



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

DATE: October 18, 2018
TO: Mendocino County Airport Land Use Commission
FROM: Susan H. Summerford, Planner III
SUBJECT: Mendocino County Comprehensive Land Use Plan Consistency Determination for Yulupa Investments, LLC.

PROJECT SUMMARY: Yulupa Investments, LLC (Applicant) is seeking approval of a general plan amendment and rezone (GP/R) to amend the Site's current land use and zoning designations of the approximately 10 acre property identified as Assessor's Parcel Number (APN: 184-140-10), located at 3201 Taylor Drive, Ukiah, in unincorporated Mendocino County, California (herein referred to as "project" or "proposed project"). The Site has a current land use designation of Agricultural (AG) under the Ukiah Valley Area Plan (UVAP) and is zoned as Agricultural Lands, 40 acre minimum parcel size (AG-40) under the County of Mendocino Zoning Code. As the Site is less than 40 acres in size, it is an existing legal, non-conforming parcel. The Applicant would like to amend the Site's current land use and zoning designations to Industrial (I) and Inland General Industrial (I-2), respectively, to allow future industrial uses on the Site to be principally permitted.

The Site is currently vacant and is located adjacent to several additional parcels owned and utilized by the Applicant for solid waste activities, including APNs: 184-140-05, 184-170-02, -03, -06, -07, and -11. Following approval of the GP/R, the Applicant is proposing to relocate existing uses currently located on a parcel north of Ukiah to the project Site, in order to centralize ongoing C&S Waste operations. The uses proposed for relocation include wood and green waste chipping and grinding, concrete grinding, and construction demolition and inert debris storage. Per the Airport Comprehensive Land Use Plan (ACLUP) document, "low-intensity manufacturing" is the best fit for a description of the future proposed use of the site. As such, the subject site can be determined to be in the "normally accepted uses" category of Table 2A.¹ Relocation of activities means materials would no longer need to be transferred to the parcel north of Ukiah for processing. The consolidation would not occur until the requested GP/Z has been approved and industrial uses are allowed on-site. Future development plans include a concrete pad and clear span structure that would be located on top of the concrete pad. Although the clear span building is a permanent structure, it does not require a foundation and no excavation would be required.

Grading was proposed on the majority of the Site (9± acres) and has been completed. A grading permit application was submitted to the County on June 15, 2018, with the permit issued on July 18, 2018. Grading activities at the Site placed 51,818 cubic yards of fill on-site to construct a finished grade pad (8± acres in size) one foot above flood elevations. Furthermore, a vegetative V-ditch is being constructed within the western portion of the Site, with vegetated drainage swales being constructed within the eastern and southern portions of the Site. Silt fencing or fiber rolls have been installed outside of the grading limits, and hydro-seed has been applied to the disturbed soil areas for erosion control.

PROJECT LOCATION AND SETTING:

Assessor's Parcel Number: 184-140-10
General Plan Designation: Agricultural (AG-40)
Zoning: Agricultural (AG-40)
Location: 3201 Taylor Drive
Flood Zone: AE and X
Airport Compatibility Zone: B2
Applicant: Yulupa Investments, LLC
Agent: Laco Associates (Rebecca Dalske, Associate Planner)

¹ Mendocino County Airport Comprehensive Land Use Plan, Page 2-6, Table 2A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Industrial	I-2	4.05 acres	Industrial
EAST:	AG:40	AG	43 acres	Agricultural
SOUTH:	Industrial (2 parcels)	I-1 (2 parcels)	2 acres/ 1.74 acres	Industrial
WEST:	AG:40	AG:40 (2 parcels)	2.08 acres/ unknown	Agricultural

ANALYSIS:

Airport Compatibility: Per the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), the entirety of the project site is located within Airport Planning Zone B2. This zone comprises lands located within the Extended Approach/Departure Zone. As such, the applicants shall be required to dedicate and record an aviation easement for the site, per Section 3.3.2 of the ACLUP.² Table 2A provides parameters by which development in the various Airport Zones may occur.³ Zone B2 limits the density of the site to be less than 90 people per acre at any given time.⁴ The operations proposed by the applicant are occurring in their entirety at a different location in the County, and the data from those activities can therefore be extrapolated for the new site. The total employee count for the business does not approach the threshold for the maximum density limit imposed by the zone designation, and cannot be stated to be of concern for the project. In the future, after entitlements, the applicant is intending to construct a concrete pad and clear span structure that would be located on top of the pad. The future structure will not exceed the airport zone height limit of 35 feet. Furthermore, the proposal will benefit from a Boundary Line Adjustment (B_2018-0037) being processed concurrently that would result in the size of the subject parcel being increased from 10.63± acres to 12.36± acres prior to construction of the new clear span structure. As such, the site will meet or exceed the open space recommendation of 30%.

Chapter 2 of the ACLUP lists the criteria by which infill development may occur. The recommendation is for the Commission to find that the required criteria can be satisfied. Section 2.1.6 lists the five principles, which follow, along with a short discussion of the proposed projects' adherence to each.

(a) The Airport Land Use Commission has determined that “substantial development” already exists.

As shown on accompanying zoning, general plan and existing development maps, the parcel is surrounded by industrial and agricultural uses. The subject parcel is the remaining vacant site on the western side of the Northwestern Pacific Railroad tracks in the vicinity. A previous General Plan Amendment and Rezoning of the adjacent parcels was undertaken in the past to reclassify the parcels from agricultural to industrial, reflecting land use trends in the area. The current proposal can be construed as a continuation of that trend, creating contiguous parcels zoned industrial instead of a patchwork of related but potentially incompatible uses.

(b) The project site is bounded by uses similar to those parcels.

The parcels adjacent to the subject site to the north and south are under the same ownership and are currently in use for solid waste activities, similar to the future proposed use of the subject parcel. The surrounding land uses are populated by similar activities; including more C & S Waste Solutions sites, Mendocino Solid Waste Management, Ukiah Solid Waste Solutions, and Tri-County Scrap Metal. The federally-designated Superfund Site of the former Coast Wood Preserve is also in the vicinity of the project.

(c) The proposed project would not extend the perimeter of the area developed with incompatible uses.

The proposed project would, in fact, have the opposite effect on the surrounding land uses in that it would centralize activities already occurring in both the neighboring parcels and sites further north under the same ownership.

² Mendocino County Airport Comprehensive Land Use Plan, Page 2-14, Section 3.3.2

³ Ibid, Page 2-6, Table 2A

⁴ Ibid, Section 6.2(2)

(d) The proposed project does not otherwise increase the intensity and/or incompatibility of use through use permits, density transfers or other strategy.

The proposed project is to amend the general plan and change the zoning designation of the subject parcel from Agricultural to Industrial, thus allowing the future intended use of the site to be principally permitted. There will be no continuation of incompatibility, or density transfers on the site and the future proposed use will not approach the density thresholds established by the parameters of ALUC.

(e) The infill area has been identified by the local jurisdiction in its general plan or related document and approved by the Commission.

The General Plan of Mendocino County Development Element has stated goals and directives for how best to achieve those goals. The following goals and policies have been identified as germane to the current proposal and form the basis for satisfaction of Criteria “e”.

Goal DE-3 (Land Use): *Industrial sites and uses (including resource-based industries) located and designed to minimize conflicts with surrounding land uses, minimize environmental degradation and risk from natural and man-made hazards, and protect natural resources.*

Policy DE-57 (Industrial Development Policies): *Locate and design industrial sites and uses in a manner that protects natural resources and minimizes environmental degradation and risk from natural or manmade hazards.*

Policy DE-58 (Industrial Development Policies): *Protect industrial areas and investments from future conflicts by designating surrounding lands for compatible uses and incorporating appropriate land use buffers.*

Policy DE-66 (Industrial Development Policies): *Promote activities (such as waste-to-energy) that process, use, recycle or reduce locally generated wastes or materials.*

CONCLUSION: The project represents infill development and is consistent with the Mendocino County General Plan has potential to fulfill County development goals and policies.

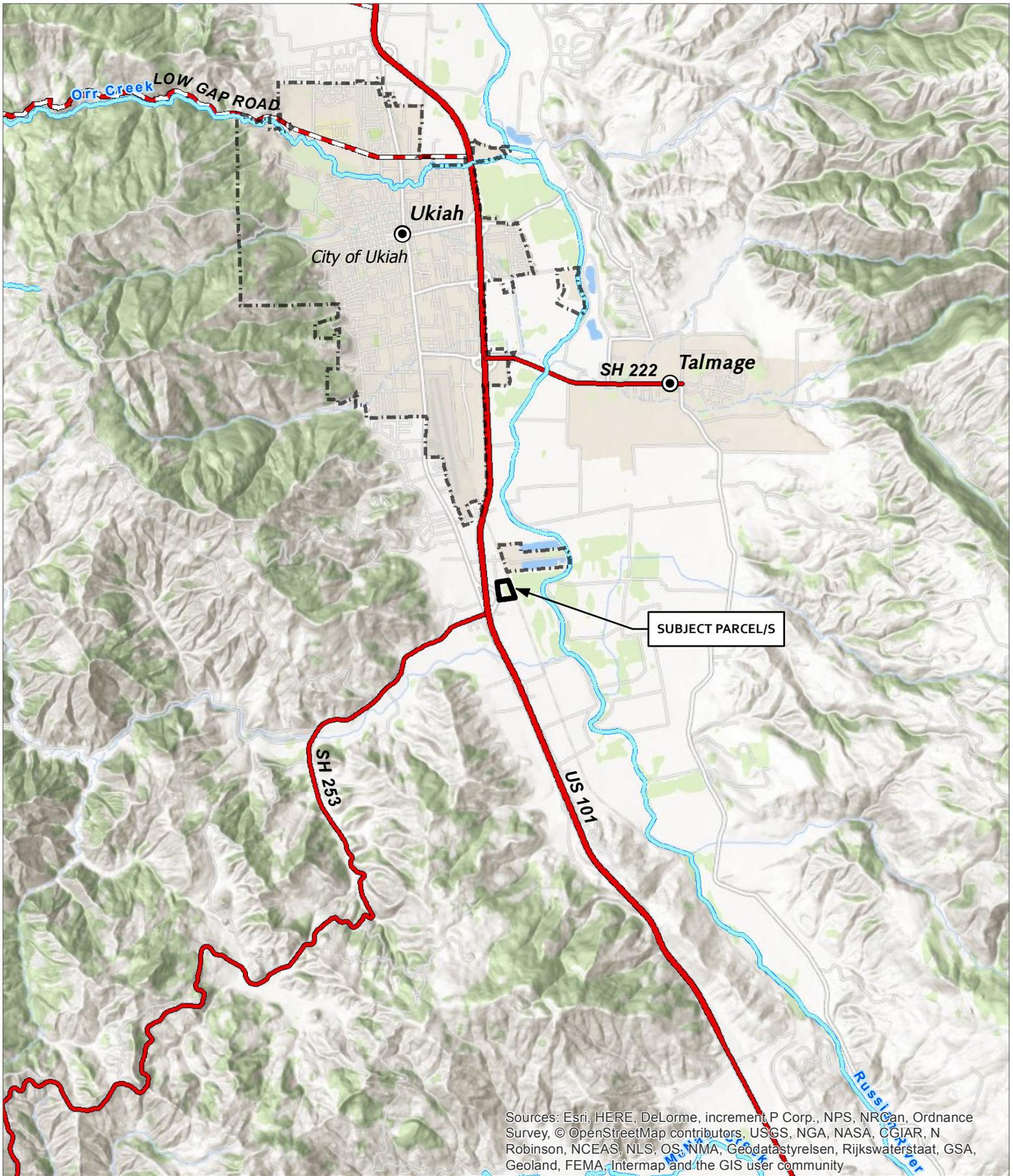
RECOMMENDATION

The Mendocino County Staff recommends the Airport Land Use Commission consider (1) Consider the request for a consistency determination submitted by Yulupa Investments, LLC and their agent, LACO Associates, (2) Consider the Infill Criteria previously discussed, and (3) Find the proposed project consistent with the Airport Comprehensive Land Use Plan.

ATTACHMENTS:

1. Location Map (County generated)
2. Airport Compatibility Zones Map (County generated)
3. Compatibility Map (ALUC)
4. Adjacent Parcels Map (County generated)
5. Zoning Display Map (County generated)
6. General Plan Classifications Map (County generated)
7. Existing Airport Vicinity Land Uses Map (ALUC)

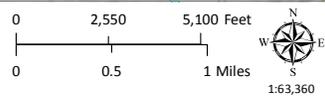
***This report was prepared by the Mendocino County Planning and Building Services Staff, September 18, 2018, utilizing information provided by the applicant (Yulupa Investments, LLC) and agent (LACO Associates).**



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

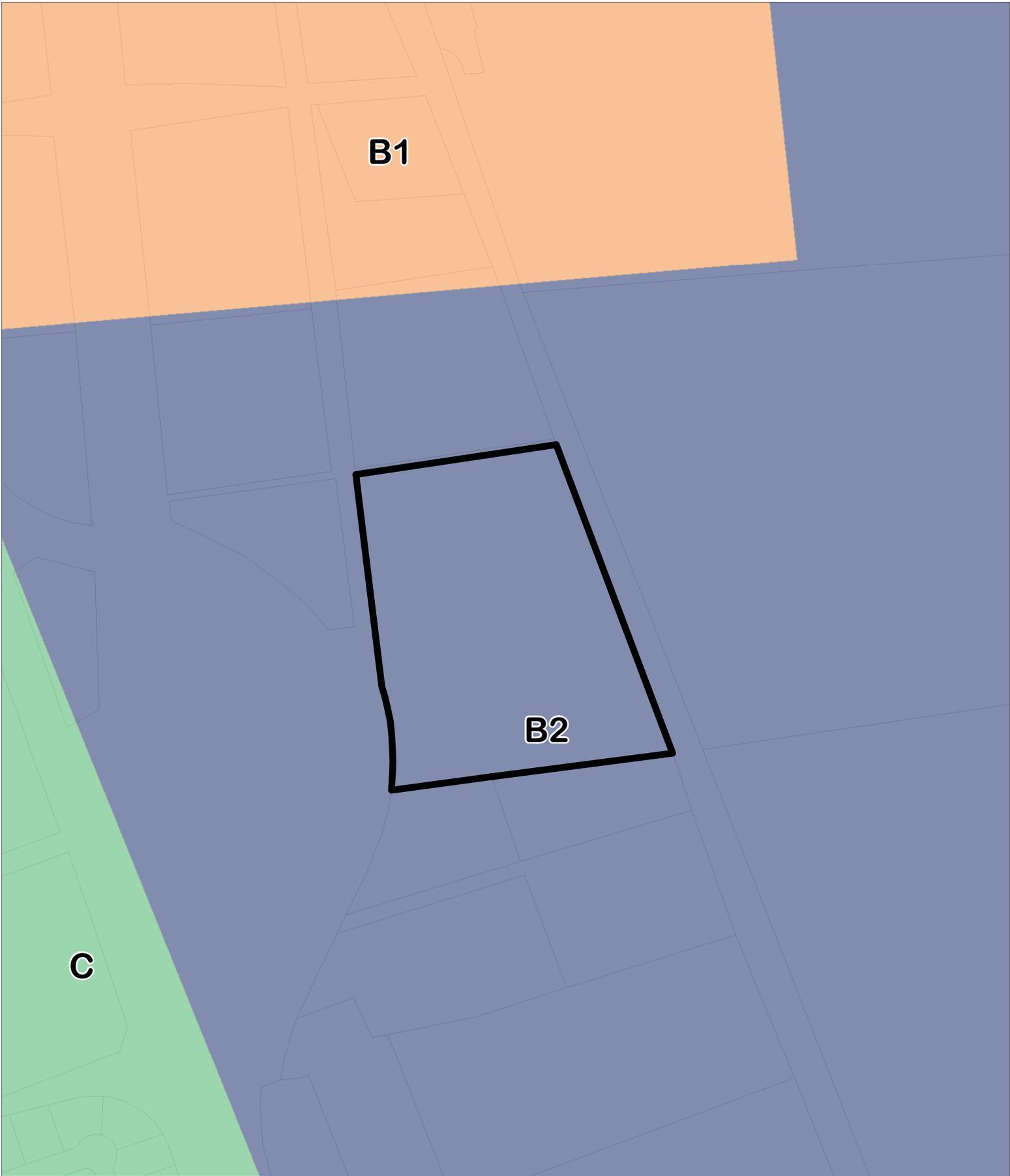
CASE: GP 2018-0002
 OWNER: GOLDEN, Mary ET AL
 APN: 184-140-10
 APLCT: Yulupa Investments, LLC
 AGENT: Rebecca Dalske
 ADDRESS: 3201 Taylor Drive, Ukiah

- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads

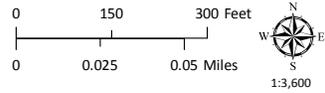


LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: GP 2018-0002
OWNER: GOLDEN, Mary ET AL
APN: 184-140-10
APLCT: Yulupa Investments, LLC
AGENT: Rebecca Dalske
ADDRESS: 3201 Taylor Drive, Ukiah



AIRPORT COMPATIBILITY ZONES

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

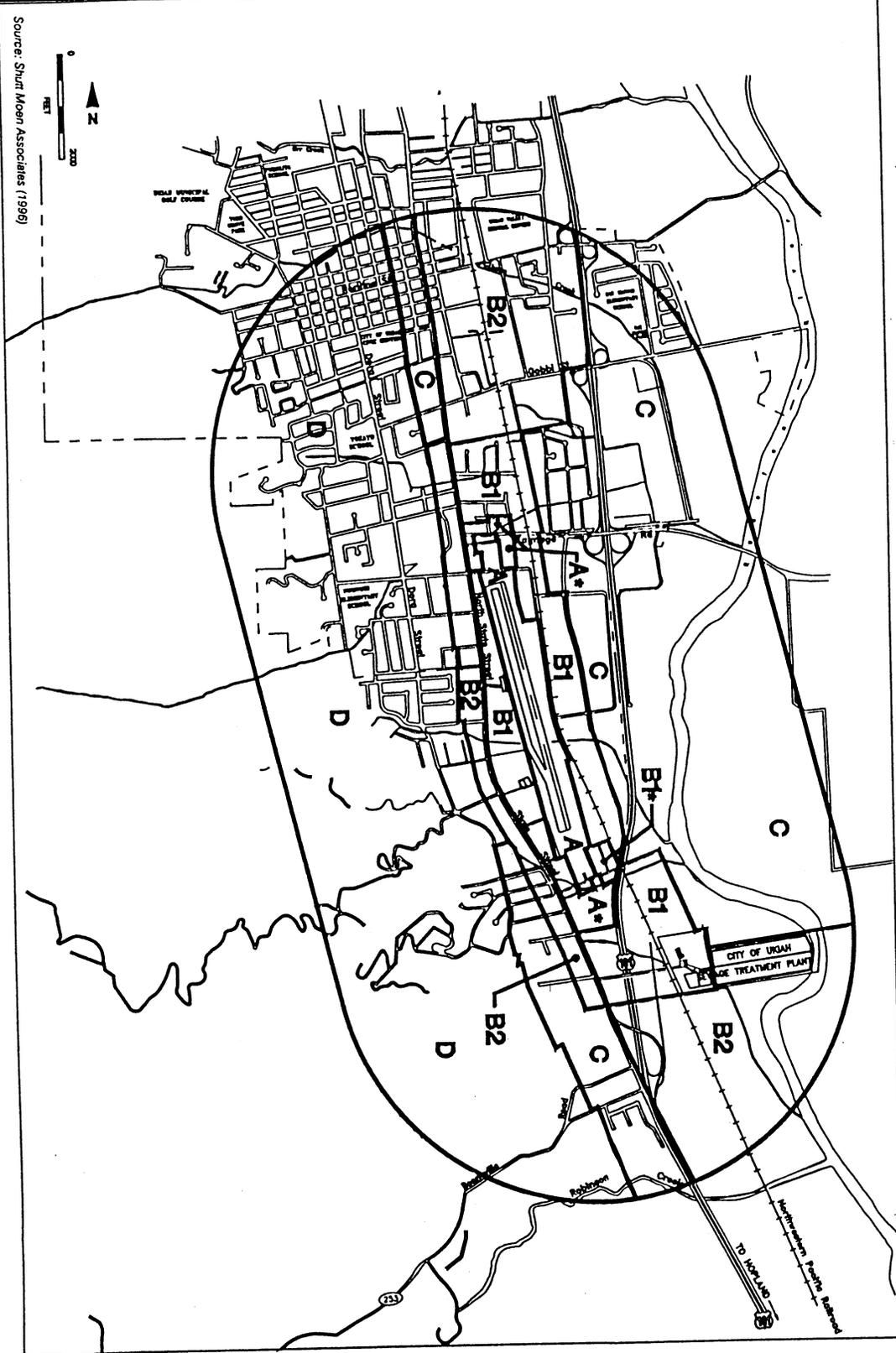
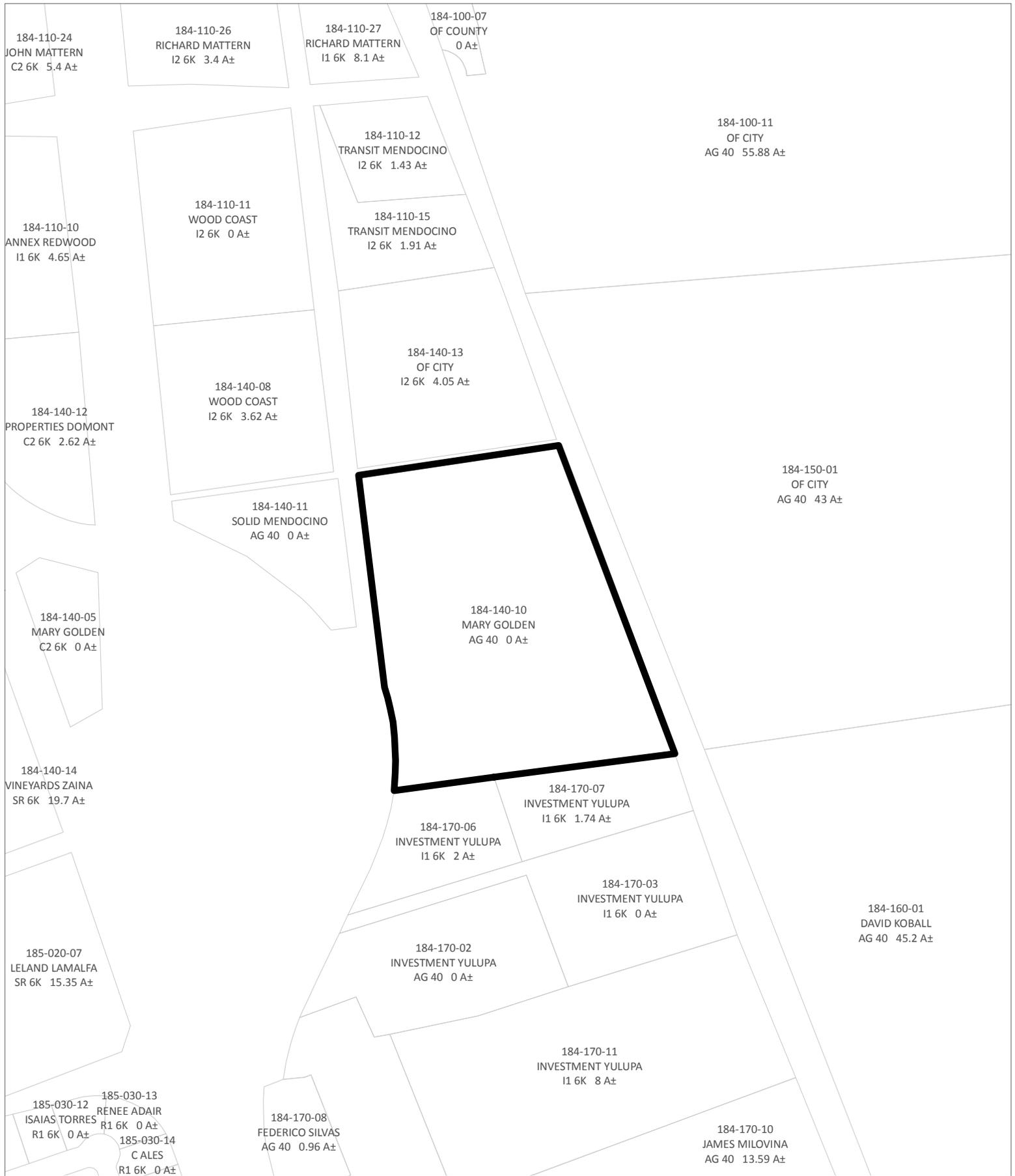
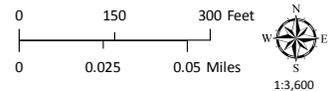


Figure 3F

Compatibility Map
Ukiah Municipal Airport

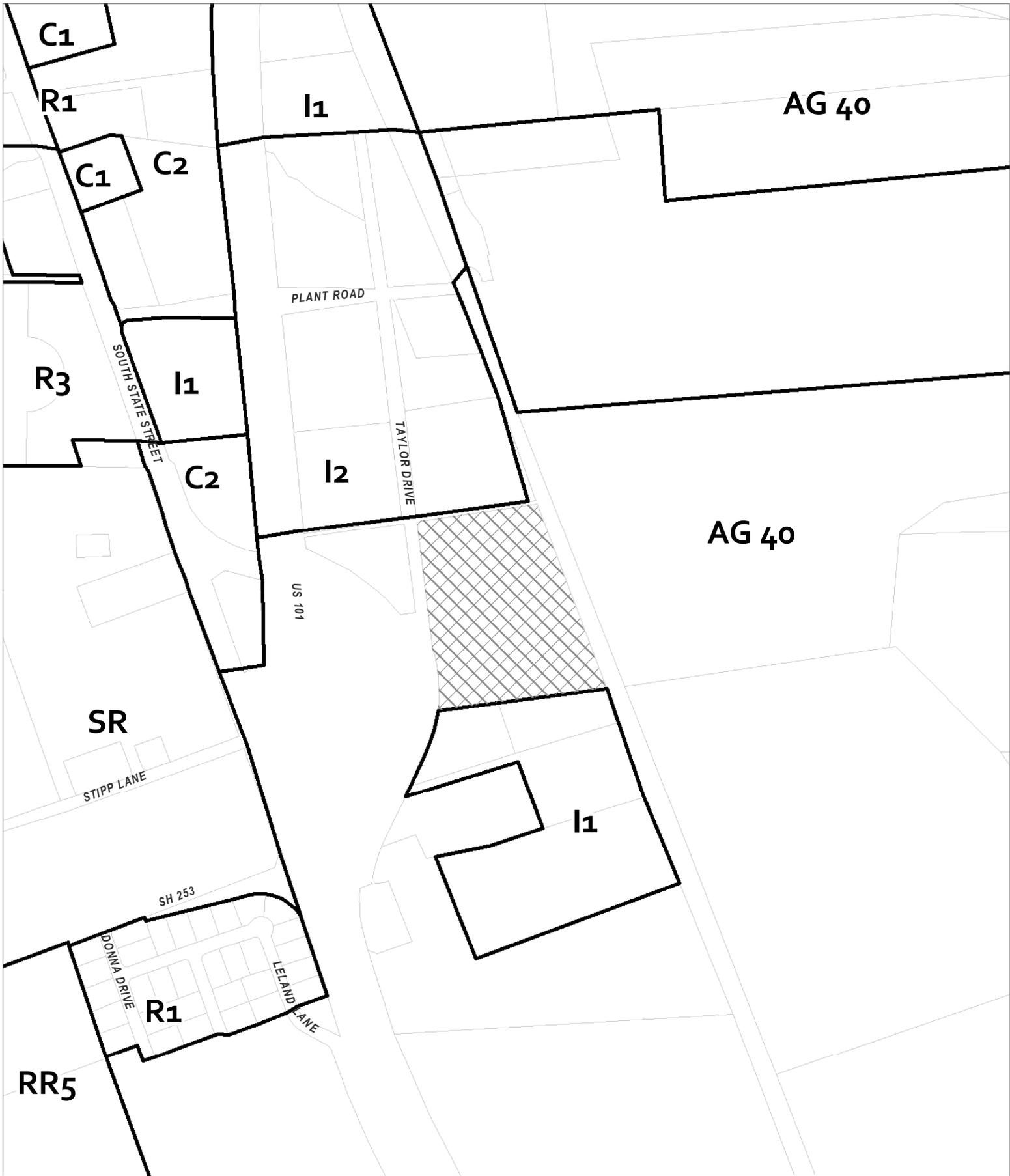


CASE: GP 2018-0002
 OWNER: GOLDEN, Mary ET AL
 APN: 184-140-10
 APLCT: Yulupa Investments, LLC
 AGENT: Rebecca Dalske
 ADDRESS: 3201 Taylor Drive, Ukiah



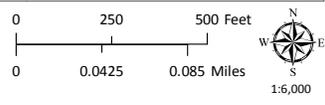
ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



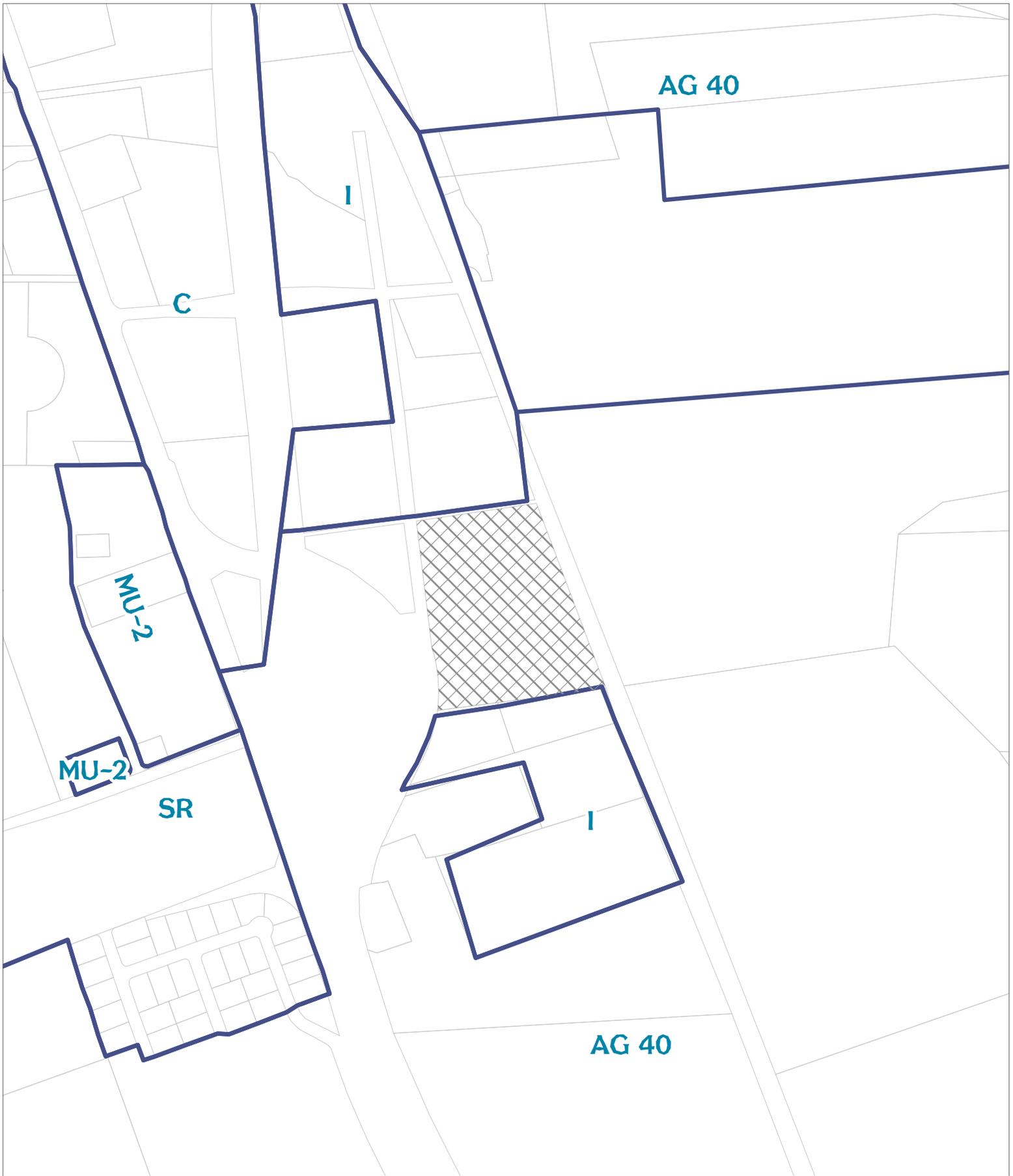
CASE: GP 2018-0002
 OWNER: GOLDEN, Mary ET AL
 APN: 184-140-10
 APLCT: Yulupa Investments, LLC
 AGENT: Rebecca Dalske
 ADDRESS: 3201 Taylor Drive, Ukiah

 Zoning Districts
 Public Roads



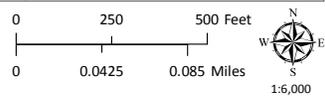
ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: GP 2018-0002
 OWNER: GOLDEN, Mary ET AL
 APN: 184-140-10
 APLCT: Yulupa Investments, LLC
 AGENT: Rebecca Dalske
 ADDRESS: 3201 Taylor Drive, Ukiah

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

