

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

FOR THE

UKIAH VALLEY AREA PLAN

**UKIAH VALLEY AREA PLAN
MITIGATION MONITORING AND REPORTING PROGRAM**

	MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
Land Use					
Impact 3.1-B: Land uses and development consistent with the Draft 2007 UVAP would convert farmland and prime agricultural soils to non-agricultural uses.	OC3.1a State-Defined Important Farmlands Review and adopt the State of California's "important farmlands" definition and mapping through the County's mapping and monitoring program.	PBS Co. Dept. of Agriculture	Adopt by December 2014	PBS	PBS Adopt by 2014
	OC3.1b Agricultural Land Conversion Criteria Proposals to convert Agricultural Lands to non-agricultural classification will be considered only after satisfying the following requirements: <ul style="list-style-type: none"> The project shall not result in a need for premature expansion of infrastructure in conflict with other Area Plan policies. The project shall not have a significant adverse effect on agricultural uses in the area. The project site is substantially unusable for agricultural purposes due to encroaching adjacent nonagricultural uses. The proposal must achieve the long-range goals of the General Plan and Area Plan for the area as it exists prior to the proposal. 	PBS Co. Dept. of Agriculture	Ongoing	PBS	PBS Prior to approval of new discretionary projects
	OC3.3c Transfer of Development Rights Update the zoning code to allow the transfer of development rights from active agriculture land to underutilized urban infill sites.	PBS	Prepare draft code changes by December 2014	PBS	PBS Adopt by 2015
	LU4.1a: 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. Priority shall be given to projects that: <p>a) Do not displace existing commercial agricultural</p>	PBS	Prepare draft plan by December 2014	PBS	PBS Adopt by 2015

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	activities; b) Do not develop sites containing prime agricultural soils or Unique Farmlands; c) Convert less than one acre of oak woodland; d) Maximize green building techniques, energy conservation, and alternative energy systems; e) Maximize access to and provision of alternate transportation modes; f) Do not significantly adversely affect views from major roads or plan area gateways; g) Are not located in "high" or "very high" fire hazard areas; and/or h) Are infill projects near public transit.				
Impact 3.1-C: Land uses and development consistent with the Draft 2007 UVAP could result in conflicts with agricultural land uses or Williamson Act contracts resulting in cessation of farming on affected properties.	OC3.4a Adjoining Use Restrictions Amend the Mendocino County Zoning Code to require study of adjoining proposed development's potential impact on agricultural properties and disallow projects where substantiated findings indicate unmitigated adverse impacts on existing agricultural uses and businesses.	PBS Co. Dept. of Agriculture	Prepare draft code revision by December 2014	PBS	PBS Adopt by 2015
	OC3.4b New Commercial and Industrial Land Use Restrictions Revise the Mendocino County Zoning Code to prohibit new commercial or industrial development on lands classified as Agricultural Lands outside urban areas unless directly related to on-site agricultural uses or conducted secondarily to an agricultural operation.	PBS Co. Dept. of Agriculture	Prepare draft code revision by December 2014	PBS	PBS Adopt by 2015
	OC3.4d Discretionary Project Compatibility Requirements Require that discretionary projects and parcels created by new subdivisions are designed and scaled to be compatible with contiguous lands classified as Agricultural or Range Lands. Requirements include: <ul style="list-style-type: none"> Residential uses and subdivisions shall maintain a five acre minimum adjacent to lands classified Agricultural or a 10 acre minimum adjacent to lands classified Range Lands. Parcels classified with a smaller minimum parcel size, or zoned Planned Development or Clustering, may exceed these densities, provided that 	PBS Co. Dept. of Agriculture MCAQMD	Ongoing	PBS	PBS Prior to approval of new discretionary projects.

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	<p>the criteria below are employed to reduce impacts;</p> <ul style="list-style-type: none"> • Building envelopes, clustered development, and commercial, industrial, civic, and sensitive uses shall be designed with buffers or setbacks from lands classified Agricultural or Range Lands. Buffers shall generally be defined as a physical separation of 100 feet from pasture or range lands, 400 feet from pear and apple orchards, and 200 feet from vineyards or other crops with the potential for a reduced separation when a topographic feature, substantial tree-stand, landscaped berm, watercourse or similar existing or constructed feature is provided and maintained. ; • Projects shall be designed to reduce growth-inducing impacts and maintain a stable limit to urban development; and • Potential conflicts related to noise, dust, odor, pesticide use, spraying, burning, lights, late or early hour activities, security from vandalism and trespass, and other issues associated with agricultural operations shall be mitigated by the new discretionary project. 				
Impact 3.1-H: Construction of new commercial development and residential development could have social and economic effects that result in a physical adverse change in the environment.	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.	PBS	Ongoing	PBS	PBS Prior to approval of a project meeting the size criterion
Geology and Soils					
Impact 3.2-A: Land uses and development consistent with the Draft 2007 UVAP would increase the number of persons exposed to risk of injury and death and	HS1.1a Landslide and Earth Movement Risk Zones Clearly designate risk areas of varying degrees in potential landslide or earth movement. Revise the land development code to include provisions for development on hillsides in general, and for development on hillsides that are located within designated risk zones that may be more prone to	PBS	Ongoing	PBS	PBS Geotechnical evaluations required prior to approval of a discretionary

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the amount of property damage resulting from seismic events in the plan area, including impacts from surface rupture, strong seismic shaking, liquefaction, and landsliding.	sliding or earth movement.				project
	<p>HS1.1b Earthquake Fault Zones Prohibit construction in earthquake fault zones (except that exempted by the Alquist Priolo Special Studies Act) unless appropriate geotechnical studies (defining setbacks and appropriate density or intensity of development) indicate acceptable mitigations.</p> <p>HS1.1c Geotechnical Evaluations Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. Prohibit development where evaluations indicate major earth movement potential.</p>				
	<p>HS1.5a Avoidance of Hazardous Development Areas Revise zoning regulations to prohibit residential development in areas that present significant environmental hazards, such as unmitigated fault hazard areas, flood ways, or areas with high liquefaction potential.</p>	PBS PBS	Prepare draft regulations by December 2014	PBS	PBS Adopt by 2015
Impact 3.2-B: Land uses and development consistent with the Draft 2007 UVAP has the potential of exposing additional people and structures to slope failure hazard.	Same policies as Impact 3.2-A..				
Impact 3.2-C: Land uses and development consistent with the Draft 2007 UVAP could be damaged by improper construction or siting due to soil constraints.	Same policies as Impact 3.2-A.				

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Impact 3.2-E: Land uses and development consistent with the Draft 2007 UVAP could result in the loss of known mineral resources or mineral resource recovery sites.	OC1.4b Gravel Harvesting Limits <ul style="list-style-type: none"> Limit gravel harvesting to levels that do not exceed resupply of Russian River gravel. Condition project approvals for in-stream mineral extraction on a maximum annual harvest volume that will not, when combined with other extraction permits, exceed the resupply levels for river gravel. 	PBS	Ongoing	PBS	PBS Prior to approving gravel extraction permits
Hydrology and Water Quality					
Impact 3.3-A: Land uses and development consistent with the Draft 2007 UVAP could occur within flood zones and would expose more people and property to flood hazards.	HS1.2a Flood Hazard Mapping Request that Federal Emergency Management Agency and other relevant agencies update flood hazard mapping for Russian River watershed.	BOS	December 2012	PBS	PBS June 2013
	HS1.2b Russian River Flood Management Plan Develop a comprehensive flood management plan for the Russian River watershed to include: <ul style="list-style-type: none"> Community flood protection goals; Technically-based recommendations to achieve goals; Future build-out scenarios; Inter-related flood protection components including: structural elements (such as overflow channels and causeways, flood barriers and new interior drainage systems); environmental restoration and river parkway concepts; mitigation measures (such as restoring active floodplain areas, flood-proofing, managing construction impacts, managing noxious weeds); and floodplain management practices (such as adopting higher building standards, acquiring open space and implementing an early warning system); Policies for managing development in dam inundation areas; and Recommendations for updating regulations and development standards for the Russian River Watershed. 	PBS MCWA MESA	Prepare draft plan by 2016	PBS MCWA	PBS Plan adoption by 2017

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	<p>HS1.2c Russian River Floodway Development Standards and Restrictions Prohibit development within the floodway except as permitted by Federal Emergency Management Agency regulations. Maintain site development standards to ensure that new development within the floodway is kept to the absolute minimum.</p>	PBS	Ongoing	PBS	PBS Prior to approving discretionary development or building permits
	<p>HS1.2d 100-Year Floodplain Development Standards and Restrictions Enforce standards and restrictions for development within the 100-year floodplain. Update standards and restrictions based on Flood Management Plan recommendations. Until the Flood Management Plan and the No Adverse Impact Standards are adopted and the revised 100-year floodplain mapping is completed, new development within the 100-year floodplain will be required to comply with the following conditions:</p> <ul style="list-style-type: none"> • Each discretionary project within the 100-year floodplain will be required, using an methodology acceptable to FEMA, to identify the 100-year floodplain elevation on the site given buildout under the 2007 UVAP; • The first floor of each new development will be constructed at least one foot above the 100-year flood elevation as defined by the above-described modeling; • Design and condition discretionary projects within the 100-year floodplain (including subdivision and use permits) and future site development to minimize fill, encroachments and impervious surfaces; and • Amend the Floodplain Combining District to require local performance standards to minimize encroachments, fill and impervious surfaces lacking stormwater runoff retention features. • To the maximum extent practical, avoid constructing critical facilities within the designated 100-year floodplain 	<p>PBS MCWA</p>	<p>Ongoing Prepare final standards after adoption of Flood Management Plan by 2018</p>	PBS	<p>PBS Ongoing Adopt final Standards by 2018</p>

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	areas or areas potentially subject to inundation by dam failures (or other water impoundment facilities) or seiche.				
	<p>HS1.2e Land Development Code: Flood Management Update the land development code to reflect Flood Management Plan recommendations. The code should also address:</p> <ul style="list-style-type: none"> Standards for retention or reduction of stormwater runoff from large paved areas as a means of reducing flood potential; Design options for street-side infiltration; A maximum allowable total area of impervious surfacing and mitigation measures to offset impervious areas; Requirements for incorporating drainage controls to retain on-site stormwater. Limit impervious surfaces to a practical minimum where alluvial fans intersect the Franciscan Formation and within 100-year floodplain; and For non-residential projects that include more than 200,000 square feet of development, consider requiring multi-level parking lots to minimize impervious surfaces. 	PBS	Update code after adoption of Flood Management Plan by 2018	PBS	PBS Adopt by 2018
	<p>HS1.2f No Adverse Impact Standards Adopt the four No Adverse Impact Standards developed by the Association of State Floodplain Managers:</p> <ul style="list-style-type: none"> All flood studies be based on full build out conditions; No rise in floodway elevation as a result of new development; No increase in flood flow velocity as a result of new development; and No loss of floodplain storage as a result of new development. 	PBS MCWA	Ongoing	PBS	PBS Adopt by 2013

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Impact 3.3-B: Land uses and development consistent with the Draft 2007 UVAP could occur in areas subject to seiche, mudflow, or dam inundation.	HS1.2d listed above under Impact 3.3-A..				
Impact 3.3-C: Land uses and development consistent with the Draft 2007 UVAP would result in increases in stormwater runoff and peak discharge. Existing storm drain systems, including urban creeks and the Russian River, may be incapable of accommodating increased flows, potentially resulting in on- or off-site flooding.	Measures listed under Impact 3.3-A also apply to this impact.				
	WM4.1a Standard Urban Stormwater Mitigation Plan To the extent practical, design storm water drainage facilities within the Valley in accordance with the Guidelines for the Standard Urban Storm Water Mitigation Plan (SUSWIP guidelines) and the Mendocino County Road and Development Standards.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
	HS1.2g Interim Stormwater Plan Until such time as the County completes and adopts the No Adverse Impact Standards, individual project applications shall be required to analyze and mitigate drainage impacts. If such analysis identifies unmitigated and cumulative significant effects, including impacts on downstream flooding, further environmental documentation may be required. In the event that the County Department of Planning and Building Services determines that the project, when considered cumulatively with other projects to be undertaken in the drainage basin, will result in a significant effect with respect to downstream flooding, the project applicant will either: a) prepare a supplemental environmental impact report on such effect, or b) agree to modify the project to construct improvements or participate in a funding mechanism necessary to mitigate any downstream flooding impacts (such as posting a bond on funds prior to recordation of the final map in an amount to be determined by the County Department of Planning and Building Services). Failure to modify the project or to propose further environmental documentation shall be grounds for finding the project inconsistent with the UVAP. Payment of costs for drainage facilities to handle the surface runoff from new development shall be the responsibility of developers.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects

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Impact 3.3-D: Land uses and development consistent with the Draft 2007 UVAP could be located within the floodplain, displacing flood-plain storage and expanding floodplain elevations. This increased runoff and flood-plain displacement can result in secondary flooding, including bank instability and erosion.	Same policies as Impact 3.3-C. WM 4.1e Streambank Protection Develop, adopt, and oversee Best Management Practices for bank stabilization and erosion control to prevent erosion and siltation in drainage swales and streams.	PBS MCWA	Prepare draft BMPs by December 2014	PBS	PBS Adopt by 2015
Impact 3.3-F: Land uses and development consistent with the Draft 2007 UVAP could result in changes to drainage patterns that could increase erosion along overland flow paths and in drainage swales and streams.	Mitigation Measure 3.3-D.1 applies to this impact.				
Impact 3.3-G: Land uses and development consistent with the Draft 2007 UVAP would increase the transport of sediments, oils, greases, and other residues and chemicals to receiving waterways and the groundwater.	WM4.1c Best Management Practices Address non-point source pollution and protect receiving waters from pollutants discharged to the storm drain system by requiring Best Management Practices. Develop, adopt and oversee Best Management Practices Guidelines that include: • Alternatives to impervious surfaces in new development, redevelopment, or public improvement projects to reduce urban runoff into storm drain system and creeks; • Site design requirements that work with the natural topography and drainages to the extent practical to	PBS	Prepare draft BMPs by December 2014	PBS	PBS Adopt by 2015

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	<p>reduce the amount of grading necessary and limit disturbance to natural water bodies and natural drainage systems; and</p> <ul style="list-style-type: none"> Recommended native planting and vegetation for landscaping to absorb and filter fertilizers, pesticides and other pollutants. 				
	<p>OC1.2a Performance Standards Change applicable County Codes to require that new development follow performance standards to protect the river and tributaries from erosion, decrease sedimentation and degradation of water quality, increase water carrying capacity, and protect native vegetation and wildlife habitat.</p>	PBS	Prepare draft BMPs by December 2014	PBS	PBS Adopt by 2015
<p>Impact 3.3-I: Land uses and development consistent with the Draft 2007 UVAP not served by municipal water suppliers will withdraw groundwater from local aquifers, and in the future, municipal water suppliers might withdraw groundwater.</p>	<p>WM1.2a Groundwater Stewardship Program Assemble baseline information describing existing conditions of the Valley's groundwater system (quality, quantity, demand and re-supply), and develop a comprehensive groundwater protection program with specific protection and mitigation measures.</p>	PBS MCWA	Prepare draft plan by 2018	PBS MCWA	PBS Adopt by 2019
	<p>WM1.2b Development Proposals Evaluate development proposals using the groundwater protection program to determine potential impacts to aquifers (including ground water recharge and water quality) and possible mitigation measures.</p>	PBS	After adoption of Groundwater Stewardship Plan	PBS	PBS Ongoing
<p>Impact 3.3-J: Land uses and development consistent with the Draft 2007 UVAP could reduce the area available to recharge the aquifer in the plan area, thereby adversely affecting groundwater supplies.</p>	<p>The mitigation measures for Impacts 3.3-A, 3.3-I and 3.4-C apply to this impact.</p>				
	<p>HS1.2e Land Development Code: Flood Management Update the land development code to reflect Flood Management Plan recommendations. The code should also address:</p> <ul style="list-style-type: none"> Standards for retention or reduction of stormwater runoff from large paved areas as a means of reducing flood potential; Design options for street-side infiltration; A maximum allowable total area of impervious surfacing and mitigation measures to offset impervious areas; and Requirements for incorporating drainage controls to 	PBS	After adoption of Flood Management Plan, prepare draft code changes by 2018	PBS	PBS Adopt by 2019

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	retain on-site stormwater. <ul style="list-style-type: none"> Limit impervious surfaces to a practical minimum where alluvial fans intersect the Franciscan Formation and within 100-year floodplain; and For non-residential projects that include more than 200,000 square feet of development, consider requiring multi-level parking lots to minimize impervious surfaces. 				
Impact 3.3-K: Land uses and development consistent with the Draft 2007 UVAP could cause sewer- and septic-related water quality problems.	WM4.2a Limited Sewer Extensions Confine new sewers and sewer extensions to urban and suburban areas. Alternative sewage treatment systems, rather than sewers, should be used to solve existing water quality problems outside the urban and suburban areas. WM4.2b Water Quality Reduce impacts to water quality from community sewage systems and on-site septic systems.	PBS Plan area wastewater service providers	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
Biological Resources					
Impact 3.4-A: Land uses and development consistent with the Draft 2007 UVAP could adversely affect special status species of vegetation.	OC2.1a Natural Resources Inventory Catalogue natural resources within the Ukiah Valley. Identify types of resources, locations and characteristics to guide future planning decisions.	PBS	Complete catalogue by December 2018	PBS	PBS Adopt by 2019
	OC2.1b Natural Resources Review Guidelines Use the Natural Resources Inventory (OC2.1a) to identify critical resources, then develop and adopt comprehensive design review guidelines to protect priority natural resource areas.	PBS	Develop draft guidelines by 2018	PBS	PBS Adopt by 2019
	OC2.1c Prioritize Conservation Area Use the Natural Resources Inventory (OC2.1a) and Tribal Consultation information to identify priority areas for open space conservation efforts that will protect, enhance, and restore native plant associations.	PBS	Develop priorities by December 2018	PBS	PBS Adopt by 2019
	OC2.1d Wildlife Preserves Identify areas of importance for acquisition or dedication as easements for wildlife preserves.	PBS	Identify areas by 2018	PBS	PBS Adopt by 2018

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	OC2.2a Requirements for New Development Revise the zoning code to include requirements for preserving, restoring and maintaining open space as part of new discretionary residential, commercial and industrial development.	PBS	Develop draft revisions by 2014	PBS	PBS Adopt by 2015
	OC2.2c Transfer of Development Rights § Update the zoning code to allow the transfer of development rights from undeveloped (but developable) land to underutilized urban infill sites. § Identify resources areas that currently allow development but warrant protection, such as range lands or rural residential hillside areas. Identify areas either in the City of Ukiah or in unincorporated developed portions of the Valley that could accommodate the transferred development rights.	PBS	Develop draft code revisions by December 2014 Identify target resources areas and receiver sites by December 2014	PBS	PBS Adopt by 2015
	OC2.2d Cluster Housing Incentives Develop and apply incentives to encourage clustering residential development as a means of maintaining open space.	PBS	Develop draft incentives by December 2014	PBS	PBS Adopt by 2015
Impact 3.4-B: Land uses and development consistent with the Draft 2007 UVAP could result in the injury to or death of special status species of wildlife and/or destruction of habitat required by those species.	Same policies as Impact 3.4-A.				
Impact 3.4-C: Land uses and development consistent with the Draft 2007 UVAP could adversely affect the aquatic habitat of the Russian River and its	OC1.1a River Corridor Planning Area Definition Define the River Planning Corridor and extent of surrounding riparian area within which proposed development will trigger design review, performance standard requirements, and use of river design guidelines. Classify "Riparian Corridors" designated in the Open Space and Conservation Section as follows:	PBS	Develop draft definition by December 2014	PBS	PBS Adopt by 2015

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tributaries thereby adversely affecting fish and aquatic wildlife. It could also adversely affect the riparian habitat along the streams as well as other sensitive habitat types in the area.	<p>(1) "Russian River Riparian Corridor" is the corridor adjacent to the main stem of the Russian River, excluding lands located within the urban land use categories or within the jurisdiction of a city. The corridor is 200 feet from the top of the higher bank on each side of the stream as determined by the County Department of Planning and Building Services.</p> <p>(2) "Other Riparian Corridors" are the corridors within other land use categories along the Russian River and the designated corridors along other rivers and streams. The corridor will be 50 feet from the top of the higher bank on each side of the stream as determined by the County Department of Planning and Building Services.</p> <p>(3) Establish a River Corridor Combining Zoning District. Rezone all lands within the River Corridor areas to this combining district.</p>				
	<p>OC1.1b Stream Setbacks Determine appropriate development setback distances from all perennial and intermittent streams, as shown on USGS topographic maps as of January 2011 (utilizing current ecological and scientific data) and specify setback requirements in the zoning code.</p>	PBS	Develop draft requirements by December 2014	PBS	PBS Adopt by 2015
	<p>C1.1c Riparian System Management Plan Develop, implement and maintain a Riparian System Management Plan and companion design guidelines that will include:</p> <ul style="list-style-type: none"> • Assessment of river conditions (in reach-by-reach segments); • Identification of critical areas for preservation (through limited or prohibited development) and priority segments for restoration; • Strategies for restoration, maintenance and preservation; • Description of the specific functions for which each 	PBS	Develop draft plan by December 2018	PBS	PBS Adopt by 2019

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	<p>stream or stream reach will be managed (aquatic habitat preservation/enhancement, flood control, storm water management, groundwater recharge, recreation, etc.).</p> <ul style="list-style-type: none"> • Identification of opportunities to cultivate and use native plant species that are culturally significant to local Native American Tribes in planned restoration projects; • Identification of potential projects and locations for public access and recreational greenways; and • Design guidelines for projects proposed within the defined river corridor planning area. 				
	<p>OC1.1d Management Plan Implementation Decide how implementation of these functions will occur. Either:</p> <ul style="list-style-type: none"> • Retain access to riparian corridors; or • Assign the responsibility for implementing the Riparian Systems Management Plan, perhaps by way of use permits, to private landowners seeking to develop within or adjacent to designated riparian corridors; and • In either case, identify a permanent source of funding in the Riparian Systems Management Plan. 	PBS	Develop draft guidelines by 2018	PBS	PBS Adopt by 2019
	<p>OC1.1e Zoning Code Update the zoning code to reflect findings, goals and guidelines specified in the river restoration and preservation plan and design guidelines.</p>	PBS	Develop draft code elements after completion of OC1.1c and OC1.1d – by 2019	PBS	PBS Adopt by 2019
	<p>OC1.1h: River Corridor Uses Develop and adopt regulations establishing standards applicable to River Corridors. Until the regulations and the final Stream Setbacks are adopted, require that land use and development comply with the following principles. Allow or consider allowing the following uses within any River Corridor area:</p> <ul style="list-style-type: none"> • Streamside maintenance, fire fuel management, and restoration. • Livestock grazing. • Agricultural cultivation, but not within 100 feet of top 	PBS	Develop draft regulations by December 2016	PBS	PBS Adopt by 2017

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	<p>of bank for the Russian River and 25 feet for Other Riparian Corridors.</p> <ul style="list-style-type: none"> Public projects, including water-dependent public recreational facilities. Timber operations conducted in accordance with an approved timber harvest plan. Mining operations conducted in accordance with the County Surface Mining regulations. Road, street, and utility crossings Streamside maintenance, fire fuel management, and restoration. Permitted summer dams. Equipment turnaround and access roads associated with agricultural cultivation, provided that the affected area is the minimum necessary for these turnaround and access roads and that a minimum 25' vegetative filter strip is provided and maintained between the affected area and the top of the bank. Vegetation removal as part of an integrated pest management program administered by the Agricultural Commissioner. <p>Prohibit, except as otherwise listed above, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines and parking lots within any streamside conservation area. Consider an exception to this prohibition if:</p> <ul style="list-style-type: none"> It makes a lot unbuildable and if vegetation removal is minimized, or The use involves only the maintenance, restoration, or minor expansion of an existing structure or other existing use, or It can be clearly demonstrated through photographs or other information that the affected area has no substantial value for riparian functions, or A conservation plan is approved that provides for the 				

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	appropriate protection of the biotic resources, water quality, flood management, bank stability, groundwater recharge, and other applicable riparian functions.				
	OC1.2a Performance Standards Change applicable County Codes to require that new development follow performance standards to protect the river and tributaries from erosion, decrease sedimentation and degradation of water quality, increase water carrying capacity, and protect native vegetation and wildlife habitat.	PBS	Develop draft code elements by December 2014	PBS	PBS Adopt by 2015
	OC1.2b Minimum Riverbed Elevation Establish a minimum vital riverbed elevation above mean sea level within the Ukiah Valley in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.	PBS BOS MCWA	Develop draft elevation requirement elements by December 2020	PBS	PBS Adopt by 2020
	OC1.2c Riverbed and Bank Maintenance Programs Collaborate with the Mendocino County Resource Conservation District to develop and support programs to maintain the riverbed and banks in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.	MCWA Resource Conservation District	Develop draft programs by December 2014	PBS	PBS Adopt by 2015
	OC1.2d Design Review Require a detailed plan design review process for projects proposed within the defined river corridor planning area to ensure that the channel elevation is maintained and river banks are protected.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects within the defined river corridors
	OC1.3a Indigenous Fish Population Protection and Recovery. Coordinate with State and Federal agencies to implement existing strategies for the protection and recovery of protected species of fish in the Russian River.	PBS - MCWA BOS County Fish & Game Commission	Initiate coordination by December 2014	PBS	PBS Ongoing

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Impact 3.4-D: Land uses and development consistent with the Draft 2007 UVAP could result in the loss of or damage to wetlands.	Same policies as Impact 3.4-A.				
Impact 3.4-E: Land uses and development consistent with the Draft 2007 UVAP within the plan area will result in the loss of woodland plant communities.	OC2.3a Oak Woodland Habitat Inventory and Conservation Plan <ul style="list-style-type: none"> Using the map of contiguous oak woodland (defined as a site where oaks provide at least 10% canopy cover), develop a preservation plan to bring focus to conservation efforts. Use the GIS database to record critical information about the resources. Assess current protection of these woodlands. Designate critical resource areas for conservation and priority restoration projects based on woodlands that are most significantly intact and those that offer the highest potential for successful restoration. Work with the U.C. Extension Office, the Department of Fish and Game, and the Inland Ukiah Valley Land Trust to develop this program. Identify unique "heritage" specimen trees for special protection 	PBS	Develop inventory and draft plan by 2018	PBS	PBS Adopt by 2019
	OC2.3b Land Use and Development Codes Update land use plans and development codes to reflect inventory findings and mitigate development in critical resource areas as defined in the preservation plan.	PBS	Prepare draft code elements by 2019	PBS	PBS Adopt - 2019
	OC2.3c Development Proposal Criteria and Performance Standards Develop criteria to evaluate development proposals and develop performance standards as part of the zoning code to specify: <ul style="list-style-type: none"> appropriate set-back distances; tree/woodland protection practices during 	PBS	Prepare draft code elements by 2019	PBS	PBS Adopt - 2019

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	<p>construction;</p> <ul style="list-style-type: none"> • maximum grading in the vicinity of specimen/heritage trees and woodlands; and • monitoring programs and potential mitigations. <p>Criteria and performance standards should be based on current environmental science pertaining to maintaining healthy woodland communities.</p>				
	<p>OC2.3d Zoning Code: Hillside</p> <p>§ Revise the zoning code to include standards for locating hillside roads and structures to minimize damage to natural hillside resources. Clearings for roads, buildings and fire protection purposes should be sited in the least visible and least ecologically damaging locations and screened with native vegetation where feasible.</p> <ul style="list-style-type: none"> • Encourage development to design and locate projects to minimize impacts on views of the hills from the Valley. • New development should be subordinate to the natural setting and minimize the use of reflective surfaces. • Buildings and building groups shall be sited, when feasible, near the toe of a slope and below a ridge. • New structures should be designed to fit hillside sites rather than requiring the alteration of natural landforms to accommodate buildings typically designed for level sites. 	PBS	Prepare draft code elements by December 2014	PBS	PBS Adopt -by 2015
	<p>OC2.1e: Oak Preservation and Mitigation</p> <p>Require the identification, conservation and protection of native true oaks in the design of discretionary projects. To the maximum extent practicable (through clustering development or avoiding development in areas containing oaks), minimize the removal of oaks and other native trees and fragmentation of woodlands, require any trees removed</p>	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects that affect oaks

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	<p>to be replaced, preferably on the site, and provide permanent protection of other existing woodlands where replacement planting does not provide adequate mitigation. Replacement planting will be done at a ratio of at least 3:1, and planted trees will be maintained for at least 5 years with trees not surviving being replaced and maintained for 5 years.</p> <p>Where oak woodland conversion or fragmentation would occur, require the applicant to pay an in lieu fee equivalent to the conservation values of the site, which would require an appraisal of the site. These fees shall be used to fund the restoration projects listed in Implementation Measure OC2.3a.</p>				
Impact 3.4-F: Land uses and development consistent with the Draft 2007 UVAP could interfere with wildlife movement and nursery sites.	Same Implementation Measures as listed in Impacts 3.4-A to 3.4-C.				
Cultural Resources					
Impact 3.5-A. Land uses and development consistent with the Draft 2007 UVAP has the potential to adversely affect areas of archaeological or historical importance.	<p>HA1.1a Historic Resources Inventory Conduct a Historic Resources Inventory to determine which buildings and sites in the Valley warrant preservation, adaptive reuse and/or special design treatment. Finalize a list of resources with classifications ranging in level of critical significance.</p> <p>HA1.1b Special Resource Designations Nominate the most significant historic resources from the Historic Resources Inventory to state or national preservation lists, such as:</p> <ul style="list-style-type: none"> • The National Register of Historic Places; • California Historical Landmarks; • California Inventory of Historical Resources; 	<p>Mendocino County Historical Society</p> <p>County Museum</p> <p>PBS</p>	Develop inventory and draft designations by 2014	PBS	<p>PBS</p> <p>Adopt protective measures if designations not approved by 2015</p>

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	<ul style="list-style-type: none"> • Points of Historic Interest; and • Ethnic Sites Survey for California. <p>In the event that designations are not approved, develop measures to protect nominated resources as locally significant.</p>				
	<p>HA1.3a Historic Preservation Design Guidelines Develop criteria, standards and guidelines for maintaining the character and quality of historically significant buildings and landscapes. Historic preservation design standards and guidelines should include:</p> <ul style="list-style-type: none"> • Definition of "historically significant"; • Map of relevant sites and structures in the community; • Criteria to evaluate to what level regulations should be imposed on private property owners of historic structures, buildings or sites; • Design standards and guidelines to ensure sensitivity to historically and architecturally relevant structures and environs; • Standards for adaptive reuse of residential structures compatible with the surrounding residential area; and • Strategies and incentives for property owners to maintain significant buildings. 	PBS	Prepare draft guide-lines by December 2014	PBS	PBS Adopt by 2015
	<p>HA2.1a Cultural Resources Inventory Collaborate with local Native American Tribes to conduct a cultural resources inventory that will remain confidential to determine which areas of the Valley are potentially significant with respect to cultural resources. In order to protect sites from vandalism, finalize a map of critical protection zones with classification areas, stipulating the level of significance,</p>	<p>PBS</p> <p>Local Tribal Councils</p> <p>County Historical Society</p>	Prepare draft maps by December 2014	PBS	PBS Adopt by 2015

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	<p>but identifying no exact site locations. Maps should indicate the Tribes to be contacted when discretionary projects are initiated in those designated areas.</p> <p>HA2.1b Gathering Sites Identify and preserve known gathering sites for Native American cultural materials. Consider using the Open Space designation to protect Tribal access to gathering sites and ceremonial locations.</p>				
	<p>HA2.1c Tribal Notification To help protect unexcavated archeological sites, notify Tribes when excavation is occurring within aboriginal territory. Require the presence of Cultural Monitors from participating Tribes during excavations which may impact sensitive resources.</p>	PBS	Ongoing	PBS	PBS Prior to excavation
	<p>HA2.1d Archaeological Monitoring Review discretionary project proposals for potential impacts to archaeological resources through the Archaeological Ordinance and the work of the Archaeological Commission. As part of the review process, refer projects to affected local Native American Tribes, the Northwest Information Center at Sonoma State University, and the County Archaeological Commission for review of archaeological resources.</p>	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
<p>Impact 3.5-B: Land uses and development consistent with the Draft 2007 UVAP has the potential to adversely affect areas containing significant paleontological resources.</p>	<p><i>General Plan Policy DE-116:</i> Paleontological resources studies shall be conducted at the County's discretion for all project applications. The studies should identify paleontological resources in a project area and provide mitigation measures for any resources in a project area that cannot be avoided..</p>	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.

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Traffic and Circulation					
Impact 3.6-A: Traffic generated by land uses and development consistent with the Draft 2007 UVAP will cause sections of County and City roads and certain intersections to operate at an unacceptable Level of Service.	CT1.1a Identification of Integrated Transportation Corridor Work with local and regional agencies to define and develop an integrated transportation corridor. The integrated transportation corridor shall encompass US Highway 101, major thoroughfares, rail, air and public transportation to proactively manage travel demand by identifying underutilized capacity in the corridor and shift travel demand accordingly.	PBS DOT MCOG	Ongoing	PBS DOT	PBS
	CT1.2c Alternatives to Road Widening Where increased capacity is deemed necessary on existing road segments, consider alternatives to road widening, such as through measures that improve system efficiency and capacity. Examples of alternatives include: • Replacing traffic signals with roundabouts; • Incorporation of adequate turning radii in intersection design; • On-street parking controls; and • Signing or re-striping for turn channels	PBS DOT	Ongoing	PBS DOT	PBS Prior to approving new or widened roads
	CT1.2d Roads Improvement Program When mitigation is not sufficient to maintain Levels of Service, extend existing roads or construct new roads to meet traffic demands. For a conceptual list of potential road extensions, see Table 3.2.	PBS DOT	Ongoing – as warranted	PBS DOT	PBS As warranted
	CT1.3a Interchange Improvements Work with the Mendocino Council of Governments and Caltrans to improve the interchanges of US101 at Gobbi, Perkins and North State Street to allow access in all directions	PBS DOT MCOG	Ongoing	PBS DOT	PBS
	CT1.3b Hook Ramp Improvements Work with the Mendocino Council of Governments and Caltrans to develop a hook ramp, or other similar design, at Perkins Street via Orchard Avenue to provide access to Brush Street.	PBS DOT MCOG	Ongoing	PBS DOT	PBS Prior to buildout of the Brush Street Triangle area

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	<p>CT3.2a Maximize Existing Road Capacity Prioritize development applications that rely on appropriately classified existing roads with available capacity, over proposals that would require new transportation facilities and infrastructure.</p>	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
	<p>CT3.2b Required Studies Require that major discretionary project applications include generalized traffic and circulation information, including bicycle and pedestrian impacts. The County may require a traffic study prepared by a licensed professional, which may include an evaluation of project and cumulative average daily traffic, impacts on level of service, safety and the area-wide transportation system, consistency with General Plan policies, and adopted Caltrans and City of Ukiah transportation planning documents if applicable, and projected mitigations.</p>	PBS DOT	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
	<p>CT3.2c Approval Conditions Only approve projects if they can provide adequate mitigation to maintain defined level of service standards. Where new discretionary development proposes to rely on existing roads, the following approval conditions should be utilized.</p> <ul style="list-style-type: none"> • The project should be served by roads appropriate for the intended use consistent with the Federal Highway Administration Functional Classification System. • Development affecting roads (excluding local roads) with level of service E or F should not be approved unless mechanisms or offsets to prevent further degradation are secured or in place. • Rights-of-way must be adequate to serve the project and accommodate multiple transportation modes consistent with General Plan policies and applicable plans and standards adopted by the County. • The road system must be adequate to serve the project consistent with the General Plan policies and applicable plans and standards adopted by the County. 	PBS DOT	Ongoing	PBS	PBS Prior to approval of new discretionary projects

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	<ul style="list-style-type: none"> Projects impacting State or City transportation systems or right-of-way should be consistent with adopted Caltrans or City transportation planning documents as applicable. 				
	CT3.2d Mitigation and Impact Fees Require development impact fees, development agreements and other secured funding sources where necessary to fund transportation improvements to maintain an acceptable level of service on County roads and for all other transportation modes.	PBS DOT	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
	CT3.2e Travel Demand Management Strategies Mitigate trips generated by new development using travel demand management strategies, such as: free transit passes, mixed use development with concentrated employment centers and residential communities, efficient walking and bicycle connections.	PBS DOT	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
Impact 3.6-B: Traffic generated by land uses and development consistent with the Draft 2007 UVAP would increase the risk of accidents involving motor-ists, bicyclists, and pedestrians.	Implementation actions for Policy CT3.2 listed under Impact 3.6-A also apply to this impact.				
	CT2.1a Pedestrian Access Standards The land development code shall develop pedestrian access design standards that address: <ul style="list-style-type: none"> • Accessibility to the disabled, with appropriate grades, ramps and curb cuts; • Separation of sidewalks or paths from auto travel lanes by an appropriate combination of grade separations, parking lanes or landscaping when feasible; • Requirements for landscaped areas and tree shading when appropriate and with respect to solar access; and • Streetscape amenities such as lighting 	PBS DOT	Develop draft standards by December 2014	PBS	PBS Adopt by 2015 Prior to approval of new discretionary projects.
	CT2.1b Pedestrian Walkways To the extent allowed under state law, require private development projects provide pedestrian walkways that provide direct access between key destinations.	PBS DOT	Ongoing	PBS	PBS Prior to approval of new discretionary proejects
	CT2.2a Bicycle Route Standards The land development code shall include standards for safe	PBS	Develop draft standards by	PBS	PBS

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	<p>bicycle lanes or paths, as appropriate, for development projects. Consider bicycle safety in the design of roadways, intersections, and rights-of-way encroachments.</p> <p>CT2.2d Bicycle Parking Adopt and implement standards for safe and secure bike storage in new development. Develop incentives to place bike storage facilities at existing places of employment and parking lots.</p>		December 2014		<p>Adopt by 2015</p> <p>Prior to approval of new discretionary projects.</p> <p>Bike safety will be considered on an ongoing basis until standards are adopted</p>
	<p>CT 2.2b Bicycle Route Requirements Require that roads linking residential areas with schools, shopping, services or employment be designed to include bicycle lanes.</p>	PBS	Ongoing	PBS	<p>PBS</p> <p>Prior to approval of new discretionary projects.</p>
	<p>CT2.2c Bicycle Route Construction</p> <ul style="list-style-type: none"> Construct and maintain bicycle routes and lanes in accordance with the Area Plan Bicycle Route map and the Mendocino County Regional Bikeway Plan. Seek funds through the Mendocino Council of Governments for the construction of bicycle lanes on routes identified in a County bicycle plan, including in conjunction with County road improvement or widening projects. Ensure that bicycle routes connect residential, retail and employment centers. Work with HHS in applying for funding to plan and implement bicycle projects. 	DOT MCOG	Include in next RTP Update by 2015	DOT	<p>DOT</p> <p>2016</p>
	<p>CT2.3a New Transit Routes Work with the Mendocino Transit Authority to assess the feasibility of new bus routes serving new development areas.</p> <p>CT2.3c Transit and Bicycle Compatibility Encourage the Mendocino Transit Authority and other public transportation providers to make bus routes that connect Ukiah with other areas that are bicycle accessible.</p>	<p>PBS</p> <p>DOT</p> <p>MTA</p>	Ongoing	PBS	Ongoing

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	CT2.3d Bus Stops and Shelters Allow the use of County rights-of-way for on-street bus stops and passenger amenities such as shelters and benches. Develop design standards that include provisions for safe, convenient bus stop locations and turnouts. Work with Mendocino Transit Authority to ensure that project design maximizes potential ridership through use of shelters, passenger amenities and service schedules.				
	CT3.1a Traffic Studies Coordinate with Regional Transportation Plan preparation to assess: <ul style="list-style-type: none"> • Trip distribution; • Transportation modes; and • Projected transportation infrastructure and right-of-way needs (based on long-term automobile, transit bicycle and pedestrian access.) 	PBS DOT MTA	Ongoing	PBS	DOT Ongoing
	CT1.4e Acoustic Studies Applications for residential development within 500 feet of the railroad tracks shall require an acoustic study to show how noise levels at residences can be reduced to a level consistent with the Exterior Noise Limit Standards included in the Zoning Ordinance.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects that meet the criterion
	CT1.4f Notification of Rail Activity New residential development approved within 1,000 feet of the railroad will include a disclaimer that the owner and any occupant is aware of and agrees to accept any inconvenience, discomfort or disturbance associated with train traffic (including but not limited to noise, vibration, railroad crossing safety, dust, and potential risk of spills and releases of a wide variety of materials). This disclaimer will be filed with the deed for each property	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects that meet the criterion
Air Quality					
Impact 3.7-A: Land uses and development consistent with the	LU 1.4a Land Use Planning Encourage higher population, building and land use density and intensity along appropriately classified roads with	PBS	Ongoing	PBS	PBS Ongoing

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Draft 2007 UVAP and buildout of the City of Ukiah would increase traffic volumes and could generate harmful emissions of air pollutants that could result in exposure of people to substantial pollution, violate air quality standards, and/or conflict or obstruct MCAQMD's air quality plan.	existing capacity.				
	Implementation Measures CT1.2c and CT1.2d listed under Impact 3.6-A also apply to this impact.				
	Implementation Measures CT1.4e and CT1.4f listed under Impact 3.6-C also apply to this impact				
	Implementation Measures under Policy CT2.2 and CT2.3 listed under Impact 3.6-C also apply to this impact.				
	EA1.3a Particulate Matter Guidelines Revise the land development code to require measures to reduce particulates from road and site construction, grading and demolition to the maximum extent feasible. Require new access roads and parking areas to be covered with pavement or other appropriate material to reduce or eliminate air quality and watershed impacts when warranted, based on projected fugitive dust, erosion and other factors. Encourage the use of landscaped buffers between agricultural operations and watercourses. Work with the Mendocino Air Quality Management District to develop a program to reduce particulate emissions from County-maintained roads.	PBS MCAQMD DOT	Develop draft code language by December 2014	PBS	PBS Adopt by 2015 Prior to approval of new discretionary projects.
	EA1.3d Transportation and Air Quality Develop a comprehensive strategy to mitigate traffic and air quality impacts from new development using alternatives to the automobile, such as incentives to increase public transit ridership or construction of bus stops at convenient locations.	PBS MCAQMD DOT	Prepare draft strategy by December 2014	PBS	PBS Adopt by 2015
Impact 3.7-B: Traffic increases associated with the UVAP would affect local air quality in terms of carbon monoxide concentrations.	Existing regulations of the Mendocino County Air Quality Management District apply	MCAQMD	Ongoing	MCAQMD	MCAQMD Prior to approval of new discretionary projects.
Impact 3.7-C: Land use maps associated	Implementation Measures EA1.3a and EA1.3d listed under Impact 3.7-A apply to this impact.				

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with the UVAP do not propose new sources of odors or toxic air contaminants. However, they show sensitive land uses near sources of odors and toxic air contaminants.	EA1.3e Separate Air Pollutant Emission or Odor and Sensitive Land Uses Do not allow land uses that emit toxic contaminants and/or odors near residential uses or other sensitive receptors. Do not allow residential and other sensitive land uses in the vicinity of air pollution sources (which may include freeways, manufacturing, agricultural, hazardous materials storage, painting shops, landfills, food processing, wastewater treatment, and other similar uses). Require that project applications involving sensitive receptors proposed near Highway 101, truck access roadways, truck distribution centers, or chemical dry cleaning operations include an analysis of the potential health risks and mitigation measures to reduce these risks.				
	HS1.5a: Avoidance of Hazardous Development Areas Revise zoning regulations to prohibit residential development in areas that present significant environmental hazards, such as unmitigated fault hazard areas, flood ways, or areas with high liquefaction potential	PBS MCAQMD	Develop draft code language by December 2014 Until then review during CEQA review of new projects	PBS	PBS Adopt by 2015 Prior to approval of new discretionary projects.
Noise					
Impact 3.8-A: New land uses proposed as a part of the Draft 2007 UVAP could be located in areas with excessive noise.	General Plan Noise Policies DE-100 to DE-105 apply to this impact. Reporting and monitoring would be consistent with monitoring and reporting requirements established for the General Plan.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
Impact 3.8-B: Traffic resulting from new development within the plan area would increase noise levels at sensitive receptors in the area.	General Plan Policy DE-98: The County will protect residential areas and other noise-sensitive uses from excessive noise by doing the following: 1) Requiring that new land uses, new roadways, and other new noise sources do not create unacceptable noise levels on adjacent parcels.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.

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	<p>2) Allowing homes or noise-sensitive uses to be developed only in places where existing and projected noise levels will meet the exterior noise guidelines and standards shown in Policies DE-100 and DE-101.</p> <p>3) Requiring that County decisions which would cause or allow an increase in noise created by stationary or mobile sources (such as development of noise-generating land uses or the construction of new or wider roadways) be informed by a noise analysis and accompanied by noise reduction measures to keep noise at acceptable levels.</p>				
Impact 3.8-C: New development can generate new noise that adversely affects residential neighborhoods and other sensitive receptors.	<i>General Plan Noise Policies DE-98 to DE-109</i> (some listed above). Reporting and monitoring would be consistent with monitoring and reporting requirements established for the General Plan.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
Impact 3.8-D: Constructing new development could cause significant increases in intense, single-event noise.	Mitigation Measure 3.8-D.1 The County will amend its Zoning Code noise standards to include standards to address and mitigate the temporary impacts of construction noise and ground vibration. Such standards will include restriction of construction hours to daytime periods and requirements to utilize construction noise reduction measures (e.g., use of temporary sound barriers, setbacks, equipment noise control devices, and ground vibration control measures).	PBS	Develop draft code language by December 2014 Until then review during CEQA review of new projects	PBS	PBS Adopt by 2015 Prior to approval of new discretionary projects.
Aesthetics					
Impact 3.9-A: Future development consistent with the Draft 2007 UVAP could adversely affect scenic views	CD1.1a Design Guidelines Prepare a set of design guidelines to regulate development in unincorporated areas of the Valley. Draw upon the City of Ukiah's design guidelines for City-County transition areas, Valley gateways, and along the	PBS	Develop draft guide-lines by December 2014	PBS	PBS Adopt by 2015

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along Highway 101, along other major public thoroughfares, and at gateways to the plan area.	<p>State Street, US 101 and railroad corridors. The design guidelines shall reflect the differences in land use intensities, scale and environmental and community settings within the Valley.</p> <p>CD1.1b Neighborhood Scale Develop and adopt design review guidelines that preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with surrounding uses.</p> <p>CD1.1d Parking Requirements Include parking standards in the land development code to guide commercial and industrial parking quantity and design. Requirements shall focus on minimizing the number of stalls required and improving site aesthetics, providing shade, and reducing solar heat gain.</p> <p>CD1.1e Landscape Guidelines Establish landscape guidelines applicable to discretionary projects and building permits for new duplexes, multi-family residential, commercial, industrial, civic, and redevelopment projects.</p> <p>CD1.1f Tree Canopy The landscape guidelines shall include provisions for street canopies and streetscape enhancement that promote plantings while protecting solar access to buildings. Permit the planting of canopy trees within rights-of-way to improve or enhance the streetscape.</p>				
	<p>CD1.2a Site Planning Promote and encourage the use of creative site planning techniques such as clustered development and planned development to facilitate the objective of providing a mix and range of housing types.</p>	PBS	Ongoing	PBS	<p>PBS</p> <p>Prior to approval of new discretionary projects.</p>

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	<p>CD1.2b Attractive Street Frontages During project review, promote improvements that offer attractive, accessible, and pedestrian-friendly street frontages that contribute to the character of the Valley.</p> <p>CD1.2c Segmented Buildings Ensure that building forms are well articulated. Avoid large, unsegmented shapes in building design such as blank walls or an unbroken series of garage doors on street frontages.</p> <p>D1.2d Parking Lots Require shade trees in large parking lots and planter separation between parking and property lines. Where possible, achieve substantial mature-tree canopy coverage of the paved areas of new parking lots. Encourage development of surface parking behind the structures they serve rather than between the building and the street.</p> <p>CD1.2e Unique Design Elements Ensure that building designs include varied building façades, rooflines, and building heights to create interesting and differentiated building forms and shapes.</p> <p>CD1.2f Public Facilities New public uses shall be subject to design guidelines that address building form and incorporate relevant standards applied to private development. Seek the cooperation of government agencies and special districts in complying with the design guidelines for new buildings and facilities.</p>				
	<p>CD2.1a Building Distribution Limit building intensity between Valley communities to provide a visual separation.</p>	PBS	Ongoing	PBS	<p>PBS</p> <p>Prior to approval of new discretionary projects.</p>

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	CD2.1b Gateway Enhancement Use the redevelopment powers or property incentives to encourage property owners to rebuild, restore, or enhance the appearance of the gateways. Make public rights-of-ways available for the planting of trees and flowers to improve gateway streetscapes.	PBS DOT	Ongoing	PBS	PBS Prior to approving new discretionary projects and new road projects
	CD2.1c Noise Barriers Avoid the use of sound walls or other noise barriers for noise mitigation whenever feasible; if unavoidable, require design review for aesthetics, function and sound-reducing capabilities.	PBS DOT	Ongoing	PBS	PBS Prior to approving new discretionary projects and new road projects
	CD2.1d Sign Guidelines Develop sign guidelines that incorporate a program for sign size, height, location and design to enhance visual appearance, unify the streetscape, and reduce visual clutter.	PBS	Develop draft guide-lines by December 2014	PBS	PBS Adopt by 2015
	CD2.3a Underground Utilities Locate utilities underground where feasible and safe. Support utility provider cooperation in sharing costs and responsibilities for locating utilities underground. CD2.3b Utility Screening Require that utilities, communications towers, and devices that must be sited above ground be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
	Implementation Measures for Policy OC2.1, OC2.2, OC-2.3, and OC3.1 as listed previously in Impacts 3.4-A, 3.4-E, and 3.1-B also apply to this impact.				
	Implementation Measures LU1.4a as listed In Impact 3.7-A also applies to this impact.				
	LU1.2f 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	PBS	Prior to approval of projects meeting the criterion established in this measure	PBS	PBS Prior to approval of new discretionary projects meeting the criterion

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	circulation and infrastructure, preserve open space, provide recreational facilities, and maximize ultimate development potential.				established in this measure
Impact 3.9-B: Future development, unless carefully sited and designed, may be inconsistent with the existing scale and character of existing development in the surrounding area. This development could result in views that are aesthetically offensive.	The policies and measures described under Impact 3.9-A also apply to this impact.				
Impact 3.9-C: New development will create new glare and include new lights that will adversely affect nighttime views.	The policies and measures described under Impact 3.9-A also apply to this impact.				
	CD2.2b Interim Design Guidelines Until the design guidelines and landscape guidelines are adopted, the County will conduct design review of proposed discretionary projects. Outdoor lighting for new projects will not be allowed to cause light trespass and will limit light pollution to the degree feasible. The County will use as interim guidelines the Simple Guidelines for Outdoor Lighting Regulations ¹ developed by the International Dark-Sky Association.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects.
Public Services and Infrastructure					
Impact 3.10-A: New development resulting from buildout of the plan area would generate sufficient students to require the	Implementation Measure LU4.1a listed under Impact 3.1-B also applies to this impact.				
	LU4.2a 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	BOS LAFCO	Ongoing	PBS	PBS Ongoing

¹ See: www.darksky.org/programs/simple-guidelines-for-lighting-ordinances.php.

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construction of new schools. The construction of those schools could have significant impacts on the environment.	<p>up-to-date.</p> <p>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.</p> <p>Restrict issuance of development entitlements until infrastructure is known to be available..</p>	PBS	Ongoing	PBS	<p>PBS</p> <p>Prior to approving new discretionary projects</p>
<p>Impact 3.10-D: Develop-ment under the UVAP would increase the demands on the fire protection agencies serving the plan area, creating the need for the Ukiah Valley Fire District and possibly the Redwood Valley-Calpella Fire Protection District and the City of Ukiah Fire Department to acquire new facilities and equipment.</p>	<p>Implementation Measure LU4.1a listed under Impact 3.1-B also applies to this impact. Implementation Measure LU4.2a listed under Impact 3.10-C also applies to this impact.</p>	NA			
	<p>LU7.1a 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.</p> <p>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.</p> <p>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.</p>	BOS	Ongoing	BOS	<p>BOS</p> <p>Ongoing</p>
	<p>HS1.4d Public Service Master Plans To ensure that the County maintains an adequate number of public safety workers, including emergency service providers, individual departments should update their public service master plans in conformance with the amount and type of development specified in this area plan.</p>	BOS	Draft Plans by 2017	BOS	<p>BOS</p> <p>Adopt final plans by 2018</p>
Impact 3.10-E: Future development could be	<p>HS1.3.a Valley-Wide Fire Safety Standards Assess the need for Valley-wide fire safety standards to</p>	PBS	Conduct assessment by	PBS	PBS

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placed in locations where people and structures would be exposed to potential wildland fires.	address: <ul style="list-style-type: none"> • Site development • Flammable vegetation clearance around structures; • Road access • Hillside and terrain challenges; and • Water supply Prepare comprehensive standards if warranted	Ukiah Valley FPD Plan area fire protection districts MESA	December 2014		Complete assessment by 2015. Adopt standards, if warranted, by 2016
	Implementation Measure 1.4d listed under Impact 3.10-D also applies to this impact.				
	HS1.4.a Disaster Preparedness Plans Collaborate with the Mendocino County Office of Emergency Services to incorporate plans for fire, flood and seismic disasters into the County's emergency response planning and the Operational Area Emergency Plan.	BOS MESA	Prepare draft collaboration strategy by December 2014	BOS	BOS Adopt by 2015
	HS1.4b Emergency Response Team Assemble a Valley-wide emergency response team.	Board of Supervisors MESA	December 2014	BOS	BOS 2015
	HS1.4c Neighborhood Emergency Services Team (NEST) Encourage formation of strong Neighborhood Emergency Services Teams. Develop tools to support neighborhood teams, such as: <ul style="list-style-type: none"> • Resource materials to describe neighborhood-based strategies in dealing with emergencies; • Outreach materials to recruit volunteers and raise neighborhood awareness of NEST; • Training programs to build knowledgeable neighborhood leaders; and • Organizational assistance in creating a database of neighborhood information; identifying neighborhood shelters, and locating critical equipment and supplies. 	Board of Supervisors MESA	Ongoing	BOS	BOS Ongoing
	HS1.3b Fire Hazard Areas Do not approve subdivision of existing parcels in areas designated by CAL FIRE as having "high" or "very high" fire hazard rating unless the responsible fire protection agency	PBS	Ongoing	PBS	PBS Prior to approving new discretionary projects

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	determines in writing that adequate access, evacuation routes, emergency response, and fireflow are available, and that the project complies with the most current State requirements for development in wildlands.				
	<p>HS1.3c Wildfire Protection Plan</p> <p>Implement the recommendations of the Wildfire Protection Plan when approving new development. Support the proposed signage and address project included in that plan and support maintenance of improvements constructed as part of the Westside Vegetation Management Plan.</p>	PBS	Ongoing	PBS	<p>PBS</p> <p>Prior to approving new discretionary projects</p>
<p>Impact 3.10-F:</p> <p>Future development in the plan area could cause conflicts with emergency response and evacuation plans.</p>	The measures listed under Impact 3.10-E and Mitigation Measure 3.10-E.2 apply to this impact.				
	<p>HS1.5a: Avoidance of Hazardous Development Areas</p> <p>Revise zoning regulations to prohibit residential development in areas that present significant environmental hazards, such as unmitigated fault hazard areas, flood ways, or areas with high liquefaction potential.</p>	PBS MCAQMD Plan area fire protection agencies	Prepare draft regulations by December 2014	PBS	<p>BOS</p> <p>Adopt by 2015</p>
<p>Impact 3.10-G:</p> <p>Develop-ment under the Draft 2007 UVAP would increase the demands on emergency medical agencies serving the plan area, potentially creating the need for the Ukiah Valley Fire District, the Redwood Valley-Calpella Fire Protection District, Ukiah Fire Department, & Ukiah Ambulance Service to acquire new facilities and equipment.</p>	<p>Implementation Measure LU4.1a listed in Impact 3.1-B applies to this impact.</p> <p>Implementation Measures 4.2a listed in Impact 3.10-A also applies to this impact.</p> <p>Implementation Measure HS1.4d listed in Impact 3.10-D applies to this impact.</p>				

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Impact 3.10-H: New development will increase the demand for potable water. It is possible that local water purveyors may be unable to meet the demand. Development of new sources of water could have significant environmental effects.	WM 1.1a Identify Water Sources Cooperate and coordinate with the City of Ukiah, LAFCO, the Water Agency, and local water districts in the provision of infrastructure and services within the Ukiah Valley.	MCWA Plan area water providers RRFCD State Dept. of Water Resources	Ongoing	MCWA	MCWA
	WM1.1b Water Storage Capacity Expand water storage capacity in Lake Mendocino, Lake Pillsbury, off-stream reservoirs and the Russian River and its tributaries where feasible.	BOS MCWA	Ongoing	MCWA	BOS Ongoing
	WM1.1c Water Rights Expansion Identify Russian River system water rights that may be available to support development of new land uses in the Valley.	BOS MCWA RRFCD	Ongoing	MCWA	MCWA Ongoing
	WM2.1a Service Evaluation Involve water agencies, City and agricultural water users in collaboration with LAFCO to perform mandated municipal service reviews.	BOS MCWA Plan area water providers RRFCD	Ongoing	MCWA	MCWA Ongoing
	WM2.1c Quantify Water Demand Before approving new development projects, work with the City and appropriate agencies to determine community water needs and demand for the short, intermediate and long term planning periods.	MCWA Plan area water providers RRFCD State Dept. of Water Resources	Prepare draft report by 2014	MCWA	MCWA Adopt by 2015

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	WM2.1d Additional Impact Analyses Require additional analyses to more precisely determine impacts and mitigations where development proposals are determined to have a significant impact.	PBS	Ongoing	PBS	PBS Prior to approving new discretionary projects
	Implementation Measure LU4.1a listed in Impact 3.1-B applies to this impact.				
Impact 3.10-J: Future development under the UVAP would generate wastewater that could exceed the collection, treatment, and/or disposal capacities of wastewater facilities serving the plan area and cause exceedances of the wastewater treatment standards established by the Regional Water Quality Control Board.	WM4.2b Water Quality Reduce impacts to water quality from community sewage systems and on-site septic systems.	PBS Plan area municipal sewer service providers	Ongoing	PBS	PBS Prior to approval of new discretionary projects
	Implementation Measure LU4.1a listed in Impact 3.1-B applies to this impact. Implementation Measures LU4.2a listed in Impact 3.10-A also applies to this impact.				
Impact 3.10-L: Development in the plan area would generate solid waste that would need to be accommodated at the Ukiah Valley Transfer Station and the Potrero Hills Regional Landfill.	Implementation Measure LU4.1a listed in Impact 3.1-B applies to this impact. Implementation Measures 4.2a listed in Impact 3.10-A also applies to this impact.				
Impact 3.10-M: Future development under the UVAP would increase the	PR1.1a Parks and Community Facilities Needs Assessment and Master Plan Conduct a Valley-wide Parks and Community Facilities Needs Assessment and develop a Facilities Master Plan.	General Services	Prepare draft plan by 2014	General Services	General Services Adopt by 2015

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<p>plan area population, thereby increasing the demand for parks and recreational facilities. This increased demand could result in significant deterioration of existing facilities and the need for new or expanded facilities.</p>	<p>The assessment should include:</p> <ul style="list-style-type: none"> • An inventory of existing parks and community facilities, including their distribution and range of classifications (such as neighborhood, local or regional resources); • Baseline demographic and population data; • Valley-wide opportunities for park and facility space; • Program recommendations for additional park and community facility space needed in the Valley; including identification of top priority projects; • Implementation strategies; including potential funding sources; and • Identification and development of opportunities for community gathering sites. 				
	<p>PR1.1b Priority Project Implementation Following completion of the Facilities Master Plan, implement priority projects; including new park and facility development and/or park and facility improvement projects.</p>	General Services	Begin in 2015	General Services	General Services Ongoing
	<p>PR1.1d Periodic Parks and Facilities Evaluation Develop a mechanism for periodic re-evaluation of parks and community facility use to ensure efficient allocation of space for priority activities.</p>	General Services	Prepare draft mechanism by 2015	General Services	General Services Adopt by 2015
	<p>PR1.2b Trails Master Plan Develop a comprehensive Trails Master Plan in collaboration with a trails committee and the City. Trails Master Plan components should include:</p> <ul style="list-style-type: none"> • Assessment of existing trail networks; • Location of gaps in trails and pedestrian pathways between key recreational destinations; • Identification of potential improvement areas and proposed trail expansion areas; • Proposed mechanisms to address: trail maintenance, public safety, as well as private property protection from trespass, vandalism and intrusion; • Implementation strategies; and 	<p>General Services</p> <p>DOT</p> <p>City of Ukiah</p>	Prepare draft plan by 2014	General Services	General Services Adopt by 2015

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	<ul style="list-style-type: none"> Potential funding sources. <p>The Trails Master Plan development process should include:</p> <ul style="list-style-type: none"> Coordination with the County's Hiking and Equestrian Trail Plan; Focus on developing or improving connections between existing trails and public lands; Maximum use of publicly-owned lands, rights of way, and lands voluntarily offered for location of trail routes, trailheads and staging areas; and Outreach strategies to address public expectation and education in the trail dedication process. 				
	<p>PR2.1a City-County Collaboration Collaborate with the City to identify properties for acquisition and potential funding sources to meet shared goals in improving public access to parks and recreational facilities.</p>	<p>County Administrator's Office</p> <p>City of Ukiah</p>	Ongoing	County Administrator's Office	<p>County Administrator's Office</p> <p>Ongoing</p>
	<p>PR2.1b Joint Use Agreements Initiate discussions with the City, School Districts and the faith community to explore cooperative agreements for joint-use of City, school or church grounds for community parks and recreational use. Partnership arrangements might include: sharing of or collaboration to upgrade existing facilities, development and/or maintenance of new facilities.</p>	<p>County Administrator's Office</p> <p>City of Ukiah</p> <p>Ukiah Unified School District</p> <p>Mendocino-Lake Community College District</p>	Ongoing	County Administrator's Office	<p>County Administrator's Office</p> <p>Ongoing</p>
	<p>PR2.2b Park Land Dedications Require that new development provide park land for new</p>	General Services	Ongoing for land dedications	PBS	PBS

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	residents. In lieu of developing on-site recreational facilities, the developer may compensate the County (appropriate in-lieu fee rates to be determined by appropriate nexus study) by providing a fee per acre of required land.	PBS	Prepare draft nexus fee study by 2015		Prior to approval of new discretionary projects. Adopt nexus fees by 2016
	<u>PR2.2d Ongoing Park Operations and Maintenance</u> <u>Provide for ongoing funding of park operations and maintenance through assessment districts, homeowners associations, and other means.</u>	BOS GSA	Ongoing	GSA	GSA Prior to approving new discretionary projects.
	Implementation Measure LU4.1a listed in Impact 3.1-B applies to this impact. Implementation Measures 4.2a listed in Impact 3.10-A also applies to this impact.				
Hazards and Hazardous Materials					
Impact 3.11-A: Land use and development consistent with the Draft 2007 UVAP would result in increased transport, use, and disposal of hazardous materials that could expose the public and environment to a significant hazard through either their routine use or an accidental release to the environment.	The implementation measures under Policy HS1.4 listed in Impact 3.10-E also applies to this impact. Implementation Measure HS1.5a listed under Impact 3.2-A also applies to this impact.				
Impact 3.11-B: New	LU2.1a Clear Zone	PBS	Ongoing	PBS	PBS

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development near the Ukiah Municipal Airport could expose people to risk of injury or death due to aircraft accidents.	Prohibit development in the clear zone as defined in the Ukiah Municipal Airport Master Plan.	City of Ukiah County Airport Land Use Commission DOT			Airport Land Use Commission Prior to approval of new discretionary projects.
	LU2.1b 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 CLUP. 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.	PBS City of Ukiah County Airport Land Use Commission DOT	Ongoing	PBS	PBS & Airport Land Use Commission Prior to approval of new discretionary projects.
Energy					
3.12-A: The Draft 2007 UVAP land use plan could affect energy usage by creating a land use pattern that could increase the dependence on single occupancy vehicles, which would use more energy.	Implementation Measures under Policies CT1.1, CT2.1, CT2.2, CT2.3, and LU 1.4 previously listed under Impacts 3.6-A to 3.6-C and 3.7-A also apply to this impact.				
3.12-B: Land uses and development consistent with the Draft 2007 UVAP could result in inefficient and	EA 1.1a Energy Efficiency Coordinate with recommendations from the Energy Working Group to revise zoning code and develop design review guidelines to promote responsible design through the use of energy efficient techniques and equipment; setbacks and	PBS	Prepare draft guidelines by December 2014	PBS	PBS Adopt by 2015

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excessive use of energy resources.	height limitations to promote optimal heating, cooling and cogeneration opportunities; materials and construction practices that minimize adverse environmental effects. Adopt energy efficient standards and conservation requirements and integrate them as an energy efficiency ordinance into the development review and building permit process.				
	EA1.1b Energy Incentives Offer permitting incentives to encourage the use of energy-efficient construction practices and technology to minimize impacts to the local infrastructure and environment. Provide incentives such as fee reductions and expedited processing for facilities that use renewable resources for energy production. Projects that conserve more energy than the minimum required by new County energy efficient building standards will be given priority in obtaining building permits under the Growth Management Program developed under UVAP Policy LU4.1.	PBS	Prepare draft incentives by December 2014	PBS	PBS Adopt – 2015
	EA 1.1c Solar Design Integrate requirements for passive solar building design into design review guidelines. Ensure that building design maximizes air circulation, natural lighting, views, solar orientation, and shading areas to interior and exterior spaces. Require orientation of buildings to maximize solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, promote effective use of daylight, and optimize opportunities for on-site solar generation.	PBS	Ongoing Adoption of design review guidelines in 2015	PBS	PBS Prior to approval of new discretionary projects
	EA1.1d County Facilities The County shall adopt and implement energy efficient standards and conservation requirements for new County facilities. The County shall strive to replace its vehicle fleet with fuel-efficient vehicles.	GSA	Prepare draft standards and requirements by December 2014	GSA	GSA Adopt by 2015
	EA1.1e Renewable Resources Preserve opportunities for development of renewable energy resources. Promote renewable energy.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects

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	EA1.1f Community Choice Aggregation Evaluate and pursue implementation of Community Choice Aggregation if it proves to be a cost-effective and low-risk strategy to accelerate the use of renewable resources.	PBS	Complete evaluation by December 2014	PBS	PBS Adopt by 2015
	EA1.1g Green Building Standards New construction shall comply with the California Green Building Code. Adopt and integrate green building standards into the development review and building permit process. Offer incentives to encourage green building practices.	PBS	Ongoing	PBS	PBS Prior to approval of new discretionary projects
	Implementation measures under Policy CD2.1 listed in Impact 3.9-A also apply to this impact.				
Global Climate Change					
3.13-A: Land uses and development consistent with the Draft 2007 UVAP could result in greenhouse gas emissions that exceed State emission targets and would adversely affect climate.	Implementation measures previously listed previously under Air Quality and Energy above partially address this impact.				
	EA1.1h Building Code Standardization The County of Mendocino will work together with the incorporated cities to establish a uniform set of building standards for all new construction.	PBS City of Ukiah	Prepare draft standards by December 2014	PBS	PBS Adopt – 2015
	EA1.1i Fleet Vehicle Replacement Program Mendocino County will replace their vehicle fleet with more fuel efficient and/or clean-burning models and will encourage other entities to do the same. The County promotes the use of all-electric vehicles for local use, hybrids for extended replacements.	General Services	Ongoing	General Services	General Services Ongoing
	EA1.1j Electric Vehicle Incentives Mendocino County shall investigate potential electric vehicle purchase incentives for individuals and/or businesses.				
	EA1.1k Prepare and Adopt a Qualified Greenhouse Gas Reduction and Energy Management Plan Mendocino County shall prepare and adopt a Qualified Greenhouse Gas Reduction and Energy Management Plan that establishes a baseline inventory of GHG emissions from all sources, GHG reduction targets that are consistent with the goals of AB32, and enforceable GHG emission reduction	PBS	Prepare draft plan by December 2014	PBS	PBS Adopt by 2015

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	strategies and performance measures. Unless revised by additional analysis done while preparing this plan, the targets will be to reduce emissions 22% countywide from today's levels by 2020 and by 83% by 2050. The plan will include enforcement and monitoring tools to ensure regular review of progress in meeting the reduction targets to allow revising the plan as needed				
	<p>EA1.3b Clean Air Sources Update the County building code and other relevant ordinances to require that primary heat sources in all new development and additions involving space heating use low/no air emission heat sources (solar, electricity, natural gas, propane or butane). Verify through plan-check process."</p> <p>Support the Mendocino County Air Quality Management District in the development of incentive programs to encourage voluntary replacement of older, highly polluting wood stoves and fireplaces in existing homes with EPA certified clean burning appliances.</p>	PBS	Prepare draft standards by December 2014	PBS	PBS Adopt by 2015
3.13-B: The changing climate could cumulatively result in a decrease in water supply, increase in air pollution, and increase in health hazards.	Same policies required for Impact 3.13-A apply to this impact.				