

ATTACHMENT 8

UKIALUCP PRESENTATION SLIDES



Public Hearing
May 20, 2021

Ukiah Municipal Airport Land Use Compatibility Plan Update (UKI ALUCP)

Mendocino County Airport Land Use Commission

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Mead & Hunt, Inc.

Discussion Topics



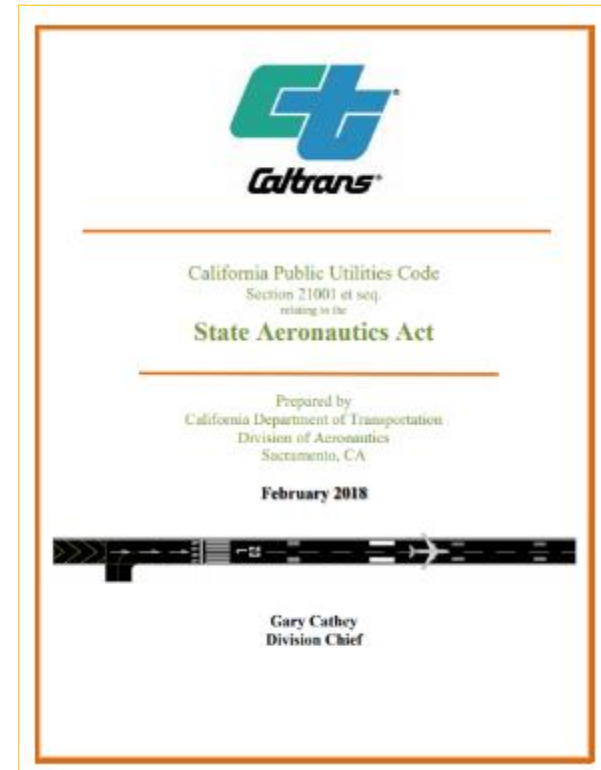
- Overview
- Draft ALUCP
- CEQA Findings
- Staff Recommendations



Overview

ALUC Role and Responsibilities

- Purpose
 - Required by State Law
 - Protect public health, safety & welfare
 - Promote orderly airport development
 - Minimize conflicts
- Responsibilities
 - **Airport land use compatibility planning**
 - Review local agency actions
 - Determine consistency



ALUC Limitations

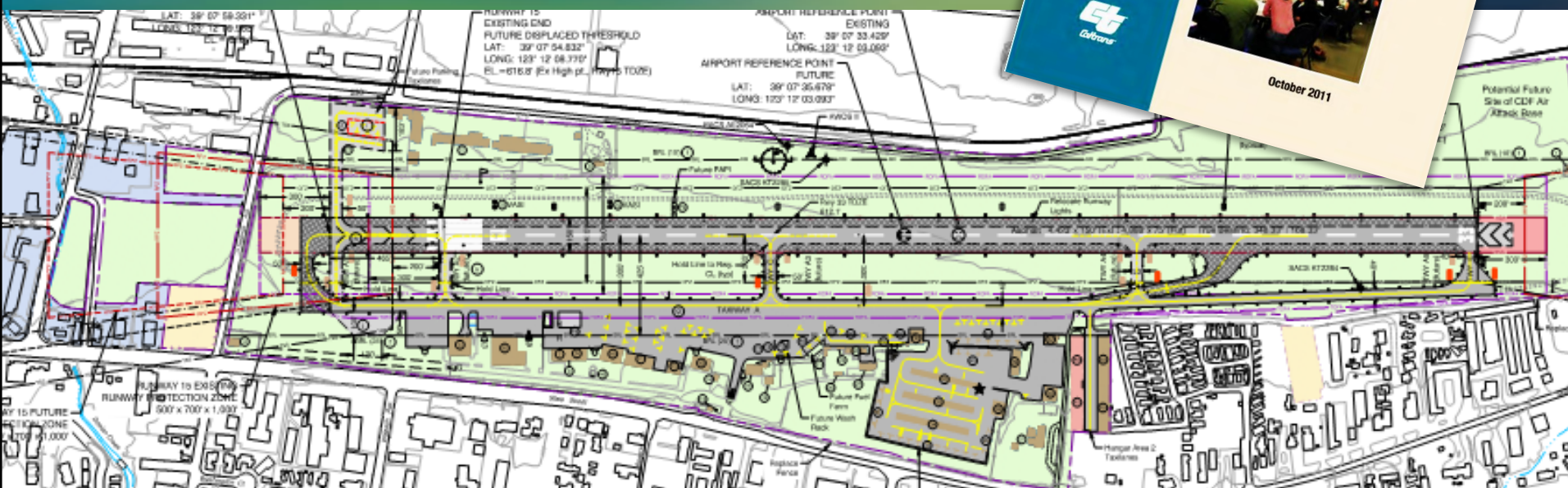


- No authority over airport operations
- **No authority over existing land uses**
- No authority over federal, state or tribal lands
- No direct ability to implement land use measures



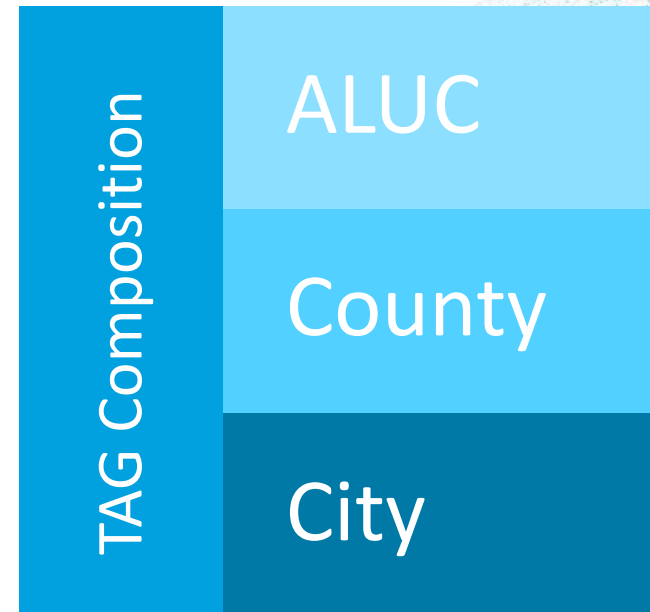
Basis for ALUCP Update

- 1996 – Ukiah ALUCP adopted
- 2011 – New statewide ALUC guidance (Handbook)
- 2016 – New Airport Layout Plan



Project Approach

- Guided by state Handbook
- Reflect airport operations
- Steered by Technical Advisory Group (TAG)



UKI ALUCP Schedule (Revised)

2019

Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Notice to Proceed (NTP)		ALUC #1 Kickoff	TAG #1 Back-ground Chapter		TAG #2 Policy Review			TAG#3 Compatibility Zones / Criteria	ALUC #2 Compatibility Policy

2020

2021

Feb	Mar - Jun	Jul	Aug - Sep	Nov	Jan	May
TAG #4 Draft ALUCP & CEQA Findings		30-Day Public Review of Draft ALUCP & CEQA		ALUC #3 Zone 1* Addition	Revised Draft ALUCP & CEQA	ALUC #4 Public Hearing



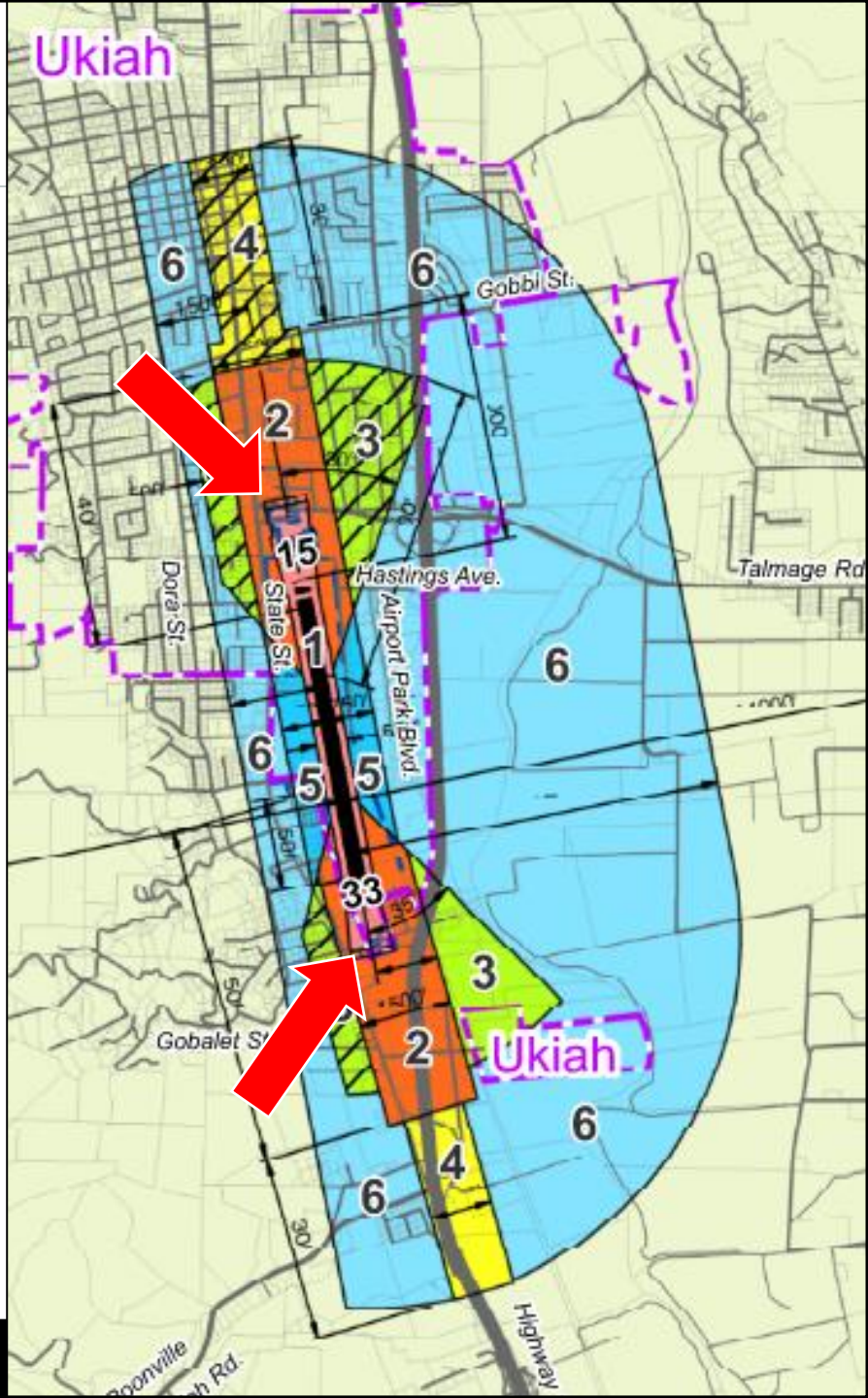
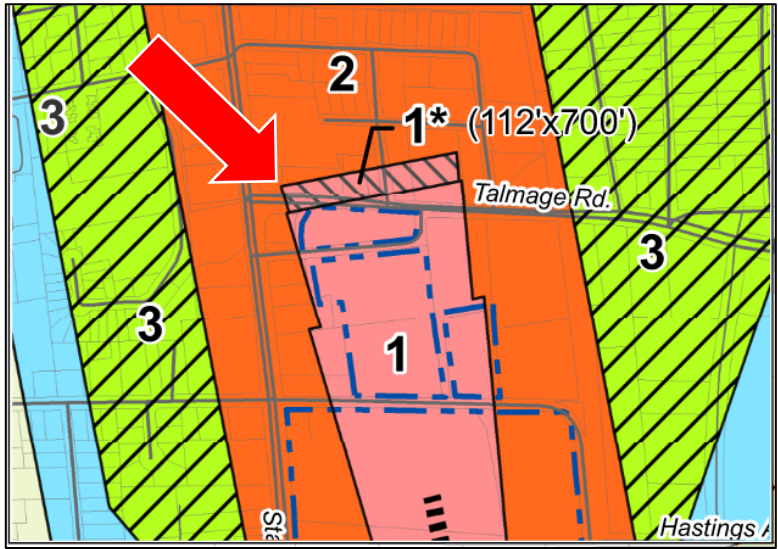
Draft ALUCP

Context of Draft ALUCP

- Replace section in current countywide plan (1996 MCACLUP)
- Major Elements of Draft ALUCP
 - Procedural Policies
 - Compatibility Policies
 - Compatibility Zones and Criteria
 - Background data
 - Appendices



Compatibility Zones



Compatibility Criteria

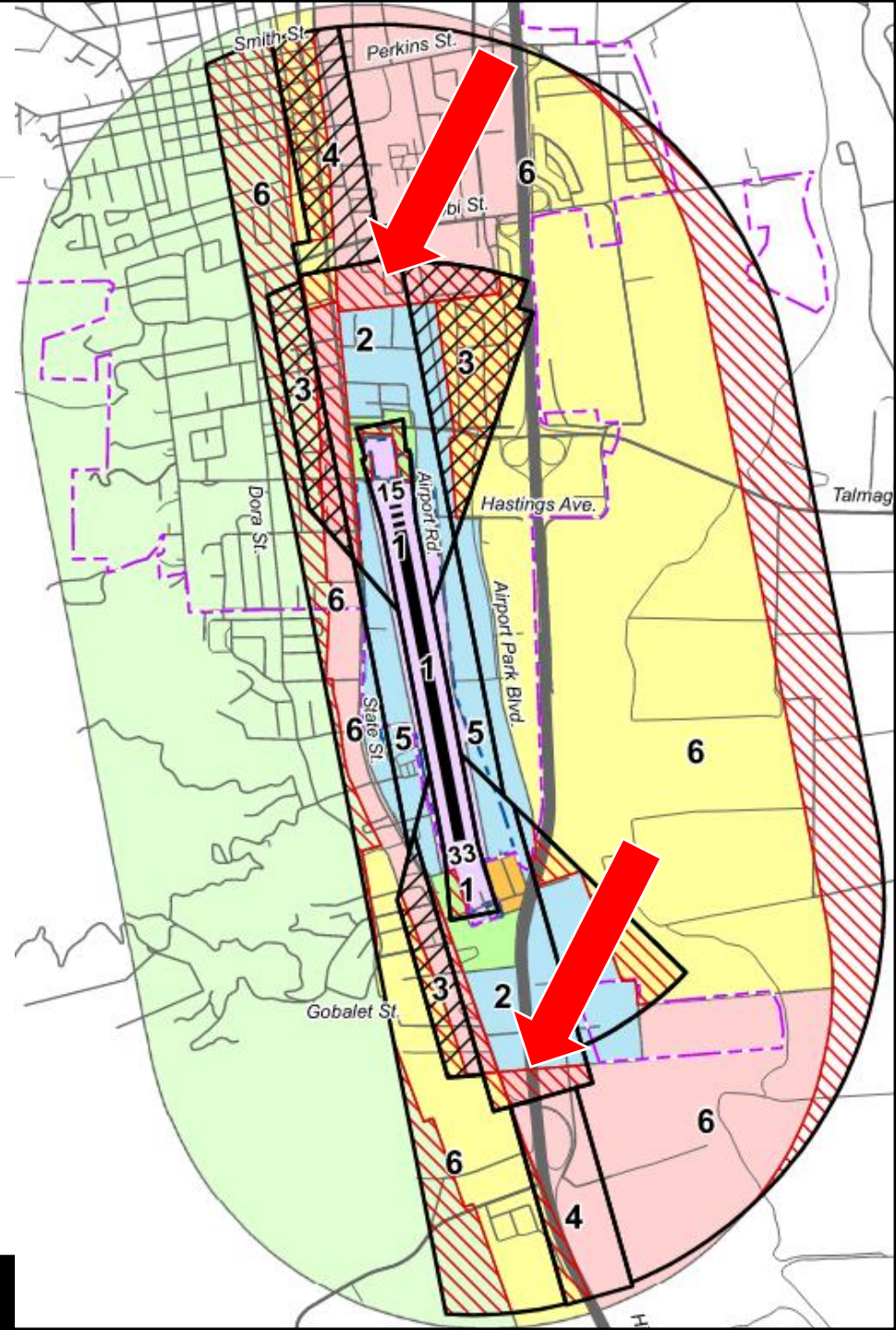
Intensity/Density Criteria ¹	Airport Influence Area (See Map 3A) ²							Other Airport Environs	Intensity Criteria Interpretation
	Compatibility Zones								
	1	2	3	4	5	6			
Max. Sitewide Avg. Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	$\frac{0}{0}$ ³	60 120	100 300	150 450	100 300	300 1,200	no limit	<ul style="list-style-type: none"> All nonresidential development must satisfy both sitewide and single-acre intensity limits 	
Max. Sitewide Average Density (dwelling units/acre)	0	0.1 (10-ac. lot)	0.5 (2-ac. lot)	0.5 (2-ac. lot)	1.0	no limit	no limit	<ul style="list-style-type: none"> See Policy 3.5.1(b) for single-acre density limits See Policy 3.2.3(b) for application 	
Urban Overlay Zone (dwelling units/acre) ^{4c}			15	35				<ul style="list-style-type: none"> See Policy 3.5.6 for application Not applicable in Urban Overlay Zone 	
Open Land Requirement ^{4e}	all remain'g	25%	15%	15%	25%	15%	no req.	<ul style="list-style-type: none"> See Policy 3.5.6 for application Not applicable in Urban Overlay Zone 	
Land Use Category	Legend (see last page for interpretation)							Additional Criteria	
<ul style="list-style-type: none"> Multiple land use categories may apply to a project Land uses not specifically listed shall be evaluated using criteria for similar uses Typical occupancy Load Factor [approx. s.f./person] indicated for certain uses ^{4e} 	Incompatible		Conditionally Compatible		Normally Compatible			<ul style="list-style-type: none"> Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone See Policy 3.3.6 for aviation easement dedication requirements See Policy 3.7.1 for Recorded Overflight Notification requirements See Policy 3.7.2 for Airport Proximity Disclosure requirement 	
Outdoor Large Assembly Facilities (capacity 300 to 999 people): spectator-oriented outdoor stadiums, amphitheaters →	Incompatible	Incompatible	Incompatible	Conditionally Compatible	Incompatible	Normally Compatible	Normally Compatible	4: Ensure intensity criteria met; exercise caution if clear audibility by users is essential	
Outdoor Group Recreation (limited spectator stands): athletic fields, water recreation facilities (community pools), picnic areas →	Incompatible	Incompatible	Conditionally Compatible	Conditionally Compatible	Conditionally Compatible	Normally Compatible	Normally Compatible	3-5: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential	



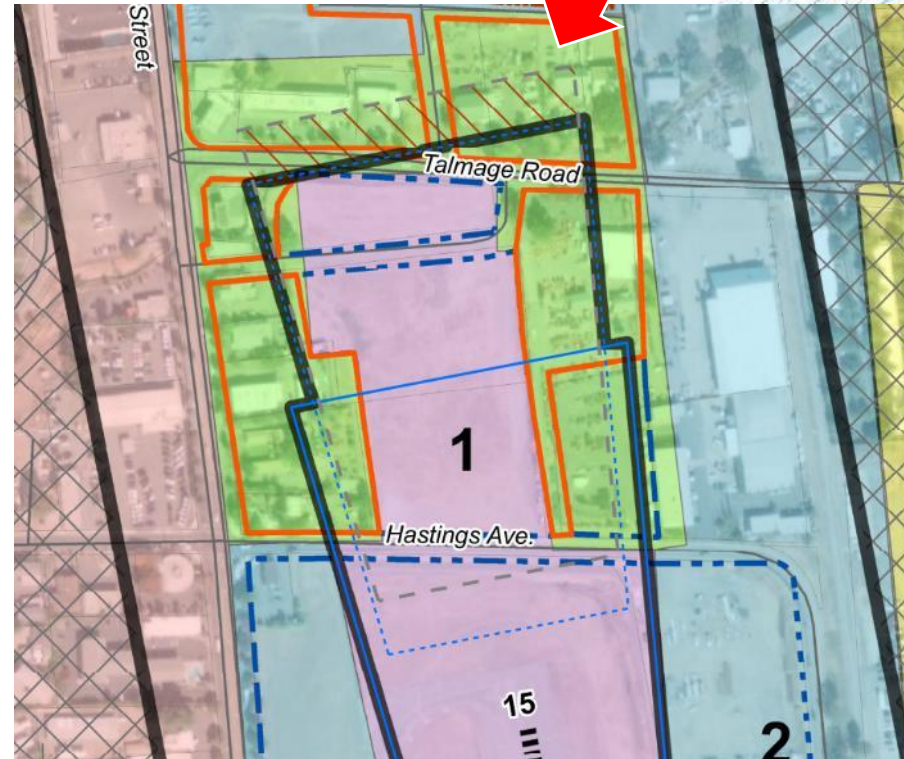
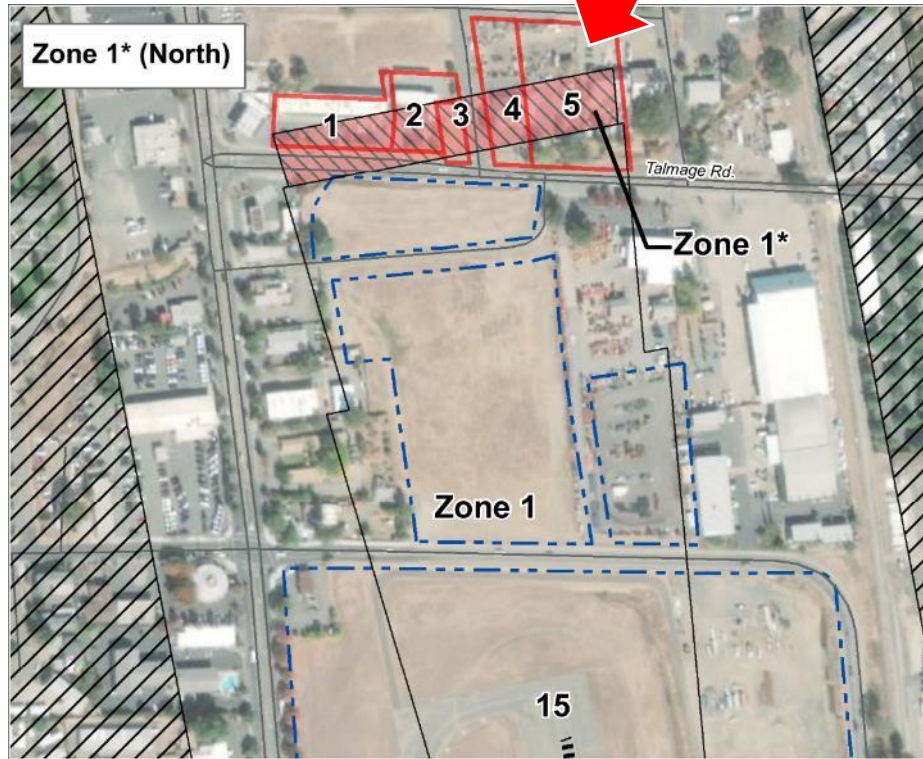
CEQA Findings

Zone Comparison

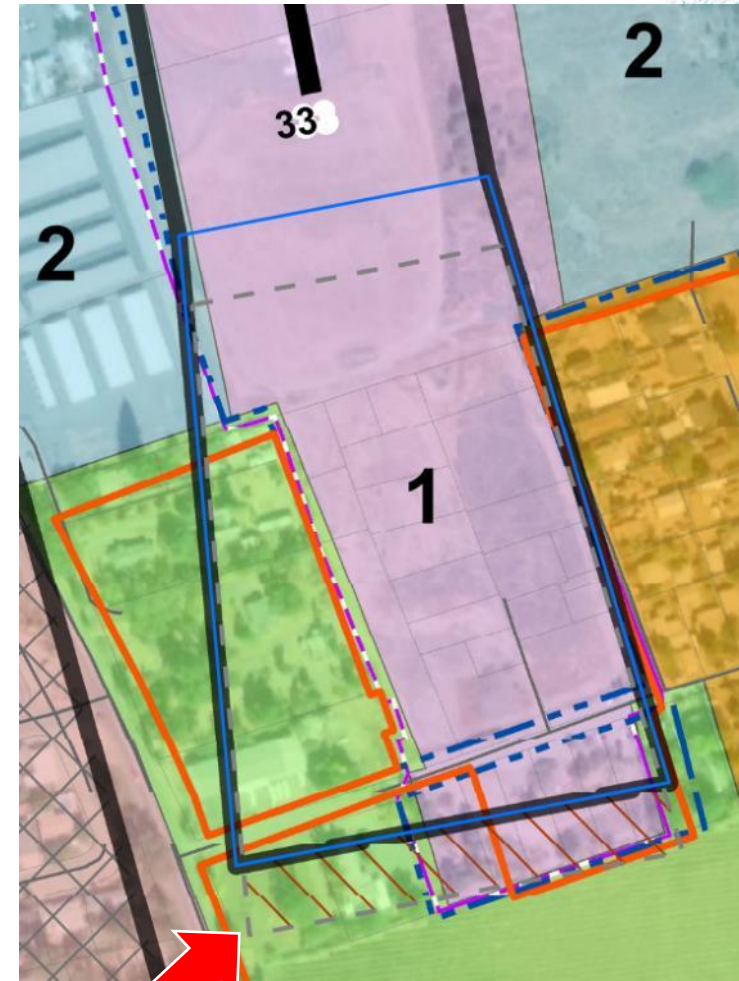
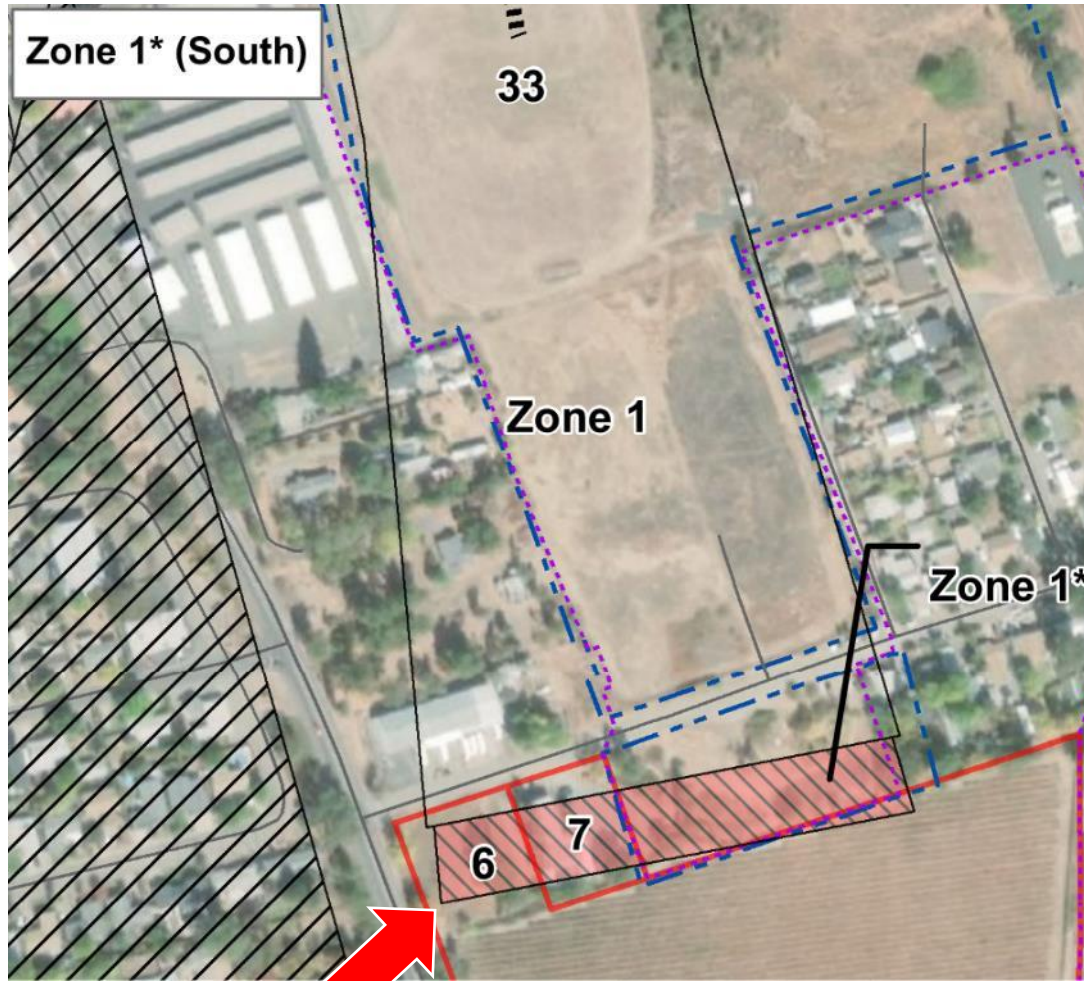
- 1996 Zones (colored)
- Draft Zones (black)
 - Increased restrictions (red crosshatch)



Zone 1* (north)



Zone 1* (south)



CEQA Revisions

- Change to ALUCP in response to comments did not create any new significant environmental impacts
- CEQA analysis concludes adoption & implementation of ALUCP will not create a potentially significant effect on the environment

CEQA Findings

- Regional Housing Needs can be met
- Zone 1* criteria are the same as Zone A in 1996 plan, but affected area is smaller
- **Less than significant impact**



Staff Recommendations

Staff Recommendations

- To adopt:
 - Revised CEQA Negative Declaration and Initial Study
 - Revised Airport Land Use Compatibility Plan for Ukiah Municipal Airport

Thank you.

