



## MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

**MINUTES FOR THE MEETING HELD ON:** **November 19, 2015**

**LOCATION:** Mendocino County Board of Supervisors Chambers  
501 Low Gap Road, Room 1070  
Ukiah, California

**COMMISSIONERS PRESENT:** Crane, Holtkamp, Swithenbank, Beckler, Krueger

**COMMISSIONERS ABSENT:** Shelton, Gawthrop

**PLANNING & BLDG SVC STAFF PRESENT:** Graham Hannaford, Planner II  
Adrienne Thompson, Commission Services Supervisor

**OTHER DEPARTMENTS:** Matt Kiedrowski, County Counsel

1. **Roll Call.**

The Clerk called the meeting to order at 2:01 p.m. and noted that the Chair and Vice Chair were absent and a special election was needed to appoint an Acting Chair for the scheduled meeting.

Commissioner Crane made a motion to nominate Commissioner Holtkamp as Acting Chair, seconded by Commissioner Beckler and carried by a voice vote of (4-0).

Commissioner Holtkamp accepted the nomination.

2. **Determination of Legal Notice.**

The Clerk advised the Commission that all items had been properly noticed.

3. **Matters from the Public.**

None.

4. **Commission Administration.**

4a. **Approval of the July 16, 2015 Minutes.**

Upon motion by Commissioner Beckler, seconded by Commissioner Swithenbank, and carried by a voice vote of (4-0), with Commissioner Crane abstaining from the vote, the July 16, 2015 Minutes are approved.

5. **Regular Calendar.**

5a. **CASE#: MS\_2015-0002**

DATE FILED: 3/26/2015

OWNER: DONALD SUNDSTROM AND EMANI SEEFELDT AND DAVID & DIANA HILLMER

APPLICANT: EMANI SEEFELDT

AGENT: RICHARD SEALE

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Subdivision of a 23.9± acre parcel into two (2) parcels of 10± acres and 13.97± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2± miles north east of Gualala, lying on the east side of Old Stage Road (CR 502) just north of its intersection with Pacific Woods Road (private), 38701 Old Stage Road; APN 145-011-01.

RECOMMENDATION: CONSISTENT

Mr. Graham Hannaford, Project Coordinator and staff for the Airport Land Use Commission (ALUC), discussed the project, location near the Ocean Ridge Airport, and B1 designation. He discussed the original request for a 4 parcel subdivision, which had been reduced in intensity and redrawn to be consistent with the Airport Comprehensive Land Use Plan.

Commissioner Crane asked if an aviation easement was being required for the parcels.

Commissioner Beckler agreed that such an easement was necessary.

Mr. Hannaford commented the Commission could recommend conditions as they deemed appropriate.

Chair Holtkamp agreed the easement was necessary to advise buyers, when a property was purchased, that it was near flight paths, etc. and could be subject to noise.

Commissioner Crane noted the parcel appeared to be on the center line of the runway and asked about the maintenance of trees on the slope to create a safe approach.

Mr. Hannaford noted the parcel was heavily treed and the steepest slopes were on the far eastern portion of the parcel.

Commissioner Crane noted that some public facilities have the necessary condition language associated with their parcels if staff would like to copy the language for the easement.

The Commission and staff discussed the noise limits in the B1 zone.

Chair Holtkamp suggested condition the language include a reference that, "The Parcel Map, when recorded, shall include an aviation easement that shall include the runway and normal operations of the airport and will include any vegetation maintenance required of property owners to maintain a safe approach to the airport."

Commissioner Crane added on to the end of the condition, "to be consistent with Caltrans Division of Aeronautics standards."

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Commissioner Beckler made the recommended motion to find the project consistent with the ACLUP and added a condition to require an aviation easement, with up to 65 decibels of potential noise impacts and vegetation to be and maintained as per Caltrans Division of Aeronautics Standards.

The motion was seconded by Commissioner Crane for discussion.

Commissioner Crane clarified that the motion would include an aviation, noise, and overflight easement with vegetation maintenance and staff would come back with the required language.

Mr. Kiedrowski noted the Commission could take a short break and allow staff to craft new condition language.

Chair Holtkamp noted she would be accepting of adding the request to the motion and allowing staff to insert the condition at a later date.

The Commission agreed that the condition would remain vague in the motion and allow staff to finalize the language to be added to the subdivisions Parcel Map.

Upon motion by Commissioner Beckler, seconded by Commissioner Crane and carried by the following voice vote of (5-0), IT IS ORDERED That the ALUC makes the finding that the project is within the Compatibility Zone B1 south of the Ocean Ridge Airport and meets the criteria established in Table 2B of the Airport Land Use Compatibility Plan (ALUCP) and finds that minor subdivision MS\_2015-0002 is consistent with the Mendocino County ACLUP; further adding a condition that an aviation easement, overflight easement, vegetation maintenance and potential for noise to reach 65 decibels shall be recorded on the Parcel Map.

AYES: Holtkamp, Beckler, Swithenbank, Krueger, Crane  
NOES: None  
ABSENT: Shelton, Gawthrop

6. **Matters from Staff.**

Mr. Hannaford noted the City of Ukiah was working on an application that would be coming forward to the Commission in early 2016.

7. **Matters from Commission.**

There were no matters from the Commission.

8. **Adjournment**

Upon motion by Commissioner Beckler, seconded by Commissioner Crane, and carried by a voice vote of (5-0), the meeting adjourned at 2:16 p.m.