

2 PARKS AND RECREATION

2.01 Existing parks and recreation facilities

2.01.01 Summary of major findings

A WIDE RANGE of parks and recreational facilities and services exists in the Ukiah Planning Area. Federal recreation areas, County parks, City parks and other facilities such as the Russian River, Mendocino College, and Fairgrounds provide recreational opportunities for residents and visitors. A bicycle route system also exists in parts of the area which connects to most of these recreational facilities.

Parks are divided into two basic categories: *passive* and *active*. Passive parks are those that are designed for generally "subdued" activities, such as walking, reading, and family picnics. Active parks are designed for activities involving groups at play, facilities such as pools, athletic events, or playing field activities.

The City has provisions for the dedication of park land or payment of fees in lieu of dedication for new developments.

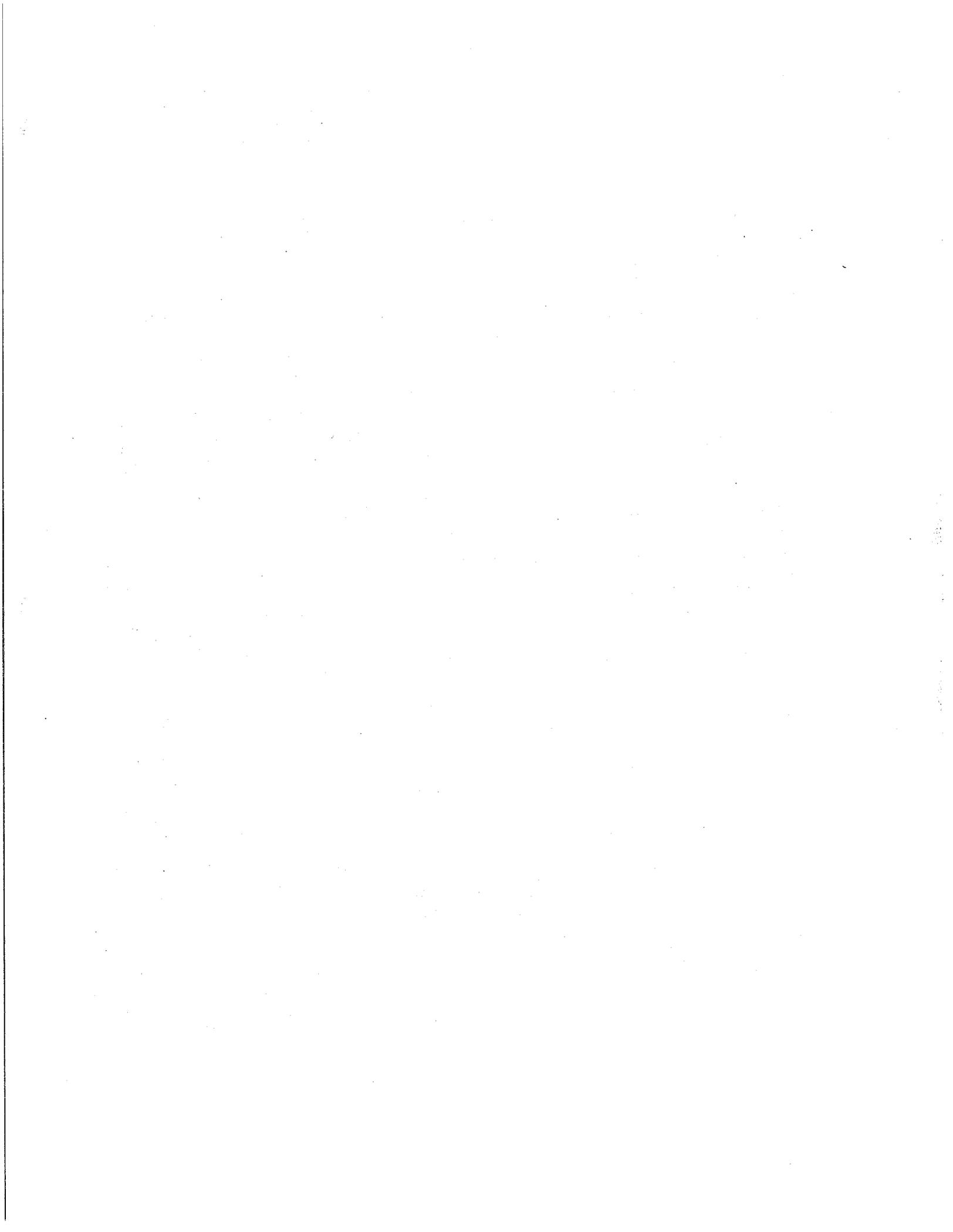
The County has no such requirement for park land dedication or fees. Thus, recent housing occurring in the unincorporated portions of the Planning Area may lack community and neighborhood parks designed to serve the new residents. Continued growth in these unincorporated areas, without park requirements, will place even greater demands upon those park and recreational facilities and activities offered by the City of Ukiah.

Table V.2-12: Park facilities and acreage

| Facility | Planning Area Acres | City Acres |
|---------------------------------|---------------------|------------|
| FEDERAL RECREATION AREAS | | |
| Lake Mendocino | 5110 | |
| Cow Mountain | 600 | |
| COUNTY RECREATION AREAS | | |
| Mill Creek | 60 | |
| Low Gap [†] | 80 | |
| MENDOCINO COLLEGE | 125 | |
| FAIRGROUNDS | 40 | 10 |
| CITY PARKS | | |
| Todd Grove | | 16 |
| Anton Stadium | | 12 |
| Carpenter Park [†] | | 4 |
| Civic Center | | 7 |
| Softball Complex | | 11 |
| Riverside Park | | 39 |
| Golf Course | | 87 |
| McGarvey Park | | 1 |
| Oak Manor Park | | 5 |
| Nokomis School | | 1 |
| Vinewood | | 5 |
| TOTAL | 6,015 | 188 |

[†]Includes the area for the Sun House and Grace Hudson Museum

[†]Low Gap County Park is located within the Ukiah City Limits.



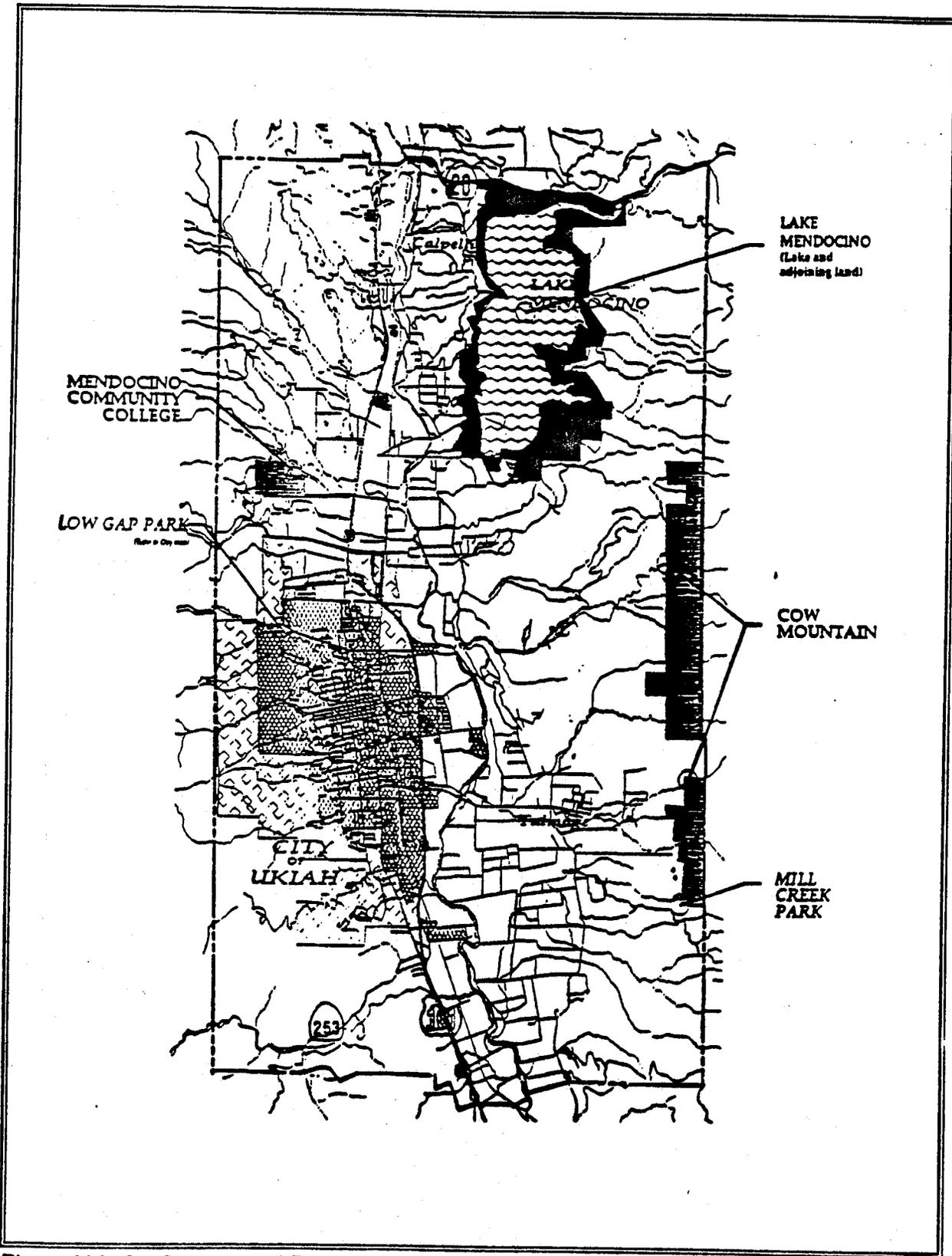


Figure V.2-Q: County and Federal park and recreation lands

2.01.01(A) Federal Recreation Areas

There are two Federal recreation areas within the Planning Area: Lake Mendocino and Cow Mountain. A Federal Recreation Area is a *regional park*. They are intended to attract people who live in the Ukiah Valley, as well as people from throughout the region who travel to the area for day or overnight use, including the San Francisco-Oakland metropolitan area and the North Bay counties.

Lake Mendocino occupies 5,110 acres of land in the northeastern portion of the Planning Area and offers a multi-purpose reservoir, day-use, and overnight campground facilities operated by the U.S. Army Corps of Engineers. The lake's normal surface area covers 1,690 acres.

Some of the Cow Mountain Recreation Area borders the eastern boundary of the Planning Area. Approximately six hundred acres of the total 60,000-acre recreation area lie within the Planning Area. Mill Creek Road provides access from Ukiah to the recreation area. The entire Federally-managed recreation area is located between Ukiah and Lakeport in the Mayacamas Mountains. Cow Mountain offers "back country" recreation such as hiking and horseback trails, hunting, camping, and off highway vehicle (OHV) use. The recreation area is managed by the U.S. Department of Interior, Bureau of Land Management.

2.01.01(B) County recreation areas

There are two parks within the Planning Area managed by the County of Mendocino: Mill Creek and Low Gap. Mill Creek County Park is located on the eastern boundary of the Planning Area adjacent to Cow Mountain Recreation Area. It is accessible via Mill Creek Road. The recreation area occupies 400 acres of land, of which approximately 60 acres are within the Planning Area. Mill Creek Park has two reservoirs for swimming and fishing, hiking trails, picnic areas, and an equestrian trail.

The second County park within the Planning Area is Low Gap Regional Park. This park is located on Low Gap Road west of the County Governmental Complex. The park occupies eighty acres of land, all of which lie within the city limits of Ukiah. Facilities at the park include softball fields, horseshoe pits, a volley ball court, archery ranges, tennis courts, playground equipment, a disc golf course, a parcourse, and an amphitheater.

2.01.01(C) Mendocino Community College

Mendocino College is located within the northwestern portion of the Planning Area. The College has a variety of recreational facilities, some of which are available for public use. Public facilities include an all-weather track, six tennis courts, and two outdoor volleyball courts — one sand and one grass. The College also has a gym which is used by organized basketball leagues.

2.01.01(D) Twelfth District Fairgrounds

The County Fairgrounds are located on the northern edge of the city limits of Ukiah. The Fairgrounds occupy approximately fifty acres of land. Part of the Fairgrounds is within the City limits and the remainder is within the unincorporated County. Recreational facilities at the Fairgrounds include a golf driving range, horseshoe pits, car race track, and arena. The many buildings at the Fairgrounds also provide space for educational and social events. The horseshoe pits are operated by the local Horseshoe Club.

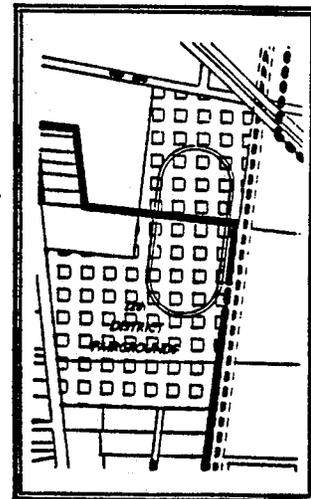


Figure V.2-R: 12th
District
Fairgrounds

2.01.01(E) The Russian River

The Russian River traverses the Planning Area from north to south. The river provides various recreational opportunities such as swimming, fishing, inner tubing, and picnicking. There are four public access points to the river near the City of Ukiah: The City's Softball Complex in the northeast portion of the City, the Vichy Springs/Perkins Road crossing, at the end of Gobbi Street in Riverside Park, and the Talmage Road crossing. These access points, except for the softball complex, lack improved facilities such as paved parking or restroom facilities.

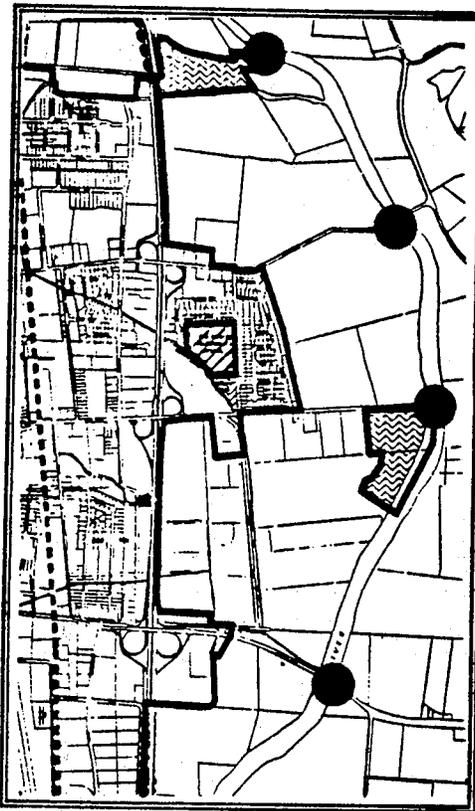


Figure V.2-S: Russian River access points and river-area parks

2.01.01(F) City of Ukiah parks and recreation.

The City of Ukiah provides a variety of parks and recreational facilities and programs to its residents and visitors. There are neighborhood parks, a museum, the Civic Center, athletic fields, and community parks.

Neighborhood parks are intended to serve the basic play and recreation needs of people living within a City neighborhood. *McGarvey Park* is located just north of the Civic Center. It is a passive park of a little less than one acre. *Oak Manor Park* serves the Oak Manor neighborhood, which is the only neighborhood park within the city limits located east of Highway 101. The park site is 4.76 acres and offers playground equipment, picnic areas and two tennis courts. *Nokomis School Park* is adjacent to the Nokomis School in southwestern Ukiah. It is approximately 1.3 acres in size and has two tennis courts. *Vinewood Park* is located in northern Ukiah and has 4.7 acres with playground equipment, basketball hoops, picnic areas and restrooms.

Community parks are major facilities designed to meet active recreation needs for residents of the City as a whole. *Todd Grove* is located in the northwestern portion of Ukiah. It is 16.17 acres in size and offers two swimming pools, group and individual picnic areas, a playground, and restrooms. Todd Grove has the only public swimming pools in Ukiah.

Riverside Park has only seven developed acres within its forty acres of total land area. Its proposed future uses are discussed later in the Element. There is a BMX (bicycle "moto-cross") track and three Little League fields.

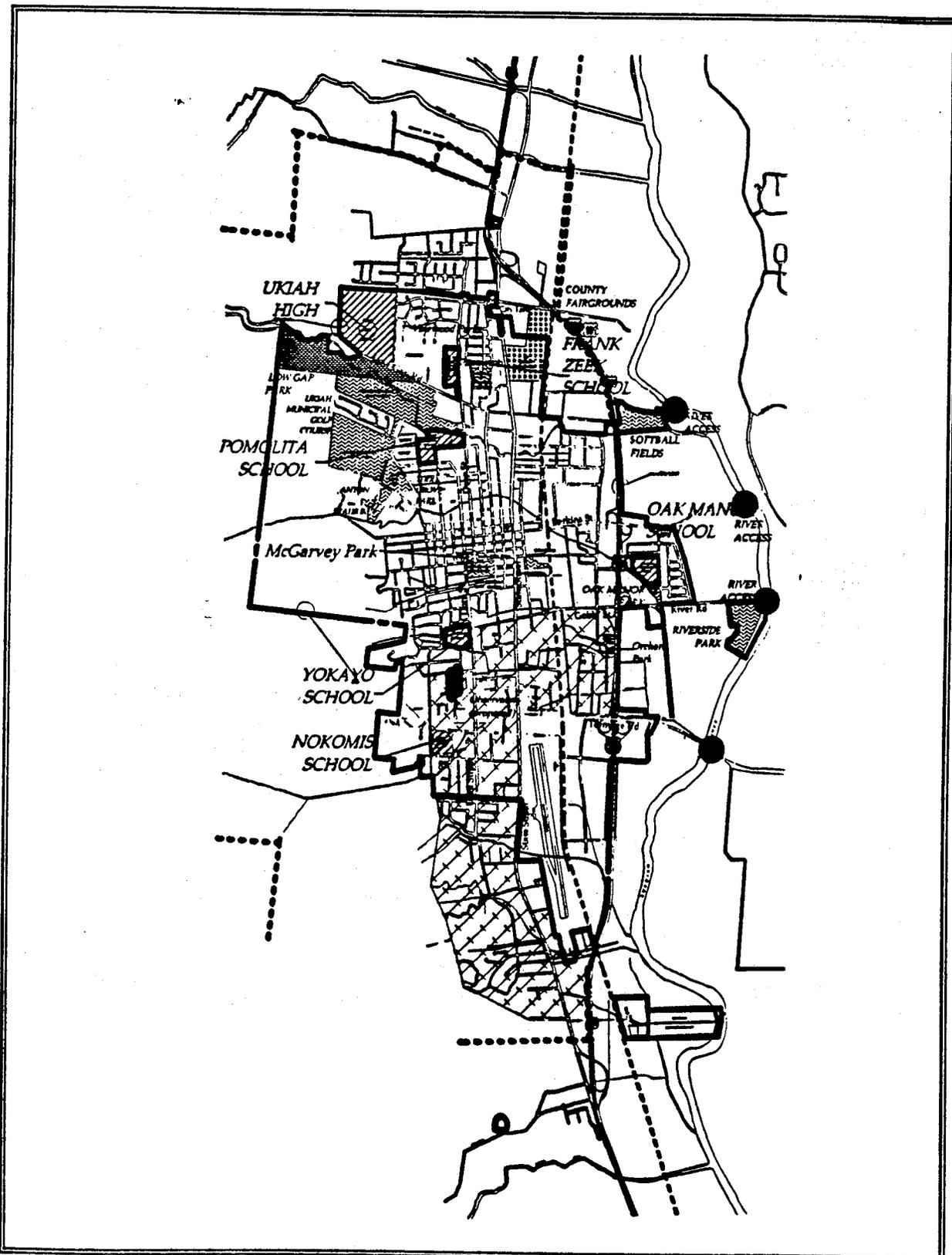


Figure V.2-T: City of Ukiah's Neighborhood Parks

Adopted by the City Council. December 6, 1995

Anton Stadium is a community park located just southwest of Todd Grove Park on approximately twelve acres. It is comprised of three facilities: *Giorno Park*, a passive park; *The Lion's Club Little League* ball field; and a minor league-style baseball stadium with concession stand, and a girl's softball facility.

Three facilities located on Main Street in central Ukiah include: *Carpenter Park*, a passive park; *Grace Hudson Museum*; and a house museum known as the "Sun House," a registered State Historic Landmark. Combined, these facilities cover 3.89 acres.

The *Ukiah Civic Center* is located downtown on Seminary Avenue two blocks west of State Street. The 7.44-acre Civic Center houses the City governmental offices and provides land for passive recreation activities.

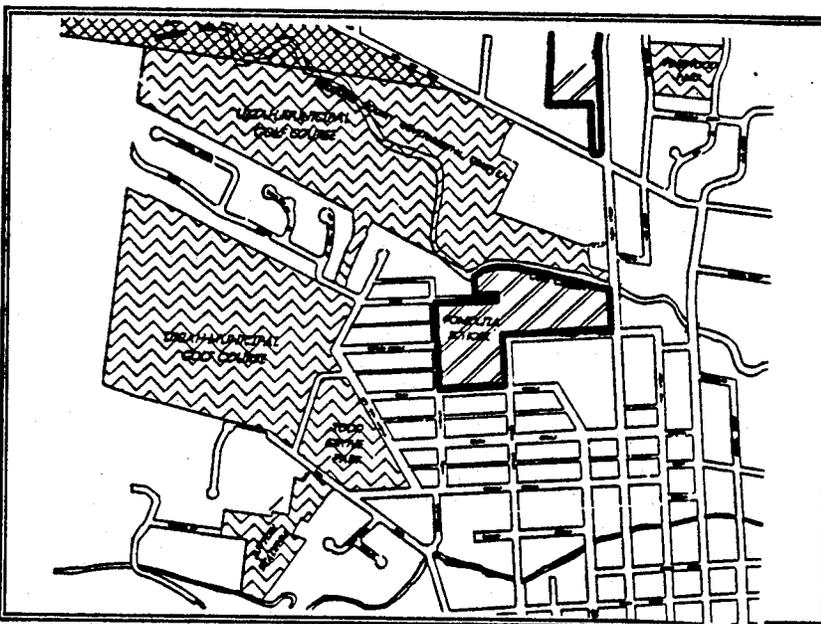


Figure V.2-U: City park and recreation facilities in the Todd Grove/Golf course area

The City's *Softball Complex* is located in the northeastern portion of Ukiah adjacent to the Russian River. It occupies an eleven-acre site leased to the Ukiah Men's Softball Association. The facility has two lighted softball fields and includes restrooms and a concession stand. A third softball field has been planned since 1983.

Ukiah Municipal Golf Course is located in the northwestern portion of the City. The course comprises 87.11 acres with an eighteen hole course.

2.01.01(G) School sites as play areas

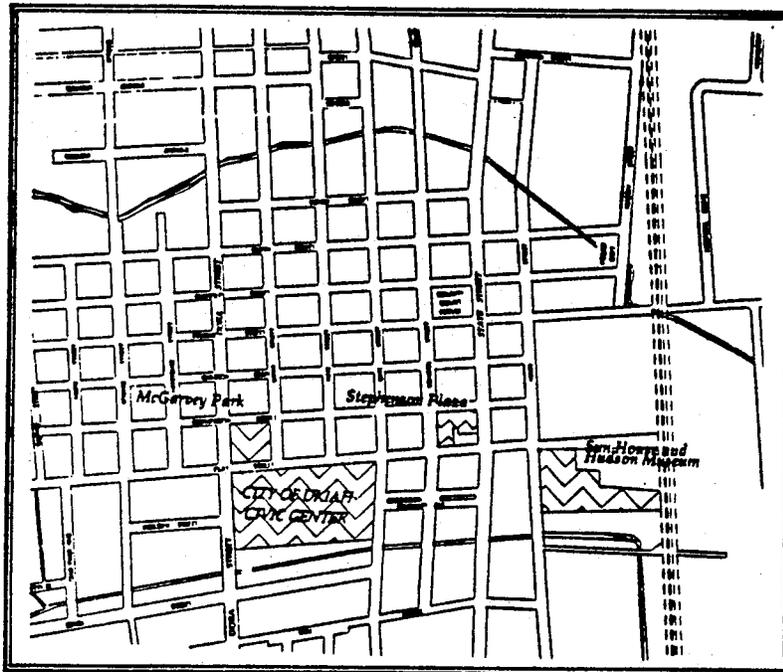
The various school sites within the City also serve as park and recreational facilities for residents. The schools have playgrounds and playfields. Some of the recreational programs offered by the City are conducted within the school buildings. In the future, with the conversion of many area schools to year-round facilities, schools may affect the availability for recreation use.

2.01.01(H) Bicycle routes

A system of bike routes is a part of the *1992 Update to the Regional Transportation Plan* as adopted by the Mendocino County Council of Governments (MCOG). Some marked bike lanes consist of painted stripes adjoining or within the paved sections of the roadway. Other routes do not have improvements or identification. The bike route system connects most park and school facilities. Bicycle routes and needed programs are discussed in the last section of this Element.

2.01.01(I) City recreation activities and demand

The City of Ukiah offers the citizens of the Valley many recreational programs. Recreation classes and athletic programs are offered all year long. As the number of programs and participants increases, the demands on existing facilities increase and in some cases exceed existing capacity.



♦ Basketball

The 1992-93 basketball season experienced severe facility shortages. The youth program expanded by approximately sixty percent over prior years to include more than six hundred children and young adults. Nearly 60 youths were turned away during the 1992-93 season as there was no possible way to find more practice or game times. Teams represented elementary, junior high, and high school students with ten to thirteen players per team. Utilizing Frank Zeek, Oak Manor, Nokomis, Yokayo, Redwood Valley Middle School, Hopland, Pomolita Middle School and Ukiah High School for practice, each team had one 45-minute practice session per week

Figure V.2-V: Downtown area park and recreation sites
limited to a half court.

The practice space and times limited involvement and instruction to covering only basic skills. Games could not be scheduled in some school facilities because the basketball courts were too small for safe, competitive games. In the schools where games were played, schedules started at seven on Saturday morning and did not conclude until after eight o'clock in the evening.

The City-sponsored Men's Basketball League involved 230 men on twenty-five teams. Play was limited to the Pomolita Middle School facility and the gym at Mendocino Community College. There are also five high school basketball teams, four Pomolita Middle School teams (proposed to increase to six to accommodate school demand), and four teams at Redwood Valley Middle School (which although outside the Planning Area, provide facilities for area residents) and five Catholic Youth Organization (CYO) teams. These teams have priority at the gyms at their schools for practice and competitive games. Basketball involvement at all levels in 1992-93 resulted in a need for facilities for just under 1,100 players.

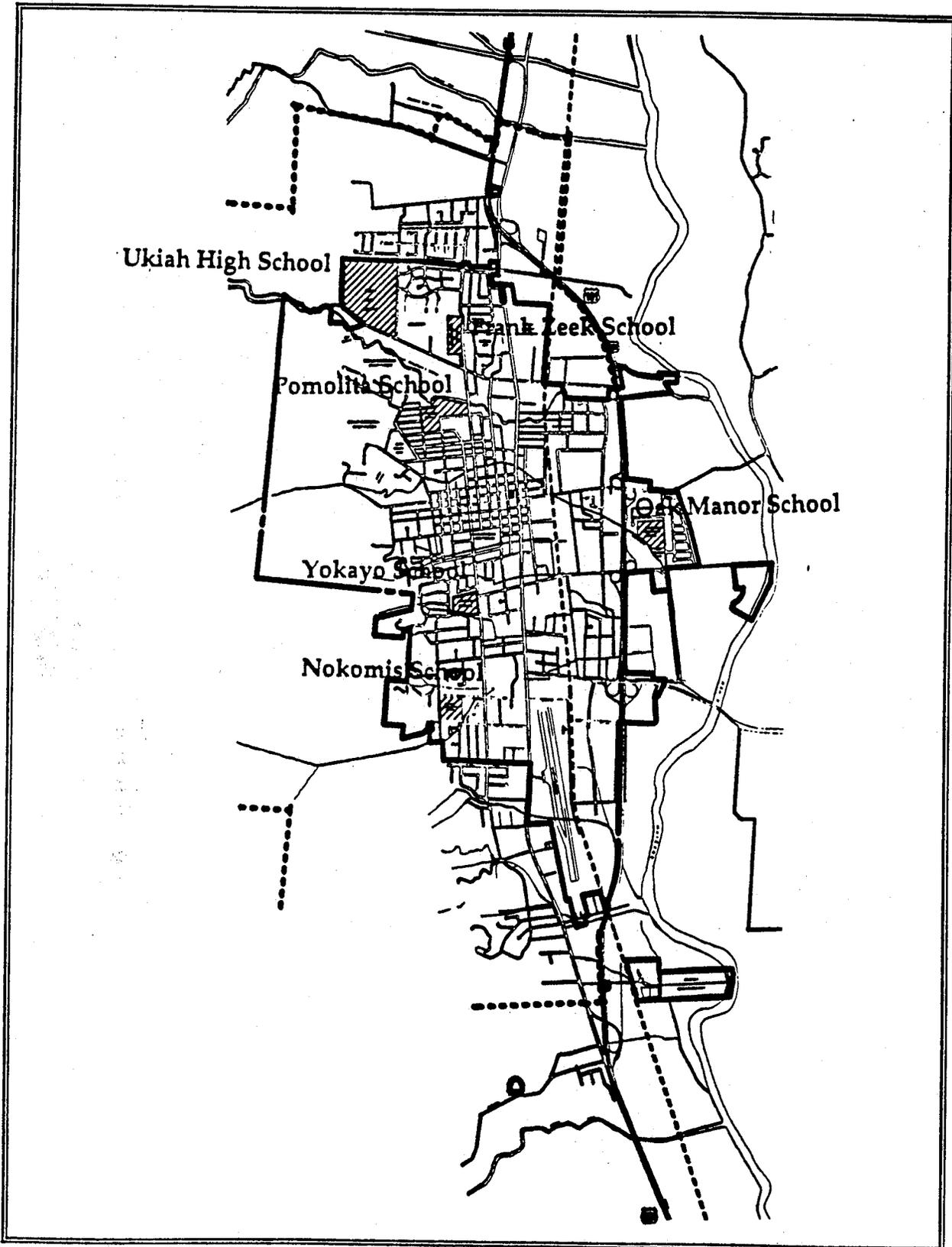


Figure V.2-W: Ukiah School Sites

♦♦ Volleyball

The City sponsors a co-education Volleyball league which involves more than two hundred players on over twenty teams during the 1992-93 season. League facilities are limited to the Yokayo School. All other schools with gyms have facilities too small for adult volleyball. Although there is an adequately-sized facility at Pomolita Middle School, it is in use during the season by the school's volleyball and basketball teams. Lack of courts is limiting the potential for expanding the league.

♦♦ Church and private indoor facilities

Although some of the church groups in the area also have basketball facilities, they are generally not available for City-organized activities. Private and quasi-public organizations are generally unwilling to commit facilities to public recreation activities because of the inability for flexibility in scheduling once the season's games are underway. Occasional use for practice or single-event activities may be informally scheduled at such a facility by a church member who is also a coach or participant in a City-sponsored activity. However, regular dependence on these facilities is not a likely solution to the problem of finding indoor activity sites.

Although the 12th District County Fairgrounds offers large facilities and meeting rooms, its rental cost has generally been prohibitive for most community-oriented activities.

♦♦ Recreation classes

The City's Community Services Department offers a wide range of recreational classes as well as organized sports. These programs include aerobics, dance, arts and crafts, home skills, yoga, music, poetry, tennis, golf, and basketball, in addition to other activities. While the City would like to offer more classes the lack of suitable facilities limits them. Ukiah High School has been the primary location for classes. Budget cuts in custodial and other services has reduced the number of classrooms that are available for community use. The need for a new indoor recreation facility is discussed later in the Element.

2.02 Valley-wide park and recreation issues

2.02.01 Summary of major findings

Residents of the Ukiah Valley — encompassing the entire Planning Area, and populated areas outside of the Planning Area in Redwood and Potter Valleys — all utilize recreation facilities within the City of Ukiah. Over the life of the General Plan, the population of the Valley *outside* the City limits will likely be greater than the population within the City limits. To share the limited financial and staff resources and meet increasing demand for park and recreation facilities, the City and County need to examine the potential of shepherding the creation of a park and recreation district. The district formation could be an independent district with its own Board of Directors, a dependent district with the Board of Supervisors and City Council sharing management duties through a joint powers agreement, or a special district, such as a County Service Area or Municipal Improvement District. Formation of the District requires approval by the Local Agency Formation Commission and a simple majority of those voting. Most funding mechanisms would require a two-thirds voter approval.

The major aspect of any continued regional services in parks and recreation is the amount of discretionary funds that the City and County are able to allocate from General Fund budgets. In many communities, it is only when the voters provide for special funding sources that parks and recreation facilities can keep pace with population growth and service demands.

Explanation V.2-VI: The "Quimby Act" and "in-lieu" fees
 California law allows cities and counties to require subdividers to develop or pay for the capital development of park lands. This law is called the "Quimby Act." Usually in rural communities, the project sizes are too small to provide meaningful recreation areas. The law allows local governments to collect the equivalent capital cost *in-lieu* of building a park onsite. This money is used to build a nearby park.

2.02.02 General Plan goals, policies, and implementing programs

Goal PR-1: Work to form an entity to provide City and County park and recreation services.

Policy PR-1.1: Join forces with the County to investigate the feasibility of creating a City-County public entity for parks and recreation.

Implementation Measure PR-1.1(a): During the short-term planning period, either (1) allocate funding or (2) ask LAFCo to initiate a study for the formation of a public entity that will serve the Planning Area and to-be-defined population areas with parks and recreation services. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Parks and Recreation, County Administration]

2.03 Park security and maintenance

2.03.01 Summary of major findings

There is a need to ensure maintenance and security of all parks and recreational facilities. The City of Ukiah has a responsibility to its residents to ensure that all parks and recreation facilities are kept safe, in proper repair and under proper security at all times. Property owners adjacent to parks and recreational facilities have the right to expect the City to ensure the safety of their property and improvements from those who use the Ukiah City facilities. The costs of park security and maintenance need to be shared between agencies or the work tends to be deferred.

2.03.02 General Plan goals, policies and implementing programs

Goal PR-2: Establish a comprehensive maintenance and security program for all recreational facilities, parkland, and trails in the Ukiah area.

Policy PR-2.1: Establish a program to share maintenance costs in community parks with the County of Mendocino.

Implementation Measure PR-2.1(a): The City shall enter into an agreement as appropriate to share maintenance and security with the County of Mendocino. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services and Public Safety, County Administration and Sheriff]

Policy PR-2.2: Promote the formulation of a City-County agreement for park operations and maintenance.

Implementation Measure PR-2.2(a): The City and County shall work together to develop, maintain, and secure all park and recreation facilities, both inside and outside the City limits of Ukiah. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services and Public Safety, County Administration and Sheriff]

Policy PR-2.3: Ensure that all of the facilities and parks are kept in proper repair to lessen the liability and increase their use and enjoyment by residents.

Implementation Measure PR-2.3(a): The City shall ensure that the annual budget includes funds for proper ongoing and preventive maintenance. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Policy PR-2.4: Ensure that all of the Planning Area recreation facilities and parks are patrolled and secure from crime and misuse.

Implementation Measure PR-2.4(a): Establish a program to maintain and secure public park and recreation properties. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-2.4(b): The park and recreation security program shall include protection of adjoining property owners from activities and actions that take place at park and recreation facilities. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-2.4(c): During the short-term planning period, provide for a joint-powers agreement for the police department or a properly deputized private security firm to patrol area parks and recreation facilities. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services, County Administration or Sheriff]

2.04 South of Washington Street

2.04.01 Summary of major findings

Families living south of Washington Street need and deserve the same availability to neighborhood park and recreational facilities as residents living elsewhere in the Planning Area. There are few developed parks or recreation facilities south of Washington Street in the City or urbanized unincorporated area south of Washington Street. As more schools go to a year-round schedule, playgrounds can no longer be realistically considered accessible "parkland" for children's play. As the number of homes with two working parents or a single parent increases, so does the number of children who need a place for sheltered and supervised recreation and play.

In addition, the number of multiple family residences in this area results in a large concentration of children in need of areas for safe play and recreation. Currently, the children residing south of Washington Street must walk or ride bicycles many blocks to reach parks and play areas.

In order to serve the needs of families and children in the South of Washington Street neighborhood (Figure V.2-X), a "needs assessment" must be prepared. This assessment is a systematic approach to examining which families will be using a proposed park, the land area available for development, existing and anticipated revenues, and other related factors. The assessment can be used to develop a park facility suited to the neighborhood. The types of facilities or activities that should be considered in the South of Washington Neighborhood include a sheltered play area with protection from the elements; playground equipment; grassy fields for running and playing active games; and basketball equipment. This list is by no means all-inclusive, but merely represents a small part of the broad spectrum of facilities that are not present in the neighborhood.

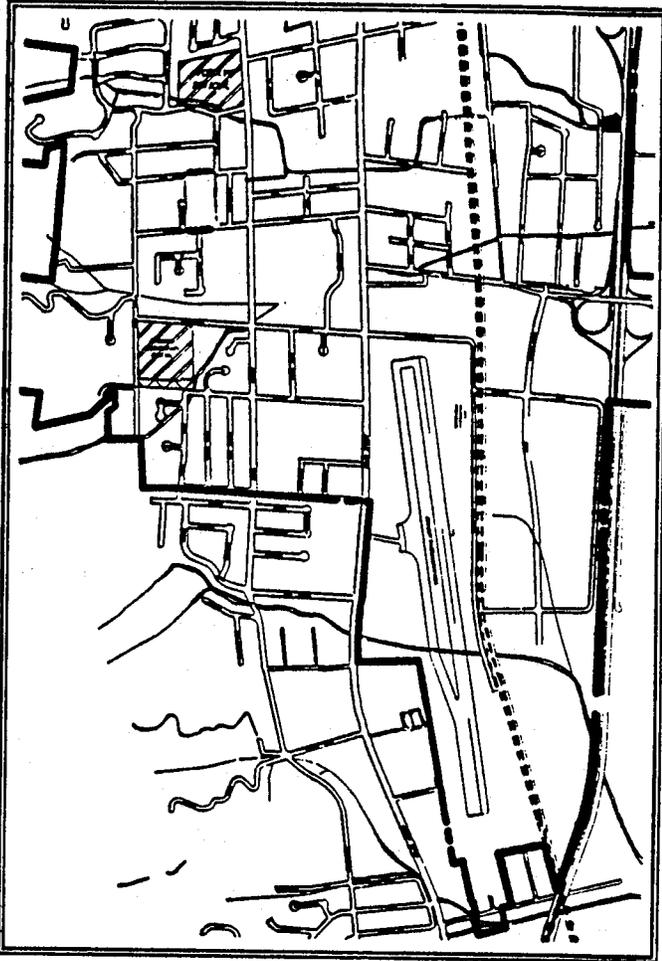


Figure V.2-X: "South of Washington" neighborhood as used in the General Plan

2.04.02 General Plan goals, policies, and implementing programs

Goal PR-3: Develop parks and recreation facilities in the area south of Washington Street.

Policy PR-3.1: Establish new neighborhood parks and recreation facilities in the area south of Washington Street to serve the needs of residents.

Implementation Measure PR-3.1(a): The parks south of Washington Street shall be designed to serve a wide variety of children's play and recreation opportunities, based on the size of the site and the results of a "needs assessment" prepared prior to finalizing park plans. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-3.1(b): The City and County shall work together to identify suitable properties for acquisition for parks and recreation facilities south of the Washington Street area. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services, County Administration]

Implementation Measure PR-3.1(c): The City and County shall seek sources of funding for the purchase of the selected park property. [Timeframe for completion: Short-term planning

Implementation Measure PR-4.1(a): The parks shall be designed to serve a wide variety of children's play and recreation opportunities, based on the size of the site and the results of a "needs assessment" prepared prior to finalizing park plans. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-4.1(b): The City of Ukiah shall work with area residents to identify suitable properties for acquisition for parks and recreation facilities for the Orr Creek-Wagonseller neighborhood. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-4.1(c): The City shall identify methods to acquire the selected park property for the neighborhood. [Timeframe for completion: Short-term to intermediate-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-4.1(d): The City shall develop the lands in the Orr Creek-Wagonseller neighborhood as parks within the five years following acquisition. [Timeframe for completion: Short-term to intermediate-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Policy PR-4.2: Develop a City program to collect in-lieu fees to supplement capital facility budgets for the Orr Creek-Wagonseller neighborhood park and recreational facilities.

Implementation Measure PR-4.2(a): The City shall place in-lieu fees collected from new development in the Orr Creek-Wagonseller area into a park development trust fund. This fund is to be used expressly in conjunction with other capital funds for property acquisition and development of parks in the neighborhood. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City General Services and Planning Department]

2.06 Orchard Park

2.06.01 Summary of major findings

Orchard Park is a new facility with construction started in 1995 on approximately three-quarters of an acre in the Marlene Subdivision between Gobbi Street and Talmage Road adjoining Highway 101. Orchard Park is a neighborhood park that will provide grassy areas for passive play and a picnic area. A creek — including points for limited creek access — adjoins the park to the south and provides an attractive natural feature.

2.06.02 General Plan goals, policies, and implementing programs

Goal PR-5: Develop the Orchard Park site with appropriate facilities.

Policy PR-5.1: Serve the Marlene Subdivision area with a neighborhood park.

Implementation Measure PR-5.1(a): Develop Orchard Park as a passive park with play and picnic areas. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: General Services]

2.07 Riverside park

2.07.01 Summary of major findings

The City of Ukiah owns property located at the east end of Gobbi Street which is bordered by the Russian River on the east. This area is commonly called *Riverside Park*. This parcel's size, location, and freeway access make it ideal for development into a City Park/Sports Complex. Since Little League and BMX are already established on this property, any new development should continue these uses.

There is a need for two ball fields to accommodate Girls' and Women's Softball, and two ball fields for Pony and Colt Leagues. Additional or multi-use facilities for soccer and football fields should also be considered. Sand lot volleyball, horseshoe pits and outdoor basketball courts could be added. The only outdoor basketball hoops not located at local schools are the two at Vinewood Park.

Portions of the park are proposed to be developed into playground area, open space, river beach access, and trails. The remaining land should include sufficient open space to be used as a buffer for wildlife and agriculture uses on the west and southern boundaries. This will lessen the impact of urban encroachment into existing agriculture zones. A walking area along the river with areas to sit and watch the river, would be beneficial. The park may be considered an ideal location to build upon the natural beauty of the river environment.

The park is located in proximity to active agricultural lands. While this City-owned land area provides unique opportunities for public access to the Russian River and adequate space for active recreation and organized sporting activities, it also presents potential for conflicts with the agribusiness to the west and south. Riverside Park needs to be developed with a conscientious "good neighbor" policy. This means that its ultimate design and use must be sensitive to the ongoing and long-established agricultural businesses. The "right-to-farm" policy of the Open Space and Conservation element is applicable to City development as it is to private development. The design of the park must consider issues such as property damage, noise, and agricultural spraying. Serious consideration needs to be given to the concept that unless security is available, the park should not be expanded.

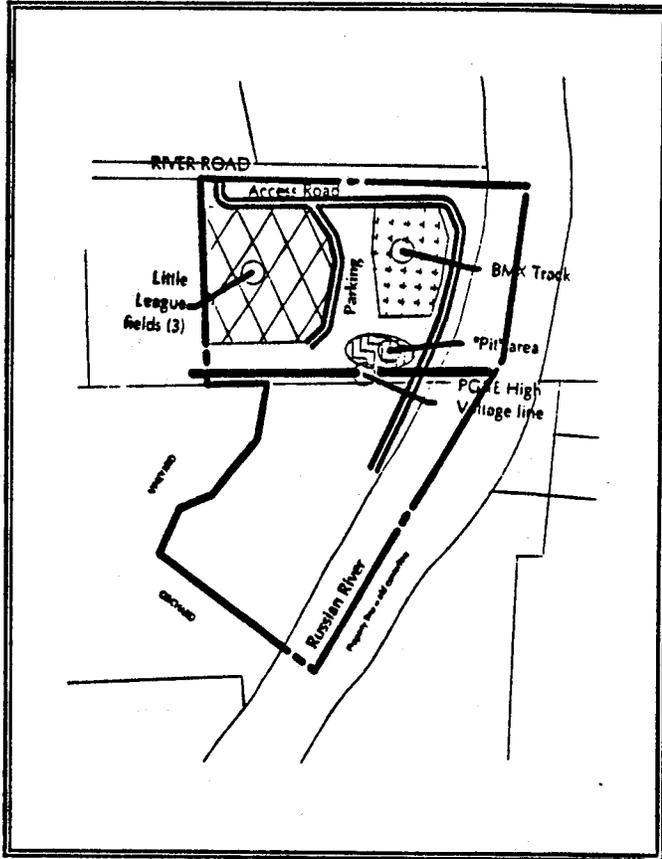


Figure V.2-Z: Riverside Park existing facilities

Access to the park is over Gobbi Street, which becomes River Road east of the Freeway. River Road narrows west of the park, with no shoulder, bicycle lanes, or pedestrian pathways. When the Riverside Park is expanded, appropriate improvements to the road should be made to accommodate vehicle, bicycle, and pedestrian traffic.

2.07.02 General Plan goals, policies, and implementing programs

Goal PR-6: Develop Riverside Park into a City Park/Sports Complex.

Policy PR-6.1: Collect in-lieu fees for the development of Riverside Park.

Implementation Measure PR-6.1(a): Place designated in-lieu fees for Riverside Park into a Park Development Fund with funds used only for property acquisition and development. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Policy PR-6.2: Develop Riverside Park as a community park with improved, active park areas, with consideration to adjoining land owners, existing facilities and leases, particularly those of an agricultural nature.

Implementation Measure PR-6.2(a): Prepare and adopt a Riverside Park master plan. [Timeframe for completion: short-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-6.2(b): Develop this park within the short- and intermediate-term planning period. [Timeframe for completion: Short- and intermediate-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Policy PR-6.3: Provide protection for park users and owners of adjoining property.

Implementation Measure PR-6.3(a): A program of security and patrol shall be prepared and funded prior to the commencement of park expansion to assure adjacent ranchers and property owners that their lands and improvements will be safe from damage. [Timeframe for completion: Short-term or intermediate-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services and Public Safety]

Implementation Measure PR-6.3(b): Recruit a resident caretaker to be housed at the park to provide park security and general maintenance. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-6.3(c): The security program shall include necessary provisions to ensure that park activities do not interfere with the "right-to-farm." [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-6.3(d): Prior to the final approval of any design plans for the development of Riverside Park, the City and its Parks and Recreation Commission shall meet with area residents and landowners to develop site specific criteria to be implemented as a part of the security of the adjoining land from park users. These programs may include limitations on the areas of the park to be generally accessible, control over the hours of park operations, and special day or date restrictions as

may be necessary to accommodate adjoining agricultural uses. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-6.3(e): During planning processes for Riverside Park, the City shall perform a traffic and circulation analysis to appropriately design Gobbi Street for safe access by vehicles, pedestrians, and bicyclists. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services and Public Works]

2.08 Community gardens

2.08.01 Summary of major findings

Community gardens provide an uncommon recreational activity. A community garden allows groups of people to work together to grow herbs, fruits, and vegetables for home use. Further, it provides an opportunity for people whose residences do not have adequate land area to garden. As lot sizes continue to dwindle in cost cutting efforts to build homes for less money, setting aside common ground areas for gardens will become more and more important.

For a number of years, the City has allowed operation of a community garden at the "Observatory" property on Observatory Street. Space in the community garden is allocated on a lottery basis. Strict adherence to City gardening rules is also required.

In the Open Space and Conservation Element, the General Plan includes a program to allow the use of City-owned undeveloped parcels for community gardens. The opportunities to garden — for leisure, personal economics, education, and as a place to meet friends and neighbors — provide an active recreational benefit.

More than just allowing interim use of land for community gardens, the City should encourage a long-term commitment to community gardens as a part of the parks and recreation program.

Generally garden space should be made available on priority basis to those without personal yard space for a garden. The use of the garden should be open to all ages. If there is more interest in the garden than space available, the City should establish a lottery program to assign garden spaces every year. Although community gardens are "public uses" on public land, visits by non-participants should be limited to times when gardeners are present to protect their efforts.

2.08.02 General Plan goals, policies, and implementing programs

Goal PR-7: Encourage community gardens as a park program.

Policy PR-7.1: Allocate lands for community gardens and facilitate their development.

Implementation Measure PR-7.1(a): The Community Services Department shall identify City-owned or other public lands suitable for community gardens. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-7.1(b): Formalize a program for assigning residents to garden plots and creating operation and use rules for community gardens. [Timeframe for

completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-7.1(c): Promote the availability of neighborhood garden sites and establish an ongoing program of support. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

Implementation Measure PR-7.1(d): Continue to allow public use of the existing community garden at the Observatory site as long as compatible with other uses. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Community Services]

2.09 Community recreation facilities and activities

2.09.01 Summary of major findings

As described in the opening section of this element, there is a lack of indoor recreational facilities and meeting rooms within the City of Ukiah. A Recreation Center could improve the City's recreation programs by making available another facility in which activities could be scheduled. A new recreation center could be a site for a City-run "day camp" throughout the year to accommodate students that are "off track" at year-round schools. This is a current need the City is aware of but unable to address due to lack of appropriate facilities. The meeting rooms could be available for City and private functions. Additional gym space would be able to alleviate some of the "space crunch" experienced by the City recreational basketball and volleyball programs. A stage at the facility would allow for the production of community events other than those sponsored or performed at the Ukiah Playhouse.

There are facilities with stages at some schools, fraternal organization buildings, and churches in the area. They are available on an intermittent basis for public use when not being used by the sponsoring organization.

2.09.01(A) Ukiah Valley Recreation Center

To serve the need for both meeting facilities and indoor recreation, a multi-use facility will be needed. The multi-use facility must have adequate free-span floor space large enough for division into two basketball/volleyball courts. It would also be prudent to design the recreation center to include rooms and facilities for group meetings in order to increase its availability and usage.

There are a number of different sites within the City that can be considered for this type of use. Consideration should be given first to the property located to the west of City Hall. This location is ideal, as it represents the "center" of Ukiah. By expanding the role of the properties now used as the center of City Government, a feeling of oneness and unity with the community could be achieved. Locating such a facility close to City Government allows its utilization by City Government. As an enhancement to City Hall, a central facility should be utilized as an extension for large meetings, hearings, and City-hosted seminars. These activities are difficult to plan due to the insufficient space and limited group facilities.

Other potential sites include the property located on Low Gap Road west of the existing jail facility land near the existing railroad depot on the east side of the tracks, and the property in the vicinity of the old police department on north Main Street.

The one critical component to make the recreation center a reality is the need for its fund-raising and development to be a joint public-private effort. The City and the County need to work with community

groups and individuals to make the project a success. It is too expensive a capital item to anticipate that either the Board of Supervisors or the City Council would make funds available for its construction.

2.09.01(B) The Downtown Plaza

To revitalize the Downtown, the area needs to be made more attractive and conducive to pedestrians. The Redevelopment Plan resulted in the construction of a plaza to replace little-used Stephenson Street between South State and South School Streets. Abandoning the street and implementing the Revitalization Plan's Plaza are important to the success of downtown, and provide a gateway to the City's Ukiah Valley Conference Center.

2.09.02 General Plan goals, policies, and implementing programs

Goal PR-8: The City of Ukiah shall facilitate the public development of a recreation center.

Policy PR-8.1: Creation of the recreation center shall require direct participation in the concept, the design, and the funding.

Implementation Measure PR-8.1(a): The Parks and Recreation Commission and General Services Department shall provide technical and planning assistance for the development of a recreation center as a public-private venture. The City's commitment shall be:

- The City shall have final choice on the selection of a site. Ukiah may purchase, trade, or otherwise acquire the site;
- The City shall serve as a catalyst for the creation of a public non-profit group, which shall be responsible to raise the money for capital construction and completion;
- The public group shall work with City officials and staff to design a flexible, multi-purpose facility.
- The City shall be responsible for the ongoing costs of operations and maintenance. [*Timeframe for completion:* Long-term planning period ♦ *Measure applies to:* City ♦ *Agency/Department responsible:* City Council]

Policy PR-8.2: Develop programs and activities designed for all ages and all segments of the community.

Implementation Measure PR-8.2(a): Continue to support the Parks and Recreation Department's efforts to expand its services to the community. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City ♦ *Agency/Department responsible:* City Council]

2.10 Walking, hiking, and equestrian trails

2.10.01 Summary of major findings

There is a need for publicly accessible trails in the Ukiah Valley. A network of hiking and equestrian trails would enhance the quality of life in the Ukiah Valley. It is important to begin the process of siting routes for the trail network now, in order to facilitate their development over time.

The purpose of identifying routes within the General Plan is to provide guidance for final site selection and acquisition of lands for routes when the properties are proposed for a development change from existing uses. Failure to start this planning process now may result in future lost opportunities.

The hills bordering the Valley present scenic vistas for hikers and riders when viewed from a trail that follows the course of the river. The Russian River is an under used recreational resource which should be conserved and developed to promote Ukiah's water resource recreation opportunities.

The development of trails, particularly those along the Russian River, must be accompanied by mechanisms to ensure a high level of maintenance, security, and safety. This provides protection for the trail users and those owning property and running agribusinesses along the trail. A hiking trail alongside the Russian River could result in an unacceptable risk of vandalism to the pear orchards and other agricultural lands bordering it in the absence of a high level of maintenance and security along the trail.

Although there may be a potential long-term need for public hiking and activity trails throughout the Planning Area and the City, the state of public finance in the mid-1990s makes planning for acquisition and development of new areas difficult. The City, the County, and various other public entities have control over a substantial amount of existing land with the potential for public access.

There are under used publicly-owned lands within the Planning Area which could be developed for access and other facilities related to hiking and equestrian trails. This would be preferable to acquiring or purchasing private lands not voluntarily offered for trail use. Existing public ownership reduces the potential development cost by eliminating the need to acquire or purchase land. Of course, the focus of the public agencies on already-owned lands is not meant to discourage private or non-profit groups creating a trail network without the use of public funds.

It is important to begin visioning and mapping such trails now before incompatible developments destroy the possibility of constructing a complete network of trails. Future trails on agricultural lands should be developed after the conclusion of agricultural use of the property. The City and County recognize that opening trails along commercial agricultural lands will create conflict: urban populations want to "get away from the hustle of City activities to the peace and quiet of a rural trail" and commercial agricultural is associated with noise, dust, and use of organic and chemical compounds. The approach in the General Plan is to identify

Explanation V.2-VII: Requiring trail dedications — the "new" standard

Requesting a dedication must include

findings that there is a direct relationship between the requirement for dedication and the project that the City or County is considering.

Requesting dedication for a trail easement must be related to the project. It is not likely that a proper finding could be supported to require a trail dedication if the project is for the design review of an expansion of an existing commercial, industrial, agricultural land use. If the project is a parcel map, subdivision, or Master Plan Area with residential development proposed, it may be possible to show a relationship between the requested dedication and the project.

For many years, the "standard" was to show that the local government had an approved plan calling for the trail development or acquisition. At the time a project was proposed, the City or County would require dedication of an easement for the trail. Although the "rational nexus" (direct relationship) between the request for dedication and the project permit generally allowed significant local flexibility in making findings, a 1994 U.S. Supreme Court decision (*Dolan v. Tigard* [Oregon]) called for a specific link between the type of exaction or dedication and the project. The new standard basically requires local governments to show that the project's owners or users will have a direct benefit from the dedication in rough proportion to the exaction or dedication required.

"future trail sites" for purposes of acquiring easements or other access rights at the time the land use is converted from agribusiness.

An interim approach to satisfying desired river access is to site and approve an *aquatic trail* with defined points of ingress and egress to the river. The concept is to provide controlled points of public access with restroom facilities, parking, and safe locations for putting non-motorized canoes, rafts, kayaks, inner tubes, and similar water sports equipment. The aquatic trail needs to be established with rules protecting lands from trespass and vandalism. It's a future concept that may need other limitations imposed to protect not only adjoining property owners, but the City and County from liability.

Private property rights are a critical consideration during the interim period between the identification of areas on which trails are desired and the imposition of those requirements. The City, County, or other recreation agency may ultimately acquire trail rights-of-way or easements as lands convert to non-agricultural uses. The development of those rights-of-way must, however, be undertaken in a manner that will ensure that remaining agribusiness is not subject to trespass, vandalism, or other damage from intrusion of urban use into the agricultural area. Trails should not be developed or made accessible until there is adequate security to preclude or prevent trespass or damage to private property.

When resource lands are converted from a resource use to a non-resource use through the discretionary project review process (General Plan amendments, changes of zoning district, subdivision and parcel maps, conditional use permits), the City or County may require that a dedication of the identified trail route be made to the agency as a condition of the project's approval. The offer of dedication, however, does not require that the City or County accept the offer now or in the future. The dedication may be held in abeyance until a more logical trail route is acquired or ready to be developed. The agency might then accept the offer at that future date.

2.10.02 General Plan goals, policies, and implementing programs

Goal PR-9: Establish future routes for public trails in the Planning Area.

Policy PR-9.1: Make use of existing public lands for public access prior to developing or purchasing other private lands for trails.

Implementation Measure PR-9.1(a): Develop hiking trails, river access, or other trails on existing publicly-owned lands, lands voluntarily offered to public agencies, or lands converted from a resource production use to a non-resource production use by way of a discretionary permit approval, prior to purchasing new private lands for trails or developing trails on non-publicly owned lands. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, County Planning and Building Department and Board of Supervisors]

Implementation Measure PR-9.1(b): Route selection shall provide for a network of trails, allowing for unconnected segments due to long-term impediments to the continuous trail — such as private land ownership, environmentally sensitive areas, existing land uses, and public safety — including law enforcement issues. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Community Services, Board of Supervisors]

Policy PR-9.2: Trail development is not to interfere with agribusiness use or the right-to-farm.

Implementation Measure PR-9.2(a): The City and County may accept trail rights-of-way offered, but shall not develop such trails if the route will likely result in trespass onto agricultural lands, interference with agricultural operations, or damage to agricultural lands, equipment, or crops. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

Implementation Measure PR-9.2(b): When lands that are used for resource production — including and not limited to agriculture, cattle ranching, orchards, vineyards, and mining — are proposed for a change from the current use or zoning district to a non-resource production land use, require an "offer of dedication" of identified trail routes as a condition of approval or note on the parcel or final map provided appropriate findings related to the "rough proportionality" of the dedication requirements can be adopted. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, County Planning and Building]

Implementation Measure PR-9.2(c): The City or County shall not be required to accept an offer of dedication until a trail is ready for development through an area. If no trails are proposed to be developed in an area, or if the identified trail routes are amended, the City or County may abandon the route and any acquired lands for trail routes. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, Board of Supervisors]

Implementation Measure PR-9.2(d): Development of the trail systems and opening for public access shall be deferred until the route may be used without interference to agricultural uses. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, Board of Supervisors]

Goal PR-10: Coordinate the creation of a hiking and equestrian trail (the *rim trail*) to encircle the Valley.

Policy PR-10.1: Coordinate the route selection and mapping of a hiking and equestrian trail that encircles the entire Ukiah Valley.

Implementation Measure PR-10.1(a): The City and County shall coordinate to assign staff or a consultant to initiate and coordinate the visioning and mapping of a hillside trail around the Ukiah Valley during the short-term planning period. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services, Board of Supervisors]

Implementation Measure PR-10.1(b): Encourage private or non-profit organizations to acquire, develop, and maintain the rim trail route. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

Goal PR-11: Promote a recreation trail and/or an aquatic trail along the Russian River.

Policy PR-11.1: Coordinate the identification of a recreation trail and/or an aquatic trail on the Russian River.

Implementation Measure PR-11.1(a): Assess and evaluate existing rights-of-way access to the Russian River and determine if additional access is needed. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Community Services, Board of Supervisors]

Implementation Measure PR-11.1(b): The Russian River trail shall be routed to include and connect where feasible to the existing trail system around Lake Mendocino. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: County ♦ Agency/Department responsible: Board of Supervisors]

Policy PR-11.2: The City and County shall take the lead in coordinating trail development efforts.

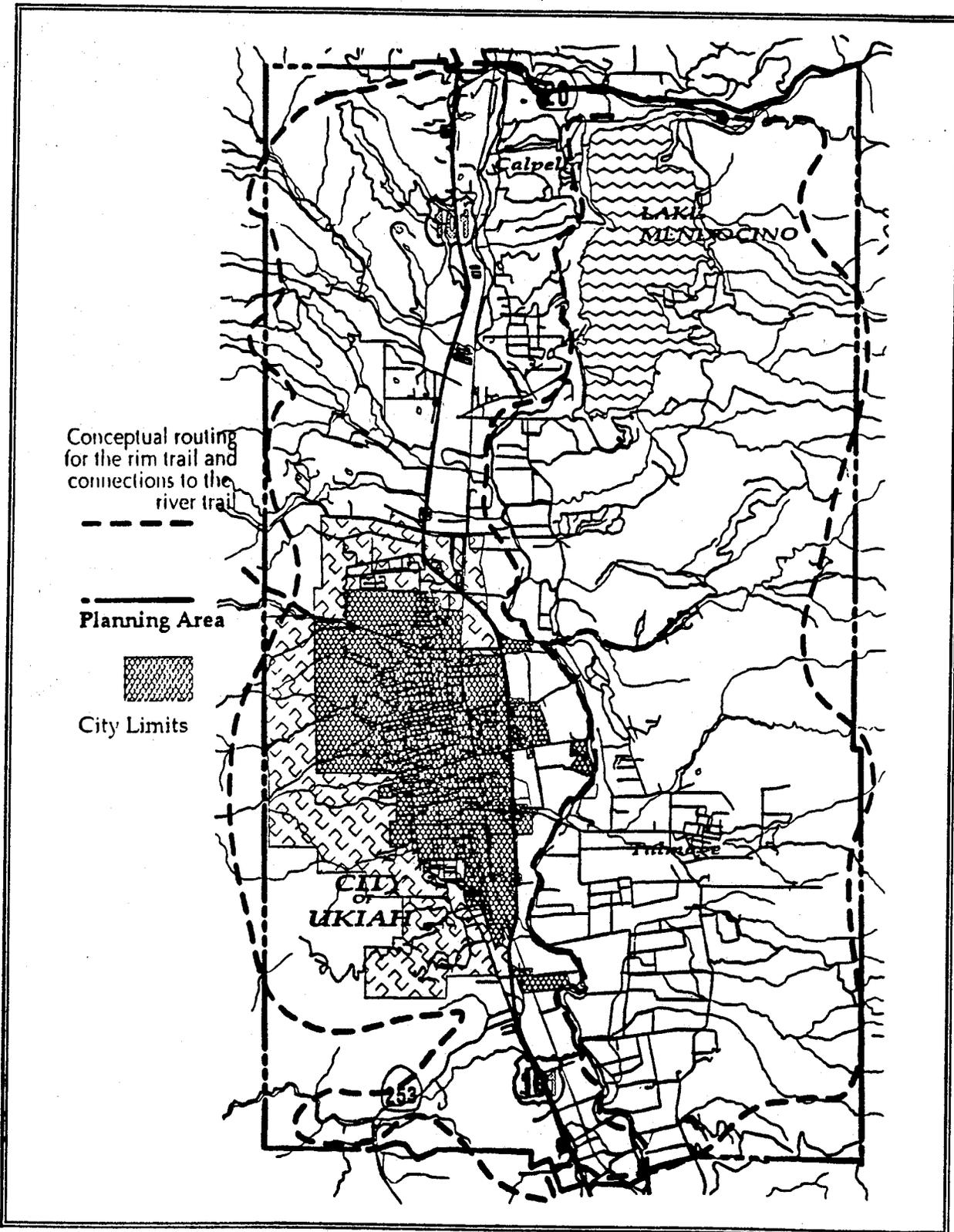


Figure V.2-AA: Location of the Conceptual Trail Routes and connection with County trails

Implementation Measure PR-11.2(a): The City and County shall take the lead in coordinating the efforts to identify the routes, public access points, and multiple use potential of the Russian River trail system. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Community Services, Board of Supervisors]

Goal PR-12: Ensure trails are planned with community participation.

Policy PR-12.1: Establish a *Trails Committee* to assist in the planning and review of all proposed trail planning, access acquisition, and development.

Implementation Measure PR-12.1(a): Appoint for this purpose a *Trails Committee* including residents of the Ukiah Valley committed to trails, and owners of agricultural, residential, public, or other lands neighboring the proposed trail routes. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

Implementation Measure PR-12.1(b): A maintenance and security program shall be established which will reasonably satisfy the owners of lands along the proposed trails that their property interests will be protected. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Public Safety, County Sheriff]

Implementation Measure PR-12.1(c): Under advisement of the trails committee, place an initiative on the ballot for the purpose of establishing and funding a special district or other method it deems best suited for the acquisition, development, maintenance, security patrols, and fire management of all trails. This shall occur during the short-term planning period. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

Implementation Measure PR-12.1(d): Encourage a public-private partnership for the purchase of land which is mapped for the above-mentioned trails, including joint powers agreements with other public entities, and including consideration of a land trust to which landowners may make conservation easements and thereby obtain tax benefits. [Timeframe for completion: Short- or intermediate-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

2.11 Bicycle paths, routes, and lane

2.11.01 Summary of major findings

The City of Ukiah is included in the Mendocino County Bicycle Master Plan. This Plan provides for a system of bicycle routes which links the Ukiah area with other communities in Mendocino County. It also provides for bicycle transportation within the City of Ukiah. The maps of the bicycle routes are in the Parks and Recreation Element.

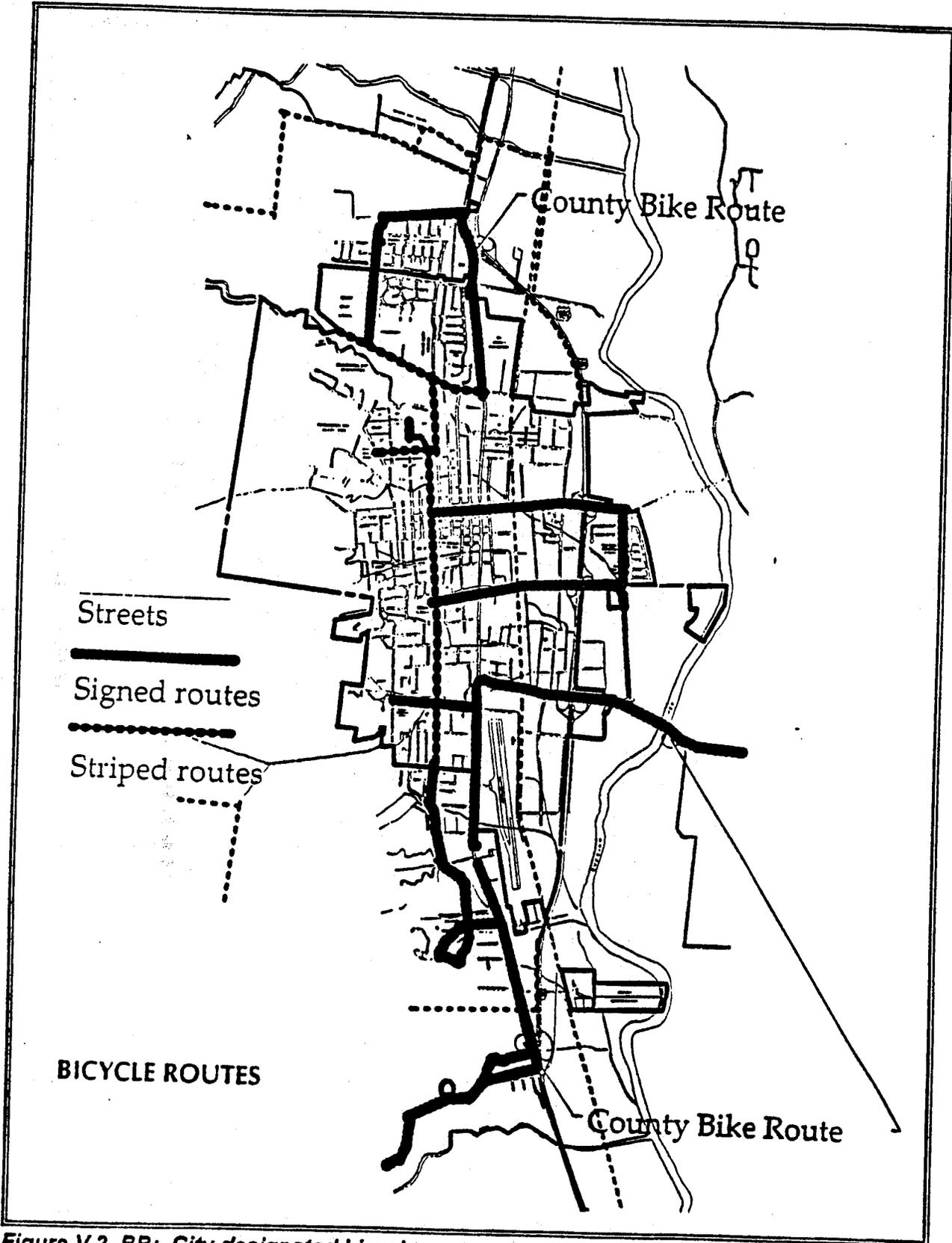


Figure V.2-BB: City designated bicycle routes

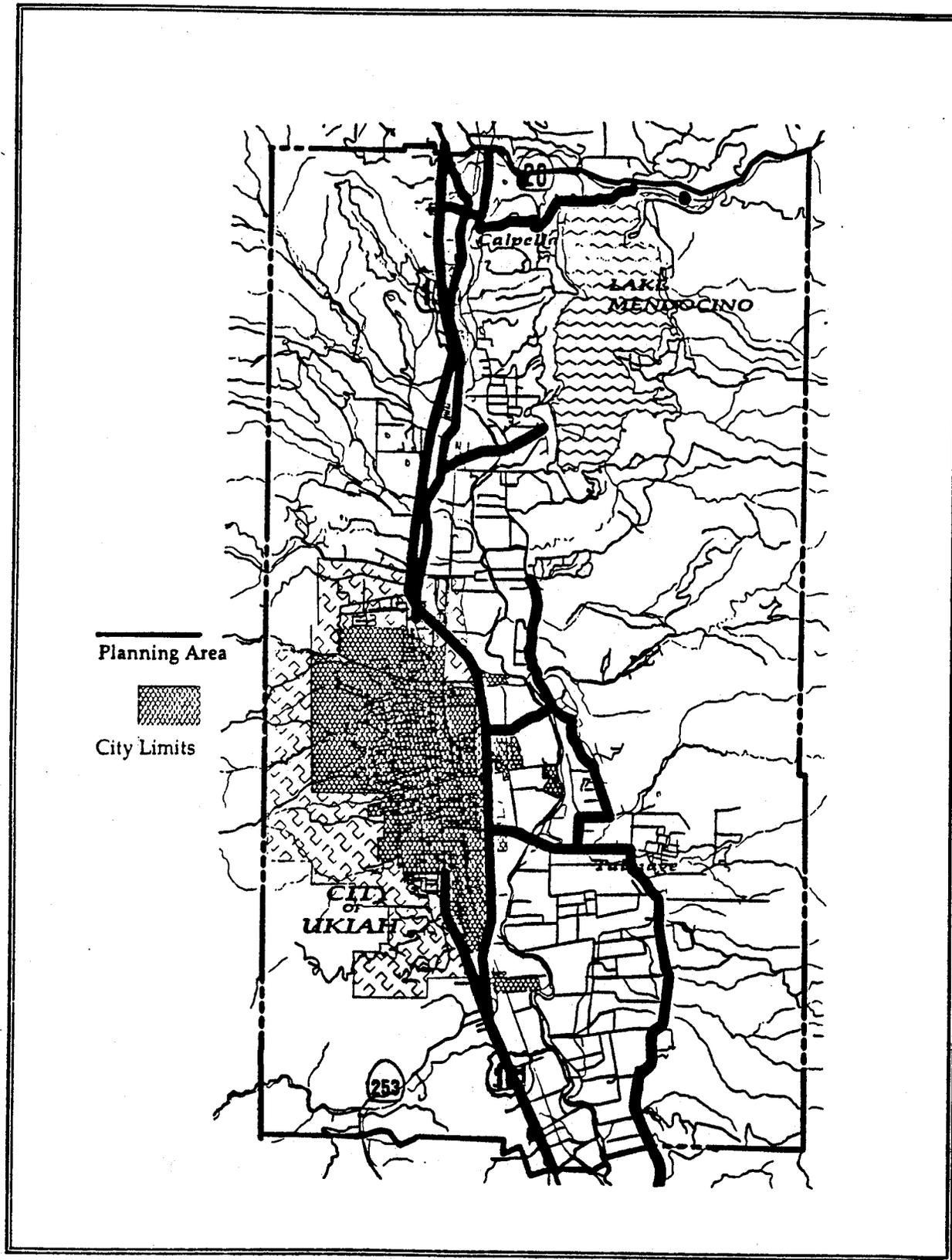


Figure V.2-CC: Planning Area designated bicycle routes

Currently, bicycle travel in Ukiah is primarily for recreation, and the bicycle system is consistent with this type of use. Bicycle routes fall under one of three classifications: Class I are paths which physically separate bicycles from automobile traffic; Class II are bicycle lanes which have been striped along streets and highways; and Class III are routes where no specific facility for bicycles exists, but bicycle travel can be reasonably accommodated along side automobile traffic. Ukiah has Class II and III bike lanes. As Ukiah develops further, the use of bicycles for commuting as an alternative to the automobiles with one occupant may increase and should be promoted.

Bicycle routes currently exist in urbanized areas of the City, as well as certain urban areas just outside the City limits and in the County. The major routes are striped and/or signed, providing one major north-south corridor (most of Dora Street and portions of State Street), and three east-west routes (Talmage, Gobbi and Perkins Streets). However, it is noted that additional bike lanes in the Valley would provide a greater degree of flexibility, safety, and access for bicyclists, and that the planning and installation of more bike lanes likely would foster increased use of this alternative mode of transportation.

The connecting network of bike paths must be developed with a number of priorities to ensure its success. First, the City and County need to ensure that there are safe bicycle lanes on streets accessing schools. The second priority must include streets with bike lanes to parks and playgrounds. The third priority is assigned to streets serving shopping areas of the City. The fourth priority will be directed to roads providing access to Lake Mendocino. The fifth priority is seen as the streets accessing the library.

Bicycle lanes and routes are included in more detail in the Traffic and Circulation Element of the General Plan.

2.11.02 General Plan goals, policies, and implementing programs

Goal PR-13: Identify safe bicycle lanes within the Ukiah Valley.

Policy PR-13.1: Establish safe bicycle travel lanes.

Implementation Measure PR-13.1(a): Establish and maintain safe bicycle lanes on all streets that meet the standards for traffic, parking and bicycle lanes within its jurisdiction. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Mendocino Council of Governments as the Local Transportation Commission]

Policy PR-13.2: Coordinate a connective network of existing and new bicycle lanes to enhance and enable the safe movement of bicycle traffic within the city and surrounding areas.

Implementation Measure PR-13.2(a): During the short-term planning period, identify all streets meeting standards for safe bicycle lanes and begin construction or identification of such lanes. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Mendocino Council of Governments as the Local Transportation Commission]

Implementation Measure PR-13.2(b): Establish an ongoing review program through the Mendocino Council of Governments to ensure that safe bicycle lanes are included in all road improvements or widening projects. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Mendocino Council of Governments as the Local Transportation Commission]

Policy PR-13.3: All new developments shall incorporate safe bicycle lanes in project street design.

Implementation Measure PR-13.3(a): Amend the Land Development Code to require safe bicycle lanes or paths as appropriate in all new subdivision streets and in new projects. [Time-frame for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department, County Planning and Building Department]

