

4 LAND USE

THE LAND USE ELEMENT is one of the seven mandatory elements California law requires to be part of a General Plan. The purpose of the Land Use Element is to identify the locations and types of land uses that are to be designated throughout the City and Planning Area. Land use classifications are intended to show the future use of lands during the life of the Plan.

The Land Use Element provides broad classifications for how land can be used. These classifications are the foundations upon which the land development code — zoning and subdivision regulations — are developed. These implementing regulations determine the precise land uses that are permitted or conditionally permitted on a piece of property. The General Plan is not intended to be as precise in identifying specific land uses.

Traditionally, land use designations were first applied by creating a General Plan Land Use Map and then defining why one parcel is “commercial” while another down the same street might be “residential.” In contrast, the Ukiah General Plan and Growth Management Program builds a series of layers that identify important resource and infrastructure issues that have an effect on the *density* and *intensity* of land use.

All policies developed within the General Plan come to fruition with the assignment of land use classifications. A culmination of all General Plan policy programs, the Land Use Element defines what kinds of uses can occur and where they can occur. Decisions on land use designations are based on the goals of the entire general plan.

The Land Use Element is organized with an introduction describing the role of the Element. This is followed by policy programs related to “legally existing non-conforming land uses.” The future growth of the City limits is next, defining policies related to annexation and land use in the Sphere of Influence. Land use classifications, descriptions of the purposes, typical uses within each classification, and siting policies comprise the balance of the Element.

4.01 Introduction

Land use designations broadly define the potential uses of a site. For instance, a site designated within the General Plan for residential use may be developed with a residential use; it may not, however, be developed with a commercial or industrial use. Each of these types of uses carries a different economic value to the property owner. In some cases the use allowed under the General Plan land use designation may be the highest and best use in terms of economic benefit to the property owner but, then again, it may not be. Economic benefit to the property owner is not a criterion for determining the appropriate land use designation. Rather, decision making bodies review the goals, policies and implementation measures contained within the entire General Plan and make land use designations which facilitate the accomplishment of the Plan’s goals and implementation of the Plan’s policies and implementation measures.

The designation of a piece of land for a particular use does not mean that the use will be developed. Many other factors influence the actual development of a site including the desires of the property owner, the presence or absence of infrastructure improvements (roads, water, sewer, etc.) and the marketplace.

If the market does not economically justify developing a parcel into a particular land use, it will remain undeveloped or under-developed until market conditions change.

In some situations, a land use may be proposed that the public is willing to "subsidize" because of the overall or long-term benefit delivered to the community. The re-allocation of incremental taxes¹ in the Redevelopment Area is an example of the public benefit subsidy of market forces. Other public subsidies to encourage new development or redevelopment in the area include fee waivers, fast-track permit processing, or special tax abatements. In limited situations, the City or County can provide financial support through the sale of bonds or interest reductions.

The *physical features* of the Ukiah Valley make it an attractive place to live. These features also provide development constraints² such as the flood plains, steep hillsides, prime agricultural lands, and unstable geologic conditions. These development constraints limit the likelihood of Ukiah turning into a sprawling hill-to-hill, developed, urban area.

Infrastructure is commonly viewed as roads, water supply, and sewage disposal. It also involves all facets of connecting people to commerce. This includes telecommunications, electric power, police protection, fire protection, local staff personnel, public buildings, parks, and the ability of the City, County, and special districts to maintain or improve those services.

Land cannot be relocated nor can it be renewed. Designation of its use will have a long-lasting effect on the particular parcel being evaluated and on other lands in the surrounding area. Although a parcel of land may have a number of potential uses — some desired by the property owner, some desired by the public, and others directed by Plan policies — some of these uses may have to be limited to ensure that the parcel's use reflects the goals and policies of the General Plan.

The impacts and or requirements of one land use may be in direct conflict with other land uses. For instance, industrial land uses often produce loud noises and require the presence of hazardous materials. Were a residential land use to be located directly adjacent to an industrial use conflicts might exist between the two: the risks associated with the use of hazardous materials may be intolerable given the presence of young children and old people (sensitive populations) nearby, the noise produced by industrial uses may be intolerable given the residential nature of the adjacent land use. When two land uses adjoin that have mutually exclusive requirements, they are considered to be "incompatible." Sometimes incompatible land uses are separated with a "buffer."³ A buffer may take the form of a physical feature—such as the Russian River, US 101, the railroad, streams, or canyons. It may also be other land uses—such as landscaping, greenbelts, or even the nonaccess side of recreational areas.

The Land Use Element is organized to identify the broad land use classifications and also the criteria that are used to classify a parcel of land within the classification. The term "land use classification" and "land use designation" both have the same meaning and refer to the written criteria and location on the General Plan Land Use Map. The terms "district" or "zone" refer to how a parcel is categorized in the land development code and on the zoning map. Although all zoning districts must be consistent with the General Plan classification (residential zones can only be located within residential districts), there may be

¹Incremental taxes are the revenues collected by the Redevelopment Agency to reinvest in its Redevelopment Area.

²A *constraint* is a physical characteristic of a site that limits potential development by increasing the potential cost beyond that of a feasible return or makes site development an unsafe public hazard.

³A *buffer* is a physical separation between developed portions of two adjoining parcels. The buffer may be a natural feature, such as the Russian River, or it may be an undeveloped strip of landscaping or native terrain that provides a physical separation.

more zones than General Plan classifications for land. The Land Use Element contains a "Land Use Population Density and Building Intensity" chart to provide a further explanation.

4.02 Legally Existing Non-Conforming Land Uses

4.02.01 Summary of major findings

When a General Plan is re-written, land use classifications may change for all parcels in a neighborhood to reflect the future development pattern desired for that area. When this occurs, there are sometimes land uses which were legally approved and permitted prior to the adoption of the re-written General Plan that no longer conform to the land use classification's requirements. These land uses, which are colloquially called *grandfathered* land uses, are actually *legally existing non-conforming land uses*. This term means that the use was legally in place prior to the adoption of the Plan but it no longer conforms to the permitted uses allowed by the revised General Plan.

Similarly, there are structures that have been in the same location for many years —such a long time that the structure may even pre-date zoning or planning requirements. These structures may have been used over the years for a variety of uses that are suited to the structure but have never "conformed" to zoning codes. This type of structure is called a *legally existing non-conforming structure*. It is entitled to similar policy protections as legally existing non-conforming land uses — provided that continuous use is maintained. It is the objective of the Land Use Element to ensure that all legally existing uses of land shall continue to be allowed regardless of the new land use classification implemented by this Plan.

References to "codes" in this section refer to land use and zoning codes; the Uniform Building Code (UBC) is not covered under this reference. This section of the General Plan does not have any policy program that relates to whether a structure was built to the applicable standards of the UBC.

California law allows standards to be applied that protect the established property rights and ensure that a use or structure can be reestablished if it is unintentionally destroyed in a fire or other disaster. In the event of a disaster resulting in damage or destruction of a land use, the property owner may be entitled to rebuild the legally existing non-conforming use or structure to the same density or intensity that existed prior to the damage, without being required to obtain a conditional use permit, provided that the rebuilding begins within a twenty-four month period of time following the event. The structure itself, however, would be required to comply with current building code standards and current site development regulations.

Within the incorporated City limits, no further development or expansion of a non-conforming land use is permitted, a long-standing City zoning code standard. The goal of this policy is to ensure that legally existing non-conforming land uses do not develop into problem land uses due to expansion or enlargement. The County, because of its historical development patterns, has conditionally permitted the expansion of legally existing non-conforming land uses. In order to expand, a conditional use permit must be approved by the Planning Commission. In reviewing a conditional use permit for enlargement of a

legal non-conforming land use, the Planning Commission considers the type of expansion and its effects on the surrounding area. The County also considers what type of conforming development has occurred surrounding the non-conforming land use. The expansion may warrant a need to upgrade buildings to meet

Explanation VI.4-XXI: Summary of policies for legally existing, non-conforming land uses

1. A legally existing non-conforming land use shall be permitted to continue under the provisions of any legally-issued building or zoning permit.
2. The use may be continued or re-established provided that it is not abandoned for a period of more than twenty-four consecutive calendar months.
3. The County shall have the flexibility to determine whether a proposed replacement of a non-conforming use is "similar to" or "less intense" than the original legally-existing non-conforming land use. If such a finding is supported, the County may approve a change of non-conforming land use.
4. Within the City and unincorporated County, a legally existing land use may be expanded upon the discretionary consideration of a conditional use permit.
5. In the event of a partial or complete destruction, the use may be re-established without a use permit to the same or lesser density or intensity as existed prior to the destruction, but must meet current building standards and site development regulations.

the County's current building code and site development standards (such as parking, landscaping, or other site development standards). The County has long maintained a policy that "similar" or "less intensive" uses may replace legally existing non-conforming land uses.

Structures and uses which do not conform to land use regulations and cannot demonstrate their legal existence — having been built (structure) or begun (use) without City or County permits — shall not be afforded the same rights and protections of legally existing non-conforming structures and uses. California law has long established that a use, structure, or parcel of land that was created in violation of ordinances or regulations cannot be "grandfathered."

The City and County development codes may establish an "amnesty" date before which all existing structures and uses are considered to be legally established. Record keeping for older projects in both the City and the County is far from comprehensive. This makes it difficult to determine when some older land uses were initiated or structures built. Uses and structures that are determined to have commenced or been built before the amnesty date will be presumed to be legally existing land uses or structures.

4.02.02 General Plan goals, policies, and implementing programs

Goal LU-1: Protect legally-existing, non-conforming land uses.

Policy LU-1.1: Continued use of legally existing non-conforming land uses is allowed in conformance with approved permits.

Implementation Measure LU-1.1(a): Legally-existing non-conforming land uses may continue operations under original permits following adoption of regulations that make the use non-conforming.⁴ [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Development, County Department of Planning and Building]

Implementation Measure LU-1.1(b): As long as the use is continuous, legally-existing non-conforming land uses shall be permitted to continue operations without conforming to new General Plan or other codes enacted after the establishment of the use. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Development, County Department of Planning and Building]

Implementation Measure LU-1.1(c): In the event of a complete or partial destruction of a legally existing non-conforming land use, allow reconstruction to the same or lesser density or intensity in conformance with the current General Plan and building codes.⁵ [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Development, County Department of Planning and Building]

Implementation Measure LU-1.1(d): The City or County may conditionally approve an expansion of a legally existing non-conforming land use through the Conditional Use Permit process. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: County ♦ Agency/Department responsible: County Department of Planning and Building]

Policy LU-1.2: Allow reestablishment of legally existing non-conforming land uses that have been abandoned for twenty-four months or less.

Implementation Measure LU-1.2(a): The City or County shall have the authority to make findings that a legally existing non-conforming land use may be replaced by a subsequent non-conforming land use if the subsequent use is "similar to" or "less intense" than the use it is replacing. Such a change in land use shall occur within twenty-four months of the abandonment of the original legally-existing non-conforming land use. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: County ♦ Agency/Department responsible: County Department of Planning and Building]

Goal LU-2: Illegally established non-conforming uses and structures cannot become "legally existing."

Policy LU-2.1: Enforce current land use and zoning codes and site development standards when uses or structures have never been legally established.

Implementation Measure LU-2.1(a): Uses or structures which were never established in conformance with applicable land use or zoning codes, land use or zoning plans, or land use or zoning regulations shall be required to seek appropriate permitting under provisions in effect at the time of discovery of the illegal use or structure. Failure

⁴In the event that the use or structure was legally established prior to permitting requirements, the standard applied to the use or structure shall be to ensure conformance with basic public health and safety requirements.

⁵If there are specific circumstances unique to the project site that would preclude reconstruction of the use if strict conformance to the site development standards or current zoning standards were applied, a variance may be considered through the normal variance review process. This footnote is a part of Implementation Measure LU-1a(3) for purposes of clarification.

to be able to conform to current regulations shall not be a basis for approval of a variance as a remedy for the use's or structure's inability to conform to current land use or zoning codes. Abatement of an illegal use or structure pursuant to the City or County zoning codes shall be a permitted remedy. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City and County Planning]

Policy LU-2.2: Consider special circumstances when determining if a use or structure is not legally existing.

Implementation Measure LU-2.2(a): City and County zoning codes sections addressing non-conforming uses or structures may, at the option of the agency, include a threshold date — based on agency building or planning records — to be used to define that a structure built or use established prior to the date is presumed to be valid. The property owner of a use or structure believed to be illegally existing shall provide tangible proof that the use or structure predates the cut-off date in order for the City or County to make the appropriate finding that the use is valid. [Timeframe for completion: Short-term⁶ planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Departments]

4.03 Land use policies

4.03.01 Summary of major findings

When it comes to land use policies, there are two significant competing sets of interest. One is the objectives of a property owner to maximize the financial value or equity of property. The other is local government's the overall vision of the Community, and maintaining an inventory to meet the long-range needs of its citizens. Sometimes the objectives of property owners and local government coincide. Sometimes the two interests diverge. The Land Use Element — and its policies displayed graphically on the Land Use Map — represents the balance between interests as defined by the City and the County for the area of the General Plan.

Combining the policies from all of the elements provides a comprehensive foundation for assigning land use classifications. Some of the issues considered with land use include (1) *constraints* such as slopes, floodplain, and noise contours; (2) *resources* — agricultural lands, the Russian River corridor, riparian corridors, and grazing lands; and (3) *infrastructure* — transportation corridors, alternatives to the car, levels of service, sewer, water, fire protection, and other governmental services.

Individual land use categories — residential, commercial, industrial, and resource — have siting criteria and characteristics that are used to fine tune the allocation of land uses in the General Plan.

4.03.01(A) Agricultural lands.

Agricultural lands and urban areas need to be separated by a stable limit to urban expansion. This concept is to prevent the “domino” effect in which one agricultural parcel converts to an urban use followed by the next and the next and so on. Maintaining agricultural lands is an important land use policy within the General Plan. The Policy is built from the “right to farm” provisions in the Open Space and

⁶Although this is assigned to the short-term planning period, the City or County may implement it at any point in time that the agency updates its zoning code or finds it appropriate to add an amendment for this measure.

Conservation Element which protects active agricultural lands in the Valley. Agriculturally-viable soil is a fixed resource — it cannot be replaced.

4.03.01(B) Residential uses.

While the Housing Element focuses solely on the City's needs to ensure lands for 775 new residential units over the next five years, the County also has residential land requirements for the Ukiah Valley. The Mendocino Council of Governments — which is responsible for assigning the "fair share" housing needs — identifies that the unincorporated County in the *Ukiah Valley Area* has a five year housing need of 1,431 units.⁷ Residential land allocations must ensure that (1) there is adequate land area within the County to meet this need over the next five years; and (2) that County residentially-designated lands annexed into the City result in a transfer of the regional housing fair share from the County to the City.

Because the Sphere of Influence proposes to be the ultimate City boundaries, the land uses in the Sphere should be at population densities and building intensities compatible with those permitted in the City. New residential land use patterns need to be located in areas where the new populations can be served by local government without placing undue fiscal strains on the new property owners, the City, the County, or various special districts. Urban-scale land uses — low, medium, and high density residential — generally need to be located west of U.S. Highway 101 where there are adequate public facilities and services.

West of the river there is a generally adequate system of roads, feasible means of providing transit, closer proximity to employment, and fewer conflicts with environmental constraints. The vision to maintain quality of life issues and resource protection is best achieved with urban development locating west of the highway.

4.03.01(C) "Urban" areas within the Ukiah Valley: Calpella, the Forks, North State, and Talmage

There are four distinct areas in the General Plan that define where new urban-scale land uses may be sited. These are (1) the City of Ukiah; (2) the Ukiah Sphere of Influence;⁸ (3) the Rural Communities (Calpella, The Forks, Talmage) and the North State Complex; (4) Master Plan Areas.⁹

The City of Ukiah is the central city to the Ukiah Valley — and much of Mendocino and Lake counties — serving as a regional center of employment, shopping, and housing. As a full service City, Ukiah is able to provide services to urban development in a fiscally responsible manner.

The Ukiah Sphere of Influence represents an area that may be the ultimate City limits during the life of the General Plan (a twenty year period). Virtually all portions of the proposed Sphere are located within range of city services. With the potential for annexation, the Sphere of Influence is a likely area in which urban land uses may be sited.

Within the unincorporated Planning Area there are three Rural Communities — Calpella, Talmage, and The Forks. *Calpella* is a community developed around a lumber mill which is now closed. The

⁷Mendocino County Board of Supervisors, *Mendocino County General Plan Housing Element* (Ukiah: Mendocino County, April 26, 1993), Table 10.2-5, page I-61. The data in the Unincorporated Ukiah area includes lands outside of the General Plan Planning Area.

⁸The Sphere of Influence referred to in the General Plan is based on the Sphere of Influence proposed by the Plan and not the current adopted Sphere. The final boundaries of the Sphere are subject to adoption by the Mendocino County Local Agency Formation Commission.

⁹The *Lovers Lane Specific Plan Area*, which is a type of Master Plan Area is within the City's Sphere of Influence.

community has a mix of all densities and character of residential uses, commercial, and industrial land uses. Calpella is recognized as an area in which future community land uses may be sited. *The Forks* is a former train station at the forks of the Russian River branches. The area is a central commercial and industrial community that connects rural residential communities north and east of the Russian River branches with the main highway and the City of Ukiah. *Talmage* also has a mixture of residential densities, limited commercial uses, and agriculturally-related industries. It also has a private religious institution, the City of Ten Thousand Buddhists. Talmage has served as an agrarian center, and community belief is that this role should continue, and intense commercial or non-agriculturally related industrial uses should not be proposed in this area.

The *North State Complex* is not a Rural Community of residential, commercial, and industrial uses. Rather, it is a central point of business and commerce for portions of the unincorporated County. The area has long been developed with heavy industrial uses, such as the Masonite Mill and the Louisiana Pacific Mill. The intent of the North State Complex is to become an exclusive commercial and industrial area.

Master Plan Areas are a new classification in the Ukiah Valley. Master Plan Areas are intended to cover lands proposed for "specific plans," "area plans," or as "planned unit developments."¹⁰ A *Specific Plan* is called out in California law as an adopted plan that provides precise development standards and policies for an area of land. State law specifies what must be included in a Specific Plan. . Sometimes a private developer, the City, or County would prefer to have a less precise development proposal to be considered for adoption. The role of the Master Plan Area is to permit an area within the Ukiah Valley to be designated for more precise, site specific studies prior to approving subdivisions or other uses. This is to be called a "Master Plan Area." A Master Plan area permits the following:

- Amending the General Plan to show an area of one or more ownerships as a location for which a separate planning document has been prepared.
- Preparing an area plan for the Master Plan Area that will identify land use and other development and environmental policies applicable to the defined area.
- Master Plans need not address all elements of the General Plan, but only those elements and policies applicable to the area. However, General Plan policies not addressed in the Master Plan still apply to the Master Plan area.
- Master Plans must be consistent with the General Plan.
- The Master Plan Area land use classification is to be applied to the parcels contained within a Master Plan or a Specific Plan at the time of adoption by the City or County. If the General Plan is undergoing an update or revision, and a Master Plan or Specific Plan is being prepared, the revised or updated General Plan may show the subject property as a Master Plan Area.

4.03.02 General Plan goals, policies, and implementing programs

Goal LU-3: Protect agricultural lands from urban encroachment.

Policy LU-3.1: Retain agricultural lands as areas in which urban land uses shall be precluded.

¹⁰While the General Plan was being prepared, a Specific Plan proposal is pending for the Lovers Lane area north of the City.

Implementation Measure LU-3.1(a): The Land Use Map shall depict locations for urban land uses such as the City of Ukiah, the City of Ukiah Sphere of Influence, the Rural Communities, and the North State Complex. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Commissions]

Implementation Measure LU-3.1(b): Densities for new parcels within the Agricultural land use classification on the Land Use map shall be limited to one dwelling per forty or more acres. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Department of Planning and County Department of Planning and Building]

Implementation Measure LU-3.1(c): Densities for new parcels within the Rural Residential land use classification on the Land Use map shall be limited to one dwelling unit per one or more acres. At a minimum, the density shall be based on the siting criteria identified in the Plan, Population Density and Building Intensity. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Department of Planning and County Department of Planning and Building]

Implementation Measure LU-3.1(d): Densities for new parcels within the Remote Residential land use classification on the Land Use map shall be limited to one dwelling unit per forty or more acres. At a minimum, and depending on the slope of the parcel, the density shall be based on the siting criteria identified in the Plan and on Table VI, VI.4, 4-44, 44, Population Density and Building Intensity. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Department of Planning and County Department of Planning and Building]

Implementation Measure LU-3.1(e): Densities for new parcels within the Range and Resource Land use classification shall be limited to one dwelling unit per one hundred and sixty or more acres. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Department of Planning and County Department of Planning and Building]

Implementation Measure LU-3.1(f): No commercial or industrial land uses shall be permitted outside of the urban areas (the City of Ukiah, the City of Ukiah's Sphere of Influence, the Rural Communities, and the North State Street Complex) of the General Plan, unless defined as agriculturally related. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Commissions]

Implementation Measure LU-3.1(g): No land uses shall be approved for which a finding can be substantiated that the new use will have an unmitigated adverse impact on existing agricultural land uses and businesses. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Commissions]

Goal LU-4: **Balance the housing needs of the City and County.**

Policy LU-4.1: The City shall respect the County's need to provide an adequate inventory of land to accommodate its fair share of housing for the unincorporated Planning Area.

Implementation Measure LU-4.1(a): As a condition of annexation of residential lands from the County, the City's Housing Element shall be amended to increase the City's housing fair share by the number of needed housing units the County is surrendering. The County's Housing Element shall be amended to reflect the reduction in housing "fair share." [Timeframe for completion: Ongoing Measure applies to: City ♦ planning period ♦ Agency/Department responsible: City Council]

Implementation Measure LU-4.1(b): In reviewing applications for development within the unincorporated County submitted to the City for comment, the City shall give consideration to the County's regional "fair share" housing needs. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Goal LU-5: Generally urban residential land uses shall be located west of the Russian River.

Policy LU-5.1: Locate Low Density, Medium Density, and High Density Residential Land uses predominantly west of the Russian River and near urban areas.

Implementation Measure LU-5.1(a): The following table shall identify where urban residential land use densities may be located within the Ukiah Valley: [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Departments]

Table VI.4-42: Urban Residential Land Use Siting

Classification	Units/Acre	City of Ukiah	Sphere of Influence	Rural Community	Remainder of Planning Area
Rural Residential	1 du/acre or less	✓	✓	✓	✓
Low Density	1-6 du/acre	✓	✓	✓	✓
Medium Density	1-14 du/acre	✓	✓	✓	
High Density	1-28 du/acre	✓	✓	✓	

Goal LU-6: Utilize Master Plan Areas to meet precise planning needs.

Policy LU-6.1: Allow the use of Master Plan Areas to provide for mixed use development, transit-oriented development, and other precise-planning needs for larger ownerships or groups of ownerships.

Implementation Measure LU-6.1(a): Master Plan Areas may be initiated through General Plan Amendments by property owners, the City, or the County as a means of meeting comprehensive planning needs or special and unique circumstances that are best served through a planning document that focuses on a particular area. [Timeframe

for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Departments]

Implementation Measure LU-6.1(b): Master Plan Area policies shall be consistent with the General Plan, although Master Plan Area policies may be more specific and precise than the General Plan, or the policies may address more issues than identified in the General Plan. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Departments]

Implementation Measure LU-6.1(c): Policies within the General Plan that are not specifically addressed in a Master Plan shall apply to the Master Plan Area. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Department]

Implementation Measure LU-6.1(d): When a Master Plan is adopted, the General Plan land use map shall be amended to show the area of the Master Plan as the “[Name of Plan] Master Plan Area,” with the notation to “refer to the [Name of Plan] Master Plan.” Adopting the Master Plan shall be deemed the action that also amends the General Plan land use map. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Department]

Implementation Measure LU-6.1(e): Specific Plans meeting the requirements of California law may be substituted for Master Plans when it is the preferable planning program. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Department]

Implementation Measure LU-6.1(f): Master Plans shall be adopted utilizing the same process as a General Plan amendment. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Planning Department]

Implementation Measure LU-6.1(g): The area of the Lovers Lane Specific Plan shall be identified on the Land Use Map as the “Lovers Lane Master Plan Area.” Any other master plans or specific plans that are in progress shall be identified in the General Plan as the “[Name of Plan] Master Plan Area.” [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, County Department of Planning and Building]

4.04 Resource lands

4.04.01 Agricultural Land Use (AG)

4.04.01(A) Summary of major findings

Purpose: The Agricultural Lands classification applies to lands which are suited for and are used for production of crops, most lands under agricultural preserve contracts, land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Lands within the AG classification are protected from encroachment of incompatible uses by the “Right to Farm” provisions of the Open Space and Conservation Element. Agriculture lands are intended to include both the growing, raising, and harvesting of agricultural produce, fruit, or livestock. In addition, based on performance standards established in the development code, uses related to the production or processing of agricultural products may be permitted or conditionally permitted.

4.04.01(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family dwellings, orchards, row crops, irrigated pasture, grazing land, vineyards, Christmas tree farms, farm and ranch labor housing, agriculturally-related industries, wineries, food processing; mineral resource extraction.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the AG land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas, and the remainder of the Unincorporated Planning Area.

Access: No requirements for farming, orchards, or ranching. Processing and production may have limitations based on the proposed use and traffic generation.

Access to new structures: New related uses, such as food processing or wineries, may be required to have paved access depending on the type of general traffic, public access, and other issues.

Design review: Exempt for individual single family dwellings, farms, ranches, and orchards. Wineries or processing facilities may be required to be reviewed.

Maximum building intensity: No limitation for farms, ranches, and orchards. Agricultural product processing facilities may have limits through the use permit process.

Maximum residential density: One dwelling unit per forty acres of land area.

Second dwellings: One second dwelling subject to an administrative permit within the unincorporated Planning Area. Labor housing may be permitted with an administrative use permit or conditional use permit review.

Special development issues: Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Development alternative: Density transfer and cluster development permitted.

4.04.02 Range and Resource Lands (RL)

4.04.02(A) Summary of major findings

Purpose: The Range and Resource Lands (RL) classification applies to lands which are suited for and are appropriately retained for the grazing of livestock, timber production, and mineral extraction and production. The classification includes other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands. The Range and Resource Lands classification includes lands which have been identified and are classified as mineral resource lands, and lands utilized for commercial timber harvest and reforestation. Range and Resource Lands may also include lands which are appropriate for conservation as natural resources, such as steep hillsides.

4.04.02(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family dwellings, agricultural uses, forestry, cottage industries, farm and ranch labor housing, uses determined to be related to and compatible with ranching, conservation, processing, and development of natural resources, recreation, utility installations, mineral resource excavation, extraction, and processing.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the RL land use classification may be located in the City of Ukiah Sphere of Influence, and the remainder of the Unincorporated Planning Area.

Access: No requirements for farming, orchards, or ranching. Processing and production may have limitations based on the proposed use and traffic generation.

Access to new structures: New related uses, such as food processing or wineries, may be required to have paved access depending on the type of general traffic, public access, and other issues.

Design review: Exempt for individual single family dwellings, farms, ranches, and orchards. Wineries or processing facilities may be required to be reviewed.

Maximum building intensity: No limitation for farms, ranches, and orchards. Agricultural product processing facilities may have limits through the use permit process.

Maximum residential density: One dwelling unit per one hundred and sixty acres of land area.

Second dwellings: One second dwelling subject to an administrative permit within the unincorporated Planning Area. Labor housing may be permitted with an administrative use permit or conditional use permit review.

Special development issues: Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Development alternative: Density transfer and cluster development permitted.

4.04.03 Remote Residential (RMR)

4.04.03(A) Summary of major findings

Purpose: The Remote Residential (RMR) classification applies to lands that might also meet the "Rural Residential" criteria, except that the parcels are on steep slopes or at the top of ridgelines. Generally, RMR parcels do not have direct access to a publicly-maintained paved road.

4.04.03(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family residences, agricultural uses, cottage industries, public facilities, conservation and development of natural resources, and recreation, utility installations.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the RMR land use classification may be located in the remainder of the Unincorporated Planning Area.

Access: Paved or gravel, public or private road.

Maximum density: One dwelling per forty to eighty or more acres.

Second dwellings: One second dwelling subject to an administrative permit within the unincorporated Planning Area.

Special development standards: With the exception of density and parcel size, the standards of the RR classification apply.

Development alternative: Density transfer and cluster development permitted.

4.05 Residential Land Use

4.05.01 Density, Density transfer, and second units

4.05.01(A) Density and density transfer.

The General Plan is prepared with each land use identified in terms of density. Density is the amount of land area needed for each dwelling unit. Although this is the reverse of how most people think of zoning — which establishes a *minimum size of a parcel* — density allows for more flexibility. By not establishing a minimum parcel size in the General Plan, the City and County Planning Commissions have more flexibility in developing zoning regulations, site development standards, and an ability to review a project based on site specific considerations.

The following is an example of this flexibility: Assume a subdivider has a ten acre parcel with a General Plan density which allows up to four units per acre. This translates into an ability to create 40 developable lots. Were a minimum parcel size established, in this case ¼ -acre lots, the subdivider would have to create 40 one quarter (0.25) acre parcels. This would allow the subdivider very little flexibility in lot layout and design. If the 10-acre original parcel contained sensitive land areas, such as wetlands, riparian corridors, landslide areas, etc., there would be very little a developer could do to avoid impacting these areas. However, if the General Plan designates a density only, the subdivider can design the subdivision to keep sensitive lands undeveloped and place the forty development sites on smaller parcels. The City and County can make the determination if the project meets General Plan goals. This process is known as a “density transfer;” the density from one portion of the property was transferred to other portions of the same property¹¹.

If the subdivision were to be approved with the forty units on eight acres with two acres remaining in open space, the City or County would zone the property into the appropriate base zoning district (Rural Residential (RR) or Single Family Residential (R1)) and combine it with a classification which restricts the property from being further subdivided. This General Plan classification is the *Existing Lot Size (X)* designation. The “X” nomenclature will be added to the City and County zoning codes as a “combining”

¹¹Density Transfers can also refer to the ability to transfer the development of one parcel to a completely different parcel. This, however, is not the type of density transfer referred to in this section.

or "overlay" district. The "X" serves as a full disclosure to future buyers that the property cannot be further subdivided.

4.05.02 Rural Density (RR) Residential

4.05.02(A) *Summary of major findings*

Purpose: The RR classification applies to single family residences, residential dwellings on large parcels, and estate residential lands. The RR classification is intended to encourage local small scale food production (farming) in portions of the Planning Area which are not well suited for large scale commercial agriculture as a result of current or potential land uses in the area, slope, soils characteristics, parcel size, or general location. Lands within the RR classification with a density of one unit per ten acres or less are

intended to remain as large parcels unless it is infeasible for surrounding lands to be used for agricultural purposes. One of the objectives for retaining a larger parcel size in the Planning Area, even though a specific parcel may not be suitable for agricultural use, is to ensure that nearby or adjoining agricultural lands are not impacted by residential uses. Through the use of policies related to site characteristics, the RR classification is intended to have multiple densities beginning at one dwelling unit per one acre of gross land area. In extreme cases, up to eighty or more acres may be required.

4.05.02(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable land uses: Single family residences, small scale agriculture, businesses in the home or cottage industries, public facilities, conservation and development of natural resources. Although clustering of dwelling units is permitted, residential dwellings in the RR classification are to be detached single family homes.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the RR land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas, and the remainder of the Unincorporated Planning Area, with the exception of the North State Complex.

Access: Within the City, new parcels shall be served by roads with a level of service of A, B, or C.

Within the unincorporated Planning Area, new parcels of less than five acres shall be served by roads with a level of service of A, B, C, or D. New parcels served by roads with levels of service of E, or F shall be five acres or larger.

Access to new structures: Inside City limits, driveways shall be paved; in unincorporated areas, driveways may be gravel or paved.

Design review:¹² Not required, except in hillside areas. Planned Unit Developments and Master Plan areas within the RR land use shall include design standards in the Plan.

Maximum density: One single family dwelling per one acre of gross land area¹³, except as follows:

A range of larger parcel sizes based on increasing average parcel slope shall be required on hillsides when the average parcel slope is equal to or greater than the percentage specified in the Hillside Development ordinance enacted to carry out the General Plan. For an interim basis, the percentage shall be 21% or greater;

¹²Design 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.

¹³Within the unincorporated area of the County, parcels within the RR-1 or RR-2 classification may be 40,000 or 80,000 square feet of gross land area respectively.

Within the unincorporated Planning Area, parcel sizes may range from one (1) to eighty (80) or more acres. Within areas with severe slopes or other development constraints, new parcels may be precluded and densities established at one single family dwelling per existing parcel.

On roads with a gravel surface: One single family dwelling per five acres.

Special development issues: Access roads or driveways in hillside areas shall be limited to a grade accessible to City or Fire District equipment and within the City, the access roads or driveways shall be paved.

Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Density transfer and cluster development permitted, although the City or County may require a one acre minimum parcel size even with clustering.

Geotechnical conditions on specific sites may require larger parcel sizes or constrained building envelopes.

When parcels are in areas that for environmental or other reasons cannot be further subdivided, the *Existing Lot Size (X)* classification is combined with the RR classification. A designation of RR-X means that the property cannot be further subdivided.

4.05.03 Low Density (LDR) Residential

4.05.03(A) Summary of Major Findings

Purpose: The Low Density Residential classification is intended to provide lands for detached or attached single family residences. This designation is the traditional suburban style or City neighborhood style development density. The LR classification is for lands within the City, the Sphere of Influence, Master Plan Areas, and within Rural Communities, or large subdivisions or planned unit developments.

4.05.03(A) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family dwellings, in the County the LR classification includes mobile home parks within the maximum permitted density, businesses in the home or cottage industries; public facilities; places of public assembly.

Siting issues for new parcels or new construction:

Siting issues for new parcels or new construction:

Location: Parcels to be included in the LR land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas, and fronting North State Street between The Forks and Calpella Rural Communities.

Access: New parcels may be located on roads classified as County Rural Collector, Major Collector, Minor Collector, Residential, or on North State Street between The Forks and Calpella Rural Communities, with a level of service of A, B, or C, and on roads with a Level of Service D in the unincorporated Planning Area.

Access to new structures: Paved surface required for densities higher than one dwelling unit per acre.

Design review: Not required. Planned Unit Developments and Master Plan areas within the LR land use shall include design standards in the Plan.

Maximum density:¹⁴ One to six dwelling units per one acre of gross land area with public water and public sewer; one dwelling unit per 12,000 square feet of gross land area with public water or public sewer; one dwelling unit per one acre of gross land area with well and septic system. On roads with a Level of Service of C and D in the City only, E, or F, the maximum density is one unit per five acres of gross land area.

Special development issues: New dwelling units in the LR classification may be attached or detached single family units. When parcels are in areas that for environmental or other reasons cannot be further subdivided, the *Existing Lot Size (X)* classification is combined with the LR classification. A designation of LR-X means that the property cannot be further subdivided.

Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Density transfer and cluster development permitted.

4.05.04 Medium Density (MDR) Residential**4.05.04(A) Summary of Major Findings**

Purpose: Medium Density Residential lands are intended to provide land area for a range of densities and a variety of housing types and ownerships, including townhomes, multiple family residential development, mobile home parks, and more urban-scale density development. Lands classified for MR densities shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan areas, or Rural Communities. MR lands are intended to be located in proximity to parks, schools, and public services.

¹⁴In the AG, RMR, RL, LR, and the Medium and High Density Residential classifications, density is used as the standard for number of units per acre rather than parcel size to allow flexibility in development design. The size of parcel is an issue reviewed as a part of the overall project design related to its specific site. The maximum density within the classification cannot be exceeded.

4.05.04(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family dwellings, duplex or triplex units, apartments, townhomes, planned unit development, mobile homes parks, places of assembly, public facilities, businesses in the home that generate minimal onsite customer traffic. Three or more units on a single parcel are considered "multiple family residential," even if the units are detached.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the MR land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, and Master Plan Areas.

Access to new structures: Paved surface required.

Design review: Required; individual single family homes constructed on individual parcels and not as part of a planned unit development or Master Plan Area are exempt.

Maximum density: One to fourteen dwelling units per one acre of gross land area with public water and public sewer; one dwelling unit per 12,000 square feet of gross land area with public water or public sewer; one dwelling unit per one acre of gross land area with well and septic.

Second dwellings: Not applicable. Two single family dwellings or a duplex are permitted uses.

Special development issues: Landscaping and onsite open space or recreation areas are required for projects when design review is required. On roads with a level of service of E or F, the maximum density is one dwelling unit per existing parcel. Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas. Density transfer and cluster development permitted.

4.05.05 High Density (HDR) Residential

4.05.05(A) Summary of Major Findings

Purpose: High Density (HR) Residential lands are intended to be used to site apartment or townhome projects to meet the diverse needs of the population in terms of mixed types and affordability of housing. The HR classification is permitted within the incorporated City, the Sphere of Influence, and in the Rural Communities of Calpella, The Forks. The HR classification is also permitted as a part of a planned unit development or Master Plan Area. The HR classification is also intended to provide opportunities for limited neighborhood-directed commercial development that is designed to serve the needs of a residential area.

4.05.05(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Single family dwellings, duplex or triplex units, apartments, townhomes, planned unit development, mobile homes parks, places of assembly, public facilities, businesses in the home that do not generate or require onsite customer traffic in order to succeed. Conditional uses may include neighborhood-directed commercial uses in high density residential neighborhoods — a convenience store, video rental, laundromat, hair stylist, or similar types of uses that are sized and intended to serve the needs of the immediate neighborhood area are appropriate uses. Three or more units on a single parcel are considered "multiple family residential," even if the units are detached.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the HR land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas.

Access: New parcels may be located on roads classified as Arterial, Major Collector, Minor Collector, or County Rural Collector with a level of service of A, B, C, or D.

Access to new structures: Paved access required.

Design review: Required; individual single family residences on an existing single family parcel, unless part of a planned development or other project where design review is required, are exempt.

Maximum density: One to twenty-eight dwelling units per one acre of gross land area with public sewer and public water; one dwelling unit per 12,000 square feet of gross land area with public water or public sewer; one dwelling unit per one acre with well and septic.

Second dwellings: Not applicable. Two single family dwellings or a duplex are permitted uses.

Special development issues: Landscaping and onsite open space or recreation areas are required if design review is required. On roads with a level of service of E or F, the maximum density is one dwelling unit per existing parcel. Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas. Density transfer and cluster development permitted.

4.06 Economic development land uses

4.06.01 Commercial ©

4.06.01(A) Summary of major findings

Purpose: The Commercial © classification applies to lands appropriate for a variety of commercial uses. Lands classified Commercial shall sited be within the City of Ukiah, Ukiah Sphere of Influence, Master Plan Areas, or Rural Communities. Commercial lands shall be served by the publicly-maintained roads classified as Arterial, County Rural Collector, or Major Collector and in locations where future growth is anticipated. Commercial lands identify those areas of the General Plan where commerce and business may occur. Commercial uses may be managed and more precisely defined through the assignment

of individual zoning districts. This ensures land use compatibility reflecting site specific conditions and requirements.

4.06.01(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Primary uses include retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the C land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, North State Complex, and Master Plan Areas.

Zoning discretion: The City and County have the discretion to control the building intensity through the use of different zoning districts within the "C" classification. The City and County may specify zones that manage land uses on the basis of compatibility with adjoining land use or zoning. These controls may include limits to the types of uses — such as offices, "light" commercial, medical offices, or convenience services — that are less impactful on the neighboring land uses, particularly as the proposal relates to adjoining residential land uses.

Access: Commercial parcels may be located on County Rural Collectors, Arterial or Major Collector roads with a level of service of A, B, C, or D.

Access to new structures: Paved surface required.

Design review: Required; single family residential dwellings on existing parcels are exempt from design review, except that at the time of conversion to a non-single family residential use, the property is subject to design review prior to the issuance of any permits, including business licenses.

Maximum building intensity: With the exception of the Downtown Master Plan area when off-site parking is provided through a parking district, the maximum lot coverage shall be forty percent of the gross land area. Residential densities are up to twenty-eight dwelling units per acre provided that both public water and public sewer are available.

Public facilities: Connection to public water supply and public sewage disposal (where available) are required for new commercial development. If public water or public sewer are not available, new commercial development shall comply with the requirements of the Division of Environmental Health.

Second dwellings: Not applicable.

Special development issues: Landscaping and onsite parking required when design review is required. Exterior lighting shall be shielded from glare onto off-site properties. Conformance to noise standards required. Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

4.06.02 Industrial (I)

4.06.02(A) Summary of Major Findings

Purpose: Industrial lands are intended to identify those areas of the General Plan where manufacturing and major employment uses may occur. The Industrial classification applies to lands suited for industrial uses where public facilities and services (transportation systems, utilities, fire protection, water, and sewage disposal) exist or can be efficiently provided. Industrial uses may be sited where there can be the least impact to proximate uses and where the potential for environmental disruption is minimal or can be adequately controlled. Industrial uses may be managed through individual zoning districts to ensure a level of land use compatibility that reflects site specific conditions and requirements. New Industrial lands are intended to be located in the City limits, the Sphere of Influence, Master Plan Areas, or within the Calpella or The Forks Rural Communities or the North State Complex. Industrial uses are not permitted in the Talmage Rural Community. The Pinoleville Rancheria is a mixture of lands owned by the Pomo Indians and some private parcels. The County has long allowed a unique mixture of industrial uses on small parcels as well as property owner residences. Within the Pinoleville Rancheria, single family residences are allowed on lands designated as "I." Otherwise no residential uses, other than a caretaker, are permitted within the I classification.

4.06.02(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Primary uses: Processing and manufacturing, public facilities, places of assembly, fabrication and assembly, business centers, business parks, office parks, mixed commercial, office, and industrial sites. Limited live-work uses shall also be permitted.

Siting issues for new parcels or new construction:

Location: Parcels to be included in the I land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas—except Talmage, North State Complex, and Master Plan Areas.

Zoning discretion: The City and County have the discretion to control the building intensity through the use of different zoning districts within the "C" classification. The City and County may specify zones that manage land uses on the basis of compatibility with adjoining land use or zoning. These controls may include limits to the types of uses — such as offices, "light" commercial, medical offices, or convenience services — that are less impactful on the neighboring land uses, particularly as the proposal relates to adjoining residential land uses.

Access: Industrial parcels may be located on County Rural Collectors, Arterial or newly constructed or improved Major Collector roads with a level of service of A, B, C, or D.

Access to new structures: Paved surface required.

Design review: Required.

Maximum building intensity: Maximum lot coverage shall be sixty percent of the gross land area.

Public facilities: Connection to public water supply and public sewage disposal are required for new development in the City. Industrial uses in the unincorporated area may be exempt from water or sewer connection if approved by the Division of Environmental Health.

Second dwellings: Not permitted.

Special development issues: Lands classified as I shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan Areas, the Rural Communities of Calpella or The Forks, or the North State Complex. Landscaping and onsite parking required. Exterior lighting shall be shielded to prevent glare on off-site properties. Other than a single mobile home for a caretaker, no residential uses are permitted in the I classification. In the Pinoleville Rancheria one single family unit is permitted and a second unit is permitted upon review and approval of an administrative permit. Conformance to noise standards required. Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

4.06.03 North State Complex

4.06.03(A) Summary of major findings

Purpose:The North State Complex identifies a fixed area that serves the long-term commercial and industrial development needs outside of the City. The Complex is not a land use classification, but an area into which commercial and industrial ("C" and "I") land uses may be placed. This area has long been developed with heavy industrial uses, including Masonite Hardboard and Louisiana Pacific. There are also a variety of community facilities and services, places of employment, and limited retail shopping. Although there are some residences and mobile home parks within the area, residential uses are not compatible with the density and intensity of commercial and industrial development in the area. Except for caretakers at industrial sites, new residential uses shall not be permitted, administrative, or conditional land uses regardless of the zoning district applied to a parcel.

4.06.03(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Primary uses: Industrial — Processing and manufacturing, public facilities, places of assembly, fabrication and assembly, business centers, business parks, office parks, mixed commercial, office, and industrial sites. Commercial — retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses.

Siting issues for new parcels or new construction:

Location: Along North State Street from US 101 to the south boundary of The Forks Rural Community Area.

Access: Industrial and commercial parcels may be located on County Rural Collectors, Arterial or newly constructed or improved Major Collector roads with a level of service of A, B, C, or D.

Access to new structures: Paved surface required.

Design review: Required.

Maximum building intensity: Per the "C" or "I" classification requirements.

Public facilities: Industrial uses in the unincorporated area may be exempt from water or sewer connection if approved by the Division of Environmental Health.

Residential uses: Not permitted in the "I" classification. A single caretaker's unit in a mobile home may be allowed with an administrative use permit from the County.

Second dwellings: Not permitted.

4.06.04 Rural Community (RC)**4.06.04(A) Summary of major findings**

Purpose: The Rural Community (RC) classification applies to Calpella, The Forks, and Talmage. This classification is directed to the unincorporated communities within the Planning Area. Calpella, The Forks, and Talmage provide a variety of community facilities and services, places of employment, and limited retail shopping. The RC classification used in the General Plan allows flexible and diverse land uses within the communities in order to provide a centralized area that serves its businesses and residents. A Rural Community serves as compact urban-style development. Land uses may be assigned through specific zoning in conformance with Table IV-4. There are exceptions to the general siting provisions: In Talmage, industrial uses are not permitted in order to maintain its agrarian nature.

The Forks Rural Community is intended to be an area where higher density residential and commercial uses can be located. Rather than threaten the long-term economic viability of commercial and industrial uses in the North State Complex, The Forks RC is intended to focus on a mixture of residential, commercial, and industrial uses. One of the industrial uses in The Forks is the Parnum Construction materials yard. This long-established land use is the primary industry in The Forks. New residential development needs to be sited and site designed to protect the industrial uses in the area.

Talmage was built in response to the construction of a State Mental hospital in the area in 1892. The State hospital was a huge, self sustaining complex, including a dairy, garden, houses for workers, staff, and patients. All of the buildings which were built in the late 1800's related directly to the hospital. The hospital complex currently serves as the City of Ten Thousand Buddhas Center. The Rural Community classification is used to maintain the town's existing character encouraging in-fill of undeveloped lots. Commercial is intended to be limited to uses that serve the area or are needed as to support agribusiness in the Valley. Industrial uses are not otherwise allowed. The community is not a growth area in the

Valley. This means that the General Plan does not intend for new urban growth to expand from Ukiah across the river towards Talmage or to expand the General Plan-defined Rural Community boundaries.

4.06.04(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses:¹⁵ Single family dwellings, duplex, triplex, multi-family, apartments, mobile home parks, commercial, home occupations, cottage industries, industrial, public facilities, public services, public assemblies, utility installations.

Siting issues for new parcels or new construction:

Location: As designated on the General Plan land use map as "Rural Community." No Industrial uses are permitted in Talmage.

Access: New parcels may be located on any classification of road.

Access to new structures: Paved surface required.

¹⁵With the exception that industrial uses are not permitted in the Talmage Rural Community.

Table VI.4-43: Land Use/Zoning Criteria in Rural Communities[†]

Public facilities and road classifications	IND	COML	Residential Density			PUB
			HIGH	MED	LOW	
Roads and Highways: Functional Service Classifications						
Major or minor arterial	●†	●	●	●	✕	●
Rural collector	■†	●	●	●	■	●
Residential (paved)	✕	✕	●	●	●	●
Residential (unpaved)	✕	✕	✕	■	■	●
Public Facilities and Services: Sewage disposal and water supply						
Public/community water and sewer	●†	●	●	●	●	●
Public/community water or septic	■	●	■	■	●	●
Individual well and septic	■	■	✕	■	●	●
● = Generally acceptable land use • ■ = Conditionally acceptable • ✕ = Not acceptable †Industrial uses are not permitted in the Talmage Rural Community						
‡Within Rural Communities, selection of precise zoning districts is a discretionary action. This table identifies the minimum siting criteria necessary for a class of zone (industrial, commercial, multi-family, single family) to be considered. Other criteria — including wetlands, flood plain, availability of public facilities and services — may also affect the approval of a specific zone on a specific parcel.						

Design review: Required for all uses except single family homes on individual parcels.

Maximum building intensity: Maximum lot coverage for commercial uses shall be forty percent and industrial uses shall be thirty percent of the gross land area.

Maximum density: Within water and sewer districts - One to twenty-eight dwelling units per acre; Within water or sewer districts — one unit per twelve thousand square feet; Not in a water or sewer district — one dwelling per acre.

Selection of land use classification for zoning purposes: The following table shows the minimum siting criteria that are used in judging the appropriate zoning district for a parcel of land within a Rural Community. No industrial uses are permitted in Talmage.

Public facilities: Connection to public water supply and public sewage disposal are required when available; for new commercial development. Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Second dwellings: Permitted subject to discretionary approval and review of an administrative permit by the County on parcels within single family residential zoning districts only and within the County's RC zoning district.

Special development issues: Landscaping and onsite parking required except for individual single family homes on individual parcels that are not a part of a planned development or other subdivision requiring design review.

Exterior lighting shall be shielded to prevent glare on off-site properties. Other than a single mobile home for a caretaker, no residential uses are permitted in Industrial zones.

Conformance to noise standards required for commercial and industrial uses.

Fire safety standards per the requirements of the responsible fire protection agency shall be satisfied within both incorporated and unincorporated areas.

Density transfer and cluster development are permitted.

4.07 Recreation and public land uses

4.07.01 Recreation land uses (REC)

4.07.01(A) Summary of major findings

Purpose: The Recreation land use is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses.

4.07.01(B) General Plan policies identifying standards and requirements for the implementing program for this zone

Examples of allowable uses: Campgrounds, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.

Siting issues: Parks may be located in either residential or commercial areas. Site size or proximity to noise sensitive land uses are based on the proposed use of the REC lands. New developments around an existing park (or planned within a proposed development) should provide convenient bicycle and pedestrian paths within the development that provide easy and convenient access to area parks.

Location: Parcels to be included in the REC land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas, and the remainder of the Unincorporated Planning Area.

Second dwellings: Permitted subject to an administrative or conditional use permit in the unincorporated Planning Area.

Application requirements: Independent facilities on REC land uses are to be subject to the conditional use permit process. Parks or common area facilities within a planned project are to be considered as a part of the overall project approval.

4.07.02 Public (P)

4.07.02(A) *Summary of major findings*

Purpose: Public land uses include identification of lands owned by public agencies — the City, County, School, and special districts, and quasi-public utilities such as Pacific Gas & Electric and Pacific Bell. Public land uses identify facilities that are unlikely during the life of the Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification.

4.07.02(B) *General Plan policies identifying standards and requirements for the implementing program for this zone*

Examples of allowable uses: Public utility facilities, utility installations, school facilities, administrative and medical facilities, civic uses, cemeteries, conservation and natural resource conservation areas.

Siting criteria: Based on project-specific requirements.

Location: Parcels to be included in the P land use classification may be located in the City of Ukiah, City of Ukiah Sphere of Influence, Rural Community areas, Master Plan Areas, and the remainder of the Unincorporated Planning Area.

4.07.03 Open Space (OS)

4.07.03(A) *Summary of major findings*

Purpose: The Open Space classification is intended to be applied as a combining classification with one of the base land use classifications (Residential, Commercial, Industrial, or Resource and Agriculture) to lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, or wild and scenic rivers. The OS classification is the equivalent of the County's Open Space classification.

4.07.03(B) *General Plan policies identifying standards and requirements for the implementing program for this zone*

Examples of allowable uses: Single family dwellings, agriculture, conservation and development of natural resources, mineral extraction, recreation, essential utility installations.

Application requirements: One single family dwelling per parcel where compatible with the purpose of the Open Space classification. A conditional use permit is required in the unincorporated Planning Area. All other uses except for agriculture require a conditional use permit.

State law requires general plans to establish standards of population density and building intensity. Estimates for population in the land use categories are based on an average household of 2.5 persons, except for the High Density Multifamily Residential designation, which is based on an average of 2.1 person per household. If there is a discrepancy between dwelling units per acre and persons per acre, the number of dwelling units per acre shall govern.

Table IV.4-44 Population Density and Building Intensity

Land Use Designations	Maximum Population Density	Maximum Building Intensity
Agricultural Land Use (AG)	0.062 persons per acre	1 dwelling units 40 per acres
Range and Resource Lands (RL)	0.015 persons per acre	1 dwelling units 160 per acres
Remote Residential (RMR)	0.062 persons per acre	1 dwelling units 40 per acres
Rural Density Residential (RR)	2.5 persons per acre	1 dwelling units per acre
Low Density Residential (LDR)	15 persons per acre	6 dwelling units per acre
Medium Density Residential (MDR)	35 persons per acre	14 dwelling units per acre
High Rural Density Residential (HDR)	58.8 persons per acre	28 dwelling units per acre
Commercial (C)	58.8 persons per acre	28 dwelling units per acre FAR 0.4
Industrial (I)	4.2 persons per acre	20 live/work units per acre
Public (P)	n/a	FAR 0.4

Note: This table does not reflect the actual population density or building intensity for existing development, rather it illustrates the maximum potential for vacant and underdeveloped parcels.

RESOLUTION NO. 2019-48**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE LAND USE ELEMENT OF THE UKIAH GENERAL PLAN TO INCORPORATE THE SB 244 ANALYSIS RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES**

WHEREAS, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, the City of Ukiah General Plan was adopted on December 6, 1995; and

WHEREAS, Senate Bill (SB) 244, codified in Government Code Section 65302.10, requires that on or before the next revision of a city or county housing element, and each revision thereafter, a city or county to review and update its general plan, as necessary to address the presence of Disadvantaged Unincorporated Communities, as defined, within its sphere of influence or outside but surrounded by City territory, and would require the updated general plan to include specified information; and

WHEREAS, on September 27, 2019, the City of Ukiah completed this analysis, entitled, "City of Ukiah SB 244 Analysis," and made a copy available to the public; and

WHEREAS, the City has prepared an amendment to the Land Use Element of the Ukiah General Plan in compliance with Government Code Section 65302.10 by insertion of the City of Ukiah SB 244 Analysis into the Land Use Element as "Appendix A;" and

WHEREAS, under California Environmental Quality Act (CEQA) Guidelines §15306 and §15183 the proposed General Plan Land Use Element amendment is exempt from environmental review because the proposed amendment consists exclusively of data collection and does not propose amendments to the Land Use Map or land use policies, nor does it propose a change in density, or growth within the City limits or sphere of influence, and it can be seen with certainty that there is not a possibility that the activity may have a significant effect on the environment; and

WHEREAS, the Planning Commission considered the matter on October 9, 2019, and found that the proposed General Plan Amendment supported the purpose of SB 244, and is consistent with the Ukiah General Plan; and

WHEREAS, it is deemed in the interest of orderly development and important to the protection of health, safety, and general welfare of the residents to amend the Ukiah General Plan by incorporating the SB 244 Analysis into the Land Use Element of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah as follows:

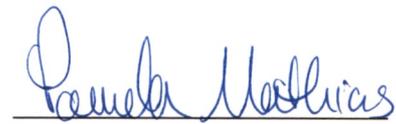
The Land Use Element of the Ukiah General Plan is hereby amended to incorporate "City of Ukiah SB 244 Analysis," dated September 27, 2019, as "Appendix A" of the Ukiah General Plan, based on the Findings in Attachment 1.

PASSED AND ADOPTED on this 23rd day of October, 2019, by the following roll call vote:

AYES: Councilmembers Orozco, Brown, Scalmanini, Crane, and Mayor Mulheren
NOES: None
ABSENT: None
ABSTAIN: None


Maureen Mulheren, Mayor

ATTEST:


Pam Mathias, Deputy City Clerk

ATTACHMENT 1

FINDINGS

GENERAL PLAN AMENDMENT #2019-01

**AMENDING THE LAND USE ELEMENT OF THE UKIAH GENERAL PLAN TO
INCORPORATE AS APPENDIX A THE "CITY OF UKIAH SB 244 ANALYSIS"
RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES**

The following findings are supported by and based upon information contained in the Staff Report, General Plan, other supporting documentation, and the public record:

1. The proposed amendment is deemed to be in the public interest.
2. The proposed General Plan Amendment is consistent and compatible with the General Plan.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

DISADVANTAGED UNINCORPORATED COMMUNITIES

INTRODUCTION

Senate Bill 244 (SB 244) requires cities to identify and describe disadvantaged unincorporated communities (DUCs) inside or near its boundaries. The purpose of this legislation is to begin to address the lack of access to basic community infrastructure, such as sidewalks, clean drinking water, and adequate waste processing in unincorporated communities. This lack of investment threatens health and safety, and results in further economic, social, and educational inequality. SB 244 requires cities and counties to include DUCs in long-range planning to produce a more efficient delivery system of services and infrastructure. One of the core aims of SB 244 is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficiencies.

This paper is organized into the following sections:

Introduction	1
DUC Identification Methodology	4
Communities Identified	7
Infrastructure Deficiency Analysis	10
Key Terms	33
References	34

Based on the requirements of SB 244, this analysis includes an assessment of infrastructure, covering water, wastewater, storm drainage, and structural fire protection facilities and services; infrastructure needs or deficiencies for each of the identified DUCs; and potential funding mechanisms that could resolve any identified infrastructure deficiencies. SB 244 defines a DUC as a fringe, island, or legacy community that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income (MHI).

SB 244 distinguishes three types of DUCs based on the following definitions:

- **“Island community”** means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.
- **“Fringe community”** means any inhabited and unincorporated territory that is within a city’s sphere of influence.
- **“Legacy community”** means a geographically isolated community that is inhabited and has existed for at least 50 years.

As demonstrated in the following sections, all of the DUCs identified in this analysis match the definition of a fringe community.

Table 1 summarizes the findings from this DUC analysis, which is described in depth in the following sections. As shown in the table, there are no infrastructure deficiencies for water, wastewater, or stormwater drainage in Ukiah DUCs. However, based on information from the Ukiah Valley Fire Authority (UVFA), the identified DUCs have structural fire protection deficiencies due to the water infrastructure for fire connection in these areas: the majority of the fire connections in the identified DUCs are standpipes or wharf hydrants, which do not produce the normal fire flows of a standard hydrant.

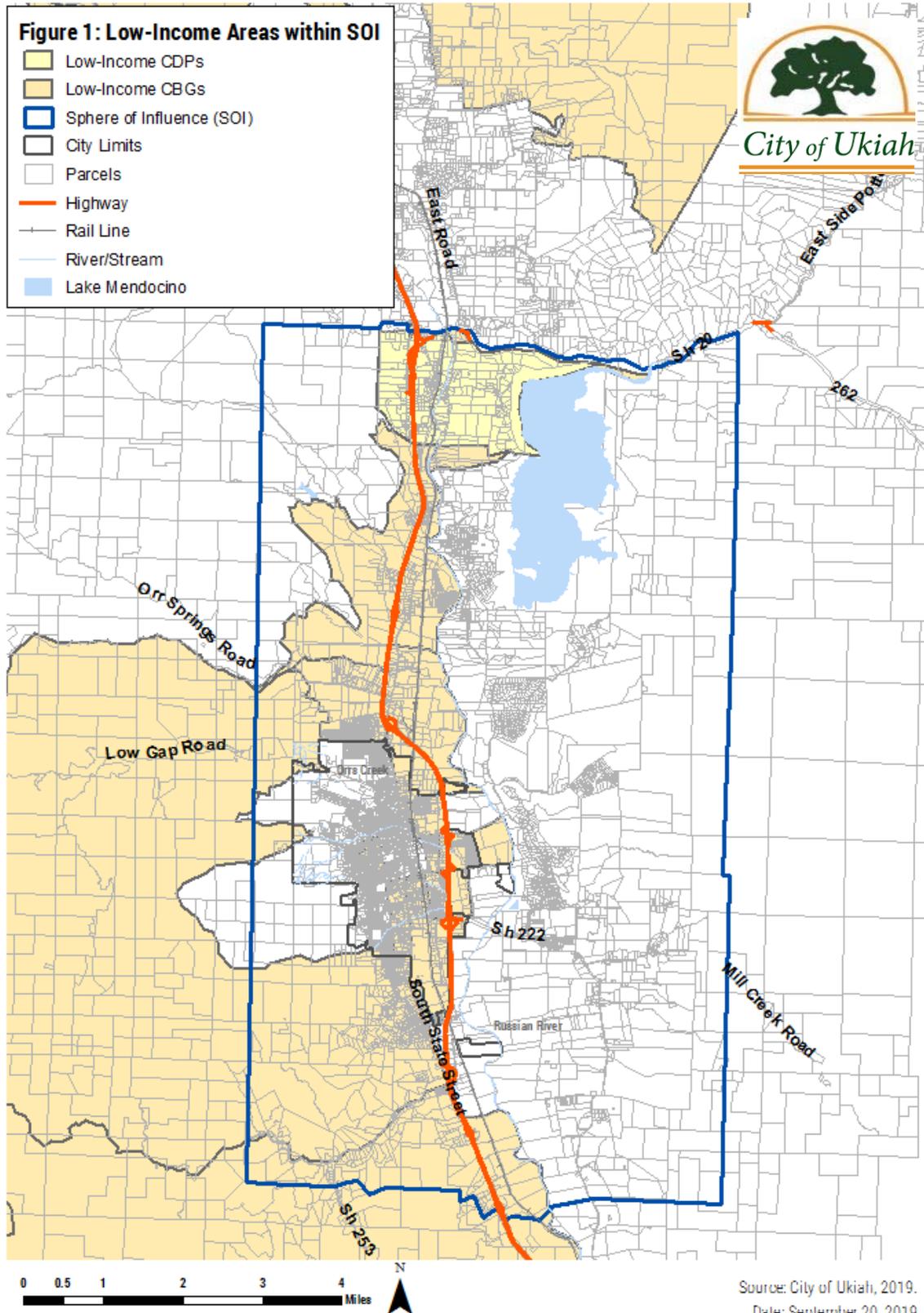
TABLE 1 INFRASTRUCTURE IN DISADVANTAGED UNINCORPORATED COMMUNITIES UKIAH 2019				
DUC Identifier	Water*	Wastewater	Stormwater Drainage	Structural Fire Protection
South of the City of Ukiah City Limits				
DUC #1	■	■	■	□
DUC #2	■	■	■	□
DUC #3	■	■	■	□
DUC #4	■	■	■	□
DUC #5	■	■	■	□
North of the City of Ukiah City Limits				
DUC #6	■	■	■	□
DUC #7	■	■	■	□
DUC #8	■	■	■	□
DUC #9	■	■	■	□
DUC #10	■	■	■	□
DUC #11	■	■	■	□
KEY: ■ No Deficiencies □ Deficient *Although the most recent data available indicates overall water capacity may be sufficient in these areas, the existing water infrastructure does not provide adequate water access for fire suppression protection in any of the identified DUCs. For this reason, all identified DUCs have fire suppression and safety services deficiencies.				

DUC IDENTIFICATION METHODOLOGY

While SB 244 describes the general characteristics of DUCs, it does not provide specific guidance on how to identify them. To assist local governments in addressing the requirements of SB 244, the Governor’s Office of Planning and Research (OPR) published a technical advisory memo in February 2013 titled: Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities. The memo recommends data sources for identifying income status and mapping resources for identifying “communities” as defined by SB 244. Based on the guidance provided by OPR, the City identified DUCs in the Ukiah area by following the steps described below.

STEP 1. LOW-INCOME STATUS

- First, the City identified unincorporated areas between the City limits and SOI that had a MHI that was 80 percent or less than the statewide MHI. This was done by looking at Census Block Groups (CBGs) and Census Designated Places (CDPs) that met the low-income threshold using income data from the 2013-2017 American Community Survey (ACS). From 2013-2017, the statewide MHI was \$67,169, which set the low-income threshold of 80 percent or less than the statewide average, was \$53,735. Figure 1 shows the areas that had MHI at or below \$53,735.



STEP 2. RESIDENTIAL PROXIMITY

- Next, within the areas identified as having a MHI of \$53,735 or less, the City identified groupings of dwelling units that were in close proximity to each other and that were also similar in form to the density of residential areas typically located in suburban and urban communities. This was done using satellite imagery from Google Earth to locate areas with more than 10 dwellings in close proximity to each other.

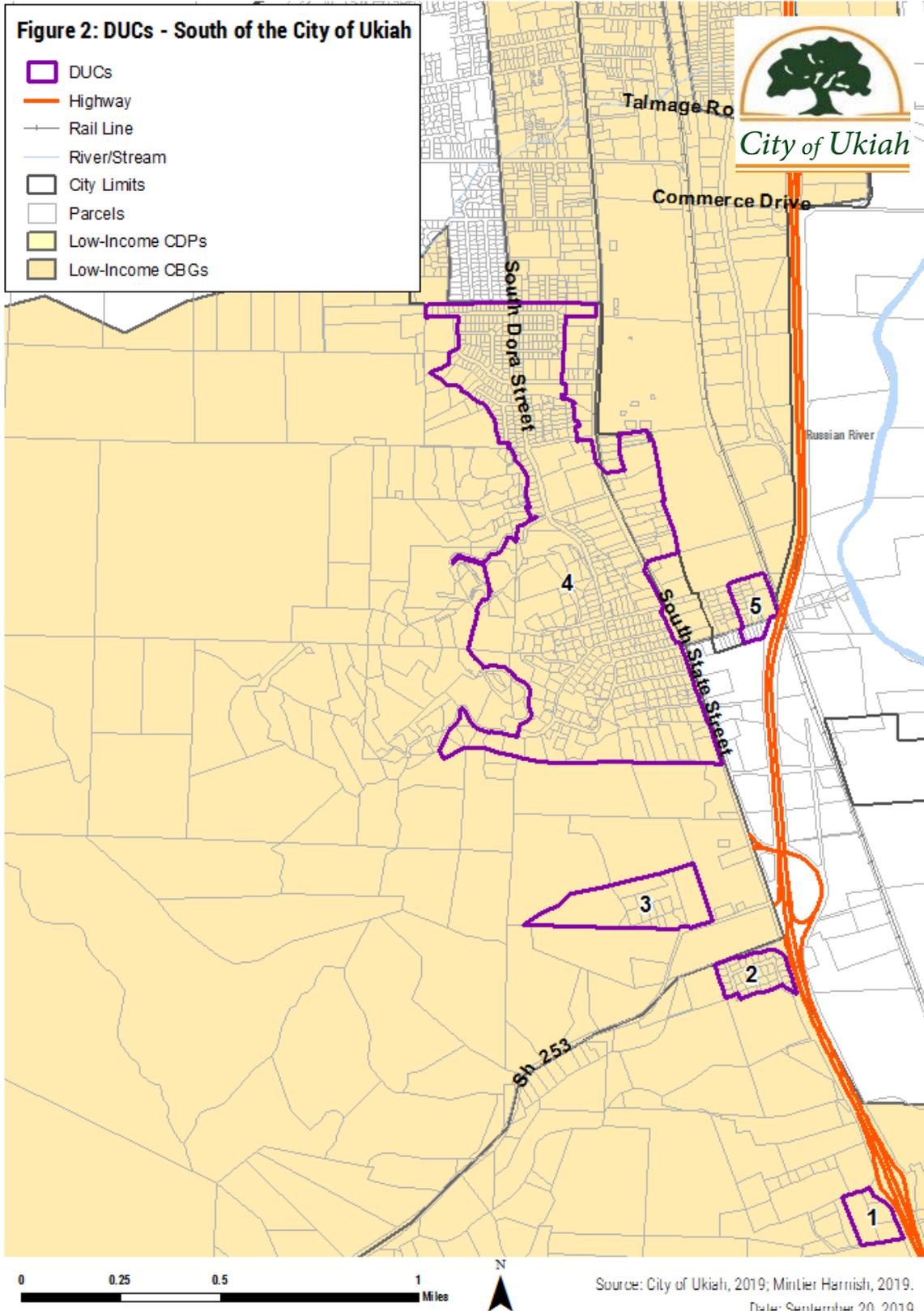
STEP 3. GROUND TRUTHING

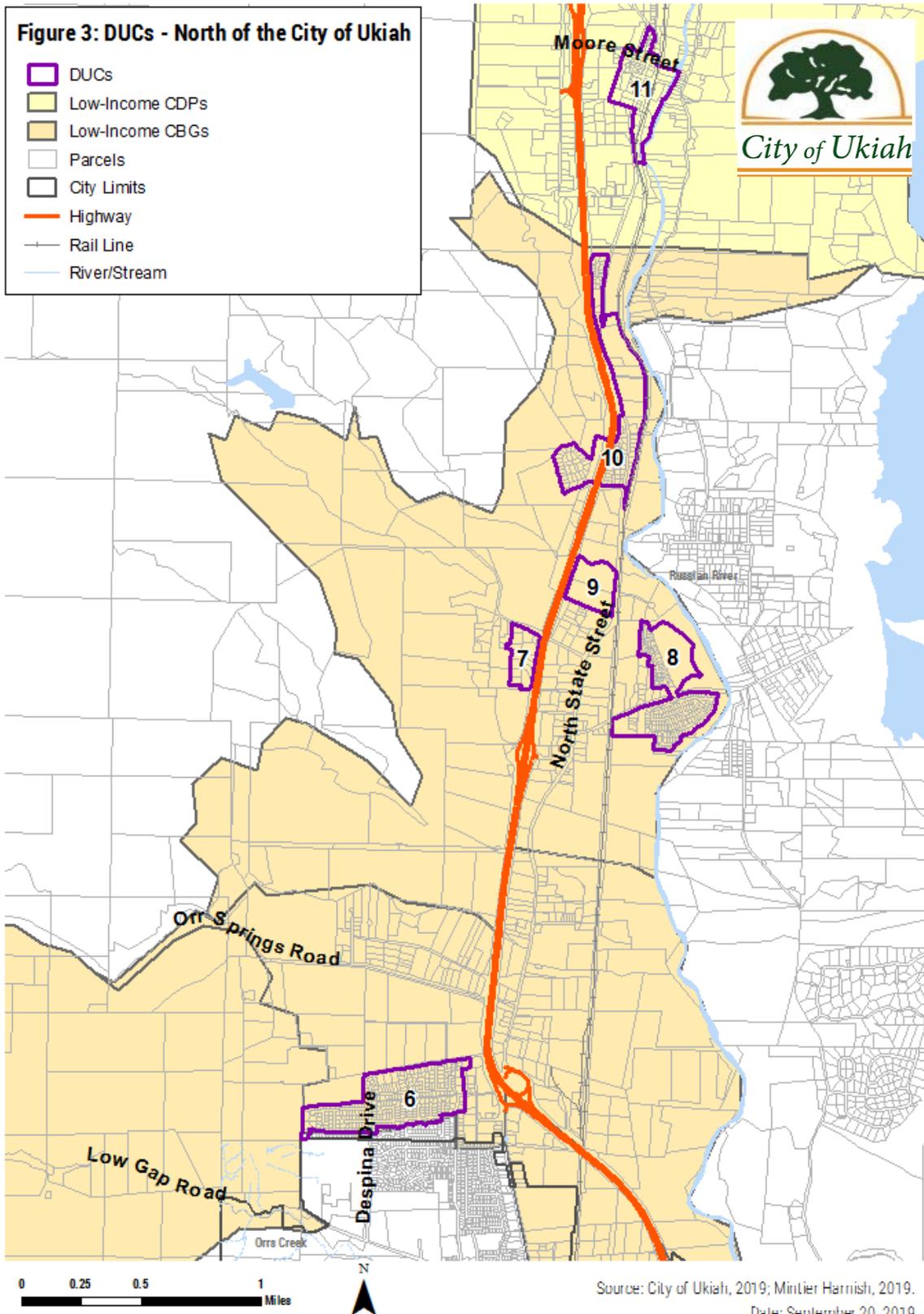
- After identifying potential DUCs based on the thresholds described in SB 244 and the most recent data available, the City reviewed the identified communities to confirm they matched the intent of the SB 244 analysis and that the digital data sources used match current realities. City staff concluded that the 11 DUCs identified through the above process were valid and appropriate as defined under State law.

COMMUNITIES IDENTIFIED

The DUCs that the City identified are “Fringe Communities,” as defined by SB 244. Table 2 lists the DUCs in the Ukiah SOI by size (in acres), the approximate number of dwelling units for each DUC, and the number of parcels in each community. Figure 2 shows the DUCs that are south of city limits, and Figure 3 shows the DUCs north of city limits.

TABLE 2 IDENTIFIED DISADVANTAGED UNINCORPORATED COMMUNITIES UKIAH 2019			
DUC Identifier	DUC Size (acres)	# of Dwelling Units (approximate)	# of Parcels
South of the City of Ukiah City Limits			
DUC #1	8.4	15	4
DUC #2	8.8	30	32
DUC #3	29.0	15	16
DUC #4	255.0	680	578
DUC #5	8.5	25	26
North of the City of Ukiah City Limits			
DUC #6	66.1	330	295
DUC #7	16.7	25	17
DUC #8	59.7	270	213
DUC #9	22.9	150	2
DUC #10	72.0	200	108
DUC #11	32.7	35	61
TOTAL	579.8	1,775	1,352





INFRASTRUCTURE DEFICIENCY ANALYSIS

SB 244 requires an analysis of infrastructure services for each DUC. This section first provides an overview of service providers in the Ukiah SOI that provide infrastructure facilities or services in the DUCs. The subsequent section describes the services provided by each provider within each DUC consistent with the requirements of SB 244.

OVERVIEW OF SERVICE PROVIDERS WITHIN THE UKIAH SOI

SB 244 calls for “an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies” for all identified DUCs. Within the Ukiah SOI, public water and wastewater services are provided by special districts. Where public water and wastewater services are not provided, onsite systems (e.g., private wells and septic systems) are used. Private wells and septic systems were not evaluated in this report. The following is an overview of how services are provided within the DUCs in the Ukiah area.

WATER

Potable water service within DUCs in Ukiah SOI is provided primarily by special districts, although several DUCs are reliant on individual wells. Special districts that provide water services include:

- Calpella County Water District (DUC #11)
- Mendocino County Russian River Flood Control and Water Conservation Improvement District (DUCs #1, #2, #3, #5, #6, #7, #8, #9, #10, and #11)
- Millview County Water District (DUCs #6, #7, #8, #9, and #10)
- Willow County Water District (DUCs #1, #2, #3, and #5, and approximately 95 percent of DUC #4)

A small portion (approximately 5 percent of the total area) of DUC #4 relies on private wells.

WASTEWATER

Wastewater collection and treatment services are provided to DUCs in the Ukiah SOI through a combination of onsite septic systems (both individual septic and community septic systems) and special districts. Special districts that provide wastewater services include:

- Calpella County Water District (DUC #11)
- Millview County Water District (DUC #8)
- Ukiah Valley Sanitation District (DUCs #2, #3, #4, #5, and #6)

DUCs #1 and #7, #9, #10 rely on septic tanks.

STORMWATER DRAINAGE

Nearly half of the Ukiah DUCs are provided with stormwater drainage services by Mendocino County (County). The other DUCs rely on roadside ditches to collect stormwater runoff. Services are provided as the following:

- Mendocino County (DUCs #4, #6, #10, and #11)

- DUCs #1, #2, #3, #5, #7, #8, and #9 rely on roadside ditches.

STRUCTURAL FIRE PROTECTION

Fire protection services within the Ukiah SOI are provided by Ukiah Valley Fire Authority and the Redwood Valley-Calpella Fire District. The Ukiah Valley Fire Authority (UVFA) jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. Services are provided as the following:

- Redwood Valley-Calpella Fire District (DUC #11)
- Ukiah Valley Fire Authority (DUCs #1, #2, #3, #4, #5, #6, #7, #8, #9, and #10)

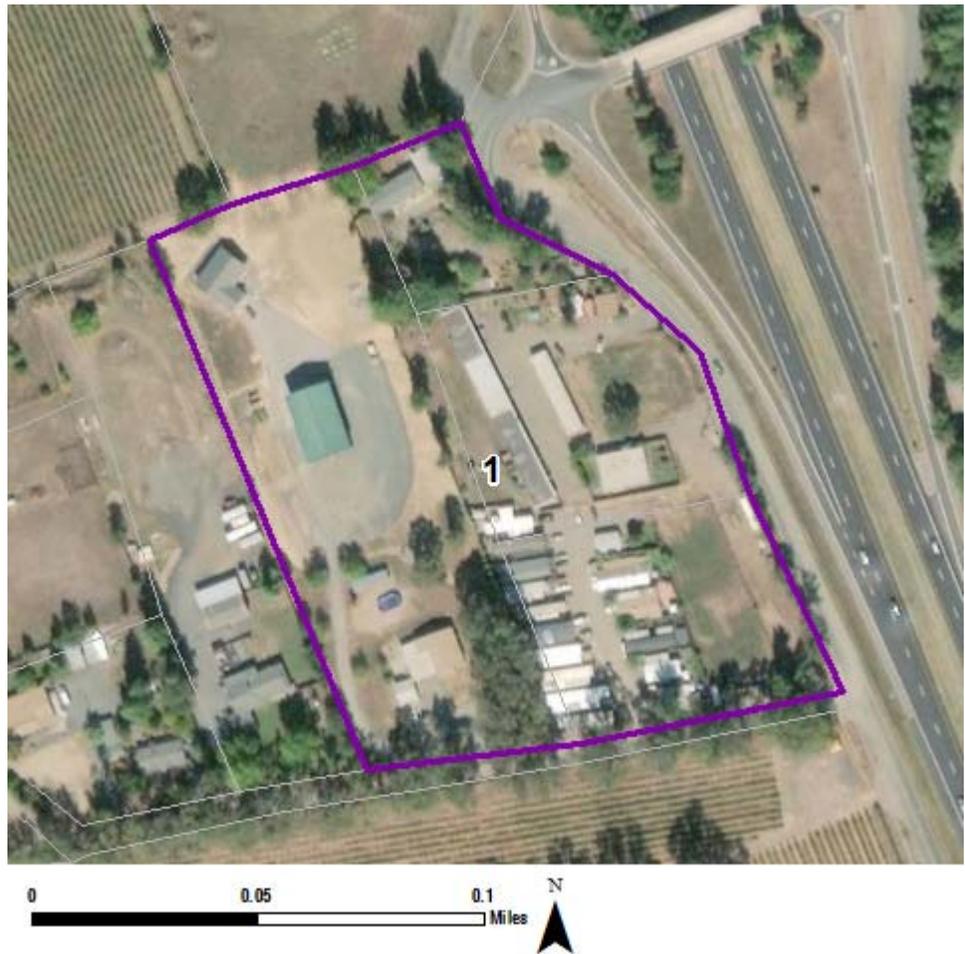
DUC SERVICE PROFILES

For each of the 11 identified DUCs in the Ukiah SOI, the City consulted with the Mendocino Local Agency Formation Commission (LAFCo) and researched available data and reports to determine how water, wastewater, stormwater drainage, and structural fire protection services are provided. The Mendocino LAFCo information was derived primarily from published Municipal Service Reviews (MSRs) and SOI update reports. The following are analyses of how each DUC is being served.

DUC #1

DUC #1 is located at the northwest corner of Burke Hill Road and Bisby Avenue, west of Redwood Highway. This area includes 4 parcels totaling approximately 8 acres, with approximately 15 mobile homes. This area is commonly known as Ukiah Mobile Estates.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provide raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and landscape and agricultural irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches that are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there appear to be no stormwater drainage deficiencies in this community.

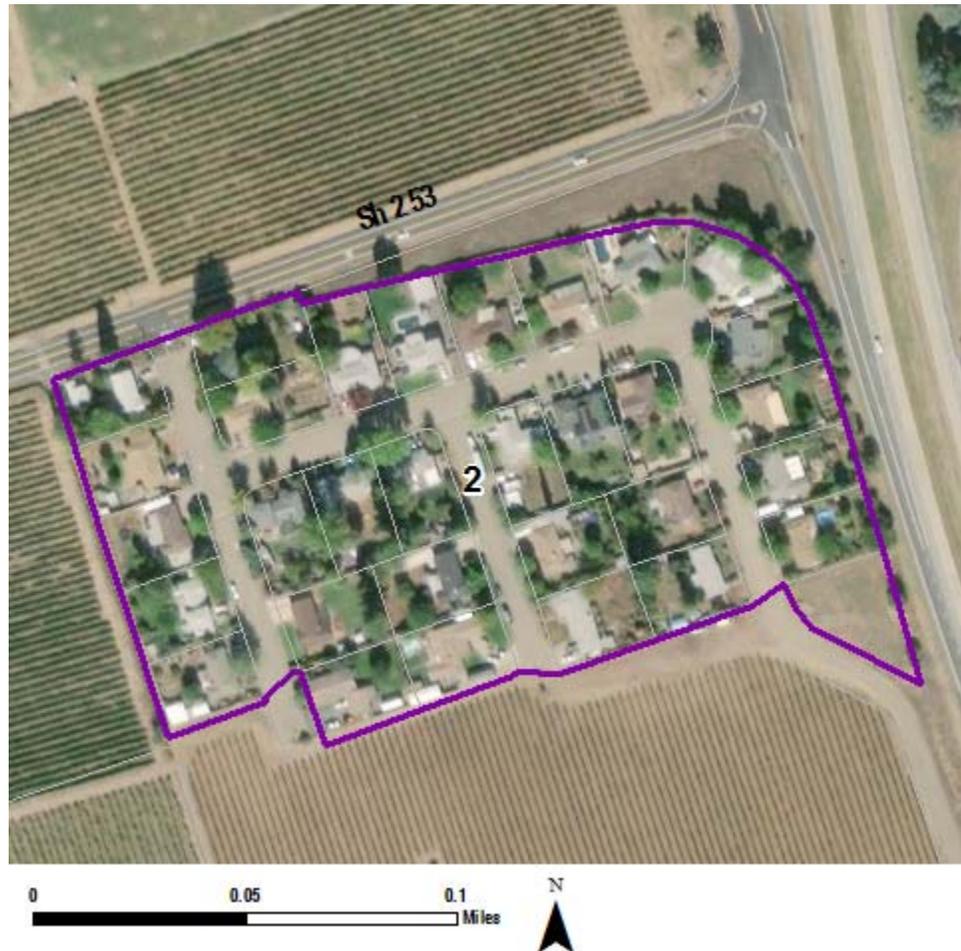
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, and tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #1. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season, CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational, can assist UVFA during large fire incidents.

Water infrastructure for fire connections is inadequate in this area (there are no fire hydrants), limiting availability to adequate fire suppression systems. In lieu of an adequate fire suppression system and existing water serving infrastructure, all UVFA fire trucks are required to carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #2

DUC #2 is located at the southwest corner of Boonville Road (Highway 253) and South State Street, west of Redwood Highway. This area includes 32 parcels totaling nearly 9 acres, with approximately 30 single-family homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – The Ukiah Valley Sanitation District (UVSD) provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

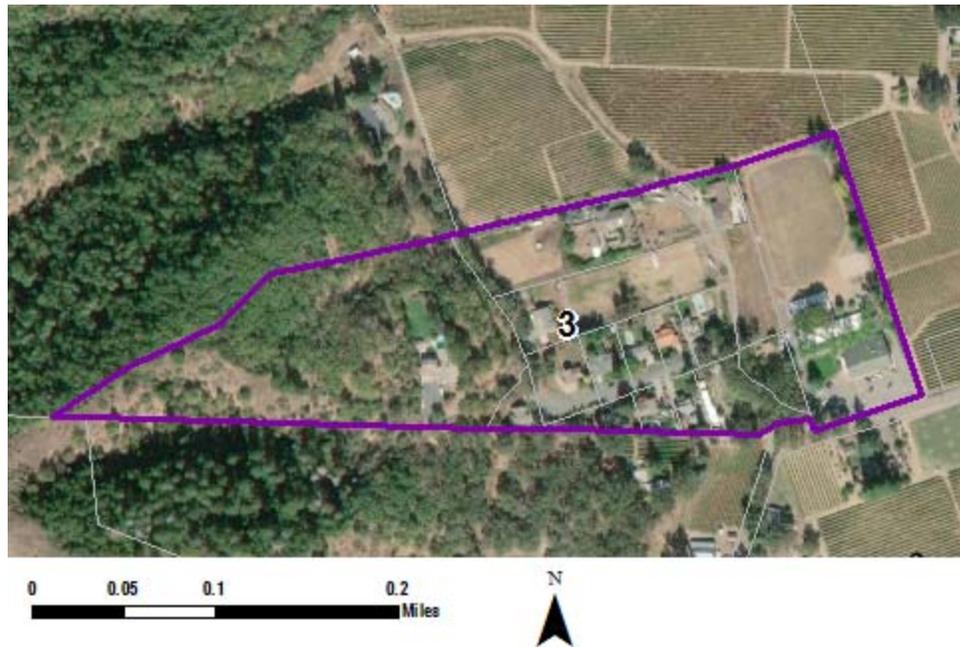
Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #2. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #3

DUC #3 is located north of Zaina Lane and South Stipp Lane, west of Redwood Highway, near Stipp Ranch. This area includes 16 parcels totaling approximately 29 acres with approximately 15 homes.



Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.

The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – The Ukiah Valley Sanitation District (UVSD) provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

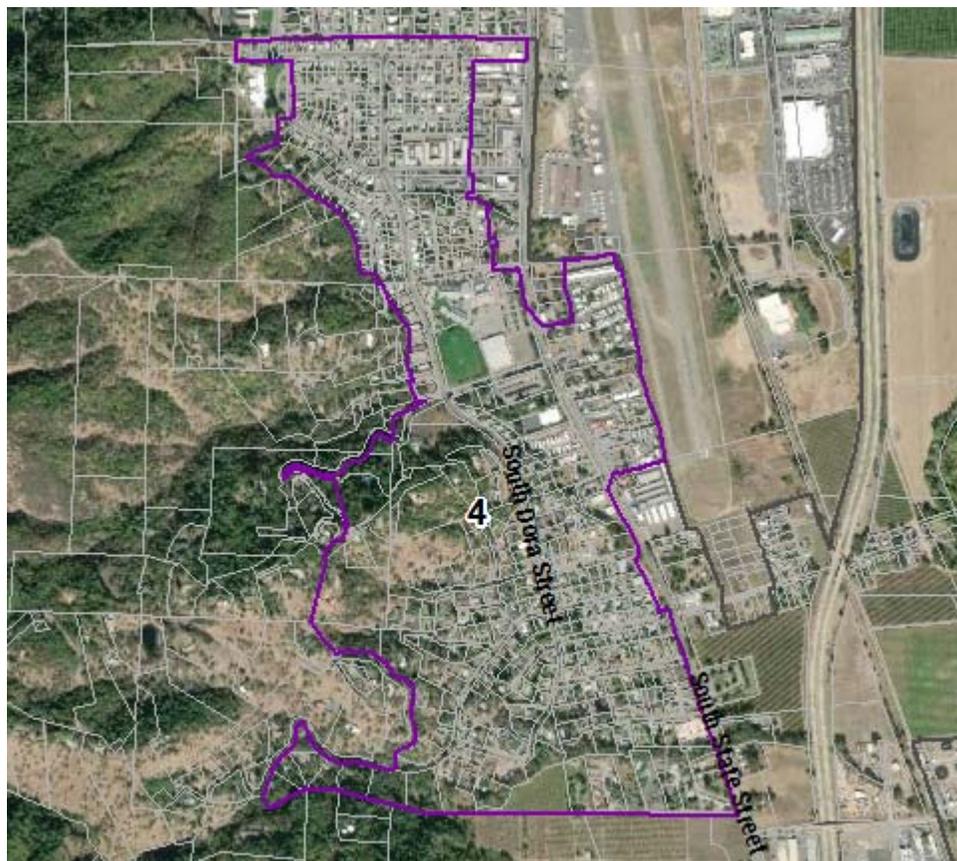
Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #3. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #4

DUC #4 is located adjacent to the southwestern part of the city limits. This area spans from Jefferson Lane to the north and Gobalet Lane to the south and includes 578 parcels totaling 255 acres with approximately 680 single-family and multifamily (i.e., apartments, townhomes) homes.



Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area. DUC #4 is served by both a

water district and private wells. Approximately 95 percent of the area is served by the Willow County Water District (WCWD), while the remaining 5 percent, located on the far southwest point of the community, rely on individual wells.

The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to most of DUC #4. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

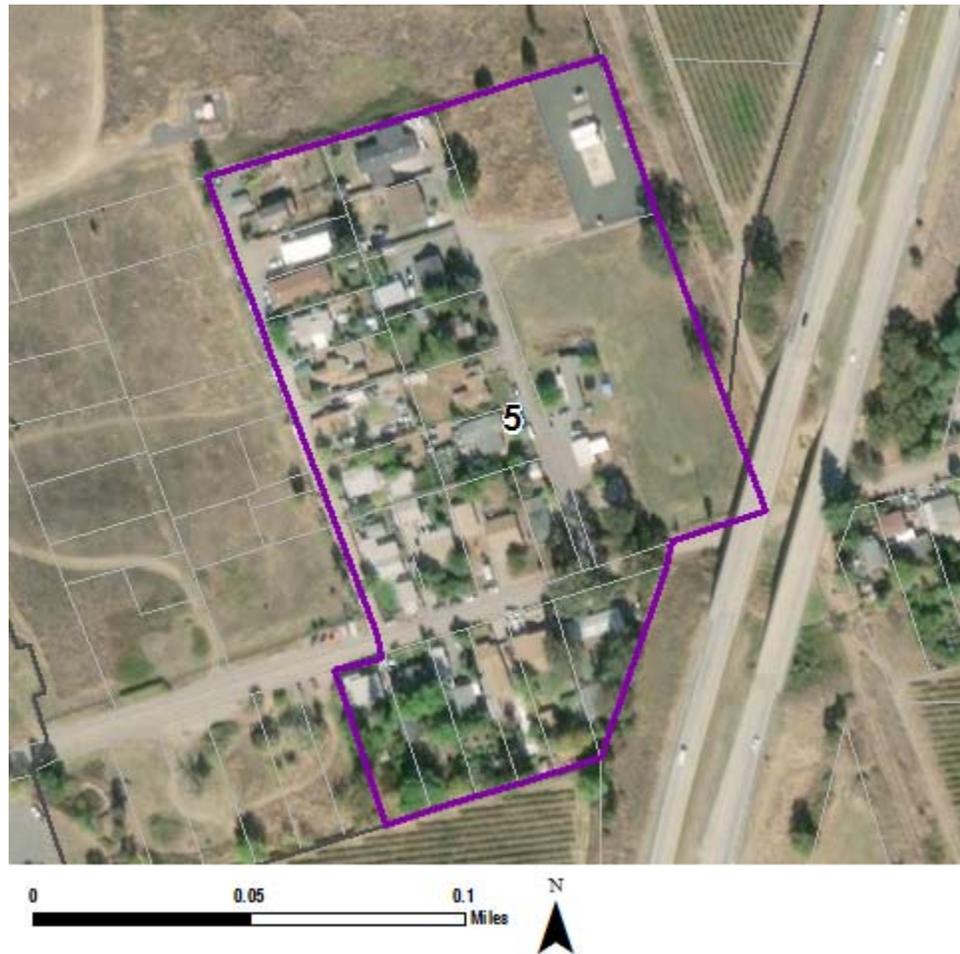
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #4. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #5

DUC #5 is located adjacent to the southern part of the city limits along Pomo Lane and Townsend Lane to the north of Norgard Lane. This area includes 26 parcels totaling nearly 9 acres with approximately 25 single-family homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

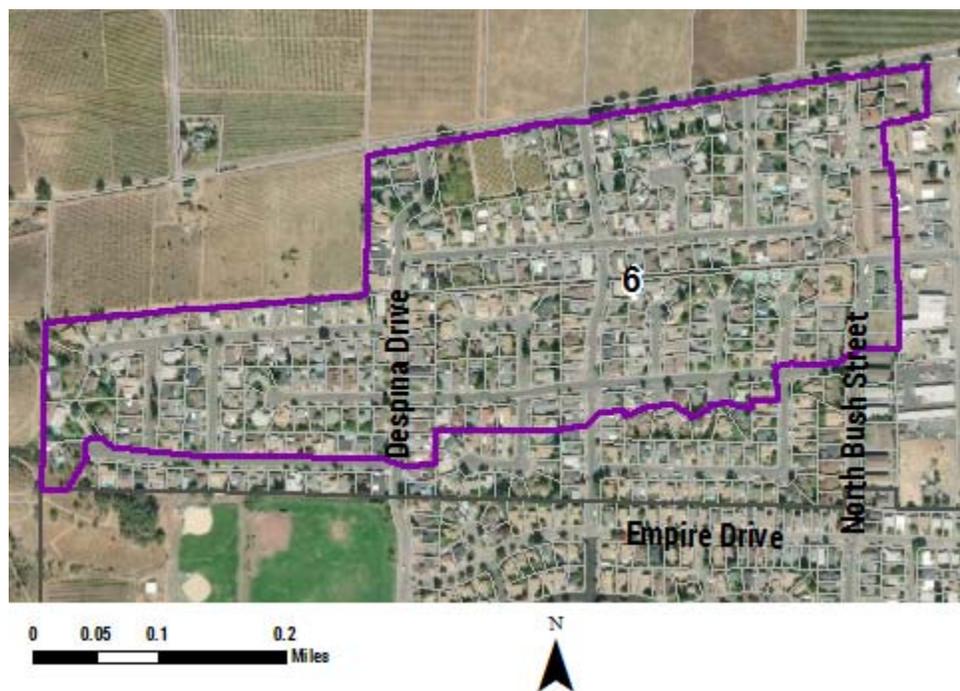
Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #5. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #6

DUC #6 is located between the northern part of the city limits to Lovers Lane, to the west of Millview Road and Kuki Road. This area includes 295 parcels spanning approximately 66 acres with approximately 330 single-family and multifamily (i.e., apartments) homes.



Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.

The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

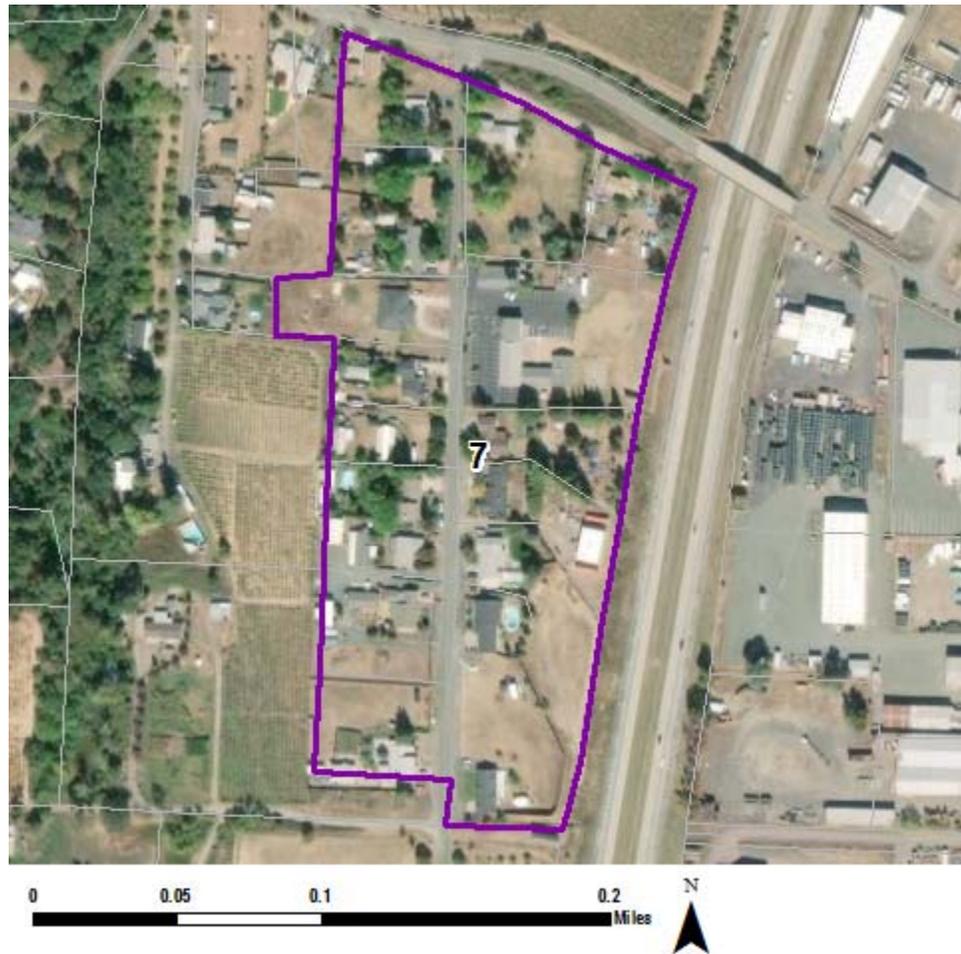
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #6. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #7

DUC #7 is located between Parducci Road to the north, Redwood Highway to the east, Ben Road to the south, and Aldo Lane to the west. This area includes 17 parcels spanning nearly 17 acres with approximately 25 single-family homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of

stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

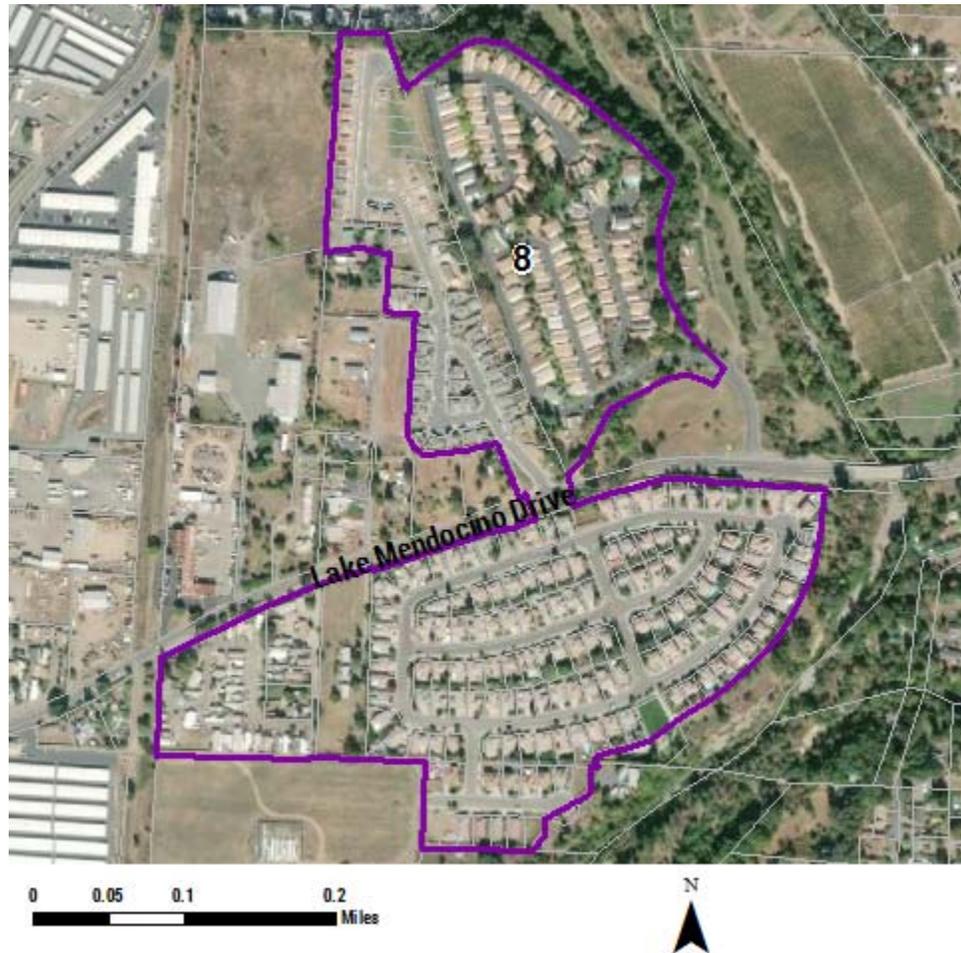
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #7. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #8

DUC #8 is located between Estrella Court and Malaga Court to the north, the Russian River to the east, Riverview Drive to the south, and Redwood Highway to the west. This area includes 213 parcels spanning nearly 60 acres with approximately 270 single-family and mobile homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

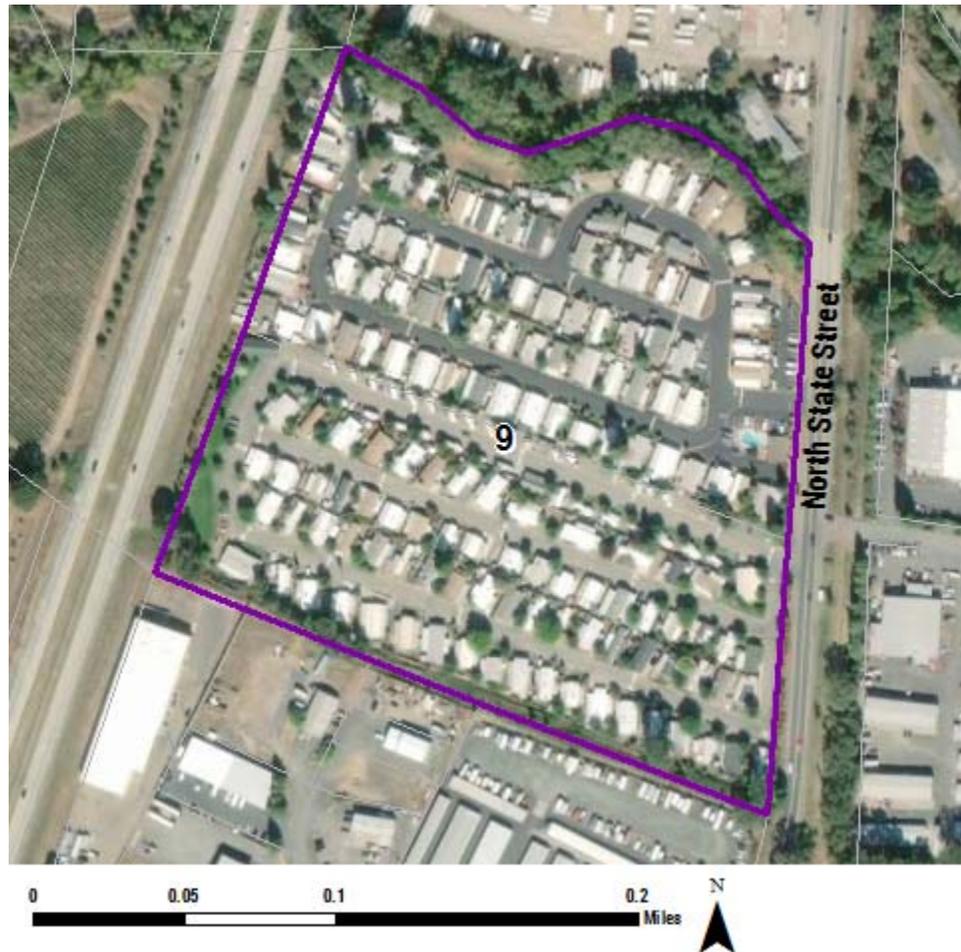
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #8. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #9

DUC #9 is located between York Creek to the north, N. State Street to the east, 3rd Street to the south, and Redwood Highway to the west. This area covers 2 parcels spanning nearly 23 acres with approximately 150 mobile homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

Stormwater Drainage – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of

stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #9. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #10

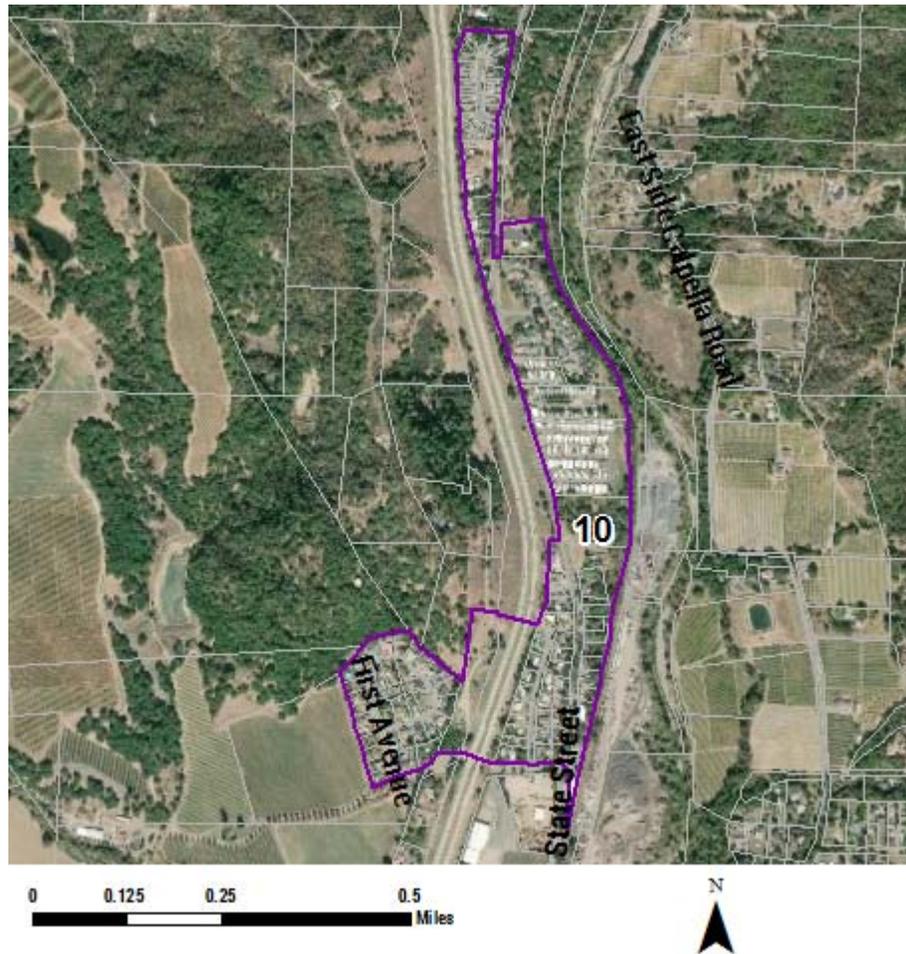
DUC #10 includes a community west of Redwood Highway that is around 1st Avenue, and residences along N. State Street to the east of Redwood Highway that span from Agnes Lane to the north, Russian River to the east, and Pomo Lane to the south. This area covers 108 parcels spanning approximately 72 acres with approximately 200 single-family and mobile homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.

The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

Wastewater – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.



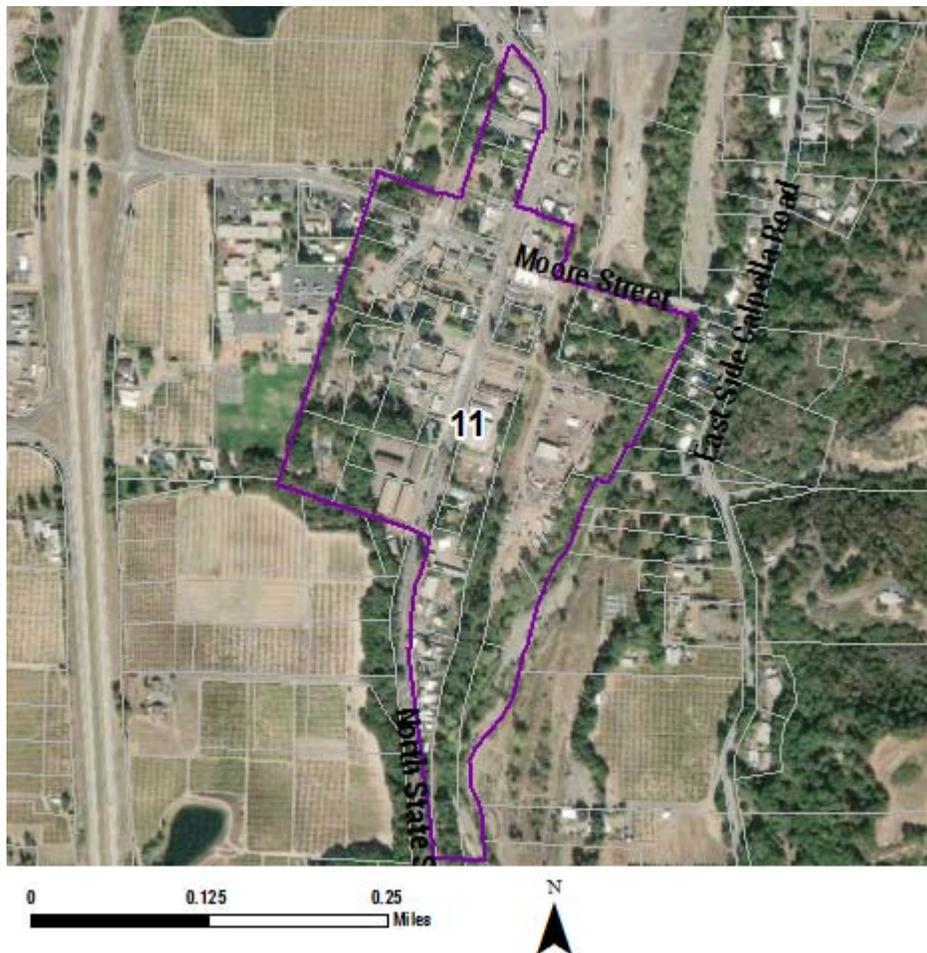
Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #10. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

DUC #11

DUC #11 is the center of Calpella and includes residences along N. State Street that span from the intersection of N. State Street and 3rd Street to the north, Russian River to the east, and portions of Moore Street and Hopkins Street. This area includes 61 parcels spanning nearly 33 acres with approximately 35 single-family homes.

Water – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Calpella County Water District receives water from the RRFC, then treats and distributes the water to this area. Based on the 2013 Ukiah Valley Special Districts Municipal Service Review (MSR), the water infrastructure capacity is sufficient, but the District overall lacks additional water capacity. The lack of water supply leads to a potential of meeting future demands without purchasing water from other sources. There are no reported changes since the 2013 MSR.

Wastewater –The Calpella County Water District serves over 100 sewer connections and operates a wastewater treatment plant. The capacity of the plant was increased to 80,000 gpd. In 2007, the average daily flow rate was estimated at 32,000 gallons. The CCWD has additional treatment capacity and can accommodate up to 1,000 residents, which is about 300 more than the current population within the CCWD service area. Based on the most recent data available from the CCWD and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

Structural Fire Protection – The Redwood Valley-Calpella Fire District (RVCFD) provides structural fire protection, wildland fire protection, emergency medical services, rescue, hazardous materials response, and fire prevention for Calpella. The District is dispatched by CALFire. RVCFD operates one fire station in Redwood Valley at 8481 East Road in Redwood Valley. Within Calpella and the outlying area, The District relies on its 2,000-gallon water tender, agricultural irrigation ponds, and cisterns constructed by property owners as part of a residential building permit. In 2016, water supply for firefighting in the outlying areas is considered “marginally adequate,” especially during time of drought. RVCFD is exploring other means to augment its existing water supplies, either through mutual aid tanker support from other fire agencies; or through acquisition of additional water tenders. The core of capital improvement needs for RVCFD are generally planned in the budget and are underway, which includes a 10-year program to replace its vehicles.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

POTENTIAL INFRASTRUCTURE FUNDING SOURCES

There are Federal and State programs that could potentially help address existing deficiencies identified in the communities discussed above. Table 3 provides a brief summary of programs that could provide funding to address infrastructure deficiencies in DUCs.

TABLE 3 POTENTIAL INFRASTRUCTURE FUNDING SOURCES		
Program Name	Agency	Program Description
Community Development Block Grants (CDBG)	United States Housing and Urban Development Department (HUD)	These grants can fund the construction of projects such as water and sewer facilities, street maintenance, as well as other public work projects.
Community Facilities Direct Loan and Grant Program	United States Department of Agriculture and Rural Development	This program provides funding to develop essential community facilities in rural areas.
Impact Fees	Local Governments	Development Impact Fees can be imposed for new development, in order to acquire funding to construct capital facilities. Applying development impact fees to projects does have substantial limitations under The Mitigation Fee Act, sections 66000.
Taxation	Local Governments and Public Agencies	In 1982 the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. This act authorized local jurisdictions to establish community facility districts, which would directly serve as another funding mechanism for financing public work projects, and even public services. This method of revenue generation potentially could be used to finance projects that will make the necessary improvements to the deficiencies in these communities.
Clean Water State Revolving Fund (CWSRF)	The State Water Resources Control Board	CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.
Emergency Community Water Assistance Grants	United States Department of Agriculture Rural Development	This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.
Safe Drinking Water State Revolving Fund	California Department of Public Health	The Drinking Water State Revolving Fund (DWRSF) program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA) requirements.

**TABLE 3
POTENTIAL INFRASTRUCTURE FUNDING SOURCES**

Program Name	Agency	Program Description
Bonds	Local Governments	<p>Bonding is a funding mechanism that can be used specifically to fund large infrastructure projects in disadvantaged communities. There are three bond types: revenue bonds, lease revenue bonds, and obligations bonds.</p> <ul style="list-style-type: none"> • Revenue bonds are typically ensured by the project that is being constructed. A common revenue bond infrastructure project would be a water treatment facility. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction. • Lease revenue bonds are secured by either a non-profit or privately financed group, that constructs the infrastructure project, then leases the completed facility back to the jurisdiction, until the costs of the bond have been paid for. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction. • General obligation bonds are issued for the improvement and enhancement of real property. Local governments have the ability to raise property taxes in order to cover the costs of the bond and infrastructure project. Unlike the previous two types of bonding methods, the general obligation bond, does require voter approval.
Household and Small Water System Drought Assistance Program	State Water Resources Control Board	The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems to address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.
Integrated Regional Water Management	California Department of Water Resources	The IRWM Grant Programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.
Proposition 84	State Water Resources Control Board	The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater, and treatment of water to reduce contamination.
State Water Quality Control Fund: Cleanup and Abatement Account	State Water Resources Control Board	The Cleanup and Abatement Account (CAA) was created to provide public agencies with grants for the cleanup or abatement of pollution when there are no viable responsible parties available to undertake the work. Eligible entities include public agencies, as well as certain not-for-profit organizations and tribal governments that serve a disadvantaged community and that have the authority to clean up or abate the effects of a waste.

KEY TERMS

Community. An inhabited area within a city or county that is comprised of no less than 10 dwelling units adjacent or in close proximity to one another.

Disadvantaged Unincorporated Community (DUC). A fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

Island Community. Any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

Fringe Community. Any inhabited and unincorporated territory that is within a city sphere of influence.

Legacy Community. A geographically isolated community that is inhabited and has existed for at least 50 years.

Local Agency Formation Commission (LAFCo). The commission designated by the State Legislature within each county to provide for the orderly growth and development within said county, including the review and evaluation of proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

Municipal Service Review (MSR). A comprehensive study designed to better inform LAFCo, local agencies, and the community examining the provision of municipal services for the area.

Sphere of Influence (SOI). A plan for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo).



2040 GENERAL PLAN

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