

# **BROOKTRAILS TOWNSHIP**

## **SPECIFIC PLAN**

**Updated June 2002**

Prepared for:

**County of Mendocino**

Funded by:

**Brooktrails Township  
Community Services District**

Initial plan prepared by:  
EIP Associates, San Francisco, CA  
(415) 362-1500  
February 1997

First Five-Year Update prepared by:  
Brooktrails Township Community Services District  
June 2002

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Specific Plan published February 1997. Adopted by Mendocino County Board of Supervisors December 1997 (Resolution 97-219, Ordinances 3986 & 3987)

Specific Plan Five-Year Update prepared June 2002. Adopted by Mendocino County Board of Supervisors June 2004 (Resolution 04-113)



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## **IMPLEMENTATION**

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Resolution No. 97-219

Ordinance No. 3986

Ordinance No. 3987



**RESOLUTION NO. 97-219**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
MENDOCINO ADOPTING THE BROOKTRAILS SPECIFIC PLAN AND AN  
AMENDMENT TO THE MENDOCINO COUNTY GENERAL PLAN.**

WHEREAS, the County of Mendocino has adopted a General Plan, and

WHEREAS, the County of Mendocino has established a General Plan Amendment procedure, and

WHEREAS, a proposed Specific Plan and General Plan Amendment, #GP 4-96, have been prepared according to adopted procedure, and

WHEREAS, the Planning Commission has held a public hearing and received comments on the proposed Specific Plan and General Plan amendment, and

WHEREAS, the Board of Supervisors has held a public hearing and has considered all comments and requests of the concerned public and of the applicants, and

WHEREAS, the Board of Supervisors has determined that the Brooktrails Specific Plan should be adopted and that #GP 4-96 should be approved, and

WHEREAS, the Board of Supervisors finds that potential environmental impacts associated with the project have been described and analyzed in the certified Final Environmental Impact Report (FEIR) prepared by EIP Associates, dated February 1997. Potential impacts have been either; (a) found to be insignificant, (b) reduced to a level of insignificance, (c) incorporated into the certified monitoring program, or (d) addressed by adoption of the Statement of Overriding Considerations as follows;

Pursuant to CEQA Guidelines Section 15093, the County has balanced the project benefits against its unavoidable environmental risks and finds the benefits outweigh the unavoidable environmental risks. The unavoidable adverse risks, pertaining to the issues of traffic, visual quality/community character, biological resources, and air quality, as detailed in the FEIR prepared by EIP Associates, dated February 1997, and also listed above in Item IV, "Environmental Impact Report" of this staff report dated June 5, 1997, are considered acceptable due to overriding concerns regarding potentially significant and more considerable environmental impacts which may result from continued buildout within the Brooktrails Township should a comprehensive plan (Specific Plan) for future development not be adopted. Additionally, there is recognition of the premise that development per the Specific Plan (4000 equivalent single family residential units) would be less intense and environmentally disruptive than the buildout of the existing 6000+ parcel subdivision.

WHEREAS, the Board of Supervisors has adopted findings supporting its determination that the Specific Plan and General Plan Amendment are consistent with all other provisions of the Mendocino County General Plan, and

WHEREAS, the Board of Supervisors finds that the Specific Plan has been prepared in accordance with Government Code Section 65451 which mandates that a specific plan contain:

"(a)... a text and diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b)... a statement of the relationship of the Specific Plan with the General Plan."

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Supervisors adopts the Brooktrails Specific Plan with revisions as follows:

- i. Geologic Report: The recommendation that a geologic report be prepared in cases exempt from the Alquist-Priolo Earth Faulting Zoning Act be deleted from the Plan (p. 6-20);
- ii. Financial Liability Statement: addition of language to the financial section of the Plan (Chapter 11) which states that the Brooktrails CSD will reimburse the County for those costs which the County incurs associated with Plan implementation where the cost associated with said implementation measures exceed equitable expenditures for planning within the Specific Plan area as compared to other portions of the County;
- iii. Noise Ordinance: Implementation related to Noise Goal and Policy, p. 6-22: "Implementation" paragraph, sentence 2 reads as follows;

"Toward this end, at the discretion of the Township Board of Directors, a noise control ordinance should be developed and adopted."

Revise this sentence to read;

"Toward this end, the Township Board of Directors may request that the County consider development and adoption of a noise control ordinance applicable to the Township."

- iv. Traffic: Include the City of Willits as a “collaborator” involved with Sherwood Road improvements; Specific Plan page 7-9, Transportation and Circulation Policy FS 7.1-1C, Implementation.
- v. Public Safety: (Emergency Response) - List Mendocino Emergency Services Authority as the “coordinating agency”, Specific Plan page 8-5, Public Safety Policy PS-8.2C, Implementation.
- vi. Forestry Related Changes as detailed in attached Exhibit Number 1 titled “Specific Plan and EIR Revisions for Forestry” dated July 15, 1997.
- vii. Specific Plan, Chapter 7, Community Facilities and Services, Implementation, page 7-23, bullet number 4 to be modified as follows:

**Current language** - “Optionally submit the assessment to an advisory vote”

**Revised language** - “Submit the assessment to a vote”

- viii. Development Projection, insert “Recommendation” from Item 1, page 1 of this report which reads - “The Plan projects an estimated buildout of 4,000 equivalent dwelling units and an ultimate population of 9,919 residents. This number is intended to represent a development projection, not a growth limit or development cap.”
- ix. Revisions to Chapter 11 of the Specific Plan which states that the actual method of infrastructure financing:
  - is best determined closer to the point when funding is necessary for a specific project and,
  - will depend upon specific project authority (County or CSD), overall project costs, laws in effect at the time of project financing initiation and preference of voters.
- x. Add “Preamble to Brooktrails Specific Plan” as follows:

“The designation of Alternative 3B (medium growth-4,000 units) as the preferred alternative is solely for the purpose of identifying the projected size of the community, not to impose a limit upon its growth. To emphasize, wherever this estimate of development is referenced throughout this Specific Plan, the intention is that this number represents a development projection, not a growth limit or development cap.

This Specific Plan recognizes that each Brooktrails property owner will make an individual decision as to whether or not to develop their parcel. Brooktrails Township CSD and the County of Mendocino, each within their respective jurisdictions, are committed to develop such infrastructure as is necessary to accommodate the demand for growth—whatever the level.

This Specific Plan recognizes that an unknown number of parcels will not be developed for various reasons and an unknown number will be merged with adjoining parcels. The adoption of Alternative 3B justifies the adoption of a voluntary merger program to reduce the parcels entitled to utility service through voluntary means, if possible, and further justifies the policy of prohibiting the expansion of the number of parcels entitled to utility service.

The preferred alternative predicts the point where economic factors and environmental factors intersect to create or limit demand for infrastructure. It would be irresponsible not to predict the ultimate size of the community and the ultimate services and infrastructure which will be required. However, nothing in the prediction operates to limit the amount of growth—the ultimate choice of community size will be made by the collective owners of parcels in Brooktrails.”

BE IT FURTHER RESOLVED, that the Board of Supervisors adopts General Plan Amendment #GP 4-96 consisting of (1) the following General Plan text revisions:

The following text is added to Page I-117.2 of Chapter I of the General Plan entitled *Land Use Element, Section E, General Plan Intent Section*.

“BROOKTRAILS TOWNSHIP SPECIFIC PLAN”

“Brooktrails Township is an unincorporated community located northwest of the City of Willits. Originally a large timber holding, the land was purchased by a land development company which subdivided the property in the 1960’s. The development included a subdivision creating over 6,500 lots ranging in size from one-sixth acre (7,260 square feet), to 230 acres. The development was presented to the County of Mendocino as being a “vacation village resort” to be comprised primarily of second homes with an occupancy rate of no more than 25% at any given time.”

“In recognition of existing development constraints such as steep topography, small parcel sizes, water supply, limited access, etc., the Brooktrails Township Community Services District opted to prepare a Specific Plan for their community. The Specific Plan furthers the goals in the County’s General Plan and focuses a comprehensive planning effort on issues unique to future development of the Brooktrails Township.”

“Major issues addressed in the Specific Plan include the following:”

- “1) Rezoning - a “P” (Plan) overlay combining district is established for the entire Specific Plan area. This designation will alert interested parties to the fact that a Specific Plan exists for the Brooktrails Township.”
- “2) Lot Reduction Program - this is a voluntary program intended to reduce the total number of residential parcels within the Specific Plan area from approximately 6,000 lots to approximately 4,000 lots. This program relies upon lot mergers through boundary line adjustments, the



establishment of conservation easements, and District/County assistance in application processing.”

- “3) Design Guidelines and Site Development Standards - this development review process serves to enhance public health and safety, environmental resources, public amenities, visual quality, and the overall quality of life within the Township by providing detailed development criteria designed specifically for the Brooktrails area.”
- “4) Circulation - two additional access roads are planned in order to provide improved emergency vehicle access to the Township, as well as to relieve existing and future vehicle congestion in general.”
- “5) Water Supply - one additional reservoir is planned to meet domestic water supply requirements for a community of approximately 4,000 units.”

The following is inserted between paragraphs Number 2 and Number 3 on Page I-83 of Chapter I of the General Plan entitled *Land Use Element*, Section C, *Public Services, Water Supply*:

“The Brooktrails Township Community Services District provides a domestic water supply for the majority of the Township. It is anticipated that the District can serve up to approximately 2,000 residential units with the existing water supply infrastructure (1996 estimate made by Brooktrails Community Services District). In order to accommodate up to 4,000 residential units as detailed in the Brooktrails Specific Plan, it will be necessary to construct a new dam and reservoir capable of storing 1,600 acre-feet of water.”

The text under the third “\*” at the top of Page III-12 of Chapter III of the General Plan entitled *Circulation Element, County Roads, Mendocino County Road Program Anticipated Expenditures*, is amended to read as follows:

“Phased second and third access routes connecting the Brooktrails Township with State Route 20 and/or U.S. Highway 101.”

and (2) land use classification changes from Commercial to Suburban Residential for Assessor Parcel Numbers 098-282-03, 098-282-04, 098-262-13, and 098-262-14.

BE IT FURTHER RESOLVED, that this entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game fees required or authorized by Section 711.4 of the Fish and Game Code are submitted by the applicant, Brooktrails Community Services District, to the Mendocino County Department of Planning and Building Services. Said fee of \$875.00 shall be paid within five (5) working days of the final project decision, payable to the Mendocino County Clerk. Failure to pay this fee by the specified deadline shall result in the entitlement automatically becoming null and void.

The foregoing Resolution was introduced by Supervisor Pinches, seconded by Supervisor Campbell and carried this 8th day of December, 1997 by the following roll call vote:

AYES: Supervisors Shoemaker, Pinches, Campbell, Peterson  
NOES: Supervisor Delbar  
ABSENT: None

Whereupon the Chairman declared said Resolution passed and adopted and SO ORDERED

*Charles Peterson*

Chairman, Board of Supervisors

ATTEST: JOYCE A. BEARD  
Clerk of the Board

By: *Kristin Valette*

DEPUTY

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

JOYCE A. BEARD  
Clerk of the Board

By: *Kristin Valette*

DEPUTY

## Specific Plan and EIR Revisions for Forestry

JULY 15, 1997

| <u>Page No.</u><br>Specific<br>Plan | <u>Line</u>                                    | <u>Change</u>  |
|-------------------------------------|--|--|
| 4-4                                 | Table 4-1                                      | Add to F-L Forest Land "and Timberland Production T-P"   |
| 4-10                                | 10   | Add T-P Timberland Production  |
| 4-13                                | Table 4-2                                      | Add description of T-P Timberland Production Zone  |
| 6-11                                | Vegetation and<br>Wildlife Policy<br>ED-6.3-1C | Add to first sentence: "Except for Forest Land and Timberland Production designated areas" and add to second sentence: "within District owned property,"   |
| 6-11                                | New  | Add a discussion of General Plan Policies regarding Forestry and talk about T-P and F-L being in the study area and adjacent. Talk about adding to State and Federal regulations about considering proposals for harvesting in such areas. |
| 11.1-2                              | Footnote 1<br>third paragraph<br>line 4        | Change 320 to 220  |

| Page No.                | Line             | Change   |
|-------------------------|------------------|--|
| Final EIR               |                  |  |
| 3.1.1-9                 | Table 3.1.1-1    | Same as for 4-4 above.   |
| 3.1.1-10                | 11               | Same as for 4-10 above.  |
| 3.1.1-12                | Table 3.1.1-2    | Same as for 4-13 above.  |
| 3.1.1-13                | Footnote 1       | Change "Preserve" to "Production"  |
| 3.1.1-11 &<br>3.2. 3-28 | Policy ER-6.3-16 | Same as for 6-11 above.  |
| 3.2.3-24                | New              | Add discussion of existing General Plan Policies on Forestry and existence of F-L and T-P properties                                     |
| A-6                     | New              | Do an evaluation of General Plan Policies on Forestry with an emphasis on the extensive process for harvesting as required by the State. |

ORDINANCE NO. 3986

**AN ORDINANCE AMENDING SECTION 20.040.010 - COMBINING DISTRICTS,  
SECTIONS 20.232.010 AND 20.232.040 OF CHAPTER 20.232 - DEVELOPMENT  
REVIEW PROCESS FOR THE BROOKTRAILS TOWNSHIP AND ADDING  
CHAPTER 20.138 - "P" PLAN COMBINING DISTRICT OF DIVISION I  
OF TITLE 20 OF THE MENDOCINO COUNTY CODE**

The Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 20.040.010 of Division I of Title 20 of the Mendocino County Code is amended to read  
as follows:

**Sec. 20.040.10 Combining Districts**

In addition to the districts enumerated in Section 20.040.05 combining districts may be  
established and designated as follows:

- "AH" Special Airport Height Combining District
- "C" Cluster Combining District
- "FP" Special Flood Plain Combining District
- "IS" Isolated Service Combining District
- "L" Special Minimum Lot Size Combining District
- "PD" Planned Development Combining District
- "P" Plan Combining District
- "SH" Special Hazards Combining District
- "SS" Seismic Study Combining District

Section 20.232.010 of Division I of Title 20 of the Mendocino County Code is amended to read  
as follows:

**Sec. 20.232.010 Purpose.**

The Board of Supervisors of the County of Mendocino finds and declares that  
development conditions are unique in Brooktrails Township Community Services District where  
the mixture of small parcel sizes and steep wooded terrain results in the need for intensive  
development review.

It further finds that, in connection with the adoption of the Brooktrails Specific Plan, the  
Brooktrails Township Board of Directors is authorized to provide development review consistent  
with the adopted Specific Plan.

Section 20.232.040 of Division I of Title 20 of the Mendocino County Code is amended to read  
as follows:

**Sec. 20.232.040 Standards.**

The design guidelines and site development standards to be used by the Development Review Board in considering applications for approval are detailed in Chapter 10 of the adopted Brooktrails Specific Plan and are incorporated by reference and made part of this Chapter. A current version of the Specific Plan shall be kept on file at all times in the Brooktrails Community Services District office and the Department of Planning and Building Services.

Chapter 20.138 of Division I of Title 20 of the Mendocino County Code is hereby added to read as follows:

**CHAPTER 20.138  
"P" PLAN COMBINING DISTRICT**

**Sec. 20.138.005 Intent.**

This district is intended to be applied to parcels which are subject to the provisions of a plan such as a specific plan, area plan, master plan, or other type of community plan.

**Sec. 20.138.010 Regulations.**

Development of parcels within the "P" Plan Combining District shall be subject to the regulations set forth within the adopted subsidiary plan, or as stipulated in this chapter.

**Sec. 20.138.015 Plan Identification.**

As additional plans are adopted throughout the County, each Plan will be numbered, listed within this chapter, and shown on the appropriate land use and zoning maps.

**Sec. 20.138.020 "P-1": Brooktrails Specific Plan**

(A) The P-1 Brooktrails Specific Plan Combining District shall apply to all parcels within the territory of the Brooktrails Township Community Services District, excepting and excluding those lands located within that portion of the District generally referred to as "Spring Creek" (all territory shown on Parcel Map 1-76 recorded in the office of the Mendocino County Recorder, Map Case 2, Drawer 29, Page 87), and "Sylvandale" (all territory shown on Parcel Map 1-73 recorded in the office of the Mendocino County Recorder, Map Case 2, Drawer 22, Page 15).

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 8th day of December, 1997, by the following vote:

AYES: Supervisors Delbar, Shoemaker, Pinches, Campbell, Peterson  
NOES: None  
ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and SO ORDERED.

ATTEST: JOYCE A. BEARD  
Clerk of said Board

By Kristin Vagstad  
DEPUTY

APPROVED AS TO FORM:

H. PETER KLEIN, COUNTY COUNSEL

By H. Peter Klein

Charles Peterson

Chairman of said Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

JOYCE A. BEARD  
Clerk of the Board

By: Kristin Vagstad  
DEPUTY

ORDINANCE NO. 3987

AN ORDINANCE CHANGING THE ZONING OF REAL  
PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Pursuant to Division I of Title 20, Chapter 20.212 of the Mendocino County Code, the zoning of the following real property within Mendocino County is hereby changed as described below.

The following Assessor's Parcels are reclassified from C-1 (Limited Commercial) to R-1 (Single-Family Residential).

|            |            |            |
|------------|------------|------------|
| 097-203-11 | 098-182-14 | 098-171-10 |
| 097-203-12 | 098-183-02 | 098-171-11 |
| 098-182-12 | 098-183-03 | 098-171-12 |
| 098-182-13 | 098-183-04 |            |

The following Assessor's Parcels are reclassified from C-1 (Limited Commercial) to R-2 (Two-Family Residential).

|            |            |            |
|------------|------------|------------|
| 100-162-07 | 100-082-14 | 098-064-04 |
| 100-162-08 | 100-082-15 |            |

The following Assessor's Parcels are reclassified from C-1 (Limited Commercial) to R-3 (Multiple-Family Residential).

|            |            |
|------------|------------|
| 098-282-03 | 098-262-13 |
| 098-282-04 | 098-262-14 |

The following Assessor's Parcels are reclassified from R-3 (Multiple-Family Residential) to R-2 (Two-Family Residential).

|            |            |            |
|------------|------------|------------|
| 098-261-09 | 098-261-12 | 098-261-15 |
| 098-261-10 | 098-261-13 | 099-144-10 |
| 098-261-11 | 098-261-14 | 099-144-11 |

The following Assessor's Parcel is reclassified from R-2 (Two-Family Residential) to C-1 (Limited Commercial).

099-071-15

Furthermore, pursuant to Mendocino County Code Section 20.138.020, the "P-1" Brooktrails Specific Plan Combining District shall apply to all parcels within the territory of the Brooktrails Township Community Services District, excepting and excluding those lands located within that portion of the District generally referred to as "Spring Creek" (all territory shown on Parcel Map 1-76 recorded in the office of the Mendocino County Recorder, Map Case 2, Drawer 29, Page 87), and "Sylvandale" (all territory shown on Parcel Map 1-73 recorded in the office of the Mendocino County Recorder, Map Case 2, Drawer 22, Page 15), and as shown on attached Exhibit "A".



Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 8th day of December, 1997, by the following vote:

AYES: Supervisors Delbar, Shoemaker, Pinches, Campbell, Peterson  
NOES: None  
ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and SO ORDERED.

*Charles Peterson*

Chairman of said Board of Supervisors

ATTEST: JOYCE BEARD  
Clerk of said Board

By *Kristin Vagstad*

**DEPUTY**

CASE#: #R 4-96

AREA: BROOKTRAILS COMMUNITY SERVICES DISTRICT

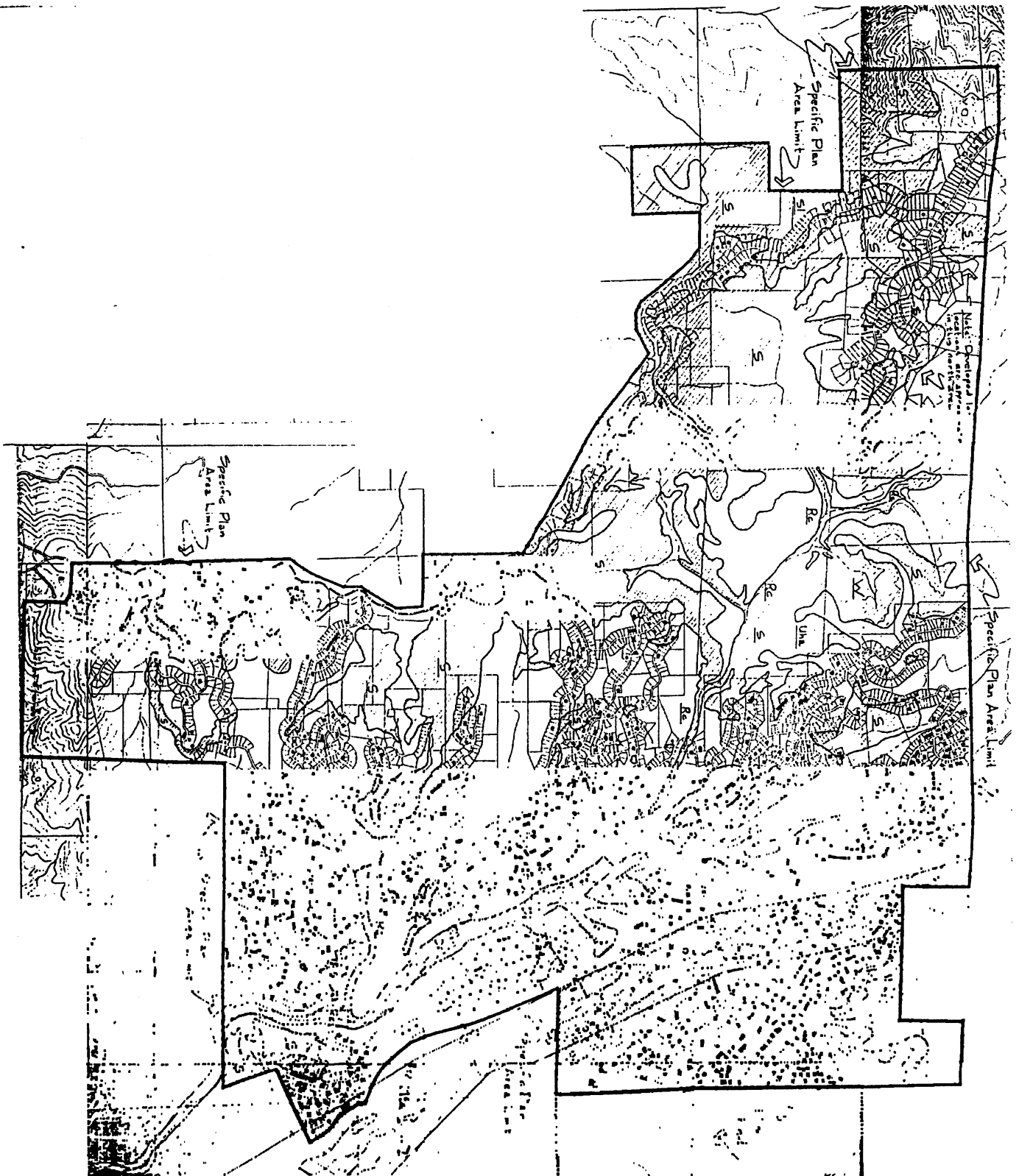
I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

JOYCE A. BEARD  
Clerk of the Board

By: *Kristin Vagstad*

**DEPUTY**

EXHIBIT "A"





Br  
**MINUTE ORDER**  
BOARD OF SUPERVISORS  
COUNTY OF MENDOCINO STATE OF CALIFORNIA

file  
JUL 22 2004

**RECEIVED**

MEETING DATE: June 22, 2004

**SUPERVISORS PRESENT:** Supervisors Delbar, Shoemaker, Wagenet, Campbell, Colfax

**SUPERVISORS ABSENT:** None

AGENDA ITEM NO. 10F4 - DISCUSSION AND POSSIBLE ADOPTION OF RESOLUTION AUTHORIZING AN AMENDMENT TO THE BROOKTRAILS SPECIFIC PLAN. SP 1-2003. NUMEROUS PROPERTY OWNERS WITHIN THE BROOKTRAILS TOWNSHIP (OWNERS), BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT (BTCSD) (APPLICANT), MIKE CHAPMAN, GENERAL MANAGER (AGENT). REQUEST: AMEND THE BROOKTRAILS SPECIFIC PLAN AS PROPOSED IN BROOKTRAILS TOWNSHIP COMMUNITY SERVICE DISTRICT BOARD RESOLUTION NO. 2004-1 REFLECTING PROPOSED CHANGES TO THE ADOPTED SPECIFIC PLAN AS A RESULT OF THE INITIAL 5-YEAR PLAN UPDATE RECENTLY COMPLETED BY THE BTCSD. PROPOSED AMENDMENTS TO CHAPTER 1-3, 7-8, 10-11 OF THE BROOKTRAILS SPECIFIC PLAN PROVIDE CLARIFICATION TO EXISTING TEXT AND ADDRESSES TOPICS INCLUDING ON-STREET PARKING, COMMUNITY CIRCULATION (SECOND AND THIRD ACCESS, U.S. 101 BYPASS), FIRE PROTECTION, WATER SUPPLY, AND DEVELOPMENT STANDARDS. LOCATION: BROOKTRAILS TOWNSHIP LOCATED NORTHWEST OF THE CITY OF WILLITS.

**Presenter/s:** Mr. Gary Pedroni, Senior Planner.

Proper Notice was established by the Clerk of the Board and the PUBLIC HEARING WAS OPENED.

**Applicant presentation:** Mr. Mike Chapman, Brooktrails Community Services Director.

**Public Comment:** None presented.

THE PUBLIC HEARING WAS CLOSED.

**Board Action:** Upon motion by Supervisor Shoemaker, seconded by Supervisor Campbell, and carried unanimously; IT IS ORDERED that the Board of Supervisors adopts the following resolution, approving Specific Plan Amendment SP 1-2003, making the findings and subject to the modifications as recommended by the Planning Commission on May 20, 2004, authorizing the Chairman to sign same --

RESOLUTION NO. 04-113

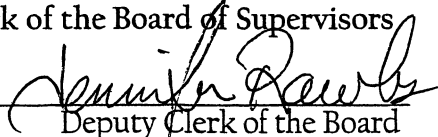
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING AN AMENDMENT TO THE BROOKTRAILS SPECIFIC PLAN

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF MENDOCINO )

I, KRISTI FURMAN, Clerk of the Board of Supervisors, in and for the County of Mendocino, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this 16<sup>th</sup> day of July, 2004.

KRISTI FURMAN  
Clerk of the Board of Supervisors

By:   
Deputy Clerk of the Board



## VISION STATEMENT<sup>1</sup>

### - PREPARED BY - BROOKTRAILS COMMUNITY VISION FOCUS GROUP

- **We envision** Brooktrails Township as an environmentally planned residential community. We will be a community of people of various backgrounds, means, race, age and convictions. The residents and property owners will always have the opportunity to participate in policy decisions.
- **We envision** our planning for infrastructure to balance the needs and desires of the community with what the environment can sustainably support, while keeping within our prudent financial ability.
- **We envision** safe and dependable additional highway access to serve Brooktrails Township, an effective disaster preparedness plan and a responsive infrastructure including fire, ambulance, and law enforcement that reflects Brooktrails Township's changing growth and safety needs.
- **We envision** preserving the tranquility, and natural beauty of our environment by being stewards of our natural forest ecosystem, for future generations. We will develop and maintain our trail system, and provide and maintain neighborhood recreation opportunities consistent with the environment. We will affect change by coordinating with neighboring non-Brooktrails residents and the City of Willits and Mendocino County governments.
- **We envision** that our development will continue to evolve over time, with both the County and the District exerting appropriate leadership through the timing of the infrastructure standards and/or programs consistent with the needs of both residents and lot owners alike. The guiding principles shall be establishing the appropriate balance between development and the environment; and the preservation of individual property rights.
- This **VISION** affirms that the transition from the original concept of the Brooktrails vacation village to a community of predominately full-time residents shall continue and shall be the basis of our Specific Plan.

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1. The Vision Statement is as contained in the Brooktrails Community Vision Focus Group Report and Recommendations, prepared for the Brooktrails Township Board of Directors, June, 1994. Amended and adopted by the Brooktrails Township Community Services District Board of Directors on December 20, 1994.

## **PREAMBLE TO THE BROOKTRAILS SPECIFIC PLAN**

The designation of Alternative 3B (medium growth-4,000 unit) as the preferred alternative is solely for the purpose of identifying the projected size of the community, not to impose a limit upon its growth. To emphasize, wherever this estimate of development is referenced throughout this Specific Plan, the intention is that this number represents a development projection, not a growth limit or development cap.

This Specific Plan recognizes that each Brooktrails property owner will make an individual decision as to whether or not to develop their parcel. Brooktrails Township CSD and the County of Mendocino, each within their respective jurisdictions, are committed to develop such infrastructure as is necessary to accommodate the demand for growth--whatever the level.

This Specific Plan recognizes that an unknown number of parcels will not be developed for various reasons and an unknown number will be merged with adjoining parcels. The adoption of Alternative 3B justifies the adoption of a voluntary merger program to reduce the parcels entitled to utility service.

The preferred alternative predicts the point where economic factors and environmental factors intersect to create or limit demand for infrastructure. It would be irresponsible not to predict the ultimate size of the community and the ultimate services and infrastructure which will be required. However, nothing in the prediction operates to limit the amount of growth--the ultimate choice of community size will be made by the collective owners of parcels in Brooktrails.

The designation of Alternative 3B does not operate to reduce the need for Brooktrails to pursue and protect water rights adequate for all development in Brooktrails, whatever the ultimate development level; and the Brooktrails Township Community Services District and the County of Mendocino, each within respective jurisdiction, are committed to pursue and protect such water rights.

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## BROOKTRAILS TOWNSHIP SPECIFIC PLAN

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