



## City Engineer

### Special Meeting **AGENDA**

**Meeting will be held virtually at the following link:**  
<https://global.gotomeeting.com/join/424873717>

**You can also dial in using your phone.**  
**United States: [+1 \(408\) 650-3123](tel:+14086503123)**

**Access Code: 424-873-717**  
**February 16, 2021 - 2:30 PM**

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1. **CALL TO ORDER**

2. **VERIFICATION OF NOTICE**

3. **APPEAL PROCESS**

All determinations of the City Engineer are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by February 25, 2021 at 5:00 p.m.

4. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

The City Engineer welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the City Engineer when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

5. **APPROVAL OF MINUTES**

5.a. Approve the Minutes of the February 4, 2020 Meeting

**Recommended Action: Approve the minutes of the February 4, 2021 meeting**

Attachments:

1. CEM\_02042020

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

- 7.a. Request for Approval of a Minor Subdivision to Split the Existing ± 4.6-acre (200,376 sf) Parcel into Three at 1280 Airport Park Blvd.; APN 180-080-29. File No. 20-5835

***Recommended Action: Conditionally approve the Minor Subdivision based on the Findings and subject to the Conditions in the Staff Report, dated February 16, 2021.***

Attachments:

1. 1280 Airport Park Blvd\_Akerstrom PM\_SR
2. ATT 1\_Akerstrom PM\_Findings
3. ATT 2\_Akerstrom PM\_COA
4. ATT 3\_Akerstrom PM\_Application Materials
5. ATT 4\_Akerstrom PM\_Agency Comments

## **8. ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

***Michelle Irace, Planning Manager***  
***February 11, 2021***

**CITY OF UKIAH**  
**City Engineer Public Hearing MINUTES**  
**Conference Room #3**  
**300 Seminary Avenue**  
**Ukiah, CA 95482**  
**February 4, 2020**  
**10:00 a.m.**

**STAFF PRESENT**

Tim Eriksen, City Engineer  
Jason Benson, PE, Senior Engineer  
Michelle Irace, Planning Manager  
Mireya G. Turner, Associate Planner

**OTHERS PRESENT**

Jerry Baarsch

**1. CALL TO ORDER**

City Engineer Tim Eriksen called the meeting to order at 10:02 a.m. in Conference Room No.3, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

*City Engineer Time Eriksen presiding.*

**2. SITE VISIT VERIFICATION**

Staff confirmed.

**3. APPROVAL OF MINUTES**

a. The Minutes of January 17, 2019.

**City Engineer Tim Eriksen** approved the January 17, 2019 minutes, as submitted.

**4. APPEAL PROCESS**

*Note: For matters heard at this meeting the final date to appeal is February 14, 2020 at 5:00 p.m.*

**5. VERIFICATION OF NOTICE**

Staff confirmed.

**6. PUBLIC HEARING**

a. Request for approval of a Minor Subdivision to split the existing ±0.60-acre (26,136 sf) Parcel into Three Parcels at 589 North School Street; APN 002-146-01. Proposed: Parcel 1: (6,161 sf gross & net), Parcel 2 (6,254 sf gross & net), and Parcel 3: (13,781 sf gross, 12,190 sf net); File 19-4992

**Presenter:** Associate Planner Mireya G. Turner.

*Note:* Page 3 of the Staff Report mistakenly reports the project was sent to the County of Mendocino Transportation Department for review. It should read, "County of Mendocino Planning and Building Department".

*PUBLIC HEARING OPENED: 10:10 A.M.*

**Speakers:** Jerry Baarsch

*PUBLIC HEARING CLOSED: 10:13.M.*

**City Engineer Tim Eriksen** approved a Minor Subdivision to split the existing ±0.60-acre parcel into three parcels at 589 North School Street with Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

**7. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:15 a.m.

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Michelle Irace, Planning Manager

**ATTACHMENT 1**

**DRAFT FINDINGS  
MINOR SUBDIVISION  
589 NORTH SCHOOL STREET; APN 002-146-01  
FILE NO: 19-4992**

The following findings are supported by and based on information contained in the Staff Report, the application materials and documentation, and the public record:

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Municipal Code, Division 9, Chapter 1, Article 18 and the Subdivision Map Act.
2. The parcels established as a result of this Minor Subdivision are consistent with the General Plan Low Density Residential (LDR) land use designation.
3. The proposed Minor Subdivision and Tentative Map, as conditioned, complies with the requirements of the Single-family Residential (R-1) zoning district.
4. The Minor Subdivision and Tentative Map will create three lots which are appropriate for the surrounding area and land uses based on the following:
  - a. Proposed parcels and use are consistent with the requirements of the Single-family Residential zoning district.
  - b. Proposed parcels will have access directly onto a public street and utilities are available to serve the site.
  - c. Proposed parcels will be located within a developed residential area, surrounded by residential and commercial development.

**Public Notice.** A notice of public hearing was provided in the following manner:

- Mailed to neighboring property owners on January 22, 2020
- Posted on the subject project parcel and in the glass case located at 300 Seminary Avenue on January 23, 2020
- Published in the Ukiah Daily Journal on January 23, 2020.

**ATTACHMENT 2**

**DRAFT CONDITIONS OF APPROVAL  
MINOR SUBDIVISION  
589 NORTH SCHOOL STREET; APN 002-146-01  
FILE NO: 19-4992**

Approval is granted for the Minor Subdivision based on the application submitted to the Community Development Department received November 18, 2019, and as shown on the Parcel Map dated November 19, 2019 contained therein, except as modified by the following Conditions of Approval:

**City of Ukiah Special Conditions**

1. All fees related to the Minor Subdivision application must be paid prior to the final approval and the recordation of the Parcel Map.
2. Prior to issuance of building permits, a copy of the recorded Parcel Map shall be provided to the Community Development Department.
3. An address assignment or address change application shall be submitted to the Community Development Department.
4. Future proposed development will be subject to Community Development Department review and will likely require additional planning and building permits.
5. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

**City of Ukiah Standard Conditions**

6. This approval is not effective until the 10-day appeal period applicable to this Minor Subdivision Map has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
7. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the

City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.

8. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
9. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

### **Public Works Department Conditions**

10. The subject property lies within the 100-year flood plain. No fill material shall be allowed within the floodway if it encroaches onto the subject properties. Building permits for existing and new structures shall be subject to the floodplain provisions of the California Building Code and National Flood Insurance Program requirements.
11. Street frontage improvements shall be constructed along North School Street, including the extension of curb, gutter and sidewalk to meet ADA requirements, and repair of any damaged curb. The sidewalk shall be constructed in accordance with improvement plans prepared by a Registered Civil Engineer and approved by the City Engineer. The applicant shall be responsible for the relocation or replacement of utilities as necessary to accommodate the construction of street frontage improvements. Public sidewalks located outside of the street right-of-way will require a sidewalk easement dedicated to the City.
12. Street trees shall be installed, spaced approximately every 30' on North School Street, within 5' of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. Existing trees in unsatisfactory condition shall be replaced.
13. Each parcel shall be served individually upon the development of the parcel with appropriate public utilities required for the type of development within the parcel.
14. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
15. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
16. All parcels of the proposed subdivision are subject to payment of park fees pursuant to City Code Section 8400 et seq. Note that park fees are applicable to residential development.

*Minutes of the City Engineer Public Hearing, February 4, 2020 Continued:*

17. The tentative map shall expire twenty-four (24) months from the date of its approval or conditional approval unless extended in accordance with the City of Ukiah Subdivision Ordinance and the Subdivision Map Act.
18. A Parcel Map shall be prepared and submitted to the City Engineer for review and approval, along with payment of all parcel map processing and review fees, and shall be prepared and recorded in a manner consistent with Ukiah Municipal Code requirements.
19. The Parcel Map submitted for recordation shall include all necessary easements or such easements shall be recorded by separate instrument.
20. All taxes now due, or past due, must be paid prior to the approval of the Parcel Map.

**Electric Utility Department Conditions**

21. This property location is currently served from existing overhead primary/secondary facilities and may require additional infrastructure to be installed as the parcels get developed in the future.
22. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
23. There shall be an easement provided to the EUD for any electric service that transverses through the property or around any City owned Electric equipment.

**Pacific Gas & Electric Company General Conditions**

24. PG&E does not provide depth information about our existing electric and gas facilities (i.e gas main and services, etc). Underground facilities are generally 24" to 36" deep. However, the depths may have changed due to street reconstruction and general area changes. If, after receiving our maps, you determine depth information is needed to better plan future street improvements, you should pothole or take appropriate action as needed.

Before you start any trenching on your project, please call Underground Service Alert (USA) at 811 at least 48 hours prior to any excavation, to have your work area marked for underground facilities. Call USA (811) to obtain exact location of facilities and pothole to verify depth of our lines (if required). Please note that a standby PG&E employee is required during any excavation within 10 feet of a gas transmission line. If you discover a conflict or if you determine our facilities need to be lowered/raised, please contact your PG&E Representative, file an application online at [www.pge.com/customerconnections](http://www.pge.com/customerconnections), or call 877-743-7782.



**Date:** February 16, 2021  
**To:** Tim Eriksen, City Engineer  
**From:** Michelle Irace, Planning Manager  
**Subject:** Request for approval of a Minor Subdivision to split the existing ± 4.6-acre (200,376 sf) parcel into three at 1280 Airport Park Blvd.; APN 180-080-29. File No. 20-5835

**SUMMARY**

**OWNER:** Redwood Business Park  
**APPLICANT/AGENT:** Gary Akerstrom  
**LOCATION:** Located in the Airport Industrial Business Park, situated between Airport Road and Airport Park Boulevard, at 1280 Airport Park Blvd; APN 180-080-29  
**TOTAL ACREAGE:** Current: ±4.6-acre (200,376 sf)  
Proposed: Parcel 1 would be 0.46 acres (20,000 sf); Parcel 2 would be 0.46 acres (20,000 sf); and Parcel 3 would be 3.67 acres (160,000 sf).  
**GENERAL PLAN:** Master Plan Area (Airport Industrial Park)  
**ZONING DISTRICT:** Airport Industrial Park – Light Manufacturing/Mixed Use  
**AIRPORT COMPATIBILITY:** “B1” Approach/Departure Zone and Adjacent to Runway  
**ENVIRONMENTAL DETERMINATION:** Categorical Exemption, CEQA Guidelines § 15315, Class 15, Minor Land Divisions  
**RECOMMENDATION:** Conditional Approval (see Draft Findings in **Attachment 1** and Draft Conditions of Approval in **Attachment 2**)



### PROJECT DESCRIPTION

*Project Description.* An application was received from Gary Akerstrom requesting City Engineer approval of a Minor Subdivision to subdivide one 4.6-acre (200,376 sf) parcel into three. Parcel 1 would be 0.46 acres (20,000 sf); Parcel 2 would be 0.46 acres (20,000 sf); and Parcel 3 would be 3.67 acres (160,000 sf). The existing parcel is vacant and no development is proposed at this time. Access, drainage and public utilities easements are included as conditions of the subdivision. Application materials are included as **Attachment 3**.

### SETTING

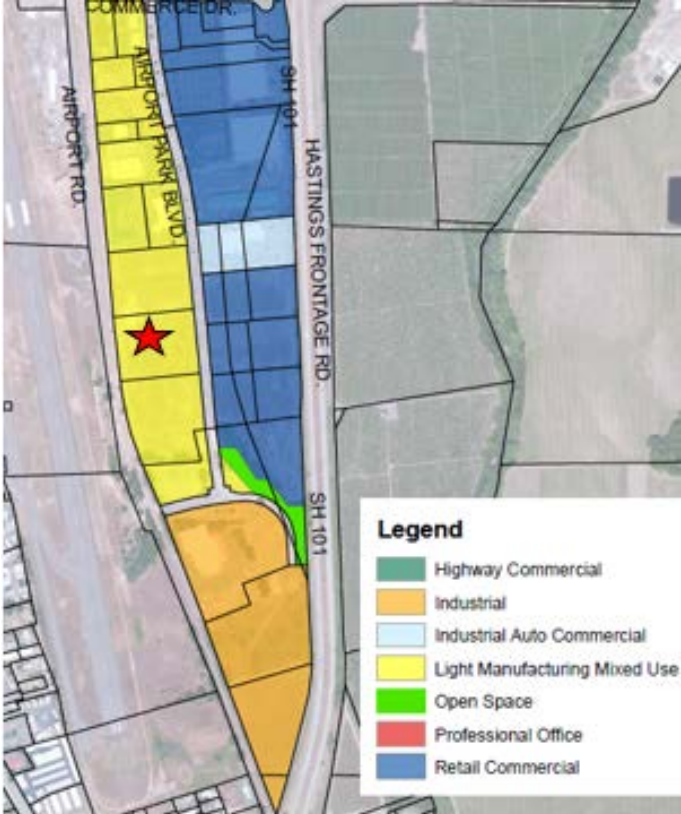
The parcel is located in the Airport Industrial Business Park area and is bordered by Airport Park Boulevard to the east and Airport Road as well as the rail road tracks and the Ukiah Municipal Airport to the west. The site is a relatively flat vacant lot vegetated with grass and small shrubs. Past disturbance of the site is evidenced by existing improvements including paved driveways and a parking area used for construction and materials staging in the past. An aerial view of the site and area is provided in **Figure 1** below and a Zoning Map is provided in **Figure 2**.

*Figure 1. Aerial View*



Staff Report  
Minor Subdivision  
1280 Airport Park Blvd.  
File No: 20-5835

Figure 2. Airport Industrial Park Zoning



**STAFF ANALYSIS**

*General Plan, Zoning, and Subdivision Ordinance.* The General Plan Land Use designation of the subject property is Master Plan Area (MPA). MPAs are intended to cover land proposed for specific plans, area plans, or as planned unit developments. The role of the MPA is to permit an area within the Ukiah Valley to be designated for more precise, site specific studies prior to approving subdivisions or other uses, and the MPA must be found to be consistent with the General Plan.

The project site carries a Zoning Designation of Planned Development (PD) for the Airport Industrial Park (AIP). The purpose of the AIP-PD is to provide for a coordinated development of compatible industrial, office, and commercial land uses within the AIP area. Originally approved by City Council Resolution No. 81-59 on March 4, 1981, the AIP-PD has been amended several times since. Most recently, Ordinance No. 1178, adopted by the City Council on June 21, 2017, amended the AIP-PD. Ordinance No. 1178 supersedes all past versions and is consistent with the General Plan.

Within the AIP-PD, the project site has a land use designation of Light Manufacturing/Mixed Use which generally applies to lands west of Airport Park Boulevard and south of Commerce Drive. The purpose of the Light Manufacturing/Mixed Use designation is to provide for a compatible mix

of light manufacturing activities, commercial land uses, professional offices, and limited low density residential uses.

The proposed Minor Subdivision would not change the zoning, land use designation, or use of the parcel, and the resulting parcels of 0.46 acres (20,000 sf each for Parcels 1 and 2) and 3.67 acres (160,000 sf from Parcel 3) are consistent with the minimum lot size of 20,000 sf identified in Section 13(F)(5) of the AIP-PD for Light Manufacturing/Mixed Use Parcels. The proposed subdivision is also consistent with all applicable regulations contained within the City's subdivision ordinance, zoning code, and the AIP-PD. When the parcels are developed at some point in the future, they will be subject to all AIP-PD specific development regulations and go through the discretionary review process. Conditions have been added to the project to ensure compliance with the Subdivision Ordinance and AIP-PD standards, including street frontage improvements, public utility access, street trees, circulation standards, etc.

*Airport Compatibility:* The parcel is located west of the Ukiah Municipal Airport property, placing it within the B1 Compatibility Zone (Approach/Departure Zone and Adjacent to the Runway) of the Ukiah Municipal Airport Master Plan and the County's Airport Comprehensive Land Use Plan (ACLUP). The project was referred to the ALUC's Staff Planner for initial review and they confirmed formal review by the ALUC is not required at this time (see **Attachment 4**).

#### **AGENCY COMMENTS**

Project referrals were sent to the following responsible and trustee agencies with interest or jurisdiction over the project: City of Ukiah Community Development Department - Building Division, City of Ukiah Public Works Department, City of Ukiah Electric Utility Department, City of Ukiah Police Department, Ukiah Valley Fire Authority, Mendocino County Planning and Building Department, and Pacific Gas and Electric. Comments received are included in **Attachment 4**; agencies' recommended Conditions of Approval are included in **Attachment 2**.

#### **ENVIRONMENTAL REVIEW**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the last two years, and the parcel does not have an average slope greater than 20 percent.

#### **DECISION TIMELINE**

The proposed project is subject to the requirements of the Permit Streamlining Act (PSA). The PSA requires that a decision be made on the project within 60 days of the application being deemed complete.

This application was submitted to the Community Development Department on November 21, 2020, and was deemed complete on December 16, 2020. As such, a decision must be made on

the project no later than February 16, 2021. The applicant may request a one-time extension of the decision timeline.

### **PUBLIC NOTICE**

Notice of the Public Hearing was provided in the following manner:

- Published in the Ukiah Daily Journal on February 6, 2021;
- Posted on the Project site on February 1, 2021;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the project parcel on February 1, 2021.

### **RECOMMENDATION**

Staff recommends that the City Engineer review and conditionally approve the Minor Subdivision based on the draft Findings found in **Attachment 1** and subject to the draft Conditions of Approval found in **Attachment 2**.

### **ATTACHMENTS**

1. Draft Minor Subdivision Findings
2. Draft Minor Subdivision Conditions of Approval
3. Application Materials
4. Agency Comments

**DRAFT FINDINGS  
MINOR SUBDIVISION  
1280 AIRPORT PARK BLVD; APN 180-080-29  
FILE NO: 20-5835**

The following findings are supported by and based on information contained in the Staff Report, the application materials and documentation, and the public record:

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Airport Industrial Park Planned Development (AIP-PD) Ordinance No, 1178, the City's Subdivision Ordinance, and the Subdivision Map Act.
2. The parcels established as a result of this Minor Subdivision are consistent with the General Plan Master Plan Area (MPA) land use designation.
3. The proposed Minor Subdivision and Tentative Map, as conditioned, complies with the requirements of the AIP-PD's Light Industrial/Mixed-Use zoning district.
4. The Minor Subdivision and Tentative Map will create three lots which are appropriate for the surrounding area and land uses based on the following:
  - a. Proposed parcels are consistent with the requirements of the AIP-PD's Light Industrial/Mixed-Use zoning designation.
  - b. Proposed parcels will have access directly onto a public street and utilities are available to serve the site.
  - c. Proposed parcels will be located within a developed commercial area, surrounded by industrial and commercial development.
5. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the last two years, and the parcel does not have an average slope greater than 20 percent.

**PUBLIC NOTICE**

Notice of the Public Hearing was provided in the following manner:

- Published in the Ukiah Daily Journal on February 6, 2021;
- Posted on the Project site on February 1, 2021;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the project parcel on February 1, 2021.

**DRAFT CONDITIONS OF APPROVAL  
MINOR SUBDIVISION  
1280 AIRPORT PARK BLVD; APN 180-080-29  
FILE NO: 20-5835**

Approval is granted for the Minor Subdivision based on the application submitted to the Community Development Department received November 21, 2020, and as shown on the Parcel Map dated November 15, 2020, contained therein, except as modified by the following Conditions of Approval:

**City of Ukiah Special Conditions**

1. All fees related to the Minor Subdivision application must be paid prior to the final approval and the recordation of the Parcel Map.
2. Prior to issuance of building permits, a copy of the recorded Parcel Map shall be provided to the Community Development Department.
3. An address assignment or address change application shall be submitted to the Community Development Department.
4. Future proposed development will be subject to Community Development Department review and will likely require additional planning and building permits. Future development will subject to the development standards contained within the Airport Industrial Park Planned Development Ordinance (No. 1178, or the most recent version at the time of development).

**City of Ukiah Standard Conditions**

5. This approval is not effective until the 10-day appeal period applicable to this Minor Subdivision Map has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
6. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
7. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
8. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

## **Public Works Department Conditions**

9. The subdivision tentative map must be prepared by a Land Surveyor or Civil Engineer with an appropriate license.
10. The applicant shall submit a separate onsite Grading and Drainage Plan, an Erosion and Sediment Transport Control Plan, and drainage calculations showing that the proposed drainage facilities are adequate. All reports and plans shall be prepared by a licensed Civil Engineer, for review and approval by the City Engineer prior to CE approval.
11. The applicant shall install street trees spaced approximately every 30' that are within 5' of the back of sidewalk. These street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer.
12. All areas of circulation should be paved with a minimum of 2" of AC on 6" of Base. If heavy truck traffic is anticipated for the solid waste company, delivery trucks, or other heavy vehicles the pavement section should be calculated appropriately to ensure that it can withstand the loading.
13. The frontage of this property does not have any sidewalk. The developer will be required to construct sidewalk. To accomplish this, the developer shall provide Improvement Plans for the sidewalk installation, prepared by a licensed Civil Engineer, and submitted prior to recordation of the parcel map.
14. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be 3% of estimated construction costs. The construction costs will be determined by an engineer's estimate. However, the City Engineer may accept, at her discretion, contractor's estimate determining the construction cost.
15. A maintenance agreement must be in place prior to the recordation of the subdivision. This agreement must address, at a minimum, access, parking and landscaping.
16. The following easements shall be prepared by a licensed Land Surveyor or registered Civil Engineer. The easements shall be submitted to the City Engineer for review, approval and recordation.
  2. Drainage
  3. Reciprocal Access/Access
  4. Easements required by Public Works Department
  5. Public access easement for the ADA compliant sidewalks.
17. These comments are preliminary only. Further comments may be forthcoming based on additional field review and a more detailed review of the plan documents. In addition, future development will require further review.

## **Electric Utility Department Conditions**

18. The COUE Utility Department currently does not have any underground electric utility infrastructure installed or extended into the existing parcel at 1280 Airport Park Blvd. The Developer/Customer will need to install all necessary infrastructure that may include, pad

mounted switches, junction pedestals, transformer pads, primary & secondary conduits, vaults and primary & secondary pull boxes per COUEUD specifications. In some cases infrastructure may need to be installed/extended beyond the customers parcel, in order to serve existing parcels in the future.

19. All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
20. Developer/Customer will need to provide EUSERC approved electrical equipment that will be installed at the project location. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
21. Developer shall provide projected load calculations to the COUEUD.
22. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).
23. The COU Electric Department will require utility easements for any underground distribution extended into the parcel/s beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map and recorded with the County Recorder Office of Mendocino County.

#### **Pacific Gas & Electric Company General Conditions**

24. PG&E does not provide depth information about our existing electric and gas facilities (i.e gas main and services, etc). Underground facilities are generally 24" to 36" deep. However, the depths may have changed due to street reconstruction and general area changes. If, after receiving our maps, you determine depth information is needed to better plan future street improvements, you should pothole or take appropriate action as needed.

Before you start any trenching on your project, please call Underground Service Alert (USA) at 811 at least 48 hours prior to any excavation, to have your work area marked for underground facilities. Call USA (811) to obtain exact location of facilities and pothole to verify depth of our lines (if required). Please note that a standby PG&E employee is required during any excavation within 10 feet of a gas transmission line. If you discover a conflict or if you determine our facilities need to be lowered/raised, please contact your PG&E Representative, file an application online at [www.pge.com/customerconnections](http://www.pge.com/customerconnections), or call 877-743-7782.

#### **Mendocino County Airport Land Use Commission Conditions**

25. At the time of future development, a dedication of avigation easement or a deed notice shall be recorded for each parcel and a copy of the recorded document shall be provided to the Community Development Department. Examples of these documents can be found in Appendix E of the County's Airport Comprehensive Land Use Plan. Future development may require formal review by the Airport Land Use Commission.



# City of Ukiah

Community Development Department  
 Planning Division  
 300 Seminary Ave., Ukiah CA 95482  
 Email: [planning@cityofukiah.com](mailto:planning@cityofukiah.com)  
 Web: [www.cityofukiah.com](http://www.cityofukiah.com)  
 Phone: (707) 463-6268  
 Fax: (707) 463-6204

## Planning Permit Application

Application Number: 20-5835  
 CID Number:  
 Date Received (place CDD stamp below):

PROJECT NAME: <i>LOT G MINOR SUBDIVISION</i>					
PROJECT ADDRESS/CROSS STREETS: <i>1280 AIRPORT PARK BLVD</i>			ASSESSOR PARCEL NUMBER(S): <i>180-080-29</i>		
APPLICANT/AUTHORIZED AGENT NAME: <i>GARY AIGLESTROM</i>		PHONE NO: <i>707-972-9561</i>	E-MAIL ADDRESS: <i>NORTHCO@PACIFIC.NET</i>		
APPLICANT/AUTHORIZED AGENT ADDRESS: <i>425 TALLEMAGE RD</i>			CITY: <i>UKIAH</i>	STATE/ZIP: <i>CA</i>	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: <i>REDWOOD BUSINESS PARK OF UKIAH</i>		PHONE NO: <i>707-972-9561</i>	FAX NO: <i>462-5681</i>	E-MAIL ADDRESS: <i>NORTHCO@PACIFIC.NET</i>	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: <i>425 TALLEMAGE RD</i>			CITY: <i>UKIAH</i>	STATE/ZIP: <i>CA</i>	
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING - PLANNED DISTRICT 100.0800.611.001	\$	<input type="checkbox"/> USE PERMIT - AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT - MAJOR 100.0400.449.001	\$
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT - MINOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	<input type="checkbox"/> VARIANCE - MAJOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$	<input type="checkbox"/> VARIANCE - MINOR 100.0400.449.001	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input checked="" type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	<input type="checkbox"/> ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	<input type="checkbox"/> REZONING 100.0800.611.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input type="checkbox"/> TELECOMMUNICATIONS ADMINISTRATIVE REVIEW PERMIT(1-15 LOCATIONS)	\$	<input type="checkbox"/> OTHER	\$

NOTE: OTHER PLANNING PERMIT FEES WILL INCLUDE COUNTY RECORDER FEES AND CALIFORNIA ENVIRONMENTAL QUALITY ACT FILING FEES. TYPICALLY, THESE ARE DUE PRIOR TO HEARING OF THE PROJECT. FOR INITIAL STUDIES AND ENVIRONMENTAL IMPACT REPORTS, FEES WILL BE DUE AT THE TIME OF APPLICATION.

### To Be Completed by Staff

General Plan Designation:	Zoning District: <i>A1P- Light Manuf/Mixed Use</i>	Airport Land Use Designation:
City's Architectural & Historic Inventory: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Age of Building (if proposing demolition): <i>N/A</i>	Flood Designation:

Notes:

### Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

*SUBDIVIDE EXISTING 9.6 AC LOT INTO 3 LOTS - (0.146 AC, 0.461 AC, 3.622 AC)*

### Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

### Use Information (Not applicable to Telecommunication Administrative Review Permits)

*NO BUILDING PROPOSED WITH THIS APPLICATION*

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
<input type="checkbox"/> Office (business/professional)			
<input type="checkbox"/> Office (medical/dental)			
<input type="checkbox"/> Retail			
<input type="checkbox"/> Light Industrial			
<input type="checkbox"/> Residential			
<input type="checkbox"/> Other:			
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts:	Days and Hours of Shifts:		
Number of Employees/Shift:			
Loading Facilities: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type/Vehicle Size:		
Deliveries: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) <input type="checkbox"/> Yes <input type="checkbox"/> No	Sales area: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:	Unloading of deliveries: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:	Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Square Footage:
Noise Generating Use? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description:		

**AUTHORIZED AGENT**

I, \_\_\_\_\_, owner authorize \_\_\_\_\_ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

**PROPERTY OWNER SIGNATURE**

**DATE**

I, GARY L. ANDERSTROM, am the  owner /  authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

REDWOOD BUSINESS PARK OF UKIAH  
GARY L. ANDERSTROM, Prop. Gary Andstrom 10/10/20

OWNER /  AUTHORIZED AGENT

**DATE**

**INDEMNIFICATION AGREEMENT**

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

PROPERTY OWNER /  AUTHORIZED AGENT

(PLEASE PRINT NAME)

GARY L. ANDERSTROM, Prop. - REDWOOD BUSINESS PARK OF UKIAH

PROPERTY OWNER /  AUTHORIZED AGENT

(SIGNATURE)

**DATE**

Gary Andstrom 10/10/20

Revised 09/03/2019



# Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238  
Ukiah, CA 95482

Phone: (707)462-8666 • Fax: (707)462-5010

**Our No.:** 20202988DN

**Your No.:**

**Seller:** Redwood Business Park of Ukiah

**Buyer:** Yokum's Body Shop, Inc

**When replying Please Contact:**

**ESCROW OFFICER:** Debbie Niesen

[dniesen@redwoodtitle.com](mailto:dniesen@redwoodtitle.com)

## PRELIMINARY REPORT

**Property Address: Airport Park Blvd, Ukiah, CA 95482**

In response to the above referenced application for a policy of title insurance, Redwood Empire Title Company of Mendocino County hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 23, 2020 at 07:30 AM.

Steve Burlesci  
Chief Title Officer

[sburlesci@redwoodtitle.com](mailto:sburlesci@redwoodtitle.com)

The form of policy of title insurance contemplated by this report is:  
CLTA Standard 1990 Owners Policy  
Underwritten by Old Republic National Title Insurance Company

## **SCHEDULE A**

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:  
a Fee as to Parcel One; an Easement as to Parcel Two
2. Title to said estate or interest at the date hereof is vested in:  
Redwood Business Park of Ukiah, a California limited partnership
3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows  
Assessor's Parcel No.: 180-080-29  
Code No.: 003-003  
1st Installment: \$6,701.99, Paid  
2nd Installment: \$6,701.99, Unpaid
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):  
Recorded: August 12, 1924 in Book 160 of Deeds, Page 232  
In Favor of: California Telephone and Light Company  
For: right of way and public utilities
4. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):  
Recorded: December 27, 1938 in Book 127, Page 489 of Official Records  
In Favor of: Pacific Gas and Electric Company  
For: right of way and public utilities
5. Easements, terms and provisions as contained in an instrument,  
Entitled : Agreement and Grant of Easement  
Executed By : Ukiah Valley Sanitation District, et al  
Recorded: December 15, 1958 in Book 499, Page 6 of Official Records
6. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.
7. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):  
Recorded: October 7, 1992 in Book 2030, Page 345 of Official Records  
In Favor of: Pacific Bell, a corporation  
For: right of way and public utilities
8. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):  
Recorded: June 17, 1994 in Book 2183, Page 343 of Official Records  
For: ingress, egress, and public utilities
9. Easements, terms and provisions as contained in an instrument,  
Entitled : Agreement and Grant of Easement  
Executed By : City of Ukiah, et al  
Recorded: September 12, 1995 in Book 2277, Page 605 of Official Records
10. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument  
Recorded: September 18, 1995 in Book 2279, Page 61 of Official Records

11. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):  
Recorded: October 13, 1995 in Book 2284, Page 210 of Official Records  
For: ingress, egress, and public utilities
12. Terms and provisions as contained in an instrument,  
Entitled : Declaration of Use Restrictions  
Recorded: January 17, 2008 as 2008-00720 of Official Records
13. Terms and provisions as contained in an instrument,  
Entitled : Declaration of Use Restrictions  
Recorded: January 20, 2009 as 2009-00739 of Official Records
14. Terms and provisions as contained in an instrument,  
Entitled : Easement Deed by Court Order in Settlement of Landowner Action  
Recorded: August 20, 2013 as 2013-12922 of Official Records
15. The requirement that a copy of the partnership agreement for Redwood Business Park of Ukiah, a California limited partnership and any amendments thereto, together with a current list of all partners, be furnished to us for review.  
The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

**END OF SCHEDULE B**

**INFORMATIONAL NOTES:**

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE

## EXHIBIT "A"

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

### Parcel One:

That portion of Lot 74 of the Yokayo Rancho and more particularly described as follows:

Commencing at the Southeast corner of Lot D2-B as shown on the Parcel Map filed in Case 2, Drawer 58, Page 38, Mendocino County Records; thence from a tangent bearing of South 11° 46' 32" East, along a curve to the right having a radius of 3,965.00 feet through a central angle of 6° 09' 48" for an arc length of 426.52 feet; thence South 5° 36' 44" East, 374.44 feet to the true point of beginning of this description; thence from said point of beginning South 5° 36' 44" East, 400.00 feet; thence South 84° 40' 22" West, 500.71 feet to a point on the Easterly line of the Northwestern Pacific Railroad right-of-way as shown on the unrecorded "Right Of Way and Track Map, Main Line- Ignacio to Willits" by Northwestern Pacific Railroad, designated V-2/23; thence along said Easterly right-of-way line from a tangent bearing of North 7° 33' 09" West, along a curve to the right having a radius of 2,170.39 feet through a central angle of 2° 13' 31" for an arc length of 84.29 feet; thence North 5° 19' 58" West, 315.72 feet; thence leaving said Easterly right-of-way line North 84° 40' 22" East, 500.36 feet to the true point of beginning.

APN: 180-080-29

### Parcel Two:

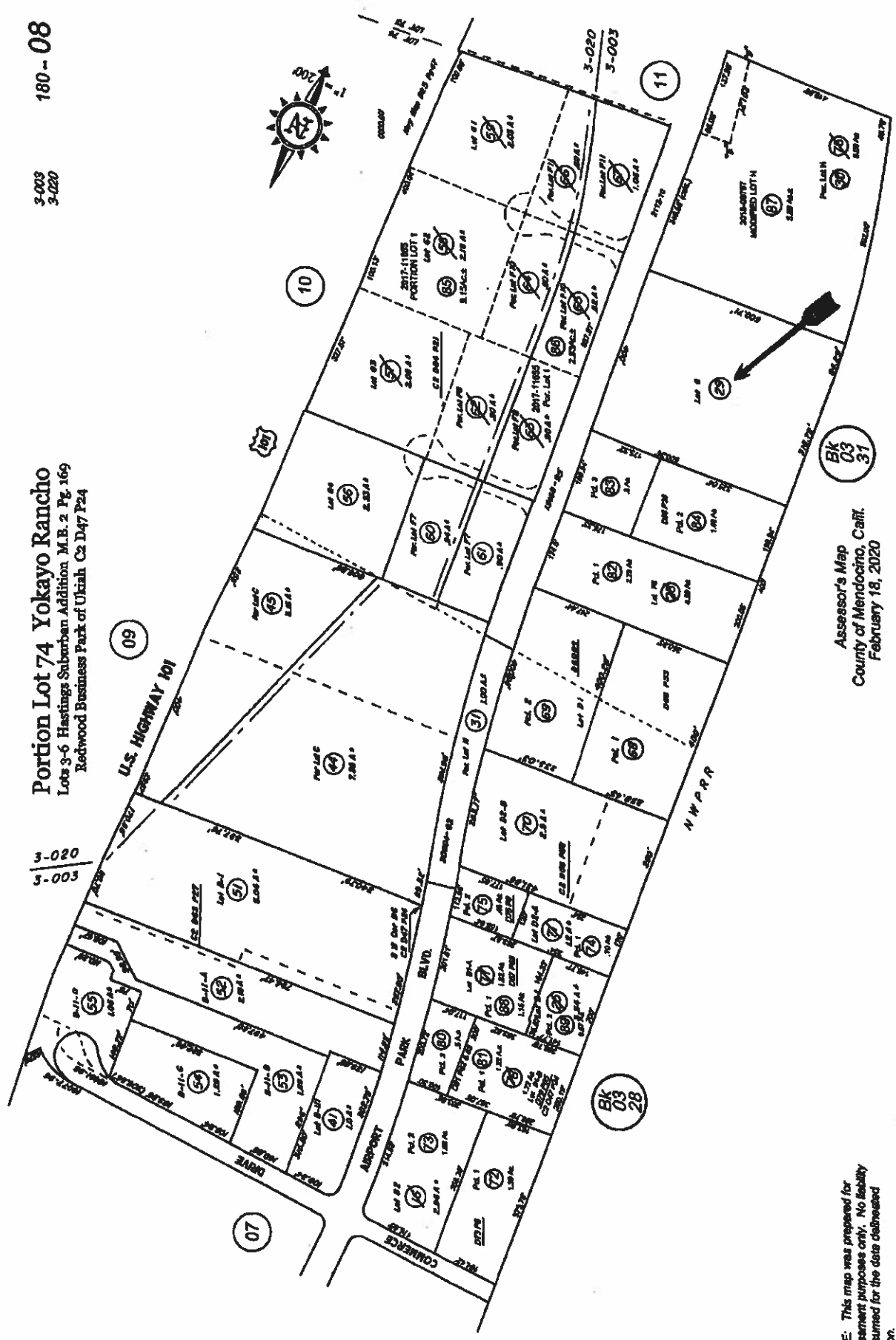
An easement for ingress, egress, and public utility purposes over a strip of land more particularly described as follows:

Commencing at the Southwest corner of Lot B6 as shown on the map of Redwood Business Park of Ukiah, filed in Case 2, Drawer 47, Page 24, Mendocino County Records, said point also being the Northeast corner of that parcel of land dedicated to the City of Ukiah for roadway purposes in Book 2024, Official Records, Page 518, Mendocino County Records; thence along the Easterly line of said City of Ukiah lands from a tangent bearing of South 14° 33' 42" East, along a curve to the left having a radius of 3,965.00 feet through a central angle of 0° 49' 56" for an arc length of 57.60 feet to the Southeast corner thereof and the true point of beginning of this description; thence from said point of beginning from a tangent bearing of South 15° 23' 38" East along a curve to the left having a radius of 3,965.00 feet through a central angle of 0° 36' 21" for an arc length of 41.92 feet to a point of reverse curvature; thence from a tangent bearing of South 15° 59' 59" East, along a curve to the right having a radius of 4,035.00 feet through a central angle of 10° 23' 15" for an arc length of 731.53 feet; thence South 5° 36' 44" East, 774.79 feet; thence South 84° 40' 22" West, 70.00 feet; thence North 05° 36' 44" West, 774.44 feet; thence from a tangent bearing of North 5° 36' 44" West, along a curve; to the left having a radius of 3,965.00 feet through a central angle of 6° 09' 48" for an arc length of 426.52 feet to the Southeast corner of Lot D2-B as shown on the Parcel Map filed in Case 2, Drawer 58, Page 38, Mendocino County Records; thence along the Easterly line of said lot D2-B from a tangent bearing of North 11° 46' 32" West, along a curve to the left having a radius of 3,965.00 feet through a central angle of 4° 13' 27" for an arc length of 292.32 feet to a point of reverse curvature; thence from a tangent bearing of North 15° 59' 59" West, along a curve to the right having a radius of 4,035.00 feet through a central angle of 0° 36' 21" for an arc length of 42.67 feet to the Southwest corner of the aforementioned City of Ukiah lands; thence leaving said Easterly line of Lot D2-B and along the Southerly line of said City of Ukiah lands North 74° 36' 22" East, 70.00 feet to the Southeast corner thereof and the true point of beginning.

180-08

3-003  
3-020

**Portion Lot 74 Yokayo Rancho**  
Lots 3-6 Hastings Suburban Addition M.B. 2 Pg. 169  
Redwood Business Park of Ukiah C2 D47 P24



Bk 03 31

Assessor's Map  
County of Mendocino, Calif.  
February 18, 2020

Bk 03 28

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.\*

CLTA PRELIMINARY REPORT FORM (EXHIBIT A) (01-01-08)

CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:
    - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
    - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - (c) resulting in no loss or damage to the Insured Claimant;
    - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
    - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
  4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

## **Privacy Statement**

**July 1, 2001**

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

**In the course of our business, we may collect Personal Information about you from the following sources:**

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

### **Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information**

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

### **Our Policies and Practices Regarding the Sharing of Your Personal Information**

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

### **Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion**

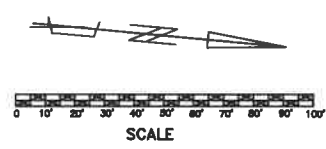
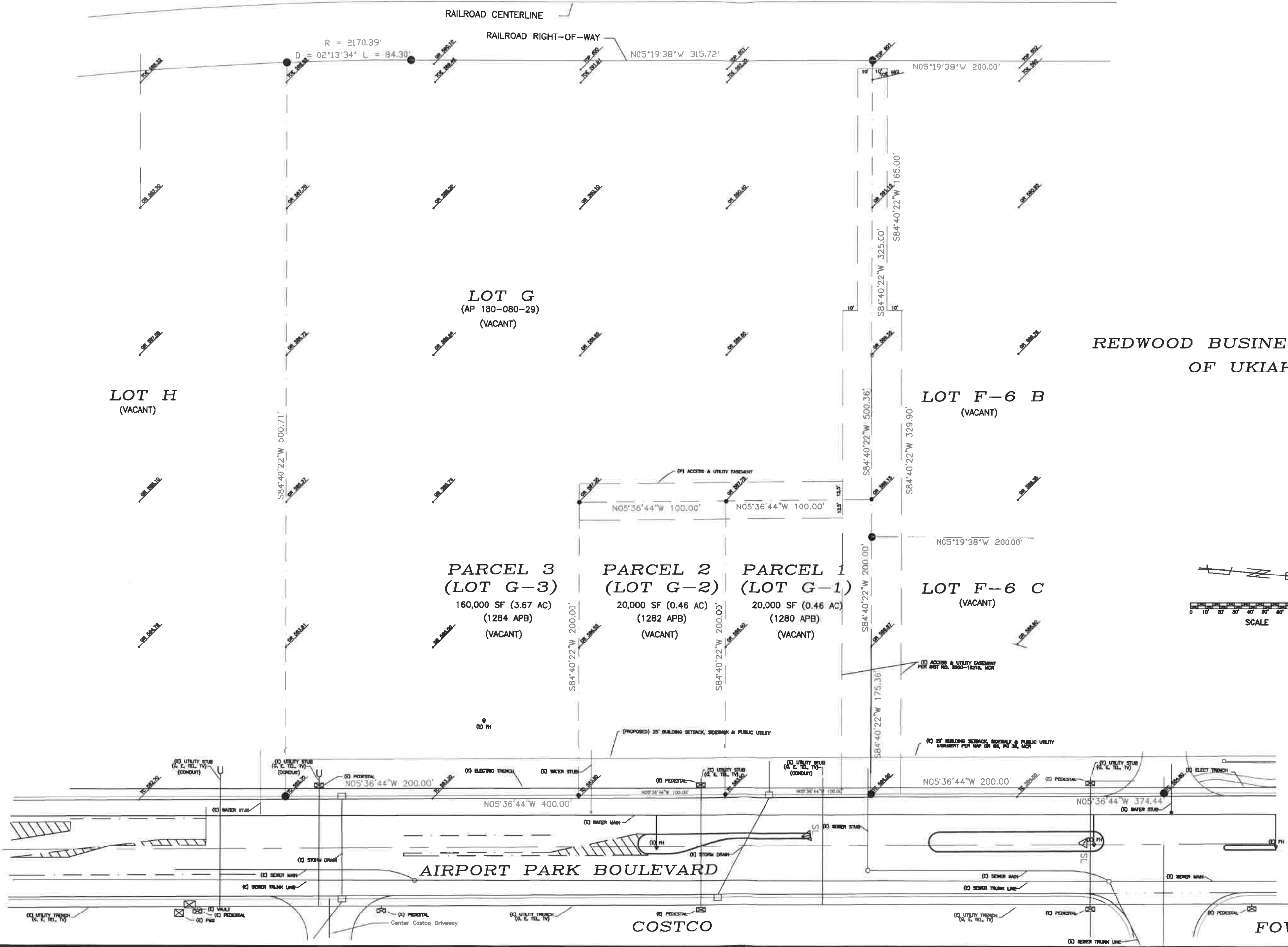
Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer  
Redwood Empire Title Company  
P.O. Box 238  
Ukiah, CA 95482

### **Multiple Products or Services**

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.



PROJECT		<b>LOT G DEVELOPMENT</b>	
CLIENT		REDWOOD BUSINESS PARK OF UKIAH 425 TALMAGE ROAD UKIAH, CALIFORNIA 95482	
DRAWING		LOT G TENTATIVE MAP MINOR SUBDIVISION	
JOB NO.		2820	
SHEET		1 OF 1	
DATE		11/15/20	
SCALE		AS SHOWN	
DRAWN BY		[Signature]	
CHECKED BY		[Signature]	
DATE		11/15/20	
PROJECT		NORTH COUNTIES ENGINEERING CO. 425 TALMAGE ROAD, UKIAH, CALIFORNIA 95482	
CLIENT		REDWOOD BUSINESS PARK OF UKIAH 425 TALMAGE ROAD UKIAH, CALIFORNIA 95482	
TEL		(707)462-1981	
FAX		(707)462-5681	

# PROJECT REVIEW REFERRAL

**Please provide comments by: December 11, 2020**

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
	City Planning Director	X	Mendocino County Planning and Building
	City Building Official		Mendocino County Surveyor/Assessor
X	City Public Works Dept.		Mendocino Transit Authority
X	Ukiah Valley Fire Authority		US Army Corps of Engineers
X	City Police Dept. Captain		Regional Water Quality Control Board
	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
X	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission		AT & T
	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health	X	PG & E (Land Rights)
	Military Review-Large Development Projects		

**FROM PROJECT PLANNER: Mireya G. Turner, Planning Manager**

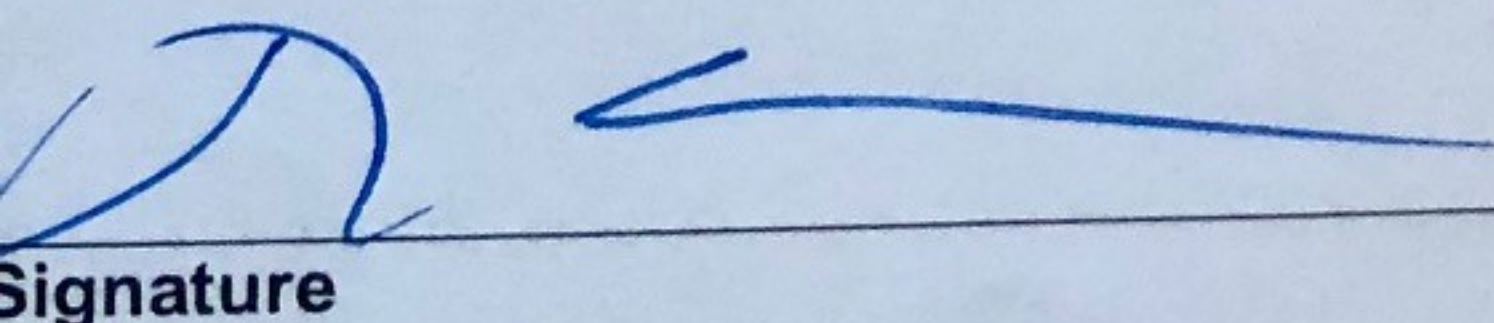
PROJECT INFORMATION:	
<b>Project Name &amp; Permit #:</b>	Akerstrom Parcel Map; Permit #20-5835
<b>Site Address &amp; APN:</b>	1280 Airport Park Blvd.; APN 180-080-29
<b>General Plan:</b>	Master Plan Area
<b>Zoning:</b>	Airport Industrial Park – Light Manufacturing/Mixed Use
<b>Airport Compatibility Zone:</b>	"B1" Approach/Departure Zone and Adjacent to Runway
<b>Date Filed:</b>	11/21/20
<b>Resubmittal:</b>	N/A
<b>Date Referred:</b>	11/25/2020
<b>Prev. Projects on Site (include file #)</b>	N/A
<b>Applicant/Agent Name:</b>	Gary Akerstrom
<b>Phone:</b>	707-972-9561
<b>Email:</b>	northco@pacific.net
<b>Project Summary:</b> Proposed minor subdivision of one parcel, resulting in three parcels. Resulting sizes: Parcel 1: 20,000 sf; Parcel 2: 20,000; Parcel 3: 160,000 sf. The Project Parcel is vacant.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jan Brooske

No Comment

Comments / Conditions of Approval Attached



Signature

12/2/2020

Date

**PROJECT REVIEW REFERRAL**  
**Please provide comments by: December 11, 2020**

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
	City Planning Director		
	City Building Official	X	Mendocino County Planning and Building
X	City Public Works Dept.		Mendocino County Surveyor/Assessor
X	Ukiah Valley Fire Authority		Mendocino Transit Authority
X	City Police Dept. Captain		US Army Corps of Engineers
	City Police Dept. Community Service Officer		Regional Water Quality Control Board
X	City Electric Utility Dept.		CA Dept. of Fish and Wildlife
	Ukiah Municipal Airport Operations Manager		CA Dept. of Transportation
	Airport Land Use Commission		Sonoma State Northwest Information Center
	Mendocino County Air Quality		AT & T
	Mendocino County Environmental Health		PG & E (gas)
	Military Review-Large Development Projects	X	PG & E (Land Rights)

**FROM PROJECT PLANNER: Mireya G. Turner, Planning Manager**

PROJECT INFORMATION:	
<b>Project Name &amp; Permit #:</b>	Akerstrom Parcel Map; Permit #20-5835
<b>Site Address &amp; APN:</b>	1280 Airport Park Blvd.; APN 180-080-29
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Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) LT. NOBLE WAIDELICH

- No Comment  
 Comments / Conditions of Approval Attached

Signature WAIDELICH #24

Date 12/1/2020

**From:** [Jimmy Lozano](#)  
**To:** [Mireya Turner](#)  
**Subject:** Project Review Referral - Akerstrom Parcel Map; Permit #20-5835  
**Date:** Wednesday, December 2, 2020 10:29:44 AM  
**Attachments:** [image001.png](#)

---

Hi Mireya,

Regarding the Project Review Referral for – Akerstrom Parcel Map;  
Permit #20-5835 at 1280 Airport Park Blvd.

The COU Electric Utility has reviewed the Project Review Referral Application for Akerstrom Parcel Map for the proposed minor subdivision at 1280 Airport Park Blvd.

At this time, the City of Ukiah Electric Utility has the following comments/requirements for the project:

- 1) The COUE Utility Department currently does not have any underground electric utility infrastructure installed or extended into the existing parcel at 1280 Airport Park Blvd. The Developer/Customer will need to install all necessary infrastructure that may include, pad mounted switches, junction pedestals, transformer pads, primary & secondary conduits, vaults and primary & secondary pull boxes per COUEUD specifications. In some cases infrastructure may need to be installed/extended beyond the customers parcel, in order to serve existing parcels in the future.
- 2) All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
- 3) Developer/Customer will need to provide EUSERC approved electrical equipment that will be installed at the project location. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
- 4) Developer shall provide projected load calculations to the COUEUD.
- 5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).
- 6) The COU Electric Department will require utility easements for any underground distribution extended into the parcel/s beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map and recorded with the County Recorder Office of Mendocino County.

Should they have any questions or desire to meet at the project location, please call Jimmy Lozano at (707) 467-5774.

Thank you, Jimmy

Jim Lozano  
City of Ukiah Electric Utility  
1320 Airport Road  
Ukiah, Ca. 95482  
PH: (707) 467-5774  
FX: (707) 467-2811  
[jlozano@cityofukiah.com](mailto:jlozano@cityofukiah.com)

# Interoffice Memorandum



**To:** Mireya Turner, Planning Manager  
**From:** Jason Benson, Senior Civil Engineer  
**Date:** December 16, 2020  
**Re:** Project Review Committee Referral- Akerstrom Parcel Map  
Project #20-5835

JRB  
12-16-2020

The Department of Public Works has reviewed the above noted project and has the following comments:

1. The subdivision tentative map must be prepared by a Land Surveyor or Civil Engineer with an appropriate license.
2. The applicant shall submit a separate onsite Grading and Drainage Plan, an Erosion and Sediment Transport Control Plan, and drainage calculations showing that the proposed drainage facilities are adequate. All reports and plans shall be prepared by a licensed Civil Engineer, for review and approval by the City Engineer prior to CE approval.
3. The applicant shall install street trees spaced approximately every 30' that are within 5' of the back of sidewalk. These street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer.
4. All areas of circulation should be paved with a minimum of 2" of AC on 6" of Base. If heavy truck traffic is anticipated for the solid waste company, delivery trucks, or other heavy vehicles the pavement section should be calculated appropriately to ensure that it can withstand the loading.
5. The frontage of this property does not have any sidewalk. The developer will be required to construct sidewalk. To accomplish this, the developer shall provide Improvement Plans for the sidewalk installation, prepared by a licensed Civil Engineer, and submitted prior to recordation of the parcel map.
6. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be 3% of estimated construction costs. The construction costs will be determined by an engineer's estimate. However, the City Engineer may accept, at her discretion, contractor's estimate determining the construction cost.
7. A maintenance agreement must be in place prior to the recordation of the subdivision. This agreement must address, at a minimum, access, parking and landscaping.

8. The following easements shall be prepared by a licensed Land Surveyor or registered Civil Engineer. The easements shall be submitted to the City Engineer for review, approval and recordation.
  - a. Drainage
  - b. Reciprocal Access/Access
  - c. Easements required by Public Works Department
  - d. Public access easement for the ADA compliant sidewalks.
9. These comments are preliminary only. Further comments may be forthcoming based on additional field review and a more detailed review of the plan documents.

**PROJECT REVIEW REFERRAL**  
**Please provide comments by: December 11, 2020**

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

<b>TO:</b>			
	City Planning Director	<b>X</b>	Mendocino County Planning and Building
	City Building Official		Mendocino County Surveyor/Assessor
<b>X</b>	City Public Works Dept.		Mendocino Transit Authority
<b>X</b>	Ukiah Valley Fire Authority		US Army Corps of Engineers
<b>X</b>	City Police Dept. Captain		Regional Water Quality Control Board
	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
<b>X</b>	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission		AT & T
	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health	<b>X</b>	PG & E (Land Rights)
	Military Review-Large Development Projects		
<b>FROM PROJECT PLANNER: Mireya G. Turner, Planning Manager</b>			

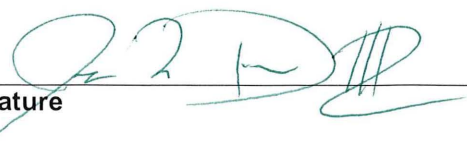
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<b>Site Address &amp; APN:</b>	1280 Airport Park Blvd.; APN 180-080-29
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Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

**Name and Affiliation/Department (please print)** County of Mendocino - Senior Planner.

No Comment

Comments / Conditions of Approval Attached

**Signature** 

**Date** 12-02-2020

**Comments / Conditions of Approval:**

This subdivision request (#20-5835) does not necessitate referral to the Mendocino County Airport Land Use Commission for determination of consistency, as it does not require amendment to a general or specific plan, facilitate a zoning ordinance or apply a building regulation affecting property within the Ukiah Airport's planning area. Nor does the request present immediate airport concerns related to noise, safety, or overflight impacts. Per Table 2-A (Compatibility Criteria) of the Mendocino County Airport Comprehensive Land Use Plan, the following development conditions are recommended to the City of Ukiah:

- Dedication of an Avigation Easement
- Locate structures maximum distance from extended runway centerline.

It is understood that given the zoning designation for the subject property (Planned Development - Commercial) that potential residential uses are constrained. For your use and review, a highlighted copy of Table 2A has been included with this referral response. As this request progresses, please do not hesitate to contact me with any further questions.

Best Regards,

Jesse Davis  
Senior Planner, County of Mendocino

**Table 2A  
Compatibility Criteria  
Mendocino County Airport Land Use Commission**

Zone	Location	Impact Elements	Maximum Densities		Open Land <sup>3</sup>
			Residential <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High Risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining Required
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	10 acres	60	30% Required
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Moderate risk - aircraft commonly below 800 ft. AGL</li> <li>Significant noise</li> </ul>	2 acres	60	30% Recommended
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	15 units per acre	150	15% Recommended
D	Other Airport Environs	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses <sup>1</sup>	Other Development Conditions	Normally Acceptable Uses <sup>1</sup>	Uses Not Normally Acceptable <sup>2</sup>
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of avigation easement</li> </ul>	<ul style="list-style-type: none"> <li>Aircraft tiedown apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses (e.g. amphitheaters)</li> <li>Storage of highly flammable materials<sup>6</sup></li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Dedication of avigation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Single-story offices</li> <li>Single-family homes on an existing lot</li> <li>Low-intensity retail, office, etc.</li> <li>Low-intensity manufacturing</li> <li>Food processing</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> <li>Multi-family residential</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes<sup>5</sup></li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Two-story motels</li> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multi-family residential</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	

**Table 2A Continued**  
**Compatibility Criteria**  
**Mendocino County Airport Land Use Commission**

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**NOTES**

- 1 Residential parcels should not be smaller than the indicated size nor have more than the indicated number of units per acre. Maximum densities expressed in acres are gross acres; those expressed in units per acre are net acres.
- 2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Special short-term events related to aviation (e.g., air shows), as well as non-aviation special events, are exempt from the maximum density criteria.
- 3 Open land requirements are intended to be applied with respect to the entire zone. This is typically accomplished as part of the community's master plan or a specific plan.
- 4 These uses typically can be designed to meet the density requirements and other development conditions listed.
- 5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.
- 6 See Policy Section 3.3.
- 7 May be modified by airport-specific policies.
- 8 In those portions of the B Zones located lateral to the runway, no restrictions on the storage of flammables apply. Within the balance of the B1 and B2 Zones, up to 2,000 gallons of fuel or flammables is allowed per parcel. More than 2,000 gallons of fuel or flammables per parcel within the balance of the B1 and B2 Zones requires the review and approval by the ALUC. See Appendix G for a diagram of typical area lateral to the runway.
- 9 Refer to Policy 3.2.3. for definitions which distinguish between hospitals and medical clinics.