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Ukiah Municipal Airport
Land Use Compatibility Plan Update
(UKI ALUCP)

Joint Planning Commission Meeting

County of Mendocino and City of Ukiah

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Mead & Hunt, Inc.

July 16, 2020

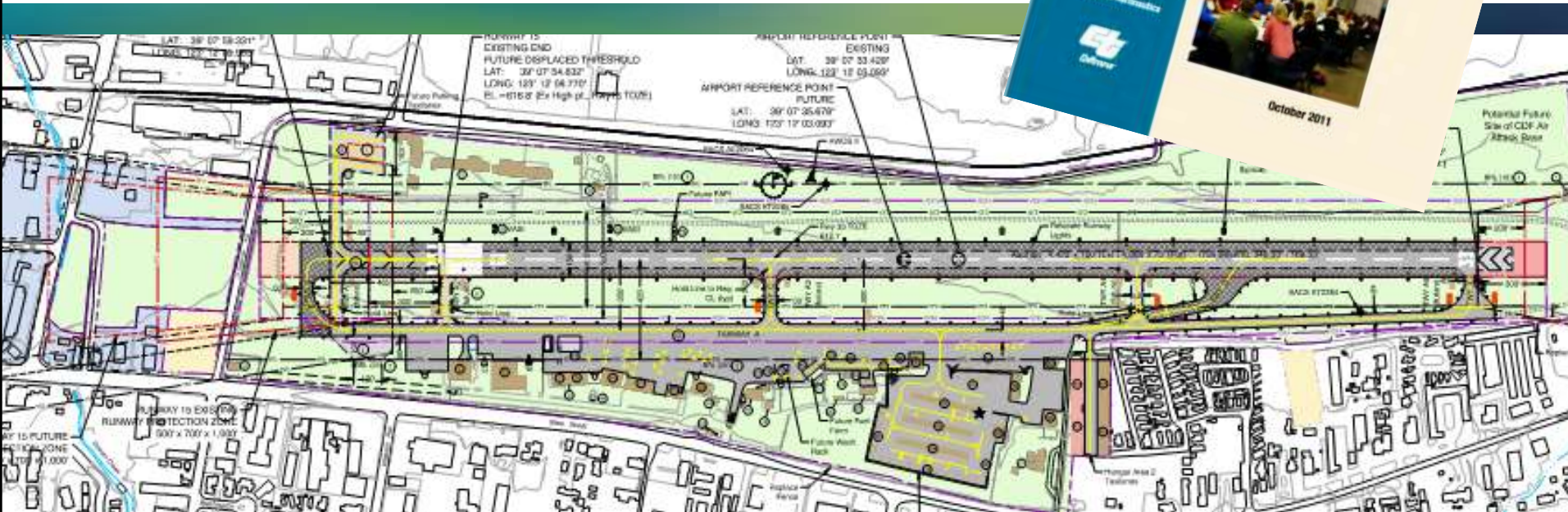# Discussion Topics

- ALUCP Overview
  - Draft Compatibility Zones
  - Draft Compatibility Criteria

- CEQA Findings
  - Approach
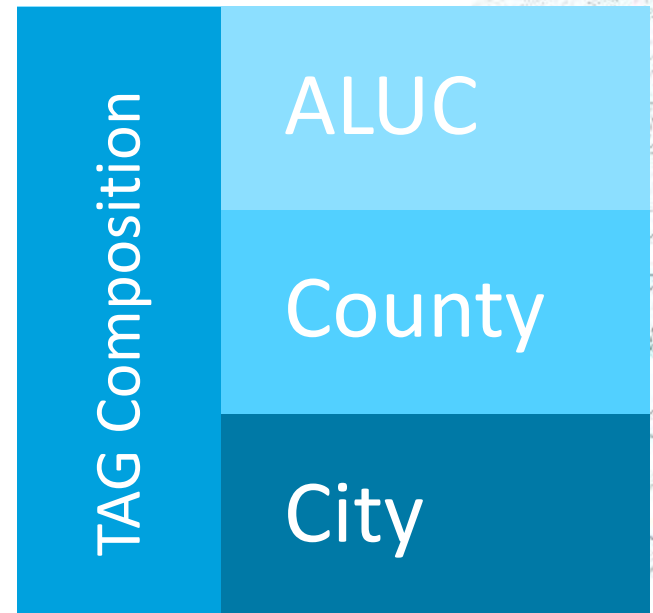 - Housing Displacement
  - No Significant Impact

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ALUCP Overview

Basis for ALUCP Update

- 1996 – Ukiah ALUCP adopted

- 2011 – New statewide ALUC guidance (Handbook)

- 2016 – New Airport Layout Plan

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Project Approach

- Guided by state Handbook
- Reflect airport operations
- Steered by Technical Advisory Group (TAG)

**TAG Composition**

ALUC

County

City

Draft Compatibility Zones

Recommended Compatibility Zones (Aeronautical Based)

- **All Compatibility Zones:** Reflect 2011 Handbook safety zones and existing/future airport conditions

- **Zone 1:** Based on FAA-approved ALP

- **Zones 2 – 4 (south):** 5-degree off-set to reflect southern flight route

- **City Urban Overlay (Zones 3 and 4 north):** Reflects existing land use patterns

- **County Urban Overlay (Zone 3 southwest):** Reflects existing land use patterns
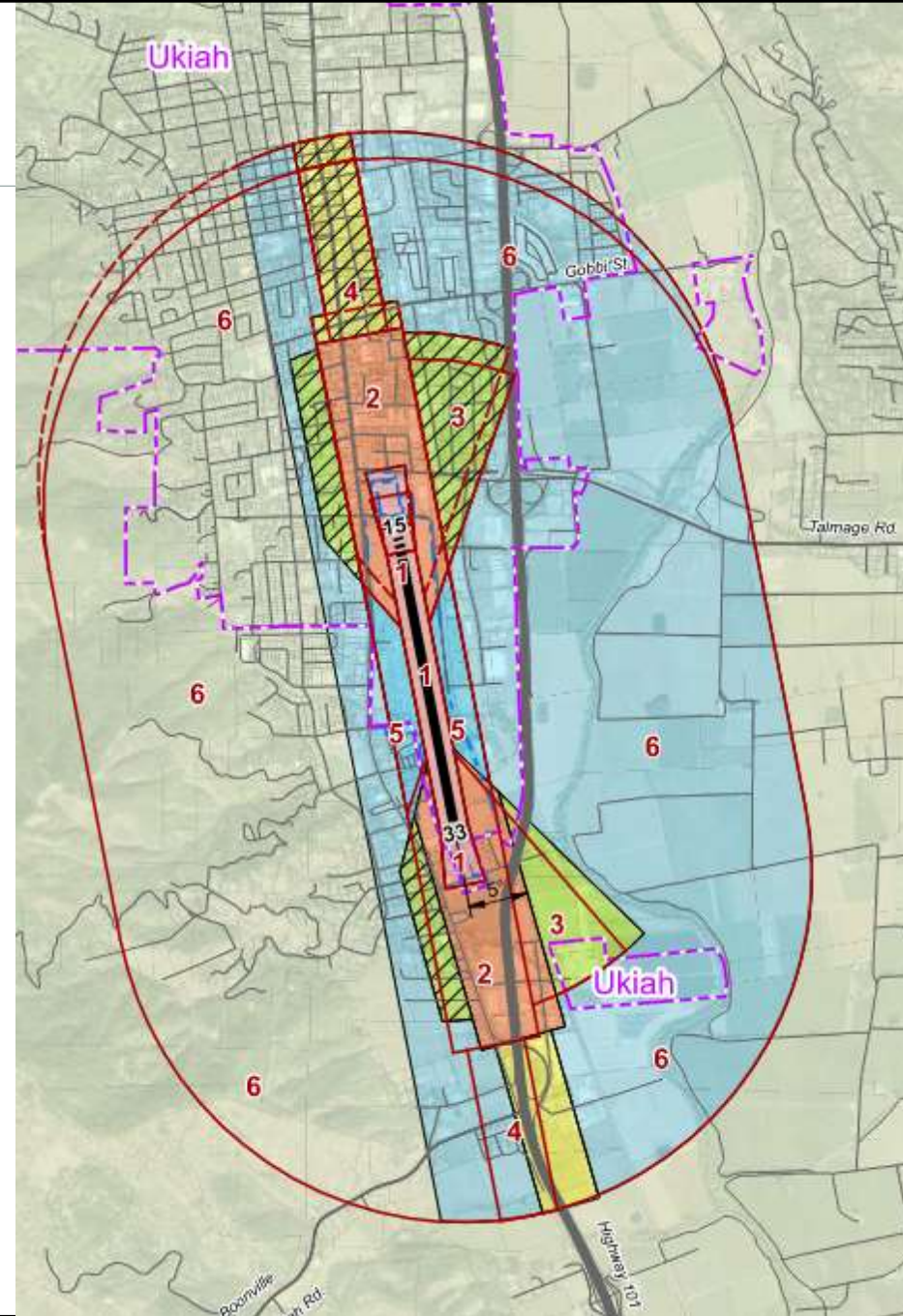

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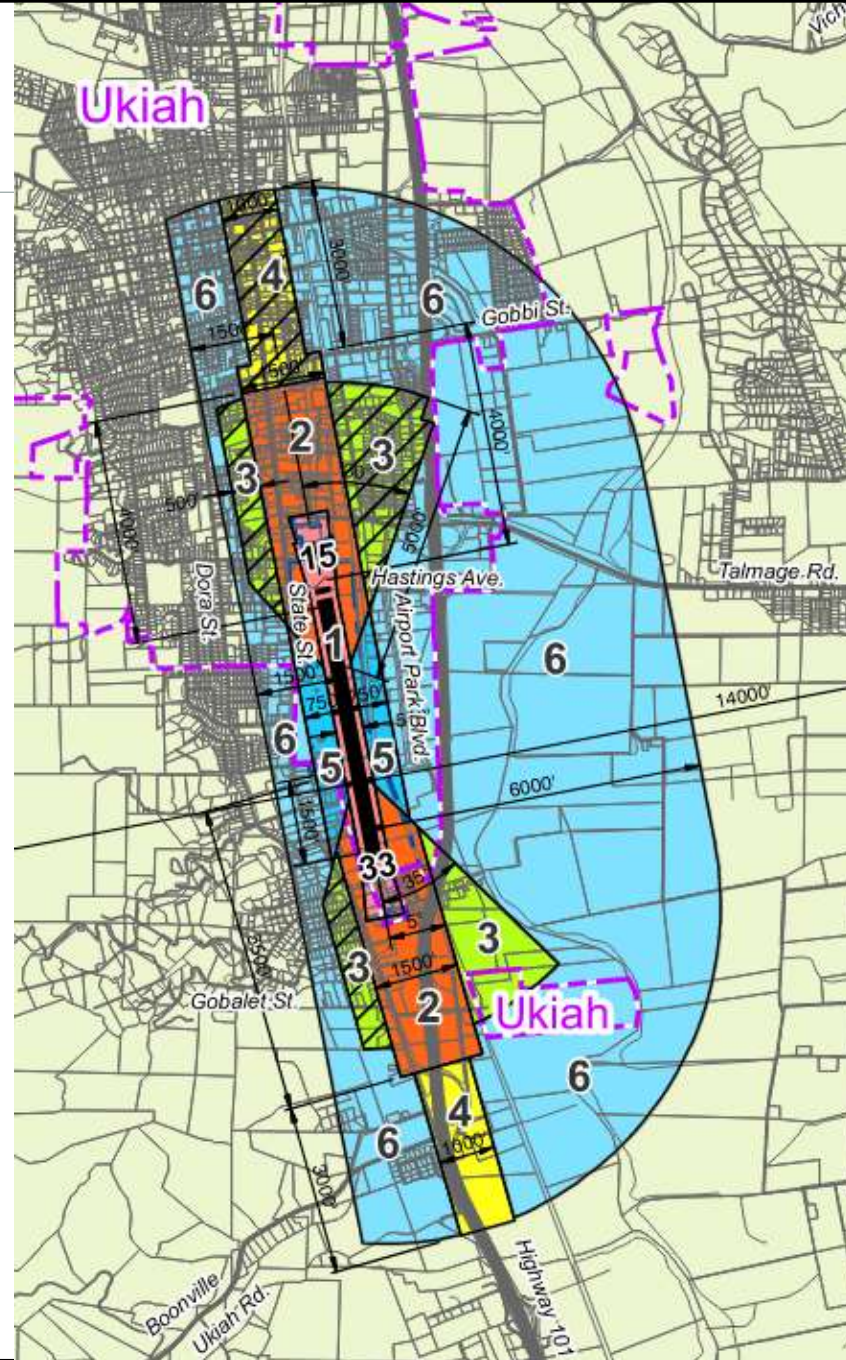
Noise Factor

- **Noise**: Locations exposed to potentially disruptive levels of aircraft noise

- Blue Contours
  - Avg. Annual Day
  - 30,916 annual operations (future)

- Red Contours
  - Cal Fire Typical Fire-Event Day
 - 44 daily arrivals
  - S-2T Airtanker
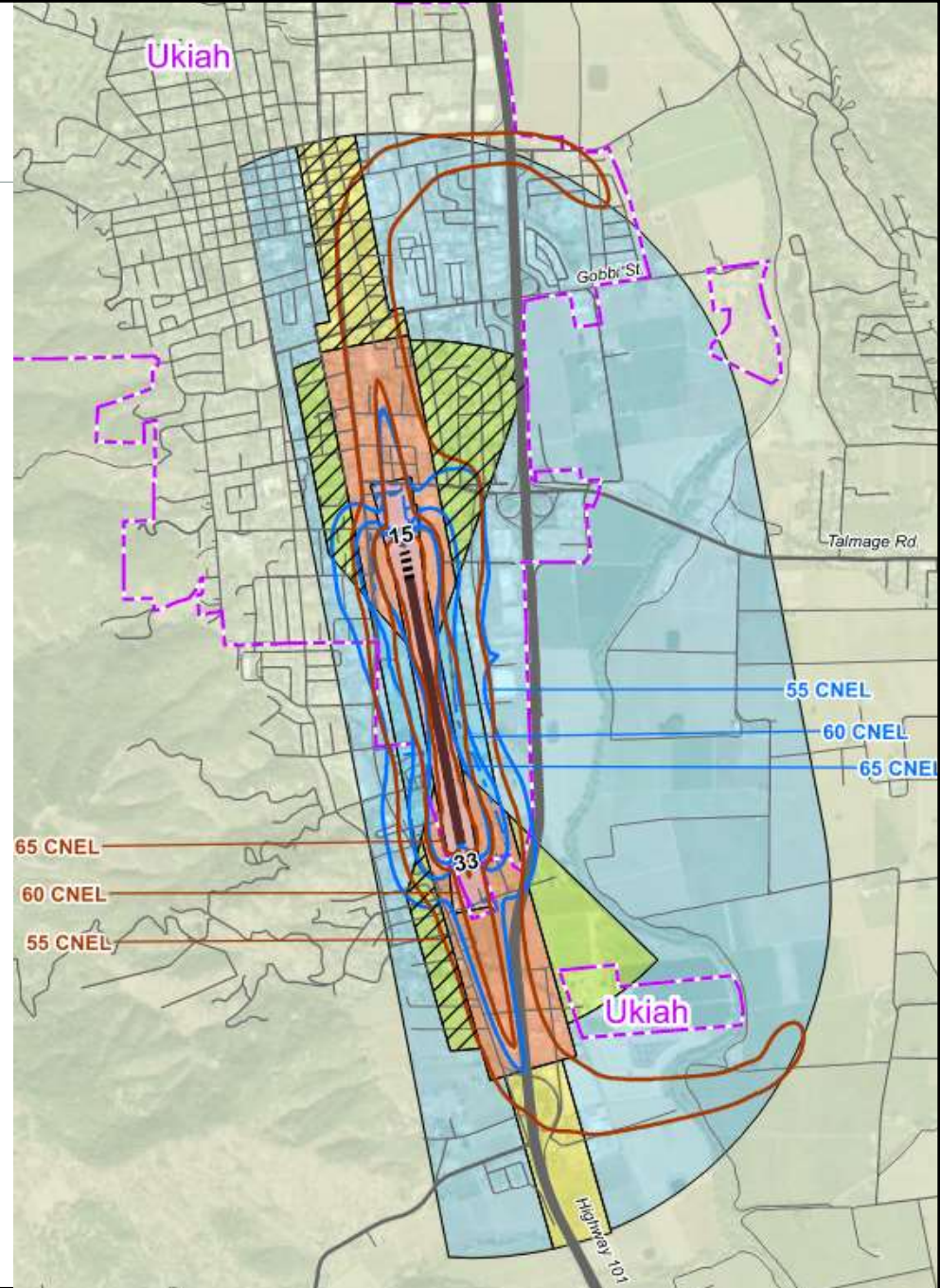
Safety Factor

- **Safety**: Areas exposed to risk of an aircraft accident

- **Handbook Safety Zones:** Adjusted to reflect aeronautical conditions

- **Other Options Considered:**
  - **Zone 1 (Blended RPZs at north):** Reflects potential for intermediate runway extension (not shown on ALP)
  - **No Offset of Zones 2 – 4 (south):** Preserves 2011 Handbook safety zones
  - **No Urban Overlays:** Preserves 2011 Handbook criteria with no density increase to reflect existing land use patterns in urban areas

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Airspace Factor

- **Airspace**: Places where height and various other land use characteristics need to be restricted to prevent hazards to flight

- **Federal Regulations (14 CFR Part 77):** No adjustments

- **Airspace Critical Protection Zone (Orange):** No airspace penetrations allowed

Overflight Factor

- **Overflight**: Locations beneath where aircraft in flight are distinctly visible and audible even if not necessarily directly overhead

- **Overflight Area**
  - One-sided Traffic Pattern
  - Southern approach/departure route follows Hwy 101
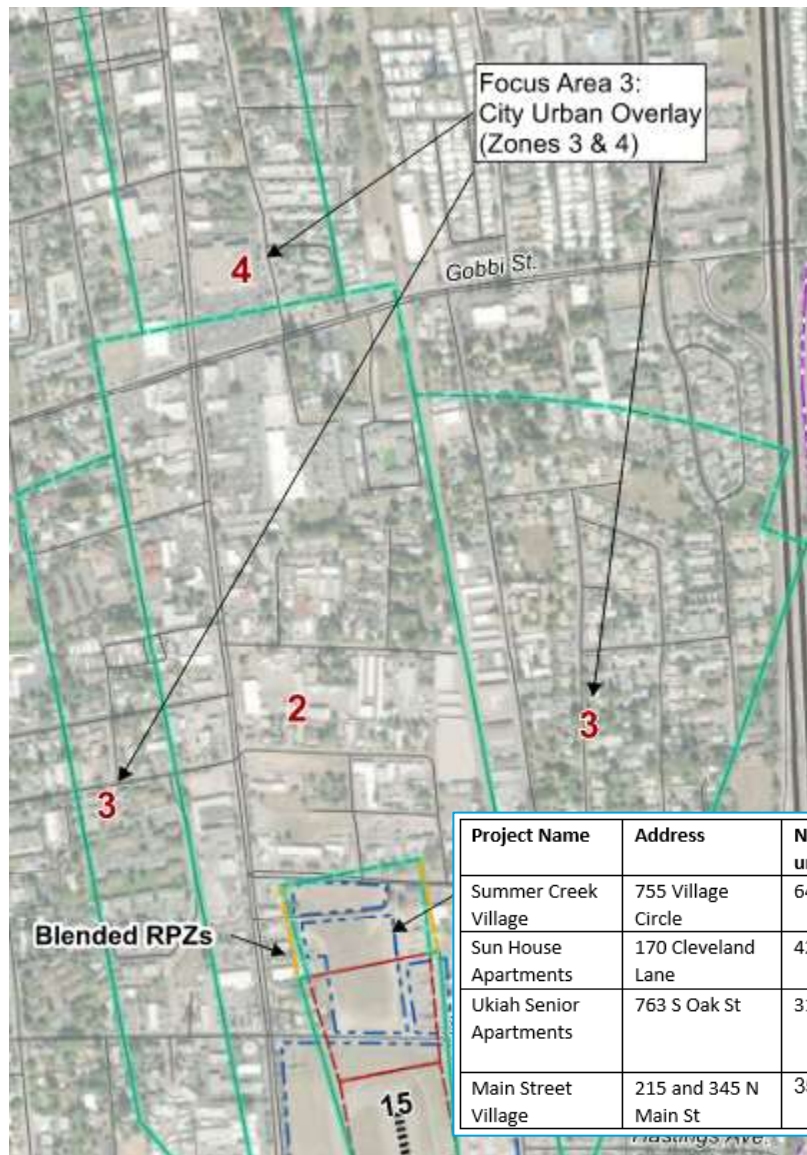 - Areas where aircraft are at traffic pattern altitude or lower

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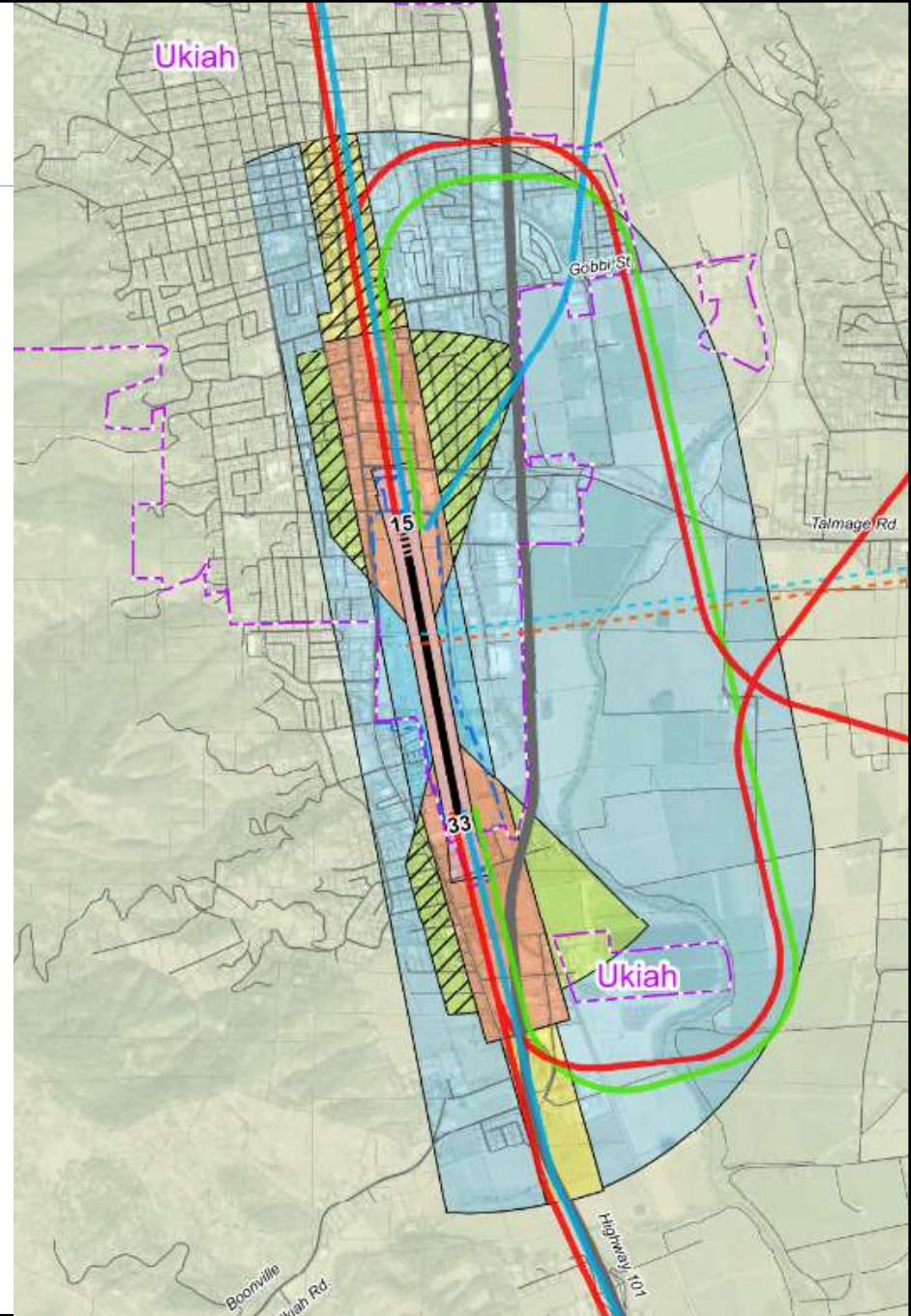
Draft Compatibility Criteria

Approach

- Reflect state guidance (2011 Handbook)

- Consider 1996 MCACLUP

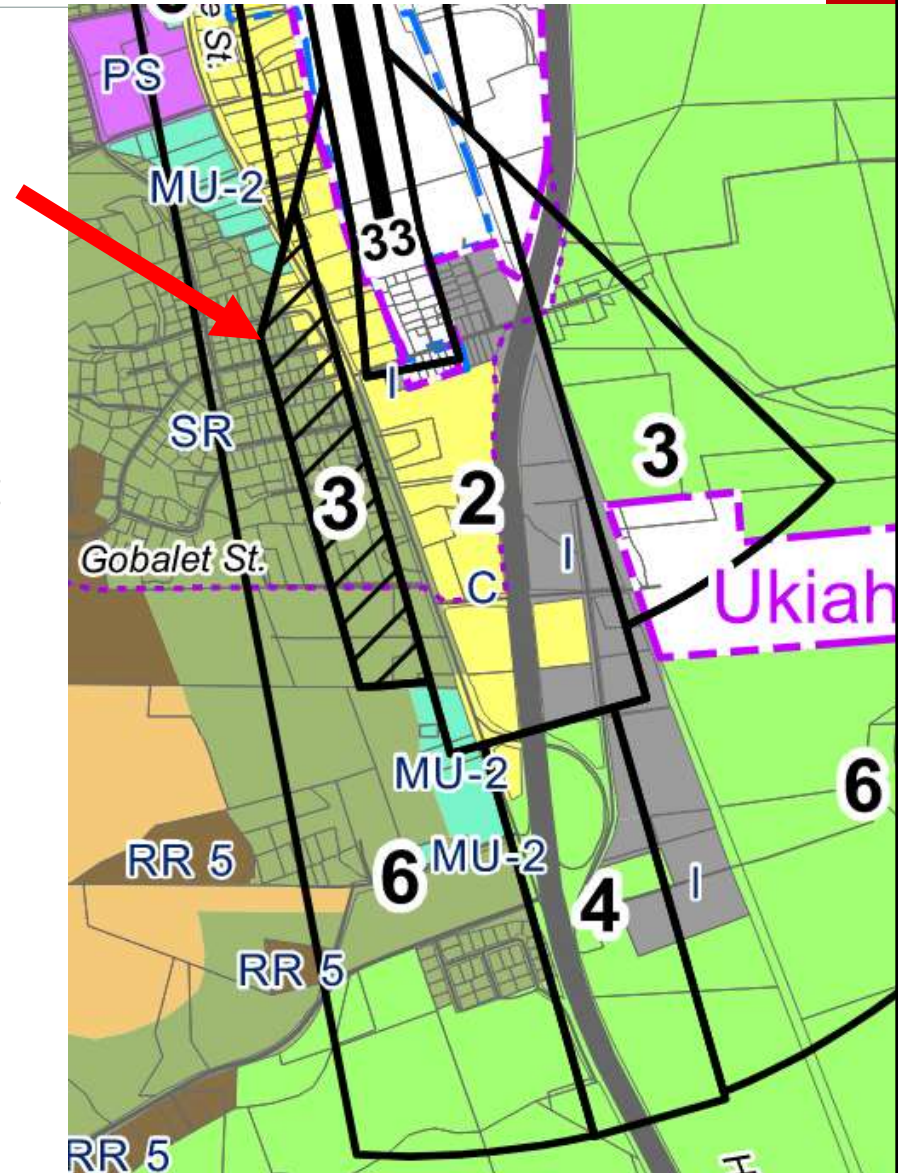- Consider existing land use patterns

City: Existing Density

Project Name	Address	Number of units	Density (DU/AC)	Acreage	Airport Zone
Summer Creek Village	755 Village Circle	64	15.5	4.12	B2
Sun House Apartments	170 Cleveland Lane	42	28	1.5	B2
Ukiah Senior Apartments	763 S Oak St	31	34.8 (used Max Density Bonus)	0.89	C
Main Street Village	215 and 345 N Main St	35	26.3	1.33	B2

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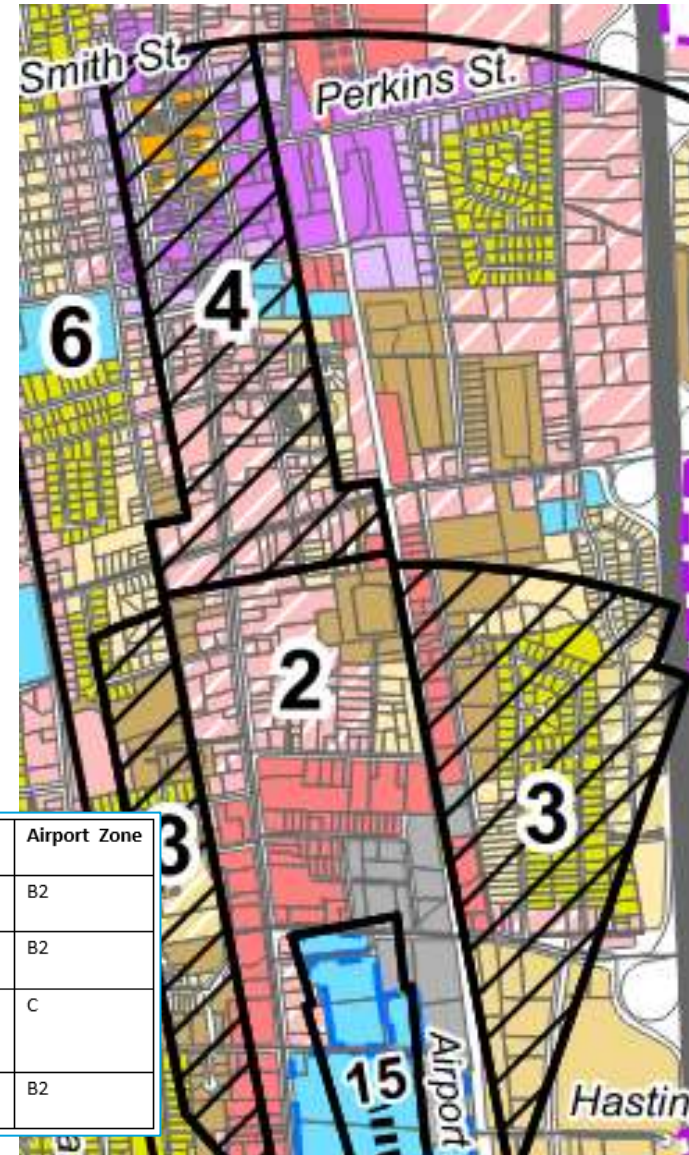
County: Existing Density

- **Urban Overlay Zone (Zone 3 southwest)**

- **Existing development**
  - Suburban Residential (olive): 6 dwelling units per acre;
  - Approved development agreements with higher intensities allowed

Compatibility Criteria: New Functionality!

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 0	60 120	100 300	150 450	100 300	300 1,200	no limit	▪ All nonresidential development must satisfy both sitewide and single-acre intensity limits
Max. Sitewide Average Density (dwelling units/acre) Urban Overlay Zone (dwelling units/acre) [3]	0	0.1 (10-ac. lot)	0.5 (2-ac. lot) 15	0.5 (2-ac. lot) 35	1.0	no limit	no limit	▪ See Policy 3.5.1(b) for single-acre density limits ▪ See Policy 3.2.3(b) for application
Open Land Requirement [4]	all remain'g	25%	15%	15%	25%	15%	no req.	▪ See Policy 3.5.6 for application ▪ Not applicable in Urban Overlay Zone
Land Use Category	Legend (see last page for interpretation)							Additional Criteria
▪ Multiple land use categories may apply to a project ▪ Land uses not specifically listed shall be evaluated using criteria for similar uses ▪ Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses [5]	Incompatible		Conditionally Compatible		Normally Compatible			▪ Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone ▪ See Policy 3.3.6 for avigation easement dedication requirements ▪ See Policy 3.7.1 for Recorded Overflight Notification requirements ▪ See Policy 3.7.2 for Airport Proximity Disclosure requirement
Short-Term Lodging (≤30 nights, except conference/assembly facilities): hotels, motels, other transient lodging [approx. 200 s.f./person]								3-5: Ensure intensity criteria met
Congregate Care: retirement homes, assisted living/residential care facilities, intermediate care facilities, emergency/homeless shelters, group homes (youth/adult) ➔								3, 4: Ensure intensity criteria met
Educational and Institutional Uses								
Family day care homes (≤14 children) [10] ➔								2-4: CNEL 45 dB max. interior noise level
Children's Schools: K-12, day care centers (>14 children), libraries ➔								6: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential
Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person]								3-5: Ensure intensity criteria met
Indoor Major Assembly Facilities (capacity ≥1,000 people): auditoriums, conference centers, resorts, concert halls, indoor arenas								6: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential

Table 2A
Compatibility Criteria
Mendocino County Airport Land Use Commission

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CEQA Overview

Zone Comparison

- **1996 Zones (colored)**

- **Draft Zones (black)**
  - Increased restrictions (red crosshatch)

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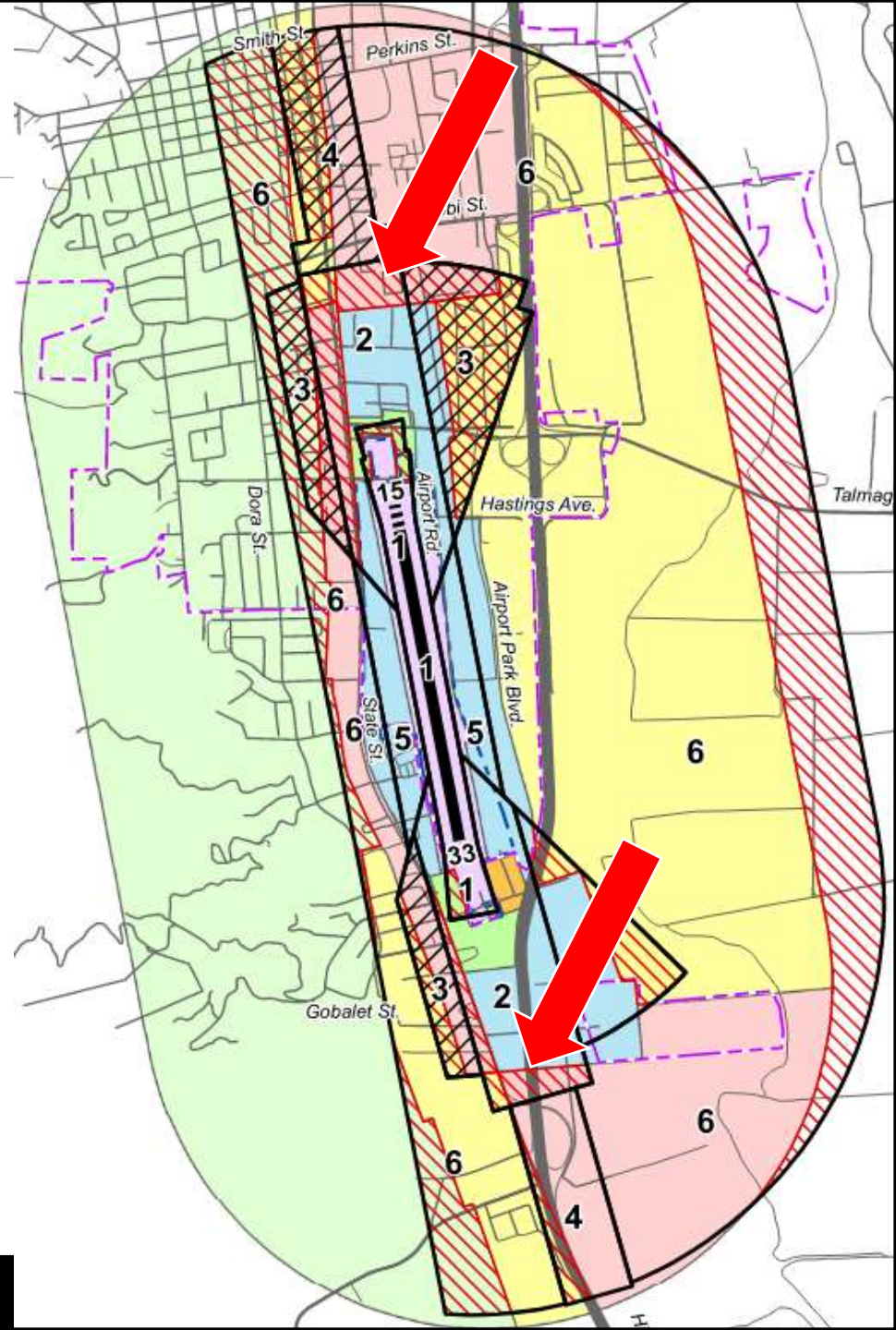
Criteria Comparison

Exhibit 4: Increased Restrictions Table

1996 MCACLUP Zone			Proposed UKIALUCP Zone*	Increased/Decreased Restrictions **		Notes
Zone	Density	Intensity	Zone	Residential	Non-Residential	
A	0	10	1			On airport
			2 (south)			
			5			On airport
A*	0	10	1			Intensity reduced from 10 ppa to 0 ppa
			2			
B1	0.1	60	2			
			3			
			3 (Urban Overlay)			
			5			
			6			
			Other Airport Environs			
B1*	0.1	60	2			
B2	0.5 (City Infill: 28 du/ac)	60	2			Within City, density reduced from 28 du/ac to 10-ac lots. Within County, density reduced from 2-ac lots to 10-ac lots.
			3 (Urban Overlay)			Within City, density reduced from 28 du/ac to 15 du/ac.
			4			
			4 (Urban Overlay)			Within City, density increased from 28 du/ac to 35 du/ac.
			6			
			Other Airport Environs			
C	15	150	2			Density reduced from 15 du/ac to 10-ac Intensity reduced from 150 ppa to 60 ppa
			3			Density reduced from 15 du/ac to 2-ac lots. Intensity reduced from 150 ppa to 100 ppa.
			3 (Urban Overlay)			Intensity reduced from 150 ppa to 100 ppa.
			4			Within City, density increased from 15 du/ac to 35 du/ac. Within County, density decreased from 15 du/ac to 2-ac lots.
			4 (Urban Overlay)			
			6			
			Other Airport Environs			

Housing Displacement Approach

- **Residential Uses**
  - Draft Zones (acres)

- **Max. Allowable density**
  - General Plan/Zoning
  - Draft ALUCP

- **Considerations**
  - Allowable units under 1996 MCACLUP
  - With/without Urban Overlay Zone

Formula
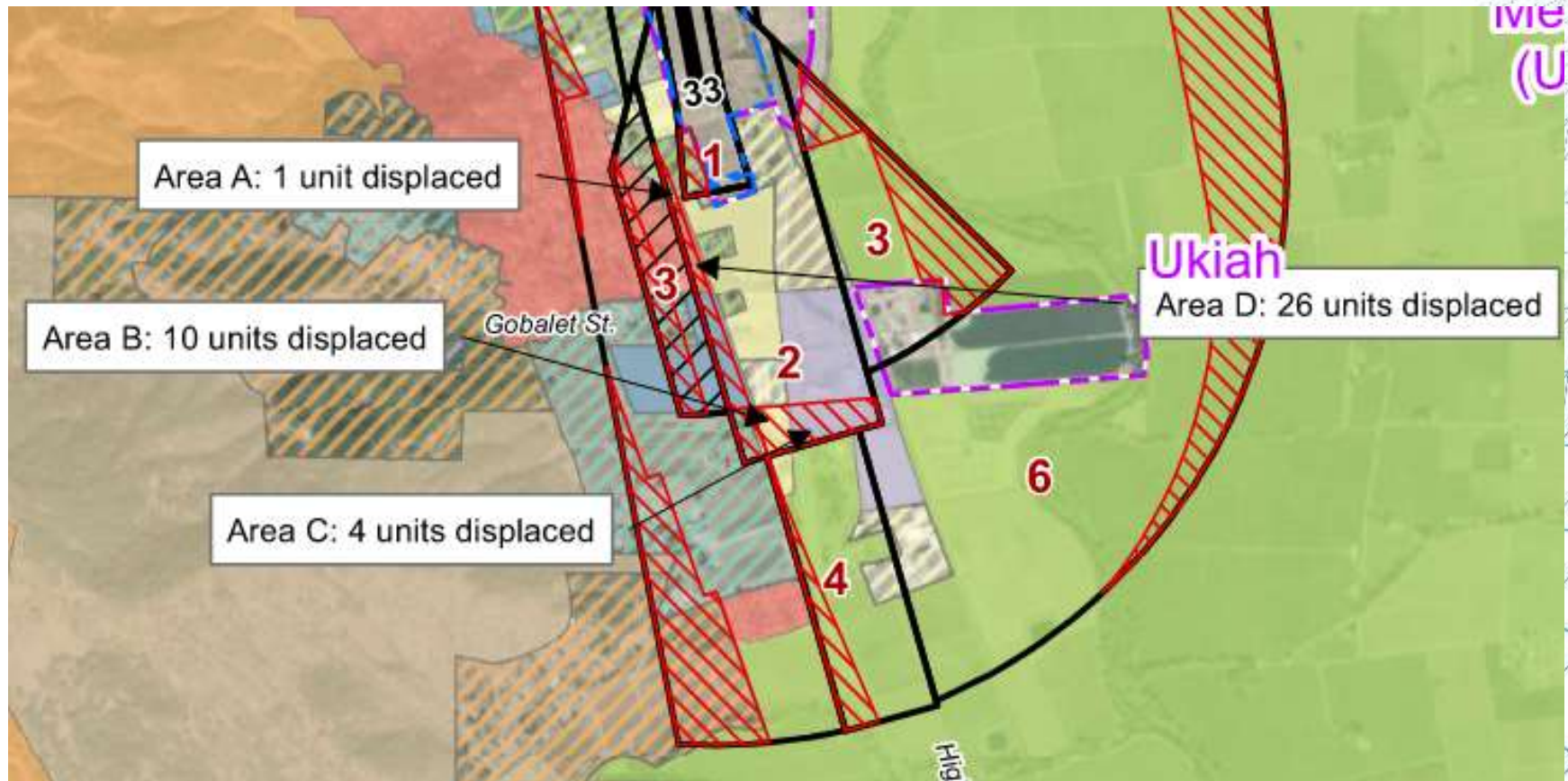ALUCP Density – GP Density
= *Displacement Potential*

Example
10 units (ALUCP) – 20 units (GP)
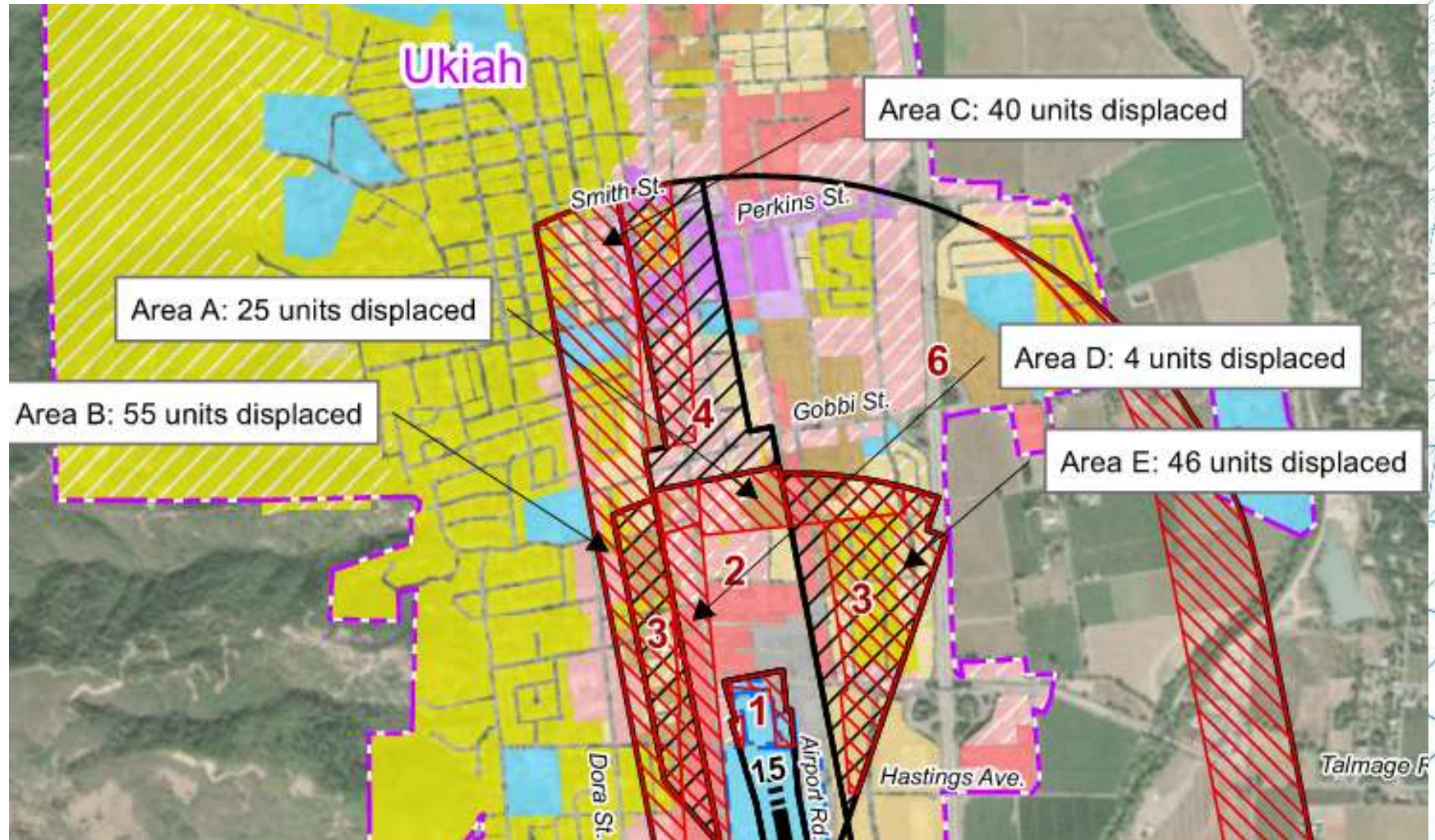= 10 units potentially displaced

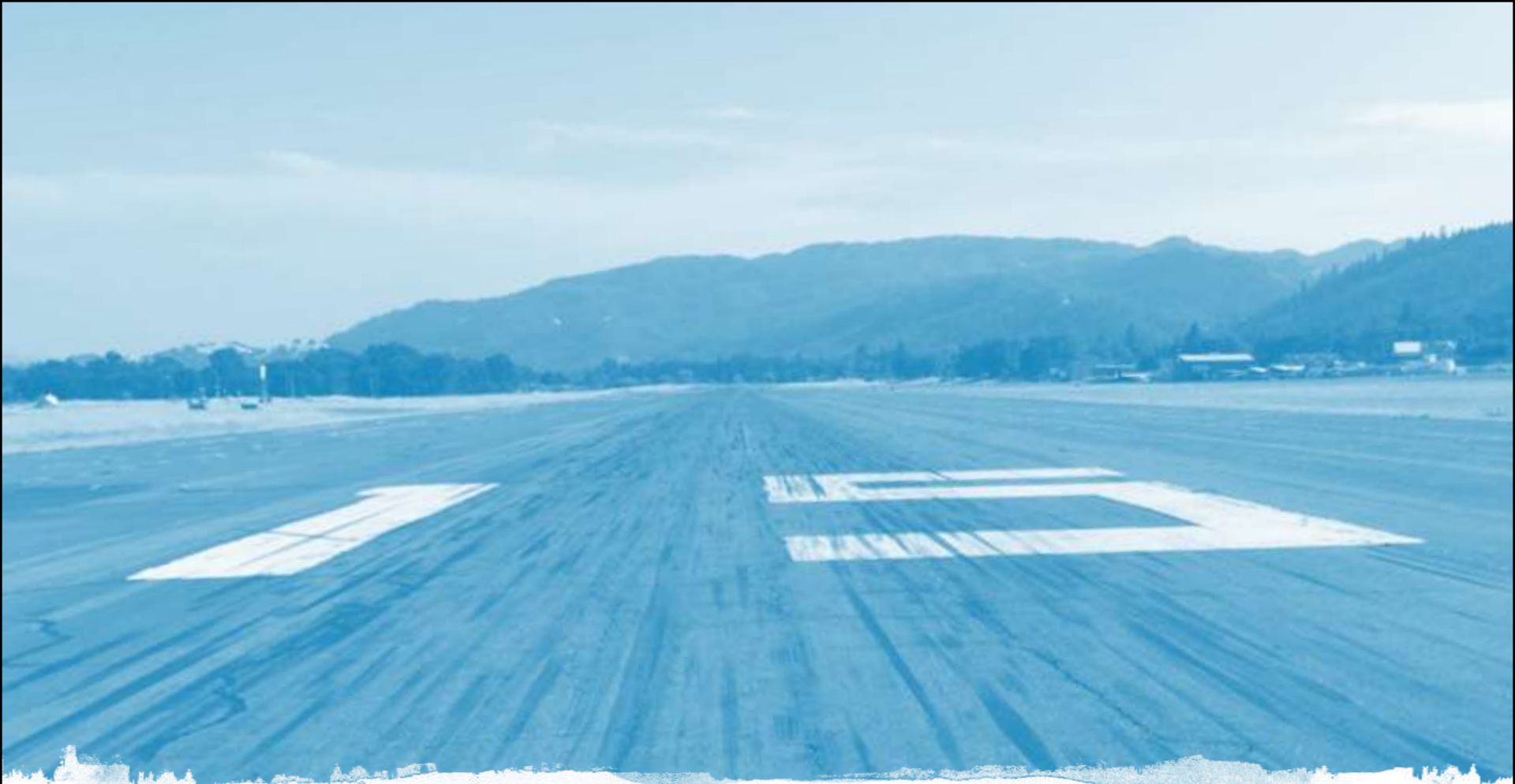Mead&Hunt

Housing Displacement Findings

- **County**
  - 41 units potentially displaced
- **City**
  - 170 units potentially displaced
- **Findings**
  - Regional Housing Needs can be met
  - No significant impact

County: Displacement in Focused Areas

Area A: 1 unit displaced

Area B: 10 units displaced

Area C: 4 units displaced

Area D: 26 units displaced

Ukiah

Gobalet St.

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Next Steps

UKI ALUCP Schedule

FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Notice to Proceed (NTP)		ALUC #1 Kickoff	TAG #1 Background Chapter		TAG #2 Policy Review			TAG#3 Compatibility Zones / Criteria

NOV	Feb	July	Aug
ALUC #2 Compatibility Policy	TAG #4 Draft ALUCP & CEQA Findings	County/City Planning Commission & Elected Bodies Meetings	ALUC #3 ALUCP/ CEQA Adoption

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Thank you.