



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

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October 6, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission at their regular meeting on Thursday, October 19, 2023, 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 take place in the **Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California**, and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The Telecomment Form may be found at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>.

CASE#: ALUC_2023-0002

DATE FILED: 7/13/2023

OWNER/ APPLICANT: APRIL & LESTER SMALL

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for the reconstruction of a nonconforming residence with a maximum height of 15-feet.

LOCATION: In Ukiah, just east of the Ukiah City limits, lying on the eastern side of Pomo Lane (Private), 250± feet northeast of its intersection with Norgard Lane (CR 211), located at 2533 Pomo Lane, Ukiah CA; APN: 184-062-11.

SUPERVISORIAL DISTRICT: 2 (Mulheren)

STAFF PLANNER: STEVEN SWITZER

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/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. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov, by October 18, 2023, orally via telecomment. 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.gov/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.

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.

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**

**OCTOBER 19, 2023
ALUC_2023-0002**

OWNER/APPLICANT: APRIL & LESTER SMALL
2533 POMO LN
UKIAH, CA 95482

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for the reconstruction of a nonconforming residence with a maximum height of 15-feet.

AIRPORT ZONE: 2

LOCATION: In Ukiah, just east of the Ukiah City limits, lying on the eastern side of Pomo Lane (Private), 250± feet northeast of its intersection with Norgard Lane (CR 211), located at 2533 Pomo Lane, Ukiah CA; APN: 184-062-11.

STAFF PLANNER: STEVEN SWITZER

PROJECT DESCRIPTION: Due to public health and safety concerns with the on-site dilapidated single-family residence, the applicant proposes to reconstruct¹ the nonconforming residence with a modular structure. See the *December 29, 1987, Building Inspection Letter* attachment for the hazardous and unsafe determination due to structural and electrical items. See the *Current Structural Conditions* attachment for images of the existing single-family residence. The site will continue to utilize the existing ingress/egress access on South Pomo Lane (Private). As conveyed within the application materials, the proposed development includes the following building descriptions:

AREA (Gross):	1,036 Square Feet
HEIGHT:	15 Feet

Further analysis of the existing nonconforming residence and the proposed modular structure is found in the *UKIALUCP Consistency Review* section. See the *Proposed Building Plan* Attachment for more information on the building and its specifications.

SITE CHARACTERISTICS: The subject parcel is located just east of the Ukiah City Limits, within the Limited Industrial (I1) zoning district. The intent of the I1 zoning district is to create and preserve areas where manufacturing and industrial uses with little to no nuisance characteristics may locate. Nonindustrial uses that support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone, particularly administrative sales and service uses. One of these adjunct uses would be industrial caretaker housing where one single-family residence is permitted when a commercial or industrial use is existing on the premises, or a permit has been issued for the industrial use. The City of Ukiah provides electric, water, and sewer utility services for the property. The adjacent parcels to the north, east, and south have residential uses. Historical analysis provides that the subject parcel and surrounding area were rezoned with the 1981 General Plan Update from a Residential to Industrial zoning designation. In rezoning this area all the existing single-family residences became legal nonconforming uses. The residence on the subject parcel was first assessed with the County in 1952. In 1987 the property owner was notified by the County that several structural and electrical items made the residence hazardous and unsafe. Though the property owner applied for a building permit to repair the single-family residence in the following year (permit # UK 856-88) the permit did not receive a final inspection. Until the issues identified back in 1987 are addressed, the structure remains in violation.

SURROUNDING LAND USE AND ZONING:

¹ **Reconstruction:** The rebuilding of a structure housing a Nonconforming Existing Land Use when the structure has been fully or partially destroyed as a result of a calamity (not planned Reconstruction or Redevelopment) UKIALUCP, Ch. 2, Policy 1.2.33

	ZONING	LOT SIZES	USES
NORTH	Limited Industrial (I1)	0.19± Acres	Residential
EAST	Limited Industrial (I1)	0.23± Acres	Residential
SOUTH	Limited Industrial (I1)	0.24± Acres	Residential
WEST	City of Ukiah	0.13± Acre	City of Ukiah Municipal Airport

UKIALUCP CONSISTENCY REVIEW: As shown on the Ukiah Municipal Airport Compatibility Zones Map, see Attachment A, the project site is located in compatibility zone 2 (Inner Approach/Departure Zone). Potential noise impacts associated with Zone 2 are high, with CNEL typically above 60dB with single-event noise sufficient to disrupt a wide range of land use activities, including indoors if windows are open. Aircraft within Zone 2 are overflying at low altitudes on final approach and straight out of departures—typically only 200 to 400 feet above the runway elevation. Some 8% to 22% of near-runway general aviation accidents occur in this zone.² Table 3A provides that single-family residential uses are conditionally compatible within Zone 2. Conditional uses are compatible if indicated usage intensity, lot coverage, and other listed conditions are met. For the purpose of these criteria, “avoid” is intended as a cautionary guidance, not a prohibition of the use. While considering the subject parcel’s size, 0.25± acres, the proposed residential use would not meet Zone 2’s maximum usage intensity, lot coverage, and other listed conditions.

However, for the Airport Land Use Commission (ALUC) to make a compatibility determination for the project, the criteria for special circumstances would be applied since the site currently has an existing nonconforming use. Pursuant with UKIALUCP Policy 3.3.3—Existing Nonconforming Uses, proposed changes to an existing nonconforming residential use that is not in conformance with the criteria in the UKIALUCP shall be limited to the following:

- 1) *A Nonconforming residential land use may be continued, sold, leased, or rented without restriction and is not subject to this UKIALUCP or ALUC review.*
- 2) *A Nonconforming single-family dwelling may be maintained, remodeled, reconstructed (see Policy 3.3.4), or expanded in size. The lot line of an existing single-family residential parcel may be adjusted. Also, a new single-family residence may be constructed on an existing lot in accordance with Policy 1.5.4 (Development by Right). However:*
 - *Any remodeling, reconstruction, or expansion must not increase the number of dwelling units (excluding accessory dwelling units as defined by state law and Local Agency ordinances). For example, a bedroom could be added to an existing residence, but an additional dwelling unit could not be built on the parcel unless that unit is an accessory dwelling unit.*
 - *Any increase in height must comply with the policies in Section 3.6 (Airspace Protection Compatibility Policies).*
 - *A single-family residential parcel may not be divided for the purpose of allowing additional dwellings to be constructed. (UKIALUCP, Ch. 3, Policy 3.3.3)*

In addition, the project is subject to Policy 3.3.4, that provides the reconstruction of an existing nonconforming building or land use that has been fully or partially destroyed may be rebuilt only under the following conditions:

² UKIALUCP, Ch. 3, Table 3A—Basic Compatibility Criteria

- (A) *Single-family or multi-family residential Nonconforming Uses may be rebuilt provided that the Reconstruction does not result in more dwelling units than existed on the parcel at the time of the damage. Addition of an accessory dwelling unit to a single-family residence is permitted if in accordance with state law and local regulations. Additional dwelling units in a multi-family residential development are also permitted if the additional units are allowed by right under local regulations.*
- (B) *Nonconforming nonresidential improvements may be rebuilt, even if completely destroyed, provided that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre).*
- (C) *Reconstruction under Paragraphs (a) or (b) above:*
 - 1) *Must have a permit deemed complete by the Local Agency within the time frame established by that agency.*
 - 2) *Shall incorporate sound attenuation features to the extent required by Policy 3.4.2.*
 - 3) *Shall require dedication of an Avigation Easement to the City of Ukiah if required under Policy 3.3.6.*
 - 4) *Shall record an Overflight Notification in the chain of title of the property if required by Policy 3.7.1.*
 - 5) *Shall comply with 14 CFR Part 77 Airspace Protection Surface requirements (see Section 3.6).*
- (D) *Reconstruction in accordance with Paragraphs (a), (b), and (c) above shall not be permitted in Compatibility Zone 1 or where it would be in conflict (not in conformance) with the general plan or zoning ordinance of the Local Agency. (UKIALUCP, Ch. 3, Policy 3.3.4)*

Pursuant to UKIALUCP Policy 3.3.4(C), staff recommends incorporating policy items 1-5 to ensure compatibility with the project proposal, adjacent land uses, and airport, see recommended conditions. The following table provides the existing and proposed floor area, intensity criteria, and density of the subject parcel:

	EXISTING	PROPOSED
FLOOR AREA:	1,050 Square Feet	1,036 Square Feet
ZONE 2 MAXIMUM SITEWIDE INTENSITY (people/acre):	60	<i>No Change</i>
ZONE 2 MAXIMUM SINGLE-ACRE INTENSITY (people/acre):	120	<i>No Change</i>
DENSITY (dwelling units/acre):	4*	<i>No Change</i>
*Calculation = 1 dwelling unit / 0.25± acre lot size		

As the above table demonstrates, the proposed development would not result in more dwelling units on the parcel. The reconstruction would also not increase the floor area of the previous structure, nor would the reconstruction result in an increased intensity or density of the subject parcel.

It is important to note that ALUC cannot reduce or remove nonconforming or otherwise incompatible existing land uses from the airport environs. Moreover, the UKIALUCP is not intended to compel local

agency action to reduce or remove said land uses. Should the project meet the UKIALUCP Policies 3.3.3 and 3.3.4 criteria, the proposed development would promote compatibility between the airport and the surrounding land uses.

Further, UKIALUCP Policy 1.5.4 –Development by Right provides that nothing in the UKIALUCP prohibits the construction of a single-family residence on a legal lot of record as of the effective date (see Policy 1.1.7)³ of the UKIALUCP provided that the home is not within Compatibility Zone 1 and the use is permitted by the local agency's land use regulations. The subject lot was created and on record as of the effective date of the ALUC's adoption of the UKIALUCP. As mentioned in the *Site Characteristics* section of this report, the subject lot's zoning district, Limited Industrial (I1), allows for industrial caretaker housing where one single-family residence is permitted when commercial or industrial uses exist on the premises. The property has a permitted commercial use, S&S Towing Services, with the associated active Business License #125351.

In accordance with the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, the applicant filed a Federal Aviation Administration (FAA) Form 7460-1, notice of Proposed Construction or Alteration. Considering there is no change in height from the existing to the proposed structure, the property would likely be subject to FAA standards for notification of actual construction/alteration as provided in FAA Form 7460-2. Staff is recommending Condition 5 to ensure that the proposed structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition is met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height (7460-2, Part 2).

As conditioned, Staff finds that the proposed project is consistent with the UKIALUCP policies 1.5.4, 3.3.3, and 3.3.4.

FINDINGS FOR CONSIDERATION:

- (A) Pursuant to UKIALUCP Policy 1.5.4, the project proposes the reconstruction of a single-family residence on a legal lot of record as of the effective date of the UKIALUCP, is not within Compatibility Zone 1, and is a permitted use within the subject parcel's zoning district Limited Industrial (I1).
- (B) Pursuant to UKIALUCP Policy 3.3.3(A), the project proposes reconstructing a nonconforming existing single-family residence that will not increase the number of dwelling units on the subject parcel or increase in height.
- (C) Pursuant to UKIALUCP Policy 3.3.4, the project proposes reconstructing a nonconforming existing single-family residence that will not increase the floor area of the previous structure nor result in an increased intensity of use (i.e., more people per acre).
- (D) 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 2 contained in UKIALUCP Compatibility Criteria (Table 3A).

RECOMMENDED CONDITIONS:

1. The owner/applicant shall secure all required building permits for the proposed project as required by the Building Division.

³ Effective Date: (a) The policies herein are effective as of the date that the ALUC adopts this UKIALUCP. (b) Any Project or phase of a Project that has received Local Agency approvals sufficient to qualify it as an Existing Land Use (see Policies 1.2.18 and 1.5.3) prior to the date of the ALUC's adoption of the UKIALUCPs shall not be required to comply with the policies herein. Rather, the policies of the 1996 Ukiah Municipal Airport section of the MCACLUP shall apply. UKIALUCP, Ch. 2, Policy 1.1.7

2. The owner/applicant shall incorporate sound attenuation features to the extent required by Policy 3.4.2. Evidence that the proposed structure will be designed to comply with maximum acceptable interior noise levels as provided by the UKIALUCP shall be submitted as part of the building permit process. ALUC may request this information for review, but the Department of Planning and Building Services shall ensure compliance.
3. Prior to the issuance of any building permits, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to County Counsel.
4. All project elements shall comply with the Code of Federal Regulations Title 14, Part 77 (14 CFR 77), Safe, Efficient Use and Preservation of the Navigable Airspace requirements.
5. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

RECOMMENDATION:

By Resolution, find that the proposed project, a nonconforming single-family residence, may be reconstructed and is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan, based on the purpose and intent of Airport Compatibility Criteria for Special Circumstances, the incorporation of recommended conditions 1-5, as well as information presented to the Airport Land Use Commission.

ALTERNATIVE RECOMMENDATION:

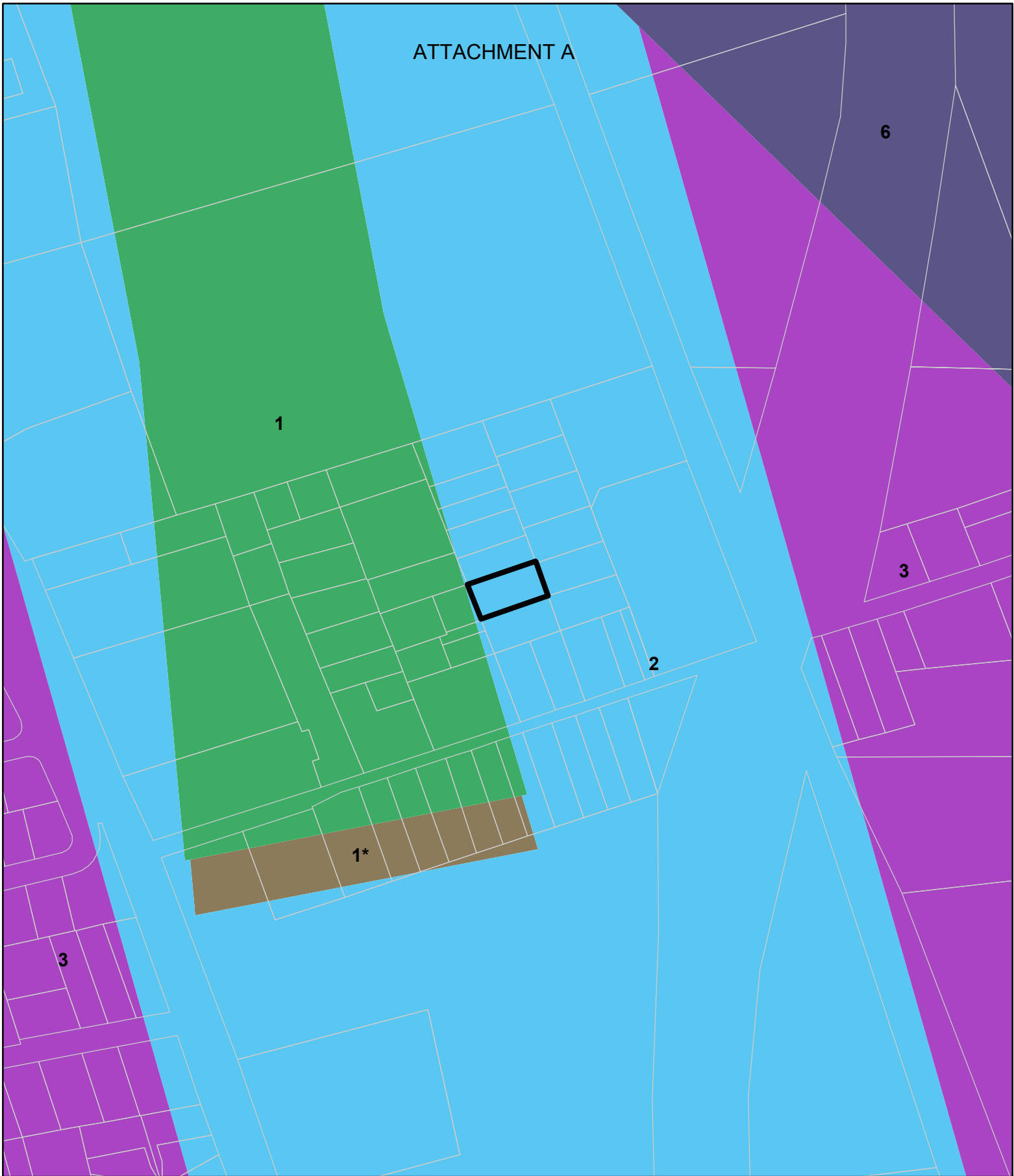
By Resolution, find that the proposed project is not consistent with Ukiah Municipal Airport Land Use Compatibility Plan and provide direction to staff.

ATTACHMENTS:

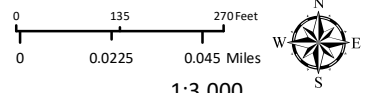
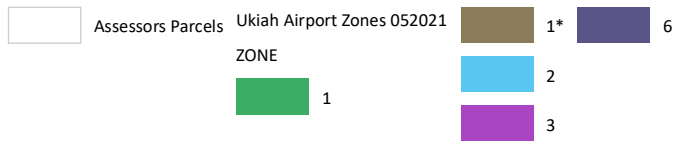
- A. Ukiah Municipal Airport Compatibility Zones Map
- B. ALUC_2023-0002 Application
- C. December 29, 1987, Building Inspection Letter
- D. Current Structural Conditions
- E. Proposed Building Plan

RESOLUTION

ATTACHMENT A



CASE: ALUC 2023-0002
OWNER: SMALL, Lester
APN: 184-062-11
APLCT: Lester Small
AGENT:
ADDRESS: 2533 Pomo Ln., Ukiah



AIRPORT ZONES

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



PLANNING & BUILDING SERVICES

CASE NO:	ALVC 2023-0002
DATE FILED:	7.13.2023
FEE:	\$ 2,277.00
RECEIPT NO:	PRS 057548
RECEIVED BY:	<i>M. Kelly</i>
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Lester Small Phone: 707-621-2762
 Mailing Address: 2533 Pomo Ln
 City: UKIAH State/Zip: CA 95402 Email: SUSTOWING@YAHOO.COM

PROPERTY OWNER:

Name: Lester Small Phone: 707-621-2762
 Mailing Address: 2533 Pomo Ln
 City: UKIAH State/Zip: CA 95402 Email: SUSTOWING@YAHOO.COM

AGENT:

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: _____

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Modification |
| <input checked="" type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

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

Lester Small 7-13-23
 Signature of Applicant/Agent Date Signature of Owner Date

ATTACHMENT

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.

To take down existing structure, replace with double wide 24 x 44 no grading no roads, nothing will change except structure

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE 1036		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	1	1	1056	1036	1
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: owner/operator

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

ATTACHMENT

4. Will the project be phased?

YES

NO

If yes, explain your plans for phasing:

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

YES

NO

If no, explain:

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?

No. of covered spaces:

No. of uncovered spaces:

No. of standard spaces:

No. of accessible spaces:

Existing no. of spaces:

Proposed additional spaces:

Total:

Number

n/a

Size

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:

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: _____

ATTACHMENT

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)
 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

ATTACHMENT

18. What will be the method of sewage disposal?

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

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): Willow Co. water

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.)

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:

none

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

2533 Pomo Ln off Morgard Ln Ukiah Ca

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
- 30 x 40 Shop/Garage delapated house

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
- delapetated house

ATTACHMENT

25. What is the maximum height of all structures?

Existing: 15 feet
Proposed: 15 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 1050 square feet
Proposed: 1036 square feet

27. What is the total lot area within property lines?

Total Lot Area: _____ acres square feet 75 x 145

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

Just taking down a delapetated house and putting in double wide

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

housing

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTACHMENT C



RAYMOND HALL
DIRECTOR

TELEPHONE
707-463-4281

415-793-6045

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

MAILING ADDRESS: COURTHOUSE
UKIAH, CALIFORNIA 95482

December 29, 1987

Jimmie L. Roberts
35993 Bettencourt
Newark, CA 94560

Subject: Inspection Results

Dear Mr. Roberts:

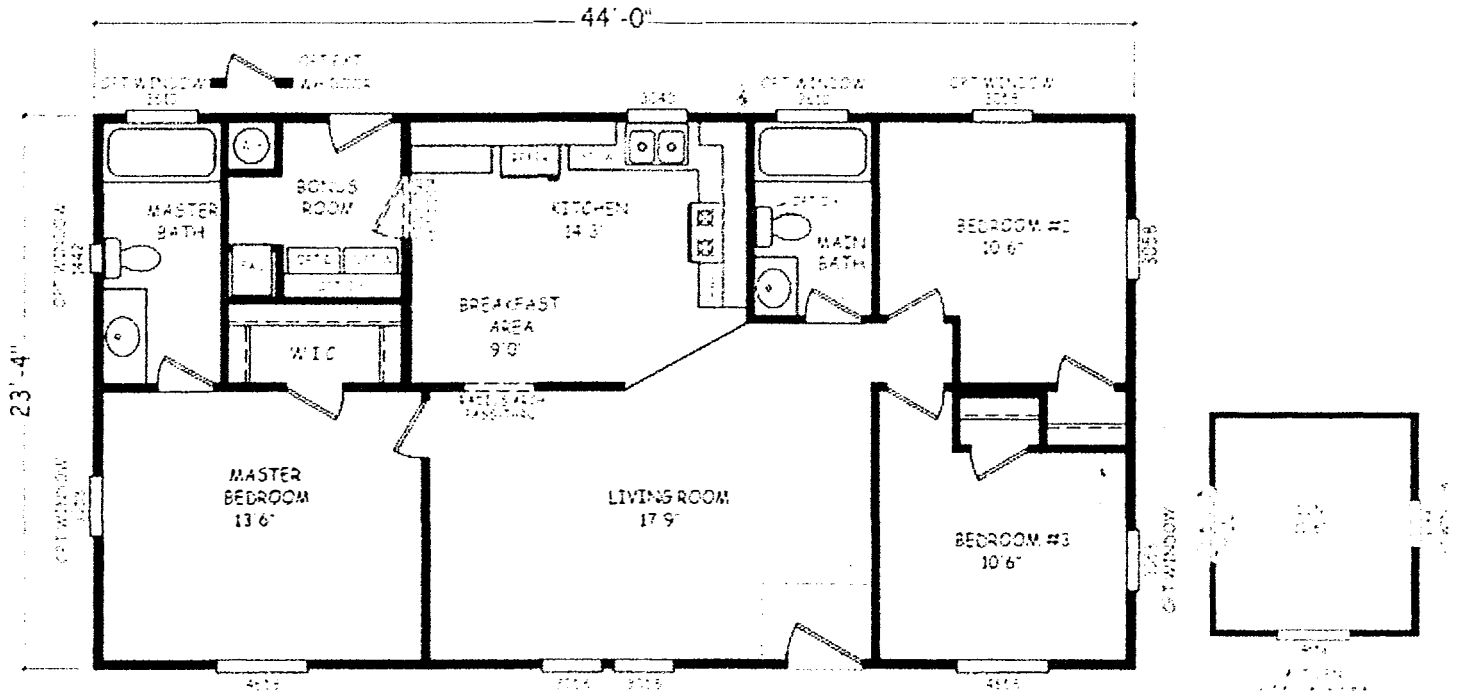
On December 29, 1987, I conducted an inspection at 2533 South Pomo Lane, Ukiah, per a written complaint submitted to this office. During my inspection, I found several structural and electrical items that are hazardous and unsafe. Per Section 104(d), and Section 203 of the 1985 Uniform Building Code and Section 202 of the 1987 National Electrical Code, we are giving you thirty (30) days to abate these problems. Also, this work will require permits from this office.

If you have any questions regarding this matter, do not hesitate to call me at 463-4283 Monday through Friday between the hours of 8:00 to 9:00 a.m.

Sincerely,

Chris Warrick
Building Inspector I

CW/sg



ATTACHMENT E

Resolution Number _____

County of Mendocino
Ukiah, California

OCTOBER 19, 2023

ALUC_2023-0002 - SMALL

RESOLUTION OF THE MENDOCINO COUNTY AIRPORT LAND USE COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, FINDING THAT A PROPOSAL TO RECONSTRUCT AN EXISTING NONCONFORMING SINGLE-FAMILY RESIDENCE IS CONSISTENT WITH THE UKIAH MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, California Public Utilities Code Section 21674 provides Airport Land Use Commissions the powers and duties to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; and

WHEREAS, in accordance with applicable provisions of law, the Mendocino County Airport Land Use Commission held a public hearing on October 19, 2023, at which time the Mendocino County Airport Land Use Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the consistency determination for the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Mendocino County Airport Land Use Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Mendocino County Airport Land Use Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Airport Land Use Commission makes the following findings based upon the evidence in the record:

1. That the foregoing recitals are true and correct and incorporated herein by this reference.
2. Pursuant to UKIALUCP Policy 1.5.4, the project proposes the reconstruction of a single-family residence on a legal lot of record as of the effective date of the UKIALUCP, is not within Compatibility Zone 1, and is a permitted use within the subject parcel's zoning district Limited Industrial (I1).
3. Pursuant to UKIALUCP Policy 3.3.3(A), the project proposes reconstructing a nonconforming existing single-family residence that will not increase the number of dwelling units on the subject parcel or increase in height.
4. Pursuant to UKIALUCP Policy 3.3.4, the project proposes reconstructing a nonconforming existing single-family residence that will not increase the floor area of the previous structure nor result in an increased intensity of use (i.e., more people per acre).
5. 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 2 contained in UKIALUCP Compatibility Criteria (Table 3A).

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission hereby finds the project consistent with the Ukiah Municipal Airport Land Use Compatibility Plan provided the following conditions are met:

1. The owner/applicant shall secure all required building permits for the proposed project as required by the Building Division.
2. The owner/applicant shall incorporate sound attenuation features to the extent required by Policy 3.4.2. Evidence that the proposed structure will be designed to comply with maximum acceptable interior noise levels as provided by the UKIALUCP shall be submitted as part of the building permit process. ALUC may request this information for review, but the Department of Planning and Building Services shall ensure compliance.
3. Prior to the issuance of any building permits, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to County Counsel.
4. All project elements shall comply with the Code of Federal Regulations Title 14, Part 77 (14 CFR 77), Safe, Efficient Use and Preservation of the Navigable Airspace requirements.
5. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission action shall be final and immediately effective upon date of adoption.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES FEENAN
 Commission Services Supervisor

By: _____

BY: JULIA KROG
 Director of Planning & Building Services

ERIC CRANE, Chair
Mendocino County Airport Land Use Commission





