

ATTACHMENT 19

**Mendocino County Department of
Planning and Building Services
Industrial Lands Analysis**

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APPENDIX to QUESTION 15

A GIS based review of industrial sites throughout the county was conducted to identify areas that are vacant and could potentially be developed or redeveloped. To assist in verification, GoogleEarth was used to visually check site suitability. These sites are listed below and include a brief evaluation of their suitability for future industrial use. They have been grouped into two categories: larger or smaller than the former Masonite (west) site.

The Same Size or Larger than the Proposed Project Site

- **Former Georgia Pacific Site (within the City of Fort Bragg)** – This 375 acre site is the largest contiguous block of land used for industrial purposes. A close proximity to commercial forests and transportation facilities (roads, railroad and harbor) made this site ideal for forestry-related industrial applications. With the closure of the facility and interest by the City and land owner in redevelopment, the prospects for future industrial use are greatly diminished. Its location within the coastal zone and proximate to sensitive natural resources will limit future industrial usage, if any, to a small fraction of its former size. While portions of the property have never been developed, most of the site is considered redevelopment, with environmental remediation required in areas with known toxic substance exposure.
- **Former Masonite Site (East side of the railroad tracks)** – This 260-acre site is the second largest industrial site in the county and the largest in the unincorporated area. Located due west of proposed development, this site has full railroad, road and all utility access. Unlike the western portion, most of the land has never seen development and consequently would have little to no demolition and environmental remediation costs to new development. Factors limiting development potential in this area include a location almost entirely within the 100-year flood plain and proximity to riparian habitat. Approximately 60 acres of this area are proposed to be utilized for a surface mining operation.
- **Northeast Covelo Industrial Site (along SR 162)** – This 151 acre site is located northeast of the community of Covelo, at the point where the highway transitions out of the Round Valley and into the forested hills. This site was formerly used for industrial purposes and has access to a state highway, the electrical grid, nearby labor force and resource lands. It is not located within any service district, has no natural gas service and is a significant distance from a major highway or potential market for finished products. It is unknown if this site requires any environmental remediation.
- **West of Willits (along the ‘Skunk’ railroad line).** – This 118-acre site contains a significant amount of available land for industrial development. Additionally it is located adjacent to similarly used parcels located within the City of Willits. Depending on each property owner’s development or redevelopment interest, anywhere from 40 to 80 acres of new industrial uses could be located in this area. These sites have access to major highways, a rail line and full utility services, including natural gas. The area is located in close proximity to resource lands and nearby labor force. The area is relatively level and has few environmental constraints. Unlike the former Masonite site, this area has a number of owners, which could limit new development sizes if the each one has a different plan for development. The area is a mix of green field and redevelopment opportunities.

- **Brush Street Triangle (undeveloped portion)** – Approximately 66 acres are currently available for industrial development. This never-developed area is level, located near to all utilities and is adjacent to the rail line. Although the current FEMA maps identify the area as being situated within the 100-year floodplain, the construction of the US-101 freeway and grading activities have elevated most of the area above the originally mapped elevations. Road access is more challenging with only one road (Brush Street) serving the site. Development would necessitate the construction of connections to the south (Orchard), north (Ford) and potentially the highway itself. Although the site is currently designated Limited Industrial (I-1), the County of Mendocino is investigating the feasibility of locating a proposed criminal justice facility there. Close proximity residential areas will also limit industrial uses in that area.

Smaller than the Proposed Project Site

- **Ocean Ridge Airport (north of Gualala)** – This 140-acre industrial area contains an airport and lands for related industrial applications. Due to topographical constraints no more than 30 acres are available for development and in all likelihood, less than that will be developed. The site is located just outside of the coastal zone but does have restrictions from being located within an airport zone.
- **North State / Mendocino Forest Products property** – This vacant 25-acre site is located across from the Thurston Automotive dealership, just south of Lake Mendocino Dr. The property is owned by the Mendocino Forest Products Company but was never developed. It is unknown whether the company will expand onto that property, sell it to another industrial firm, or seek commercial development of the site. The site has excellent transportation access to State St., US 101 and the rail line. It has access to all utilities, nearby resource lands, and sizable labor force. The site is not located within the flood plain. With a General Plan Amendment on 40-acre site on the other side of the railroad tracks, the potential industrial area would increase to 65 acres, nearly the size of the proposed project site.
- **Plant Road Site (north side)** – This recently vacated area is approximately 16 acres in size and located in an industrialized area with good freeway, roadway and rail access potential. It is also close to the airport. The site has full utility availability and has seen previous use. The smaller size and location within a restrictive Airport zone limit potential industrial uses however.
- **Hopland Site (west of US 101, north of Feliz Creek)** – Approximately 10 acres of this 27 acre site are potentially developable for industrial uses. The site is level, located in area with all utilities and good highway access. The railroad is located nearby, although not on the property itself. The entire property is at risk of flooding and is too small to accommodate a large-scale facility.

A number of additional vacant industrial sites not mentioned above can be found countywide. None are larger than 10 acres in size.