



MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

MINUTES FOR THE MEETING HELD ON: August 17, 2006

LOCATION: Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California

COMMISSIONERS PRESENT: Moser, Mulheren, Nickless, Shelton, Simon

COMMISSIONERS ABSENT: Lipmanson

PLANNING & BUILDING SERVICES STAFF PRESENT: Frank Lynch, Chief Planner
Rebeca Santamaria, Staff Assistant II

OTHER COUNTY DEPARTMENTS PRESENT:

1. **Roll Call.**

The meeting was called to order at 11:23 a.m.

2. **Regular Calendar.**

2a. **CASE#: U 2-2006**

DATE FILED: 2/13/2006

OWNER: COVELO FIRE PROTECTION DISTRICT

APPLICANT: EDGE WIRELESS/VERIZON WIRELESS

AGENT: EAGLE CONSULTING GROUP LLC

REQUEST: Major Use Permit to authorize construction and operation of a telecommunication facility to support two wireless providers, Edge Wireless and Verizon Wireless, consisting of one 90-foot tall monopole, twenty-one panel antennas, two microwave dishes and ground based equipment.

LOCATION: In Covelo, lying on the west side of Covelo Road (Highway 162), approximately 0.25 mile south of its intersection with Eberle Street (CR# 334A), located at 75900 Covelo Road; AP# 033-360-13.

PROJECT COORDINATOR: Dusty Duley

Mr. Lynch reviewed the staff report. Chairman Simon then asked Mr. Lynch to clarify the location of the proposed project on the map.

Commissioner Mulheren pointed out that the FAA's "Determination of No Hazard to Air Navigation" report indicates the location of the proposed project as Willits rather than Covelo, and asked whether that was in error. Mr. Lynch did not have the longitude/latitude coordinates for the location of the proposed project and suggested that the Commission ask the applicant.

Alan Potter, agent for the applicants, took the podium. He advised that he did not know how the FAA came up with Willits as the name of the city, but that the longitude/latitude coordinates indicated on the form are the correct coordinates for the subject property. He went on to comment that the applicants do not wish to light the tower (which they are not required to do), but that they have no objections to the aviation easement.

Upon motion by Commissioner Shelton, seconded by Commissioner Mulheren and carried by the following roll call vote, IT IS ORDERED that the Airport Land Use Commission finds that the proposed construction of a telecommunications site is consistent with the goals and policies of the Mendocino County Airport Comprehensive Land Use Plan (CLUP), specifically find that the proposed 90-foot-tall monopole will not be a hazard to flight.

AYES: Moser, Mulheren, Nickless, Simon, Shelton
NOES: None
ABSENT: Lipmanson

3. Matters from Staff.

There were no matters from staff at this time.

4. Matters from the Commission.

4a. Chairman Simon advised that there was another letter of interest/application for the vacant seat on the Commission. He advised the Commission that he might ask for a special meeting to vote the new member in and that he hoped that it would not represent too great an inconvenience to the members of the Commission. Mr. Lynch asked whether the position that was vacant was the position that the members of the Commission elect, and Chairman Simon stated that he believed that to be the case. He asked staff to confirm whether that was the case.

4b. Chairman Simon introduced Paul Ritchie and Ken Ronk from the Ukiah Airport. He advised the Commission that there was an Informational issue regarding land use at the Ukiah Airport that they hoped the Commission might be able to assist with.

Mr. Ritchie took the podium. He advised the Commission that an issue had come up at the beginning of the year regarding the operation of the airport in close proximity to a residential development that had been approved by the County. The County approved the development despite the fact that it lay within 20 feet from the airport's fence line, an area that is within the extended runway building restriction line established by the FAA. He showed the Commission a map which illustrated the FAA's building restriction line and the location of the residential development in question.

Mr. Ritchie advised the Commission that this matter was nothing new, as there are already other structures on that side of the airport that encroach upon the extended building restriction line. He stated that the matter had become a great concern because there are other properties on that southwest side that are outside the city limits and have the potential to be developed into facilities that are not compatible with airport uses.

He advised that, as an airport sponsor, the FAA requires that the Ukiah Airport take steps to maintain compatible land uses in the surrounding areas, and that he is concerned that further development of the area will jeopardize the Ukiah Airport's FAA funding. He wished to make the ALUC and County Planning staff aware of the situation in the hopes that development criteria could be developed in order to prevent further encroachment.

He advised the Commission of the contents of the packet he was distributing to them, and reiterated their hope that ALUC and City and County Planning staff move forward and work together in developing development criteria for the area to keep surrounding land uses compatible with the airport and prevent further encroachment of the extended runway building restriction line established by the FAA.

Chairman Simon and Mr. Ritchie then discussed the zoning of the property. Chairman Simon wondered whether the determination of the zoning and compatible land uses for the surrounding area took the FAA restrictions into consideration. Mr. Lynch responded that, at the time that the

project that Mr. Ritchie referred to was applied for, staff determined that, per the existing regulations, there was no existing incompatibility to prevent approval of the application.

Chairman asked Mr. Ritchie whether he was aware of any proposed projects on that side of the airport. Mr. Ritchie described work that could be seen to be in progress in the area, but stated that he did not know what was happening there. He pointed out that the area in question falls outside the city limits and is therefore under County jurisdiction, rather than the City of Ukiah, but that it would be the City of Ukiah that would "take the hit" for incompatible land uses if the FAA were to withdraw its funding. He suggested the City and County needs to work together to develop language and/or agreements to address this situation.

Chairman Simon went on to make a personal comment that he was still upset about the daycare center that butts up against the airport, as the ALUC did not have a chance to review.

5. Approval of Minutes.

Upon motion by Commissioner Mulheren, seconded by Commissioner Shelton, and unanimously carried (5-0), IT IS ORDERED that the minutes of the May 12, 2005 are approved as submitted.

6. Matters from Public.

No one was present from the public who indicated a desire to address the Commission.

7. Adjournment.

Upon motion by Commissioner Mulheren, seconded by Commissioner Shelton, and unanimously carried (5-0), IT IS ORDERED that the Planning Commission hearing adjourned at 12:05 p.m.