



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: JULY 16, 2020

TO: PLANNING COMMISSION

FROM: PLANNING AND BUILDING SERVICES

SUBJECT: RECOMMENDATION TO THE MENDOCINO COUNTY AIRPORT LAND USE
COMMISSION ON THE DRAFT UKIAH MUNICIPAL AIRPORT LAND USE
COMPATIBILITY PLAN

The Mendocino County Airport Land Use Commission (ALUC) adopted the original countywide compatibility plan, entitled Mendocino County Airport Comprehensive Land Use Plan (MCACLUP), on October 21, 1993; the plan was revised June 6, 1996, to include the Ukiah Municipal Airport. The 1996 plan was based upon the development proposals provided in the 1996 Ukiah Municipal Airport Master Plan, a plan which no longer fully reflects the city's planning for the airport. The MCACLUP also predates the latest guidance provided by Caltrans in the 2011 Handbook. The planning effort to prepare an updated compatibility plan for the Ukiah Municipal Airport was initiated by the City of Ukiah with support from the County of Mendocino and the Mendocino County Airport Land Use Commission. As part of the update process, the City of Ukiah and County of Mendocino desired to present the draft Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) to both the City and County Planning Commissions at a joint meeting for a recommendation to the ALUC regarding the UKIALUCP.

The purpose of this item is to inform the Planning Commission of some of the proposed changes from the previous 1996 MCACLUP and provide the Planning Commission the opportunity to make a recommendation to the ALUC regarding the draft UKIALUCP. Please note that formal adoption of this UKIALUCP and associated Negative Declaration by the ALUC is anticipated in the Fall of 2020. Following ALUC adoption, this UKIALUCP will replace the earlier Mendocino County Airport Comprehensive Land Use Plan addressing the Ukiah Municipal Airport (adopted 1993, revised 1996). The Planning Commission will likely see a rezoning application brought forward by the County to extend Airport Height and Airport Zone combining districts over properties not previously zoned as being within an airport compatibility zone. Please refer to Pages 1-6 through 1-8 of the draft UKIALUCP (Attachment C to this memorandum) regarding implementation of the UKIALUCP.

The UKIALUCP is consistent with the Mendocino County General Plan, specifically the policies DE-165, DE-166 and DE-167, as described below:

Policy DE-165: *Improve airport facilities and encourage economic development and uses that support airport viability.*

Discussion: The draft UKIALUCP encourages economic development by removing some of the ambiguity that is contained with the current MCACLUP. At present, the ambiguity on use types allowed in certain areas leaves much room for interpretation and can often limit the ability for development within the City of Ukiah. The UKIALUCP seeks to establish urban overlay zones which will allow for more economic development by recognizing the inconsistency between the current MCACLUP and the current zoning and existing uses within the City of Ukiah and unincorporated areas of the County, particularly as it relates to density.

Policy DE-166: *Land use decisions and development should be carried out in a manner that will reduce aviation-related hazards (including hazards to aircraft, and hazards posed by aircraft). This could be accomplished through a variety of measures, including the following:*

- *Maintaining compatible zoning, land uses, densities and intensities within airport influence zones.*
- *Protecting the viability of existing airport operations and expansion potential.*

Discussion: The UKIALUCP seeks to update the standards for compatible zones to establish consistency with the California Department of Transportation 2011 California Airport Land Use Planning Handbook and this in turn allows for protection of the viability of existing and future airport operations by aligning the compatibility zones with current standards.

Policy DE-167: *Development in air traffic patterns, corridors, and airport influence zones shall be consistent with the Mendocino County Airport Comprehensive Land Use Plan and California Division of Aeronautics and Federal Aviation Administration regulations.*

Action Item DE-167.1: *Update the Airport Comprehensive Land Use Plan when changes in the aviation sector or airport use warrant a revision of land use restrictions*

Discussion: This UKIALUCP will replace the earlier Mendocino County Airport Comprehensive Land Use Plan addressing the Ukiah Municipal Airport (adopted 1993, revised 1996) and was undertaken to establish an updated plan consistent with changes since 1996 in the California Airport Land Use Planning Handbook. The current endeavor is consistent with Action Item DE-167.1 as changes in the aviation sector have warranted a revision to the land use restrictions contained in the MCACLUP.

Please find attached to this memorandum a copy of the presentation for today's meeting, the draft UKIALUCP, the Initial Study and draft Negative Declaration, and finally a draft Resolution of the Planning Commission providing a recommendation to the ALUC.

Attachments:

- A. Agenda for Discussion
- B. Copy of Presentation
- C. Draft Ukiah Municipal Airport Land Use Compatibility Plan
- D. Initial Study and draft Negative Declaration
- E. Resolution of the Mendocino County Planning Commission