



## MEMORANDUM

**TO:** AIRPORT LAND USE COMMISSION  
**DATE:** NOVEMBER 19, 2015  
**FROM:** GRAHAM HANNAFORD, PLANNER II  
**SUBJECT:** MS\_2015-0002 (SUNDSTROM ET AL)

Project Description: Mendocino County Airport Comprehensive Land Use Plan (ACLUP) consistency determination of a minor subdivision located in zone B1 of the Ocean Ridge Airport zone.

The project proposes to subdivide a 23.9± acre parcel, APN 145-011-01 into two (2) smaller parcels of 11± acres and 12.9± acres.

Project Location: 2± miles north east of Gualala, lying on the east side of Old Stage Road (CR 502) just north of its intersection with Pacific Woods Road (private), 38701 Old Stage Road, Gualala; APN 145-011-01. The subject parcel is located approximately 1,500 feet south of Ocean Ridge Airport and is in Airport Compatibility Zone B1.

CLUP Consistency Review Process:

**Staff Analysis:** The project parcel has a Land Use Designation of Rural Residential- 5 Acre Minimum (RR-5) and is zoned RR-5 as well. The original application proposed four parcels, roughly five (5) acres in size. While that parcel size is allowed in the RR-5 Land Use Designation and Zoning Code, the project parcel is also located in the B1 zoning of the Ocean Ridge Airport area. Table 2A of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) lists one residence per 10 acres as the maximum compatible density for a B1 zoned area. The applicant modified their request when informed of this requirement, and the new proposed parcel size is compatible with the ACLUP density restrictions.

**Noise:** The subject property is located in an area having less than 55 Community Noise Equivalent Levels (CNEL) which, according to Table 2B in the Airport Land Use Comprehensive Plan (ACLUP), is a level that is either clearly acceptable or normally acceptable for single family residences. Conventional construction methods will eliminate most noise intrusions upon indoor activities and noise could be a factor to be considered in the slight interference with outdoor activities. (See the attached Airport Noise Contours Map).

**Safety:** The proposed project site is located in the B1 compatibility zone north of the Ocean Ridge Airport which calls for a lower density than the zoning and Land Use Designation of the parcel would allow outside of the ACLUP. While no development is specifically called for with this application, the subdivision has the potential for allowing a greater number of structures. Single family homes are listed in Table 2A as a normally acceptable use, and the parcels should have no difficulty providing the 30% of open land required by Table 2A. A condition of approval for the subdivision will limit the number of single family residential units to one per parcel.

**Airspace Protection and Over flight:**

The flight paths of Ocean Ridge Airport are indicated to use airspace directly over the subject property. However, the only established pattern of traffic is located to the northeast of the runway and this project is located due south. This project is approximately 1,500 from the runways, and typical flight patterns indicate that planes would be 400 feet in altitude above the parcel. An aviation easement will be required of the project. This easement will: provide the right of flight in the airspace above the property; allow the generation of noise and other impacts associated with aircraft overflight; restrict the height of structures and other objects which may interfere with the regular flight path; permit access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and prohibit electrical interference, glare, and other potential hazards to flight being created on the properties.

The project does not propose, nor would allow, any structures that could interfere with flight patterns. The proposed use will not create any hazards to aircraft in flight such as height of structure, glare, electrical interference, or other potential hazards to flight and is consistent with the Ocean Ridge Airport ACLUP.

**Staff Conclusion Regarding ACLUP Consistency:** Based on the above discussion, staff concludes that minor subdivision MS\_2015-0002 is consistent with the ALUCP.

**ALUC Recommended Motion:** The ALUC makes the finding that the project is within the Compatibility Zone B1 south of the Ocean Ridge Airport and meets the criteria established in Table 2B of the Airport Land Use Compatibility Plan (ALUCP) and finds that minor subdivision MS\_2015-0002 is consistent with the Mendocino County ACLUP.

**Attachments:**

- A. Airport Noise Contours Map

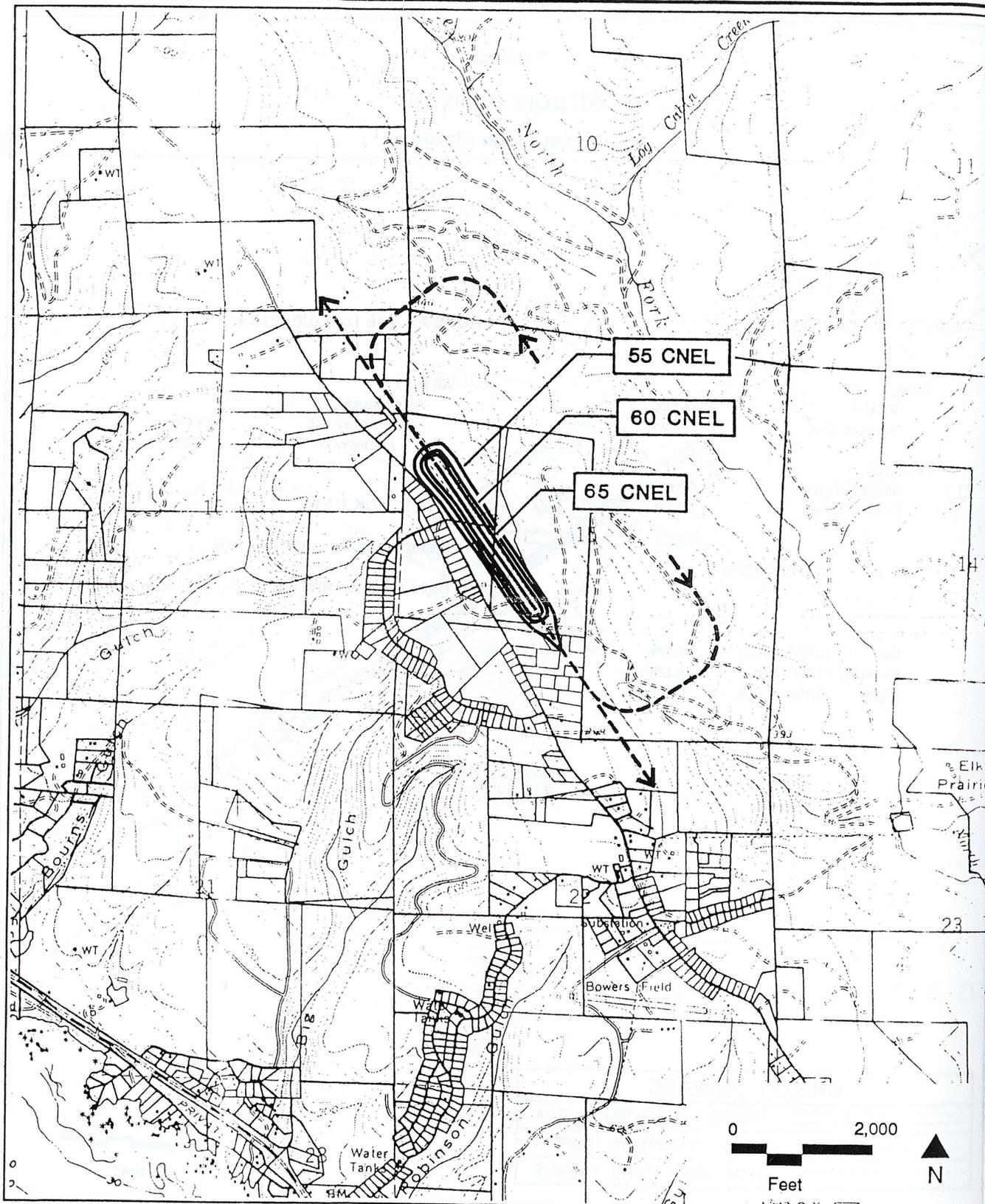


Figure 40

**Noise Contours - 2013**  
Ocean Ridge Airport