



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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April 15, 2021

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION (SCH No. 2020070320) FOR THE
UKIAH MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN (UKIALUCP)

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission, at their regular meeting on Thursday, May 20, 2021 at 2:00 p.m. will conduct a public hearing on the following project and the Negative Declaration at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: Ukiah Municipal Airport Land Use Compatibility Plan

DATE FILED: 7/15/2020

OWNER/APPLICANT: COUNTY OF MENDOCINO

REQUEST: Adoption of the proposed Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), which would supersede sections of the Mendocino County Airport Comprehensive Land Use Plan pertaining to the Ukiah Municipal Airport with a separate and distinct plan

ENVIRONMENTAL DETERMINATION: Negative Declaration (SCH No. 2020070320)

LOCATION: Within the City limits of the City of Ukiah, at the Ukiah Municipal Airport and within the associated Airport Influence Area (AIA) in both the City Limits and unincorporated areas of Mendocino County.

SUPERVISORIAL DISTRICTS: 1, 2 & 5

STAFF PLANNER: JULIA KROG

The Mendocino County Airport Land Use Commission (ALUC), as the lead agency under the California Environmental Quality Act (CEQA), proposes to adopt a revised Negative Declaration for the proposed UKIALUCP (proposed project). The proposed project is located at the Ukiah Municipal Airport (the Airport) and within the Airport Influence Area (AIA) defined by the proposed UKIALUCP. Consistent with statewide compatibility guidance, the proposed AIA is defined as the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses, as well the area in which certain land use features can adversely affect airport operations. The proposed AIA encompasses lands within the City of Ukiah and unincorporated areas of Mendocino County (see **Exhibit 1** of the Initial Study).

The proposed project involves replacing the sections pertaining to the Ukiah Municipal Airport from the current Mendocino County Airport Comprehensive Land Use Plan (MCACLUP), which was adopted October 21, 1993 and revised June 6, 1996, with a separate and distinct plan—the proposed UKIALUCP. The preparation of ALUCPs for public-use airports is required by the California State Aeronautics Act (Public Utilities Code Section 21670 *et seq.*). The purpose of ALUCPs is to promote compatibility between an airport and the land uses in its vicinity to the extent that these areas have not already been devoted to incompatible uses. The proposed UKIALUCP establishes a set of compatibility criteria that the ALUC will use to evaluate the compatibility of land use plans and proposals within the AIA, as well as long-range airport development plans. Neither the proposed UKIALUCP nor the ALUC have authority over existing land uses, operation of the airport, or over state, federal, or tribal lands.

The proposed UKIALUCP is regulatory in nature, and neither the project—the adoption of the proposed UKIALUCP—nor its subsequent implementation by local agencies will lead directly to physical development either on the airport or surrounding lands or to any other physical change to the environment. However, the proposed UKIALUCP does have the potential to indirectly cause a physical

change in the environment by influencing future land use development patterns near the Airport through the establishment of compatibility guidelines that are intended to prohibit or constrain certain types of development within specifically delineated areas. Based on the CEQA analysis performed, adoption and implementation of the proposed UKIALUCP will not create a potentially significant effect on the environment.

The Negative Declaration, associated staff report, notice and proposed Ukiah Municipal Airport Land Use Compatibility Plan will be available for public review 30 days before hearing at 860 North Bush Street, Ukiah, California and 300 Seminary Avenue, Ukiah, California and on the Department of Planning and Building Services Website at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission> and the City of Ukiah Website at <http://www.cityofukiah.com/documents-and-maps/>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by May 19, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>.

To submit public comments via telecomment a request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The Airport Land Use Commission's action regarding this item is final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

IGNACIO "NASH" GONZALEZ, Interim Director of Planning and Building Services