



Section

1

The Ukiah Valley Area Plan

The Ukiah Valley Area Plan

The Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) represents a commitment to a comprehensive and long range inter-jurisdictional planning document that represents the vision and foresight of the people who live and work in the Ukiah Valley. This Plan is an element of the Mendocino County General Plan governing land use and development on the unincorporated lands in the Ukiah Valley.

History

The UVAP process began in 1990 when the City of Ukiah began an extensive and spirited planning process to formulate a “Ukiah Valley General Plan and Growth Management Program.” The City process spanned five years and incorporated City and County interests via Citizen Advisory Committees. These efforts resulted in the eventual adoption of the Ukiah Valley General Plan in December 1995. The County of Mendocino took over the process in January 1996, drawing from the City’s adopted plan for the Valley.

The initial draft of the UVAP was released January 2000 and was followed by several more years of document revisions and public hearings in front of the Planning Commission and Board of



View of the City of Ukiah and surrounding area from eastern hills

Supervisors. This culminated in the June 2003, “Tentative Adoption” of the Ukiah Valley Plan and initiation of an Environmental Impact Report (EIR). Although the EIR was released in 2005, no further action was taken on it as the Board of Supervisors directed staff to redo the draft Plan and EIR to reflect numerous changes and concerns voiced from a number of Valley residents over the direction and content of the 2003 Plan.

Section 1 The Ukiah Valley Area Plan



Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

One of the many community workshops held on the Ukiah Valley Plan.

The UVAP reassessment process commenced in 2006 and included several public meetings with all elected officials and planning commissioners from both the County of Mendocino and City of Ukiah. These meetings helped shape the document and its land use choices and that were presented to the Board of Supervisors for further direction. On August 21, 2007, the Board formally selected a Preferred Land Use Alternative for study by the EIR consultant. Also studied were two other land use alternatives that represent other visions for the future development of certain parcels within the study area, as well as a policy-only alternative which would retain the existing (1982) General Plan Land Use Designations. From 2007 to 2010 staff and other consultants prepared the various studies and documentation required by the California Environmental Quality Act (CEQA) in order to bring the project to public hearings in the spring of 2011.

1.1 The Role of an Area Plan

California law requires each City and County to adopt a comprehensive and long-term General Plan to define how the planning area will develop over the planning period. The UVAP provides the comprehensive, long term policy direction for growth and development by refining and supplementing the policies in the County General Plan to focus on issues of importance in the Ukiah Valley. Please see the County of Mendocino General Plan, adopted in 2009, for additional policies that apply to the planning area.

The UVAP is intended to meet the needs of the County, as well as shared needs of the City, by addressing the important issues that affect how the area will grow as determined by those who live and work in the Valley. To provide the legal mechanism to convert a shared vision into reality, these individual vision statements are converted to statements called goals. The aspirations become

statements of achievement called policies. The instructions for carrying out the goals and polices are called implementation measures.

Goals: Goals are broad statements that provide the blueprint for the future. Each goal establishes what the community desires to achieve over the life of the plan.

Policies: Each goal is further defined by the policies. The policies provide direction to staff, the public, and decision-making bodies as to how projects are to be reviewed or programs are to be accomplished. A policy breaks the goal into achievable segments.

Implementation measures: In order to put the plan into effect on a day to day basis, implementation measures define programs, standards, regulations, actions, and other means to review projects or carry out policy. For the most part, implementation measures are measurable standards and are time-specific, which assists jurisdictions in the budget process. The UVAP provides guidance in analyzing and acting on all private and public development and is the foundation upon which development and land use regulations are based. In turn, the regulatory program—encompassing the zoning and subdivision ordinances, other development related codes or guidelines, and the County’s capital improvement program— implements the goals and policies of the UVAP and directly controls development.

The UVAP emphasizes issues and actions which the County has the ability to influence directly through its decisions, funding, or support, or indirectly through cooperative planning and action. The UVAP also provides direction on programs not directly

related to the land use development process, but which are important in achieving overall County and City objectives. For example, a coordinated comprehensive Valley-wide approach to emergency service provision safeguards health and safety, as well as enhancing governmental efficiency.

1.2 The Elements of the Ukiah Valley Area Plan

While State law requires that a General Plan contain certain elements, each addressing a specific set of issues, the UVAP focuses on issues and elements of importance to the future growth and development of the Ukiah Valley. The UVAP addresses the following topics: land use, community design, transportation, water management, health and safety, open space and conservation, historical and archaeological preservation, and parks and recreation. The policies in the Mendocino County General Plan Housing and Noise Elements will apply in the Ukiah Valley and are not addressed specifically in the UVAP. Policies in other County General Plan elements may supplement those in the UVAP, but citizens and decision makers will rely most heavily on the UVAP for guidance on issues of importance in the Ukiah Valley. The UVAP also contains the land use classifications and land use maps which apply to the Ukiah Valley.

All elements in the Mendocino County General Plan and UVAP rank in equal importance and must be internally consistent with the other elements.

If policy or implementing action is in conflict with the adopted General Plan, the policy or implementing action from the UVAP shall take precedence over the General Plan.

1.3 The Planning Areas

The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. The Ukiah Valley runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. Soils are composed of fertile alluvium, and many pear orchards and vineyards flourish along the east side of the river. Residential and commercial land uses predominate on the west side of the river. The railroad right-of-way and Highway 101 also parallel the river through the Valley.

Ukiah is located within an area known as the Yokayo Rancho, one of several Spanish land grants in Alta, California. The Yokayo grant that makes up the majority of the Ukiah Valley took its name from the Pomo word meaning, “deep valley”. It was also the basis for the city name, as Ukiah was an anglicized form of Yokayo.

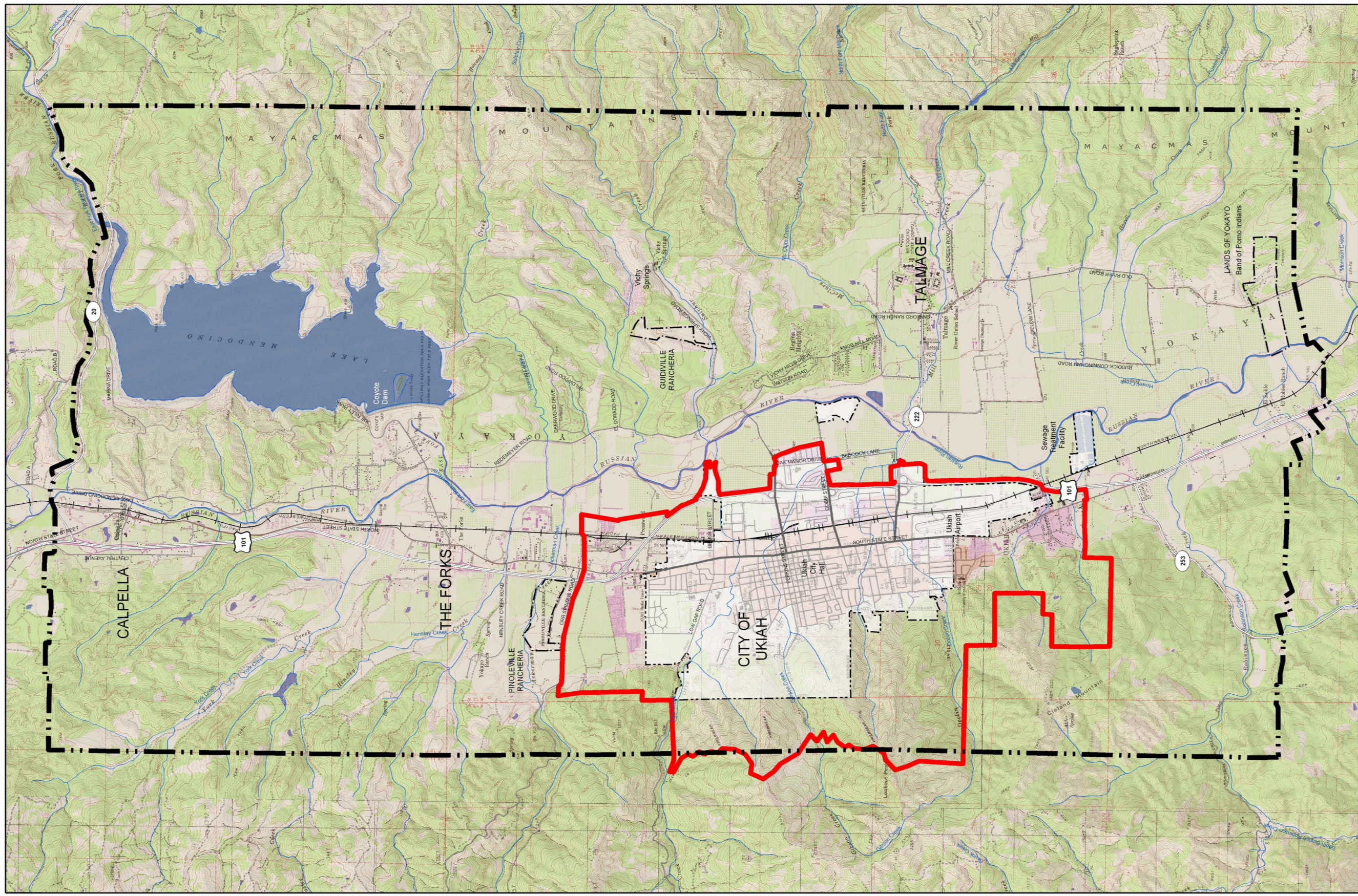
There are several distinct planning areas within the Ukiah Valley relevant to this plan. Please refer to Figure 1.1 for more information:

Planning Area: The area encompassed by the UVAP. The UVAP has legal land use authority over the unincorporated lands in the Planning Area governed by the Mendocino County Board of Supervisors.

City of Ukiah: Lands within the incorporated City boundaries. Lands in the City of Ukiah are governed by the Ukiah City Council.

City of Ukiah Sphere of Influence: The “ultimate probable boundaries” of the City as may be adopted by the Local Agency Formation Commission; the area which is logical for annexation to the City (as determined by the City) within approximately twenty years. The proposed sphere of influence map in Figure 1.1 is included for information and does not imply endorsement by the County. The County has land use authority within this area.

Federally Recognized Tribal Lands: These areas are considered sovereign and are not under the jurisdiction of the County of Mendocino or the City of Ukiah. Note: some parcels within the Pinoleville Rancheria and the Lands of the Yokayo Band of Indians have not been placed into Trust status. Those particular parcels are subject to the UVAP.



Ukiah Valley Planning Area

City of Ukiah

Tribal Land

Freeway
Arterial Collector
Local Roads

Railroad
River And Tributaries

Figure 1.1 Ukiah Valley Area Plan



Source: Mendocino County Planning & Building Services,
Mendocino Water Agency & UC Cooperative Extension
August 2011

This page intentionally left blank.

California law requires that the Local Agency Formation Commission (LAFCO) adopt a sphere of influence for each city. Any land proposed to be annexed to the City must be in the adopted sphere of influence. To date, the City has not pursued an aggressive annexation policy; however, the sphere identifies areas in which the City has determined that it can logically serve the businesses and residents. Mendocino County will continue to control land use within the sphere of influence until specific parcels are annexed by the City. It is especially important for a smooth transition that the County and City coordinate land use planning and infrastructure in the sphere of influence.

Population and housing figures for Mendocino County, the City of Ukiah, and the Ukiah Valley are shown in Table 1.1 and 1.2.

| Table 1.1 - Population and Housing | | | | |
|---|-------------------------|----------------------|---|---------------------------|
| Population and Housing: 1990, 2000, and 2010 | | | | |
| | <i>Mendocino County</i> | <i>City of Ukiah</i> | <i>Ukiah Valley (Unincorporated Area)</i> | <i>Ukiah Valley Total</i> |
| Population: 1990 | 80,345 | 14,599 | 12,846 | 27,478 |
| Population: 2000 | 86,265 | 15,497 | 13,463 | 28,960 |
| Population: 2010 | 87,841 | 16,075 | -- | -- |
| Housing Units: 1990 | 33,649 | 5,841 | 5,041 | 10,882 |
| Housing Units: 2000 | 36,937 | 6,137 | 4,977 | 11,114 |
| Housing Units: 2010 | 39,846 | 6,403 | -- | -- |

| Table 1.2 - Population Projections: 2015 - 2030 | | | | |
|--|-------------|-------------|-------------|-------------|
| | 2010 | 2020 | 2030 | 2040 |
| Mendocino County | 87,841 | 102,017 | 111,151 | 121,780 |

Source for Table 1.1 and 1.2: U.S. Bureau of the Census, April 1990, 2000, and 2010. Ukiah Valley estimate based on Census Block figures; area does not precisely correspond to Planning Area. California Department of Finance, June 2007, County Population Projections for July 2020-2040.

Section 1 The Ukiah Valley Area Plan

Development patterns in the City of Ukiah are anticipated to generally follow historical zoning and development patterns, maintaining a north-south pattern following the major transportation corridors. The area within the City limits is approaching build-out and a relatively significant level of urban development has occurred in portions of the sphere of influence. The UVAP generally maintains the development patterns of the Valley, allowing expansion of The Forks Rural Community, and along the U.S. 101 corridor, as well as limited growth in the eastern hills.



Calpella, a community within the UVAP area.

1.4 The Planning Period

The UVAP is a policy document used to direct development over a long time period in a comprehensive manner. The life of the UVAP is twenty years. During that time, the UVAP may be updated through the adopted amendment process and procedures. Implementation of the UVAP may be carried out over a series of planning periods:

- Short-term: Years 1 - 5
- Intermediate-term: Years 6 - 10
- Long-term: Years 11- 20



City of 10,000 Buddhas in Talmage, another community within the planning area.

Section

2



Ukiah Valley Area Plan Vision

Ukiah Valley Area Plan Vision

The vision establishes the basis for UVAP goals, policies, and implementation measures. It expresses the community's goals and aspirations on a range of issues, such as inclusiveness, conservation, character, economic opportunities, and governance. The vision for the UVAP planning area was created based primarily during public meetings held in 2006 and 2007. The following documents and events provided the framework from which the vision was drawn:

- The 2003 Tentatively Adopted Ukiah Valley Area Plan;
- Community Open House on September 25, 2006;
- Community Workshop #1 on November 4, 2006;

- Focus group meetings between October and December 2006;
- Board of Supervisors, City Council and Planning Commissions Joint Study Session #1 on January 10, 2007;
- Community Workshop #2 on March 10, 2007;

Additional refinement of the vision statements occurred at subsequent meetings with the Board of Supervisors concurring at their August 21, 2007 hearing, to select the Preferred Land Use alternative. Following this selection, staff worked to finalize the document format for public review and subsequent hearings for adoption.

VISION FOR THE UKIAH VALLEY



The future of the Ukiah Valley is of special interest to many people. It is the commercial heart of Mendocino County, seat of government, and home to many of its businesses. Situated at the crossroads of US 101 and California State Highways 20 and 253, the Ukiah Valley is a destination to many residents outside of the valley and seen by thousands more who pass by on a daily basis. But most importantly, the Ukiah Valley is home to many of this County's residents, each and everyone of them having a stake in the future of this Valley.

Most residents, as well as those who conduct business in this area, have ideas on how development should happen, what business types should be pursued, what resources need to be protected, and how the valley should be governed. Taken collectively, these individual opinions have been grouped together to form the following vision for the community:

The Ukiah Valley is a special place to us now and we wish to preserve those aesthetic qualities such as its small town nature, historic buildings, and surrounding views of the hills and agricultural lands that give the Valley its character. Equally important to many residents is that the community retains the peace and quiet that comes from its rural setting. We want new development to be mindful of the community's existing characteristics when new projects are proposed so that they are not out of character when they are ultimately constructed. We desire our community to remain as compact as possible and prefer that our communities grow inward and upward before expanding. Finally, we would like to see our heavily traveled routes and major gateways to the community beautified to present a better appearance to both travelers and residents alike.

Growth can be positive for the community if properly planned for. We believe it is important to take steps to ensure that proper infrastructure investments occur in a timely manner. By coordinating road, water, sewer, and other infrastructure improvements before development occurs, we can be sure that it can be implemented concurrent with development and not in response to it. Just as we want new buildings to relate to the existing structures, we want newly constructed transportation networks to link to existing routes and reflect the transportation needs and desires of the community. We prefer that improvements that make it easier for people to walk, bike, or take transit to and from their destinations be prioritized over new road construction.

Just as important to us is a stable, community-based economy. We envision an economy that promotes local business ownership and an employment base to retain capital within the community. We support diversification in our local economy so that we are not overly dependent on only a handful of employers or industry types. At the same time, we would like to leverage this area's resource and production strengths, especially if it adds value to goods sold elsewhere, and stand ready to support them through promotional marketing efforts. We encourage our employers to be conscious of environmental impacts from their operations. In conjunction with educational opportunities and improvements to the job base, it is hoped that our efforts will help create a community that will encourage the valley's youth to remain.

One of the Ukiah Valley's most important shared goals is to provide the community with a range of housing types and social, cultural, and recreational amenities. We strongly believe in having a community with a range of housing options for all ages and socioeconomic groups. Likewise, having a wide range of cultural and recreational facilities is important to maintaining the quality of life that drew many of us to this Valley. These facilities will also provide space for special events and gatherings that help draw us together as a community.

Preservation of the Ukiah Valley's natural and agricultural resources are important to us as well. Part of what gives this Valley its unique character is its connection to the agricultural and open space lands surrounding the individual communities that are located in the valley. We believe these lands should be protected for the health and well being of future generations and that any decision to develop these lands not be taken lightly. We also believe that development should be reconsidered or avoided in those areas with known hazard issues.

Likewise, we envision making a transition away from unsustainable practices. We are supportive of measures that will help reduce our

dependence on non-renewable resources for the transportation of people, goods, and food, improve the efficiency of our homes and businesses, increase the availability of renewable energy, and increase our self-reliance and resilience. These measures should be implemented by our community, businesses, and the government itself. As a matter of practice, we believe our businesses should evaluate the sustainability of their operations so that they are better positioned to continue carrying on as conditions change.

Finally, no planning effort can be successful in an area with multiple jurisdictions without some form of cooperation. The Ukiah Valley already functions as a single community in many respects. We believe that both the County and City should take a broader planning approach when considering development proposals and consider the costs and benefits to the entire valley. Both jurisdictions should collaborate with



Section 2 Ukiah Valley Area Plan Vision

each other on planning matters and sharing tax revenues in a more equitable manner to avoid making poor land use decisions based on fiscal concerns.

Taken together, the overall vision text and statements represent the direction for revising the UVAP and set forth guidelines to direct future policies and implementation measures. This framework responds to the needs, values and desires of community members, while taking into account the physical, social and economic opportunities and constraints.

VISION CONCEPTS AND SPECIFICS

Maintaining an Attractive Community

An aesthetically pleasing community that stays true to its small-town roots is of paramount concern to Ukiah Valley residents. This widely expressed concept is reflected in numerous vision statements that collectively address the community's viewpoints on the shape, location and scale of new development as well as the protection of the Valley's rural areas.

Section Four, Community Design contains many goals and policies that pertain to maintaining an attractive community. Additional policies, in Section Nine, Open Space and Conservation and Section Ten, Historical and Archeological Preservation, are also responsive to the vision statements under this concept.

Vision: Aesthetic qualities are incorporated into the design and construction of the community.

- Design review guidelines for development projects maintain and enhance the visual character of the Valley.

- Usable open space and common spaces are provided and protected within developed communities.
- Landscaping is a significant component of all development and redevelopment projects.

Vision: The scenic viewsheds of the Valley are preserved.

Vision: The natural beauty of the Ukiah Valley is conserved and enhanced and viewsapes of the forested western hills are protected.

Vision: Development includes mixed-uses that reflect the rural and small-town character of the Ukiah Valley.

Vision: Communities have a compact urban form surrounded by open space and agricultural land.

Vision: The agricultural lands needed to enhance economic vitality and the sustained identity of Ukiah as a rural agricultural community are protected from incompatible land uses or development.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

Vision: Historical buildings and spaces that create a sense of place are preserved.

Appropriate Infrastructure Investments

Another consistent concept expressed by Ukiah Valley residents was making the appropriate and timely infrastructure investments needed to support growth. Of particular focus were non-vehicular transportation-related investments. There was strong support in coordinating infrastructure improvements with development so that one does not occur without the other.

Sections Five through Seven discuss goals and policies pertaining to transportation, water, and energy related infrastructure systems.

Vision: Construction of infrastructure is coordinated with planning for development.

Vision: Future growth is managed to ensure that adequate transportation, sewer, water, and other facilities will be available prior to development.

Vision: The pedestrian environment includes amenities such as sidewalks, trails, and paths that are safe and continuous, to encourage more walking.

Vision: Communities consist of human-scale development that has inviting and engaging street frontage and mixed-use development to promote walking.

Vision: Pedestrian and bicycle routes provide continuity between neighborhoods and community/village centers, linking them to each other and other local destinations, such as schools, parks, and commercial centers.

Vision: Connectivity via transit, bicycle routes and traffic management provides for ease of use.

Building a Stable, Community-Based Economy

A stable local economy that builds on the area's strengths, provides a range of employment opportunities, and reinvests locally is a concept expressed by many individuals. Several vision statements encapsulate this concept, focusing on adding value to existing goods or services, business attraction and retention, and "branding" strategies that seek to improve the area's visibility to consumers in other areas.

Section Three, Land Use, contains the goals and policies that address issues pertaining to building a stable local economy.

Vision: Viable businesses that add value to local products, services and resources already found or processed in the Ukiah Valley.



Timber processing at Mendocino Redwood Company.

Vision: Local business development and employment opportunities emphasize local ownership of businesses in order to keep capital and growth within the community.

- Programs are in place that nurture growth and prosperity of the Valley job base.
- Characteristics that support local substantive businesses are recognized, enhanced, and maintained over time.
- Independent businesses are attracted to the area.

Vision: The high quality of environmental and community standards are maintained and



Halloween in Downtown Ukiah.

improved as a means of attracting and keeping large and small employers.

Vision: Ample educational and employment opportunities encourage the community's youth to remain in the Ukiah Valley.

Community Development and Amenities

Having a community that is rich in opportunities for affordable housing, recreational opportunities, cultural events, and access to health care is important to many in the Ukiah Valley. Many vision statements under this concept focused on improving the access to such things as natural resource areas or health care or increasing the range of housing opportunities within the community.

The corresponding goals and policies for the vision statements that focus on community development needs and amenities can be found in Sections Three, Land Use; Eight, Health and Safety; and Eleven, Parks and Recreation.

Vision: A diverse mix of housing types meets the needs of residents of different ages, income levels, and social needs within the valley.

Vision: The community's ability to expand its population base is supported by compact, infill development and mixed use development.

Vision: Create town/village centers that provide mixed use opportunities that support community life with infill and mixed use; focusing on the existing small town centers of Calpella, the Forks, and Talmage.

Vision: Cooperation with the City and other entities ensures the continued availability and improvement of a variety of parks, recreational facilities, and points of river access.

Vision: The community has ample access to the natural resources of the Valley, particularly the Russian River, for cultural and recreational uses.

Vision: The community's needs for recreation, cultural resources, and on-going education are met.

Vision: Quality and affordable health care is accessible within the community.

Vision: Events, gathering places, and shared facilities provide a sense of community.

Protection of Natural and Agricultural Resources

Preserving the rural and agricultural lands of the Ukiah Valley and its surrounding hillsides is very important to many individuals. During the public process, the protection of these natural and agrarian resources ranked highly in many response cards and surveys. Given the constrained water situation and periodic droughts, water conservation also was frequently mentioned by many.

The goals and policies that these vision statements support can be located in Section Six, Water and Section Nine, Open Space and Conservation.

Vision: The area's natural resources are maintained and enhanced by balancing protection, conservation, replenishment and use.

- Natural resource guidelines direct the use in future planning and development decisions.
- Water supplies are protected from adverse impacts.
- Air quality is of a high standard.

Vision: The open space, hillsides, stream courses, and indigenous flora and fauna are conserved for the enjoyment of future generations.

Vision: Water conservation, reclamation, and additional storage projects allow for the communities' water needs to be met.

Vision: Existing agriculturally zoned lands in the Ukiah Valley are protected from incompatible land uses and development.

- The irreversibility of conversion from agricultural to other uses is recognized.
- All such conversions are subject to a citizen review process with public hearings.
- The Ukiah Valley Unified School District works cooperatively with citizens and organizations to ensure that the siting and design of schools and local State and Federal facilities minimizes the use of, and impact on, agricultural lands.

Vision: Natural and man-made hazards are avoided or mitigated when planning development, minimizing potential conflicts.

Sustainable Practices

Using energy and water in a more sustainable manner while generating less waste and pollution was a vision expressed by a number of individuals. Both the direct reduction of energy use by improved energy efficiency as well as creating a land use and circulation system that avoids or reduces the use of the private vehicle were offered as visions for the future by community members.

Land Use and Circulation goals and policies that promote the use of non-vehicular forms of transportation can be found in Sections Three on Land Use and Five on Circulation. Methods to reduce energy and water use are discussed in Sections Seven and Six, respectively.

Vision: A diverse and healthy natural environment is sustained.

Vision: Energy and water efficient construction strategies and technology to minimize impacts to the local infrastructure and environment are incorporated into the building code.

Vision: Ukiah and Mendocino County leaders are educated in the development of businesses and practices that conserve resources and avoid needless consumption and waste.

- Make sustainable business practices central in the County's program to solicit businesses for the community.
- Provide incentives, wherever possible, to promote environmentally responsible activities, both business and personal.
- The County models the sustainable use of resources which includes investing in comprehensive conservation of energy, minimizing polluting activities, and avoiding needless consumption and waste.

Vision: The use of nonrenewable resources is minimized.

- Public transportation and services are within walking distance to neighborhoods, which prevent needless vehicle use and pollution.
- The use of fossil fuels is minimized to the greatest feasible extent in all activities, including investment in low and zero emission vehicles.
- Encourage the use of low and zero emission alternatives to fossil fuels for all modes of transportation.

Vision: Ways to replace wasteful practices that imprudently use resources are developed and programs to reduce motor vehicle dependency are in place.

Vision: Sustainability principles and techniques to promote a compact urban form are incorporated into the County codes and guidelines.

Comprehensive Planning Efforts

There was recognition that an area with multiple jurisdictions would need to take a cooperative approach to planning for the Valley's future. This was reflected in often-repeated suggestions that the County and the City cooperate more to solve pressing housing, infrastructure, and economic/fiscal concerns. The last part of Section Three on Land Use discusses collaborative approaches to planning to be taken by the various agencies that have jurisdiction in the Ukiah Valley.

Vision: The Ukiah Valley is understood to be one community with collaborative decision-making between County and City agencies.

- Planning is approached as a regional issue that affects residents, regardless of political jurisdictions, that share a Valley-wide vision.

Vision: Specific criteria for project approval and the permitting process are clear and understandable.

- Develop land development codes and regulations that streamline the permitting process.
- Permitting requirements are coordinated with all other regulatory agencies.
- City and County policies are consistent to encourage business development.

Vision: An ongoing process of community involvement is in place for the purposes of providing input and monitoring the success of the Area Plan.

- Residents, including under-represented community members, are engaged in the planning and policy-making processes.



Section

3

Land Use and Community Development

Land Use and Community Development

GOAL LU-1

Create compact, mixed-use, and well-balanced communities that can achieve this plan's principles of sustainability.

GOAL LU-2

Promote compatible land uses adjacent to important transportation facilities and protect against incompatible uses.

GOAL LU-3

Consider the needs of education providers in the planning and project review process.

GOAL LU-4

Manage future growth to ensure that essential support infrastructure is in place prior to development.

GOAL LU-5

Create a business development strategy that emphasizes local ownership and/or adds value to local goods or services that re-circulates money within the community.

GOAL LU-6

Establish Ukiah and Mendocino County as leaders in the development of businesses and practices that conserve resources and avoid needless consumption and waste.

GOAL LU-7

Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City Agencies.

GOAL LU-8

Ensure that there is an ongoing process of community involvement for the purposes of providing input and monitoring the success of the Ukiah Valley Area Plan.

GOAL LU-9

Provide that sufficient industrially zoned areas are protected to provide opportunities for future jobs and economic development.

INTRODUCTION

The UVAP contains several sections that identify important resource and infrastructure issues that have an effect on the density and intensity of land use. This section addresses development issues, land use goals and policies, land use classifications, and land use maps. The land use classifications and the accompanying land use maps govern the location, type, densities, and intensities of development on parcels in unincorporated Ukiah Valley. The assignment of land uses on the attached land use map is reflective of the goals and policies of the UVAP.

The Land Use Section is comprised of four (4) key topic areas. The first part sets forth the land use pattern for unincorporated portion for the Ukiah Valley, as well as land use compatibility issues. The second part presents a discussion of infrastructure and growth management in order to facilitate more orderly development of the plan area. The third part outlines a business strategy to help attract and retain the types of businesses that are encouraged under the plan. The last part of the Land Use Section discusses strategies that will help with the implementation and improvement of the plan.



Mendocino County Administrative Complex

LAND USE CLASSIFICATION AND COMPATIBILITY

Land Use Terminology and Classifications

Land use classifications broadly define how land can be used. These classifications are the foundation upon which the land development codes—zoning, subdivision, and other regulations called for by the Area Plan—will be developed and applied. These implementing regulations specify the criteria that will apply to development on any given parcel. Since implementing regulations are intended to carry out the policy programs in the Area Plan, they must be consistent with the Area Plan's policy programs and land use classifications. The zoning district assigned to a parcel must be

Section 3 Land Use and Community Development

consistent with the types of uses, land use densities and any other criteria defining the land use classification on the property. Land use **density** and **intensity** are defined for each land use classification. **Density** typically refers to the number of dwelling units allowed per parcel or acre. This number corresponds to the minimum lot size required in each land use classification. Second dwelling units and temporary uses are usually exempt from the density standards of each land use classification. Farm employee housing may be allowed in some classifications subject to specified criteria, and are not subject to density requirements. Other special uses, including affordable housing, may be allowed greater density based on specified criteria. Land use **intensity** typically refers to non-residential activity, and measures the amount of floor area allowed per parcel. Land use intensity is expressed as a Floor Area Ratio or FAR.

When a General Plan, Area Plan, or zoning code is revised, land use classifications or zoning districts may change to reflect the future development patterns desired for the area. When this occurs, uses and structures which were legally approved and in place prior to General Plan, Area Plan or zoning revisions, may no longer conform to the new land use classification or zoning requirements. These existing land uses or structures are normally grandfathered in and may continue to function as existing legally non-conforming land uses or structures.

In some cases, the impacts or requirements of various land uses may be in conflict with other land uses in the area. For instance, the location of industrial land uses near residential uses may produce conflicts related to noise, traffic, use of hazardous materials, or other impacts. When two land uses with mutually exclusive or conflicting requirements adjoin, they may be

considered to be incompatible. Sometimes incompatible uses can be made compatible through mitigations such as the use of a buffer. A buffer may take the form of a physical feature—such as the Russian River, US 101, the railroad, streams, or canyons. A buffer may also be other land use types, such as placing commercial uses between industrial and residential uses.

Land use classifications should reflect and support the UVAP's goals and policies. Land use classifications relate to development issues, such as the locations and range of uses, densities and intensities of use, access and circulation, aesthetics and design, as well as other development issues. The UVAP utilizes the same inland land use classifications contained within the County General Plan, supplemented by four special land use classifications to be associated with specific parcels within the UVAP planning area.



The following land use classifications established in the County General Plan also apply without modification to lands in the Ukiah Valley Area Plan:

- SR - Suburban Residential (all densities)
- RC Rural Community
- RR - Rural Residential (all densities)
- RMR - Remote Residential (all densities)
- C - Commercial
- AG - Agricultural
- RL - Range Lands
- I -Industrial
- PS - Public Services
- PL - Public Lands
- OS - Open Space
- MU - Mixed Use

Three new land use classifications are proposed to be added with the UVAP. They are as follows:

- MUNS – Mixed Use North State Street
- MUBST – Mixed Use Brush Street Triangle
- MU-2 – Mixed Use General

Note:

Please refer to Appendix I of this document for complete descriptions of these newly introduced land uses.

Section 3 Land Use and Community Development

The following land use classifications as established by the Ukiah Valley Area Plan, are unique to the UVAP planning area, and apply only to the parcels identified in Figure 3.1: UVAP Land Use, with mixed-use designations.

| Table 3.1 - Land Use Classifications Established by UVAP. | | | |
|--|---------------------------------|--|--|
| Land use type | Mixed Use General (MU-2) | Mixed Use North State Street (MUNS) | Mixed Use Brush Street Triangle (MUBST) |
| Single Family Residential | Up to 9 units per acre | 6 units per acre average density | 5 to 9 units per density |
| Multi-Family Residential | Up to 29 units per acre | Up to 29 units per acre | 9 to 20 units per acre density |
| Commercial and Industrial | 0.3 to 1.0 FAR | 0.3 to 1.0 FAR | 0.3 to 1.0 FAR |
| Mixed-use | 0.3 to 1.0 Non-Residential FAR | 0.3 to 1.0 Non-Residential FAR | 0.3 to 1.0 Non-Residential FAR |
| Public Open Space and Facilities | Encouraged | Required component of development | Required component of development |

NOTE: Floor Area Ratio (FAR) is a measure of non-residential development intensity based on the ratio of total floor area to total lot area, and expressed as a percentage of total lot area (FAR of 0.3 allows a total floor area of 30% of the total lot area).

| Table 3.2 - Maximum Development Potential ¹ | | | |
|---|---|---|---|
| | Maximum Number of Dwelling Units | Maximum Commercial (square Feet) | Maximum Industrial (square feet) |
| Existing General Plan | 1,726 | 1.8 million | 3.7 million |
| UVAP | 4,000 | 1.9 million | 3.2 million |

NOTE: ¹ Maximum development potential will likely never be realized due to various environmental, infrastructure, and market constraints.

The UVAP goals and policies create a central theme directing that higher density residential uses generally be located within the City of Ukiah’s sphere of influence, areas designated Rural Communities, as well as within the City itself, in order to concentrate development in areas with adequate services and access and limit impacts to resource lands. Development potential can be maximized through comprehensive and coordinated planning of areas which are currently undeveloped or underdeveloped.

Key Land Use Issues

While the UVAP allows for a wide range of land use choices, the following three issues are especially important to the area.

- **Housing:** The UVAP supports the County’s Housing Element which plays an important role in the success of community centered growth policies, particularly by supporting affordable worker housing through designating more properties for mixed uses and allowing for higher density development in more locations and configurations. The land use changes contained within this plan meets Action 3.1d of the 2009 Housing Element to rezone additional land to allow for multiple family and mixed uses. The UVAP also promotes the production of housing near transit and other services. Beyond the scope of the Housing Element Requirements, the UVAP provides a wide range of land use categories in which housing is allowed.
- **Mixed Use Development:** Generally, mixed use and compact development patterns allows greater efficiency and economy in providing public services, conserves agriculture and resource lands, preserves the rural character desired by many of the County’s residents, and can provide more affordable housing. It also encourages more walking and biking, benefiting community health. Both the General Plan and this document include Mixed Use as a land use option.

Section 3 Land Use and Community Development

- **Agriculture:** Agriculture is a major part of Mendocino County's economy. Many types of agriculture exist in the Ukiah Valley, including vineyards, orchards, forage crops, specialty crops, and livestock. Farms are both full time and part time operations. Agricultural production in some areas is threatened both by pressures of urban development and by creation of small residential lots in the midst of agricultural lands. Continued farming is also affected by changes in commodity prices, raw materials, and regulatory costs. The resulting economic pressure on the farmer can lead to requests for land divisions. Land use policy in agricultural areas must consider the extent to which additional small residential lots should be allowed, the need for agricultural support uses in rural areas, and the extent of visitor serving uses that may be supportive of and compatible with farming.



Land Use Compatibility

Part of any land use element is ensuring that development choices are compatible with both neighboring land uses as well as broader community standards. To a certain extent, the UVAP land use map minimizes compatibility issues through the physical separation of incompatible uses such as heavy industrial and residential uses. Section 5, Community Design, provides additional direction to developers on how their potential projects can be compatible with the community's vision for the Valley. A few land use compatibility issues deserve additional attention. The first two deal with specific types of land use conflicts while the last two are broader compatibility related.

Noise Sources: Noise typically comes from two types of sources: mobile and stationary. Mobile sources are generally associated

with transportation, such as cars, trucks, trains and aircraft. Stationary sounds can be pinpointed and do not move, such as a factory. Major noise sources in the Ukiah Valley include: highway and local traffic, railroad operations (when active), airports, commercial and industrial uses, and recreation and community facilities such as the fairgrounds and raceway. U.S. Highway 101 generates significant noise throughout the Ukiah Valley. Major industrial noise sources are primarily lumber mills and timber products facilities.

There is one rail line that traverses the planning area from south to north. When operational, this line can generate a significant amount of noise. While there are currently no active railroad operations in the UVAP planning area, rail service is likely to recommence during the plan period. At the moment, many parcels

that border the NPWR right of way are industrial or commercially zoned, a classification more compatible to the noise generated by train traffic than residential.

UVAP and General Plan policies are intended to protect County communities from excessive noise generation from stationary and non-stationary sources. Land uses would be controlled to reduce potential for incompatible uses relative to noise. Noise-sensitive receptors include schools, hospitals, and recreational use areas and should be protected from noise-generating uses. Residential uses should be limited near the railroad and agricultural and industrial lands to protect more noise sensitive receptors. Structural development would be required to include noise insulation and other methods of construction to reduce the extent of excessive noise.

Ukiah Municipal Airport: The Ukiah Municipal Airport is valued as a community resource. The airport provides important connections to outside of Ukiah to private and charter aircraft, helping attract business to the Ukiah Valley. Additionally, the airport serves a critical function in emergency response for fires, air ambulance, and search and rescue. During major wild fires, this airport hosts the aerial tactical fire squadron.

As is common in communities with airports, the Ukiah Municipal Airport faces pressure from nearby development. Land use conflicts among adjacent uses, such as residential, commercial, industrial or aviation-related uses, often occur as density of development increases near airports. Safety and noise are among the key concerns reported by citizens. At the same time, the airport land use restrictions in the Airport Comprehensive Land Use Plan (CCLUP) have, to a certain extent, limited infill potential in both the City and the unincorporated County. Through the

Mendocino County ACLUP, the Mendocino County Airport Land Use Commission controls land use in the City and surrounding unincorporated areas as it relates to airport safety and viability as well as community safety and compatibility. Both the ACLUP and the City's Airport Master Plan contain a Land Use compatibility map that establishes land use compatibility criteria in four separate zones within the airport planning boundary. These zones are labeled A-D and decrease in land use restrictions, the further one gets away from the airport.

Because airport planning matters involve both jurisdictions, City-County cooperation is essential in planning for the viable operation of the airport in a manner acceptable to the community. It is important to maintain consistent City-County land use regulations that protect the airspace to ensure safe flight operations, minimize hazards on the ground in the event of a crash, and minimize noise. Adhering to airport compatibility guidelines by strategically planning for acceptable types of uses and density of development near the airport will enhance safety and minimize potential land use conflicts.

Aesthetics: Community identity is an important aspect of the quality of life for many of the county's residents. Large, continuous areas of urban development where one urbanized area merges with another without visual relief may detract from the small town feel encapsulated in the Vision for the planning area. Containment of urban areas is also important in maintaining compact city and community boundaries. On the other hand, property owners often consider areas between and around cities and communities to be prime land for development.

Design: Planning efforts will emphasize local culture, reflecting the historic, physical, and social values of the community. This

Section 3 Land Use and Community Development

will be accomplished, in part, through the eventual adoption of design guidelines for physical factors such as site planning, architecture, landscaping, screened parking areas, sign control, viewshed preservation, and incorporation of green building and other sustainable development practices. (See UVAP Community Design Section 4 for information related to design.)

CONSTRAINTS AND SERVICES

In order for development to occur at the densities and intensities set out in the Land Use Code, the land should be free of constraints and have services available to it.

Constraints

Development in parts of the Ukiah Valley could result in exposure of people and property to environmental risks or hazards.



Flooding, fire and seismic hazards, landslides, erosion and scarcity of water are examples. Human activities affect vegetation, slope gradients, and drainage processes which can exacerbate the risk to property owners. (For more information on safety, please see Section 8 of the UVAP.)

Water availability has long been an issue in the Ukiah Valley and is a likely constraint to future development in the Valley, complicated by legal, environmental, political and socioeconomic issues. Challenges include decreased water diversion, as well as difficulties and lengthy time inherent in developing new supplies in the face of increasing demand. Various “unknowns” related to water supply make planning for future growth and development a difficult task. Many areas within the UVAP planning area are served by public water providers which are currently under moratorium. For a more complete discussion of water supply issues please refer to Section 6 of the UVAP.

Non-environmental constraints to development include a limited amount of developable land and regulatory requirements mandated by state government. While neither factor prevents development, it does increase time and cost of land use projects.

Infrastructure and Service Needs

In addition to the well-documented issues pertaining to the water supplies, future development requires that other infrastructure and public services be available to support the needs of future residents and businesses. Meeting these needs is a delicate balancing act. The existing population should not bear the costs of new development. At the same time new development should not be placed in a position where it should pay to fix existing problems. In addition, new development should be phased to match the extension of services.

Public Services and Facilities: Public services and facilities include roadways, law enforcement, fire protection, water, sewer, parks, etc. In recent years, many service expansion costs have been paid by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents.

Solid Waste Disposal: Currently, there are no operating landfills in the UVAP planning area. Solid waste generated in the Valley is exported for disposal to the Potrero Hills Landfill in Solano County. The Valley's solid waste disposal system consists of a large volume transfer station that receives waste for export. This transfer station for the Ukiah Valley is located on Taylor Drive, south of Plant Road and is privately owned and operated under agreements with local government. The Mendocino Solid Waste Management Authority (MSWMA), a Joint Powers Agency formed in 1990 by the County and the City of Ukiah, identifies transfer stations, recycling processing facilities, and composting facilities necessary to implement each jurisdiction's waste diversion goals. The Source Reduction and Recycling Element, jointly adopted by the County of Mendocino and the City of Ukiah, sets forth a strategy to minimize the volume of solid waste requiring land disposal.

Educational Opportunities: Educational facilities are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are many other private and nonprofit entities that provide services to individuals ranging in age from preschool to adults.



The UUSD serves the Ukiah Valley, providing elementary and middle schools, a high school, and a continuation high school. The District upgrades facilities and if necessary, will build new facilities. As is the case with the existing schools, any new school site should provide the recreational needs of the particular neighborhood it is proposed for.

Mendocino-Lake Community College District operates Mendocino College, located north of the City of Ukiah at the end of Hensley Creek Road. The majority of students attend part time. The college benefits the area by providing a local opportunity for higher education, sponsoring social and cultural events, and helping to train people for work within the local job market. It also houses a satellite learning facility for Sonoma State University, allowing students to take some classes locally instead of having to drive more than an hour to Rohnert Park.

City and County government can assist with the provision of a quality learning environment through policies that promote land use compatibility in school facility siting and operation. School siting should minimize distractions to learning, threats to health and safety, and facilitate multiple uses of public school facilities. Discretionary land uses with the potential to negatively impact school facilities should be discouraged or mitigated. Conversely, the negative impacts of school facilities on local neighborhoods, agriculture, and other surrounding uses should also be mitigated.

Growth Management

Growth management systems emphasize control over urban growth and the types of land uses that are permitted. Urban growth is controlled by many factors, perhaps the most important of which is the community's policy on providing urban services. Some regulatory growth management strategies require public services such as water, sewer, roads, and schools to be in place before new development is approved. Typically such a policy is set forth in the designation of urban service areas or growth boundaries. Comprehensive growth management systems also require that local governments classify land in terms of natural resource value and make development decisions consistent with the classification. Wider recognition of the costs and negative impacts of development have generated greater interest in methods to control it. Growth management attempts to address a wide range of concerns by developing a consensus on the shape and size of the community's future. Such factors including the development and financing of key infrastructure improvements, maintaining the infrastructure development and financing, the proper balance of development with environmental protection, and the provision of incentives for certain types of development are blended together to ensure that individual land-use decisions foster, rather than harm, a community's goals.

BUSINESS DEVELOPMENT STRATEGY

Even with appropriate services, economic development in the Valley should be facilitated where possible. There are two strategies for accomplishing this within the context of the UVAP Land Use and Community Development Element.

Retain and Attract Businesses

It would be beneficial to both the City and County to work in concert to promote business development and employment opportunities throughout the Ukiah Valley, emphasizing local ownership of businesses in order to keep capital and growth within the community. Local agency staff would work with individuals and business organizations of all sizes and types to locate, expand, start a business or develop a project in the Ukiah Valley. Information could be made available relating to the local market, site location, project development issues and processes, employee base, schools, retail centers, cultural resources, education, etc.

Sustainable Business Strategies:

Some forms of development are both environmentally and socially sustainable. They do not lead to a "trade-off", but to an improved environment together with development that does not draw down the existing environmental "capital." Local agencies and businesses can find approaches that will move towards the goals of environmental protection, social well-being, and economic development at the same time. Sustainable development is good business in itself. It creates opportunities for developers of environmentally safer materials and processes and those that engage themselves in social well-being. These enterprises will generally have a competitive advantage. They can earn their local community's goodwill and see their efforts reflected in the bottom line.

COLLABORATIVE DECISION-MAKING AND REVIEW

In order to make the UVAP successful over the long term, the plan should be implemented in collaboration with the City and reviewed periodically. The Ukiah Valley contains both City and County jurisdictional lands, each with their own unique character and special places. While the local governments are separate jurisdictions, they provide similar and sometimes over-lapping governmental services. Both the City and the County are a popular destination for people and businesses migrating into the Valley. Each jurisdiction is faced with concerns about the most efficient way to expand facilities and services to meet the needs of expected future population. Each is faced with challenges of growing with nearby neighbors, weaving together the fabric of community at their and their neighbors' edges. Local governments that coordinate land development patterns and cooperate in service provision can receive mutual benefits. There are two specific forms of collaboration envisioned for the Valley.

City/County Staff Coordination: It may be advantageous for the City and County to establish a formalized approach to staff review and analysis of projects within the UVAP planning area. A City/



County staff committee (organization to be determined) would provide a link between City and County planning agencies by offering a forum for discussion, providing accurate, consistent land-use planning information, and incorporating local planning documents and goals into the project objectives.

Tax Sharing: The City of Ukiah and Mendocino County should continue to work towards a mutually agreeable tax sharing agreement. A tax sharing agreement between the City and the County will reduce and/or eliminate economic competition and position the City and County to make land use decisions based on planning principles.

City and County coordination in planning efforts and tax revenue sharing would allow land use and development proposals to be evaluated purely on how well the proposal fits with adopted plans and not which jurisdiction would benefit more fiscally as a result of the decision. The objectives of the coordination are to seek compatible uses of land and natural resources and to achieve a smooth transition between areas of development within each jurisdiction.

Finally, continued review and revision of this plan on a periodic basis would ensure that the document remains relevant in a changing world.

GOAL LU1

Create compact, mixed-use, and well-balanced communities that can achieve this plan’s principles of sustainability.

Policy LU 1.1: Promote development and building practices that support healthy communities.

LU 1.1a: Healthy Communities

Ensure that land use and development decisions include consideration of impacts on water and indoor/outdoor air quality, as well as access to healthy food vendors, social and recreational opportunities, safe networks for walking and bicycling, and other attributes that promote the health of the community.

Policy LU 1.2: Utilize planning tools and incentives to guide the development process towards creating a compact, mixed-use community achieving a balance among social, economic, and environmental systems.

LU 1.2a: Compact Urban Forms

Use land use planning and decision-making to promote compact development forms, mixed uses, infill, reuse, and sustainable technologies. Such strategies are intended to promote resource management and conservation, service and infrastructure efficiencies, and avoid the degradation or waste of social, economic and environmental resources.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

LU1.2b: Infill Incentives

Prepare and implement an infill development strategic plan to identify incentives to attract desired development types to areas that can support growth.

Revise zoning regulations to accommodate mixed-use/compact development and a variety of housing at urban/village densities, and offer incentives such as density bonuses within the code.

LU1.2c: Policy Coordination

Implement policies and programs in the General Plan and other plans adopted by the County that promote the concepts of sustainable development and livable communities.

LU1.2d: Housing Element Consistency

Ensure that the County’s housing program consists of those actions necessary to achieve the policies of the General Plan and the Ukiah Valley Area Plan.

LU 1.2e: Land Supply

Ensure that adequate land is designated to meet the projected future housing needs of the Valley.

LU 1.2f: Master Plans

Prior to any new discretionary project approvals in the Brush Street Triangle (except for the existing application for an affordable housing project), a master plan shall be prepared for the Brush Street Triangle to coordinate area wide circulation and infrastructure, preserve open space, provide recreational facilities, and maximize ultimate development potential.

Policy LU1.3: Promote suitably located housing and services for a range of ages and incomes within the Ukiah Valley.

LU 1.3a: Well-Served Communities

Emphasize complete and integrated communities which encompass the facilities and activities essential to the daily life of the residents and promote community atmosphere and interaction.

LU 1.3b: Zoning and Development Standards

Adopt and implement zoning and development standards which locate higher density and intensity development proximate to the integrated transportation corridor.

LU 1.3c: Mixed-Use Development

Promote mixed-use development at higher densities that support transit along the State Street Corridor.

LU 1.3d: Diversified Neighborhoods

Encourage the development of well-integrated neighborhoods of single-family and multi-family homes that include owner-occupied and rental housing units in single-use and mixed-use environments, with a range of densities and affordability levels.

LU 1.3e: Residential Areas

Allow residential development in a variety of locations that offer a range of housing densities and housing types.

Policy LU 1.4: Continue to allow growth in High Intensity Development Corridors.

LU 1.4a: Land Use Planning

Encourage higher population, building and land use density and intensity along appropriately classified roads with existing capacity.

Priority shall be given to projects that:

- Do not displace existing commercial agricultural activities;
- Do not develop sites containing prime agricultural soils or Unique Farmland;
- Convert less than one acre of oak woodland;
- Maximize green building techniques, energy conservation, and alternative energy systems;
- Maximize access to and provision of alternate transportation modes;
- Do not significantly adversely affect views from major roads or plan area gateways;
- Are not located in “high” or “very high” fire hazard areas; and/or
- Are infill projects near public transit.

GOAL LU2

Promote compatible land uses adjacent to important transportation facilities and protect against incompatible ones.

Policy LU 2.1: Define acceptable standards for development in the vicinity of the airport.

LU 2.1a: Clear Zone

Prohibit development in the clear zone as defined in the Ukiah Municipal Airport Master Plan.

LU 2.1b: Compatibility Guidelines

Only allow development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Airport Comprehensive Land Use Plan (ACLUP).

As airports evolve and fuel prices change, collaborate with the City of Ukiah, the County Airport Land Use Commission and Caltrans Aeronautics to reassess compatibility issues.

Policy LU 2.2: Evaluate the compatibility of proposed projects located adjacent and near to the rail line.

LU 2.2a: Freight Rail and Land Use

Facilitate the use of rail for freight by locating appropriate industries and land uses near the rail line.

GOAL LU3

Consider the needs of education providers in the planning and project review process.

Policy LU 3.1: Encourage new school facilities to be compatible with surrounding uses, and protect existing schools from the introduction or expansion of incompatible uses.

LU 3.1a: Schools and Nearby Land Use

Consider the potential impacts of discretionary projects on school facilities and the impacts of school facilities on nearby land uses.

Strongly encourage compatible land uses adjacent to or near school facilities.

LU 3.1b: School District Consultation

At the earliest time possible, consult with the public school districts concerning (a) impacts to schools resulting from nearby discretionary projects, and (b) impacts to the surrounding area resulting from the siting of school facilities.

Policy LU3.2: Support the Ukiah Unified School District and Mendocino-Lake Community College District in their efforts to provide adequate facilities and sustain a safe, healthy, peaceful learning environment for their students.

LU 3.2a: Future School Sites

Assist educational institutions in identifying potential future school sites which (a) are compatible with transportation and land use plans, (b) are compatible with neighborhood character, (c) avoid conflicts with agricultural or industrial uses and (d) facilitate multiple uses of community parks and public facilities by public schools.

GOAL LU4

Manage future growth to ensure that essential support infrastructure is in place prior to development.

Policy LU 4.1: Apply growth management strategies when reviewing discretionary projects.

LU 4.1a: Growth Management

- Prepare, adopt and implement a growth management plan for the Ukiah Valley.
- Identify an annual average growth rate of new housing units and commercial services that are allowed to develop.
- Identify priority protection areas where development should be discouraged or prohibited. In addition, identify phasing areas where growth can be accommodated and prioritized in sequence.

Policy LU 4.2: Promote balanced development to improve the community's ability to support and fund facilities and services.

LU 4.2a: Infrastructure Availability

Coordinate with the special planning districts and the Local Agency Formation Commission (LAFCO) in the Ukiah Valley to ensure that municipal service reviews are adequate and up-to-date.

Before approving major projects, require new development applications to identify the impacts that the proposed development would have on the provision of public services, and approve those applications that can mitigate impacts or contribute a proportional fair share so that local public services can be maintained at an acceptable level.

Restrict issuance of development entitlements until infrastructure is known to be available.

GOAL LU 5

Create a business development strategy that emphasizes local ownership and/or adds value to local goods or services that re-circulates money within the community.

Policy LU 5.1: Retain and attract businesses.

LU 5.1a: Economic Development Strategy

Formulate an economic development strategy that reflects current economic and business trends. Collaborate with City staff, elected officials, and business organizations to actively market the Valley as a desirable location for different types of businesses.

Section 3 Land Use and Community Development

Policy LU 5.2: Facilitate investment in “value added” industries, especially in agriculture and timber.

LU 5.2a: Promotion and Branding

Collaborate with existing groups – such as the Mendocino County Promotional Alliance, the Mendocino Lodging Association and the Mendocino County Wine-grape and Wine Commission – to add value to local goods and services through promotion, education and research.

Policy LU 5.3: Support small business development.

LU 5.3a: Business Development Programs

Collaborate with existing groups, such as the Economic Development and Finance Commission and the West Company, to provide business development programs such as business loans, specialty grants, technical assistance, and micro-enterprise training.

Policy LU 5.4: Provide labor force training and development.

LU 5.4a: Training Programs

Collaborate with existing groups, such as the Mendocino Private Industry Council, to provide workforce development and training programs and increase the capabilities of the local workforce.

Policy LU 5.5: Identify locations for community places in both the city and county, and attract public uses to these areas.

LU 5.5a: Market/Mercado

Take the following steps to attract a Latino-oriented Mercado that features a plaza, shops and fresh food:

- Conduct a targeted market analysis to determine what types of business are likely to succeed and identify what facility needs they have;
- Identify sites in either the city or the county that can accommodate development of a Mercado;
- Market these sites to private developers; and
- Market the project to attract tenants

Goal LU 6

Establish Ukiah and Mendocino County as leaders in the development of businesses and practices that conserve resources and avoid needless consumption and waste.

Goal LU 7

Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City Agencies.

Policy LU 7.1: Collaborate with the City of Ukiah to fund programs and evaluate planning issues in the Valley.

LU 7.1a: Tax-Sharing Agreements

Continue to collaborate with the City of Ukiah to create and implement a tax-sharing agreement that will help fund services in both the County and the City.

LU7.1b: Sphere of Influence

Work with the City of Ukiah to revise the City's Sphere of Influence (SOI), and continue to collaborate on planning decisions that regulate land in the SOI.

LU7.1c: Comprehensive Planning Team

Investigate the feasibility of forming a Valley-wide planning team with staff from the City and the County to jointly oversee planning in both jurisdictions.

LU7.1d: Fiscal and Economic Impact Assessment

Assess the fiscal and economic impacts of each new commercial development proposal that includes over 100,000 square feet of new retail commercial development.

GOAL LU8

Ensure that there is an ongoing process of community involvement for the purposes of providing input and monitoring the success of the Ukiah Valley Area Plan.

Policy LU8.1: Periodically monitor Ukiah Valley Area Plan implementation status.

LU8.1a: Ukiah Valley Area Plan Review

Develop a process for the assessment of plan implementation through annual review by the County Planning Commission and Board of Supervisors including:

- At the close of each fiscal year, preparation of an annual UVAP progress report for public review;
- Provision of opportunities for public input and discussion in the review and establishment of annual work priorities for staff and elected officials.

GOAL LU9

Provide that sufficient industrially zoned areas are protected to provide opportunities for future jobs and economic development.

Policy LU9.1: Develop a notification process to insure that adjacent landowners in the community are informed of likely impacts associated with industrial development.

Policy LU9.2: Develop an ordinance which supports industrial development.

Section 3 Land Use and Communtiy Development

This page intentionally left blank.

Section

4



Community Design

Community Design

GOAL CD-1

Develop an aesthetically appealing urban form that reflects the rural, small-town character of the Ukiah Valley.

GOAL CD-2

Protect and enhance the natural beauty and scenic viewsheds of the Ukiah Valley.

Background

Ukiah Valley residents and visitors can appreciate the value of a community with an attractive physical character and identity. The UVAP Community Design Section recognizes these wishes by establishing the visual and design foundations derived from community input. The County intends to maintain and enhance the character of the Ukiah Valley planning area as a set of compact communities with distinctive, attractive, commercial areas and residential neighborhoods, surrounded by open space and agricultural land. This section will establish policy direction to maintain or enhance the visual appearance of the Ukiah Valley and proposes the use of design guidelines as a planning tool to achieve the community's objectives. The Community Design Section of the UVAP, and subsequent Design Guidelines, will help to inform the development community of the County's expectations and preferences for the quality and character of new development. In addition to assisting project designers and developers, the goals, policies, and implementation measures in this section, and future Design Guidelines, will be utilized in evaluating the suitability and appropriateness of individual project design.



Visual Setting

The rural setting of the Ukiah Valley provides a scenic backdrop for the Valley's communities. Views of wooded chaparral covered mountains provide a dramatic backdrop for all parts of the Ukiah Valley. While most mountain ridges are too steep for significant development, pressure to develop the lower flanks will likely continue, with possible adverse aesthetic impacts due to grading or insensitive building or landscape design. Vineyards and orchards dominate much of the non-urbanized areas of the valley floor. These intensive agricultural areas provide a strong and

Section 4 Community Design



pleasant contrast to the developed areas of the Ukiah Valley and contribute to its rural and picturesque character. The Russian River, with its riparian groves of trees, also provides a major visual element as it flows through the Valley. Examples of important riparian habitats within the UVAP planning area include the River Park area located at the east end of Gobbi Street, the vicinity of the Perkins Street crossing of the river, and the river area lying south of Lake Mendocino Drive. Creeks flowing to the Russian River also provide riparian corridors. Scattered throughout the Valley are remnants of the valley oak forests that originally covered much of this area. These remaining groves provide a significant silhouette and add to the visual character and heritage of the Ukiah Valley. Many outstanding large trees of all species

should be conserved or protected through creative site design. In the northeastern portion of the Planning Area, Lake Mendocino provides an expansive vista of open water nestled between the hills. Community design can play a role in maintaining the panoramic views and attractive first impressions.

Community Separation

Although design guidelines are intended to provide a comprehensive and cohesive aspect associated with the visual environment, they can also be utilized to reinforce the uniqueness of the existing communities within the UVAP planning area. This can be accomplished by tailoring certain elements of the guidelines to reinforce unique aspects of communities such as Talmage, Calpella, and The Forks. Design guidelines can also help in maintaining green/open space between communities in order to emphasize community distinctiveness.

Creating a Sense of Place

In addition to maintaining visual separation between communities, measures that create a sense of place are equally important. By incorporating features such as green space, landscaping, street trees and furniture, public art, pedestrian oriented development, cohesive architectural elements and other visual aspects that reflect the vision of the people, a community with a stronger sense of place can be created. By requiring and encouraging such design elements in new development, the County can help to preserve and enhance community character well into the future.

Scenic Corridors and Gateways

A Scenic corridor is a route with a high visual attractiveness that should be protected and enhanced. A gateway is a term used to describe an entry point to a community or area.



U.S. 101 is an important scenic corridor that provides travelers and residents visual access to the beauty of the Valley. Prior efforts to enhance the corridor's appearance included the Chamber of Commerce's U.S. 101 beautification program that resulted in the planting of trees in an area between Burke Hill Drive and Lake Mendocino Drive. Organized efforts such as Caltrans' Adopt-a-Highway program provides litter cleanup by local groups, improving the overall aesthetic beauty of the Valley. Improvement of the appearance along the U.S. 101 corridor enhance the impressions on the users of that highway.

Gateways are important because they provide a resident or visitor's "first impression" of the Valley and its various community areas. The major Valley gateways include U.S. 101, State Routes 20 and 253, and Eastside Road. Within the Valley, entrances to the various community areas such as the City of

Ukiah, Talmage, and Calpella are also considered gateways. Several of the Valley's gateways present a panorama of orchards, vineyards, trees, mountain sides, and various levels of development. It is important to protect and enhance gateway views which can become cluttered with too many structures and a proliferation of signs and billboards. The community wishes to preserve and enhance the beauty that is an attraction to visitors and source of pride for residents.

The gateways into the City of Ukiah and the immediate surrounding vicinity include North and South State Street, Perkins Street, Gobbi Street, Talmage Road and Low Gap Road. These gateways focus attention on the streetscape and development immediately visible in the area. The relatively intense and disorganized commercial development at many of these gateways could negatively influence the perception of the area for first time visitors and everyday residents alike. Indeed much of State Street outside of downtown Ukiah is dominated by commercial strip development. While street trees have been installed along some property frontages, the tree species generally lack the ultimate growth size needed to provide a significant visual presence by softening or unifying the streetscape.

Both Talmage and Calpella are distinct communities which have gateways that provide visitors with an overall impression of each community's unique characteristics. Talmage contains unique features such as the entrance to the City of Ten Thousand Buddhas which is visible as one approaches from the south on Eastside Road. Calpella includes features such as Russian River views, open space and agricultural lands immediately adjacent to the built environment, and an eclectic style of buildings in close

Section 4 Community Design

proximity to one another which is part of the current community character.

Changes in what both the County and City require of future development projects as well as collaborative efforts by both jurisdiction will go a long way in improving the Valley's scenic corridors and gateways.

Design Guidelines

The UVAP Community Design policies are intended to be the foundation from which formal Community Design Guidelines shall be established. These guidelines, which will be developed from community input and may be implemented via a separate Design Guidelines document or Land Use Codes, will form the framework for design-related evaluation of proposed developments.

Design Guidelines could include some or all of the following design-related aspects and would be developed with substantial public input:

- Architectural features
- Encouraged/Discouraged design elements
- Setbacks, height limits, building envelopes
- Parking requirements and visual treatments
- Public and Private area landscaping
- Sign requirements and limitations
- Relationship to neighboring structures
- Street, curb and sidewalk standards



Additional aspects could be added as needed with the entire set of Guidelines refined over time. The design review guidelines will be used for evaluating the suitability and appropriateness of individual projects. A project that is consistent with the design guidelines (once adopted) is likely to be well received and could therefore move more quickly through the permitting process. To prevent unnecessary delay of development projects, the guidelines should be clear enough for architects, agents and planners to design a project that is consistent with the intent of the Design Guidelines or Land Use Code.

Design guidelines for the UVAP and the City of Ukiah should be consistent in City-County transition areas, the Valley's "gateways," and along the State Street, U.S. 101 and railroad corridors. A comprehensive approach to design standards and guidelines will

help to improve overall visual appearance, unify streetscapes, emphasize valued community themes, provide a “sense of place”, and enhance the cohesiveness of the “Valley” as a community.

Special Design Issues

Below are some special issues to be considered in the development of design guidelines. As development occurs, design and visual appearance issues facing a community tend to increase. The visual appearance of signs, sound walls, above ground utilities, public places, parking lots, and the effects of artificial light, are issues of particular importance. It is the County’s intention that these issues will be addressed in the future set of design guidelines or additions to the land use code. These issues are not intended to be all inclusive, other design issues and programs would be addressed as deemed necessary as part of the preparation of the design guidelines.

Sound Walls: As an area develops or as traffic increases, vehicle noise can become a source of annoyance and potentially a health hazard in residential areas adjoining major street and highway corridors. A common solution is to construct noise barriers between the residences and the road generating the noise. Technically, noise barrier sound walls must be of adequate height to block the line-of-sound between the noise-generating vehicles and the noise receivers. Noise barriers may take a variety of forms, most notably sound walls, or fences if properly designed. Poorly designed, they can overwhelm the scale of the community, block views and create a substantial visual dead space that decreases the walkability. This plan recommends avoiding these structures wherever possible and mitigating the noise impacts through other mitigation if feasible.

Utilities: A common method of improving the design and appearance of an area is to place utilities— electrical power, telecommunications and cable television—underground. Utility facilities which must be placed aboveground, such as communication and electrical towers, should be subject to special design standards, such as shared use to avoid unnecessary duplication of facilities.

Public Places: Public buildings, parks and other facilities are often visually prominent. However, quite often, local governments economize on facility appearance. The County and City can develop standards of design that sets an example for quality in appearance, through the appropriate use of signs, graphics, color and trim. Because public buildings often dominate or set the tone for the area in which they are located, they should at minimum adhere to the same quality design guidelines as private development.



Section 4 Community Design



Parking Lots: The location, size, design and landscaping of parking lots greatly influence their attractiveness as well as affecting the heating and cooling of the urban landscape. These issues are relevant not only to commercial parking lots, but also industrial and public parking lots as well.

Artificial Light: As the Ukiah Valley becomes more urban, the increased use of artificial light affects both urban and rural environments. Poorly designed or installed lighting along roadways can be hazardous and the harsh glare along major roadways such as U.S. 101 detracts from the rural character of the Valley. In neighborhoods, “light trespass” reduces privacy, hinders sleep, and degrades residential character. Excessive lighting wastes energy, affects wildlife and ecological systems, and reduces enjoyment of the nighttime sky. Lighting for

buildings, businesses, landscaping, streets and parking lots, and recreational and public areas can be designed and arranged to minimize visual, ecological, and energy impacts, while providing for nighttime safety, security, and productivity.

Signs: The number, size and appearance of signs, whether located in the County or the City, have the potential to detract from the visual quality of the Ukiah Valley. In general, sign regulations should focus on creating an environment in which signs serve the marketing needs in an attractive and informative manner, without overemphasis on sign detail.

Scale

Architectural form and building placement have a great influence on the community. Techniques such as limiting building heights and requiring varied building facades and differentiated building forms and shapes provides a more comfortable environment from the pedestrian’s perspective, while still allowing for larger scale development. Requiring development within an appropriate scale for each community helps to achieve a comfortable setting and maintains the rural nature of the communities within the Ukiah Valley.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOAL CD1

Develop an aesthetically appealing urban form that reflects the rural, small-town character of the Ukiah Valley.

Policy CD1.1: Develop and adopt guidelines that create a sense of place for the community and protect and enhance the visual character of the Ukiah Valley.

CD1.1a: Design Guidelines

Prepare a set of design guidelines to regulate development in unincorporated areas of the Valley.

Draw upon the City of Ukiah’s design guidelines for City-County transition areas, Valley gateways, and along the State Street, U.S. 101 and railroad corridors.

The design guidelines shall reflect the differences in land use intensities, scale and environmental and community settings within the Valley.

CD1.1b: Neighborhood Scale

Develop and adopt design review guidelines that preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with surrounding uses.

CD1.1c: Street Character

Require that development projects mitigate the impacts of traffic on neighborhood character and integrity. Consider the use of traffic calming measures, alternative project designs, modifications

to the circulation system, alternative transportation modes (e.g., pedestrian, bicycling), etc., when choosing mitigation alternatives.

CD1.1d: Parking Requirements

Include parking standards in the land development code to guide commercial and industrial parking quantity and design.

Requirements shall focus on minimizing the number of stalls required and improving site aesthetics, providing shade, reducing solar heat gain, and clean drainage.

CD1.1e: Landscape Guidelines

Establish landscape guidelines applicable to discretionary projects and building permits for new duplexes, multi-family residential, commercial, industrial, civic, and redevelopment projects.

CD1.1f: Tree Canopy

The landscape guidelines shall include provisions for street canopies and streetscape enhancement that promote plantings while protecting solar access to buildings.

Permit the planting of canopy trees within rights-of-way to improve or enhance the streetscape.

CD1.1g: Village Centers

Focus development around the existing small town centers of Calpella, the Forks, and Talmage and maintain separation between centers to reinforce the village sense of place.

Policy CD1.2: Encourage development that is attractive and reflects the small-town character of the Valley.

CD1.2a: Site Planning

Promote and encourage the use of creative site planning techniques such as clustered development and planned development to facilitate the objective of providing a mix and range of housing types.

CD1.2b: Attractive Street Frontages

During project review, promote improvements that offer attractive, accessible, and pedestrian-friendly street frontages that contribute to the character of the Valley.

CD1.2c: Segmented Buildings

Ensure that building forms are well articulated. Avoid large, unsegmented shapes in building design such as blank walls or an unbroken series of garage doors on street frontages.

CD1.2d: Parking Lots

Require shade trees in large parking lots and planter separation between parking and property lines. Where possible, achieve substantial mature-tree canopy coverage of the paved areas of new parking lots.

Encourage development of surface parking behind the structures they serve rather than between the building and the street.

CD1.2e: Unique Design Elements

Ensure that building designs include varied building façades, rooflines, and building heights to create interesting and differentiated building forms and shapes.

CD1.2f: Public Facilities

New public uses shall be subject to design guidelines that address building form and incorporate relevant standards applied to private development.

Seek the cooperation of government agencies and special districts in complying with the design guidelines for new buildings and facilities.

CD1.2g: Design Guideline Outreach

Assist the public in understanding and complying with the design guidelines through informational materials and pre-application conferences.

GOAL CD2: Protect and enhance the natural beauty and scenic viewsheds of the Ukiah Valley.

Policy CD2.1: Enhance the visual appearance of the City-County transition areas, the Valley's gateways, State Street, and U.S. Highway 101 within the Valley.

CD2.1a: Building Distribution

Limit building intensity between Valley communities to provide a visual separation.

CD2.1b: Gateway Enhancement

Use the redevelopment powers or property incentives to encourage property owners to rebuild, restore, or enhance the appearance of the gateways.

Make public rights-of-ways available for the planting of trees and flowers to improve gateway streetscapes.

CD2.1c: Noise Barriers

Avoid the use of sound walls or other noise barriers for noise mitigation whenever feasible; if unavoidable, require design review for aesthetics, function and sound-reducing capabilities.

CD2.1d: Sign Guidelines

Develop sign guidelines that incorporate a program for sign size, height, location and design to enhance visual appearance, unify the streetscape, and reduce visual clutter.

Policy CD2.2: Reduce excessive artificial light to maintain the quality of life throughout the Ukiah Valley.

CD2.2a: Lighting Guidelines

Adopt and enforce design guidelines that include standards to reduce excessive artificial light such as reduced wattage, downward shielding and limited hours.

Coordinate with the Ukiah Dark Sky Initiative to identify recommendations for lighting standards that reduce artificial light while maintaining adequate visibility for safety and security.

CD2.2b: Interim Design Guidelines

Until the design guidelines and landscape guidelines are adopted, the County will conduct design review of proposed discretionary projects. Outdoor lighting for new projects will not be allowed to cause light trespass and will limit light pollution to the degree feasible. The County will use as interim guidelines

the Simple Guidelines for Outdoor Lighting Regulations developed by the International Dark-Sky Association.

Policy CD2.3: Encourage and design the placement of utilities in a manner which improves visual appearances.

CD2.3a: Underground Utilities

Locate utilities underground where feasible and safe. Support utility provider cooperation in sharing costs and responsibilities for locating utilities underground.

CD2.3b: Utility Screening

Require that utilities, communications towers, and devices that must be sited above ground be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

Section

5



Circulation and Transportation

Circulation and Transportation

GOAL CT-1

Provide for efficient and safe circulation networks throughout the Ukiah Valley.

GOAL CT-2

Enhance pedestrian, bicycle, and transit connectivity between land use types.

GOAL CT-3

Coordinate transportation planning needs, developer obligations, and construction responsibilities.

BACKGROUND

The relationship between circulation and land use is very strong. The transportation network influences where and how land develops. At the same time, every land use type is responsible for the generation of trips. How this network functions impacts drivers, pedestrians, bicyclists, and transit users. It also impacts air quality, plant and animal habitat, storm water runoff, noise, energy consumption, and greenhouse gas emissions. The UVAP Circulation and Transportation Section, in conjunction with the Land Use Section, addresses transportation infrastructure issues in an integrated manner.

The need for an efficient transportation system to carry existing and future traffic is of critical importance. Since the circulation network crosses jurisdictional boundaries, it is important for the County to work together with the City of Ukiah, Mendocino Council of Governments (MCOG), and the California Department of Transportation (Caltrans) to develop a Valley wide network that benefits all modes of transportation. It is important that this section and future collaborative transportation documents are coordinated with adopted MCOG transportation



A pedestrian-friendly residential street that incorporates stormwater management elements.

plans such as the Mendocino County Regional Transportation Plan and Mendocino County Regional Bikeway Plan.

Since road improvement financing methods are limited and vary depending on whether improvements are necessary to alleviate existing deficiencies or accommodate new traffic flows, other funding mechanisms may need to be considered.

Section 5 Circulation and Transportation

As a consequence, many communities have turned to development impact fees as a means of generating funds to pay for improvements that are necessitated by proposed projects. It should be noted that this method of financing cannot be used to correct existing deficiencies. An impact fee may be imposed on a project in relation to the project's proportionate impact on an intersection or road segment.

In addition to building new roads, other methods of improving traffic flow also exist. These can include changing the frequency and type of intersection control (e.g. stop sign, signal, traffic circle) and routing traffic to avoid conflicts (e.g. reducing the number of driveways and the use of center turn lanes and medians). Providing safe routes for bicycles can also help move traffic safely and efficiently through the Valley.

Alternatives to road expansion should be considered during the planning process, prior to undertaking expensive and environmentally impacting road construction projects. Alternatives to the automobile for travel from home to work, retail, and recreational locations should also be included where feasible when undertaking road construction projects. Historically, minimal attention has been given to the needs of pedestrians, bicyclists and public transit riders in both existing and newly developing areas. Several policies and implementation measures contained in this section will help prioritize these alternatives.

THE ROAD CLASSIFICATION SYSTEM

The term "road classification" refers to the hierarchy by which roads are grouped according to the type of service that they provide. The Ukiah Valley is served by a transportation system

consisting of State highways, City and County roads, and private roads. This system can be described according to a hierarchy of functional classifications which assist in linking road capabilities and land uses. Map 5.1 depicts the current and proposed road network for the Ukiah Valley.

The State highway system includes U.S. 101 and State Routes 20, 222 and 253. U.S. 101 (State Route 101) is an important north-south arterial between the City of Ukiah and communities in the Valley. The freeway has four lanes where access is controlled and limited to freeway interchanges. State Route 20 (Highway 20) within the Ukiah Valley is an east-west, two lane arterial connecting U.S. 101 west of Calpella with Interstate 5 (I-5) and the North Sacramento Valley. State Route 222 (Talmage Road), a major collector between U.S. 101 and Talmage, was designated a state highway when it served the former State Mental Hospital (now the City of the 10,000 Buddahs) in Talmage. State Route 253, also known as Boonville-Ukiah Road, links Ukiah with Highway 128 and ultimately State Route 1 on the Mendocino coast. This two lane connector intersects U.S. 101 at the South State Street interchange.

The County road system extends from the State highway system to serve the unincorporated areas of the County. The County road system is primarily a network of two lane roads including paved and unpaved roads. This system consists of arterials, collectors, and local roads.

Finally, some local rural or residential roads in Mendocino County are not maintained by the County Department of Transportation, but rather by the property owners whose properties they serve. Other private rural roads are operated by commercial, industrial,

or timber operations and extend outward from the existing road network. Aside from the timber haul roads, the remaining private roads function as local roads.

Level of Service

Level of Service (LOS) is a metric that allows comparison of traffic volumes between different types of roads and intersections. The LOS ratios and corresponding letter names were established by the Institute of Traffic Engineers (ITE) and is explained in Table 5.1 below. Road segment level of service is the relationship of traffic volume to the capacity of a segment of road between two defined points. Intersection level of service defines traffic congestion at an intersection, and is expressed as the traffic volume in relation to intersection capacity. Both measures of level of service are important in determining whether the road network is capable of handling the additional traffic generated by a proposed project. Level of Service F operating conditions occur when the number of vehicles trying to use a particular road segment or intersection exceed its design capacity.

Future Road and Circulation Patterns

To accommodate the future growth projected under full buildout within the planning area and to improve circulation patterns, the Mendocino County Department of Transportation in conjunction with the Mendocino Council of Governments (MCOG) has identified a series of new roads or road extensions that may be needed over the life of the UVAP.

U.S. 101 is the major north-south arterial, serving not only interregional travel but widely used for travel in the local Ukiah Valley. U.S. 101 has nine interchanges serving the Ukiah area including Burke Hill Road; South State Street/State Route 253; Talmage Road; Gobbi Street, Perkins Street/Vichy Springs Road;



Traffic waits to pass through the intersection of Gobbi Street and Waugh Lane.

Softball Fields (Northbound only); North State Street; Lake Mendocino Drive; and Moore Avenue.

Although U.S. 101 has no capacity issues now or in the future, Caltrans has indicated that the several interchanges do not meet current engineering guidelines for safety or capacity. Of particular concern are the North State, Perkins, Gobbi and the Talmage intersections. All have ramp configurations that pose potential safety concerns due to their placement in respect to surface street intersections, line of sight issues, and interaction with private driveways. The close distance between the Gobbi and Perkins interchanges leads to safety concerns for traffic on U.S. 101 itself. There are also capacity concerns with the southbound off ramps at North State Street and Talmage as well as both directions at Perkins.

Section 5 Circulation and Transportation

| Table 5.1 - Level Of Service Traffic Volume Criteria | | |
|--|--|-------------------------|
| LOS | Generalized Description | Criteria |
| Road Segments | | |
| | | 2 Lane Roads |
| | | 4 Lane Roads |
| A | Free flow, low volume at unrestricted speeds. | < 2,700 |
| B | Stable flow with some restrictions on speed. | 2,701-5,500 |
| C | Speed and maneuverability more closely controlled and restricted. | 5,501-8,700 |
| D | Unstable flow. | 8,701-12,100 |
| E | Volume at or near capacity. | 12,101-15,000 |
| F | Forced flow above capacity. | >15,000 |
| Signalized Intersections | | V/C Ratio |
| A | Free flow, no vehicle waits longer than one signal indication. | 0.00-0.60 |
| B | Stable flow, drivers rarely wait through more than one signal. | 0.61-0.70 |
| C | Stable flow, drivers intermittently wait through more than one signal and backups may develop behind turning vehicles. | 0.71-0.80 |
| D | Approaching unstable flow. Drivers restricted in changing lanes. Delay to approaching vehicle may be substantial during the peak hour. | 0.81-0.90 |
| E | Unstable flow. Traffic volume at or near capacity on arterial. Long queues may create long delays, especially for left turning vehicles. | 0.91-1.00 |
| F | Congested, forced flow. Downstream backups restrict or prevent movement; volume may vary widely depending on downstream backups. | > 1.00 |
| Unsignalized Intersections | | Reserve Capacity |
| A | Little or no delay. | > 400 |
| B | Short traffic delay. | 300-399 |
| C | Average traffic delay. | 200-299 |
| D | Long traffic delay. | 100-199 |
| E | Very long traffic delay, extreme congestion. | 0-99 |
| F | Extreme delay and queuing. | 0 |
| <p>Notes: Volumes are expressed in average daily traffic. For 5 or more lane roads, proportionally adjust to 4 lane volumes. Vehicle/capacity ratio (V/C) is the percent of average daily traffic in relation to the capacity of the intersection (0.90 means 90%)</p> | | |

The UVAP establishes a Level of Service threshold, which identifies the ITE category at which traffic conditions are to be maintained. For State Routes and all County of Mendocino arterials and collectors the LOS threshold is set at D. For all local roads the LOS threshold is set at C. The plan institutes a series of policies governing actions that should be taken to maintain those levels of service and what to implement if those levels are exceeded. Due to the lengthy time period required to make transportation improvements and upgrades, proper prioritization and coordination of planning efforts is essential. The County may consider a variety of options to maintain acceptable conditions. These include placing a priority on improving road segments and intersections that currently operate above their LOS thresholds, directing new development to areas that operate below their LOS thresholds, road or intersection improvements to increase capacity, constructing another road to relieve crowded conditions, reducing traffic through alternative transportation or traffic management methods, or disallowing additional development.

During the development process, the impact of a project upon level of service will be evaluated by a traffic study or use of the guidelines in the Area Plan. Generally, projects which reduce the LOS below the thresholds listed above may be considered to have a potentially significant environmental impact. In this case additional information may be required as part of the application, and mitigation measures to reduce the impacts may be placed as conditions on project approval. The County may also require development impact fees to fund the project's proportionate share of the required road improvements.

The Mendocino County Department of Transportation identifies an additional north-south link on the east side of the Ukiah Valley as an existing need. The establishment of a new connection such as the Redemeyer Road extension could improve existing area wide circulation patterns, relieve existing congestion at the Perkins Street intersection, facilitate emergency access, and support the increased development where appropriate in the eastern hills.

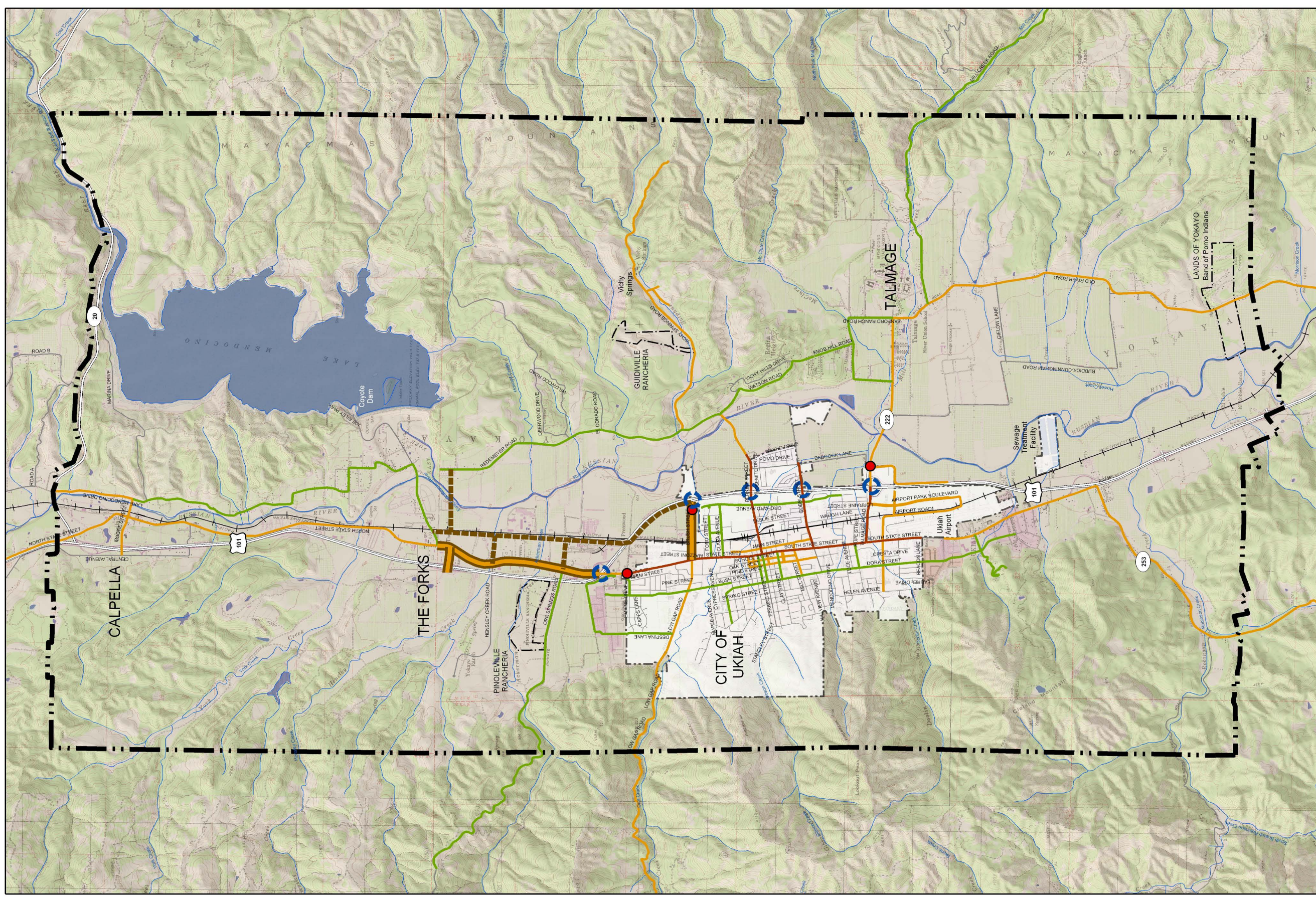
The Conceptual Future Roads and Road Extensions shown in Table 5.2 and Figure 5.1 represents Mendocino County Department of Transportation recommendations as to how circulation could be improved. The route descriptions and visual depiction are conceptual only and are subject to change. The final routes will require a thorough evaluation to determine need and feasibility.

It is important to note that it is the County's intent to continue to coordinate with state, regional, and local jurisdictions and agencies to ensure that transportation plans, standards, and improvements are consistent and compatible across jurisdictional lines.

Section 5 Circulation and Transportation

| Table 5.2 - Conceptual Road Extensions | | |
|---|--|-----------------------|
| Road Name | Location | Classification |
| Orchard Avenue | Extend northward to Lake Mendocino Drive | Major Collector |
| Hensley Creek Road | Extend eastward to new Orchard Ave extension | Local Road |
| Orr Springs Road | Extend east to new Orchard Ave extension | Minor Collector |
| Redemeyer Road ¹ | State or Lake Mendocino Dr to Redemeyer Rd | Minor Collector |
| North State Street | Widen North State from Hwy 101 to Lake Mendocino to be 4 lanes | Major Collector |
| W. Lake Mendocino | Widen between Hwy 101 and North State | Minor Collector |

NOTE: ¹The County Department of Transportation (DOT), with consulting engineer assistance, has completed a feasibility study for the Redemeyer Road Extension, located in the eastern portion of the Ukiah Valley. Part of the study effort included two community meetings. Once a preferred route has been selected by the County Board of Supervisors, a detailed planning, funding, and construction process will commence.



- Ukiah Valley Planning Area
- City of Ukiah
- Tribal Land
- Freeway
- Major Collector
- Arterial Collector
- Minor Collector
- Proposed Road Widening
- Proposed Interchange Improvement
- Proposed Intersection Improvement
- Local Roads
- Proposed New Road

Figure 5.1 Existing and Proposed Conceptual Road Network

Source: Mendocino County Planning & Building Services,
Council of Government & Mendocino County Department of Transportation
August 2011



This page intentionally left blank.



OTHER MODES OF TRANSPORTATION

Mendocino County is heavily dependent on the use of single-occupant vehicles for transportation. As a result, almost thirty percent of all land in urban areas is typically dedicated for circulation purposes, most of which goes to accommodate motor vehicles. Acquisition of land for new roads and widening existing roads is expensive and has social and environmental implications. This Area Plan envisions that the County, City and other agencies will be proactive in facilitating the use of alternative modes of transportation such as walking, bicycling, ride-sharing and increased public transportation use.

Encouraging alternatives to single occupant vehicles delivers a number of benefits to the Valley. Fewer vehicles on the road helps to maintain air quality by reducing emissions. It can also defer the

need for road widening or other improvements. By having additional non-vehicular transportation options, households may also be able to lower their transportation expenses by driving less.

Improving intermodal transportation (the use of more than one method of travel in a single trip) is important to improving connectivity within the Valley and beyond. The Circulation Section addresses intermodal by identifying integrated transportation corridor which includes the Valley arterials, rail, major north-south bus lines, and air transportation.

A bicycle and pedestrian network that is integrated into the transportation system can enhance the quality of life in the Ukiah Valley. Both transportation plans and development proposals should incorporate the needs of bicyclists and pedestrians into their documents. By including these facilities into a plan, a more balanced transportation network that encourages people to leave their cars can be developed. Several planning documents that attempt to improve bicycle and pedestrian access already exist. The Mendocino County Regional Bikeway Plan provides a coordinated system in the Valley. The City of Ukiah has adopted a Bicycle and Pedestrian Master Plan which includes the Rail Trail, a bicycle and pedestrian path within the portion of the North Coast Rail Authority right-of-way located within the City limits. Based upon information contained on the North Coast Rail Authority (NCRA) web site, the NCRA is not opposed to bike and pedestrian paths on its right-of-way. Extension of bikeways to the north could provide an important link to Mendocino College, Lake Mendocino and beyond. Easy to use paths, with convenient secure bicycle parking and safe travel ways will encourage people to use bikes or walk on short trips and errands. A bicycle and pedestrian system can be combined for both transportation and recreational purposes.

Section 5 Circulation and Transportation



Traffic calming measure on a residential street.

Improving the safety, location, access, and connectivity can increase and encourage walking for short errands or to reach another mode of transportation such as the bus. Sidewalks with shade reduce heat reflection from paved areas. Separating pedestrian paths from the roadway with landscaping, or even a bicycle lane or parking, provides walkers with a greater sense of safety. Walking can be encouraged by providing sidewalks within and between residential neighborhoods and commercial areas. Providing shortcuts between areas not interconnected by roads can also promote walking.

Complete Streets

In order to facilitate increased use of alternative modes of transportation, to reduce reliance upon the automobile and

to improve community health, it is important to provide the infrastructure that creates an environment that is safe and enjoyable to pedestrians and bicyclists.

The Ukiah Valley currently has many portions of road that do not offer bicycle lanes and some that do not even provide pedestrian access. As a result of the lack of infrastructure, many people do not currently feel safe biking or walking as a regular means of transportation. By creating complete streets, which meet the needs of multiple modes of transportation, the County can increase the comfort people have with walking and bicycling, for commuting and recreation. Increasing bike lanes and paths and developing a connected route for bicycle travel will allow for greater use of the bicycle as a more commonly used mode of transportation. Providing sidewalks, crosswalks, and safe resting points in medians for pedestrians crossing larger streets, and the inclusion of traffic calming devices also increases the ability for pedestrians to safely access more of their community.

In addition to addressing safety concerns, aesthetics play an important role in increasing pedestrianism. Including landscaping, street trees, benches, and wide sidewalks for pedestrians provides a more enjoyable experience. Landscaping may be used in conjunction with traffic calming measures, such as roundabouts, and bulb-outs, to increase safety as well as provide an attractive environment for drivers, bicyclers, and pedestrians alike.

In addition to aesthetics, landscaping may also provide opportunities to address stormwater runoff as well. By integrating Best Management Practices for stormwater management into landscape design for road construction or improvements, many benefits to the community may be achieved at once.

By developing “Complete Street” guidelines and incorporating them into Mendocino County Road Standards document, pedestrian, bicycling and stormwater needs can be met when a road improvement or development project is undertaken. Complete streets also helps meet other goals and policies included in this document such as reducing energy consumption, preserving and protecting our water resources, increasing community health, and creating beautiful places to live in.

Public Transportation

The Mendocino Transit Authority (MTA) provides a local and county-wide bus transit service. Currently, a fixed route service serves the Ukiah area and other Mendocino County communities within the Valley including Calpella and The Forks. MTA also operates Dial-a-Ride service. The service runs as a “taxi” seven days a week and serves the entire Ukiah area. Other limited regional bus service is offered by Lake Transit, Greyhound and Amtrak Thruway Motorcoach service.

Rail Transportation

Rail transportation is an excellent alternative to truck based freight. One freight car removes 4 big rigs from Highway 101. One gallon of diesel can move one ton of freight over 400 miles. In addition to environmental benefits, rail service is good for the economy. Businesses that are able to utilize rail freight can ship and receive goods from farther away at lower rates when compared to trucking.

The North Coast Railroad Authority (NCRA) was signed into law in 1989 to ensure the continuation of railroad service on the Northwestern Pacific (NWP) rail line. In creating the NCRA to restore and preserve rail service, the Legislature recognized that California’s North Coast region suffers from restricted access and limited transport options. The NWP Company is the common

carrier contracted to handle all freight service, and passenger excursion trains on the NWP line between Lombard (national rail interchange) and Willits.

Severe damage caused by the El Nino storms of 1997-1998 resulted in the shut-down of the entire railroad. Repairs to signals, bridges, and trackwork on the first section of the Russian River Division (Lombard – Windsor) have mostly been completed. Once the railroad’s EIR is certified and FRA completes safety inspections in summer 2010, freight operations are scheduled to commence from Lombard to Windsor in the fall. Repairs North of Windsor to Cloverdale and on to Willits will take place in 2011-2012 with federal and private funds. Restoration of freight service could occur shortly thereafter. No plans have been made to reestablish rail service north of Willits.



Section 5 Circulation and Transportation



It is anticipated the earliest customers of the reactivated rail line will be local jurisdictions interested in municipal waste disposal.

Air Transportation

The City of Ukiah owns and operates the 165-acre Ukiah Municipal Airport located west of Highway 101 just south of State Route 222 in the southern part of Ukiah. The airport was built in the 1930s for military use and has been owned and operated by the City of Ukiah since 1942. According to the City's Airport Master Plan, there are no plans for expansion.

The Airport provides many services which are considered beneficial to the local Community such as daily freight operations (annual air freight processed exceeds an estimated three million pounds), access by business executives as well as emergency services such as fire suppression and medivac. The annual number of takeoff and landings was 35,000.

The Land Use section (Chapter 3) of the UVAP addresses land use issues within the Airport Comprehensive Land Use Plan (ACLUP) which extends in an approximate one mile radius from the runway. The County's ACLUP (as amended) will be

incorporated into the UVAP. The airport serves as a vital aspect associated with the connection of the Ukiah Valley with outlying regions.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOAL CT1

Provide for efficient and safe circulation networks throughout the Ukiah Valley.

Policy CT1.1: Promote the development of an integrated transportation corridor through the Valley.

CT1.1a Identification of Integrated Transportation Corridor

Work with local and regional agencies to define and develop an integrated transportation corridor. The integrated transportation corridor shall encompass U.S. Highway 101, major thoroughfares, rail, air and public transportation to proactively manage travel demand by identifying underutilized capacity in the corridor and shift travel demand accordingly.

Policy CT1.2: Maintain an acceptable level of service conditions on existing roadways.

CT1.2a Coordination with General Plan Policies

Coordinate County road improvement planning and budgeting with the priorities and policies established in the General Plan. The potential for traffic management measures or improvement projects on roads that exceed or are within 10 percent of exceeding the level of service thresholds will be included in the evaluation of potential projects.

CT 1.2b Roadway and Intersection Improvements

When possible, improve existing roadways and intersections in favor of building new transportation facilities.

CT1.2c Alternatives to Road Widening

Where increased capacity is deemed necessary on existing road segments, consider alternatives to road widening, such as through measures that improve system efficiency and capacity. Examples of alternatives include:

- Replacing traffic signals with roundabouts;
- Incorporation of adequate turning radii in intersection design;
- On-street parking controls; and
- Signing or re-striping for turn channels.

CT1.2d Roads Improvement Program

When mitigation is not sufficient to maintain Levels of Service, extend existing roads or construct new roads to meet traffic demands. For a conceptual list of potential road extensions, see Table 5.2

Policy CT1.3: Improve freeway access.

CT1.3a Interchange Improvements

Work with the Mendocino Council of Governments and Caltrans to improve the interchanges of U.S. 101 at Gobbi, Perkins and North State Street to allow access in all directions.

CT1.3b Hook Ramp Improvements

Work with the Mendocino Council of Governments and Caltrans to develop a hook ramp, or other similar designs, at Perkins Street via Orchard Avenue to provide access to Brush Street.

Policy CT1.4: Comprehensively plan for the future of the Ukiah Valley rail corridor.

CT1.4a Rail Needs Plan

Develop a plan defining the Ukiah Valley's rail needs, including potential station locations to enhance the economic vitality of the Valley.

CT1.4b Freight Rail

Work with agencies and the private sector to ensure that freight transportation by rail is not discouraged or eliminated.

Work with agencies and the private sector to increase utilization of freight transportation by rail as a regional approach to decreasing truck traffic and improving air quality.

CT1.4c Passenger Rail Planning

Actively participate in the evaluation and planning of passenger rail services through the Ukiah Valley to ensure that County interests are considered in the process.

Project approvals shall not create land use or other conflicts that hamper or preclude passenger rail service in the Ukiah Valley.

CT1.4d: Rail Trail

Maintain the option of developing bicycle trail facilities within the railroad right-of-way, and look for opportunities to link with the City's Rail Trail program.

CT1.4e: Acoustic Studies

Applications for residential development within 500 feet of the railroad tracks shall require an acoustic study to show how noise levels at residences can be reduced to a level consistent with the Exterior Noise Limit Standards included in the Zoning Ordinance.

CT1.4f: Notification of Rail Activity

New residential development approved within 1,000 feet of the railroad will include a disclaimer that the owner and any occupant is aware of and agrees to accept any inconvenience, discomfort or disturbance associated with train traffic (including but not limited to noise, vibration, railroad crossing safety, dust, and potential risk of spills and releases of a wide variety of materials). This disclaimer will be filed with the deed for each property.

GOAL CT2

Enhance pedestrian, bicycle, and transit connectivity between land use types.

Policy CT2.1: Integrate pedestrian access into the circulation system of the urbanized areas of the Ukiah Valley.

CT2.1a: Pedestrian Access Standards

The land development code shall develop pedestrian access design standards that address:

- Accessibility to the disabled, with appropriate grades, ramps and curb cuts;
- Separation of sidewalks or paths from auto travel lanes by an appropriate combination of grade separations, parking lanes or landscaping when feasible;
- Requirements for landscaped areas and tree shading when appropriate and with respect to solar access; and
- Streetscape amenities such as lighting

CT2.1b: Pedestrian Walkways

To the extent allowed under state law, require private development projects provide pedestrian walkways that provide direct access between key destinations.

CT2.1c: Pedestrian Connectivity

When considering new development projects, the County shall require pedestrian and bicycle access across the property to provide connections for a route between the center of Calpella

(along North State Street) and the Brush Street Triangle or between the City and the center of Talmage. The County will request that MCOG develop a map of these pedestrian linkages and include that map in the next Regional Transportation Plan update.

Policy CT2.2: Develop a safe and integrated bicycle transportation system in order to promote the use of bicycles as a viable and attractive alternative to the automobile.

CT2.2a: Bicycle Route Standards

The land development code shall include standards for safe bicycle lanes or paths, as appropriate, for development projects. Consider bicycle safety in the design of roadways, intersections, and rights-of-way encroachments.

CT2.2b: Bicycle Route Requirements

Require that roads linking residential areas with schools, shopping, services or employment be designed to include bicycle lanes.

CT2.2c: Bicycle Route Construction

- Construct and maintain bicycle routes and lanes in accordance with the Area Plan Bicycle Route map and the Mendocino County Regional Bikeway Plan.
- Seek funds through the Mendocino Council of Governments for the construction of bicycle lanes on routes identified in a County bicycle plan, including in conjunction with County road improvement or widening projects.



- Ensure that bicycle routes connect residential, retail and employment centers.
- Work with HHS in applying for funding to plan and implement bicycle projects.

CT2.2d: Bicycle Parking

Adopt and implement standards for safe and secure bike storage in new development. Develop incentives to place bike storage facilities at existing places of employment and parking lots.

CT2.2e: Bicycle Route Updates

Periodically update plans to extend the system of bicycle lanes and routes in appropriate locations throughout the Ukiah Valley.

Policy CT2.3: Increase public transportation use by improving services.

CT2.3a: New Transit Routes

Work with the Mendocino Transit Authority to assess the feasibility of new bus routes serving new development areas.

CT2.3b Transit Schedules

Work through Mendocino Council of Governments to develop programs designed to increase use of the Mendocino Transit Authority services, including improved coordination of transit schedules and Ukiah Valley work force hours.

CT2.3c: Transit and Bicycle Compatibility

Encourage the Mendocino Transit Authority and other public transportation providers to make bus routes that connect Ukiah with other areas that are bicycle accessible.

CT2.3d: Bus Stops and Shelters

Allow the use of County rights-of-way for on-street bus stops and passenger amenities such as shelters and benches.

Develop design standards that include provisions for safe, convenient bus stop locations and turnouts.

Work with Mendocino Transit Authority to ensure that project design maximizes potential ridership through use of shelters, passenger amenities and service schedules.

GOAL CT3

Coordinate transportation planning needs, developer obligations and construction responsibilities.

Policy CT3.1: Work with Mendocino Council of Governments and the City of Ukiah to maintain an updated Regional Transportation Plan and traffic model including a system for evaluating multiple modes of transportation.

CT3.1a: Traffic Studies

Coordinate with Regional Transportation Plan preparation to assess:

- Trip distribution;
- Transportation modes; and

- Projected transportation infrastructure and right-of-way needs (based on long-term automobile, transit bicycle and pedestrian access.)

CT3.1b: Update Plans to Reflect Current Needs

Using data gathered from traffic studies, update the projected transportation infrastructure and right-of-way needs in relevant planning documents.

CT3.1c: Guidelines for Roads Classifications and Land Use Compatibility

The County will classify the road system consistent with the Federal Highway Administration Functional Classification System.

CT3.1d: Level of Service Monitoring

Work with Mendocino Council of Governments to monitor traffic on roads that currently have levels of service C or D, and incorporate findings into regional transportation plans and updates.

CT3.1e: Intermodal Travel Model

Work with the Mendocino Council of Governments to develop a computer-based intermodal travel model.

CT3.1f: Transit Hub

Work with the Mendocino Council of Governments and the City of Ukiah to establish an intermodal transit hub.

Policy CT3.2: Evaluate proposed new development impacts on roadways.

CT3.2a Maximize Existing Road Capacity

Prioritize development applications that rely on appropriately classified existing roads with available capacity, over proposals that would require new transportation facilities and infrastructure.

CT3.2b Required Studies

Require that major discretionary project applications include generalized traffic and circulation information, including bicycle and pedestrian impacts. The County may require a traffic study prepared by a licensed professional, which may include an evaluation of project and cumulative average daily traffic, impacts on level of service, safety and the area-wide transportation system, consistency with General Plan policies, and adopted Caltrans and City of Ukiah transportation planning documents if applicable, and projected mitigations.

CT3.2c Approval Conditions

Only approve projects if they can provide adequate mitigation to maintain defined level of service standards. Where new discretionary development proposes to rely on existing roads, the following approval conditions should be utilized.

- The project should be served by roads appropriate for the intended use consistent with the Federal Highway Administration Functional Classification System.
- Development affecting roads (excluding local roads) with level of service E or F should not be approved unless mechanisms or offsets to prevent further degradation are secured or in place.

- Rights-of-way must be adequate to serve the project and accommodate multiple transportation modes consistent with General Plan policies and applicable plans and standards adopted by the County.
- The road system must be adequate to serve the project consistent with the General Plan policies and applicable plans and standards adopted by the County.
- Projects impacting State or City transportation systems or right-of-way should be consistent with adopted Caltrans or City transportation planning documents as applicable.

CT3.2d Mitigation and Impact Fees

Require development impact fees, development agreements and other secured funding sources where necessary to fund transportation improvements to maintain an acceptable level of service on County roads and for all other transportation modes.

Work with the City of Ukiah to coordinate funding and implementation of transportation improvements, utilizing the AB 1600 traffic nexus study.

CT3.2e Travel Demand Management Strategies

Mitigate trips generated by new development using travel demand management strategies, such as: free transit passes, mixed use development with concentrated employment centers and residential communities, efficient walking and bicycle connections.

Section

6



Water Management

Water Management

GOAL WM-1

Promote efforts that protect and increase water supply storage and capacity.

GOAL WM-2

Strike a balance between water supply infrastructure and new development.

GOAL WM-3

Promote reclamation and conservation of water.

GOAL WM-4

Protect water quality by improving storm and wastewater management practices.

This section addresses water supply, distribution and quality. Aspects of water as it relates to infrastructure involves the movement, acquisition, and distribution of water which is a major factor associated with future development in the Ukiah Valley. Water quality is addressed in terms of potential sources of degradation, such as through sedimentation, paved surface runoff, and wastewater discharges. Community sewer services are reviewed in their ability to serve the community with sufficient storage capacity and effective wastewater treatment.

Water related issues are organized into the following categories:

- I. Water Supply
- II. Water Distribution, and Infrastructure
- III. Water Demand
- IV. Water Quality
- I. Water Supply, Distribution, and Demand

Water Supply

Surface water supplies include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake

Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system. The groundwater basin was created in a depression formed by faulting and is about twenty-two miles long and an average of three miles in width. It underlies an area of over sixty square miles. The supply of ground and surface water available for use varies with precipitation, intensity of water use, ability for groundwater recharge, and ground permeability. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply.

Water availability has long been an issue in the Ukiah Valley and is a likely constraint to future development in the Valley, complicated by legal, environmental, political and socioeconomic issues. Challenges include decreased water diversion from the Eel River, as well as difficulties and lengthy time inherent in developing new supplies in the face of increasing demand. Various “unknowns” related to water supply make

Section 6 Water Management

planning for future growth and development a difficult task. Unknowns include water purveyors perfecting their surface water rights, the definition of Russian River underflow, versus groundwater, continued refinement of water agreements, and changes in imports from the Eel River through the Potter Valley Project.

WATER DISTRIBUTION AND INFRASTRUCTURE

Community Water Services: There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. All suppliers are regulated by the California Department of Health Services, and Rogina Water Company is additionally regulated by the California Public Utilities Commission. These water providers hold varying claims to water rights for current and future use.

The primary water source for water providers in the Valley is the Russian River and diversion of Eel River water with storage in Lake Mendocino. Property owners without access to the City or community systems obtain water from individual wells, springs or direct diversions of Russian River water. Some water needs are also supplied by wells that tap groundwater aquifers that are not connected to the underflow of the Russian River.

Provider Sources and Areas Served

Millview County Water District serves an expansive area extending north of Ukiah to south of Calpella, and west of US 101 into the eastern Valley, including the Redemeyer Road area. The main water source is Russian River underflow and surface stream flows.



Typical water pumping facility

Calpella County Water District serves the Calpella community, from south of Calpella to north of State Route 20, and from U.S. 101 nearly to Lake Mendocino. Since Calpella County Water District obtains much of its source capacity from Millview County Water District, it may be impacted by Millview's negotiations with the Russian River Flood Control and Water Conservation Improvement District.

Willow County Water District serves much of the area south of the City limits extending to the south of the UVAP planning area, generally from the railroad tracks on the east, to large blocks of land south and southwest of the City including the Oak Knoll area and lands along State Route 253.

Rogina Water Company serves development within the franchise area in the eastern Valley granted by the Public Utilities Commission. The service area extends from Rogina Heights on the north to about three miles south of Talmage, including portions of the Mill Creek drainage west to the Russian River and the Vichy Springs, El Dorado, and Rogina Heights subdivisions.

The City of Ukiah serves customers within the City limits and maintains emergency service intertie agreements with Millview and Willow County Water Districts, relying on project water when natural flows are less than its pre-1949 rights.

The Mendocino County Russian River Flood Control and Water Conservation Improvement District has appropriative water rights



Russian River

to 8,000 acre feet of Russian River project water stored in Lake Mendocino. While it is true that the District wholesales municipal water, nearly all if not all of the agricultural water is actually delivered to the end user.

Water Rights: There are five different types of rights to water in the Russian River: riparian rights, pre-1914 appropriative rights, pre-1949 appropriative rights, project water, and post-1949 appropriative rights.

- Riparian rights usually apply to lands bordering the Russian River and involve a right of land owners to use the natural flow of the stream directly for beneficial purposes on lands adjacent to the source.
- Pre-1914 appropriative rights were established prior to December 19, 1914 and are the oldest water rights in the watershed. Actually the SWRCB has comparatively little say in how the pre-1914 rights are used - which is why pre-1914 water rights are attractive to some.
- Pre-1949 rights are held by entities that diverted water from the Russian River (or tributaries to the Russian River) before 1949 when the Coyote Dam project was approved. Water available for pre-1949 diversions include natural flows of the Russian River and imported water from the South Fork of the Eel River. Pre-1949 rights are held by municipal, industrial and agricultural interests.
- Project water refers to water resulting from the creation of Lake Mendocino which is formed by the Coyote Dam. Project water is released from storage in Lake Mendocino and reserved for uses in Mendocino County under a Russian River Flood Control and Water Conservation Improvements District's

(RRFCD) water right permit. The permit is limited to 8,000 acre-feet annually as depleted by consumptive use. During dry years when natural flows in the river are limited, some pre-1949 water users may be dependent on use of project water.

- Post-1949 rights are appropriative water rights granted by the State Water Resources Control Board (SWRCB) to a water provider to divert the surface or underflow of the river or one of its tributaries subsequent to the project authorization to construct Coyote Dam in 1949.

Water Demand

Quantifying water demand and identifying all potential water sources will facilitate effectively planning for future development. Demands for short, intermediate and long-term planning periods should be determined in advance of any approvals for new development projects and should be utilized in the decision-making process.

Adopting standards to make approval of development projects contingent upon ability to serve will prevent an over-commitment of water resources. Avoiding the practice of water export will further preserve the community's ability to support and fund Valley-based facilities and services. In instances where water and sewer network expansion is proposed as part of new development outside of existing service areas, making the cost of expansion the responsibility of those proposing the development, will ensure stability for existing customers. Substantial agricultural production in the Valley depends upon large quantities of water for irrigation. Projected growth, including future residential, commercial and industrial development in the Valley will require water usage as well. Promoting reclamation, additional storage and conservation of water will help the Valley meet and sustain long-term needs.

Future water demands are typically estimated by characterizing existing water usage rates and patterns, assessing whether or not these usage rates and patterns will change in the future, and applying the projected usage rates to anticipated population growth rates or land use changes.

The Mendocino County Water Agency prepared the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010*, which contains an analysis of the water capacity for the entire Ukiah Valley and anticipated water demand for the Ukiah Valley Area (UVA) which constitutes the region covered by the UVAP, excluding the incorporated portions within the City of Ukiah.

According to the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010*, between 2000 and 2009 total water production in the UVAP planning area – the combined production of Calpella, Millview, Ukiah, Rogina, and Willow – ranged from 5,451 acre-feet in 2009 to 7,679 acre-feet in 2002, and averaged 7,098 acre-feet. In each year Ukiah accounted for roughly 50 percent of the total water produced, while Millview and Willow accounted for approximately 25 and 15 percent of total water production, respectively. Under existing conditions approximately 75 percent of the water produced by the five public water service providers – Calpella, Millview, Ukiah, Rogina and Willow - is used for residential purposes, while commercial uses account for approximately 15 percent of the total production, and the balance - approximately 10 percent – is used for industrial and miscellaneous purposes.

As explained in the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010*, future water demands are typically estimated using one or a combination of three predictive

methodologies; **population based, connection based, or land use based.**

Land use based water demand projections are typically calculated in a three-step process that begins with the characterization of land use types within a given geographic area, followed by the assignment of “unit water demand rates” for each land use type. Water demands are subsequently computed by multiplying the acreage associated with each land use type by the associated unit water demand rate, and summing the resulting water demands for each land use type to obtain a total water demand figure for the geographic area in question. For the purposes of this analysis, future land uses within the UVAP planning area were characterized and grouped into four categories; single family, multifamily, commercial, and industrial. Land use based water demand projections for the UVAP planning area indicate water demands will increase by 4,722 acre-feet by 2025 for a total water demand of 12,371 acre-feet (revised number per final UVAP Water Supply Assessment).

Future water demands for the UVAP, based on the land use predictive methodology and the UVAP land use based usage rates, are detailed in the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010*.

Water Conservation Requirements

Mendocino County should adopt progressive construction strategies and technology to minimize impacts to the local infrastructure and environment. All new building and redevelopment in the Valley should rely on mandatory water conservation programs using reduced-flow water fixtures and

irrigation equipment, native and drought tolerant landscaping, and other passive and active systems to reduce water demand and free up capacity for new uses. Conservation strategies such as reclaiming storm water and reusing wastewater will also help to maximize water supply and reduce demand. Water conservation, water recycling programs and Valley-wide coordination can augment the available water supply. When development is proposed, proof of water availability would need to be demonstrated.

Senate Bill x7-7 (SBx77) became law in 2009 and requires the State’s retail urban water purveyors to reduce urban per capita water usage by 10 percent on or before December 31, 2015; and by 20 percent by December 31, 2020. Pursuant to SBx77, retail urban water purveyors are defined as a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or supplies more than 3,000 acre-feet of potable water annually for municipal purposes. Currently, only Ukiah meets the State’s criteria for retail urban water purveyors. However, it is anticipated that by 2030, Millview, the second largest retail urban water purveyor in the UVA, will also meet the State’s criteria and be subject to SBx77. Although current law excludes Willow, Rogina and Calpella from the requirements of SBx77, it is anticipated that at some point in the future the law will be amended to include all retail urban water purveyors, regardless of size.

Although relatively straight forward in theory, the process by which retail urban water purveyors will demonstrate compliance with SBx77 has not been fully vetted. Key issues include the establishment of baseline per capita usage rates from which

Section 6 Water Management

a 20 percent reduction in per capita usage will be measured and appropriate exemptions for those entities that have already achieved significant reductions prior to SBx77. Consequently, the likelihood of all retail urban water purveyors actually achieving the water conservation savings mandated by SBx77 remains unclear. Implementation of the water conservation mandates imposed by SBx7-7, by all retail urban water purveyors in the UVAP planning area, would substantially reduce the amount of “new water” needed for UVAP implementation – water conserved by existing users would provide in part, the water needed for UVAP implementation. For example, in the case of the UVAP, the incremental increase in water demands – i.e., the need for new water supplies – would be reduced by approximately 55 percent, from 6,095 acre-feet to 3,346 acre-feet in 2030. (Source - Final Water Supply Assessment for the Ukiah Valley Area Plan –October 2010). Though SBx77 establishes water conservation goals, we cannot however count on these reductions being achieved and therefore, still need to proceed with the assumption that the estimates of “new water” needed to support the growth established by the UVAP are not based on anticipated reductions through conservation.

Agency Involvement: Many agencies regulate the use of water in the Ukiah Valley and the Russian River. Use of water in the river, which includes underflow, is regulated by the State Water Resources Control Board (SWRCB). The Russian River Flood Control and Water Conservation Improvement District (RRFC&WCID) manages flood control and has water rights to 8,000 acre feet per year of water stored in Lake Mendocino and released to the Russian River in the summer months.

District and agency water providers in the UVAP planning area obtain rights to Russian River water via permits and licenses from

the State Water Resources Control Board (SWRCB). These permits and licenses regulate where, when and how much water can be diverted, and specifically where the water can be used. While permits are issued for specific periods of time, licenses apply to the amount of water put to beneficial use. These permits and licenses do not guarantee that water will be available for diversion. In dry years, water may not be available to meet all rights. Appropriative rights have a certain priority based on when they were filed. The right to use the available supply of water is based on the priority of the right. The SWRCB has declared that the Russian River is fully appropriated during the season from July 1 to October 31.

Water Quality

Water quality is regulated by the North Coast Regional Water Quality Control Board (NCRWQCB) and indirectly by the County Division of Environmental Health. Wildlife resources are regulated by the Department of Fish and Game (DFG), U.S. Fish and Wildlife Service and National Marine Fisheries Service.

A number of collaborations could be instrumental in maintaining a healthy water supply for the Valley. Cooperating with the City of Ukiah, LAFCO, the County Water Agency and local water districts will achieve the most comprehensive approach to strategically conserving and allocating water resources. Collaborative outcomes could include: water source identification, increased water appropriations, expanded storage capacity, infrastructure provision and mandatory municipal service evaluations. Additional water supplies should be pursued by identifying Russian River system water rights that may be available to support development of new land uses in the Valley; exploring water storage capacity expansion in Lake Mendocino, Lake Pillsbury, off-stream reservoirs, the Russian River and its tributaries; providing technical and political support to water districts and

agencies in their negotiations with Sonoma County Water Agency, and by coordinating with water purveyors to participate in hearings and actions involving water rights and distribution of area water.

Surface and ground water systems are typically interconnected. Water quality degradation of one system has the potential to contaminate the other. The types of water quality degradation of most concern in the Ukiah Valley are sedimentation, surface runoff, and wastewater discharges. For more on water quality and resource management practices pertaining to biological systems please see Section 9, Open Space and Conservation. Water quality issues are governed by the Federal Clean Water Act enforced primarily by the United States Environmental Protection Agency (EPA). The State Porter Cologne Act is enforced by the North Coast Water Quality Control Board and to a lesser degree the County Environmental Health Department. All public and private development in the Ukiah Valley must comply with these laws to protect water sources including the Russian River, its tributaries, and the groundwater system and their distribution, storage and use.

Surface Water Runoff: The potential for surface water contamination increases with greater paved areas or impermeable surfacing, and with greater numbers of vehicles, maintenance facilities and businesses. Even with normal use, vehicles in parking lots may leak oil, fuel or coolant. Public and private vehicle and equipment storage, repair, maintenance and service facilities and businesses may also concentrate pollutants. Runoff from residential development also contributes to water pollution. Potential sources include vehicle maintenance wastes, pesticides, household hazardous wastes, pet wastes, and trash. During storms, contaminants may be discharged from parking lots,

repair, service, and maintenance facilities, and other areas into stormwater systems and ultimately into the Russian River. When surface water and stormwater runoff is controlled, the volume of contamination entering the Russian River system is reduced.

Urban runoff is a leading cause of pollution throughout California. Pollutants present in storm water can have damaging effects on both human health and aquatic ecosystems. In addition, the increased flows and volumes of storm water discharged from impervious surfaces resulting from development can significantly impact beneficial uses of aquatic ecosystems due to physical modifications of watercourses, such as bank erosion and widening of channels. The National Pollutant Discharge Elimination System (NPDES) under authority of the Clean Water Act (CWA) was established in order to help address urban runoff pollution. These regulations require the State Water Resources Control Board (SWRCB) to issue NPDES storm water permits to operators of small municipal separate storm sewer systems (Small MS4s) that discharge to waters of the U.S. Portions of the UVAP planning are subject to the NPDES permit requirements. Criteria for inclusion in the NPDES program are established by the SWRCB.

In order to reduce the volume of contamination entering the Russian River system and control surface water runoff, a range of strategies is needed. Developing and implementing Best Management Practices Guidelines will help to protect Ukiah Valley's waterways from pollution and sedimentation of storm drain system and creeks. Guidelines should require: alternatives to impervious surfaces in new development, redevelopment or public improvement projects; site design that utilizes natural topography and limits grading to the extent practical; and native landscaping to absorb and filter fertilizers, pesticides and other pollutants. Storm

Section 6 Water Management

water drainage facilities should be designed in accordance with storm water mitigation standards and guidelines outlined in the Standard Urban Storm Water Mitigation Plan (SUSWMP) and the Mendocino County Road and Development Standards. Specifically, storm drain design in the Ukiah Valley Plan area should rely on rainfall duration and intensity relevant to the Valley, as presented in the Mendocino County Road and Development Standards document.

Development Impacts: Development patterns within the Valley, particularly within the City of Ukiah, have resulted in increased paved or impermeable surfaces and the conversion of streams and creeks to channelized drainage facilities. Channelization of waterways and the creation of impermeable surfaces disrupt natural drainage patterns, which can result in increased flooding and deterioration or destruction of natural riparian habitats, fisheries, and reduced local groundwater recharge. There is a need to provide mitigation that will balance development with the resources and critical functions that the Russian River and its tributaries provide.

Sedimentation: Sediment and debris caused by hillside erosion and ground disturbance can migrate into watercourses and degrade water quality, affecting fisheries and recreational use and reducing flood carrying capabilities. Unpaved roads are typically the largest contributor to sedimentation of water

courses. These materials clog and reduce drainage system capacity and indirectly affect water quality. This may result in flooding of tributaries or overflow at culverts and storm sewers. In 1998, pursuant to the Clean Water Act, the State Water Resources Control Board listed the Russian River as an “impaired water body” due to excessive sediment, thereby

requiring the adoption of “total maximum daily load” standards to control the discharge of sediments. Future amendments to the North Coast Region Basin Plan may include prohibitions or limitations on sediment discharges and best management practices for erosion control, unstable areas, and riparian zone management.

Wastewater Contamination: Major sources of concern for water contamination revolve around septic system location and function, sewage treatment facility capacity and disposal methods, as well as landfill drainage. Wastewater discharge from individual sewage treatment facilities can be a significant source of contamination if systems are not designed properly. In general, steep or impermeable areas are not conducive to septic system use. Older septic systems without adequate leach field replacement areas, or a high density of septic systems within an area can also pollute groundwater resources.

Water quality can be protected by providing adequate sewage disposal in urban and rural areas. Compliance with current septic system regulations decreases the potential for future



problems, but ultimate conversion to public sewer systems is a more long-term solution for higher density areas with older private systems. Supporting increased sewage treatment facility capacity will more responsibly serve current and future needs of the Ukiah Valley.

The City of Ukiah's Municipal Landfill located on Vichy Springs Road, east of the Russian River, has historically been part of the overall waste management system for Mendocino County.

This landfill is currently closed. Landfills must be designed to contain any water that touches the fill area. Monitoring and remediation of any identified problems must continue during the life of the landfill, and for at least 30 years after its closure. Surface water is contained through collection ponds designed to trap any excess flow of water so that it cannot leave the landfill site.

The sewage treatment plant owned and managed by the City of Ukiah serves the City as well as areas throughout the Valley via the Ukiah Valley Sanitation District. Prior to the establishment of stricter regulations, treated and untreated water from municipal sewage disposal systems was discharged into water systems. Today, sewage disposal methods continue to improve. Urban sewer plants were among the earliest targets for clean water actions and improvements.

Community Sewer Services: The Ukiah Valley Sanitation District (UVSD), the City of Ukiah, and Calpella County Water District provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. These agencies ensure that wastewater is collected, treated and disposed of safely and efficiently.

The City of Ukiah Wastewater Treatment Facility: The Russian River is a critical component of the City's wastewater treatment system which also serves sewer portions of the Ukiah Valley via the Ukiah Valley Sanitation District. The City of Ukiah owns and operates a wastewater treatment facility that provides service to about 17,000 people in the City and the Ukiah Valley Sanitation District (UVSD). The facility is located just south of the Airport Industrial Park, east of Highway 101, and west of the Russian River. During wet months, treated water may be released into the river, so wet season storage capacity is adequate. During dry months however, treated water is maintained in ponds, requiring additional storage capacity. With demand nearing facility capacity, the City has undertaken a plant expansion including improved liquid treatment and solids treatment, advanced waste processes, increased plant reliability, and restored and increased plant capacity to accommodate planned growth within the City and the UVSD. In order to repay the bonds for the capacity addition to the wastewater treatment plant improvement project, the Ukiah Valley Sanitation District (UVSD) and the City impose fees for connecting to the wastewater system. Monthly sewer fees are used for the rehabilitation component of the facility improvement project.

The Ukiah Valley Sanitation District: In 2008, the Ukiah Valley Sanitation District (UVSD) transitioned to a five member elected board. Prior to that, the district was represented by a three member board of directors chosen from the City Council and Board of Supervisors. The UVSD is responsible for maintaining its portion of the network of collection pipes leading to the City of Ukiah's sewage treatment facility. The district currently encompasses lands north and south of Ukiah, extending south of State Route 253, and to north of The Forks, Mendocino College,

Section 6 Water Management

and El Dorado, Vichy Springs and Guideville Rancheria in the eastern valley. Limited areas in the City are also served. The UVSD's Master Service Plan (filed with the Mendocino County Local Agency Formation Commission) identifies future service and annexation areas, based largely on technical service feasibility. To avoid service gaps, a proposed northern boundary would extend to the southern boundary of the Calpella County Water District. While sewers may be extended to protect or remedy water quality, decisions about land use density should continue to be governed by the General Plan and UVAP, rather than being driven by the availability of sewer and water services, so as to allow for managed growth that upholds all of the communities planning principles.

Calpella County Water District: The Calpella County Water District (CCWD) serves the Calpella community and surrounding areas, providing service to an estimated population of 500 with 103 sewer connections. The CCWD's wastewater treatment plant, located at the south end of Calpella, has a capacity of 120,000 gallons per day. The District has received approval from the State Water Resources Control Board to expand its wastewater plant and percolation ponds, located at the south end of Calpella, to serve projected demand as needed.

Septic Systems: Homes and businesses located outside of sewer areas generally use individual on-site septic systems. Although the technology of on-site systems has improved in recent years, Mendocino County's Environmental Health Division has determined that, based upon field investigations, many older systems are leaking into the groundwater system and negatively impacting water quality.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOAL WM1

Promote efforts that protect and increase water supply storage and capacity.

Policy WM1.1: Maintain and increase water supplies and systems for existing and future water system needs.

WM1.1a Identify Water Sources

Cooperate and coordinate with the City of Ukiah, LAFCO, the Water Agency, and local water districts in the provision of infrastructure and services within the Ukiah Valley.

WM1.1b Water Storage Capacity

Expand water storage capacity in Lake Mendocino, Lake Pillsbury, off-stream reservoirs and the Russian River and its tributaries where feasible.

WM1.1c Water Rights Expansion

Identify Russian River system water rights that may be available to support development of new land uses in the Valley.

WM1.1d Enhanced Water Supply

Provide technical and political support to water districts and agencies in their negotiations with Sonoma County Water Agency for additional water supplies to serve Ukiah Valley.

WM1.1e Water Export

Avoid the transfer of ground and surface water resources, rights and supplies originating, used or appropriated for use in the Ukiah Valley to other areas, unless supported by the Mendocino County Water Agency, Russian River Flood Control and Water Conservation Improvement District and Inland Water and Power Commission.

WM1.1f Agricultural Water Supply

Oppose development projects that would reduce water supply or unnecessarily increase the cost of water for agriculture.

Policy WM1.2: Protect and enhance quality of the Valley’s groundwater system and long-term sustained yield.

WM1.2a Groundwater Stewardship Program

Assemble baseline information describing existing conditions of the Valley’s groundwater system (quality, quantity, demand and re-supply), and develop a comprehensive groundwater protection program with specific protection and mitigation measures.

WM1.2b Development Proposals

Evaluate development proposals using the groundwater protection program to determine potential impacts to aquifers (including ground water recharge and water quality) and possible mitigation measures.

GOAL WM2

Strike a balance between water supply infrastructure and new development.

Policy WM2.1: Strive for efficient delivery of public water services.

WM2.1a Service Evaluation

Involve water agencies, City and agricultural water users in collaboration with LAFCO to perform mandated municipal service reviews.

WM 2.1b Water Rights and Distribution

Coordinate with water purveyors to actively participate in hearings and actions involving water rights and distribution of area water in order to ensure efficient and equitable use of available water rights and supplies.

WM2.1c Quantify Water Demand

Before approving new development projects, work with the City and appropriate agencies to determine community water needs and demand for the short, intermediate and long term planning periods.

WM2.1d Additional Impact Analyses

Require additional analyses to more precisely determine impacts and mitigations where development proposals are determined to have a significant impact.

WM 2.2 Require proof of water before approving development projects.

WM2.2a Proof of Water Standards

Development proposals shall provide adequate proof of water to the Department of Planning and Building Services and the

Division of Environmental Health that adequate water supplies are available to support the new use/development based on the adopted standards.

GOAL WM3

Promote reclamation and conservation of water.

Policy WM3.1: Integrate urban water conservation Best Management Practices into community planning.

WM3.1a Water Conservation Techniques

Require water conservation practices, such as the installation of low-flush toilets and planting of drought tolerant landscaping, in new construction. Utilize these techniques in all new publically-funded construction and development of public facilities.

Require, to the maximum extent practical, the installation of efficient indoor plumbing fixtures, drought tolerant landscaping, and other best management practices identified by the California Urban Water Conservation Council for all new building and redevelopment in the Valley.

Work with the Ukiah Valley Sanitation District to implement a reclaimed water distribution system for use as agricultural irrigation and frost protection as well as urban irrigation.

WM3.1b Landscape Planting Guidelines

Adopt and enforce landscape design guidelines that include palette of appropriate native and water-conserving trees and plants for use in the Valley.

GOAL WM4

Protect water quality by improving storm and wastewater management practices.

Policy WM4.1: Integrate storm water management practices that utilize and mimic natural hydrology into all aspects of development and community design, including streets and parking, homes and buildings, parks and public landscaping.

WM4.1a Standard Urban Stormwater Mitigation Plan

To the extent practical, design storm water drainage facilities within the Valley in accordance with the Guidelines for the Standard Urban Storm Water Mitigation Plan (SUSWIP guidelines) and the Mendocino County Road and Development Standards.

WM4.1b Storm Drainage Design

Use the rainfall duration/intensity data presented in the Mendocino County Road and Development Standards document in conjunction with the design criteria presented in the SUSWMP to design storm drainage facilities in the UVAP area.

WM4.1c Best Management Practices

Address non-point source pollution and protect receiving waters from pollutants discharged to the storm drain system by requiring Best Management Practices.

Develop, adopt and oversee Best Management Practices Guidelines that include:

- Alternatives to impervious surfaces in new development, redevelopment, or public improvement projects to reduce urban runoff into storm drain system and creeks;

- Site design requirements that work with the natural topography and drainages to the extent practical to reduce the amount of grading necessary and limit disturbance to natural water bodies and natural drainage systems; and
- Recommended native planting and vegetation for landscaping to absorb and filter fertilizers, pesticides and other pollutants.

WM4.1d Stormwater Management Program to Protect Agriculture

Develop a stormwater management program in collaboration with the City to minimize damage to agricultural areas from the conveyance of floodwaters from urban areas of the Valley.

The program should require review of surface water discharge projected for proposed development projects to ensure that the calculated surface water discharges do not exceed the capacities of area drainage systems.

WM4.1e Streambank Protection

Develop, adopt, and oversee Best Management Practices for bank stabilization and erosion control to prevent erosion and siltation in drainage swales and streams.

Policy WM 4.2: Protect water supplies from adverse impacts.

WM4.2a Limited Sewer Extensions

Confine new sewers and sewer extensions to urban and suburban areas. Alternative sewage treatment systems, rather than sewers, should be used to solve existing water quality problems outside the urban and suburban areas.

WM4.2b Water Quality

Reduce impacts to water quality from community sewage systems and on-site septic systems.

WM4.2c Sewer Treatment Facilities

Support increased sewage treatment facility capacity to serve the future needs of the Ukiah Valley.

WM4.2d Cost of New Development

Ensure that the cost of providing sewer and water service to new development proposed outside existing service areas should be borne solely by those proposing the development, thus eliminating any financial burden to existing customers for any required expansion of the sewer and water system network to serve such development.

Policy WM4.3: Support public education regarding water pollution prevention and mitigation programs.

WM4.3a Public Information and Outreach

Prepare guidelines for water quality source control program and conduct water quality education programs.

Section

7



Energy and Air Quality

Energy and Air Quality

GOAL EA-1

Utilize construction strategies and technology to minimize impacts to the local infrastructure and environment.

ENERGY

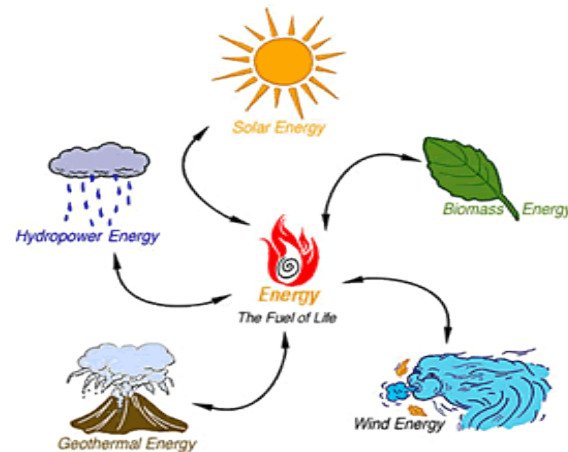
Energy is the driving force behind our current way of life. It is used to power vehicles, run equipment, and heat and light up buildings. Energy exists in many different forms such as petroleum, natural gas, wood, wind, water and sunlight and can be transmitted via electricity. As beneficial as energy is, its use does create environmental impacts to the air, water, and/or the use of land. At the same time, an overwhelming percentage of the energy we rely on is finite in nature and will diminish in dependability. Growing concern over environmental degradation, climate change, and the stability of energy supplies in the future provide

the impetus for the public policy discussion on energy and air quality matters found in this section of the plan.

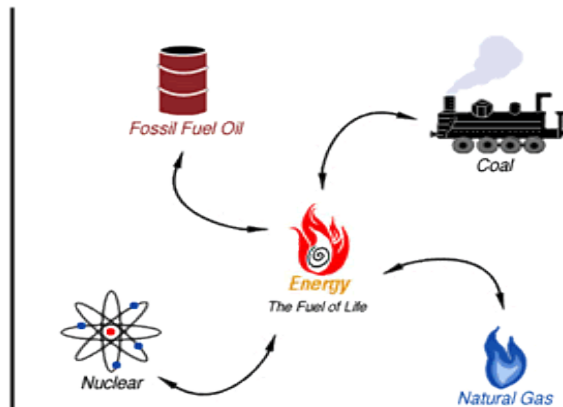
Energy use and Suppliers in the Ukiah Valley

Within the Valley, the largest use of energy (gasoline and diesel) is to power our transportation system. Heating and cooling needs within structures ranked second, with the use of natural gas, propane, electricity and even wood. The use of electricity to run our lights, machinery, and appliances is also quite significant.

Renewable Energy



Non-Renewable Energy



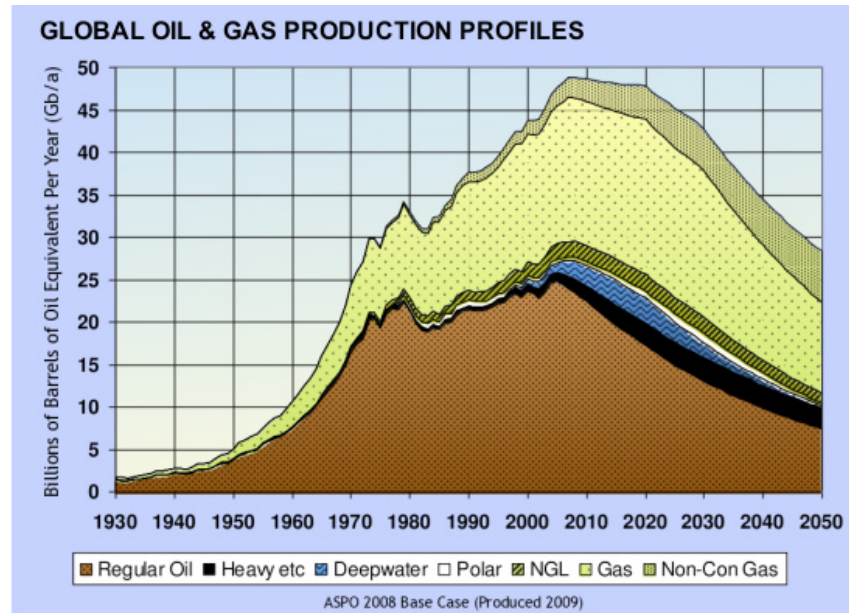
Section 7 Energy and Air Quality

The energy providers in the Valley are as diverse as the uses. Transportation fuels, along with propane, are supplied by a variety of privately owned companies that are subsidiaries of or purchase petroleum products from major oil producing companies such as Chevron. Investor-owned Pacific Gas & Electric Company (PG&E) provides electricity and natural gas services for the entire planning area. Only 75-80% of all structures are connected to the natural gas distribution network however. In addition to the larger energy companies, smaller firms and individual contractors install solar water heating and photovoltaic (PV) systems to residents and businesses of the Valley while a number of local businesses and land owners sell firewood and wood pellets to those with wood-burning devices.

ENERGY SUPPLY AND DEMAND CONCERNS

With minimal population growth and decreasing industrial activity over the past few decades, the energy infrastructure in the Ukiah Valley is capable of meeting existing demands. Even though future development of new residences and businesses under the UVAP will increase the demand for electricity and natural gas, PG&E indicates that it has substantial unused capacity to serve this new development. Although the local infrastructure is sufficient to meet the demands of the community, there are well-founded concerns that many of the non-renewable energy sources that we depend on will become increasingly scarce and more expensive over the planning period; of greatest concern are petroleum and natural gas.

Petroleum is a non-renewable resource that depletes and as such has a finite lifespan. Although we do not know how long petroleum products will be available, and at what price, we do know that global production has leveled off since 2004 even



though demand has continued to increase. During the lifespan of this document, all reputable forecasts (from geologists, government officials and oil industry officials) predict that oil production will begin to decrease due to geological limitations. At the same time, costs are forecast to increase. The only unresolved issues pertain to timing and severity of the changes in the energy supply as well as changing state and federal regulations on the energy sector. There are similar concerns in regards to natural gas supplies as well.

These nonrenewable energy supply concerns will affect many aspects of valley life but none more so than the transportation sector. Petroleum is used in almost all transportation vehicles in the Valley including the shipment of goods to and from the

Valley. With our County's dependence on vehicular transportation and shipping, increasing costs will affect many household and business budgets. Although it is unknown when and to what extent declining energy supplies will affect the Valley, it is prudent to plan for this transition ahead of time to help minimize negative impacts in the future.

ENERGY CONSERVATION AND PLANNING

While local government has no authority to mandate vehicle efficiency or use, it can lead the way in reducing dependence on fossil fuels by encouraging the construction of energy efficient buildings, the use of renewable energy sources (hydro, solar, wind and biomass), and by establishing land use policies that promote the use of non-vehicular means of transportation.



Passive solar design techniques reduce energy demand.



Additionally, land use choices taken by the County to protect agricultural lands help preserve the Valley's ability to grow more food locally.

Building design and location play an important role in facilitating long-term energy conservation. Through design review guidelines and land use and building codes, structures can be designed and arranged to promote optimal heating, cooling, and cogeneration opportunities. Energy incentives can encourage the use of energy efficient construction practices and technology, while minimizing eventual energy use and resultant adverse environmental effects.

Section 7 Energy and Air Quality

Sprawling, low-density land use patterns increase dependency upon automobiles and fossil fuels by limiting opportunities for mass transit use, bicycling, and walking. The County can require land use patterns that optimize the use of public transit, biking, and walking, reducing the dependence on nonrenewable resources. This can be accomplished by locating relatively dense residential development, as well as employment and retail centers, along public transportation routes and integrated transportation corridors, thus creating a more resilient community that will be less affected by the economics of declining energy resources.

AIR QUALITY

Setting

The Ukiah Valley is located within the North Coast Air Basin (which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties), where the climate is characterized by warm dry summers and cool damp winters with winds primarily from the northwest during the summer. Although the Ukiah Valley does have good air circulation, the area does frequently experience temperature inversions between storms in the winter months. This meteorological event occurs when a layer of warm air covers a cooler layer near the ground, trapping pollutants in the Ukiah Valley and restricting vertical mixing. The lack of surface wind compounds this effect. During these periods, pollution build-up from open fires and wood burning appliances can build up with each day's new emissions added to the residual from the day before.

Major Pollutants

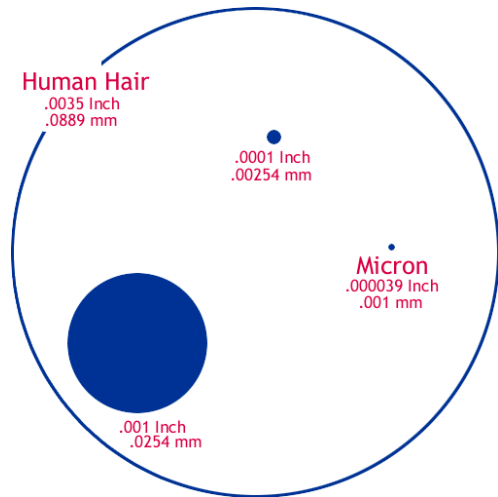
Major pollutants of concern for the planning area are very small particulate matter and ozone.

Particulate Matter

Particulate matter is composed of small bits of unburned fuel, dust, ash, soot, soil and other material. Secondary particulate matter forms when gaseous pollutants combine, creating solid material such as nitrates and sulphates. Particulate matter irritates the human respiratory tract and is a threat to human health. Particulates smaller than 10 microns in diameter (PM10) can reach the lungs and cause adverse health impacts. Air quality standards now also exist for particles less than 2.5 microns in diameter (PM2.5) a size believed to be small enough to bypass the body's natural filtration system and lodge deep in the lungs. The primary sources of particulate matter in the County are dust emitted from unpaved and paved roads, residential fuel combustion, wildfires, construction and demolition.

Ozone

The most significant air pollutant in many Californian urban areas is ozone. Ozone is a colorless gas with a pungent odor and a profound detrimental effect on human health. At concentrations near the State ozone standard, those with asthma, emphysema and other respiratory problems become uncomfortable. At higher concentrations, almost everyone's breathing is impaired and vigorous activities are not recommended. At the highest concentrations (0.06 ppm and above) ozone can even damage sensitive plants such as leafy vegetables and citrus. Long-term exposure at these levels damages crops, such as grapes, and reduces harvests. Ozone is produced when oxides of nitrogen (which gives the reddish-brown color to urban smog) and certain hydrocarbons, called reactive organic gases (ROG) react under the sunlight. Oxides of nitrogen come from incomplete combustion, whether from an open burn, a boiler or an automobile engine. Reactive



This illustration shows a micron (0.000039 inch) compared to a human hair. PM₁₀ particles are ten microns across.

organic gases come from vehicle fueling and exhaust, paints and solvents and industrial processes. The primary sources of ozone precursors in the Ukiah Valley, as throughout California, are automobiles in summer and wood stoves in winter. Biogenic or natural sources of ROG are also thought to be a major component of locally generated precursors of ozone.

Air Quality Conditions

Air quality in the region is controlled by meteorological conditions and the rate of pollutant emissions. Conditions, such as wind speed, atmospheric stability and mixing height affect the atmosphere’s ability to mix and disperse pollutants. The rate of emissions in the area varies by the season and pollutant type. In the 1960s and 1970s, open field burning, lumber mill teepee burners, and other sources of pollutants created poor air

quality in the Ukiah area. Improvements have occurred due to more effective controls, closure of many of the lumber mills and processing activities, improvements in motor vehicles and fuels, and increased enforcement of District burn regulations. Overall the County has good to excellent air quality, due in large part to the low population levels and proximity to clean Pacific Ocean air.

Despite the good air quality, there are times of the year when pollution levels become elevated.

PM10 and PM2.5 pollution remain a greater concern as the Valley’s geography, microclimate, and population can lead to violations of federally set air quality standards for particulates. The most significant levels of particulate matter emissions from residential wood combustion occurs during the winter months. These emissions, coupled with the winter meteorological conditions mean that almost all particulate matter (PM10) violations occur in winter. Summer particulate matter levels can become elevated because of seasonal activities, such as agricultural construction, seasonal grading activities and wildfires.

Ozone levels are highest in the Ukiah valley during late spring through early fall, when emissions of the precursor pollutants are highest and meteorological conditions are conducive. Monitored ozone levels have slowly decreased, due to more stringent vehicular emission controls, minimal population growth in the Valley and a decrease in industrial operations. The County has not recorded a single ozone violation day since 1996. The Ukiah Valley remains vulnerable to ozone level increases due to transport from North Bay sources as well as from unmitigated emissions arising out of renewed population or

Section 7 Energy and Air Quality



economic growth. Valley-wide, motor vehicles create the largest amount of anthropogenic ozone precursors.

Air Quality Enforcement

The Mendocino County Air Quality Management District is charged with planning for and enforcing air quality throughout the entire county, including the incorporated areas. The District conducts continuous measurement of particulates, ozone, carbon monoxide, nitrogen oxides, and weather data in Ukiah. The District also monitors state legislation and restrictions, to help with enforcement.

Energy and Climate Change

The subject of energy and climate change is intricately linked. Energy use is second nature to most people and essential to maintaining a functioning economy. At the same time, most energy sources used today emit greenhouse gases (GHG) such as carbon dioxide that have been scientifically demonstrated to

cause climate change. Most GHG emissions are directly related to our energy use (cement manufacture, refrigerants and agriculture account for the rest). In 2006 the State enacted Assembly Bill 32, the California Global Warming Solutions Act of 2006. This bill established the first set of limits on GHG emissions for the state of California and put into place the regulatory framework needed to reach those targets. AB 32 set the 1990 GHG emissions level as a target to be achieved by 2020. As part of AB32, local jurisdictions were required to inventory and develop plans to reduce their GHG emissions. Under the California Environmental Quality Act (CEQA), jurisdictions are also required to analyze, disclose, and to the best extent possible, mitigate GHG emissions resulting out of land use decisions.

Implementation measures on energy and air quality included with the UVAP will also help reduce GHG emissions, particularly from sources attributable to new growth and development. Measures that improve building energy efficiency and reduce vehicle-miles-traveled (VMT) will lead to both decreased energy consumption and GHG emissions. Furthermore, Action Items RM-50.1 through RM-50.3 in the 2009- adopted General Plan specify that the County shall inventory GHG sources, create GHG reduction plan for the unincorporated area and adopt measures that reduce fossil fuel consumption.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.



GOAL EA1

Utilize construction strategies and technology to minimize impacts to the local infrastructure and environment.

Policy EA1.1: Promote energy efficient planning practices.

EA1.1a: Energy Efficiency

Coordinate with recommendations from the Energy Working Group to revise zoning code and develop design review guidelines to promote responsible design through the use of energy efficient techniques and equipment; setbacks and height limitations to promote optimal heating, cooling and cogeneration opportunities;

materials and construction practices that minimize adverse environmental effects. Adopt energy efficient standards and conservation requirements and integrate them as an energy efficiency ordinance into the development review and building permit process.

EA1.1b: Energy Incentives

Offer permitting incentives to encourage the use of energy-efficient construction practices and technology to minimize impacts to the local infrastructure and environment. Provide incentives such as fee reductions and expedited processing for facilities that use renewable resources for energy production. Projects that conserve more energy than the minimum required by new County energy efficient building standards will be given priority in obtaining building permits under the Growth Management Program developed under UVAP Policy LU4.1

EA1.1c: Solar Design

Integrate requirements for passive solar building design into design review guidelines. Ensure that building design maximizes air circulation, natural lighting, views, solar orientation, and shading areas to interior and exterior spaces. Require orientation of buildings to maximize solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, promote effective use of daylight, and optimize opportunities for on-site solar generation.

EA1.1d: County Facilities

The County shall adopt and implement energy efficient standards and conservation requirements for new County facilities. The County shall strive to replace its vehicle fleet with fuel-efficient vehicles.

EA1.1e: Renewable Resources

Preserve opportunities for development of renewable energy resources. Promote renewable energy.

EA1.1f: Community Choice Aggregation

Evaluate and pursue implementation of Community Choice Aggregation if it proves to be a cost-effective and low-risk strategy to accelerate the use of renewable resources.

EA1.1g: Green Building Standards

New construction shall comply with the California Green Building Code. Adopt and integrate green building standards into the development review and building permit process. Offer incentives to encourage green building practices.

EA1.1h: Building Code Standardization

The County of Mendocino will work together with the incorporated cities to establish a uniform set of building standards for all new construction.

EA1.1i: Fleet Vehicle Replacement Program

Mendocino County will replace their vehicle fleet with more fuel efficient and/or clean-burning models and will encourage other entities to do the same. The County promotes the use of all-electric vehicles for local use and hybrids for extended replacements.

EA1.1j: Electric Vehicle Incentives

Mendocino County shall investigate potential electric vehicle purchase incentives for individuals and/or businesses.

EA1.1k: Prepare and Adopt a Qualified Greenhouse Gas Reduction and Energy Management Plan

Mendocino County shall prepare and adopt a Qualified Greenhouse Gas Reduction and Energy Management Plan that establishes a baseline inventory of GHG emissions from all sources, GHG reduction targets that are consistent with the goals of AB32, and enforceable GHG emission reduction strategies and performance measures. Unless revised by additional analysis done while preparing this plan, the targets will be to reduce emissions 22% countywide from today's levels by 2020 and by 83% by 2050. The plan will include enforcement and monitoring tools to ensure regular review of progress in meeting the reduction targets to allow revising the plan as needed.

Policy EA1.2: Encourage efforts to promote recycling.

EA1.2a: Recycling Programs

Continue to enforce the Construction and Demolition Ordinance as it relates to recycling programs. Encourage residential, commercial and industrial concerns to evaluate and reduce their waste streams and to participate in waste exchanges and used goods resale programs.

Policy EA1.3: Maintain and improve air quality.

EA1.3a: Particulate Matter Guidelines

Revise the land development code to require measures to reduce particulates from road and site construction, grading and demolition to the maximum extent feasible.

Require new access roads and parking areas to be covered with pavement or other appropriate material to reduce or eliminate

air quality and watershed impacts when warranted, based on projected fugitive dust, erosion and other factors.

Encourage the use of landscaped buffers between agricultural operations and watercourses.

Work with the Mendocino Air Quality Management District to develop a program to reduce particulate emissions from County-maintained roads.

EA1.3b: Clean Air Heat Sources

Update the County building code and other relevant ordinances to require that primary heat sources in all new development and additions involving space heating use low/no air emission heat sources (solar, electricity, natural gas, propane or butane), verify through plan-check process.

Support the Mendocino County Air Quality Management District in the development of incentive programs to encourage voluntary replacement of older, highly polluting wood stoves and fireplaces in existing homes with EPA certified clean burning appliances.

EA1.3c: Healthy Buildings

Offer development incentives to encourage the use of “green” and non-toxic building materials and advise builders to apply for regional, state and national incentives programs.

EA1.3d: Transportation and Air Quality

Develop a comprehensive strategy to mitigate traffic and air quality impacts from new development using alternatives to the automobile, such as incentives to increase public transit ridership or construction of bus stops at convenient locations.

EA1.3e: Separate Air Pollutant Emission or Odor Sources and Sensitive Land Uses

Do not allow land uses that emit toxic air contaminants and/or odors near residential uses or other sensitive receptors. Do not allow residential and other sensitive land uses in the vicinity of air pollution sources (which may include freeways, manufacturing, agricultural, hazardous materials storage, painting shops, landfills, food processing, wastewater treatment, and other similar uses). Require that project applications involving sensitive receptors proposed near Highway 101, truck access roadways, truck distribution centers, or chemical dry cleaning operations include an analysis of the potential health risks and mitigation measures to reduce these risks.

Section

8



Health and Safety

Health and Safety

GOAL HS-1

Consider natural and human-made hazards when planning development and minimize potential conflicts.

GOAL HS-2

Improve access to healthcare in the community.

BACKGROUND AND SETTING – Natural and Man-made Hazards

The Health and Safety Element provides a framework for responsible planning that addresses both natural and manmade hazards and promotes thoughtful and sustainable measures for the development of a healthy community.

Geology

The Valley's geology is composed of two basic units, bedrock and valley fill. The bedrock generally follows the topography of the Coastal Range while the valley fill occurs under the relatively flat areas of the Valley. The entire area is subject to significant seismic risks.

Seismic Hazards

The entire Valley is at risk of a large seismic event. Earthquake faults identified in Mendocino County run southeast to northwest, a directional pattern that occurs in the Mendocino Highlands — the geologic name for this area of the State. The Mayacama fault, transects the eastern half of the planning area and is capable of generating an earthquake of at least Magnitude 6. The San Andreas Fault located 20 miles to the southwest has generated larger earthquakes and is also a

potential risk to the valley. Over millions of years, portions of the Highlands were dropped by fault movement resulting in the main north-northwesterly valleys in the County, including the Ukiah Valley. A portion of the eastern Valley follows the trace of the active Mayacama fault.

During an earthquake, lands and improvements adjacent to the fault are subject to disturbance from ground rupture or shaking. In addition, the earth movement generates a vibration that can cause landslides or liquefaction. Earthquake Fault Zones such as those shown in Figure 8.1 have been delineated by the State Division of Mines and Geology. These zones identify areas in which the County requires detailed studies for development to mitigate earthquake damage through site and building design in accordance with State law. In addition, it is prudent to study seismic impacts for projects outside the Earthquake Fault Zones.

Bedrock-related Hazards

Geologic hazards related to bedrock include mass earth movement, such as landslides. These landslides can occur spontaneously or as a result of natural or man-made disturbances. Much of the Valley overlies a rock formation called serpentine, which is particularly susceptible to both debris

Section 8 Health and Safety

flow landslides and deeper bedrock landslides. This type of earth movement can result in accelerated runoff, flooding, erosion, degradation of water quality and impacts to fisheries. Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides are increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock.

Fill-related Hazards

Potential hazards related to fill are associated with shallow ground water and compressive soils which can cause structures to settle. Naturally occurring valley fill and unstable geologic conditions resulting from poorly engineered hillside grading practices have resulted in unstable slopes and uncompacted fills in many areas of the Ukiah Valley. These factors can cause problems for building foundations, roads, and utility improvements built on fill soils. A study by the California Division of Mines and Geology in 1993 found that there are improperly compacted or uncompacted fills in the western Ukiah foothills. The study also found that most of the bedrock does not hold compacted fill well because of the greater ratio of over-sized rock fragments to minimal cohesive native material.

Flooding, Dam Inundation, and Other Drainage Impacts

Major flood-related concerns in the Ukiah Valley include flooding as a result of heavy storms and the potential failure of the Coyote Dam at the base of Lake Mendocino. In the absence of flood conditions, inadequate drainage systems may also adversely affect properties and resources.

Flooding as a Result of Storms

The historical width of the channel carved by the Russian River through the Ukiah Valley ranges from a narrow point of 600 feet at Calpella to 7,500 feet south of Ukiah near Plant Road. Normally, the river flows through a portion of the channel it has carved through the center of the Valley. During moderately severe storms, the river may overtop its banks. The area subject to flooding during more severe storms, or one hundred year storm events, is much more extensive. The primary areas subject to flooding from a one hundred year storm (which has a one percent chance of occurring in any given year) can reach as far west as U.S. 101 in several portions of the UVAP area. To the north, portions of The Forks area and the communities of Calpella and Talmage are situated within the one hundred year floodplain.

When the Russian River overtops its banks, flooding is also likely to occur along its tributaries as well. Orr Creek, Doolin Creek, Gibson Creek and Robinson Creek each have the potential to



Areas at high risk of erosion along Redemeyer Road.

inundate significant portions of residential areas near the channel centerline. Mill Creek and Sulphur Creek have a record of flooding a zone nearly one thousand feet wide through the Talmage and the Vichy Springs Road areas. Flood risk also grows with increased paving and development that creates compacted and impermeable surfaces, preventing natural percolation of water into the water table and increasing runoff.

Over time, a combination of factors has altered the natural drainage patterns of the Valley. These include: increasing the portion of the Valley covered with impervious surfaces, inadequate stormwater systems, creek channelization, and improper site grading. This has led to increased erosion and a greater vulnerability to flash flooding during periods of heavy rainfall. As the Ukiah Valley continues to develop, it is paramount that the City and County manage stormwater run-off and retention issues using a sustainable and coordinated approach.

The County has established development standards for new construction that falls within the one hundred year floodplain established on the Flood Hazard Maps prepared by the Federal Emergency Management Agency (FEMA). These standards include precautionary measures such as limiting the intensity of development and raising the “habitable floor” of a structure to or above the one hundred year base flood elevation. More restrictive standards have been adopted for the floodway, which may also include portions of the adjacent land.

Coyote Dam Inundation Area

The gentle topography of the Ukiah Valley along the Russian River provides a wide dam inundation area. The U.S. Army Corps of Engineers resource documents associated with Coyote Dam do not indicate the current level of risk associated with a potential dam

failure. Additional studies regarding dam safety will be conducted in the future as funding becomes available.

Hypothetically, in the event of a total dam failure when Lake Mendocino is filled to capacity, water would flow north up the Russian River channel to a point north of Highway 20 before stopping and south well past the boundaries of the UVAP. Between Highway 20 and Calpella, the topography of the channel would keep the water confined between the bluffs and North State Street. The greatest damage would likely occur south of Calpella. Inundation is predicted to occur along most creek channels from the river nearly to the base of the foothills on the west side of the Valley. The main channel of flooding would likely follow U.S. 101 or State Street, whichever is further west. In the southern portions of the Ukiah Valley, the flood waters have a large land area in which to fan out both east and west of the Russian River, although the Army Corps projects that most segments of U.S. 101 south of Talmage Road will be under water. The community of Talmage would likely have portions of its west side inundated.



Coyote Dam

Section 8 Health and Safety

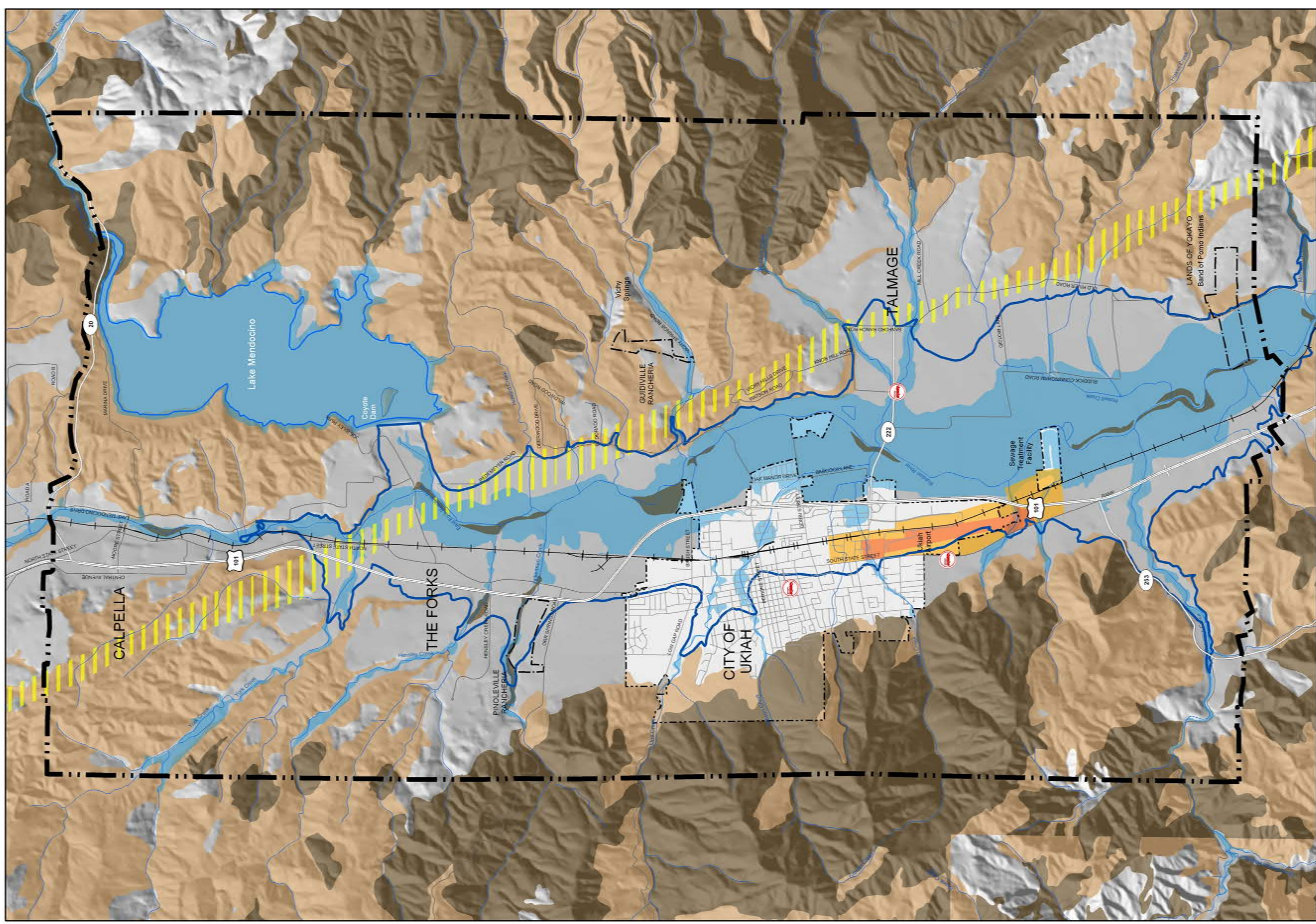


Figure 8.1 Potential Hazard Map

Source: Mendocino County Planning & Building Services,
 Mendocino Water Agency & Federal Emergency Management Agency
 This map is provided as a visual display of County information.
 Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.
 August 2011

This page intentionally left blank.

Urban and Wildland Fire Protection and Prevention

Fire protection in the Ukiah Valley is provided by four agencies: the Ukiah Valley Fire District (UVFD), the City of Ukiah, the Redwood Valley-Calpella Fire Protection District (RVCFD) and the CalFire (formerly known as CDF). The Ukiah Valley Fire District provides fire protection for structures in most of the planning area, covering a rural area of approximately 80 square miles with a population estimated at 15,000 people. The City of Ukiah Fire District serves areas within the City limits and the Redwood Valley-Calpella Fire Protection District provides protection in the Calpella area. CalFire has primary responsibility for wildland fire suppression in the outlying areas of the valley called “state responsibility areas.” In addition, CalFire provides structural fire protection services for areas outside the Ukiah Valley Fire Protection District (UVFD) during the declared season. These four agencies have mutual aid agreements to assist each other in handling fire and other emergency calls. In addition the County mutual aid and State master mutual aid agreements provide access to additional emergency service assets. The Mendocino County Office of Emergency Services is responsible for the planning and coordination of disaster response throughout the County, which includes the planning area.

The steep terrain on either side of the Ukiah Valley is very susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under favorable weather conditions a small fire could move quickly through the dry brush and rapidly grow out of control. Fires in the Valley’s hilly areas are not only a threat to residences located in the hills, but could endanger the more heavily

populated areas along the base of the slopes, or even the City of Ukiah itself.

To minimize the impact of fire on residences and other structures, the County imposes the State Fire Safe Regulations, which require minimum standards for access, length of dead end roads, slope of roads, clearance of flammable vegetation around structures, water supply and identification signs. In addition, the County enforces the Uniform Fire Codes, and the Ukiah Valley Fire Protection District (UVFD) has the ability to enact its own local ordinance or development requirements. The City of Ukiah has adopted Hillside Development Regulations for the areas of high fire hazard in the hill areas on the west side of the City. These regulations require substantive fire protection features for new development in the western hills portion of the city, such as a fire suppression water storage, safe access routes, fire-resistant construction, and the creation of a 100-foot defensible space around residences.

There have been significant improvements in fire protection in the recent past. New fire regulations and new building technology have improved the resistance of structures to fire. Greater use of home-based sprinkler systems can also reduce the amount of fire damage. Improvements in emergency fire response rates by the City and the Districts are attributed to increased training, more full time and volunteer staff, and improved equipment.

Airport Related Hazards

The City of Ukiah owns and operates the 165-acre Ukiah Municipal Airport located west of Highway 101 just south of State Route 222 in the southern part of Ukiah. The airport was built in the 1930s for the military and has been operated by the city since 1942. As is the case with all airports, there is a small but real risk that an

Section 8 Health and Safety

airplane crash could affect area surrounding the airport. The Ukiah Valley does experience hazardous weather conditions that make approaches to and from the airport challenging. Moreover, the mountainous terrain to the south of the airport necessitates that aircraft bank to the east to avoid this area. There have been several air crashes on or near the airport grounds in its 70 plus years of operation.

Since the risk of an aviation accident is greatest in the take off and landing portions of the flight, when the aircraft is operating close to the ground, communities specify what land uses are acceptable to reduce the potential for on-the-ground fatalities in the event of a crash. The Mendocino County Airport Comprehensive Land Use Plan (ACLUP) limits land use types and densities in the City and surrounding unincorporated area as it relates to airport safety and viability. When combined with emergency responders located at the airport and elsewhere in the city the risk of on-the-ground fatalities from aircraft crashes can be lowered.

The Land Use section of the UVAP addresses land use issues within the ACLUP planning area which extends in an approximate one mile radius from the runway.

Hazardous Materials

Hazardous chemicals are used and transported throughout the plan area. Numerous Federal and State laws, as well as local policies and plans, control the production, transportation, storage, and use of these hazardous materials. In the Ukiah Valley, State Route 101 and freeway interchanges handle the bulk of hazardous materials related traffic. The railroad could carry hazardous materials in the future when the line is reopened and freight



service is restored. Several stationary industrial operations and municipal water treatment facilities possess significant quantities of dangerous chemicals required for their operation that could create a risk in the event of a spill.

If improperly handled, hazardous materials can result in public health hazards through contamination of soils and groundwater, or through airborne releases of vapors, fumes, or dust. There is also the potential for accidental or unauthorized releases of hazardous materials that would pose a public health concern.

Emergency Response

The Mendocino County Office of Emergency Services (OES) is responsible for disaster planning, assistance, and coordination of all jurisdictions in the Mendocino Operational Area, which

encompasses Mendocino County. In 2006 the County adopted the Mendocino Operational Area Emergency Operations Plan that describes how various departments and agencies will respond to the range of potential emergencies that might occur in the County. OES administers the Mendocino County Operational Area Emergency Operations Plan for the planned response to extraordinary emergency situations, including hazardous materials releases within or affecting the County. This plan establishes the framework for implementation of the Standardized Emergency Management System (SEMS), a system required by the State for managing responses to multi-agency and multi-jurisdictional emergencies in California and the National Incident Emergency Management System (NIMS). In addition, OES reviews and makes recommendations regarding emergency operation plans for public and private institutions where pre-planning for emergency procedures is advisable. Coordination of emergency services and planning guidelines are provided for situations such as flooding, wildland fires, structure fires, explosions, hazardous materials, severe weather, and earthquakes.

BACKGROUND AND SETTING – Community Health & Care

As communities look to promote residents' health through local planning and development, one strategy with the greatest impact may lie in land use documents such as the UVAP. In the last few years, a new understanding of the built environment's impact on health has brought the public health community and planners together to develop a variety of innovative land use policies that promote health.

Land use patterns – how different uses are arranged and the urban form is constructed – are critical to the health and well being of residents. Land use patterns affect such things as levels of physical activity, access to nutritious food, and the degree of exposure to pollutants. Healthy patterns can be achieved by encouraging infill, focusing development in mixed-use districts and along major transit corridors, avoiding incompatible land uses, avoiding leap frog development, and promoting the construction of a diverse mix of uses. By placing different land uses closer together, improving the non-vehicular transportation network, and adopting policies that encourage biking and walking, community health can be improved just through increased physical activity.

Transit-oriented development policies address not just the availability of transit services, but also a land use scheme to direct new development to areas that already have or plan to have public transit access. Increasing transit access is a key strategy to creating healthy communities. It promotes physical activity through increased walking, reduces air pollution by encouraging alternatives to automobile use, and connects residents to needed services such as jobs, housing, education, healthy food, recreational opportunities, and medical facilities.

The public health community has an important role to play in the planning process, including implementing the general plan policies. Institutionalizing the role of public health in ongoing planning processes ensures that the health considerations will continue to be addressed as development decisions are made. Policies that require public health departments' participation or create the infrastructure for acquiring their input help establish a sustained partnership.

Section 8 Health and Safety



Health care resources available in Mendocino County include three hospitals, seven Federally Qualified Health Centers, and ten Rural Health Clinics. One hospital, several clinics, and a large proportion of physicians and specialists are located in the UVAP planning area.

According to the 2010 Community Health Status Report, prepared by the Public Health Branch of the Mendocino County Health and Human Services Agency, the primary care provider rate is 157 primary care providers per 100,000 County residents, or 637 residents per primary care provider within the County of Mendocino.

COMMUNITY ENVIRONMENTS

Health Environment

According to the 2010 Community Health Status Report, Mendocino County is compared to the State across a sub-set of health status indicators that have been selected by the Centers for Disease Control and Prevention (CDC) and the National Center for Health Statistics (NCHS) as basic measures of the

health of the nation and the community. These indicators, called Healthy People 2010 Objectives (HP 2010), include mortality rates for deaths from coronary heart disease, stroke, lung cancer, breast cancer, and unintentional injury, as well as incidence of AIDS and tuberculosis, late prenatal care, low birth weight and births to teens (15-19 years old). Mendocino County rates for these indicators, from 2009, are compared with the HP 2010 objectives and with the State. The following comparisons were noted:

Mendocino County rates were not significantly different than California for death rates from motor vehicle crashes, all cancers, lung cancer, female breast cancer, stroke, infant death rate, birth rate to teens, and percent of low birth weight infants. County rates were significantly worse than California for unintentional injury, suicide, and late or no prenatal care. County rates were significantly better than California for coronary heart disease, AIDS, and TB.

MENDOCINO COUNTY 2008-2010 PHASE I STRATEGIC PLAN.

In 2006, the departments that provide the various health and human services for the County were consolidated and the Mendocino County Health and Human Services Agency (HHS) was created. As a part of the integration process of forming the new organizational structure, HHS developed a Vision, Mission, and Value Based Operating Principles. From these, the agency developed a Phase I Strategic Plan, which was also informed by community and staff input, funding considerations, and Federal, State, and local requirements.

This Strategic Plan is prompted by the need to respond to current health status of the community and to transform staffing and fiscal resources into the best possible integrated service delivery to children, families, adults, older adults, and the community as a whole. The Strategic Plan is a flexible document that will be modified and augmented in response to the County's changing environment, emerging trends, budget opportunities, best practices, challenges, and lessons learned in the planning and implementation process.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.



GOAL HS1

Consider natural and human-made hazards when planning development and minimize potential conflicts.

Policy HS1.1: Minimize risks to people and property from earthquake and landslide danger.

HS1.1a Landslide and Earth Movement Risk Zones

Clearly designate risk areas of varying degrees in potential landslide or earth movement.

Revise the land development code to include design parameters for development on hillsides in general, and for development on hillsides that are located within designated risk zones that may be more prone to sliding or earth movement.

HS1.1b Earthquake Fault Zones

Prohibit construction in earthquake fault zones (except that exempted by the Alquist Priolo Special Studies Act) unless appropriate geotechnical studies (defining setbacks and appropriate density or intensity of development) indicate acceptable mitigations.

HS1.1c Geotechnical Evaluations

Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.

Prohibit development where evaluations indicate major earth movement potential.

Policy HS1.2 : Minimize impacts from flooding through flood mitigation components and ongoing flood management practices including implementation of the “No Adverse Impacts” (NAI), as recommended by the Association of Flood Plain Managers.

HS1.2a Flood Hazard Mapping

Request that Federal Emergency Management Agency and other relevant agencies to update flood hazard mapping for the Russian River watershed.

HS1.2b Russian River Flood Management Plan

Develop a comprehensive flood management plan for the Russian River watershed to include:

- Community flood protection goals;
- Technically-based recommendations to achieve goals;
- Future build-out scenarios;
- Inter-related flood protection components including: structural elements (such as overflow channels and causeways, flood barriers and new interior drainage systems); environmental restoration and river parkway concepts; mitigation measures (such as restoring active floodplain areas, flood-proofing, managing construction impacts, managing noxious weeds); and floodplain management practices (such as adopting higher building standards, acquiring open space and implementing an early warning system);

- Policies for managing development in dam inundation areas; and
- Recommendations for updating regulations and development standards for the Russian River Watershed.

HS1.2c Russian River Floodway Development Standards and Restrictions

Prohibit development within the floodway except as permitted by Federal Emergency Management Agency regulations. Maintain site development standards to ensure that new development within the floodway is kept to the absolute minimum.

HS1.2d 100-Year Floodplain Development Standards and Restrictions

Enforce standards and restrictions for development within the 100-year floodplain. Update standards and restrictions based on Flood Management Plan recommendations. Until the Flood Management Plan and the No Adverse Impact Standards are adopted and the revised 100-year floodplain mapping is completed, new development within the 100-year floodplain will be required to comply with the following conditions:

- Each discretionary project within the 100-year floodplain will be required, using a methodology acceptable to FEMA, to identify the 100-year floodplain elevation on the site given buildout under the 2007 UVAP;
- The first floor of each new development will be constructed at least one foot above the 100-year flood elevation as defined by the above-described modeling;

- Design and condition discretionary projects within the 100-year floodplain (including subdivision and use permits) and future site development to minimize fill, encroachments and impervious surfaces; and
- Amend the Floodplain Combining District to require local performance standards to minimize encroachments, fill and impervious surfaces lacking stormwater runoff retention features.
- To the maximum extent practical, avoid constructing critical facilities within the designated 100-year floodplain areas or areas potentially subject to inundation by dam failures (or other water impoundment facilities) or seiche.

HS1.2e Land Development Code: Flood Management

Update the land development code to reflect Flood Management Plan recommendations.

The code should also address:

- Standards for retention or reduction of stormwater runoff from large paved areas as a means of reducing flood potential;
- Design options for street-side infiltration;
- A maximum allowable total area of impervious surfacing and mitigation measures to offset impervious areas;
- Requirements for incorporating drainage controls to retain on-site stormwater.
- Limit impervious surfaces to a practical minimum where alluvial fans intersect the Franciscan Formation and within 100-year floodplain; and

- For non-residential projects that include more than 200,000 square feet of development, consider requiring multi-level parking lots to minimize impervious surfaces.

HS1.2f No Adverse Impact Standards

Adopt the four No Adverse Impact Standards developed by the Association of State Floodplain Managers:

- All flood studies be based on full build out conditions;
- No rise in floodway elevation as a result of new development;
- No increase in flood flow velocity as a result of new development; and
- No loss of floodplain storage as a result of new development.

HS1.2g Interim Stormwater Plan

Until such time as the County completes and adopts the No Adverse Impact Standards, individual project applications shall be required to analyze and mitigate drainage impacts. If such analysis identifies unmitigated and cumulative significant effects, including impacts on downstream flooding, further environmental documentation may be required. In the event that the County Department of Planning and Building Services determines that the project, when considered cumulatively with other projects to be undertaken in the drainage basin, will result in a significant effect with respect to downstream flooding, the project applicant will either: a) prepare a supplemental environmental impact report on such effect, or b) agree to modify the project to construct improvements or participate in a funding mechanism necessary to mitigate any downstream flooding impacts (such as posting a bond on funds prior to recordation of the final map in an amount to be determined by the County Department of

Section 8 Health and Safety

Planning and Building Services). Failure to modify the project or to propose further environmental documentation shall be grounds for finding the project inconsistent with the UVAP. Payment of costs for drainage facilities to handle the surface runoff from new development shall be the responsibility of developers.

Policy HS1.3: Maintain land use and building regulations that promote fire safety.

HS1.3.a Valley-Wide Fire Safety Standards

Assess the need for Valley-wide fire safety standards to address:

- Funding
- Site development
- Flammable vegetation clearance around structures
- Road access
- Hillside and terrain challenges; and
- Water supply

Prepare comprehensive standards if warranted.

HS1.3b Fire Hazard Areas

Do not approve subdivision of existing parcels in areas designated by CAL FIRE as having “high” or “very high” fire hazard rating unless the responsible fire protection agency determines in writing that adequate access, evacuation routes, emergency response, and fireflow are available, and that the project complies with the most current State requirements for development in wildlands.

HS1.3c Wildfire Protection Plan

Implement the recommendations of the Wildfire Protection Plan when approving new development. Support the proposed signage and address project included in that plan and support maintenance of improvements constructed as part of the Westside Vegetation Management Plan.

Policy HS1.4: Maintain an interagency comprehensive disaster preparedness program

HS1.4.a Disaster Preparedness Plans

Collaborate with the Mendocino County Office of Emergency Services to incorporate plans for fire, flood and seismic disasters into the County’s emergency response planning and the Operational Area Emergency Plan.

HS1.4b Emergency Response Team

Assemble a Valley-wide emergency response team.

HS1.4c Neighborhood Emergency Services Team (NEST)

Encourage formation of strong Neighborhood Emergency Services Teams.

Develop tools to support neighborhood teams, such as:

- Resource materials to describe neighborhood-based strategies in dealing with emergencies;
- Outreach materials to recruit volunteers and raise neighborhood awareness of NEST;

- Training programs to build knowledgeable neighborhood leaders; and
- Organizational assistance in creating a database of neighborhood information; identifying neighborhood shelters, and locating critical equipment and supplies.

HS1.4d Public Service Master Plans

To ensure that the County maintains an adequate number of public safety workers, including emergency service providers, individual departments should update their public service master plans in conformance with the amount and type of development specified in this area plan.

Policy HS1.5: Minimize Development in Hazardous Areas

HS1.5a Avoidance of Hazardous Development Areas

Revise zoning regulations to prohibit residential development in areas that present significant environmental hazards, such as unmitigated fault hazard areas, flood ways, or areas with high liquefaction potential.

GOAL HS2

Improve access to healthcare within the community.

Policy HS2.1 Maintain convenient and equitable access to health care facilities in the Valley.

HS2.1a Mobile Clinic Program

Initiate a mobile clinic program to bring treatment and preventative care services to community centers, places of employment and neighborhoods that may otherwise be unable to utilize public

health services (e.g., E-Health Care; Clinics on Wheels, co-location of new facilities, one stop health care centers).

HS2.1b Transit Connections to Medical Facilities

When possible, locate new medical facilities near existing public transit facilities. Offer additional routes and shortened headways for existing transit lines that serve medical facilities. Emphasis should be placed upon the following:

- Ensuring that medical facilities in the UVAP planning area are directly served by public transit.
- Improving access to multi-modal transportation options throughout the UVAP planning area.
- Continuing to promote service, especially from neighborhoods with higher proportion of transit-dependent population such as low-income households, seniors, and people with disabilities.

HS2.1c Doctor Attraction and Retention

Sponsor a marketing campaign to attract doctors to the Valley. Help identify office spaces available to those looking to relocate. Whenever possible, County departments such as Health and Human Services should provide technical assistance to local organizations that deliver health and social service to seniors, homeless persons, low-income citizens, and other groups with special needs.

Section

9



Open Space and Conservation

Open Space and Conservation

GOAL OC-1

Maintain and enhance the area's natural resources by balancing protection, conservation, replenishment and sustainable use.

GOAL OC-2

Conserve open space, hillsides, and indigenous habitats for the enjoyment of future generations.

GOAL OC-3

Preserve and enhance agricultural areas to protect the economic vitality and rural identity of the Ukiah Valley.

Development in the inland portion of Mendocino County is generally concentrated into nodes surrounded by open space and agriculture. This development pattern contributes to the rural "small town" character of the Ukiah Valley. Preserving this character is essential to the community vision for the future and is reflected in the goals and policies of this chapter. Setting the appropriate limits and guidelines for future development within the UVAP planning area will better protect the resources that make this area unique.

Ukiah Valley residents are proud of their rich and diverse environmental setting. Rivers, creeks, hills, valleys and farmland create a striking landscape which is home to a wide variety of plants and animals. These natural gifts form a distinctive city/urban backdrop and help maintain the overall quality of life for all to enjoy. Unlike many other developed areas throughout California, a significant portion of the Ukiah Valley's environmental character and diversity remains. By making careful choices in the location and scope of future development, the open space resources discussed in this section can be protected or enhanced.



The Russian River system, along with the forested hillsides, oak woodlands and cultivated agricultural lands, create a vast system of open spaces and natural resources in the Ukiah Valley. Combined they provide habitat for a wide range of flora and fauna, cleanse and transport our water, and support a vibrant resource-based economy. Natural resource issues covered in this section include riparian ecosystems, biological habitats, and agricultural resources.

BACKGROUND AND SETTING

The Russian River and Its Tributaries

One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. These corridors are an essential part of the Ukiah Valley's environmental and cultural landscape. The river and its tributaries support a diverse riparian plant community and provide habitat corridors for wildlife and fish. The Russian River provides for recreational use, groundwater recharge, and domestic and agricultural water supplies. Additionally, the watershed is a spiritual and aesthetic asset to valley residents.

The area's many creeks provide sheltered corridors that allow wildlife to move between habitats and open space areas. To help preserve natural communities, it is important to protect, improve and where appropriate and feasible, protect and re-establish these corridors.

Riparian Plant Community

The tree and shrub community which commonly grows along the Russian River and its tributaries is referred to as the riparian woodland or riparian forest. The tree canopy is commonly composed of cottonwood, alder, willow and valley oak, and naturally occurs with an associated shrub layer containing box elder, button willow, blackberry, wild rose, wild grape and coyote bush. This provides necessary shade, keeping water temperatures

Note:

Unless noted otherwise, this Chapter uses the term "open space" to refer to any land or water feature that remains in a predominantly natural or undeveloped state and which is generally free of structures. Open Space lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. These spaces can range in size from a small portion of a parcel to a large tract of land and could include: prime agricultural soils, range and farmland; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive recreation areas. The Open Space and Conservation Chapter is a tool to protect and preserve these unique community resources.



Portion of the Russian River.

low and improving the valuable fish habitat. Riparian plants growing in the river floodplain enhance soil retention and flood flow attenuation. The vegetative buffer also helps to stabilize river banks and maintain water quality by providing a sediment filtering zone to minimize runoff impurities. This plant community also provides essential habitat for numerous birds, mammals, amphibians and reptiles.

The riparian plant life associated with rivers and streams drew Native Americans and other original settlers to the area.



Historic example of Native American basket weaving.

Willows and sedges growing along the stream banks were essential for weaving baskets. Among the Pomo Tribes, basketry evolved into an art form that became world renowned for its beauty, utility, and strength. Contemporary Native Americans still gather basketry materials from the riparian corridors of Mendocino County. Keeping sensitive riparian areas intact is vital to the protection of important cultural and biological resources within the Valley, as well as to the maintenance of water quality and flood control.

Fisheries

The Russian River and its tributaries are home to Chinook salmon and steelhead and other species of fish. The National Marine Fisheries Service has listed both species as “threatened” within the six-county Central California Environmentally Significant Unit. Several groups and individuals have worked collaboratively over

the years on strategies to protect these species and their habitats. In the interim, the County’s Salmon and Steelhead Management Plan, in conjunction with California Environmental Quality Act review, is the guiding document for assessing project impacts on fisheries.

The Russian River, as it runs through the Ukiah Valley, is essential to threatened salmon and steelhead species. A goal of State and Federal significance is to protect and enhance the unique fisheries in the Russian River and its tributaries.

Riverbed

The Russian River’s historic course has shifted over time due to major floods, nearby human activities, and other natural processes. Mining and associated processing in and along the Russian River creates impacts related to the depth of the riverbed, disruption of river flows, and shifts in the banks or course of the channel. These changes can be detrimental to flood protection and water supply. In some areas agricultural development has led to removal of riparian vegetation on the river bank. This has led to bank erosion and increased sedimentation of the riverbed. In other areas, residential development has increased runoff which can amplify the erosive power of the stream.

Flooding, mining, development and other nearby human activities can change the depth of the river and degrade the condition of the river banks. These impacts can be detrimental not only to habitat, but also to flood protection, ground water recharge and domestic and agricultural water supply. Establish a minimum vital riverbed elevation above mean sea level within the Ukiah Valley in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.



Mineral processing adjacent to the Russian River.

Development Impacts

Development patterns within the Valley, particularly within the more urbanized portions, have resulted in increased paved or impermeable surfaces and the channelization of streams and creeks. These activities disrupt natural drainage patterns, and can result in increased flooding and deterioration or destruction of natural riparian habitats and fisheries. There is a need to provide mitigation that will balance development with resource protection and enhancement of the critical functions that the Russian River and its tributaries provide.

Development should preserve open lands that absorb water to the maximum extent possible. Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved, and restored as

valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resource sustainability.

A Riparian System Management Plan will help achieve a healthy balance to both accommodate development in a responsible way, and protect river resources. A Riparian System Management Plan will assess river conditions, identify critical segments of the riparian plant community for preservation and restoration, and propose strategies for maintenance. With participation from key agencies, performance standards, stream setbacks, and design guidelines can be developed for projects proposed within the defined river corridor planning area.

Land use and development codes can protect natural resources while providing opportunities for compatible development. Codes can support open space and conservation goals by requiring open space as part of new discretionary development, and concentrating development in strategic areas. Hillside views can be preserved by allowing transfer of development rights. Design review guidelines and performance standards will aid in identification of projects appropriate for these actions and ensure responsible, non-damaging construction practices.

Mining

Naturally occurring minerals in the planning area have or could have economic value to the local economy and the owners of the mineral rights. The most frequently mined products are sand, gravel, and stone which are used in construction. State guidelines and rules under the Surface Mining and Reclamation Act (SMARA) aim for continued accessibility to mineral resources while avoiding significant harm to the environment or human health from their extraction.



For decades, instream mining operations occurred in a number of locations along the Russian River, resulting in significant changes to channel elevation, configuration and vegetation. These changes negatively impacted the aquatic habitat that salmonid species depend on for their annual migration. These changes also alter water tables and erode bridge supports, adding significant expense to the operations of both water providers and road agencies.

Granite Construction continues to hold vested mining rights to multiple sand bars in the Ukiah Reach of the Russian River. Due to the listing of Pacific Salmonids under the Endangered Species Act, mining activity has declined to the point where extraction

does not occur in most years. It is highly unlikely that any new instream mining operations will commence in the future. Apart from the Russian River Channel, Granite also holds a permit for a pair of off channel terrace mines one mile north of Talmage Road. These sites are located within the floodplain and are substantially depleted. To replace these sites, Granite has submitted an application for a use permit for a new mining operation at the Kunzler Terrace site, located due east of the former railroad tracks, just south of Ackerman Creek. If approved, this operation would excavate up to 250,000 tons of alluvial matter from the flood plain west of the Russian River. No other active mining operations exist or have been proposed, as of 2010, in the Ukiah Valley. The nearest mines to the UVAP area are a pair of quarries along U.S. 101 and CA 20, north and east of the Valley respectively.

Upland Areas

The hilly portions of the planning area vegetated primarily with native species of trees, shrubs, as well as native and non-native grasses and herbaceous plants, that rely on particular topographic and microclimatic conditions, such as slope steepness and orientation, and the presence of water. Because of this, the Valley's hillsides play an especially important role in supporting diverse biological communities. Ukiah Valley's eastern hills support an extensive and nearly contiguous oak woodland habitat. The afternoon sun exposure in conjunction with drainage channels and small canyons create prime conditions for oak woodland habitat. In addition to the biological diversity they provide, the western and eastern hills frame the Valley, creating an aesthetic resource for residents and visitors. Many developed portions of the Valley enjoy sweeping views of open space and the hillsides, adding character and economic value to property throughout the Valley.

Section 9 Open Space and Conservation

Biological Communities

“Biological Communities” refers to the web of organisms, other than people, that live in an area. Many of the physical requirements for natural communities are provided through open space areas. Healthy plant communities, and the wildlife and fish that they sustain, are essential to the quality of life in the Ukiah Valley. Fertile and stable soils are critical to agriculture and forestry, and indirectly, to all other economic activities in the county. Vegetation, both living and dormant, protects the soils and decrease the rate of erosion. Healthy plant communities help to filter stormwater contaminants and limit the severity of flooding through flow attenuation.

Indigenous plant species provide particularly important functions to the community. They are best suited to the local climate and soil conditions and tend to be drought-tolerant and often have greater pest and disease resistance. Some native species are also fire resistant. In addition, native plants support valuable fish and wildlife habitat. Conversely, certain non-native plants can be detrimental to the local ecology and economy. Some proliferate rapidly and can displace native plants or economically important species, consume groundwater at higher rates than native species, and increase fire danger. Thus it is important to prevent native species from displacing native species and preserve native biological communities.

Land use decisions should balance development with preservation of the Valley’s dominant native plant communities, including the mixed evergreen forest, grasslands, and oak woodlands. These diverse communities promote soil development and slope stability and support a wide variety of wildlife. Steps should be taken to protect, restore, and enhance these native plants systems and to prevent the spread of non-native invasive species.

Today, the Ukiah Valley supports four dominant plant communities: oak woodlands, mixed evergreen forest, non-native grasslands, and agricultural lands.

Oak Woodlands

Oak woodlands are one of the most diverse and productive habitats, supporting many species of amphibians, reptiles, mammals, birds and insects. Due to climate and geography, the Ukiah Valley supports a rich diversity of oak communities. As reported by the Department of Fish and Game, oak forests and woodlands support more diverse wildlife species than any other California habitat. Migratory avian species, including the Black-headed Grosbeak, the Lazuli Bunting, the Northern Oriole, and the Orange-crowned Warbler, visit oak woodlands from their Central and South American



winter grounds to nest and raise their young during the summer breeding season. Species such as the Rufous-sided Towhee, crown sparrows, western bluebirds, and meadowlarks live in oak woodlands throughout the year. Mammals like the deer mouse, dusky-footed woodrat, black-tailed deer, the western gray squirrel, raccoon, black bear, bobcat, coyote, gray fox, mountain lion and numerous species of bats also live in the valley's oak woodlands.

In addition to providing habitat, oaks stabilize soils on sloping ground, minimize flooding, and help maintain water quality. They abate noise, deflect wind, and filter dust and pollutants from the air while absorbing carbon from the atmosphere. On rangelands, research has shown that livestock forage production is greater under blue oaks, has greater nutritional value, and remains greener into the dry season longer than pastures that have been cleared of oaks; the trees modify the microclimate by helping retain moisture and improve rangeland soils. In addition, acorns provide a high valued, seasonal protein food source for domestic livestock and wildlife species.

The Ukiah Valley was once dominated by upland and riparian oak forests. This fact is memorialized in that the valley oak is the official emblem of the City of Ukiah, and oaks are frequently used in commercial advertising as representing the regional identity. Oak forests and woodlands have also historically had economic and cultural importance for native peoples. Upslope from the creeks and river, but where the water table was sufficiently high, valley oaks grew in more open woodlands and savannas. Blue and black oaks (the preferred acorn source for Native Americans) grew on drier ground, and mixed oak woodlands, including live (evergreen) oaks covered the western hills. Collectively the oak species associated within the planning area include valley, blue, black,

interior and Shreve's live, Oregon white, canyon live, scrub, and serpentine oaks.

Today, fragmented patches of individual trees and groves of valley oak remain, with highly altered, remnant riparian valley oak woodlands remaining as thin stringers of habitat along the Russian River and its tributaries. Interior live oak woodlands remain relatively intact on the eastern hills of the valley. The westerly portions of the City of Ukiah and the western hills still contain viable stands of black and blue oak woodlands with scrub oak woodlands dominating the higher elevations of the watershed. Extensive and contiguous blue oak woodlands can be found east of Highway 101 from Ukiah to the Sonoma County line where slope conditions are dry and rocky.

Protection of oaks, and particularly the remaining valley oaks, is of particular interest to residents of the Valley. The long-term survival of the area's oak woodlands depends on assuring that human activities such as residential and commercial development, agriculture, and fuel harvesting do not impact the ecological functioning of this habitat. Regeneration of seedlings and saplings is paramount to the long-term sustainability of the valley's woodlands.

Forest and oak woodland conversions (deforestation) are contributing to the net loss of oak woodland acreage throughout the state, as well as in the Ukiah Valley. Parcelization of land and development decisions that fail to take into account the survival and regeneration of woodlands result in fragmented stands that can negatively affect native wildlife diversity. Stands and trees that are indiscriminately thinned or pruned can attract unwanted pests and disease. Trees can be damaged or killed by indiscriminate

Section 9 Open Space and Conservation

irrigation, paving, trenching, and grade changes causing both aesthetic concerns and adding safety fears. Invasive species and pathogens such as Golden-spotted oak borer and Sudden Oak Death Syndrome (*Phytophthora ramorum*), continue to serve as a reminder of the negative impacts of unwanted and exotic pests. Alterations of native habitats with non-native species have been shown through research to negatively affect some aspects of native biological diversity.

For all of the reasons stated above oaks are important to the local environment, culture and community of the Ukiah Valley and need to be protected. This plan recognizes the value and importance of the area's oak resources and is included as a testament to the County's desire to insure that oak resources will be a valued part of the Ukiah Valley for years to come.

Ukiah's remaining oak woodlands and unique specimen oaks should be preserved to the extent possible, and healthy contiguous woodland stands (such as in the Valley's eastern hills) should be protected. An inventory of natural resources (OC2.1a) will provide critical information to target preservation or restoration efforts and guide future development decisions.

Mixed Evergreen Forest

The Mixed Evergreen Forest community is typically located on slopes at elevations ranging from 200 to 3,000 feet. Common species in this plant community include: Douglas fir, coast redwood, California bay, Oregon white oak, California black oak, madrone, tan oak and knobcone pine. Associated with this habitat type are various shrub species of manzanita, chamise, mountain mahogany, ceanothus and poison oak. The Mixed Evergreen Forest provides habitat for a range of reptiles, amphibians, and birds that in turn

provide food for the many predatory species including Mountain Lion, Bobcat, Grey Fox, Black Bear and the Ringtail.

Grasslands

While grassland communities occur throughout the UVAP planning area, the predominant grassland areas are located to the north of Orr Springs Road, south of Calpella, and west of Highway 101. Grasslands also occur in the band of lower slopes between agriculturally developed parts of the Valley and the upper slopes vegetated with mixed evergreen forest.

Most native grassland in Mendocino County has been replaced by non-native invasive plants, though there are some pockets of native grassland in the Plan area. Areas that are heavily grazed or



Grapevines, one of the primary crops grown in the Valley.

otherwise disturbed are characterized by annual grasses and forbs. In areas where there is little disturbance, and on slopes with a high serpentine content, perennial grasses are dominant. Both annual and perennial grasses support insect life and produce seeds to provide food for a wide variety of birds. The abundant populations of small to medium-sized birds and mammals also attract predatory birds and mammals.

Agriculture

Formalized agricultural endeavors in the Ukiah Valley began around 1850. Early efforts included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. Some tobacco was grown during this period, but soon disappeared as a viable crop in this region. The Coyote Valley Flourmill was built in 1860 and processed up to an estimated four tons of wheat per day during the harvest. With limited ways to transport fresh produce to the San Francisco markets without perishing, agricultural products were generally confined to the local market. However, when the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's; hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley. Lumbering became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region.

Mendocino County is home to a number of productive agricultural parcels, and hosts one of the largest concentrations of organic farmers in the State. Much of the active agricultural land in the UVAP planning area is located on the Valley floor and lower

elevations along the Russian River system. The Ukiah Valley floor consists of prime, fertile soils for growing a variety of crops, and many of the bench lands are highly productive for grapes. Agricultural land in the plan area is predominately comprised of vineyards and fruit orchards (primarily pear and apple) but also includes other row crops and pasture. Agricultural production has been an important part of the Ukiah Valley economy for generations.

Previously, the Valley Agricultural lands were usually comprised of grasslands and oak woodlands. Because of their high degree of disturbance, agricultural areas typically have a low habitat value for wildlife, although there are a number of wildlife species adapted for these disturbed conditions. Cover crops are frequently planted between rows in vineyards and orchards, creating microhabitat for insects and other wildlife. Fruit orchards, vineyards, and pasture can provide food and cover for squirrels, numerous birds, raccoons, deer, and other small mammals.

In addition to the economic benefits, agricultural lands provide a pastoral quality that helps define the character of the Ukiah Valley. There is widespread public interest in preserving agricultural lands. Only a limited percentage of the Valley's agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. There are some active agricultural lands currently in production that are not zoned for agricultural or rangeland uses. Allowing the transfer of development rights with existing agriculturally zoned properties that are of lower value for cultivation could help keep higher value land in agricultural production. With increasing development pressure, more comprehensive measures are needed to preserve agriculturally suitable areas, and ensure economic stability and longevity of the rural quality of life that residents enjoy. Encouraging, expanding and diversifying farming

will maximize local economic benefits and food supply.

There are currently a range of mechanisms in place to protect agricultural lands and operations. The California Land Conservation Act (Williamson Act) utilizes special tax incentives to retain productive agricultural land in “Agricultural Preserves” for periods of ten to twenty years through County and landowner contracts. Protective programs with public and private financing or incentives, including land trusts, open space easements or transfer of development rights, can further the conservation of agricultural land.

Land use can also be regulated to maintain compatibility with existing agricultural uses, such as with adjoining use restrictions, new commercial and industrial land use restrictions and rigorous discretionary project conditions of approval and compatibility requirements. Development of public facilities should equally be monitored to minimize the use of, and impact on, agricultural lands. The Agricultural Nuisances and Consumer Disclosures ordinance (“right-to-farm” regulations) protects existing commercial agriculture from encroaching residential development, ensuring that proposed shifts in adjacent land use remain compatible with farming needs.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOAL OC1

Maintain and enhance the area’s natural resources by balancing protection, conservation, replenishment and sustainable use.

Policy OC 1.1 Protect the river corridor and riparian habitat while accommodating responsible development.

OC1.1a River Corridor Planning Area Definition

Define the river planning corridor and extent of surrounding riparian areas within which proposed development will trigger design review, performance standard requirements and use of river design guidelines. Classify “Riparian Corridors” designated in the Open Space and Conservation Section as follows:

- “Russian River Riparian Corridor” is the corridor adjacent to the main stem of the Russian River, excluding lands located within the urban land use categories or within the jurisdiction of a city. The corridor is 200 feet from the top of the higher bank on each side of the stream as determined by the County Department of Planning and Building Services.
- “Other Riparian Corridors” are the corridors within other land use categories along the Russian River and the designated corridors along other rivers and streams. The corridor will be 50 feet from the top of the higher bank on each side of the stream as determined by the County Department of Planning and Building Services.
- Establish a River Corridor Combining Zoning District. Rezone all lands within the River Corridor areas to this combining district.

OC1.1b Stream Setbacks

Determine appropriate development setback distances from all perennial and intermittent streams, as shown on USGS topographic maps as of January 2011 (utilizing current ecological and scientific data) and specify setback requirements in the zoning code.

OC1.1c Riparian System Management Plan

Develop, implement and maintain a Riparian System Management Plan and companion design guidelines that will include:

- Assessment of river conditions (in reach-by-reach segments);
- Identification of critical areas for preservation (through limited or prohibited development) and priority segments for restoration;
- Strategies for restoration, maintenance and preservation;
- Description of the specific functions for which each stream or stream reach will be managed (aquatic habitat preservation/ enhancement, flood control, storm water management, groundwater recharge, recreation, etc.);
- Identification of opportunities to cultivate and use native plant species that are culturally significant to local Native American Tribes in planned restoration projects;
- Identification of potential projects and locations for public access and recreational greenways; and
- Design guidelines for projects proposed within the defined river corridor planning area.

OC1.1d Management Plan Implementation

Decide how implementation of these functions will occur. Either:

- Retain access to riparian corridors; or
- Assign the responsibility for implementing the Riparian Systems Management Plan, perhaps by way of use permits, to private landowners seeking to develop within or adjacent to designated riparian corridors; and
- In either case, identify a permanent source of funding in the Riparian Systems Management Plan.

OC1.1e Zoning Code

Update the zoning code to reflect findings, goals and guidelines specified in the river restoration and preservation plan and design guidelines.

OC1.1f Identify Potential Funding Sources

Identify potential funding sources, public and private, to implement river restoration and preservation goals and potential projects outlined in the Riparian System Management Plan.

OC1.1g River and Stream Maintenance Education

Collaborate with the Mendocino County Resource Conservation District to develop public education materials and programs that balance invasive species removal with native plant restoration. Develop effective post-planting maintenance and retention of large woody debris to maintain floodwater carrying capacity and critical habitat.

OC1.1h River Corridor Uses

Develop and adopt regulations establishing standards applicable to River Corridors. Until the regulations and the final Stream Setbacks are adopted, require that land use and development comply with the following principles. Allow or consider allowing the following uses within any River Corridor area:

- Streamside maintenance, fire fuel management, and restoration.
- Livestock grazing.
- Agricultural cultivation, but not within 100 feet of top of bank for the Russian River and 25 feet for Other Riparian Corridors.
- Public projects, including water-dependent public recreational facilities.
- Timber operations conducted in accordance with an approved timber harvest plan.
- Mining operations conducted in accordance with the County Surface Mining regulations.
- Road, street, and utility crossings
- Streamside maintenance, fire fuel management, and restoration.
- Permitted summer dams.
- Equipment turnaround and access roads associated with agricultural cultivation, provided that the affected area is the minimum necessary for these turnaround and access roads and that a minimum 25' vegetative filter strip is provided and

maintained between the affected area and the top of the bank.

- Vegetation removal as part of an integrated pest management program administered by the Agricultural Commissioner.

Prohibit, except as otherwise listed above, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines and parking lots within any streamside conservation area. Consider an exception to this prohibition if:

- It makes a lot unbuildable and if vegetation removal is minimized, or
- The use involves only the maintenance, restoration, or minor expansion of an existing structure or other existing use, or
- It can be clearly demonstrated through photographs or other information that the affected area has no substantial value for riparian functions, or
- A conservation plan is approved that provides for the appropriate protection of the biotic resources, water quality, flood management, bank stability, groundwater recharge, and other applicable riparian functions.

Policy OC1.2: Protect and maintain the Russian River Corridor channel elevation and banks.

OC1.2a Performance Standards

Change applicable County Codes to require that new development follow performance standards to protect the river and tributaries from erosion, decrease sedimentation and degradation of water quality, increase water carrying capacity, and protect native vegetation and wildlife habitat.

OC1.2b Minimum Riverbed Elevation

Establish a minimum vital riverbed elevation above mean sea level in the Ukiah Valley in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.

OC1.2c Riverbed and Bank Maintenance Programs

Collaborate with the Mendocino County Resource Conservation District to develop and support programs to maintain the riverbed and banks in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.

OC1.2d Design Review

Require a detailed plan design review process for projects proposed within the defined river corridor planning area to ensure that the channel elevation is maintained and river banks are protected.

Policy OC1.3: Enhance the fisheries in the Russian River and its tributaries within the Ukiah Valley.

OC1.3a Indigenous Fish Population Protection and Recovery.

Coordinate with State and Federal agencies to implement existing strategies for the protection and recovery of protected species of fish in the Russian River.

Policy OC1.4: Managing and maintaining gravel levels in the Russian River is essential to prevent bed down cutting and lowering of the water table.

OC1.4a Resupply of River Gravel Levels

Work with property owners, Department of Fish and Game and the California Division of Mines and Geology to determine the resupply levels of river gravel.

OC1.4b Gravel Harvesting Limits

Limit gravel harvesting to levels that do not exceed resupply of Russian River gravel.

Condition project approvals for in-stream mineral extraction on a maximum annual harvest volume that will not, when combined with other extraction permits, exceed the resupply levels for river gravel.

GOAL OC2

Conserve open space, hillsides, and indigenous habitats for the enjoyment of future generations.

Policy OC2.1: Prioritize open space resources with targeted conservation and restoration efforts.

OC2.1a Natural Resources Inventory

Catalogue natural resources within the Ukiah Valley. Identify types of resources, locations and characteristics to guide future planning decisions.

OC2.1b Natural Resources Review Guidelines

Use the Natural Resources Inventory (OC2.1a) to identify critical resources, then develop and adopt comprehensive design review guidelines to protect priority natural resource areas.

OC2.1c Prioritize Conservation Area

Use the Natural Resources Inventory (OC2.1a) and Tribal Consultation information to identify priority areas for open space conservation efforts that will protect, enhance, and restore native plant associations.

OC2.1d Wildlife Preserves

Identify areas of importance for acquisition or dedication as easements for wildlife preserves.

Policy OC2.2: Protect natural resources while providing opportunities for compatible development.

OC2.2a Requirements for New Development

Revise the zoning code to include requirements for preserving, restoring and maintaining open space as part of new discretionary residential, commercial and industrial development.

OC2.2b Open Space Acquisition and Private Property Rights

Educate decision-makers and the public about acquisition of open space lands and private property rights on lands designated for open space or open space uses. Develop educational resources for distribution at governmental offices.

OC2.2c Transfer of Development Rights

Update the zoning code to allow the transfer of development rights from undeveloped (but developable) land to underutilized urban infill sites.

Identify resources areas that currently allow development but warrant protection, such as range lands or rural residential

hillside areas. Identify areas either in the City of Ukiah or in unincorporated developed portions of the Valley that could accommodate the transferred development rights.

OC2.2d Cluster Housing Incentives

Develop and apply incentives to encourage clustering residential development as a means of maintaining open space.

Policy OC2.3: Preserve and restore native oak woodland and hillside habitats.

OC2.3a Oak Woodland Habitat Inventory and Preservation Plan

Using the map of contiguous oak woodland (defined as a site where oaks provide at least 10% canopy cover), develop a preservation plan to bring focus to conservation efforts. Use the GIS database to record critical information about the resources. Assess current protection of these woodlands.

Designate critical resource areas for conservation and priority restoration projects based on woodlands that are most significantly intact and those that offer the highest potential for successful restoration. Work with the U.C. Extension Office, the Department of Fish and Game, and the Inland Ukiah Valley Land Trust to develop this program. Identify unique “heritage” specimen trees for special protection.

OC2.3b Land Use and Development Codes

Update land use plans and development codes to reflect inventory findings and mitigate development in critical resource areas as defined in the preservation plan.

OC2.3c Development Proposal Criteria and Performance Standards

Develop criteria to evaluate development proposals and develop performance standards as part of the zoning code to specify:

- appropriate set-back distances;
- tree/woodland protection practices during construction;
- maximum grading in the vicinity of specimen/heritage trees and woodlands; and
- monitoring programs and potential mitigations.

Criteria and performance standards should be based on current environmental science pertaining to maintaining healthy woodland communities.

OC2.3d Zoning Code: Hillside

Revise the zoning code to include standards for locating hillside roads and structures to minimize damage to natural hillside resources. Clearings for roads, buildings and fire protection purposes should be sited in the least visible and least ecologically damaging locations and screened with native vegetation where feasible.

Encourage development to design and locate projects to minimize impacts on views of the hills from the Valley.

New development should be subordinate to the natural setting and minimize the use of reflective surfaces.

Buildings and building groups shall be sited, when feasible, near the toe of a slope and below a ridge.

New structures should be designed to fit hillside sites rather than requiring the alteration of natural landforms to accommodate buildings typically designed for level sites.

OC2.3e Oak Preservation and Mitigation

Require the identification, conservation and protection of native true oaks in the design of discretionary projects. To the maximum extent practicable (through clustering development or avoiding development in areas containing oaks), minimize the removal of oaks and other native trees and fragmentation of woodlands, require any trees removed to be replaced, preferably on the site, and provide permanent protection of other existing woodlands where replacement planting does not provide adequate mitigation. Replacement planting will be done at a ratio of at least 3:1, and planted trees will be maintained for at least 5 years with trees not surviving being replaced and maintained for 5 years.

Where oak woodland conversion or fragmentation would occur, require the applicant to pay an in lieu fee equivalent to the conservation values of the site, which would require an appraisal of the site. These fees shall be used to fund the restoration projects listed in Implementation Measure OC2.3a.

GOAL OC3

Preserve and enhance agricultural areas to protect the economic vitality and rural identity of the Ukiah Valley.

Policy OC3.1: Maintain viable Agricultural Land classifications

OC3.1a State-Defined Important Farmlands

Review and adopt the State of California’s “important farmlands” definition and mapping through the County’s mapping and monitoring program.

OC3.1b Agricultural Land Conversion Criteria

Proposals to convert Agricultural Lands to non-agricultural classification will be considered only after satisfying the following requirements:

- The project shall not result in a need for premature expansion of infrastructure in conflict with other Area Plan policies.
- The project shall not have a significant adverse effect on agricultural uses in the area.
- The project site is substantially unusable for agricultural purposes due to encroaching adjacent nonagricultural uses.
- The proposal must achieve the long-range goals of the General Plan and Area Plan for the area as it exists prior to the proposal.

Policy OC3.2: Expand, encourage and diversify farming for local benefits and food supply.

OC3.2a Zoning Review

Review the zoning code for impediments to allowing small-scale intensive farming operations and necessary accessory uses.

OC3.2b Organic Farming

Provide ongoing support to programs that encourage organic farming as an economic and educational resource.

OC3.2c Integrated Pest Management

Promote and encourage farmers to use integrated pest management programs as recommended by the University of California Cooperative Extension Farm Advisors office.

Policy OC3.3: Conserve agricultural lands and reduce development pressure.

OC3.3a Williamson Act

Encourage creation and renewal of Williamson Act contracts on agricultural lands including implementation of Farmland Security Act.

OC3.3b Land Trusts

Use land trusts to conserve agricultural lands.

OC3.3c Transfer of Development Rights

Update the zoning code to allow the transfer of development rights from active agriculture land to underutilized urban infill sites.

Policy OC3.4: Regulate land use to maintain compatibility with existing agricultural uses.

OC3.4a Adjoining Use Restrictions

Amend the Mendocino County Zoning Code to require study of adjoining proposed development’s potential impact on agricultural properties and disallow projects where substantiated findings indicate unmitigated adverse impacts on existing agricultural uses and businesses.

OC3.4b New Commercial and Industrial Land Use Restrictions

Revise the Mendocino County Zoning Code to prohibit new commercial or industrial development on lands classified as Agricultural Lands outside urban areas unless directly related to on-site agricultural uses or conducted secondarily to an agricultural operation.

OC3.4c Public Facility Development Monitoring

Collaborate with organizations and citizens to ensure that siting and design of schools, local, State and Federal facilities minimize the use of, and impact on, agricultural lands.

OC3.4d Discretionary Project Compatibility Requirements

Require that discretionary projects and parcels created by new subdivisions are designed and scaled to be compatible with contiguous lands classified as Agricultural or Range Lands. Requirements include:

- Residential uses and subdivisions shall maintain a five (5) acre minimum adjacent to lands classified Agricultural or a ten (10) acre minimum adjacent to lands classified Range Lands. Parcels classified with a smaller minimum parcel size, or zoned Planned Development or for clustering, may exceed these densities, provided that the criteria below are employed to reduce impacts;
- Building envelopes, clustered development, and commercial, industrial, civic, and sensitive uses shall be designed with buffers or setbacks from lands classified Agricultural or Range Lands. Buffers shall generally be defined as a physical separation of 100 feet from pasture or range lands, 400 feet

from pear and apple orchards, and 200 feet from vineyards or other crops with the potential for a reduced separation when a topographic feature, substantial tree-stand, landscaped berm, watercourse or similar existing or constructed feature is provided and maintained.

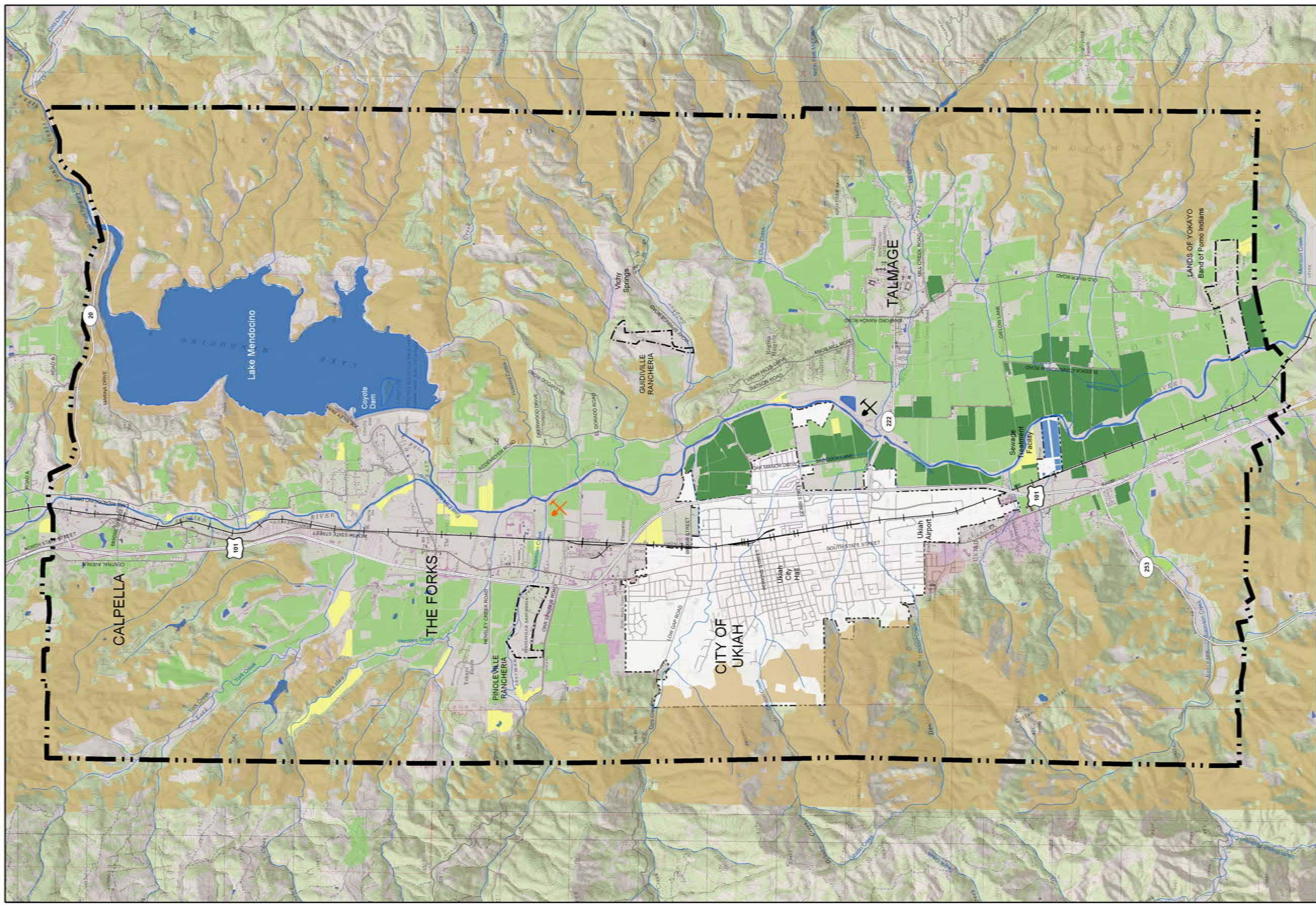
- Projects shall be designed to reduce growth-inducing impacts and maintain a stable limit to urban development; and
- Potential conflicts related to noise, dust, odor, pesticide use, spraying, burning, lighting, late or early hour activities, security from vandalism and trespass, and other issues associated with agricultural operations shall be mitigated by the new discretionary project.

OC3.4e Discretionary Project Conditions of Approval

Conditional approval of discretionary projects (including subdivisions and use permits) that conflict with the protection of agricultural land or operations and are located on or within 300 feet of land zoned Agricultural or Range Land may be granted upon an acknowledgement that the Agricultural Nuisances and Consumer Disclosure (right-to-farm) statement (set forth in the Mendocino County Code) is recorded with the office of the County Recorder.

The recorded statement may be discontinued upon verification by Mendocino County that the encumbered property is no longer subject to the Agricultural Nuisances and Consumer Disclosure Ordinance.

Section 9 Open Space and Conservation



- Ukiah Valley Planning Area
- City of Ukiah
- Tribal Land
- Freeway
- Local Roads
- Railroad
- River And Tributaries
- Orchard
- Vineyard
- Pasture
- Oak Woodlands
- Mining Operation
- Proposed Mining Operation

Figure 9.1 Ukiah Valley Rural Land Uses

0 0.25 0.5 Miles

N

Source: Mendocino County Planning & Building Services,
Mendocino Water Agency & UC Cooperative Extension
This map is provided as a visual display of County information.
Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.
August 2011

This page intentionally left blank.

Section
10



Historical and Archaeological Preservation

Historical and Archaeological Preservation

GOAL HA-1

Preserve historical buildings and spaces that create a sense of place.

GOAL HA-2

Protect Native American cultural and archaeological resources.

As the Ukiah Valley Area Plan moves forward and the Valley evolves to meet the changing circumstances that surround us, it is important to remember where we have been as a community. The Ukiah Valley contains significant historic and archaeological resources that provide an important connection to our past, shape the community's identity and define a direction for the future. Integrating our historic buildings and neighborhoods as development occurs can help create more livable places, enhance urban areas and natural environments, and potentially stimulate the local economy. Protecting cultural and archaeological resources provides a connection to the people whom called this valley home before us.

Underutilized sites with historic attributes are often prime targets for development projects, with the resulting loss of those resources. Sometimes this loss was due to unclear or conflicting public policies, incomplete information or a lack of funding to preserve those resources. The preservation of significant historic, cultural and archaeological resources can increase the community's uniqueness and make it a more desirable place in which to live, work or visit.



Renovated Ukiah Train Station.

The community recognizes the significant contributions that such cultural resources make to character and quality of life in the Valley. The intent of the Historic and Archaeological Resources Element of the Area Plan is to preserve the Ukiah Valley's cultural assets, celebrate its heritage, and ensure opportunities for cultural enrichment. Comprehensively examining these resources and identifying relevant policies are critical steps toward fostering an environment that responds to its original character and integrity.

BACKGROUND AND SETTING

Historic Buildings and Spaces

Throughout the Ukiah Valley, there are examples of historic structures and landscapes that provide a link to the past—to ancestors who called the Valley their home. Whether located on private or public lands, these places are significant in their representation of the heritage and cultural history of the Valley. Many of the ranches and farms in the Valley have been in existence for 100 years or more, and many buildings are potentially historically significant.

The community boasts a number of especially noteworthy historic sites and structures, including the Vichy Springs Resort, which has been designated as a California Historical Landmark; the City of 10,000 Buddha's, formerly a State hospital and



Entrance to the City of Ten Thousand Buddha's.

currently a monastery and educational complex; and the former Finnish colony in Calpella.

The Palace Hotel, a historical structure, is located within the Ukiah City limits. The 99 room hotel was built in 1891 and originally named the Curtis House. The brick structure is three stories in height, and stylistically derived from the Italianate mode. The name was changed in 1894 to the Palace Hotel when J.D. Curtis sold his interest. It is an important architectural representative of its era, as well as a significant cultural resource to our community. While the structure has been repaired and refurbished in times past, it has been seriously neglected over the past twenty or so years. Ukiah Main Street Program's Friends of the Palace Committee is working with responsible parties to restore this treasure and preserve it for future generations.

Loss of historic buildings, structures and landscapes can result in the permanent alteration in appearance of a community or countryside. In some cases, site context is the defining historic element, whereby a building and its environs are expressly connected, or the environment itself is the key resource. Residents appreciate the charm of the Valley's historic buildings and landscapes and are intent on maintaining a legacy of high quality architecture and spaces that are sensitive to their historic context.

The County and other public agencies share a responsibility in preserving historic and archeological resources. Government-owned properties often serve as cornerstones of the community, setting a standard for surrounding properties. The current Mendocino County Court House is the most prominent

structure in Downtown Ukiah. Replacement of the original ornate courthouse with a more modern structure was mirrored on other properties nearby. In addition to its own facilities, the County government can play a critical role in maintaining the area's character and its architectural, cultural and historical integrity through the planning review process. Currently, the County reviews discretionary projects for potential impacts on historic resources but has not adopted regulations beyond those in the State Historic Building Code. Projects that do not require discretionary action are not reviewed for historical impacts.

Receiving a formal state or national resource designation status provides distinct recognition of historic resources and facilitates preservation. As defined in the National Register of Historic Places, eligibility for the National Register requires that a property, structure or site must retain integrity and possess significance in American history, architecture, archaeology, engineering and culture. At least one of the following resource criteria must be met, including:

- Association with events that have made a significant contribution to the broad patterns of our history;
- Association with the lives of persons important in our past;
- Embodiment of the distinctive characteristics of a type, period, or method of construction;
- Representation of the work of a master;
- High artistic values; representation of a significant and distinguishable entity whose components may lack individual distinction; and yielding, or likely yielding, of information;

- Important in prehistory or history.

California State resource designations rely on similar criteria, but with relevance focused on importance to the State of California's history and cultural heritage.

The County Museum located in Willits and the Grace Hudson Museum in Ukiah are dedicated to promoting and facilitating study of the history of the Ukiah Valley and the Mendocino County area. Over the years, many records of the area's history have been lost. Both pioneer families and contemporary residents have donated records to local organizations to maintain important connections to the past. The County's Historical Records Commission reviews, collects and archives public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Native American Cultural and Archaeological Resources

The Ukiah Valley was originally inhabited by speakers of the Central Pomo language. These first inhabitants made seasonal encampments in the upland areas as well as the Coast, and utilized materials from indigenous ecosystems for economic, religious, and cultural purposes. There are numerous archaeological sites within the UVAP area, and a key objective of the Plan is to protect known cultural and archaeological sites as described by local Native American Tribes. Very few prehistoric or historic archaeological sites in the area have been subjected to systematic scientific study and therefore, the prehistory of the area is not well understood.

Today, there are two federally recognized Native American communities within the UVAP boundaries. The Guideville Rancheria, a small 40-acre rancheria, is located north of Vichy Springs Road in the eastern portion of the planning area. The

Section 10 Historical and Archaeological Preservation

Pinoleville Indian Nation, located north of Ukiah, encompasses approximately 100 acres of land supporting a population of 136 people. The County also recognizes the efforts of the Yokayo Band of Indians to gain Federal Trust status on land within the southeast portion of the planning area.

The Archaeological Resources Protection Act of 1979 recognized the importance to the Nation's heritage of archaeological resources on public and Indian lands, and provided stronger federal laws aimed at preventing the loss and destruction of archaeological resources and sites resulting from development. Other legislative acts offering similar protections include the Native American Grave Protection and Repatriation Act, American Indian Religious Freedom Act of 1978, National Environmental Policy Act of 1979, and California Senate Bill (SB)18, signed into law in September 2004. SB18 requires contact and consultation with California Native American Tribes before adopting or amending a General Plan. It refers to "places, features, and objects" described in Section 5097.9 of the Public Resource Code (PRC), as "Cultural Places." PRC 5097.9 defines a cultural place as a "Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine."



Examples of Native American basketry.

Currently the primary means for cultural and archaeological protection in the Ukiah Valley is through the County's Archaeological Resources Ordinance and the work of the Archaeological Commission. The Commission reviews discretionary project proposals for potential impacts to archaeological resources. Projects with the potential for impacts are referred to the Northwest Information Center (NWIC) at Sonoma State University, which maintains records of historic and archaeological studies. The NWIC performs a records review and makes recommendations for further study, which may include an archaeological field work. The County Archaeological Commission considers the NWIC recommendations and ultimately forwards its recommendation to the decision-makers.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

GOALS, POLICIES, AND IMPLEMENTATION

The following goals, policies and implementation measures are intended to further the preservation and protection of historical, cultural, and archaeological resources in the plan area.

GOAL HA1

Preserve historical buildings and spaces that create a sense of place.

Policy HA1.1: Identify and track historical resources.

HA1.1a: Historic Resources Inventory

Conduct a Historic Resources Inventory to determine which buildings and sites in the Valley warrant preservation, adaptive reuse and/or special design treatment. Finalize a list of resources with classifications ranging in level of critical significance.

HA1.1b: Special Resource Designations

Nominate the most significant historic resources from the Historic Resources Inventory to state or national preservation lists, such as:

- The National Register of Historic Places;
- California Historical Landmarks;
- California Inventory of Historical Resources;
- Points of Historic Interest; and
- Ethnic Sites Survey for California.

In the event that designations are not approved, develop measures to protect nominated resources as locally significant.

HA1.1c: Public and Private Record Archival

Maintain programs for review, collection and archiving of public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Policy HA1.2: Identify funding sources to support preservation.

HA1.2a: County Funding

Allocate capital improvement funds in the County budget for maintenance and enhancement of publicly owned historic buildings.

HA1.2b: Level of Community Responsibility

Assess possible community responsibility in contributing to the cost of preserving historic properties as community resources.

Policy HA1.3: Preserve, maintain and enhance both publicly-held and privately-owned culturally and historically significant buildings and sites.

HA1.3a: Historic Preservation Design Guidelines

Develop criteria, standards and guidelines for maintaining the character and quality of historically significant buildings and landscapes. Historic preservation design standards and guidelines should include:

- Definition of “historically significant”;
- Map of relevant sites and structures in the community;
- Criteria to evaluate to what level regulations should be imposed on private property owners of historic structures, buildings or sites;

- Design standards and guidelines to ensure sensitivity to historically and architecturally relevant structures and environs;
- Standards for adaptive reuse of residential structures compatible with the surrounding residential area; and
- Strategies and incentives for property owners to maintain significant buildings.

HA1.3b: Use of Existing Mechanisms to Evaluate Historical Impacts

Continue to utilize established mechanisms, including the City of Ukiah’s local historic preservation ordinance and the State Historic Building Code, when reviewing discretionary project proposals and potential impacts upon historic resources throughout the Valley.

HA1.3c: Design Review

Designate a clear process for review of proposed permanent changes to designated historic resources (including building envelope, exterior appearance, setting and landscapes). Proposed changes to significant structures or landscapes, or projects proposed in designated areas or in relation to significant sites or buildings should trigger design review.

GOAL HA2

Protect Native American cultural and archaeological resources.

Policy HA2.1: Protect known cultural and archaeological sites.

HA2.1a: Cultural Resources Inventory

Collaborate with local Native American Tribes to conduct a cultural resources inventory that will remain confidential to determine which areas of the Valley are potentially significant with respect to cultural resources. In order to protect sites from vandalism, finalize a map of critical protection zones with classification areas, stipulating the level of significance, but identifying no exact site locations. Maps should indicate the Tribes to be contacted when discretionary projects are initiated in those designated areas.

HA2.1b: Gathering Sites

Identify and preserve known gathering sites for Native American cultural materials. Consider using the Open Space designation to protect Tribal access to gathering sites and ceremonial locations.

HA2.1c: Tribal Notification

To help protect unexcavated archeological sites, notify Tribes when discretionary projects are occurring within aboriginal territory. Require the presence of Cultural Monitors from participating Tribes during excavations which may impact sensitive resources.

HA2.1d: Archaeological Monitoring

Review discretionary project proposals for potential impacts to archaeological resources through the Archaeological Ordinance and the work of the Archaeological Commission. As part of the review process, refer projects to affected local Native American Tribes, the Northwest Information Center at Sonoma State University, and the County Archaeological Commission for review of archaeological resources.



Section

11

Parks and Recreation

Parks and Recreation

GOAL PR-1

Meet the community's need for recreation, cultural resources, and on-going education.

GOAL PR-2

Work with the City and other entities to ensure that there are a variety of parks, recreational facilities, and points of river access.

GOAL PR-3

Promote a greater sense of community through events, gathering places and shared facilities.

Parks help to foster a sense of community by providing a place for residents to come together for relaxation, exercise, and celebration. These gathering places can act as the social centers of a community, providing space for recreational activities for people of all ages and backgrounds. Parks also provide a place for the community to connect with nature. They can also serve as wildlife corridors in urbanized areas, helping maintain a healthy biological community.

A wide range of parks and recreational facilities and services exist in the Ukiah Valley. Opportunities include: County and City parks, Mendocino College recreational facilities, public school playgrounds, and the 12th District Fairgrounds. Less developed open space areas, such as along the Russian River and the Federally-owned recreation areas also provide recreational opportunities for residents and visitors alike. Limited hiking, bicycling, and equestrian trails also exist on public land in the Valley. Proposals to fund and build expansions or upgrades to existing facilities will be needed to serve future residents of the Valley.

While it is essential to fund unmet recreational



Low Gap Park

needs, it is equally important to maintain and improve existing parks, facilities, recreational activities and open space. Traditionally, recreation programs have tried to balance the development of new facilities with the funding and upkeep demands from existing community programs and facilities.

As demand for recreation facilities and activities grows and changes, the County intends to focus its efforts in the following critical areas:

- Continue to maintain and develop athletic fields and support facilities;
- Provide parks in underserved neighborhoods;
- Provide a multi-use community center (such as the Alex Rorabaugh Center);
- Expand paths and trails for recreational use and to link recreation facilities;
- Ensure that the recreational needs of disabled persons, at-risk youth, and senior citizens are also met.

The County intends to meet these needs through the more efficient delivery of services, fees that more closely reflect the cost of providing the services, community support through donations of time and materials, and special grant programs.



Lake Mendocino Recreation Area.

The County also intends to continue and to expand cooperation with the Ukiah Unified School District and other agencies to enable the shared use of public parks and facilities.

EXISTING PARKS, RECREATION AREAS, AND FACILITIES

Federal Recreation Areas

There are two Federal Recreation Areas within the Ukiah Valley: Lake Mendocino and Cow Mountain. These areas attract Valley residents as well as people from throughout the San Francisco Bay Area.

The Lake Mendocino Recreation Area occupies 5,110 acres in the northeastern portion of the Ukiah Valley, including the vast surface area of the lake itself. Operated by the U.S. Army Corps of Engineers, Lake Mendocino is a multi-purpose reservoir, offering day-use facilities, boat launching locations, and overnight campground sites.

The 60,000-acre Cow Mountain Recreation Area is located in the Mayacamas Mountains and is managed by the Bureau of Land Management. Approximately 1,296 acres of this area falls within the Ukiah Valley and is accessible from Mill Creek Road. Cow Mountain offers back country recreation such as hiking and horseback riding trails, hunting, camping, and off-highway vehicle use.



County Regional Parks

The County of Mendocino manages Mill Creek County Park and Low Gap Regional Park. Adjacent to Cow Mountain Recreation Area, Mill Creek Park has two reservoirs for swimming and fishing, hiking trails, picnic areas, and an equestrian trail. Low Gap Regional Park is located in the City of Ukiah (west of the County Administration Center on Low Gap Road) and also offers a variety of recreational opportunities.

The Russian River

The Russian River provides various recreational opportunities, such as swimming, fishing, inner tubing and picnicking. Public access to the Russian River is only allowed at specified public access points. There are four public access points to the

river near the City of Ukiah: the City’s Softball Complex in the northeast portion of the City, the Vichy Spring-Perkins Road crossing, Riverside Park located at the end of Gobbi Street, and the Talmage Road crossing.

Mendocino Community College

Mendocino College, located in the northwestern portion of the Valley, provides a variety of recreational facilities, some of which are available for public use. Public facilities include an all-weather track, six tennis courts, a disc golf course, and two outdoor volleyball courts. The College also has a gym which is used by organized basketball leagues.

Twelfth District Fairgrounds

The State of California’s Twelfth District Fairgrounds is located on the east side of North State Street and is bisected by the Ukiah City limits boundary. Recreational facilities include a golf driving range, horseshoe pits, and car race track and arena. The many buildings at the Fairgrounds also provide space for educational and social events.

City of Ukiah Parks and Recreation

The City of Ukiah provides a variety of neighborhood and community parks, a museum, the Civic Center, athletic fields, and recreational programs used by City and Valley residents and visitors.

Regional facilities are enjoyed by residents of the Ukiah Valley and others. The Ukiah Municipal Golf Course is a regional facility with eighteen holes and a clubhouse. Carpenter Park, a passive park on Main Street in central Ukiah, has the



Alex Thomas Plaza located in the City of Ukiah.

distinction of encompassing the Grace Hudson Museum and the Sun House Museum, a registered State Historic Landmark. The Ukiah Civic Center located downtown on Seminary Avenue, two blocks west of State Street, houses City governmental offices and provides land for passive recreation activities. Alex Thomas Plaza serves as a community gathering place for special events as well as daily use.

Community parks are major facilities designed to meet active recreation needs for residents of the City as a whole, and are also used by Valley residents. Todd Grove community park, located in northwestern Ukiah, offers the only public swimming pools in Ukiah. Riverside Park

facilities, including a BMX bicycle “moto-cross” track and Little League fields, are being expanded. Baseball facilities are provided by Anton Stadium located just southwest of Todd Grove Park and the City’s Softball Complex in northeastern Ukiah adjacent to the Russian River. School sites with play fields are also utilized to varying degrees to meet neighborhood park needs.

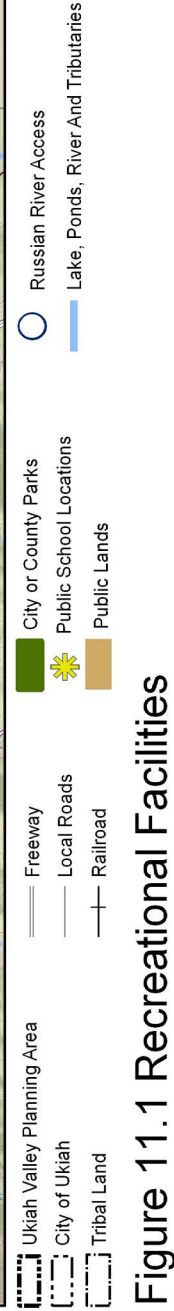
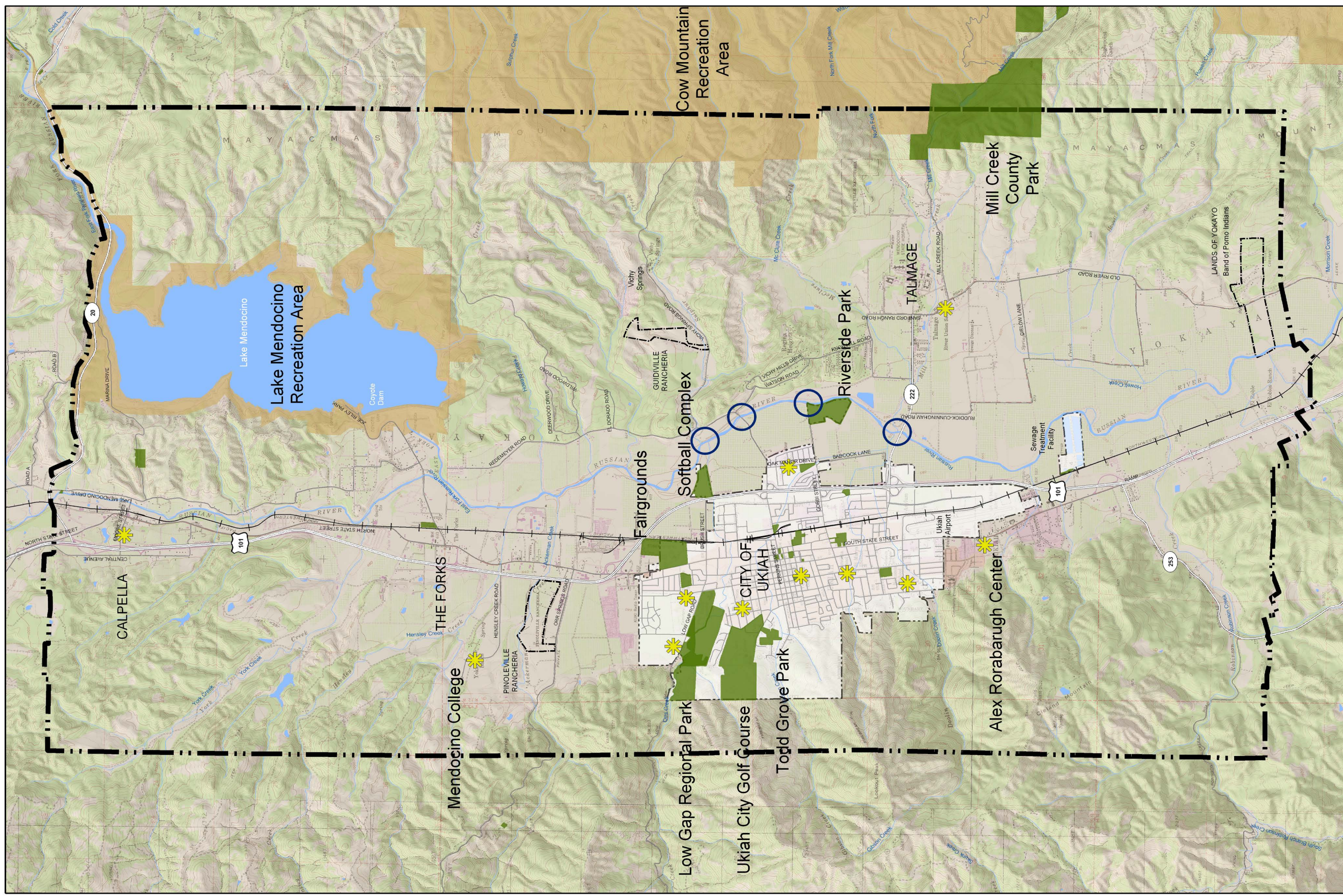


Figure 11.1 Recreational Facilities

Source: Mendocino County Planning & Building Services
 This map is provided as a visual display of County information.
 Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.
 August 2011

This page intentionally left blank.

FUTURE NEEDS

Accessible Neighborhood Parks

Residents in portions of the outlying areas of the Valley, such as Talmage, enjoy the nearby Federal and County recreation areas, but are lacking small scale neighborhood parks. Other areas such as Calpella depend heavily on their local schools to provide recreational opportunities and gathering spaces. Due to the small scale of most development projects in Mendocino County, recreational facilities have not been required for approval. Since 2000, only one small neighborhood park was constructed as part of a development project (West Forks Subdivision off of Lake Mendocino Drive). As populations in the outlying areas expand, so will the need for recreational facilities.

A Neighborhood park is defined as an area which is convenient and accessible for active and passive recreation to residents within a prescribed service area. Basic elements often include turf playfield, playground equipment, and landscaped picnic/seating area. Other elements may include hardsurfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking.

Opportunities exist for the development of park facilities in the UVAP planning area. The Alex Rorabaugh Recreational facility, adjacent to the Grace Hudson Elementary School site, will address many neighborhood park and recreational needs of those in the southern half of the Ukiah Valley. Other facilities could also be included in any redevelopment project within one of the three Redevelopment Zones that contains a residential component.

Recreational Trails

A network of accessible public hiking, mountain bicycling (non-motorized) and equestrian trails can enhance community recreational opportunities and tourism in the Ukiah Valley. The expansion and development of trails in the Valley should be coordinated with trail segments along public roadways. Further discussion of bicycle paths, routes and lanes can be found in the Circulation and Transportation Element of the UVAP.

The City, County and various other public entities control a substantial amount of land that could be developed for hiking, mountain biking, equestrian trails and staging areas. Trails development emphasis should continue to be focused upon the use of public lands and rights of way, as well as lands voluntarily granted for trail use.

The County recognizes that the development and expansion of trails on or adjoining agricultural and other private lands, whether by easement or fee title, can create conflicts. Trails can also pose conflicts with private property rights from trespassing, theft, vandalism, loss of privacy and increased liability. A comprehensive Trails Master Plan to address these conflicts must be developed and put into place prior to trail route acquisition, development, or use.

Collaboration

The Mendocino County Fairgrounds, Ukiah Valley Conference Center, Alex Rorabaugh Recreational facility, Mendocino-Lake Community College, other school facilities, conference and meeting rooms, and facilities owned by churches and civic organizations represent substantial recreational opportunity. These facilities and spaces may be more effectively used if issues such as uneven geographical distribution, inadequate transportation services, inefficient event scheduling, rental costs, or liability concerns can be addressed. If public and private sectors cooperate, shared facilities could be developed and operated.

Note:

For additional policies that may apply, please see the County of Mendocino General Plan, adopted August 2009.

PARKS AND RECREATION GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL PR1

Meet the community's need for recreation, cultural resources, and on-going education.

Policy PR1.1: Provide a geographically balanced network of parks and community facilities.

PR1.1a Parks and Community Facilities Needs

Assessment and Master Plan

Conduct a Valley-wide Parks and Community Facilities Needs Assessment and develop a Facilities Master Plan. The assessment should include:

- An inventory of existing parks and community facilities, including their distribution and range of classifications (such as neighborhood, local or regional resources);
- Baseline demographic and population data;
- Valley-wide opportunities for park and facility space;
- Program recommendations for additional park and community facility space needed in the Valley; including identification of top priority projects;
- Implementation strategies; including potential funding sources; and
- Identification and development of opportunities for community gathering sites.

PR1.1b Priority Project Implementation

Following completion of the Facilities Master Plan, implement priority projects; including new park and facility development and/or park and facility improvement projects.

PR1.1c Riverside Park Expansion

Collaborate with the City of Ukiah to expand the City-owned Riverside Park recreational facilities in cooperation with surrounding land owners, ensuring compatibility with existing agricultural uses. Measures to consider for maintaining compatibility include:

- Limitations on the areas of the park to be generally accessible;
- Control over the hours of park operations; and
- Provisions to ensure that park activities do not interfere with the “right-to-farm” of adjoining agricultural uses.

PR1.1d Periodic Parks and Facilities Evaluation

Develop a mechanism for periodic re-evaluation of parks and community facility use to ensure efficient allocation of space for priority activities.

Policy PR 1.2: Provide a comprehensive trail network, along with pedestrian and bicycle connections, to recreational destinations throughout the Valley.

PR1.2a Trails Committee

Assemble a community-based trail planning committee to assist the County and the City in planning for trails routes, route acquisition and trail use. The committee should include well-balanced representation from interest groups such as hikers, mountain bikers (non-motorized), equestrians, agricultural land owners, and others affected by potential trail routes.

PR1.2b Trails Master Plan

Develop a comprehensive Trails Master Plan in collaboration with a trails committee and the City. Trails Master Plan components should include:

- Assessment of existing trail networks;
- Location of gaps in trails and pedestrian pathways between key recreational destinations;
- Identification of potential improvement areas and proposed trail expansion areas;
- Proposed mechanisms to address: trail maintenance, public safety, as well as private property protection from trespass, vandalism and intrusion;
- Implementation strategies; and
- Potential funding sources.

The Trails Master Plan development process should include:

- Coordination with the County’s Hiking and Equestrian Trail Plan;
- Focus on developing or improving connections between existing trails and public lands;
- Maximum use of publicly-owned lands, rights of way, and lands voluntarily offered for location of trail routes, trailheads and staging areas; and
- Outreach strategies to address public expectation and education in the trail dedication process.

Ideally, a Trails Plan should be incorporated into a broader Parks and Recreation master plan that would include other recreational elements as well.

PR 1.2c Financing Strategies

Explore financing strategies outside of the County's General Fund to support trails committee work, master plan development, trail expansion and improvements. Investigate possible grant eligibility and potential partnerships and collaborations with the City of Ukiah, School Districts and faith organizations within the UVAP planning area.

Policy PR1.3: Provide a variety of community-based recreational and educational programs.

PR1.3a Programs and Services Needs Assessment

Conduct a Valley-wide Programs and Services Needs Assessment. The Assessment should include:

- Baseline demographic data and assessment;
- A survey of community needs and interests;
- An inventory of current programs and services offered;
- A summary of opportunity areas and gaps in existing programs and services;
- Recommended new programs and services to best meet community needs and interests;

- Proposed locations to support specific program types;
- Gaps in available facilities to host proposed programs and services;
- Implementation strategies; and
- Potential funding sources.

PR1.3b Periodic Programs Re-evaluation

Develop a mechanism for periodic re-evaluation of programs and services to ensure that current programs continue to meet evolving community needs.

GOAL PR2

Work with the City and other entities to ensure that there are a variety of parks, recreational facilities, and points of river access.

Policy PR2.1: Pursue creative funding solutions to implement park and facility development, expansion and improvements.

PR2.1a City-County Collaboration

Collaborate with the City to identify properties for acquisition and potential funding sources to meet shared goals in improving public access to parks and recreational facilities.

PR2.1b Joint Use Agreements

Initiate discussions with the City, School Districts and the faith community to explore cooperative agreements for joint-use of City, school or church grounds for community parks and recreational use. Partnership arrangements might include: sharing of or collaboration to upgrade existing facilities, development and/or maintenance of new facilities.

Policy PR2.2: Pursue strategic outside funding solutions to implement program improvements.

PR2.2a Grants

Investigate eligibility for grant funding to support program development and staffing of proposed programs.

PR2.2b Park Land Dedications

Require that new development provide park land for new residents. In lieu of developing on-site recreational facilities, the developer may compensate the County (appropriate in-lieu fee rates to be determined by appropriate nexus study) by providing a fee per acre of required land.

PR2.2c Impact Fees

Determine feasibility of impact fees required to fund a share of regional recreational facilities; consider charging developers an impact fee per unit of new housing per the study findings.

PR2.2d Ongoing Park Operations and Maintenance

Provide for ongoing funding of park operations and maintenance through assessment districts, homeowners associations, and other means.

GOAL PR3

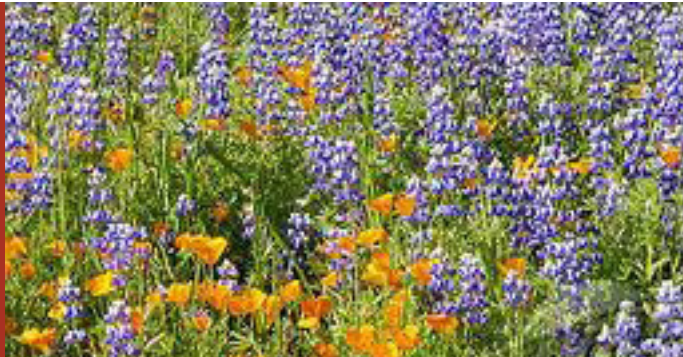
Promote a greater sense of community through events, gathering places and shared facilities.

Policy PR 3.1: Host community-sponsored cultural and recreational events.

PR 3.1a Events and Festivals

Stimulate community center patronage and provide opportunities for community gathering with organized cultural and recreational events and festivals.

Section
12



APPENDIX I

**ADDITIONAL
GUIDELINES**

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.
- Multi-family housing and live/work space shall be encouraged.
- Single-use residential or commercial projects shall be discouraged.

Section 12

Appendix I

MIXED-USE: GENERAL MU-2

General Intent- The Mixed-Use: General classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use developments should combine at least two of the permitted uses listed below, and a single-use development is discouraged and may be prohibited by implementing zoning.

| CATEGORY | STANDARDS |
|------------------------|---|
| Residential Density | Up to twenty-nine dwelling units per acre (maximum) |
| Non-residential F.A.R. | <ul style="list-style-type: none"> • 0.3 minimum • 1.0 maximum |
| Parcel Size | No minimum |
| Permitted Uses | <ul style="list-style-type: none"> • Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work • Parks and recreation facilities • Schools • Public facilities • Public services • Public assemblies • Utility installations |
| Prohibited Uses | Heavy industrial |
| Design Review | Required at time of project submittal. Review the following: <ul style="list-style-type: none"> • Landscaping; • Architecture; • Parking locations; and • Lighting. |

Section 12 Appendix I

MIXED-USE: BRUSH STREET TRIANGLE MUBST

General Intent- The Mixed-Use: Brush Street Triangle classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level at lower intensities than are allowed in Mixed Use: General areas. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use development shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development shall be prohibited by implementing zoning.

Additional Guidelines

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

| CATEGORY | STANDARDS |
|------------------------|---|
| Residential Density | <ul style="list-style-type: none"> • Single-family detached- five to nine dwelling units per acre • Multi-family and mixed-use- nine to twenty dwelling units per acre |
| Non-residential F.A.R. | <ul style="list-style-type: none"> • 0.3 minimum • 1.0 maximum |
| Parcel Size | No minimum |
| Permitted Uses | <p>Residential development that may include:</p> <ul style="list-style-type: none"> • Single-family residential • Multi-family residential <p>Commercial and industrial development that may include:</p> <ul style="list-style-type: none"> • Retail • Light industrial • Office <p>Public open space and/or facilities that may include:</p> <ul style="list-style-type: none"> • Parks and recreation facilities • Schools • Public facilities • Public services • Public Assemblies • Utility installations <p>Mixed-Use development that may include:</p> <ul style="list-style-type: none"> • Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work |
| Prohibited Uses | Heavy industrial |
| Design Review | <p>Required at time of project submittal. Review the following:</p> <ul style="list-style-type: none"> • Landscaping; • Architecture; • Parking locations; and • Lighting. |

MIXED-USE: NORTH STATE MUNS

General Intent- The Mixed-Use: North State classification is intended to encourage mixed-use development with commercial uses encouraged at street level, retail and service businesses, residential uses, processing, manufacturing and assembly. Mixed-use developments shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development is discouraged and may be prohibited by implementing zoning.

Additional Guidelines

- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

| CATEGORY | STANDARDS |
|------------------------|---|
| Residential Density | <ul style="list-style-type: none"> • Single-family detached- six dwelling units per acre (average) • Multi-family- up to 29 dwelling units per acre (maximum) |
| Non-residential F.A.R. | <ul style="list-style-type: none"> • 0.3 minimum (if developed) • 1.0 maximum |
| Parcel Size | No minimum |
| Permitted Uses | <p>Commercial and industrial development may include:</p> <ul style="list-style-type: none"> • General commercial • Light industrial • Office <p>Residential development that may include:</p> <ul style="list-style-type: none"> • Single-family residential • Multi-family residential <p>Public open space and/or facilities that may include:</p> <ul style="list-style-type: none"> • Parks and recreation facilities • Schools • Public facilities <p>Mixed-use development that may include:</p> <ul style="list-style-type: none"> • Retail • Light Industrial • Office • Multi-family residential • Live/work |
| Prohibited Uses | Heavy Industrial |
| Design Review | <p>Required at time of project submittal. Review the following:</p> <ul style="list-style-type: none"> • Landscaping; • Architecture • Parking locations; and • Lighting. |

Section 12 Appendix I

UVAP LAND USE MAP CHANGE TABLE

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE |
|-------------------------|------------|--------------|----------------------|--------------------|----------------------|
| 1 | 167-030-03 | 0.13 | AG40 | C1 6K | MU-2 |
| 1 | 167-030-04 | 0.14 | SR | SR 6K | MU-2 |
| 1 | 167-030-05 | 0.12 | SR | SR 6K | MU-2 |
| 1 | 167-030-06 | 0.3 | C | C2 6K | MU-2 |
| 1 | 167-030-07 | 0.25 | C SR | C1 6K SR 6K | MU-2 |
| 1 | 167-030-08 | 0.3 | C SR | C1 6K SR 6K | MU-2 |
| 1 | 167-030-09 | 0.1 | SR | SR 6K | MU-2 |
| 1 | 167-030-10 | 0.19 | C | C1 6K | MU-2 |
| 1 | 167-030-11 | 0.6 | C SR | C1 6K SR 6K | MU-2 |
| 1 | 167-030-12 | 0.22 | SR | SR 6K | MU-2 |
| 1 | 167-030-13 | 0.53 | C | C1 6K SR 6K | MU-2 |
| 1 | 167-030-15 | 0.24 | C | C1 6K | MU-2 |
| 1 | 167-030-16 | 0.47 | C | C2 6K | MU-2 |
| 1 | 167-030-21 | 0.35 | C | C1 6K | MU-2 |
| 1 | 167-030-22 | 0.2 | C | C1 6K | MU-2 |
| 1 | 167-040-02 | 0.35 | C | C1 6K | MU-2 |
| 1 | 167-040-03 | 0.25 | C SR | C1 6K SR 6K | MU-2 |
| 1 | 167-040-04 | 0.3 | C SR | C1 6K SR 6K | MU-2 |
| 1 | 167-040-05 | 0.12 | C | C1 6K | MU-2 |
| 1 | 167-040-07 | 0.37 | C | C1 6K | MU-2 |
| 1 | 167-040-08 | 0.3 | C | C1 6K | MU-2 |
| 1 | 167-040-09 | 0.63 | C | C1 6K | MU-2 |
| 1 | 167-040-14 | 0.33 | C | C1 6K | MU-2 |
| 1 | 167-040-16 | 0.12 | C | C1 6K | MU-2 |
| 1 | 167-040-18 | 0.49 | C | C2 6K | MU-2 |
| 1 | 167-040-19 | 0.93 | C | C2 6K | MU-2 |
| 1 | 167-040-24 | 0.69 | C SR | SR 6K | MU-2 |
| 1 | 167-040-27 | 0.14 | C | C2 6K | MU-2 |
| 1 | 167-040-28 | 0.15 | C | C2 6K | MU-2 |
| 1 | 167-040-29 | 0.27 | SR | SR 6K | MU-2 |
| 1 | 167-040-03 | 0.25 | C | C1 6K | MU-2 |
| 1 | 167-040-31 | 0.16 | C | C1 6K | MU-2 |
| 1 | 167-040-46 | 0.27 | C | SR 6K | MU-2 |
| 1 | 167-040-48 | 0.16 | C SR | SR 6K | MU-2 |
| 1 | 167-040-49 | 0.24 | SR | SR 6K | MU-2 |
| 1 | 167-050-18 | 1 | C | C2 6K | MU-2 |
| 1 | 167-050-19 | 0.16 | C | C2 6K | MU-2 |
| 1 | 167-050-20 | 0.29 | C | C1 6K | MU-2 |
| 1 | 167-050-24 | 0.5 | C | C1 6K | MU-2 |
| 1 | 167-050-25 | 1 | C | C1 6K | MU-2 |

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------------|------------|--------------|----------------------|--------------------|----------------------|------------------------|--|
| 1 | 167-070-23 | 1.5 | AG40 C SR | SR 6K | MU-2 | | |
| 1 | 167-070-24 | 1.3 | AG40 C SR | SR 6K | MU-2 | | |
| 1 | 167-070-26 | 0.5 | C SR | SR 6K | MU-2 | | |
| | | 16.91 | | | | | |
| 2 | 167-050-15 | 1.09 | C SR | C1 6K SR 6K | SR | | |
| 2 | 167-050-14 | 1.16 | C SR | C1 6K SR 6K | SR | | |
| | | 2.25 | | | | | |
| 3 | 167-090-12 | 1.8 | RR1 AG40 | AG40 | RR1 | | |
| 3 | 167-110-16 | 1.87 | AG40 | AG40 | RR1 | | |
| 3 | 167-310-41 | 0.92 | RR1 AG40 | RR1 AG40 | RR1 | | |
| 3 | 167-310-42 | 7 | RR1 AG40 | RR1 AG40 | RR1 | | |
| 3 | 167-310-43 | 9 | AG40 | AG40 | RR1 | | |
| 3 | 168-030-06 | 1 | AG40 | AG40 | RR1 | | |
| 3 | 168-030-09 | 1 | AG40 | AG40 | RR1 | | |
| 3 | 168-030-12 | 3.8 | AG40 | AG40 | RR1 | | |
| 3 | 168-060-01 | 4.8 | AG40 | AG40 | RR1 | | |
| 3 & 4 | 168-030-02 | 1.46 | AG40 | AG40 | RR1 | RR1 1.46±AC PS 0.54±AC | |
| 3 & 4 | 168-030-03 | 1.04 | AG40 | AG40 | RR1 | RR1 1.04±AC PS 0.46±AC | |
| 3 & 4 | 168-030-10 | 2.57 | AG40 | AG40 | RR1 | RR1 2.57±AC PS 0.23±AC | |
| 3 & 4 | 168-030-11 | 5.9 | AG40 | AG40 | RR1 | RR1 5.9±AC PS 1.3±AC | |
| | | 42.16 | | | | | |
| 4 | 167-090-13 | 2.5 | AG40 | PF | PS | | |
| 4 | 167-110-13 | 0.8 | AG40 | PF | PS | | |
| 4 | 167-110-17 | 5.93 | AG40 | AG40 | PS | | |
| 3 & 4 | 168-030-02 | 0.54 | AG40 | AG40 | PS | RR1 1.46±AC PS 0.54±AC | |
| 3 & 4 | 168-030-03 | 0.46 | AG40 | AG40 | PS | RR1 1.04±AC PS 0.46±AC | |
| 3 & 4 | 168-030-10 | 0.23 | AG40 | AG40 | PS | RR1 2.57±AC PS 0.23±AC | |
| 3 & 4 | 168-030-11 | 1.3 | AG40 | AG40 | PS | RR1 5.9±AC PS 1.3±AC | |
| | | 11.76 | | | | | |
| 5 | 167-110-04 | 1.24 | AG40 | AG40 | RR1 | | |
| 5 | 167-110-05 | 1.59 | AG40 | AG40 | RR1 | | |
| 5 | 167-110-20 | 2.37 | AG40 | AG40 | RR1 | | |
| 5 | 167-110-21 | 1.63 | AG40 | AG40 | RR1 | | |
| 5 | 167-110-25 | 1.1 | AG40 | AG40 | RR1 | | |
| | | 7.93 | | | | | |
| 6 | 167-150-23 | 2 | RR1 | RR1 | SR | | |
| | | 2 | | | | | |
| 7 | 167-150-16 | 13.18 | RR10 | RR10 | RR10PD | | |
| 7 | 167-180-03 | 5.44 | RR10 | RR10 | RR10PD | | |

Section 12 Appendix I

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------|-------------|--------------|----------------------------|-----------------|-------------------|--|--|
| 7 | 167-190-18 | 6.99 | RR10 | RR10 | RR10PD | | |
| 7 | 167-190-21 | 11.61 | RR10 | RR10 | RR10PD | | |
| 7 | 167-220-01 | 5.53 | RR10 | RR10 | RR10PD | | |
| 7 | 167-220-03 | 44.7 | RR10 45±AC | RR10 45±AC | RR10PD 45±AC | | |
| 7 | 167-230-23 | 5.38 | RR10 | RR10 | RR10PD | | |
| | | 92.83 | | | | | |
| 8 | 167-130-05 | 4.25 | RL | RL | RMR20 | | |
| 8 | 167-170-06 | 4.25 | RL | RL | RMR20 | | |
| | | 8.5 | | | | | |
| 9 | 167-140-03 | 22.5 | RL | RL | AG40 | | |
| 9 | 167-170-13 | 54.11 | RL | RL | AG40 | | |
| 9 | 167-170-13 | 4 | RL | RL | AG40 | | |
| | | 80.61 | | | | | |
| 10 | 168-151-06 | 2 | RR10 29.67±AC AG40 2±AC | RR10 | RR10 | | |
| 10 | 168-1770-05 | 0.99 | AG40 | AG40 | RR10 | | |
| 10 | 168-170-07 | 11.49 | AG40 | AG40 | RR10 | | |
| | | 14.48 | | | | | |
| 11 | 168-222-03 | 0.33 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-04 | 0.33 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-05 | 0.33 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-06 | 0.33 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-07 | 0.28 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-08 | 1.9 | AG40 | AG40 | RR1 | | |
| 11 | 168-222-09 | 1.61 | AG40 | AG40 | RR1 | | |
| | | 5.11 | | | | | |
| 13 | 169-130-02 | 1.05 | SR | SR 40K | MUNS | | |
| 13 | 169-130-03 | 0.21 | AG40 | AG40 | MUNS | | |
| 13 | 169-130-04 | 0.21 | AG40 | AG40 | MUNS | | |
| 13 | 169-130-05 | 0.45 | AG40 | AG40 | MUNS | | |
| 13 | 169-130-07 | 2.5 | SR | SR 40K | MUNS | | |
| 13 | 169-130-77 | 4 | AG40 | AG40 | MUNS | | |
| | | 8.42 | | | | | |
| 14 | 169-080-01 | 9.3 | I | I1 12K | C | | |
| | | 9.3 | | | | | |
| 15 | 169-130-76 | 17.9 | AG40 17.7±AC RR1 0.2±AC | AG40 | MUNS | | |

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------|------------|--------------|----------------------------|-----------------|-------------------|--|--|
| 15 | 169-150-02 | 36 | AG40 34.3±AC RR1 1.7±AC | AG40 | MUNS | | |
| | | 53.9 | | | | | |
| 17 | 169-113-07 | 0.2 | C | C2 12K | MUNS | | |
| 17 | 169-113-08 | 0.47 | C | C2 12K | MUNS | | |
| 17 | 169-113-09 | 0.47 | C | C2 12K | MUNS | | |
| 17 | 169-113-13 | 0.2 | C | C2 12K | MUNS | | |
| 17 | 169-113-14 | 0.64 | C | C2 12K | MUNS | | |
| 17 | 169-131-15 | 0.5 | C | C2 12K | MUNS | | |
| 17 | 169-113-21 | 0.6 | C | C2 12K | MUNS | | |
| 17 | 169-113-23 | 0.98 | C | C2 12K | MUNS | | |
| 17 | 169-113-24 | 1 | C | C2 12K | MUNS | | |
| 17 | 169-113-26 | 2 | C | C2 12K | MUNS | | |
| 17 | 169-114-04 | 0.27 | C | C2 40K | MUNS | | |
| 17 | 169-114-07 | 0.96 | C | C2 40K | MUNS | | |
| 17 | 169-114-08 | 0.38 | C | C2 40K | MUNS | | |
| 17 | 169-114-09 | 0.17 | C | C2 40K | MUNS | | |
| 17 | 169-114-10 | 0.17 | C | C2 40K | MUNS | | |
| 17 | 169-120-09 | 0.34 | AG40 | AG40 | MUNS | | |
| 17 | 169-120-12 | 0.28 | AG40 | AG40 | MUNS | | |
| 17 | 169-120-13 | 0.45 | AG40 | AG40 | MUNS | | |
| 17 | 169-120-22 | 1 | C | C2 40K | MUNS | | |
| 17 | 169-120-23 | 0.71 | C | C2 40K | MUNS | | |
| 17 | 169-120-24 | 0.69 | C | C2 40K | MUNS | | |
| 17 | 169-120-25 | 1.13 | C | C2 40K | MUNS | | |
| 17 | 169-120-26 | 7.34 | C | C2 40K | MUNS | | |
| 17 | 169-140-16 | 4 | C | C2 | MUNS | | |
| | | 24.95 | | | | | |
| 18 | 169-071-04 | 1 | RR1 | RR1 | SR | | |
| 18 | 169-071-05 | 1.3 | RR1 | RR1 | SR | | |
| 18 | 169-071-06 | 0.5 | RR1 | RR1 | SR | | |
| 18 | 169-071-07 | 0.5 | RR1 | RR1 | SR | | |
| 18 | 169-071-08 | 1.23 | RR1 | RR1 | SR | | |
| 18 | 169-071-09 | 0.5 | RR1 | RR1 | SR | | |
| 18 | 169-071-10 | 0.25 | RR1 | RR1 | SR | | |
| 18 | 169-071-11 | 2 | RR1 | RR1 | SR | | |
| 18 | 169-071-12 | 0.16 | RR1 | RR1 | SR | | |
| 18 | 169-071-17 | 1 | RR1 | RR1 | SR | | |
| 18 | 169-071-18 | 1 | RR1 | RR1 | SR | | |
| 18 | 169-071-19 | 1 | RR1 | RR1 | SR | | |

Section 12 Appendix I

| | | | | | | | |
|----|------------|------|-----|-----|----|--|-----------------------------|
| 18 | 169-071-20 | 0.93 | RR1 | RR1 | SR | | |
| 18 | 169-071-21 | 0.93 | RR1 | RR1 | SR | | |
| 18 | 169-071-22 | 0.92 | RR1 | RR1 | SR | | |
| 18 | 169-071-23 | 1.74 | RR1 | RR1 | SR | | Property Owner (GPU12-2007) |

MAP

| CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|---------------|------------|--------------|-------------------|-----------------|-------------------|--|--|
| 18 | 169-071-27 | 0.94 | RR1 | RR1 | SR | | |
| | | 15.9 | | | | | |
| 19 | 169-242-03 | 0.36 | C | C1 12K | I | | |
| 19 | 169-242-04 | 2.55 | C | C1 12K | I | | |
| 19 | 169-242-08 | 0.68 | C | C2 12K | I | | |
| 19 | 169-242-11 | 7.17 | C | C2 12K | I | | |
| 19 | 169-242-12 | 20.5 | C | C2 12K | I | | |
| 19 | 170-150-01 | 0.27 | C | C2 6K | I | | |
| 19 | 170-150-02 | 6.97 | C | C2 6K | I | | |
| | | 38.5 | | | | | |
| 22 | 170-060-01 | 17.02 | AG40 | AG40 | SR | | |
| | | 17.02 | | | | | |
| 23 | 170-100-02 | 1.33 | I | I1 6K | MU-2 | | |
| 23 | 170-100-07 | 0.23 | I | I1 6K | MU-2 | | |
| 23 | 170-100-08 | 0.5 | I | I1 6K | MU-2 | | |
| 23 | 170-100-10 | 3 | C | I1 6K | MU-2 | | |
| 23 | 170-100-30 | 0.37 | C | I1 6K | MU-2 | | |
| 23 | 170-100-32 | 0.5 | I | I1 6K | MU-2 | | |
| 23 | 170-100-37 | 0.38 | I | I1 6K | MU-2 | | |
| 23 | 170-100-38 | 0.4 | I | I1 6K | MU-2 | | |
| 23 | 170-100-40 | 0.63 | I | I1 6K | MU-2 | | |
| 23 | 170-100-41 | 0.78 | I | I1 6K | MU-2 | | |
| 23 | 170-120-07 | 0.25 | C | I1 | MU-2 | | |
| 23 | 170-120-09 | 0.46 | I | I1 6K | MU-2 | | |
| 23 | 170-120-11 | 0.62 | I | I1 6K | MU-2 | | |
| 23 | 170-120-12 | 4.32 | I | I1 6K | MU-2 | | |
| 23 | 170-140-03 | 0.2 | I | I1 6K | MU-2 | | |
| | | 13.97 | | | | | |
| 24 | 170-120-03 | 0.55 | I | I1 6K | MU-2 | | |
| 24 | 170-120-08 | 1.53 | I | I1 6K | MU-2 | | |
| 24 | 170-140-01 | 2.45 | I | I1 6K | MU-2 | | |
| 24 | 170-140-02 | 1.35 | I | I1 6K | MU-2 | | |
| 24 | 170-220-69 | 0.19 | I | R3 6K | MU-2 | | |
| 24 | 170-220-70 | 0.2 | I | R3 6K | MU-2 | | |
| 24 | 170-220-71 | 0.22 | I | R3 6K | MU-2 | | |

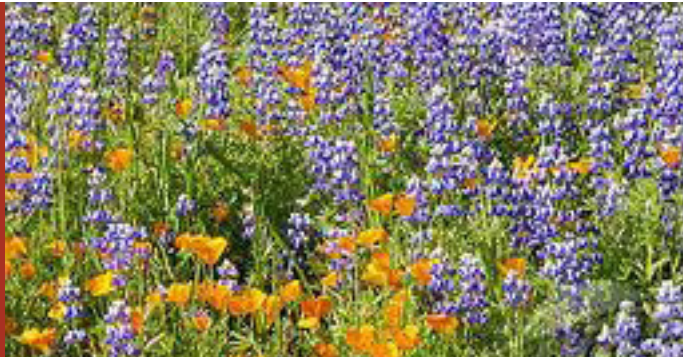
| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------------|------------|---------------|-------------------------|--------------------|----------------------|--|--|
| 24 | 170-220-72 | 0.22 | I | R3 6K | MU-2 | | |
| | | 6.71 | | | | | |
| 25 | 001-360-29 | 5.6 | I | I1 6K | MUBST | | |
| 25 | 001-360-29 | 3.6 | I | I1 6K | MUBST | | |
| 25 | 001-360-33 | 16 | I | I1 6K | MUBST | | |
| 25 | 002-010-10 | 4.8 | I | I1 6K | MUBST | | |
| 25 | 002-020-03 | 1.9 | I | I1 6K | MUBST | | |
| 25 | 002-020-04 | 9.4 | I | I1 6K | MUBST | | |
| 25 | 002-020-05 | 4.7 | I | I1 6K | MUBST | | |
| 25 | 002-020-08 | 3.5 | I | I1 6K | MUBST | | |
| 25 | 002-040-40 | 3.63 | I | I1 6K | MUBST | | |
| 25 | 002-040-41 | 3.43 | I | I1 6K | MUBST | | |
| 25 | 002-050-06 | 4 | I | I1 6K | MUBST | | |
| 25 | 002-050-14 | 1.77 | I | I1 6K | MUBST | | |
| 25 | 002-050-15 | 1.76 | I | I1 6K | MUBST | | |
| 25 | 002-050-16 | 3.23 | I | I1 6K | MUBST | | |
| 25 | 002-050-17 | 0.9 | I | I1 6K | MUBST | | |
| 25 | 002-050-18 | 4.4 | I | I1 6K | MUBST | | |
| 25 | 002-050-19 | 3.5 | I | I1 6K | MUBST | | |
| 25 | 002-050-20 | 0.55 | I | I1 6K | MUBST | | |
| | | 76.67 | | | | | |
| 27 | 002-101-28 | 0.95 | I | I1 6K | MUBST | | |
| 27 | 002-101-29 | 1.05 | I | I1 6K | MUBST | | |
| | | 2 | | | | | |
| 29 | 002-101-22 | 0.66 | I | I1 6K | SR | | |
| 29 | 002-101-24 | 0.01 | I | I1 6K | SR | | |
| 29 | 002-101-26 | 6.08 | I | I1 6K | SR | | |
| 29 | 002-101-27 | 2 | I | I1 6K | SR | | |
| | | 8.75 | | | | | |
| 30 | 178-190-06 | 142.73 | RL160 | RL160 | RR1PD | | |
| 30 | 178-200-01 | 120.17 | RL160 | RL160 | RR1PD | | |
| 30 | 178-220-01 | 2 | RL160 | RL160 | RR1PD | | |
| 30 | 179-130-01 | 2.15 | RL160 | RL160 | RR1PD | | |
| | | 267.05 | | | | | |
| 32 | 003-430-55 | 0.92 | C 0.75±AC SR 0.17±AC | C2 6K C1 6K | MU-2 | | |
| 32 | 003-430-66 | 0.89 | C 0.53±AC SR 0.36±AC | C2 6K C1 6K | MU-2 | | |
| 32 | 180-200-01 | 0.43 | C | C1 6K | MU-2 | | |

Section 12 Appendix I

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------|------------|--------------|--------------------------------------|----------------------------------|-------------------|--|--|
| | | 2.24 | | | | | |
| 33 | 180-200-22 | 3.77 | C | C1 6K | PS | | |
| 33 | 180-200-23 | 5.88 | C | C1 6K | PS | | |
| 33 | 180-200-24 | 3.96 | C | C1 6K | PS | | |
| | | 13.61 | | | | | |
| 34 | 180-190-03 | 2.02 | C | C1 6K | MU-2 | | |
| 34 | 180-190-05 | 1.85 | C | C1 6K | MU-2 | | |
| 34 | 180-190-06 | 1.45 | C 1.44±AC SR 0.01±AC | C1 6K | MU-2 | | |
| 34 | 180-190-07 | 1.45 | C 1.25±AC SR 0.2±AC | C1 6K | MU-2 | | |
| 34 | 180-190-08 | 0.63 | C 0.55±AC SR 0.08±AC | C1 6K | MU-2 | | |
| 34 | 180-190-09 | 0.75 | C 0.69±AC SR 0.06±AC | C1 6K | MU-2 | | |
| 34 | 180-190-10 | 1.19 | C 0.75±AC SR 0.44±AC | C1 6K | MU-2 | | |
| 34 | 180-190-11 | 0.49 | SR | R3 6K | MU-2 | | |
| 34 | 180-190-12 | 0.49 | SR | R3 6K | MU-2 | | |
| 34 | 180-130-04 | 0.56 | C 0.42±AC SR 0.14±AC | C1 6K | MU-2 | | |
| 34 | 180-130-24 | 1.14 | C 0.87±AC SR 0.27±AC | C1 6K | MU-2 | | |
| 34 | 180-130-38 | 0.09 | C 0.07±AC SR 0.02±AC | C1 6K | MU-2 | | |
| | | 12.11 | | | | | |
| 35 | 184-110-10 | 4.65 | I 3.4±AC C 1.1±AC | I1 6K | C | | |
| | | 4.65 | | | | | |
| 37 | 184-140-03 | 0.27 | SR | SR 6K | MU-2 | | |
| 37 | 184-140-04 | 1.67 | SR 0.83±AC C 0.84±AC | SR 6K | MU-2 | | |
| 37 | 184-140-14 | 5.25 | SR 14.45±AC C 5.25±AC | SR 6K | MU-2 ONLY 5.25±AC | | |
| 37 | 184-140-16 | 0.3 | SR | SR 6K | MU-2 | | |
| | | 7.49 | | | | | |
| 39 | 046-270-84 | 69 | RL160 69.06±AC RMR40 103.89±AC | RL160 69.06±AC UR40 103.89±AC | RMR40 | | |

| MAP CHANGE NUMBER | APN | ACREAGE ± | EXISTING LAND USE | EXISTING ZONING | PROPOSED LAND USE | | |
|-------------------|------------|--------------|--|-----------------|-------------------|--|--|
| | | 69 | | | | | |
| 40 | 185-020-03 | 2.24 | RR5 | RR5 | AG40 | | |
| 40 | 185-020-04 | 1.75 | RR5 | RR5 | AG40 | | |
| 40 | 185-020-05 | 4.96 | RR5 | RR5 | AG40 | | |
| 40 | 185-050-03 | 4.4 | RR5 | RR5 | AG40 | | |
| 40 | 185-050-04 | 3.1 | RR5 | RR5 | AG40 | | |
| 40 | 185-050-05 | 29.52 | RR5 | RR5 | AG40 | | |
| 40 | 185-060-05 | 3.2 | RR5 | RR5 | AG40 | | |
| 40 | 185-060-15 | 9.55 | RR5 | RR5 | AG40 | | |
| 40 | 185-072-10 | 4.3 | RR5 | RR5 | AG40 | | |
| 40 | 185-080-01 | 17 | RR5 13.08±AC AG40 3.72±AC RL160 0.2±AC | AG40 | AG40 | | |
| 40 | 185-080-04 | 3.8 | RR5 | RR5 | AG40 | | |
| | | 83.82 | | | | | |
| 41 | 185-240-02 | 30.6 | RR10 | RR10 | RL160 | | |
| | | 30.6 | | | | | |
| | | | | | | | |

Section
G



GLOSSARY

Glossary

Aquifer recharge. Water that moves from the land surface or the unsaturated zone into the saturated zone. Recharge rates vary considerably with time and location.

Brownfield. Land with an existing or potential hazardous substance, pollutant, or contaminant, which affects its expansion, redevelopment, or reuse.

Building envelope. The physical “skin” of a building or the structural area containing all components that separate the indoors from the outdoors, the quality of which determines how well a building will function and how long it will last.

City limits. “City limits” means the area which is incorporated into the City of Ukiah. Annexations must be approved by the Local Agency Formation Commission.

Clustering. “Clustering” means the grouping of dwellings, structures, or parcels, in suitable areas rather than even dispersal over a larger area. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Commercial areas. “Commercial areas” means lands where the purchase, sale, or other transactions occur involving the handling of goods and services for the purpose of livelihood or profit. Commercial areas may also include accessory or supporting uses, light industry and residential uses.

Community-based economy. Community-based economics or community economics is an economic system that encourages local substitution, i.e. assisting independent, locally-owned businesses to compete effectively with corporate chains at the local level.

Complete streets. Complete streets are roadways designed to safely and comfortably provide for the needs of all users, including, but not limited to motorists, bicyclists, pedestrians and transit.

Conservation and Open space easement. A voluntary legal agreement between a landowner and land trust or government agency that protects the conservation values of a piece of land by permanently limiting its present and future uses. This flexible tool allows a landowner to retain ownership and use of his/her property. An easement can be established to protect all or part of a property that has significant agricultural, historic, scenic or wildlife habitat resources.

Cumulative. “Cumulative” or “cumulative impacts” means two or more individual effects which, when considered together, are considerable or which compound or increase other environmental effects:

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Density averaging. “Density averaging” means the average of all density on a parcel or area subject to clustering or density transfer. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Density transfer. “Density transfer” means a shift of density from one area to another area on the same parcel, or from one parcel to another parcel. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Design review. “Design review” means the public or agency review of the aesthetics of development: building appearance and character, colors, landscaping, location of parking, siting of the structure on its building site, and other issues related to the appearance characteristics of the development.

Designated historic resource. “Designated historic resource” means a structure or site listed on a county, state or national list, such as the National Register of Historic Places, California Historical Landmarks, California Inventory of Historic Resources, Points of Historic Interest, or Ethnic Sites Survey for California. A designated historic resource may also apply to historic buildings within an identified historic district even if the structure is only contributing to or is not included on any of the historic lists or registers.

Development code. “Development code” means one or more adopted ordinances, codes, regulations, guidelines, or standards that guide and regulate development. Unless otherwise specified, the terms guidelines and codes can be used interchangeably.

Development project. “Development project” means “Discretionary action,” unless otherwise specified to pertain to nondiscretionary actions.

Development standards. Refer to “Development code.”

Discretionary action. “Discretionary action” means an action which requires the exercise of judgment or deliberation by the decision-making body, and usually requiring a public hearing, as distinguished from situations where the decision-maker merely determines conformity with fixed standards or objective measurements. All legislative acts, such as general plan amendments or rezonings, as well as quasi-judicial acts such as subdivisions, use permits, and variances, are examples.

Discretionary development. Refer to “Discretionary action.”

Discretionary project. Refer to “Discretionary action.”

Dwelling unit. “Dwelling unit” means a single unit providing complete and independent living facilities for one family.

Earthquake fault zone. Refer to “Alquist-Priolo Special Studies Zone Act.”

Ecologically sustainable. “Ecologically sustainable” means a threshold at which the consumption of a renewable resource is equal to its replacement level.

Economic. “Economic” means relating to the production, distribution, and consumption of goods and services.

Encourage. “Encourage” means to provide courage, support, or other passive actions designed to ally with another agency’s or organization’s active actions to accomplish an objective.

Glossary

Ensure. “Ensure” means to take specific actions or make financial commitments that are intended to accomplish, achieve, or carry out an action.

Environmental. “Environmental” means relating to natural and manmade physical conditions including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

F.A.R. See Floor Area Ratio

Feasible. “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

Floor area ratio. Floor Area Ratio (FAR), the ratio of total building floor area to total site area, is a commonly used measure of commercial and industrial development intensity. It is typically expressed as a decimal, i.e. 0.50.

General plan consistency. “General Plan consistency” means conformance with the legal requirement that each element of the General Plan and any adopted Area Plan has equal weight in the eyes of the law. No one element can contain policy direction that conflicts with the policy direction of other elements.

Gross area / Net parcel. Gross area means all land within the boundaries of a legal parcel. Net parcel area is computed by subtracting from the gross parcel area the area of any portions of the lot, which will be subject to public easements for lot access, roadways, drainage or inundation.

Industrial area. “Industrial areas” means land used or intended for the manufacture, fabrication, processing, or reduction of any article, substance, or commodity.

Infill. “Infill” is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses primarily upon the reuse and repositioning of obsolete or underutilized buildings and sites.

Infrastructure. “Infrastructure” typically refers to the technical structures that support a community such as, but not limited to, roads, water supply, sewers, power grids, and telecommunications.

Land capability. “Land capability” means the intrinsic ability of natural resources to support particular land uses.

Land development code. Refer to “Development Code.”

Local agency formation commission. “Local Agency Formation Commission” means the Mendocino County Local Agency Formation Commission (LAFCO) appointed pursuant to the Cortese-Knox Local Government Reorganization Act.

Lot coverage. “Lot coverage” means the percentage of net site area covered by the vertical projection of any structure.

May. “May” means a permissive action that generally will permit a choice between two or more mandatory options. If defined choices are not provided, then the directive or action is optional.

Section G

Glossary

~GLOSSARY~

Adequate. “Adequate” means a threshold meeting minimum standards established by regulation, ordinance, code, policy, or accepted standards.

Aesthetics. “Aesthetics” means the placement of criteria or judgment of the attractiveness of a development, area, or project.

Aesthetic qualities. “Aesthetic qualities” means the selected characteristics that are subjectively used to judge appreciation of the subject.

Agricultural lands. “Agricultural lands” means land which is producing or capable of producing plant crops or the raising of animals. Agricultural land includes prime agricultural land, rangeland, land in existing agricultural use, land with agricultural potential, and land designated Agricultural Preserve.

Aircraft. “Aircraft” means jets, airplanes, helicopters, hang gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Airport comprehensive land use plan. The Mendocino County Airport Comprehensive Land Use Plan (ACLUP) guides development within an approximate one mile radius of the Ukiah Municipal Airport.

Alquist-Priolo special studies zone act. “Alquist-Priolo Special Studies Zone Act” means the act by that name adopted by the California legislature in 1972, providing for public safety from surface rupture in Earthquake Fault Zones delineated by the State Geologist.

And/or. “And/or” means “or.” The use of “and” means all items; the use of “or” means one or more of the items; the use of “and/or” means the same as “or.”

Archaeology. “Archaeology” means the scientific study of material remains of past cultures or human life and activities.

Area plan. “Area Plan” means a component of the General Plan that provides more precise planning information for an identified territory covered by the General Plan. An area plan need not conform to the full requirements of a General Plan. The Area Plan must be internally consistent with the General Plan.

Ministerial. “Ministerial” means a governmental action involving little or no personal judgment by the public officials in reaching a decision or as to the wisdom or manner of carrying out the activity. A ministerial decision involves only the use of fixed standards or objective measurements. Building permits are usually defined as ministerial.

Mixed use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Multi-family residential. Multi-family residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building. Units may be leased, as in an apartment building, or owned individually, as in a condominium or townhouse.

Native vegetation. “Native vegetation” consists of all the plant, grass and tree species which naturally occur in the Ukiah Valley, and which exist and propagate without human intervention or assistance.

Natural resource lands. “Natural resource lands” means lands devoted principally toward the conservation, preservation, and or development of water or land resources.

Natural resources. “Natural resources” means anything in the physical realm (not man made) that can be used or is identified through the human senses of smell, sight, sound, or touch.

Open space. “Open space” means as defined in Government Code §65560(b): “Open space land” means any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Particulate matter. A collective name for fine solid or liquid particles added to the atmosphere by processes at the earth’s surface. Particulate matter includes dust, smoke, soot, pollen and soil particles.

Glossary

Project. Refer to “Development project.”

Preservation. “Preservation” or preserve means the management of resources, including natural resources, cultural resources (includes archaeological and historic resources), and man-made resources in a manner to maintain and protect, preclude destruction, and otherwise keep from harm, spoilage, destruction, or danger.

Quality of life. “Quality of Life” means the term as it is used in the Vision Statement.

Regulatory program. “Regulatory program” means an implementation measure that is intended to carry out Area Plan policies with the force of law, whether adopted or directed for use in the form of ordinance, resolution, or guideline.

Residential areas. “Residential areas” means lands which are principally used for dwelling units and associated uses, although they may also be used for accessory, nonresidential purposes.

Resource diversity. The variety of plant and animal life in a particular habitat.

Riparian vegetation. “Riparian vegetation” means plant material living near or on the banks of watercourses or lakes.

Single-family detached home. A single-family detached home is a free-standing residential building occupied by one household or family and consists of just one dwelling unit. It is defined in opposition to a multi-family dwelling.

Shall. “Shall” means a mandatory action that is not subject to discretion or variance.

Should. “Should,” could, or can mean “may” and convey a permissive action.

Social. “Social” means relating to matters affecting human welfare including the origin, organization, institutions, and development of human cultures and communities.

Solar access. “Solar access” means direct, unobstructed exposure to the sun’s rays.

Special district. “Special district” means a local governmental entity formed under provisions of California law for purposes of providing a public utility or service.

Sphere of influence. “Sphere of Influence” means a “...plan for the probable, ultimate, physical boundaries and service area of the [City] as determined by the [Local Agency Formation] Commission.” (Government Code §56076)

State regulated air toxics. Air toxics are chemicals released into the air that are known or suspected to cause cancer, or other serious health problems, such as birth defects or reproductive effects. The federal Clean Air Act, as amended in 1990, lists 188 of these materials, called hazardous air pollutants. California air toxics legislation lists 729 of these substances, referring to them as toxic air contaminants, which the State regulates.

Subdivision ordinance. “Subdivision ordinance” means the legislative code enacted by the County to implement State law by regulating the process, review and action associated with the division of land.

Suburban areas. “Suburban areas” as used in the Ukiah Valley Area Plan means lands typically located on the urban fringe or in outlying areas, with public water or sewers but lacking the mix of uses and broad array of services and facilities found in urban areas. Densities typically range from 1 to 6 parcels per acre.

Suitability. “Suitability” means the ability of basic facilities and services (such as roads, water systems, sewage disposal systems, etc.) to support certain uses of land without unmitigated negative effects.

Sustainable. “Sustainable” means any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. The concept of a sustainable community requires comprehensive, integrated, and regional strategies to achieve balance among social, economic and environmental systems.

Traffic management plan. “Traffic management plan” means a plan or strategy for reducing demand on and more efficiently utilizing existing transportation systems.

Unincorporated area. “Unincorporated area” means lands under the jurisdiction of the County of Mendocino.

Urban areas. “Urban areas” as used in the Ukiah Valley Area Plan means lands within the Ukiah Urban Boundary and the Calpella, The Forks and Talmage Rural Communities.

Urban uses (also urban scale land uses). “Urban uses” means residential, commercial, industrial and institutional buildings, activities and densities (i.e., three or more dwelling units or lots per acre) typically located in urban areas and requiring urban services such as public water and sewer, an extensive road network, public transit, fire protection, and other services, facilities, and utilities of an urban nature.

Use type. “Use type” means the classification of uses set forth in the zoning ordinance.

Viability. “Viability” means economic or physical feasibility.

Viewshed. “Viewshed” means the area that can be viewed by a person when looking in a specific direction. Generally, a viewshed means a wide panoramic view that is relatively unobstructed by visual distractions and identified or preserved/conserved for public enjoyment. A narrow viewshed, such as a tree-lined street, is generally called a “streetscape.”

Will. “Will” implies a mandatory act or requirement.

Zoning ordinance. “Zoning ordinance” means the legislative code enacted by the County to regulate the physical development and use of land.