

Section

3



Land Use and Community Development

Land Use and Community Development

GOAL LU-1

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

GOAL LU-2

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

GOAL LU-3

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

GOAL LU-4

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

GOAL LU-5

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

GOAL LU-6

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

GOAL LU-7

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

GOAL LU-8

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

GOAL LU-9

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

INTRODUCTION

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

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



Mendocino County Administrative Complex

LAND USE CLASSIFICATION AND COMPATIBILITY

Land Use Terminology and Classifications

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

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consistent with the types of uses, land use densities and any other criteria defining the land use classification on the property.

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

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

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

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

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



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

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

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

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

Note:

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

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

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

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

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

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

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

Key Land Use Issues

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

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

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

Land Use Compatibility

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

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



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

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

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

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

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

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

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

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

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

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

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

CONSTRAINTS AND SERVICES

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

Constraints

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



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

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

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

Infrastructure and Service Needs

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

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

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

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



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

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

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

Growth Management

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

BUSINESS DEVELOPMENT STRATEGY

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

Retain and Attract Businesses

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

Sustainable Business Strategies:

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

COLLABORATIVE DECISION-MAKING AND REVIEW

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

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

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

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

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

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



GOAL LU1

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

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

LU 1.1a: Healthy Communities

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

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

LU 1.2a: Compact Urban Forms

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

Note:

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

LU1.2b: Infill Incentives

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

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

LU1.2c: Policy Coordination

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

LU1.2d: Housing Element Consistency

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

LU 1.2e: Land Supply

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

LU 1.2f: Master Plans

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

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

LU 1.3a: Well-Served Communities

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

LU 1.3b: Zoning and Development Standards

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

LU 1.3c: Mixed-Use Development

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

LU 1.3d: Diversified Neighborhoods

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

LU 1.3e: Residential Areas

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

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

LU 1.4a: Land Use Planning

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

Priority shall be given to projects that:

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

GOAL LU2

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

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

LU 2.1a: Clear Zone

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

LU 2.1b: Compatibility Guidelines

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

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

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

LU 2.2a: Freight Rail and Land Use

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

GOAL LU3

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

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

LU 3.1a: Schools and Nearby Land Use

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

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

LU 3.1b: School District Consultation

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

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

LU 3.2a: Future School Sites

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

GOAL LU4

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

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

LU 4.1a: Growth Management

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

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

LU 4.2a: Infrastructure Availability

Coordinate with the special planning districts and the Local Agency Formation Commission (LAFCO) in the Ukiah Valley to ensure that municipal service reviews are adequate and up-to-date. Before approving major projects, require new development applications to identify the impacts that the proposed development would have on the provision of public services, and approve those applications that can mitigate impacts or contribute a proportional fair share so that local public services can be maintained at an acceptable level.

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

GOAL LU 5

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

Policy LU 5.1: Retain and attract businesses.

LU 5.1a: Economic Development Strategy

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

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

LU 5.2a: Promotion and Branding

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

Policy LU 5.3: Support small business development.

LU 5.3a: Business Development Programs

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

Policy LU 5.4: Provide labor force training and development.

LU 5.4a: Training Programs

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

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

LU 5.5a: Market/Mercado

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

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

Goal LU 6

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

Goal LU 7

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

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

LU 7.1a: Tax-Sharing Agreements

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

LU7.1b: Sphere of Influence

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

LU7.1c: Comprehensive Planning Team

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

LU7.1d: Fiscal and Economic Impact Assessment

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

GOAL LU8

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

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

LU8.1a: Ukiah Valley Area Plan Review

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

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

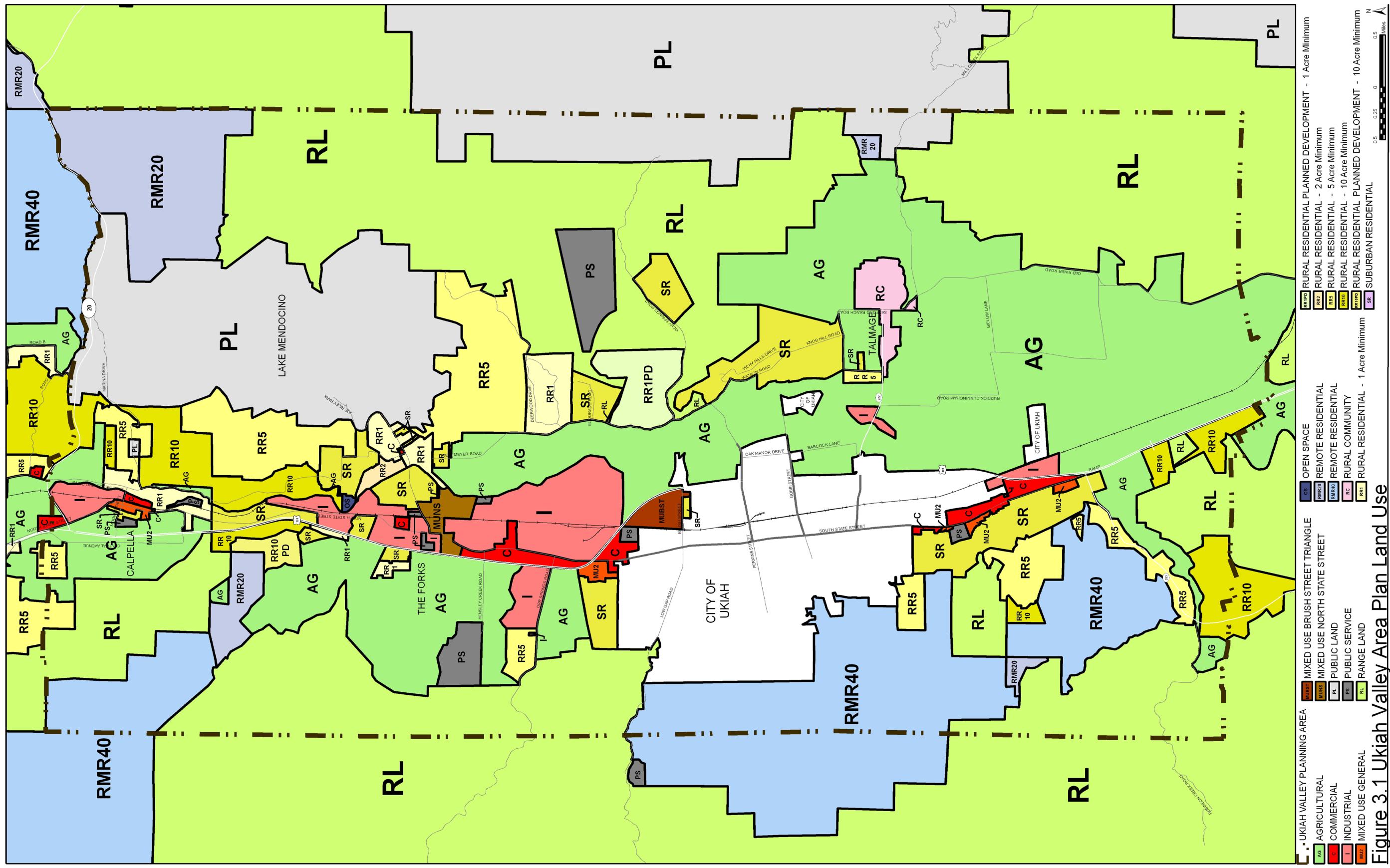
GOAL LU9

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

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

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

Section 3 Land Use and Communtiy Development



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