



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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www.mendocinocounty.org/pbs

June 2, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission on Thursday, June 16, 2022, at 2:00 PM, will conduct a public hearing on the following project 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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#: ALUC_2022-0002

DATE FILED: 5/13/2022

OWNER: DAVE HULL, D&J INVESTMENTS, LLC

APPLICANT: CITY OF UKIAH

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for a City of Ukiah General Plan Amendment changing the current parcel's land use designation from Public (P) to Commercial (C) as well as a Rezone from Public Facilities (PF) to Community Commercial (C1). No development is proposed at this time.

LOCATION: In the City of Ukiah, lying on the south side of East Gobbi Street, at its intersection with South Orchard Avenue, no address assigned; APN: 003-181-01.

STAFF PLANNER: STEVEN SWITZER

The staff report, and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

Your comments regarding the above project(s) 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 June 15, 2022 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>

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 or the Airport Land Use Commission at, or prior to, the public hearing.

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 Airport Land Use 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.

JULIA KROG, Director of Planning and Building Services



**AIRPORT LAND USE COMMISSION
COMPATIBILITY REVIEW**

**JUNE 16, 2022
ALUC_2022-0002**

OWNER: DAVE HULL, D&J INVESTMENTS LLC
PO BOX 837
UKIAH, CA 95482

APPLICANT: CITY OF UKIAH
300 SEMINARY AVE
UKIAH, CA 95482

AGENT: SAGE SANGIACOMO
300 SEMINARY AVE
UKIAH, CA 95482

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for a City of Ukiah General Plan Amendment changing the current parcel's land use designation from Public (P) to Commercial (C) as well as a Rezone from Public Facilities (PF) to Community Commercial (C1). No development is proposed at this time.

AIRPORT ZONE: Compatibility Zone 6: Traffic Pattern Zone

LOCATION: In the City of Ukiah, lying on the south side of East Gobbi Street, at its intersection with South Orchard Avenue, no address assigned; APN: 003-181-01.

PROJECT DESCRIPTION: The Applicant proposes to Rezone the existing parcel, currently zoned as Public Facilities (PF), to Community Commercial (C1) as well as a General Plan Amendment to change the land use designation from Public (P) to Commercial (C) File No: 22-6938-GPA/REZ. Pursuant with Ukiah City Code Section 9080, the C1 zoning district intends to provide a broad range of commercial land use opportunities along the primary transportation corridors within the city. The recent transfer of the parcel from public to private ownership, part of the Limited Development and Property Exchange Agreement approved by Ukiah City Council on March 2, 2022 conveying three City-owned parcels (APNs: 003-582-38; 003-181-01; 003-190-08-00/003-500-19-00) to the private property owner Hull in exchange for lands owned by Hull within the Western Hills, no longer maintains the purpose and intent of PF zoning district.¹

SITE CHARACTERISTICS: The subject parcel is in the City of Ukiah, lying on the south side of East Gobbi Street, at its intersection with South Orchard Avenue, no addressed assigned. The 0.65± acre vacant parcel is currently zoned as Public Facility (PF) and previously housed the City's Electric Substation from the early 1980's to 2012. The site is predominately flat containing gravel and hardscape. An eight-foot fence surrounds the site with vegetation concentrated along the fenceline. In April 2010, Ukiah City Council approved the construction of a new substation southwest of the site that replaced the previous substation located on the subject parcel. The project site has remained vacant since the decommissioning and removal of the substation. Current structures and use of the parcel are as follows: one 115kV transmission pole, one 12kV distribution pole, concrete foundations, and the infrequent storage of materials and equipment by the City's Electric Utility Department.

SURROUNDING LAND USE AND ZONING: Adjacent land uses to the site include residential, commercial, and public uses. North of the parcel and separated by East Gobbi Street is a 0.7± acre commercial property. US 101 and the southbound Gobbi street off ramp exit is located to the east of the parcel. To the south of parcel is a residential subdivision of approximately 40 parcels sharing the Single Family Residential -Hillside (R1H) zoning classification. Two parcels are located to the west of the parcel, separated by South Orchard Avenue. The northern most of the two parcels is currently zoned Community Commercial (C1) while the southernmost parcel is zoned Public Facility (PF) housing the substation that replaced the previous one located on the subject parcel.

¹ Ukiah City Code, Div. 9, Ch. 2, Art. 15, Sec. 9170



**AIRPORT LAND USE COMMISSION
COMPATIBILITY REVIEW**

**JUNE 16, 2022
ALUC_2022-0002**

SURROUNDING LAND USE TABLE:

	ZONING	LOT SIZES	USES
NORTH	Community Commercial (C1)	0.7± Acres	Commercial
EAST	US 101	N/A	Highway
SOUTH	Single Family Residential -Hillside (R1H)	0.1± Acres, 0.3± Acres	Residential
WEST	Community Commercial (C1), Public Facility (PF)	0.9± Acres, 1.26± Acres	Commercial, Public Facility

UKIALUCP CONSISTENCY REVIEW: The subject parcel is located within the Airport Compatibility Zone 6: Traffic Pattern Zone. Zone 6 serves as the traffic pattern zone where aircraft are typically at or below 1,000-foot traffic pattern altitude. Noise within Zone 6 is typically below CNEL 55dB with frequent individual noise events sufficient to intrude upon indoor activities. Table 3A of the UKIALUCP provides direction on the basic compatibility criteria and land use acceptability for Zone 6. Three designations for land use acceptability, Normally Compatible, Conditional, or Generally Incompatible, are offered for each respective Airport Compatibility Zone. General characteristics of development that are Incompatible within Zone 6 are any land use that may create visual or electronic hazards to flight. General characteristics within Zone 6 that are Conditional, (uses that are compatible if indicated usage intensity, lot coverage, and other listed conditions including compliance with airspace protection criteria are met) are structures or trees 35 feet or higher and any use having the potential to attract birds or other wildlife. These Conditional uses may require additional review to maintain proposed land use acceptability within a given Airport Compatibility Zone.

When considering the project's proposed rezoning to a C1 zoning district and its associated permitted land uses, codified in Ukiah City Code Sections 9081 and 9082, a majority of the listed permitted land uses fall under the Normally Compatible designation. Normally Compatible land uses are found to comply with noise, safety, and airspace protection criteria, within Zone 6. It is important to note that Schools K-12 and day care centers (>14 children)- a permitted use in the C1 zoning district- are designated as a Conditional land use within Zone 6. Additional criteria apply to this land use and are only allowed if an alternative site outside the zone would not serve the intended function, and caution must be exercised if clear audibility by users is essential.

Though the current project does not propose any new development, rezoning the vacant parcel will affect the potential land uses that may be permitted and may require review to ensure compliance with usage intensity, lot coverage, and height limit criteria. Accounting for this, future proposed land uses on the parcel shall comply with the intensity and density criteria prescribed for Zone 6. All nonresidential development in Zone 6 must comply with both the maximum sitewide average intensity limit of 300 (people/acre) and maximum single-acre intensity limit of 1,200 (people/acre). Zone 6 is not located in an Urban Overlay Zone and does not have a maximum sitewide average density (dwelling units/acre). Policy 3.5.6 provides open land requirements for areas within the airport vicinity. Zone 6 has a 15% open land requirement. However, the presence of major obstacles such as the existing fence and electrical poles as well as the dimensions of the 0.65± acre subject parcel make the parcel too small to accommodate the minimum-size open area requirement.

FINDINGS FOR CONSIDERATION:

1. The project site housed an electrical substation for the City of Ukiah from the 1980's to 2012, classified as a Public Facility land use. In 2010, the City of Ukiah decommissioned and relocated the substation to an adjacent parcel, leaving the site vacant. In 2022, the property was transferred from public to private ownership. The proposed Rezone and General Plan Amendment propose a commercial land use.
2. Future proposed land uses on the subject parcel may require review to ensure compliance with usage intensity, density, height limit criteria, and land use acceptability for Airport Compatibility Zone 6 contained in UKIALUCP Compatibility Criteria (Table 3A).



**AIRPORT LAND USE COMMISSION
COMPATIBILITY REVIEW**

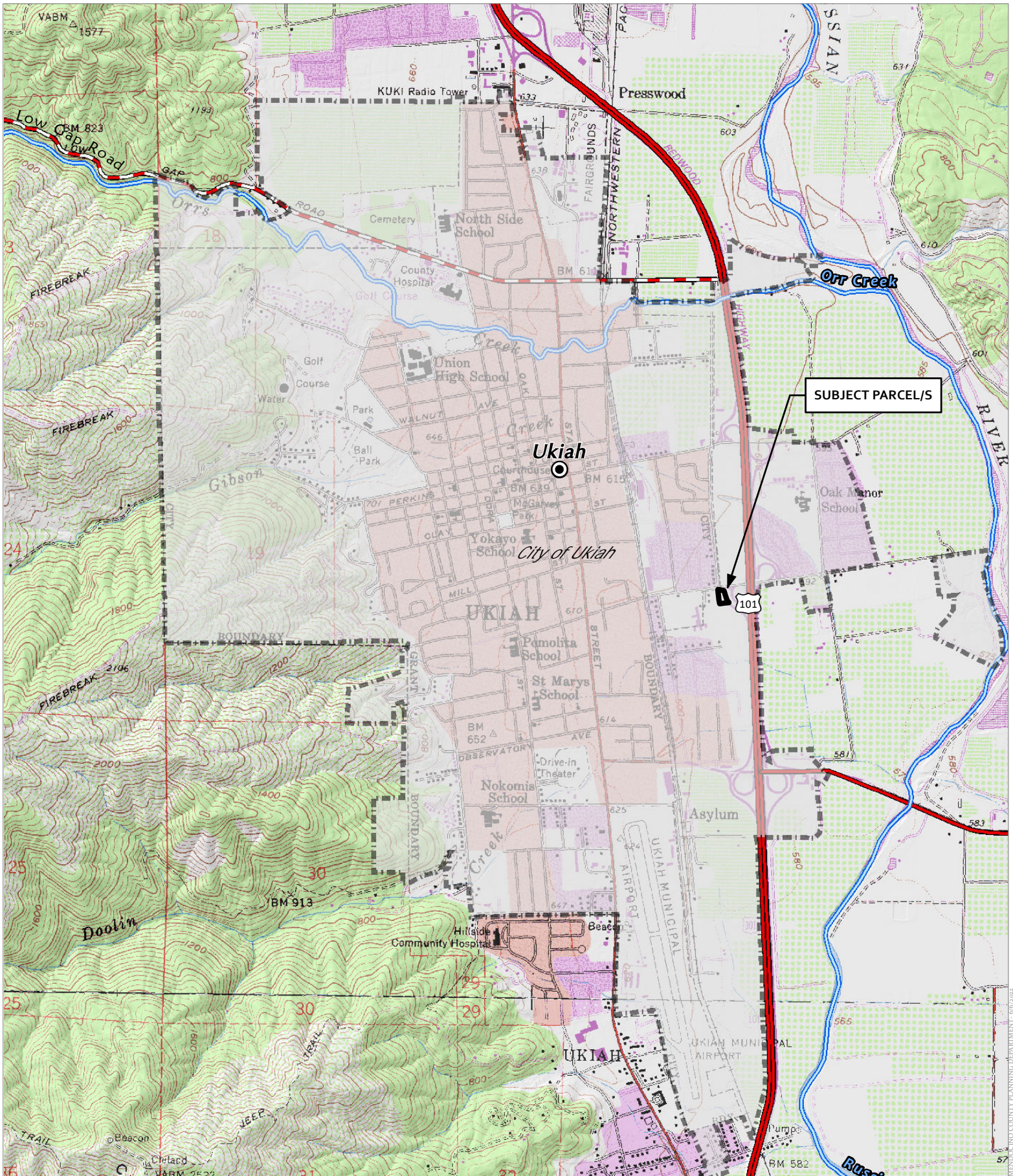
**JUNE 16, 2022
ALUC_2022-0002**

STAFF RECOMMENDATION:

1. Find that the proposed project is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan, based on the purpose and intent of Airport Compatibility Zone 6, as well as the information presented to the Airport Land Use Commission.

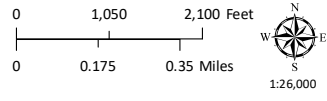
ATTACHMENTS:

- A. Location map
- B. Aerial map
- C. Applicants, Maps and Plans
- D. Airport Compatibility Zones



CASE: ALUC 2022-0002
 OWNER: HULL, Dave
 APN: 003-181-01
 APLCT: City of Ukiah
 AGENT: Sage Sangiacomo
 ADDRESS: None Assigned, Ukiah

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



LOCATION MAP

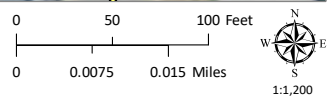


EAST GOBBI STREET

SOUTH ORCHARD AVENUE

CINDEE DRIVE

Public Roads



CASE: ALUC 2022-0002
OWNER: HULL, Dave
APN: 003-181-01
APLCT: City of Ukiah
AGENT: Sage Sangiacomo
ADDRESS: None Assigned, Ukiah

AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/25/2023



PLANNING & BUILDING SERVICES

CASE NO: ALLC 2022-02
DATE FILED:
FEE:
RECEIPT NO:
RECEIVED BY: KG
Office Use Only

APPLICATION FORM

APPLICANT:

Name: City of Ukiah Phone: (707)467-5714
Mailing Address: 300 Seminary Ave.
City: Ukiah State/Zip: CA, 95482 Email: msimerson@cityofukiah.com
Maya Simerson, Project Administrator

PROPERTY OWNER:

Name: Dave Hull, D&J Investments, LLC Phone: (707)272-6502
Mailing Address: PO Box 837
City: Ukiah State/Zip: CA 95482 Email: davehullins@gmail.com

AGENT:

Name: Sage Sangiacomo Phone: 707-463-6221
Mailing Address: 300 Seminary Ave
City: Ukiah State/Zip: CA 95482 Email: ssangiacomo@cityofukiah.com

ASSESSOR'S PARCEL NUMBER/S: 003-181-01

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
[X] Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

Mendocino County

MAY 13 2022

I certify that the information submitted with this application is true and accurate.

Planning & Building Services

Signatures and dates for Applicant/Agent, Date, Signature of Owner, Date.

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

The Project proposes to Rezone the existing parcel, currently zoned as Public Facilities (PF), to Community Commercial (C1). The Rezone also requires a General Plan Amendment to change the land use designation from Public (P) to Commercial (C). No development is proposed at this time. See attached Project Description for more details.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	N/A	N/A			
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

No phased development proposal at this time. However, future development will require discretionary review in accordance with the City's C1 regulations.

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

Existing perimeter landscaping and vegetation will remain.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	N/A	
No. of uncovered spaces:		
No. of standard spaces:		
No. of accessible spaces:		
Existing no. of spaces:		
Proposed additional spaces:		
Total:		

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following: N/A

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel) City of Ukiah
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal? N/A

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source: N/A, with the exception of an existing sprinkler system provided by the

- Community Water System (specify supplier): City of Ukiah
- Well
- Spring
- Other (specify): _____

~~20. Are there any associated projects and/or adjacent properties under your ownership?~~

- YES
 - NO
- If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

See attached Project Description

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Rezone and General Plan Amendment from the City of Ukiah.

An Initial Study is also being prepared under the California Environmental Quality Act.

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)
Corner of South Orchard and Gobbi Street -See attached location maps within the Project Description.

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES
- NO


There is one approx. 400 sf shed that was associated with the City's electric substation that previously existed on-site. Site is currently being used for temporary storage and includes three temporary cargo containers (not to exceed 18 months).

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

 5-11-22
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Sage Sanjacomo to act as my representative and to bind me in all matters concerning this application.



 Owner

 5-11-22
 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Michelle Irace, Planning Manager City of Ukiah	Name 	Name
Mailing Address 300 Seminary Ave. Ukiah, CA 95482 mirace@cityofukiah.com	Mailing Address 	Mailing Address

701 South Orchard Avenue Rezone Project Description

Location

The Project is located on a 0.65-acre vacant parcel, previously owned by the City of Ukiah, at the corner of Gobbi Street and Orchard Avenue (APN 003-181-01). No address is currently assigned, but records indicate a historic address of 701 South Orchard Avenue that is in the process of being re-established. The site is generally flat, and contains gravel and hardscape with little interior vegetation. The site is surrounded by an eight-foot fence and vegetation along the fenceline. Land uses in the immediate vicinity include residential and commercial uses. See **Figures 1 through 6** below depicting the existing site, surrounding uses, and zoning designations below.

Background

The Project parcel previously housed the City's Electric Substation from the early 1980s to 2012. In April, 2010, the Ukiah City Council approved a Major Site Development Permit, Use Permit, Rezone, General Plan Amendment, Lot Line Adjustment, and Mitigated Negative Declaration for construction of a new substation southwest of the site (File Nos. 09-03-GPA, 09-04-REZ, 09-05-SDP, 09-06-UP, 09-07-BLA). The new substation, which was completed in 2012, replaced and upgraded the previous substation that existed on the Project site. The old substation was decommissioned and aboveground infrastructure was removed, with the exception of one 115kV transmission pole and one 12kV distribution pole with guying and anchors that remain on-site. Underground infrastructure such as foundations, conduits and cables, and vaults remain in place on the west side of the property. The Project site has remained vacant since the decommissioning but has been used for storage of materials and equipment by the City's Electric Utility Department.

The Project parcel is a part of Limited Development and Property Exchange Agreement that was approved by City Council on March 2, 2022, in association with the Ukiah Western Hills Open Land Acquisition and Limited Development Project (approved by City Council on September 15, 2021). Under the property Exchange Agreement component, the City conveyed three City-owned parcels including the Project site (APNs 003-582-38; 003-181-01; 003-190-08-00/003-500-19-00), to a private property owner (Hull) in exchange for lands owned by Hull within the Western Hills for open space and public purposes. As of April 6, 2022, Hull maintains ownership of the parcels, including the Project site. Project documents for the Western Hills Project can be found online at: <https://ukiahca.civicclerk.com/Web/Mobile/MobileVideo.aspx?id=1271>. The site is currently being used for temporary of construction materials associated with the Western Hills Project.

Project Description

The Project proposes to Rezone the existing parcel, currently zoned as Public Facilities (PF), to Community Commercial (C1). As described in Ukiah City Code Section 9080, the purpose of the C1 zoning district is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial-serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects. Rezoning is required because typically PF parcels are owned by a public entity and used for municipal purposes. The Rezone also requires a General Plan Amendment to change the land use designation from Public (P) to Commercial (C). No development is proposed at this time. Future development of the site would require adhere to all C1 zoning regulations, which may be found online at:

<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-0700.html#art7>.

Environmental Review

Because the Project requires a General Plan Amendment, the Project does not qualify for an exemption under the California Environmental Quality Act (CEQA). As such, an Initial Study will be prepared for the Project to analyze potential impacts and identify mitigation measures to reduce impacts, if needed.

Figure 1, Aerial Photo of Site with Previous Electric Utility Substation



Figure 2, Aerial Photo of Existing Project Site and Surrounding Uses



Figure 3, Existing Zoning Designations



Figure 4, Existing View of Project Site (Looking East)

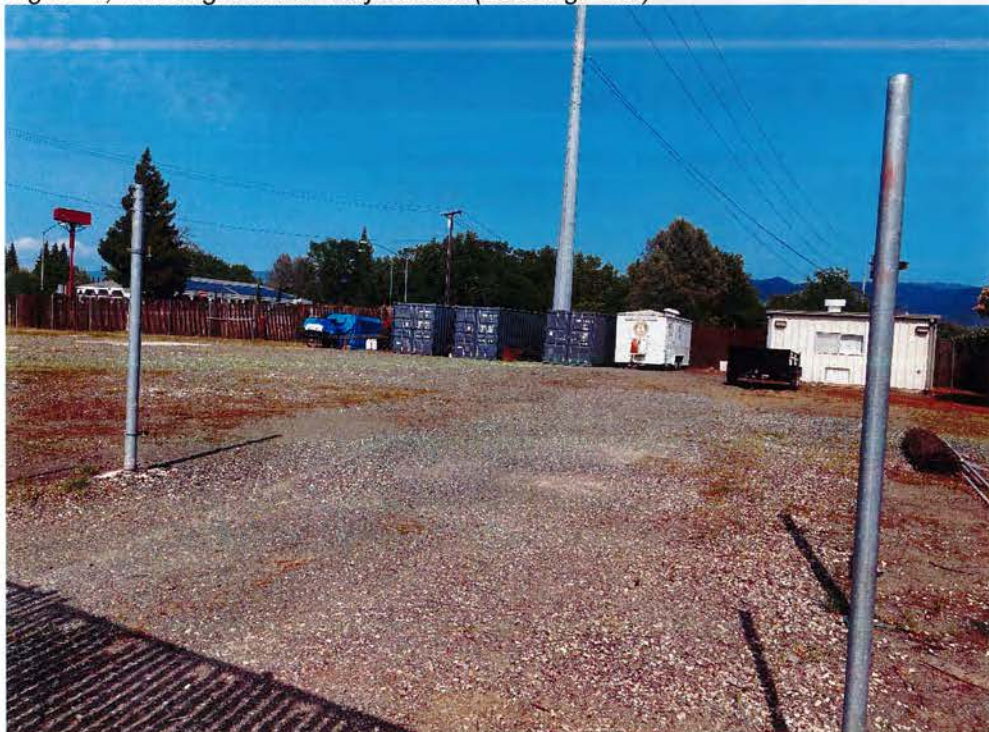
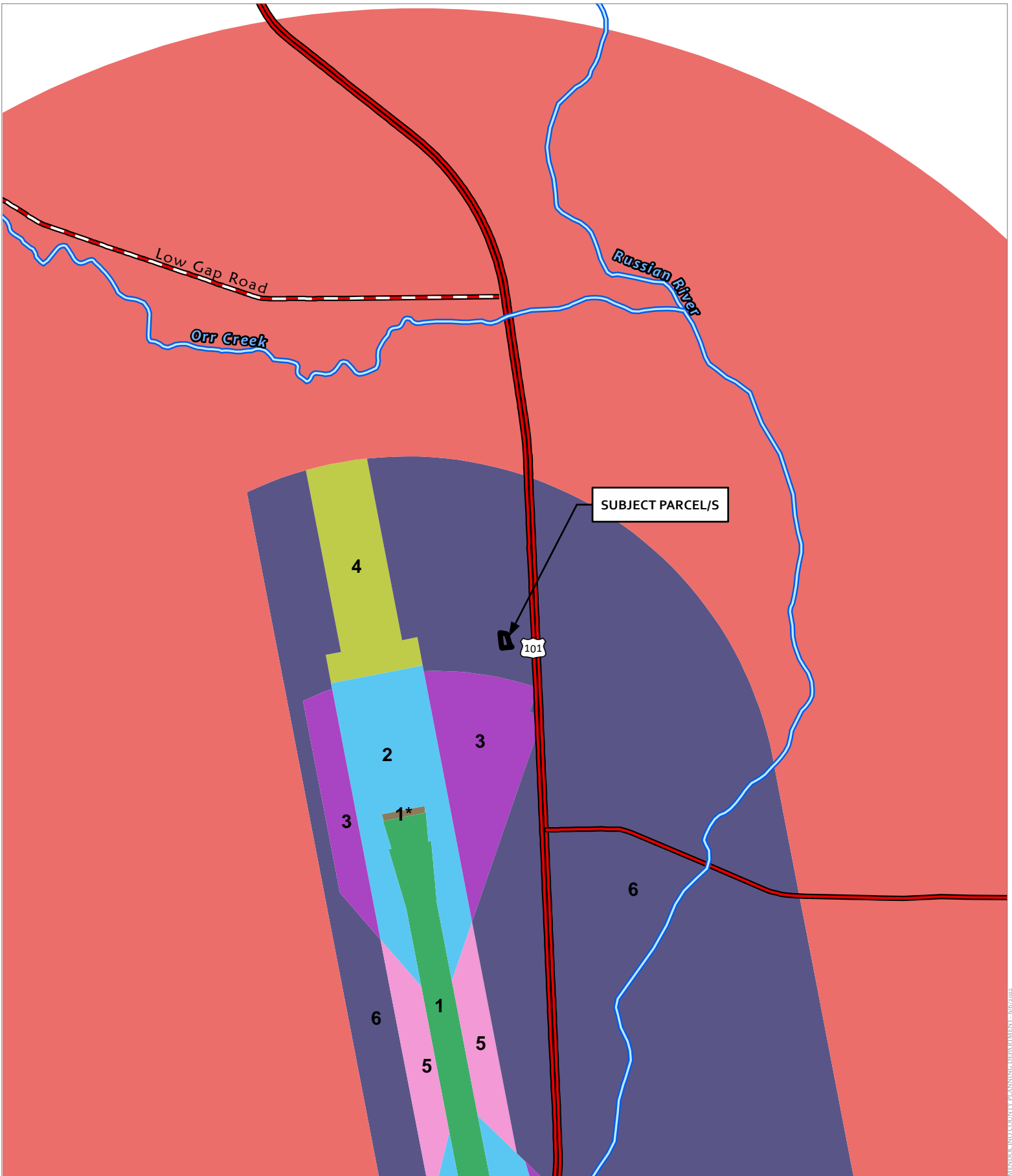


Figure 5, Existing View of Project Site from South Orchard Avenue (Looking East)





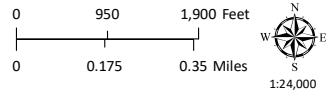
Figure 6, Existing View of Project Site from East Gobbi Street (looking West)





CASE: ALUC 2022-0002
 OWNER: HULL, Dave
 APN: 003-181-01
 APLCT: City of Ukiah
 AGENT: Sage Sangiacomo
 ADDRESS: None Assigned, Ukiah

 Highways
 Major Roads



AIRPORT COMPATIBILITY ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/6/22/03