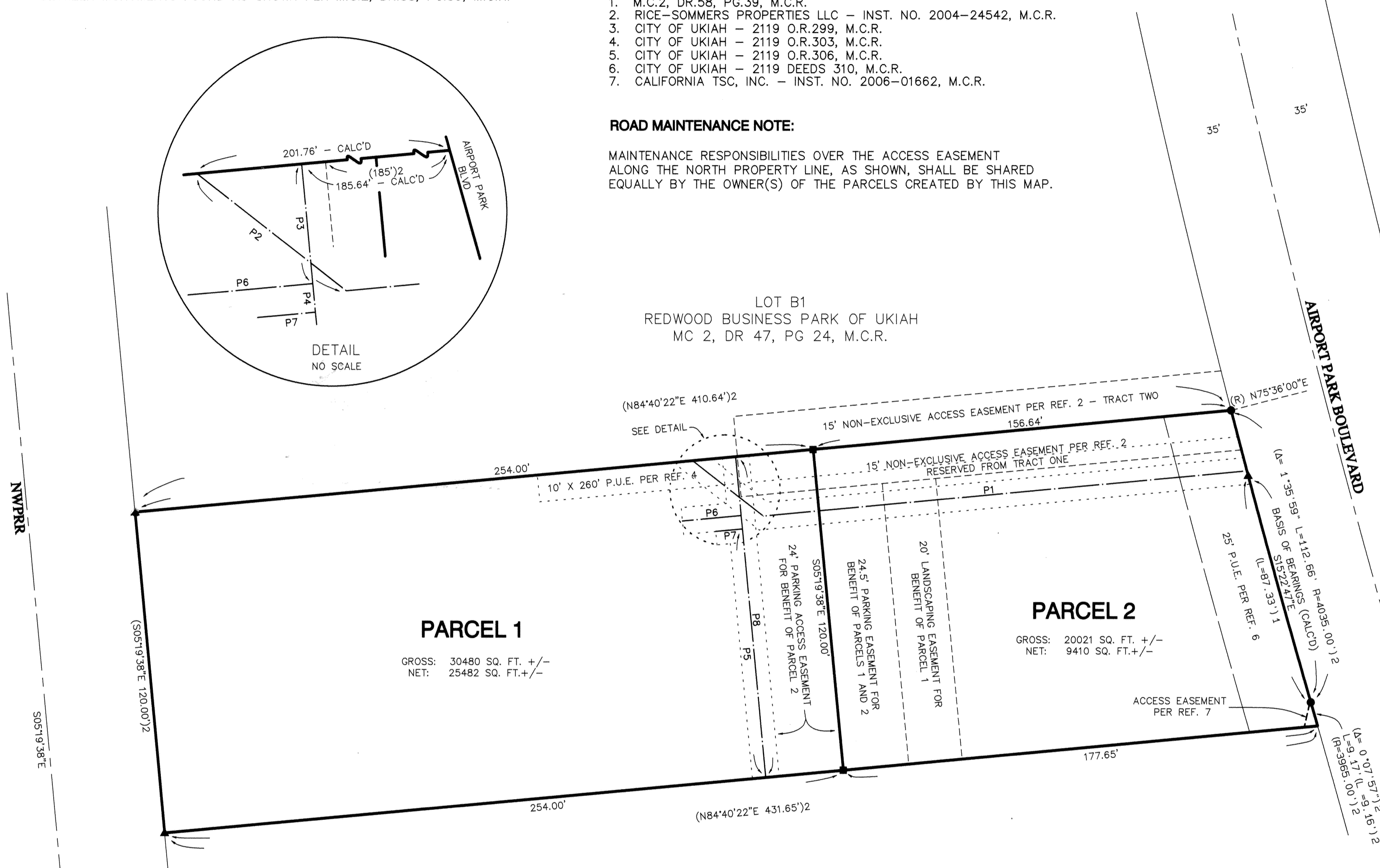
LINE TABLES

CENTERLINE OF A
10' P.U.E. PER M.C.2, DR.58, PG.39, M.C.R.

LINE	BEARING	DISTANCE
P1	N84°41'23"E	181.05'
P2	N51°59'38"W	33.42'

CENTERLINE OF A
10' P.U.E. PER M.C.2, DR.58, PG.39, M.C.R.

LINE	BEARING	DISTANCE
P3	N05°19'38"W	22.00'
P4	S05°19'38"E	5.00'
P5	S05°19'38"E	93.00'
P6	N84°40'22"E	22.00'
P7	N84°40'22"E	10.00'
P8	S05°19'38"E	120.00'



PARCEL 1

GROSS: 30480 SQ. FT. +/-
NET: 25482 SQ. FT. +/-

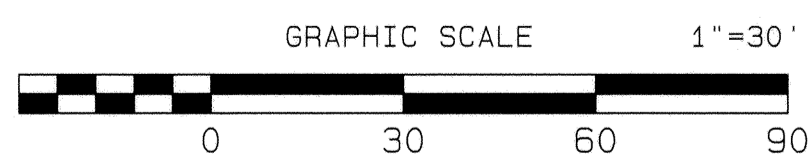
PARCEL 2

GROSS: 20021 SQ. FT. +/-
NET: 9410 SQ. FT. +/-

PORTION OF LOT D2-B
REDWOOD BUSINESS PARK OF UKIAH
MC 2, DR 58, PG 38, M.C.R.

LEGEND

- FOUND 3/4" IRON PIPE PLUGGED RCE17796 PER M.C.2, DR.63, PG.28, M.C.R.
- ▲ FOUND 1/2" IRON PIPE PLUGGED RCE 17796 PER M.C.2, PG.58, PG.39, M.C.R.
- SET PK NAIL & DISC STAMPED L.S. 4518
- () RECORD DATA PER REFERENCE
- O.R. OFFICIAL RECORDS



MINOR SUBDIVISION No.05-22

PARCEL MAP

BEING A PORTION OF LOTS 4 AND 5
OF HASTINGS SUBURBAN ADDITION
TO THE CITY OF UKIAH FILED IN
MAP CASE 1, DRAWER 2, PAGE 169, M.C.R.
MENDOCINO COUNTY, CALIFORNIA

DECEMBER 2005

Serial#
036

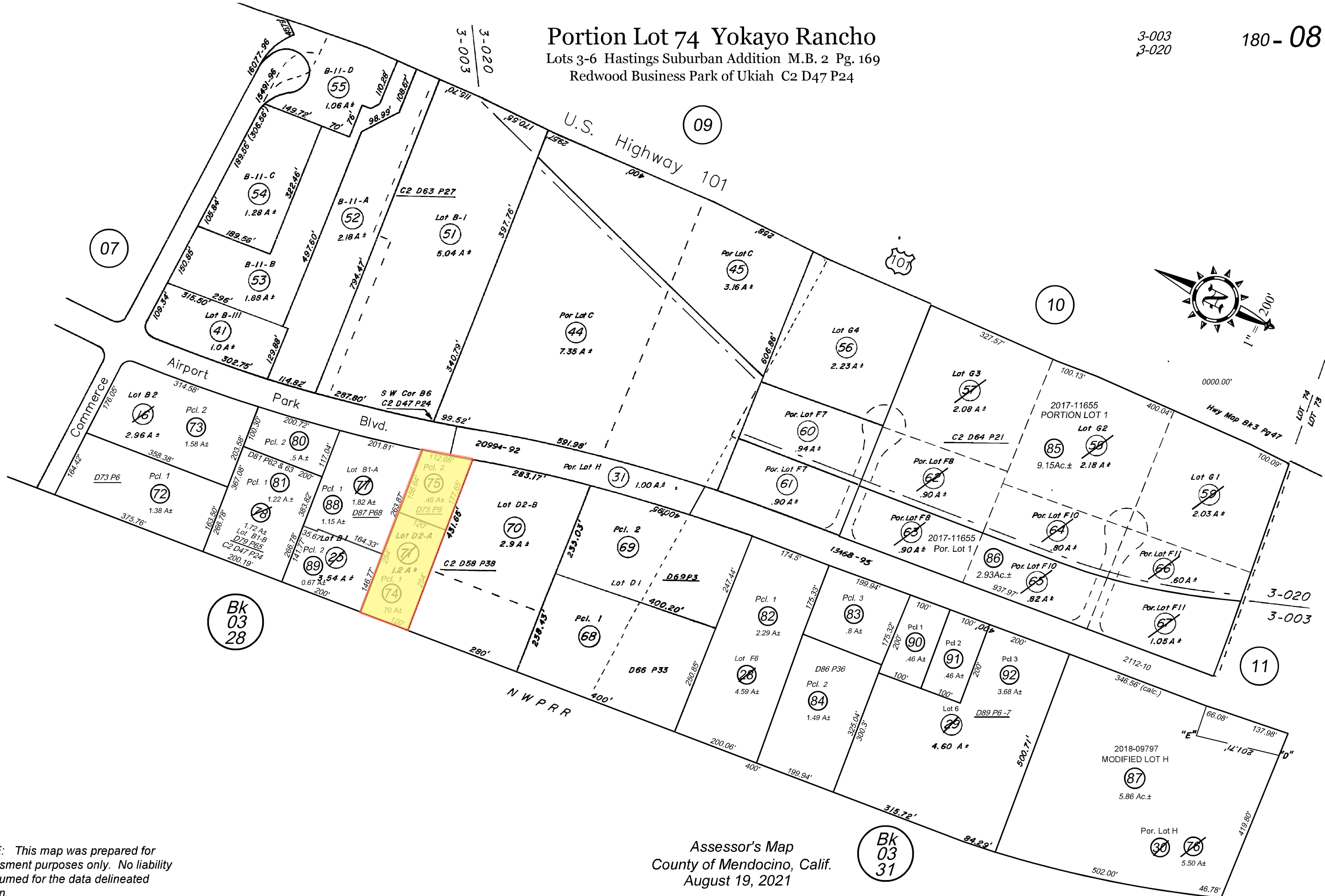
SHEET 2 OF 2

MAPS
DRAWER 75
PAGE 10

Portion Lot 74 Yokayo Rancho
 Lots 3-6 Hastings Suburban Addition M.B. 2 Pg. 169
 Redwood Business Park of Ukiah C2 D47 P24

3-003
 3-020

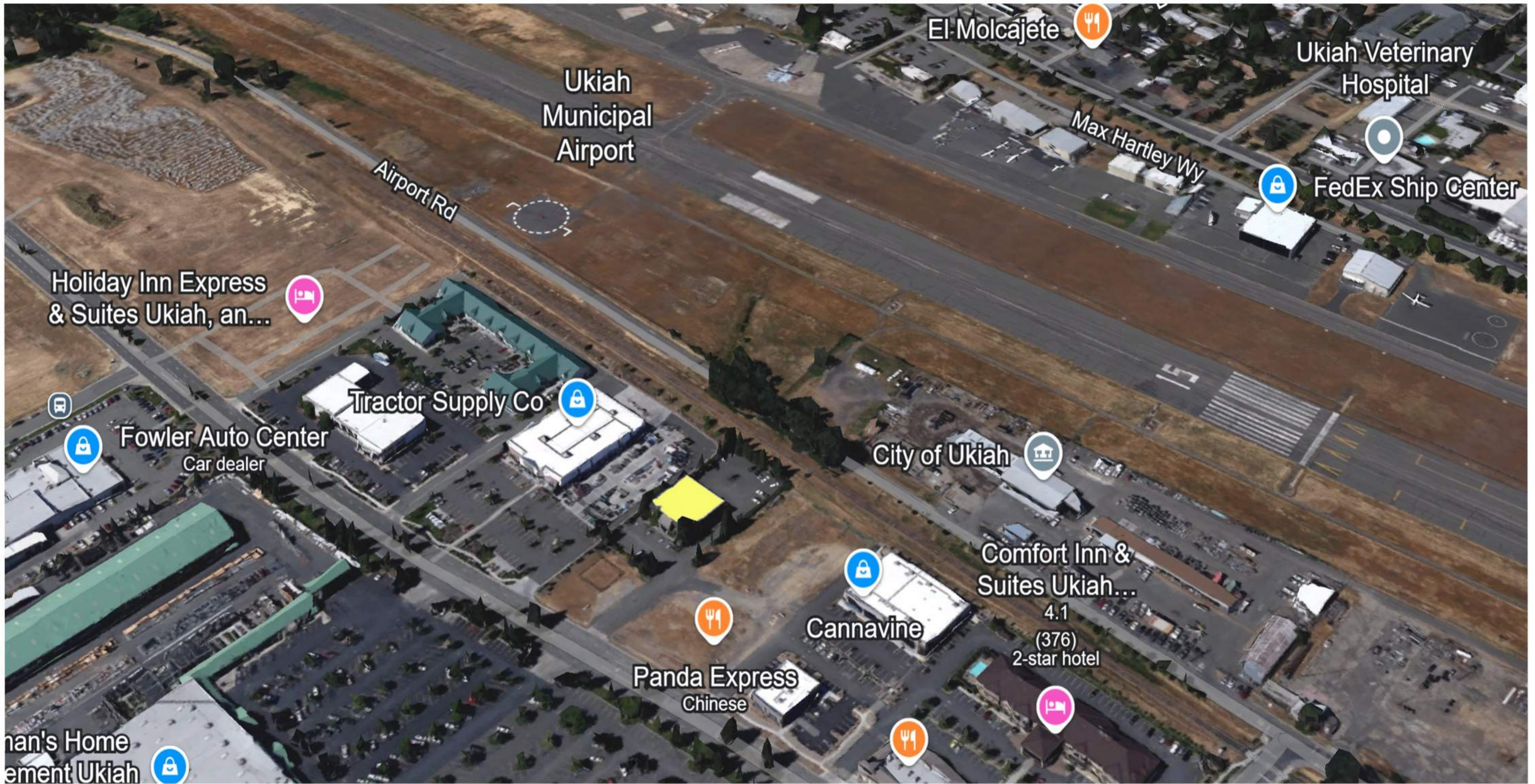
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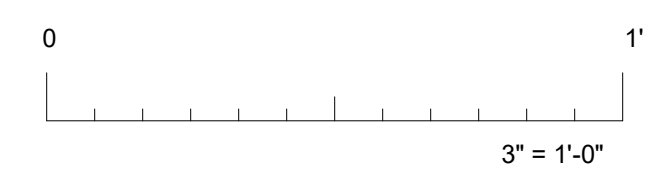
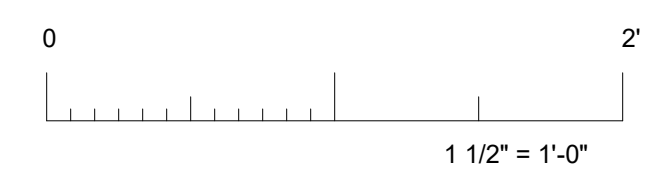
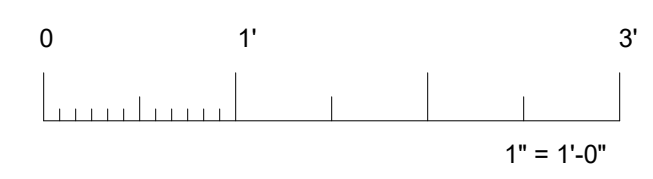
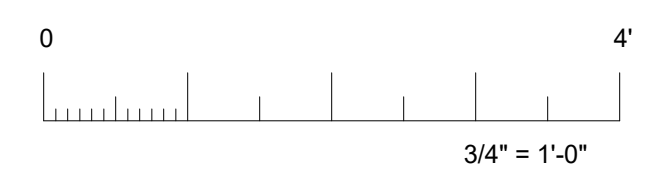
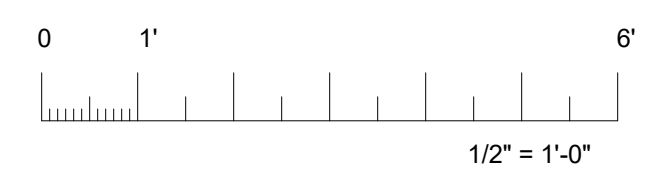
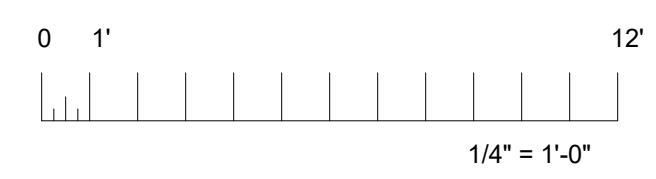
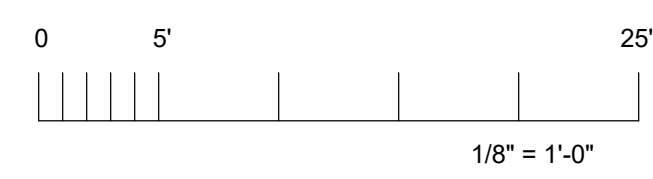
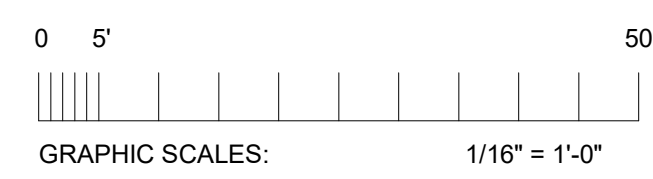
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
 County of Mendocino, Calif.
 August 19, 2021

Bk 03 31

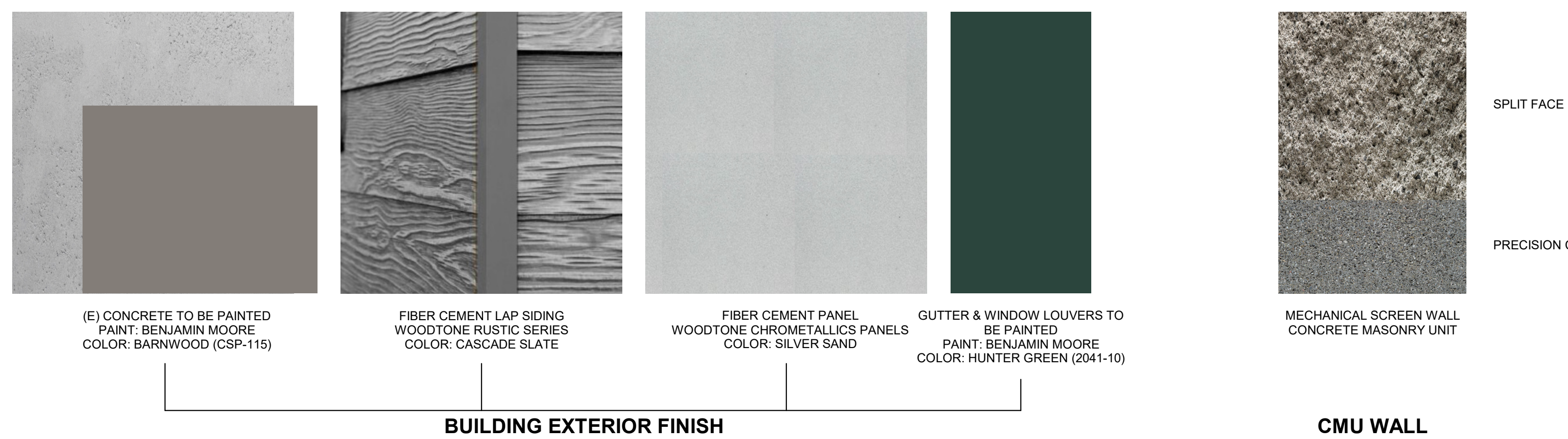






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MATERIAL BOARD



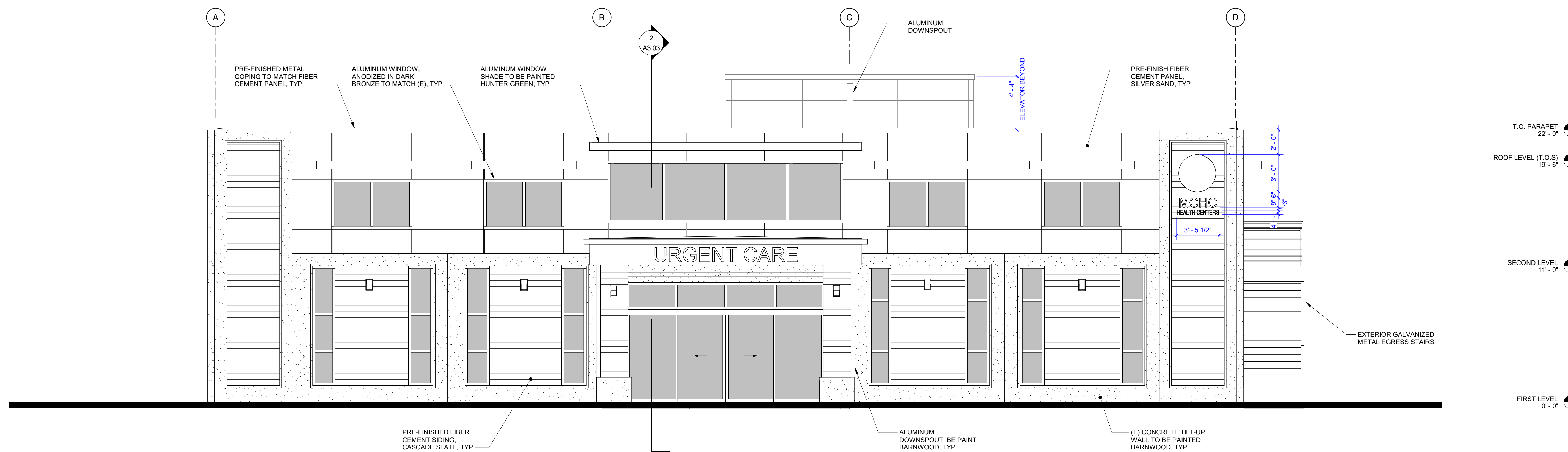
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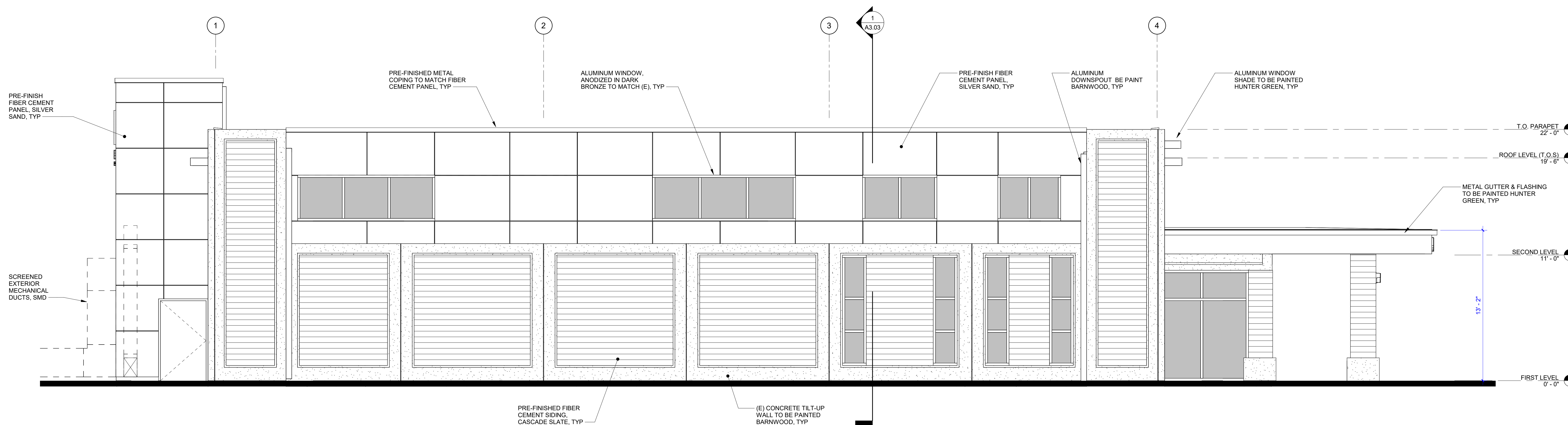
Revisions	Delta	Date	Revisions	By

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AGENCY APPROVAL



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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300 - 27th Street
Oakland, CA 94612
510.446.2222 | 510.446.2211 fax

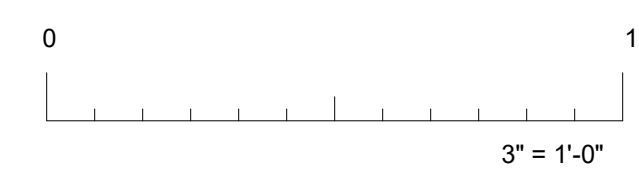
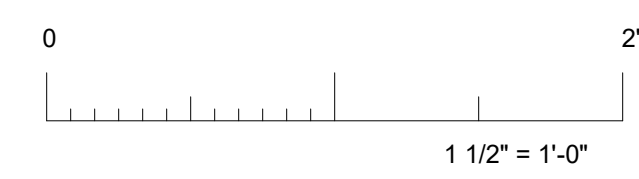
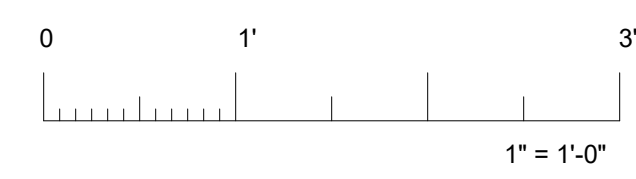
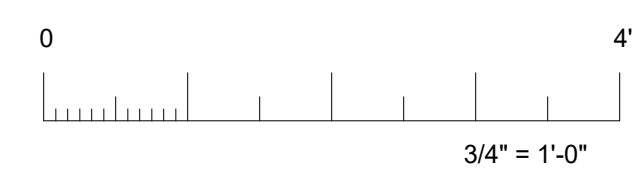
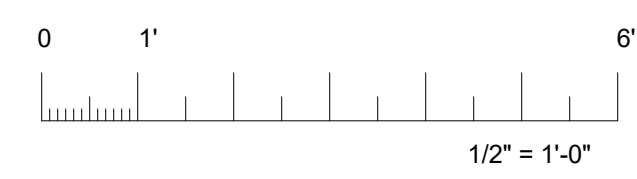
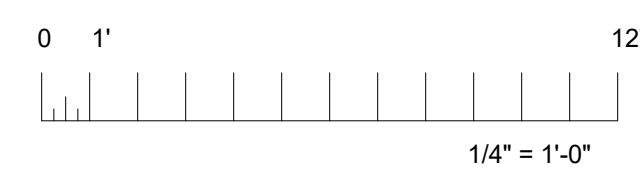
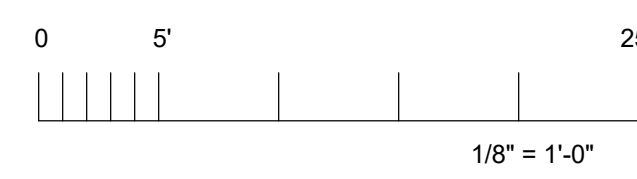
HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic &
Administration Building

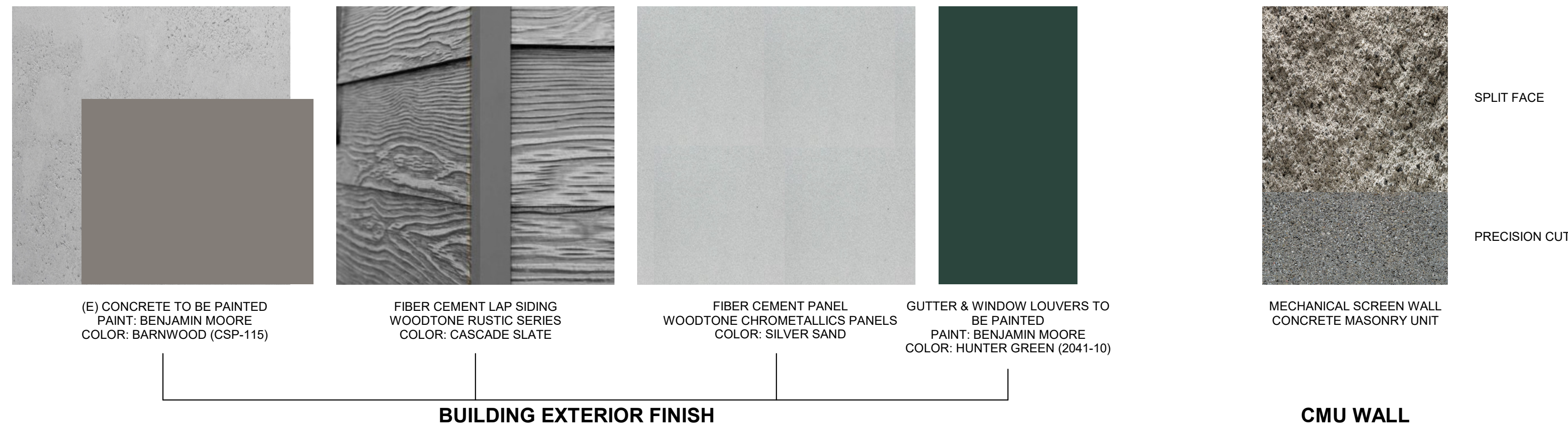
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Client Project Number:
Scale: As indicated
Drawn By: Author
Checked By: Checker
Issue Date: 09.08.2025
Revit Version: 2023
Sheet
A3.01
Sheet 2 of 20



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MATERIAL BOARD



WEST PERSPECTIVE RENDERING

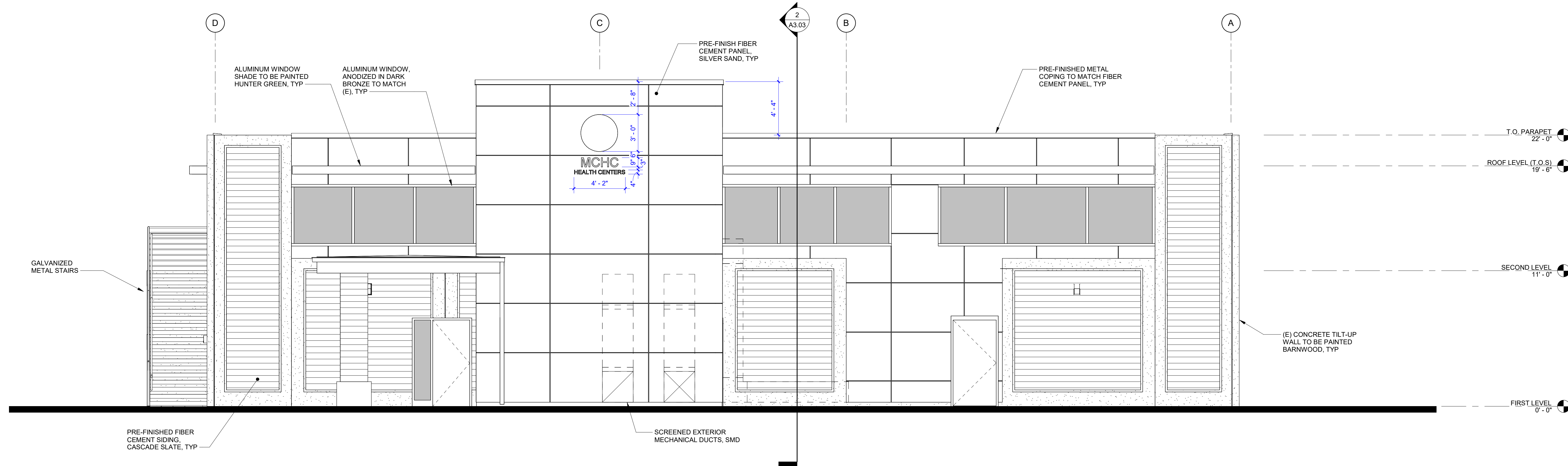


MCHC
HEALTH CENTERS

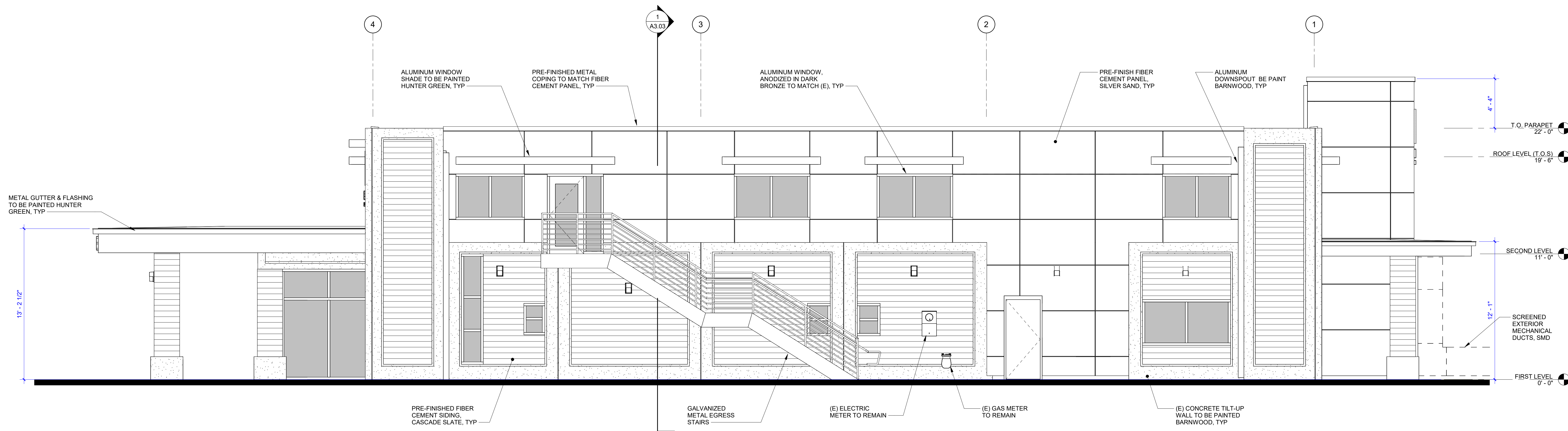
Revisions			
Delta	Date	Revisions	By

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PLANNING
PACKAGE

AGENCY APPROVAL



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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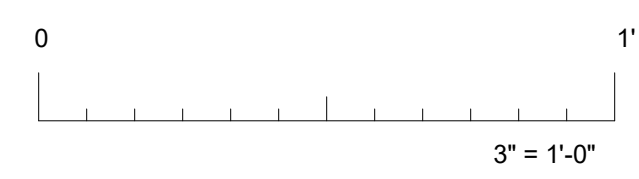
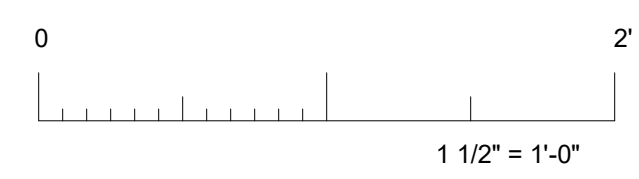
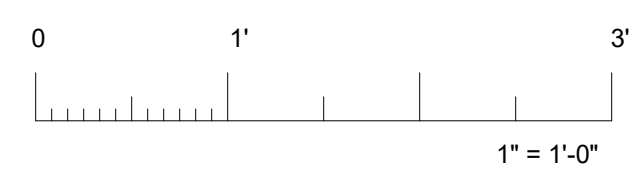
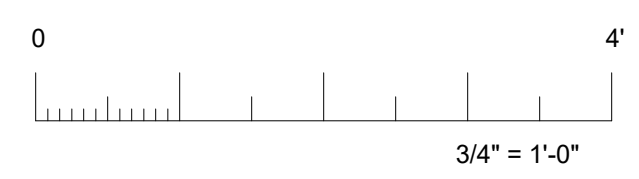
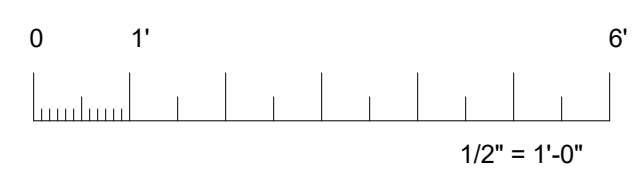
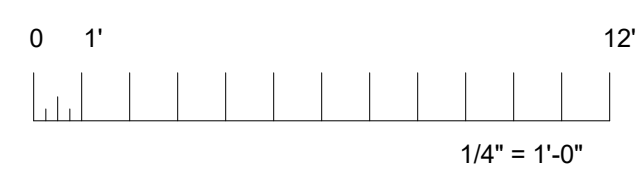
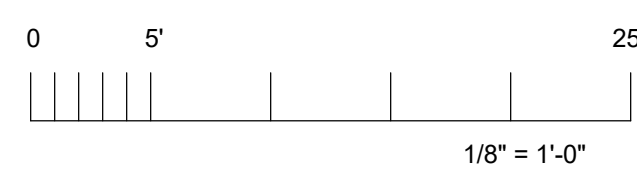
HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic &
Administration Building

Sheet Title
EXTERIOR ELEVATIONS

Client Project Number:	As indicated	Sheet
Scale:	Author	A3.02
Drawn By:	Checker	
Checked By:	09.08.2025	
Issue Date:	Sheet 2 of 200	
Revit Version: 2023		



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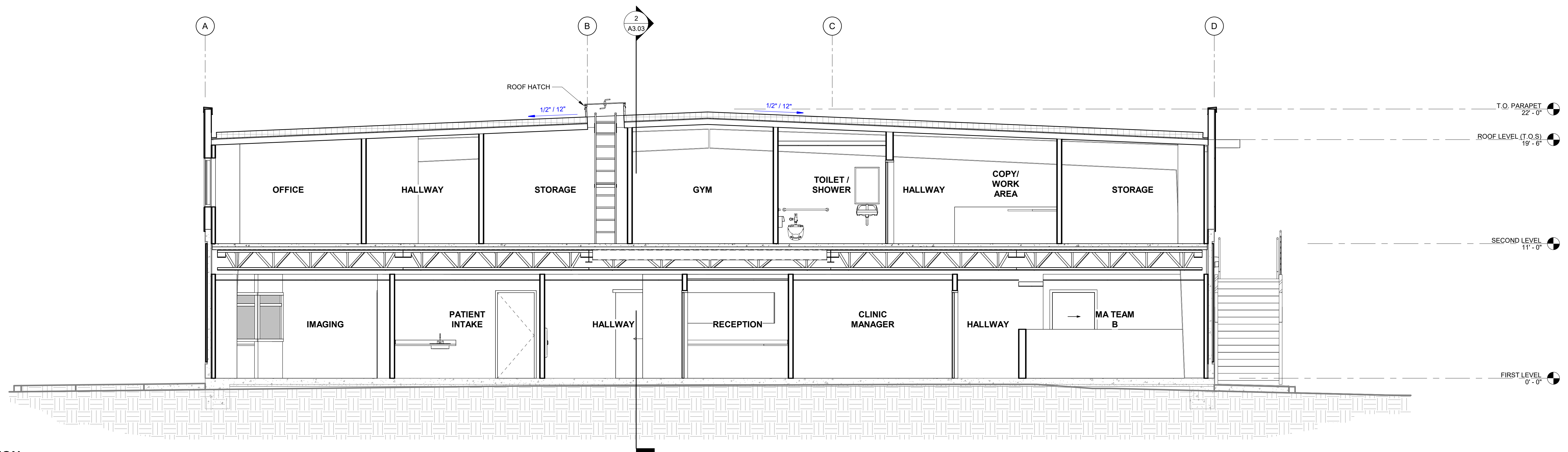


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HEALTH CENTERS

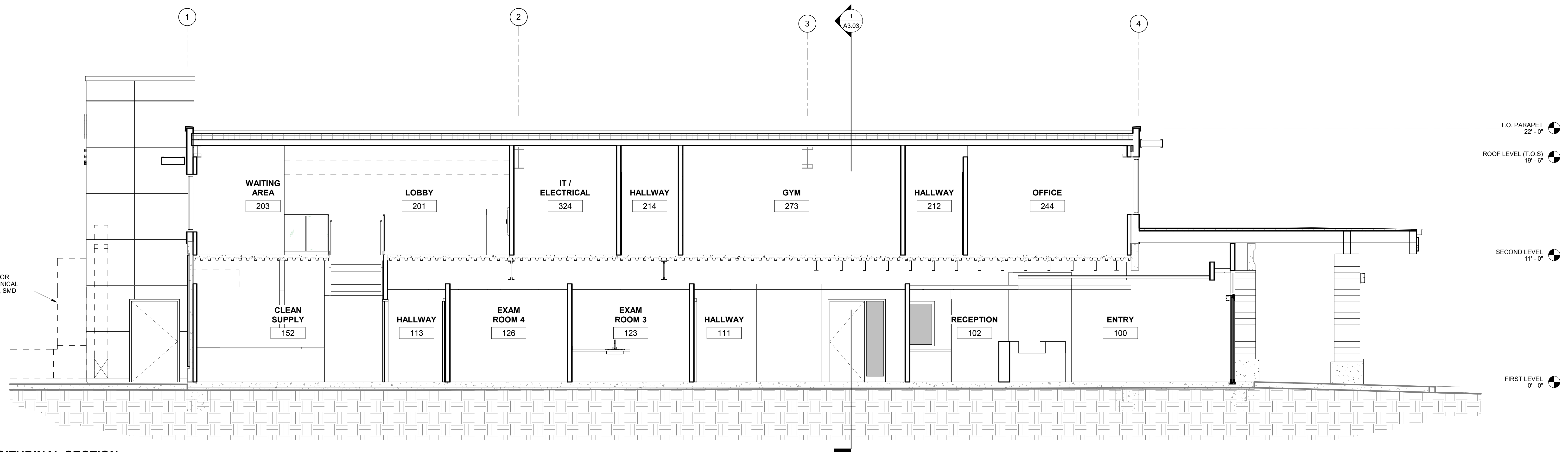
Revisions	Delta	Date	Revisions	By

NOT FOR CONSTRUCTION
PLANNING
PACKAGE

AGENCY APPROVAL



1 TRANSVERSE SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
1/4" = 1'-0"

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Architects, Inc.
300 - 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 6257

Facility
MCHC HEALTH CENTERS
1240 Airport Park Blvd Ukiah, CA 95482

Project
Urgent Care Clinic &
Administration Building

Sheet Title
BUILDING SECTIONS

Client Project Number:
Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker
Issue Date: 09.08.2025
Revit Version: 2023

Sheet
A3.03
Sheet 2 of 200

LANDSCAPE PLANTS



*SEE LANDSCAPE DRAWING FOR MORE INFORMATION

PARKING ANALYSIS

PARKING SPACES PROVIDED:
 MEDICAL CLINIC (1 PARKING SPACE PER 200 SF) 51 PARKING SPACES
 7,197 SF / 200 = 36 PARKING SPACES
 OFFICE (1 PARKING SPACE PER 250 SF) 28 PARKING SPACES
 6,958 SF / 250 = 28 PARKING SPACES
TOTAL REQUIRED PARKING SPACE: 64 PARKING SPACES
PARKING SPACES PROVIDED TO REQ'D: 51/64 SPACES

REQUIRED ACCESSIBLE PARKING SPACES: 3 PARKING SPACES
 (51 TO 75 - PER CBC 11B-28.2)

REQUIRED CLEAN-AIR VEHICLE PARKING SPACE: 3 EVCS WITH EVSE 13 EVCS
 (51 TO 75 - PER CGBSC 5.106.5.3)

REQUIRED BICYCLE PARKING (PER CGBSC 5.106.4): 4
 SHORT TERM (5% OF REQUIRED PARKING);
 LONG TERM (5% OF REQUIRED PARKING);

EMERGENCY VEHICLE FIRE LANE: 12' - 0" WIDE

TOTAL AREA OF PARKING: 23,629 SF

BUILDING INFORMATION

ADDRESS: 1248 AIRPORT PARK BLVD UKIAH, CA
 1246 AIRPORT PARK BLVD UKIAH, CA

PARCEL NUMBER: 180-08-074
 180-08-075

ZONE: PLANNING DEVELOPMENT COMBINING (PD-COMMERCIAL)

LOT AREA: 50,537 ± SF / 1.16 ACRES

BUILDING COVERAGE: 6,958 SF (14%)

LANDSCAPE COVERAGE: 10,107 SF (10%)

EXISTING FLOOR AREA: 7,000 SF

FIRST FLOOR AREA: 7,188 SF
SECOND FLOOR AREA: 6,958 SF
TOTAL FLOOR AREA: 14,144 SF

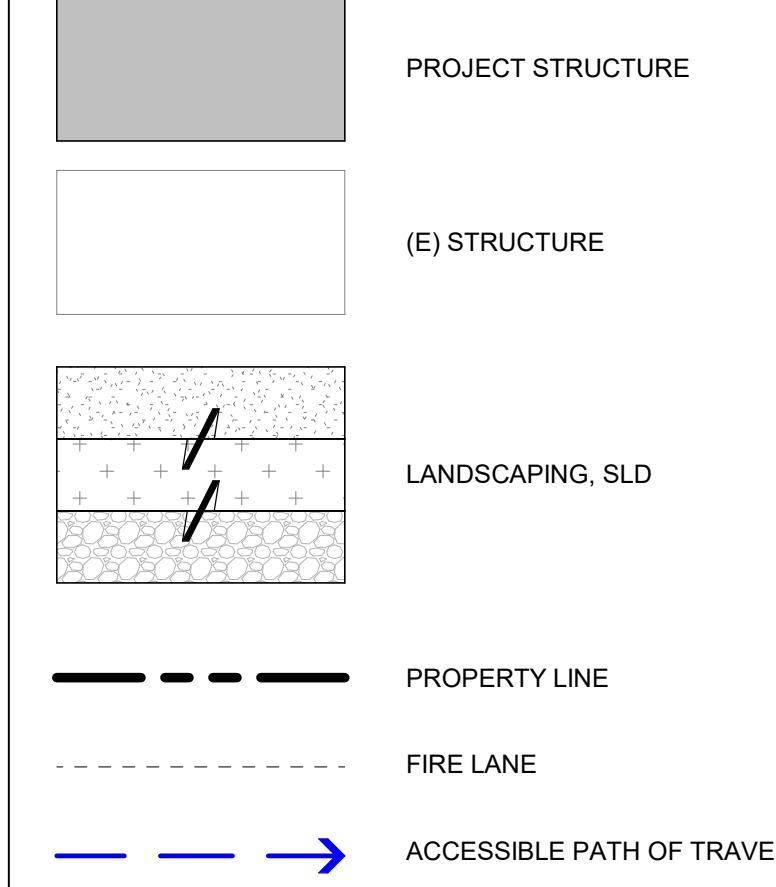
CONSTRUCTION TYPE: III-B

BUILDING HEIGHT: 36' - 4"

OCCUPANCY TYPE: B

FIRE PROTECTION: FULLY SPRINKLER AND FIRE ALARM SYSTEM

LEGEND



PLANNING GENERAL NOTES

- ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. VERIFY SLOPE W/ 24" SMART LEVEL.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60".
- REFER TO C, E, & L SERIES SHEETS FOR ADDITIONAL INFORMATION.



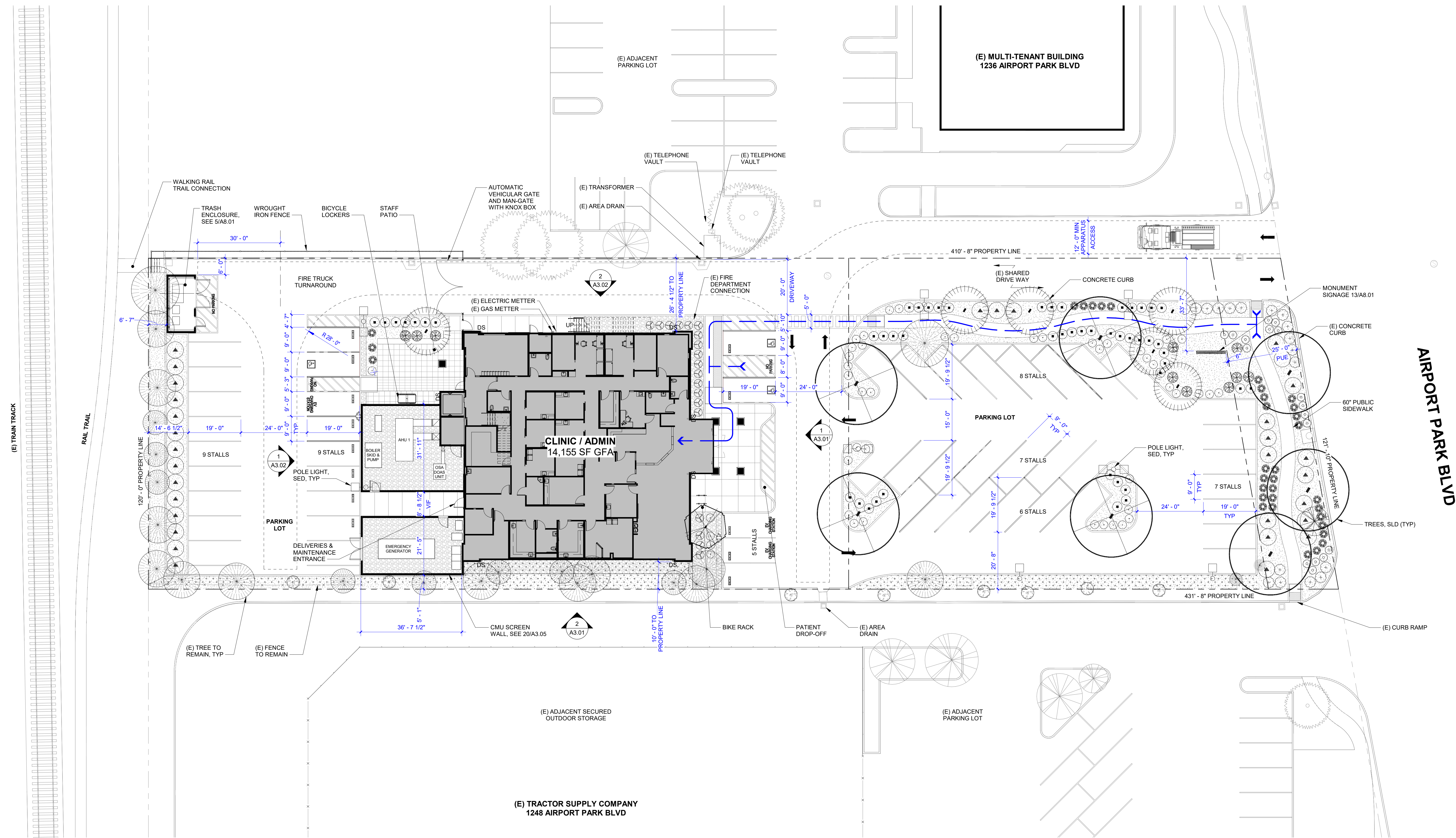
MCHC HEALTH CENTERS

Revisions	Delta	Date	Revisions	By

NOT FOR CONSTRUCTION

PLANNING PACKAGE

AGENCY APPROVAL



This document is the property of the Owner and is not to be used without their written permission.

HY HIBSER YAMAUCHI Architects, Inc.
 300 - 27th Street
 Oakland, CA 94612
 510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 6257

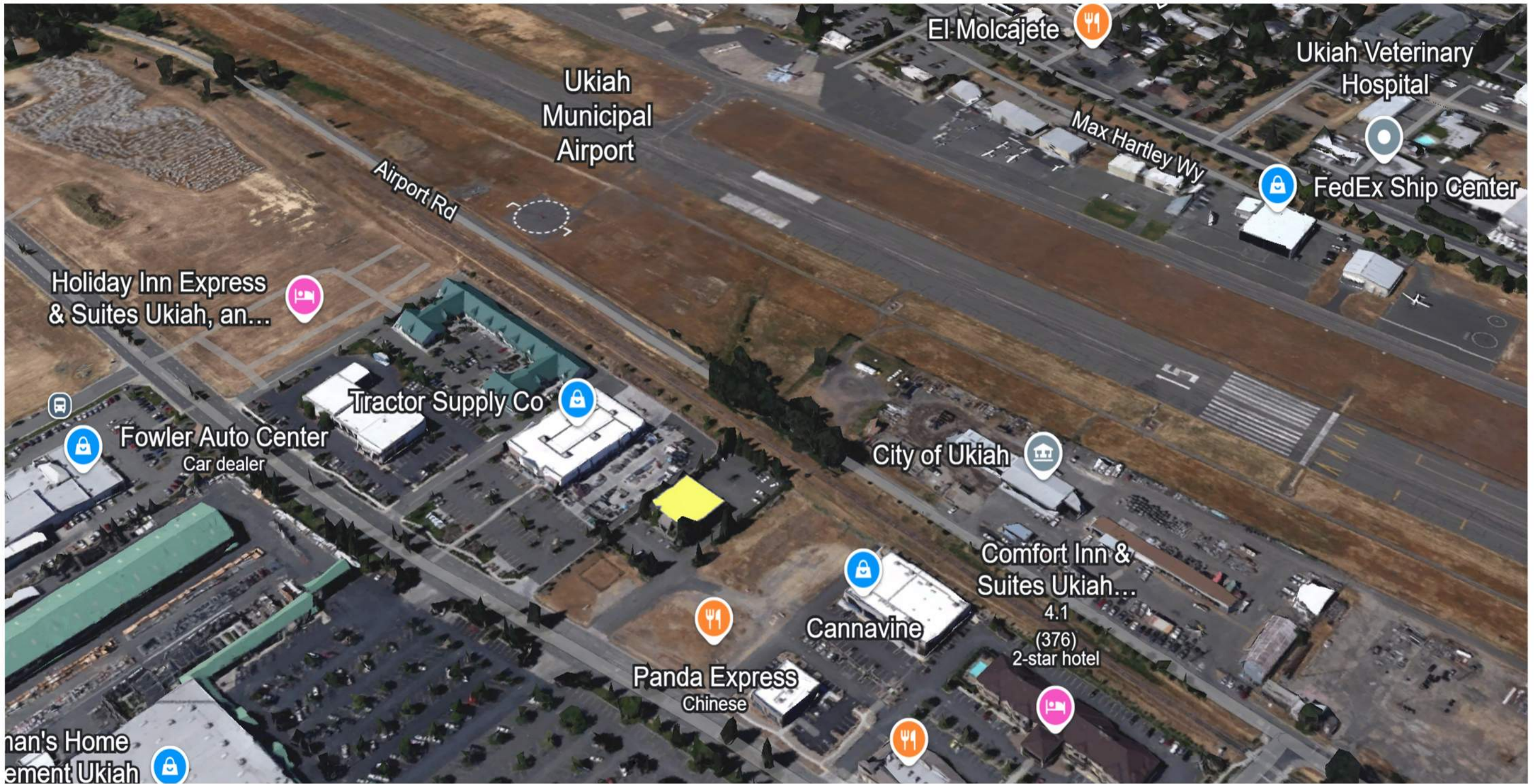
Facility
 MCHC HEALTH CENTERS
 1240 Airport Park Blvd Ukiah, CA 95482

Project
 Urgent Care Clinic & Administration Building

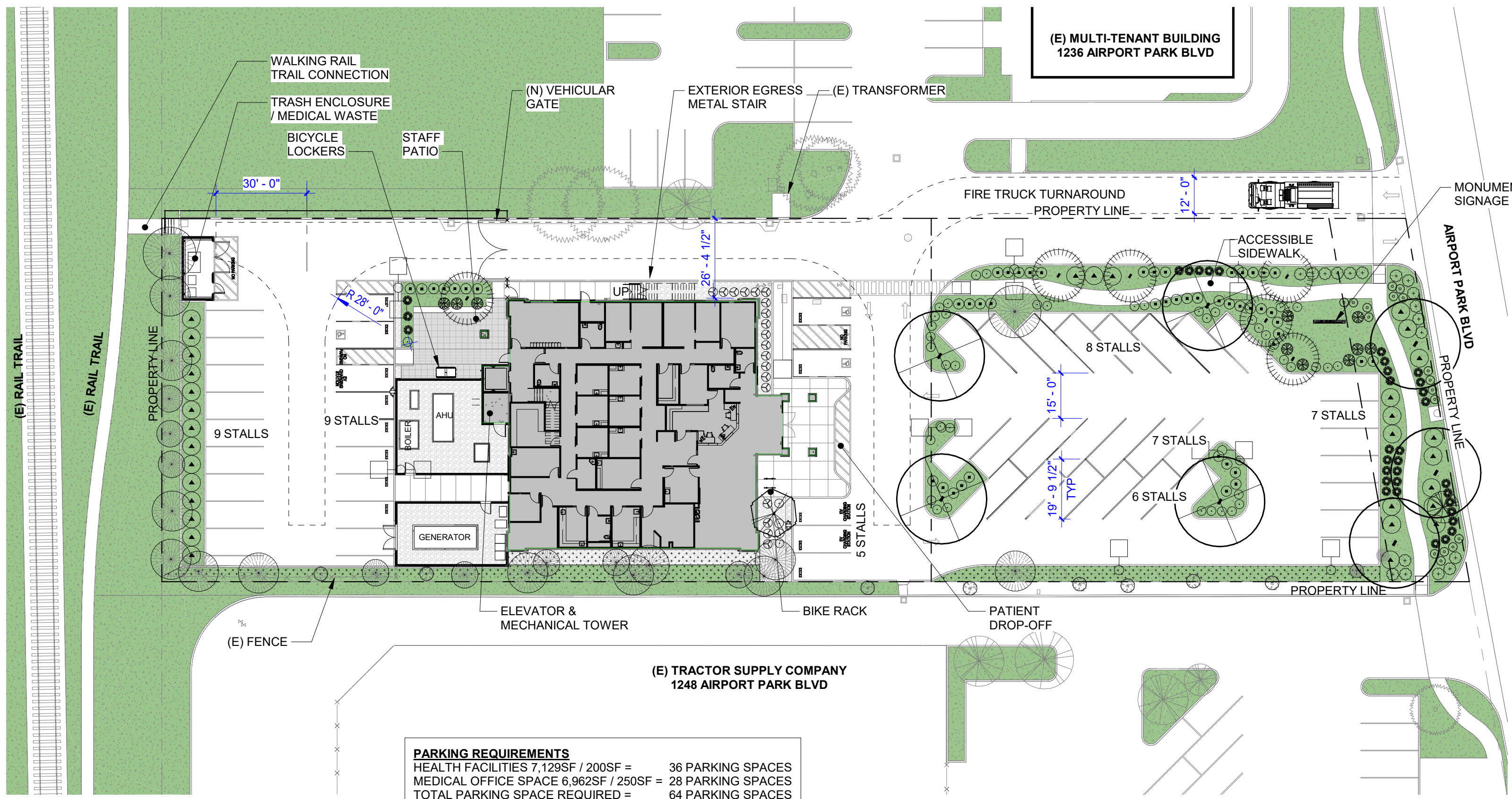
Sheet Title
 SITE PLAN

Client Project Number:
 Scale: As indicated
 Drawn By: Author
 Checked By: Checker
 Issue Date: 09.08.2025
 Revit Version: 2023

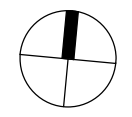
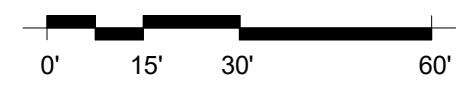
Sheet
A1.02
 Sheet 2 of 200







PARKING REQUIREMENTS	
HEALTH FACILITIES 7,129SF / 200SF =	36 PARKING SPACES
MEDICAL OFFICE SPACE 6,962SF / 250SF =	28 PARKING SPACES
TOTAL PARKING SPACE REQUIRED =	64 PARKING SPACES
TOTAL PARKING PROVIDED =	48 PARKING SPACES
LANDSCAPING COVERAGE REQUIRED =	20%
LANDSCAPING COVERAGE PROVIDED =	23%



PROPOSED SITE PLAN

08/29/25

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²						Other Airport Environs	Intensity Criteria Interpretation
	Compatibility Zones							
	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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> See Policy 3.5.6 for application Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)						Additional Criteria	
<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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]	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	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]	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met; not allowed if intended primarily for use by children
In-Patient Medical: hospitals, mental hospitals, nursing homes →	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Incompatible	Normally Compatible	Normally Compatible	3, 4: Ensure intensity criteria met
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met
Penal Institutions: prisons, reformatories	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Conditionally Compatible	Normally Compatible	6: Allowed only if alternative site outside zone would not serve intended function; ensure intensity criteria met
Public Safety Facilities: police, fire stations	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met
<i>Commercial, Office, and Service Uses</i>								
Major Retail (capacity >300 people per building): regional shopping centers, 'big box' retail, super-market [approx. 110 s.f./person]	Incompatible	Incompatible	Incompatible	Conditionally Compatible	Incompatible	Normally Compatible	Normally Compatible	4: Ensure intensity criteria met
Local Retail (≤300 people per building): community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met
Eating/Drinking Establishments: restaurants, bars, fast-food dining [approx. 60 s.f./person]	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met

Table 3A, continued

Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Other Airport Environs	Intensity Criteria Interpretation
	Compatibility Zones								
	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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> See Policy 3.5.6 for application Not applicable in Urban Overlay Zone 	
Land Use Category	Legend (see last page for interpretation)						Additional Criteria		
<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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]	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	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]	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	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]	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	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	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	Normally Compatible	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	
<i>Industrial, Manufacturing, and Storage Uses</i>									
Hazardous Materials Production and Storage (flammable, explosive, corrosive, or toxic): oil refineries, chemical plants *	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	6, OAE: Allowed only if alternative site outside zone would not serve intended function; generation of steam or thermal plumes not allowed	
Heavy Industrial *	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	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

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



PROJECT REVIEW REFERRAL
Please provide comments by: October 1, 2025

The City of Ukiah Community Development Department is soliciting input on the project described below for use in staff analysis, CEQA compliance, and public hearing documents. Please identify any questions you have or missing information needed, as well as any suggested Conditions of Approval.

TO:			
<input checked="" type="checkbox"/>	City of Ukiah, Community Development Director	<input checked="" type="checkbox"/>	Mendocino County Air Quality Management District
<input checked="" type="checkbox"/>	City of Ukiah, Building Inspection Division	<input checked="" type="checkbox"/>	Ukiah Police Department
<input checked="" type="checkbox"/>	City of Ukiah, Fire Prevention Division	<input checked="" type="checkbox"/>	City of Ukiah, Code Enforcement Division
<input checked="" type="checkbox"/>	City of Ukiah, Electric Utility, Department	<input checked="" type="checkbox"/>	Ukiah Valley Fire Authority
<input checked="" type="checkbox"/>	City of Ukiah, Public Works Department	<input checked="" type="checkbox"/>	City of Ukiah, City Manager's Office
<input checked="" type="checkbox"/>	Great Redwood Trail Agency (GRTA)	<input checked="" type="checkbox"/>	Ukiah Airport Manager
<input checked="" type="checkbox"/>	Mendocino County, Airport Land Use Committee	<input checked="" type="checkbox"/>	City of Ukiah, Community Services Department

PROJECT INFORMATION:	
Project Name & Permit #:	MCHC Urgent Care & Administration Building – Major Use Permit; Site Development Permit & Lot Merger #PA25-000019
Site Address & APN:	1240 Airport Park Blvd Ukiah, CA, 95482, CA; APNs (180-080-74 & 180-080-75)
General Plan:	"AIP-PD" Mixed-Use Airport Industrial Park – Planned Development
Zoning:	"Light Manufacturing/Mixed-Use"
Airport Compatibility Zone:	"Zones 5 & 6"
Date Filed:	09.05.2025
Resubmittal:	N/A
Date Referred:	09.05.2025
Prev. Projects or Business	United Disaster Relief of Northern California; Mendocino Animal Hospital
Applicant/Agent Name:	Mendocino Community Health Clinics (MCHC) / Kile Campbell (Associate HY Architects)
Phone:	530-758-1270
Email:	TWilliams@mchcinc.org
Project Website:	https://cityofukiah.com/ceqa-review/

Project Summary: Mendocino Community Health Clinic (MCHC) proposes to convert the existing ±7,12 square-foot structure at 1240 Airport Park Boulevard into an 'Urgent Care and Administrative Office'. The proje includes a 'Lot Merger' to combine two parcels (APNs 180-080-74 and 180-080-75) into one legal lot. Tl remodeled ground floor will accommodate an urgent care clinic with seven exam rooms, imaging services, ar support areas designed to meet OSHPD outpatient clinic requirements. A mezzanine second floor, construct within the existing structural shell, will provide administrative offices, staff support areas, and a conference roor The completed building will total approximately 14,144 square feet of floor area (±7,186 sq. ft. on the first flo and ±6,958 sq. ft. on the second floor). To maintain the building's current height, the Applicant proposes placir mechanical and selected electrical equipment in a secure exterior yard behind the building. Planned si improvements include a new public entrance from Airport Park Boulevard, upgraded pedestrian facilities, a re staff entrance with an outdoor area, reconfigured parking with a designated patient loading zone, ar landscaping that preserves existing trees and integrates the parcel with adjacent commercial properties. MCH also requests a connection to the Great Redwood Trail and approval for reduced off-street parking, consiste with Airport Industrial Park Planned Development regulations.



Please indicate whether you have comments on the associated referral packet. Be sure to sign and date below. Return this Project Referral Form by the date noted above to the Project Planner.

Name and Affiliation/Department (Please Print): MAX BRAZILL / UKIAH P.D.

- No Comment
- Comments / Conditions of Approval Attached

Signature: Max Brazill

Date 9/11/25



PROJECT REVIEW REFERRAL
Please provide comments by: October 1, 2025

The City of Ukiah Community Development Department is soliciting input on the project described below for use in staff analysis, CEQA compliance, and public hearing documents. Please identify any questions you have or missing information needed, as well as any suggested Conditions of Approval.

TO:			
X	City of Ukiah, Community Development Director	X	Mendocino County Air Quality Management District
X	City of Ukiah, Building Inspection Division	X	Ukiah Police Department
X	City of Ukiah, Fire Prevention Division	X	City of Ukiah, Code Enforcement Division
X	City of Ukiah, Electric Utility, Department	X	Ukiah Valley Fire Authority
X	City of Ukiah, Public Works Department	X	City of Ukiah, City Manager's Office
X	Great Redwood Trail Agency (GRTA)	X	Ukiah Airport Manager
X	Mendocino County, Airport Land Use Committee	X	City of Ukiah, Community Services Department

PROJECT INFORMATION:	
Project Name & Permit #:	MCHC Urgent Care & Administration Building – Major Use Permit; Site Development Permit & Lot Merger #PA25-000019
Site Address & APN:	1240 Airport Park Blvd Ukiah, CA, 95482, CA; APNs (180-080-74 & 180-080-75)
General Plan:	"AIP-PD" Mixed-Use Airport Industrial Park – Planned Development
Zoning:	"Light Manufacturing/Mixed-Use"
Airport Compatibility Zone:	"Zones 5 & 6"
Date Filed:	09.05.2025
Resubmittal:	N/A
Date Referred:	09.05.2025
Prev. Projects or Business	United Disaster Relief of Northern California; Mendocino Animal Hospital
Applicant/Agent Name:	Mendocino Community Health Clinics (MCHC) / Kile Campbell (Associate HY Architects)
Phone:	530-758-1270
Email:	TWilliams@mhcinc.org
Project Website:	https://cityofukiah.com/ceqa-review/
Project Summary: Mendocino Community Health Clinic (MCHC) proposes to convert the existing ±7,12 square-foot structure at 1240 Airport Park Boulevard into an 'Urgent Care and Administrative Office'. The project includes a 'Lot Merger' to combine two parcels (APNs 180-080-74 and 180-080-75) into one legal lot. The remodeled ground floor will accommodate an urgent care clinic with seven exam rooms, imaging services, and support areas designed to meet OSHPD outpatient clinic requirements. A mezzanine second floor, constructed within the existing structural shell, will provide administrative offices, staff support areas, and a conference room. The completed building will total approximately 14,144 square feet of floor area (±7,186 sq. ft. on the first floor and ±6,958 sq. ft. on the second floor). To maintain the building's current height, the Applicant proposes placing mechanical and selected electrical equipment in a secure exterior yard behind the building. Planned site improvements include a new public entrance from Airport Park Boulevard, upgraded pedestrian facilities, a rear staff entrance with an outdoor area, reconfigured parking with a designated patient loading zone, and landscaping that preserves existing trees and integrates the parcel with adjacent commercial properties. MCHC also requests a connection to the Great Redwood Trail and approval for reduced off-street parking, consistent with Airport Industrial Park Planned Development regulations.	



Please indicate whether you have comments on the associated referral packet. Be sure to sign and date below. Return this Project Referral Form by the date noted above to the Project Planner.

Regarding the Project Referral:

MCHC Urgent Care & Administration Building - Major Use Permit; Site Development Permit & Lot Merger #PA25-000019

Regarding the Project Referral:

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

- 1) This property will be served from Underground service.
- 2) Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's current EUSERC Acceptability Chart before the panel can be used on this project.
- 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 also 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.

Name and Affiliation/Department (Please Print): COU Electric Utility

No Comment

Comments / Conditions of Approval Attached

Signature: *Scott Bozzoli*

Date 9/11/2025

Jesse Davis

From: Matthew Keizer
Sent: Wednesday, September 17, 2025 8:29 AM
To: Jesse Davis
Subject: Re: MCHC Urgent Care Clinic - 1240 Airport Park Boulevard, Ukiah, CA (180-080-74 & 180-080-75) - Agency Referral

Follow Up Flag: Follow up
Flag Status: Flagged

BUILDING:

1. A permit will be required for T.I. (Tenant Improvements).
2. 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 PREVENTION:

1. The project shall comply with the currently adopted California Building Code, California Fire Code, and other codes, standards, regulations and requirements as enforced by the Ukiah Valley Fire Authority (UVFA).
2. Alterations to the building that impact the Fire Alarm and/or Fire Suppression Systems shall require a deferred submittal with a minimum of two sets of plans and with specifications provided to the UVFA for review and approval prior to initiating work that would impact those systems. Only a qualified C-16 contractor working on a fire suppression system or C-10 licensed contractor working on a fire detection system can complete necessary work on those systems.
3. The building Fire Sprinkler System shall be maintained operational at all times during alteration. When the renovation requires modification of a portion of a fire protection system, the remainder of the system shall be kept in service. CFC Section 3304.5, & NFPA 241 Section 10.8.
4. Provide access for ambulance pick up at the back/side of the building through easement from Tractor Supply. If a gate will be installed, provide access via a Strobe a siren, or other device approved by the Fire Code Official.

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

Please take our Survey: <https://www.surveymonkey.com/r/GQWYNYG>
<http://www.cityofukiah.com/community-development/>
<http://www.cityofukiah.com/uvfa/>

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From: Jesse Davis <jdavis@cityofukiah.com>

Sent: Thursday, September 11, 2025 8:57 AM

Subject: MCHC Urgent Care Clinic - 1240 Airport Park Boulevard, Ukiah, CA (180-080-74 & 180-080-75) - Agency Referral

Good Morning,

Please review and respond to the attached project referral from the City of Ukiah – Planning Division for:

MCHC Urgent Care Clinic & Administrative Office

**Major Site Development Permit; Major Use Permit; Lot Merger
1240 Airport Park Boulevard, Ukiah, CA (180-080-74 & 180-080-75)
File No. PA_25-000019**

Proposed Project: Mendocino Community Health Clinic (MCHC) proposes to convert the existing ±7,129-square-foot structure at 1240 Airport Park Boulevard into an ‘Urgent Care and Administrative Office’. The project includes a ‘Lot Merger’ to combine two parcels (APNs 180-080-74 and 180-080-75) into one legal lot. The remodeled ground floor will accommodate an urgent care clinic with seven exam rooms, imaging services, and support areas designed to meet OSHPD outpatient clinic requirements. A mezzanine second floor, constructed within the existing structural shell, will provide administrative offices, staff support areas, and a conference room. The completed building will total approximately 14,144 square feet of floor area (±7,186 sq. ft. on the first floor and ±6,958 sq. ft. on the second floor). To maintain the building’s current height, the Applicant proposes placing mechanical and selected electrical equipment in a secure exterior yard behind the building. Planned site improvements include a new public entrance from Airport Park Boulevard, upgraded pedestrian facilities, a rear staff entrance with an outdoor area, reconfigured parking with a designated patient loading zone, and landscaping that preserves existing trees and integrates the parcel with adjacent commercial properties. MCHC also requests a connection to the Great Redwood Trail and approval for reduced off-street parking, consistent with Airport Industrial Park Planned Development regulations.

Project Materials:

[Project Description](#)

[Application Materials – All](#)

Response Deadline – 10/1/25: Please respond directly to Planning Division staff by providing written comments on the referral request form (attached). Separate written correspondence is also acceptable.

Next Steps: The project will receive evaluation, and a recommendation from the City of Ukiah Design Review Board at a Regular Meeting on October 24, 2025.

Should you have any questions or require further information, please do not hesitate to reach out. Thank you for your attention to this matter, and your response to 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



PROJECT REVIEW REFERRAL
Please provide comments by: October 1, 2025

The City of Ukiah Community Development Department is soliciting input on the project described below for use in staff analysis, CEQA compliance, and public hearing documents. Please identify any questions you have or missing information needed, as well as any suggested Conditions of Approval.

TO:			
<input checked="" type="checkbox"/>	City of Ukiah, Community Development Director	<input checked="" type="checkbox"/>	Mendocino County Air Quality Management District
<input checked="" type="checkbox"/>	City of Ukiah, Building Inspection Division	<input checked="" type="checkbox"/>	Ukiah Police Department
<input checked="" type="checkbox"/>	City of Ukiah, Fire Prevention Division	<input checked="" type="checkbox"/>	City of Ukiah, Code Enforcement Division
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<input checked="" type="checkbox"/>	Great Redwood Trail Agency (GRTA)	<input checked="" type="checkbox"/>	Ukiah Airport Manager
<input checked="" type="checkbox"/>	Mendocino County, Airport Land Use Committee	<input checked="" type="checkbox"/>	City of Ukiah, Community Services Department

PROJECT INFORMATION:	
Project Name & Permit #:	MCHC Urgent Care & Administration Building – Major Use Permit; Site Development Permit & Lot Merger #PA25-000019
Site Address & APN:	1240 Airport Park Blvd Ukiah, CA, 95482, CA; APNs (180-080-74 & 180-080-75)
General Plan:	“AIP-PD” Mixed-Use Airport Industrial Park – Planned Development
Zoning:	“Light Manufacturing/Mixed-Use”
Airport Compatibility Zone:	“Zones 5 & 6”
Date Filed:	09.05.2025
Resubmittal:	N/A
Date Referred:	09.05.2025
Prev. Projects or Business	United Disaster Relief of Northern California; Mendocino Animal Hospital
Applicant/Agent Name:	Mendocino Community Health Clinics (MCHC) / Kile Campbell (Associate HY Architects)
Phone:	530-758-1270
Email:	TWilliams@mchcinc.org
Project Website:	https://cityofukiah.com/ceqa-review/

Project Summary: Mendocino Community Health Clinic (MCHC) proposes to convert the existing ±7,12 square-foot structure at 1240 Airport Park Boulevard into an ‘Urgent Care and Administrative Office’. The proje includes a ‘Lot Merger’ to combine two parcels (APNs 180-080-74 and 180-080-75) into one legal lot. Tl remodeled ground floor will accommodate an urgent care clinic with seven exam rooms, imaging services, ar support areas designed to meet OSHPD outpatient clinic requirements. A mezzanine second floor, constructe within the existing structural shell, will provide administrative offices, staff support areas, and a conference roor. The completed building will total approximately 14,144 square feet of floor area (±7,186 sq. ft. on the first flo and ±6,958 sq. ft. on the second floor). To maintain the building’s current height, the Applicant proposes placir mechanical and selected electrical equipment in a secure exterior yard behind the building. Planned si improvements include a new public entrance from Airport Park Boulevard, upgraded pedestrian facilities, a re staff entrance with an outdoor area, reconfigured parking with a designated patient loading zone, ar landscaping that preserves existing trees and integrates the parcel with adjacent commercial properties. MCH also requests a connection to the Great Redwood Trail and approval for reduced off-street parking, consiste with Airport Industrial Park Planned Development regulations.



Please indicate whether you have comments on the associated referral packet. Be sure to sign and date below. Return this Project Referral Form by the date noted above to the Project Planner.

Great Redwood Trail Agency

Name and Affiliation/Department (Please Print): _____

- No Comment
- Comments / Conditions of Approval Attached

Signature: *Burg + Nidre*

Date