

Resolution Number _____

County of Mendocino
Ukiah, California
August 16, 2018

ALUC_2018-0002 – GARTON TRACTOR ACLUP CONSISTENCY DETERMINATION

RESOLUTION OF THE AIRPORT LAND USE COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, FOR AIRPORT COMPREHENSIVE LAND USE PLAN CONSISTENCY DETERMINATION TO CONSTRUCT A NEW 5,770± SQ. FT. EQUIPMENT SERVICE AND REPAIR BUILDING WITH A MAXIMUM HEIGHT OF 21 FEET, 8 INCHES.

WHEREAS, the applicant, Garton Tractor, filed an application on June 28, 2018 for an Airport Comprehensive Land Use Plan Consistency Determination with the Mendocino County Department of Planning and Building Services to construct a new 5,770± sq. ft. equipment service and repair building with a maximum height of 21 ft. 8 in., in the City of Ukiah, 1± mile southeast of the Ukiah town center, lying on the south side of Talmage Road, 800± feet east of its intersection with South State Street, located at 285 Talmage Road (APN: 003-230-34) (the “Project”); and

WHEREAS, in accordance with applicable provisions of law at a duly noticed public hearing on August 2, 2018, the Mendocino County Airport Land Use Commission reviewed Case ALUC_2018-0002 for consistency with the Mendocino County Airport Comprehensive Land Use Plan (the “ACLUP”) at which time the Airport Land Use Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, on August 2, 2018, the Airport Land Use Commission, approved a motion of intent finding the Project to be inconsistent with the ACLUP and directed staff to prepare written findings; and

WHEREAS, the Airport Land Use Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Airport Land Use Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence in the record, the Airport Land Use Commission makes the following findings and determinations:

1. **Findings of Inconsistency with the Airport Comprehensive Land Use Plan (ACLUP):** The proposed Project is not consistent with the ACLUP. The Project site is located in Airport Compatibility Zone A* of the Mendocino County Airport Comprehensive Land Use Plan, which is the zone most restrictive of new structural development. The asterisk in “Zone A” indicates those properties are intended to be acquired by the City of Ukiah either in fee or controlled by obtaining approach protection easements. Overall, Zone A is intended to be restricted to uses which promote the most unobstructed, open land (e.g. pastures, field crops, automobile parking, as shown in Appendix D). Pursuant to Table 2A of the ACLUP, properties within Zone A are to preserve all remaining open land, and the only permissible structures are those with a location set by their aeronautical function. The proposed Project, which includes the erection of a new structure in Zone A*, is inconsistent with that requirement.
2. **Additional Findings Regarding the ACLUP:** In support of the Project, the applicant has noted that the ACLUP has not been updated since 1996 and contends that because of changes in the configuration of the Runway Protection Zone (“RPZ”) for the Ukiah Municipal Airport, the Zone A* designation for this parcel is no longer appropriate. Although the applicant provided documentation to show that the Project does not encroach within the RPZ, it remains within Zone

A* of the ACLUP. The Commission's sole function in this proceeding is to determine whether the proposed Project is consistent with the property's Zone A* designation under the ACLUP. Based on the information presented, the Commission finds that the Project is not consistent.

BE IT FURTHER RESOLVED that the Airport Land Use Commission designates the Commissions Services Supervisor as the custodian of the document and other material which constitutes the record of proceedings upon which the Airport Land Use Commission determination herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
Interim Director

ERIC CRANE, Chair
Airport Land Use Commission
