



Paths, Open Space, and Creeks Commission

Regular Meeting

AGENDA

Civic Center Annex ♦ 411 W. Clay St., Conf. RM #5 ♦ Ukiah, CA 95482

January 9, 2020 - 3:00 PM

Please note: The meeting will be held in conference room #5 in the City's annex building, located at 411 W. Clay St. Members of the public and Commissioners may enter the main City administration offices at 300 Seminary, and a member of the Community Development Department will walk attendees over. Members of the public and Commissioners may also enter through the main entrance of 411 W. Clay St.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approval of December 5, 2019 POSCC Meeting Minutes

Recommended Action: Review and Approve December 5, 2019 Minutes

Attachments:

1. POSCCM_12052019-Draft

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The City of Ukiah Paths, Open Space, and Creeks Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments related to non-agenda items.

6. NEW BUSINESS

6.a. 1995 General Plan Implementation Measure Status Discussion

Recommended Action: Review and discuss Open Space and Conservation Element Implementation Measures

Attachments:

1. 6A 1995 General Plan Implementation Measure Status
2. 6A ATT 1_GP-OS-Implementation Status Report 01032020

7. PETITIONS AND COMMUNICATIONS

8. MATTERS FROM THE COMMISSION

9. MATTERS FROM STAFF

10. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the main entrance of the City of Ukiah Annex, located at 411 W. Clay St., Ukiah, CA 95482, not less than 72 hours prior to the meeting set forth on this agenda.

**CITY OF UKIAH
PATHS, OPEN SPACE, AND CREEKS COMMISSION MINUTES
Civic Center Annex Conference Room #5
411 W. Clay Street
Ukiah, CA 95482
December 6, 2019
3:00 p.m.**

COMMISSIONERS PRESENT

Megan Prout
Susan Knopf
Jeanne Wetzel Chinn

COMMISSIONERS ABSENT

Ginevra Chandler

STAFF PRESENT

Michele Irace, Planning Manager
Craig Schlatter, Community Development Director

OTHERS PRESENT

Diane Knox
Howie Hawkes

Meeting was called to order at 3:06 p.m. in Conference Room #5, Ukiah Civic Center, 411 W. Clay Street, Ukiah, California.

Vice Chair Susan Knopf presiding

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

None.

4. APPROVAL OF MINUTES

The minutes of the October 3, 2019 meeting.

Motion/Second Prout/Wetzel Chinn to approve the minutes of the October 3, 2019 meeting.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

6. NEW BUSINESS

- a. Status of the General Plan Update

Presenter: Planning Manager Michelle Irace and Director Craig Schlatter.

Public Comment Opened: 3:27 p.m.

Presenters: Howie Hawkes and Dianne Knox.

Public Comment Closed: 3:54 p.m.

Public Comment Reopened: 3:54 p.m.

Presenters: Howie Hawkes and Dianne Knox

Public Comment Closed: 4:10 p.m.

Discussed the General Plan Update process. No action required.

7. MATTERS FROM THE COMMISSION

- a. POSCC voted to cancel the January 2, 2020 meeting and reschedule it for January 9, 2020.
- b. POSCC discussed the possible appointment of a fifth commissioner.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:25 p.m.



STAFF REPORT

TO: Paths, Open Space, and Creeks Commission
DATE: January 9, 2020
FROM: Michelle Irace, Planning Manager
SUBJECT: 1995 General Plan Implementation Measure Status Discussion

Background

The Paths, Creeks, Open Space Commission (POSCC) was established by City Council in 2003 to aid in efficient implementation of the Open Space and Conservation Element, as well as the sections relating to trails and pathways of the Circulation and Transportation Element of the City's 1995 General Plan.

Discussion

At the December 5, 2019 POSCC meeting, the POSCC stated that they would like to review the aforementioned General Plan elements and discuss priorities of the POSCC. The elements can be found online here (under the General Plan tab) <http://www.cityofukiah.com/documents-and-maps/>.

Staff looked through previous meeting materials and it appears the last status of the Open Space and Conservation implementation measures was given to the POSCC in 2016. Staff has updated it with activity that has occurred since 2016 (noted in red text -**Attachment 1**). Implementation measures related to paths within the Circulation and Transportation Element (Section 5.02) are focused on pedestrian and bicycle facilities which are being implemented by the Public Works Department, Traffic Engineering Committee, and groups such as Walk and Bike Mendocino.

Attachments

- 1- Open Space and Conservation Element Implementation Measure Status Report



Ukiah General Plan Open Space and Conservation Element

Implementation Measure Status Report

March 2016 , Revised January 2020

Implementation Measure	Status
OC-1.1(a): Ensure that the undeveloped lands inventory is updated each year	Staff capacity is limited so the vacant and underutilized land inventory is updated every five years as part of the General Plan Housing Element update. Last update was in 2009.
OC-1.1(b): Provide information to people interested in learning about how undeveloped lands can be acquired as a means of preserving open space.	
OC-1.1(c): When private organizations or public groups seek to acquire open space, provide staff support to answer questions and supply supporting information as needed.	Staff has not been approached by any private or public groups with questions about acquiring open space.
OC-1.2(a): The revised Land Development Code shall include standards for maintaining open space and green areas within new developments.	The zoning code contains landscaping standards.
OC-11.3(a): In the Land Development Code or design standards, incorporate requirements for enhancing native vegetation.	Creek Maintenance Policies and Procedures, zoning code, Master Tree List
OC-2.1(a): During the short-term planning period, the City shall facilitate acquisition of open space by the <i>land Conservation Trust</i> .	The Land Conservation Trust has not approached the City about open space acquisition.
OC-3.1(a): Amend the Land Development Code to incorporate incentives, such as density bonuses, for cluster housing to conserve critical natural habitat.	The zoning code was updated to include density bonuses for high density affordable housing projects.
OC-3.1(b): Ensure that the Land Development Code incorporates subdivision design standards to plan for shared or clustered driveways.	Downtown Zoning Code 2012.
OC-4.1(a): Using community relations programs, provide notice and an opportunity for groups to participate in the annual General Plan report to provide views concerning the implementation of the Open Space and conservation elements.	Public notice is provided every time a General Plan report is given.
OC-5.1(a): Evaluate and prepare an inventory of existing natural resources on a periodic and systematic basis during the life of the General Plan. The inventory may include encouraging other trustee or responsible agencies to take the lead in developing an inventory in areas of appropriate responsibility, it may include sponsorship of studies found by the Council to be of immediate importance to the City, or it may include City contributions in kind or monetarily, if appropriate, to assist in funding such studies.	
OC-5.1(b): During the short-term planning period, prepare a list of resources to be included in the inventory. The list shall be utilized to develop the systematic program for preparing the inventory.	
OC-5.1(c) The City shall strive to start an inventory of at least one resource identified on its list or in its program every two fiscal years.	
OC-6.1(a): The Land Development Code shall include provisions for review of the site terrain and natural characteristics as part of site design and development.	Hillside Zoning District regulations. Site Development Permit Findings. Also common practice through Building Permit and Public Works review.
OC-7.1(a): Working cooperatively on an ongoing basis with the affected property owners, the Russian River Flood Control and Water Conservation Improvement District (RRFC&WCID), Mendocino County, and other responsible and trustee agencies, develop and support programs to maintain the riverbed for flood control, fishery habitat, and water delivery.	

OC-7.2(a): Working cooperatively on an ongoing basis with affected property owners, the RRFC&WCID, Mendocino County, and other responsible and trustee agencies, establish a program to set a minimum riverbed elevation above mean sea level along its route within the Ukiah Valley and participate in project review to ensure that the channel elevation is maintained.	
OC-7.3(a) During the short-term planning period, work with the affected property owners, County of Mendocino, Department of Fish and Game, and California Division of Mines and Geology to determine the resupply levels of river gravel.	
OC-7e(b): When reviewing permit applications for mineral resource harvesting from within the river channel, ensure that permit conditions maintain a maximum harvest volume that will not, when combined with other extraction permits, exceed the resupply levels for river gravel.	Not applicable to the City
OC-7.4(a): The revised Land Development Code shall incorporate standards for retention or volume reduction of stormwater flows as a means of reducing flood potential from surface runoff from large paved areas.	Ongoing and routine practice. LID
OC-7.5(a): Incorporate design standards in the Land Development Code to integrate riparian habitat into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.	
OC-7.5(b): Review project landscaping proposals, working with proponents, to avoid removal or damage to riparian habitat and develop programs to avoid or manage sedimentation and erosion of river channels and tributaries.	On-Going. Examples: The Buddy Eller Center, Riverside Park.
OC-7.5(c): The Land Development Code shall include either specified setbacks from the Russian River based on precise criteria or site-specific performance standards for each zoning district.	Not applicable to the City
OC-8.1(a): No land within the one hundred year flood plain of the Russian River shall be converted from agricultural use to residential, general commercial or industrial development.	No conversions have occurred.
OC-8.1(b): Establish land development programs that place an emphasis on public or commercial recreation development of riverfront property, for lands converted from agricultural uses.	No conversions have occurred.
OC-9.1(a): In the short term planning period, the City shall establish a citizen's task force for the Stream and Creek Restoration Master Plan and provide staff and technical assistance.	Attempted to establish Task Force in mid-late 1990's. Unsuccessful.
OC-9.1(b): The task force's final plan shall include recommendations for private and public funding sources and incentives to property owners to accomplish stream or creek restoration.	No Task Force established.
OC-9.2(a): When maintaining creek and stream channels, the City shall be cognizant of the natural conditions, restoring them whenever possible.	2010 Creek Maintenance Policies and Procedures.
OC-9.2(b): During the short-term planning period, wherever feasible and safe, remove barriers and impediments to fish passage following appropriate study of the channel.	
OC-9.2(c): The City shall maintain information available to the public about the use of riparian plants and vegetation for landscaping, including sources of plant material.	2010 Creek Maintenance Policies and Procedures, Master Tree List
OC -9.2(d): Ensure that grading and development codes incorporate measures to protect and enhance fish habitat including riparian vegetation protection and restoration and erosion and sediment control measures.	2009 Storm Water Management Ordinance
OC-9.2(e): Development plans shall be reviewed to ensure that proposals are coordinated with adjoining development in design to maintain or enhance contiguous riparian corridors.	No opportunities have materialized.
OC-9.2(f): Support efforts of appropriate agencies to ensure in stream water flows adequate to maintain and protect historic fisheries in the streams and creeks within the Planning Area.	

OC-9.2(g): Work with the California Department of Fish and Game and community groups to inventory spawning streams in the Planning Area and establish population counts for important fish species.	Fish and Game Orrs Creek Inventory late 1990's.
OC-9.2(h): During the intermediate and long-term planning period, the Redevelopment Authority shall consider among its projects the restoration of creeks within its jurisdiction.	Redevelopment Agency eliminated.
OC-9.2(i): The City shall develop and implement a review procedure with the California Department of Fish and Game which provides each local agency the opportunity to comment on all proposed Streamed Alteration Agreements in the Planning Area. The focus of this review shall be upon the protection and enhancement of stream and creek natural resources, including fish and riparian vegetation.	Permit application routing system in place.
OC-9.2(j): The City Planning Department shall develop a review and comment procedure with the City Engineer and the Building Official which ensures that all public and private projects in or adjacent to a City stream or creek are designed and approved in a manner which preserves and enhances fish habitat.	Permit application routing system in place.
OC-9.3(a): As a part of stream restoration and maintenance programs, the City and County shall ensure that floodwater carrying capacity has not been significantly reduced or damaged.	Orrs and Gibson Creek Plans, Creek Maintenance Policies and Procedures.
OC-9.3(b): Whenever possible, riparian vegetation shall be used for streambank protection in conjunction with natural materials or appropriate structural material to achieve a natural-looking appearance.	City participation with <i>The Friends of Gibson Creek</i> .
OC-9.4(a): Working cooperatively between the City, County, and private landowners during the short-term and intermediate-term planning periods, develop pedestrian access along creeks flowing through the City.	Perkins Street and North Oak Street pocket parks.
OC-9.4(b): During the short-through intermediate-term planning periods, develop <i>pocket parks</i> along creek channels on public lands where feasible.	Perkins Street and North Oak Street pocket parks.
OC-9.5(a): The Land Development Code shall include either specified setbacks from streams based on precise criteria or site-specific performance standards for each zoning district.	Completed recommendation in May, 2019.
OC-10.1(a): During the short-term planning period, a "Habitat conservation Plan" shall be developed in cooperation with the California Department of Fish and Game for the purpose of conserving valuable grounds in prime habitat areas.	
OC-10.2(a): Utilize the Land Development Code to establish road and structure siting standards in the area's hills which conform to the Habitat Conservation Plan.	
OC-10.2(b): Site and design development to minimize impacts on views from the Valley.	Ongoing. This is a part of CEQA and Site Development Permit findings
OC-10.2(c): Clearings for roads, buildings, and fire protection zones shall be sited in the least visible and ecologically damaging locations possible and screened with vegetation wherever feasible.	Ongoing. This is a part of CEQA and Site Development Permit findings
OC-10.3(a): Prior to the conclusion of the short term planning period, establish a citizen committee appointed by the City Council and Board of Supervisors to identify and select locations within the hills which would be appropriate for future public acquisition.	
OC-10.3(b): The City and County shall work to identify for ridgeline areas found to be suitable for general public use for possible acquisition.	
OC-10.3(c): Provide points of connecting access from the ridge-top trails into the Valley in any plans or programs for trail development.	City View Trail, 2010
OC-11.1(a): Utilize the existing natural resource inventory combined with the Habitat Conservation Plan as a basis for allocating areas for development and areas for conservation.	
OC-11.1(b): Lands designated for conservation shall be developed with onsite density transfer provisions such as cluster housing.	

OC-11.1(c): Utilize the provisions of the Land Development Code to allow density transfer within parcels that create cluster development to provide a balance between open space retention and the need to maintain a growing housing stock	
OC-11.1(d): Density transfer shall be utilized as part of a project's subdivision review through provisions in the Land Development Code.	
OC-11.1(e): Residential development density shall be allocated in relation to the availability of services and facilities to serve the property in the land use element.	2002 Hillside Constraints Analysis Study, Mid-late 1990's GP compliance re-zonings and 2012 Downtown Zoning Code
OC-11.2(a): When new residential development is proposed in the hills, provide incentives to encourage cluster development add a means of maintaining and enhancing natural areas and public hiking access.	
OC-12.1(a): If it is determined that a development proposal may result in a significant reduction in groundwater recharge areas or water quantity, the developer shall be required to analyze the areas of new impermeable surfaces to provide information as to whether the potential impact is significant.	
OC-13.1(a): During the intermediate term planning period, assemble available baseline information describing the Valley's groundwater system – physical and natural characteristics, quality and quantity, and demand and resupply	2005 and 2010 Urban Water Management Plans, 2006-2008 Health Waterways Study (UC Davis).
OC-13.1(b): Compile information necessary to prepare a comprehensive evaluation of potential impacts and standardize mitigation measures and project conditions related to groundwater protection.	
OC-13.1(c): When development proposals are received, ensure that there is adequate information from the baseline study, and the standardized impact analysis and mitigation program to determine whether the proposed project will result in a significant change in the Ukiah Valley aquifer.	
OC-14.1(a): Participate with other area agencies in hearings and petitions before state or federal agencies to oppose transfer of water rights or Ukiah Valley-source water from within the Ukiah Valley to other areas.	
OC-15.1(a): Adopt grading regulations for purposes of reducing erosion and sedimentation.	2009 Storm Water Management ordinance.
OC-15.1 Support public and private land management programs which aim to reduce erosion and agricultural run-off.	
OC-16.1(a): Parking lot design shall be reviewed to ensure that there are adequate containment features to separate contaminated surface water from storm water run-off.	On-going and routine practice.
OC-16.1(b): Utilize appropriate technology to delay storm surges from running off parking areas and potentially overburdening the drainage system.	On-going and routine practice. LID.
OC-16.2(a): Review all proposed projects to ensure that the calculated volume and locations of surface water discharges do not exceed the capacity of area drainage systems. If the drainage system is exceeded, improvements can be required through Appendix 70 of the Uniform Building Code.	On-going and routine practice. LID.
OC-16.2(b): During the intermediate-term planning period, develop a stormwater management program for urbanized areas in the Valley to prevent damage to agricultural areas from conveyance of flood capabilities waters.	Not applicable to the City.
OC-17.1(a): Land use designations shall avoid conflicts between agricultural uses and adjoining land uses.	Accomplished with the General Plan Land Use Map and rezoning program in the mid to late 1990's.
OC-17.2(a): Encourage the use and renewal of Williamson Act contracts for agriculture lands in the Valley.	Not applicable to the City.
OC-17.2(b): Encourage the County to approve requests for qualifying lands to enter into Williamson Act contracts.	

OC-17.3(a): Within six months of initial General Plan adoption, enact the County Right-to-Farm ordinance or a more stringent right-to-farm ordinance.	
OC-18.1(a): Utilizing methods such as public and private purchase of development rights, or other tradeoffs, including land trusts, open-space easements or transfer of development rights, work with the County to implement a program during the short-term planning period designed to remove or reduce development pressures on agricultural lands.	
OC-19.1(a): Work with the County to provide for zoning that will permit establishment of small-sized, specialized, intensive farming operations or necessary accessory uses.	Community gardens approved within the City limits.
OC-19.1(b): Require parcel sizes created by new subdivisions to be sufficient in size to be compatible with adjoining agriculture areas.	Not applicable to the City.
OC-19.1(c): A land use classification and overlying zoning district could be changed from an agricultural classification to a non-agricultural classification only when all of the following have been substantiated: <ul style="list-style-type: none"> • The application includes either a proposed Specific Plan meeting the requirements of California law, or meets the requirements for a Master Plan Area and land development regulations; • Included in the application is a letter from the source of funding for the project that the funds have been committed and approved for the proposed development. This document may be considered confidential and not a part of the public record, however, lead agency officials shall be required to attest to its authenticity • The development plan shows how infrastructure shall be provided. The project shall not result in a need for premature expansion of infrastructure; • Along with the application, proof must be provided that o other locations within the Planning Area could meet the project's objectives; • The General Plan amendment must achieve the long-range goals of the General Plan as it exists prior to amendment; • The application shall not have a significant adverse effect on adjoining agricultural uses; • The subject land is substantially unusable for agricultural purposes due to encroaching adjacent nonagricultural uses. 	Not applicable to the City
OC-20.1(a): Permit residential land use on agricultural lands at parcel sizes compatible with commercial agricultural uses on lots that are not feasible for commercial-scale agricultural use.	Not applicable to the City.
OC-20.1(b): Utilize provisions of the Land Development Code to ensure that there is a suitable separation between commercial agriculture uses and non-compatible uses such as residential. The responsibility for providing the separation shall be borne by the non-agricultural use.	Not applicable to the City.
OC-20.1(c): Ensure that the "right-to-farm" ordinance or Land Development Code includes appropriate performance standards for agricultural-residential separation on agricultural lands.	Not applicable to the City.
OC-21.1(a): Lend support on an ongoing basis to programs which encourage organic and sustainable farming.	Support of local Farmers Market
OC-22.1(a): When reviewing proposals for development, require that all valley oaks on the project area be identified, and ensure that all reasonable efforts have been undertaken to protect the trees.	Common and routine practice is for the planners to require all existing trees to be shown on submitted site plans. City also has adopted Tree Mgmt Guidelines
OC-23.1(a): Provide information about native plant landscaping to developers.	Master Tree List (2012), Creek Maintenance Policies and Procedures (2010), Landscaping and Streetscape Design Guidelines (1996).
OC-23.1(b): Develop landscaping standards which use native plant landscaping for all new development and redevelopment projects.	Zoning code amendment 1998. Native species "strongly encouraged" in development landscaping plans.
OC-23.1(c): Landscaping standards for new development and redevelopment projects shall be applicable to all but individual single-family residential development. Compliance with landscaping standards shall be required as a condition of discretionary approvals	Accomplished - Zoning Code amendment 1998.

or a condition of issuing a building permit. This implementation measure does apply to single family residences located within planned developments or subdivisions for which landscaping standards where incorporated as conditions of project approval.	
OC-24.1(a): Implement the program to replace aging trees giving preference to native species.	Community Services Department implements this measure.
OC-25.1(a): During the short-term planning period, utilize the Land Development Code or enact an ordinance identifying important shade tree areas and providing for their long-term management and health.	Included in landscaping standards in code.
OC-25.1(b): Establish a requirement for public notice and hearing when trees are to be removed from undeveloped public, private, and redeveloped property – except for recreational purposes or in relation to agriculture – as part of the design review program.	
OC-26.1(a): Establish restricted or no access points to area where fish are known to spawn.	
OC-27.1(a): During the intermediate-term planning period, identify areas for acquisition or dedication as easements for purposes of wildlife preserves.	
OC-28.1(a): Utilize the Land Development Code to require new construction, permits for remodeling, and replacement of landscaping to meet current landscaping standards to ensure an upgraded appearance through the Ukiah Valley.	Accomplished for commercial, office and industrial projects 1998. Ongoing.
OC-28.1(b): During the short-term planning period, enhance the appearance of the Highway 101 corridor and Caltrans right-of-way with additions to the recently planted tree and flower plantings. The emphasis shall be to favor native species.	Accomplished with development projects with Highway 101 frontage; ex: Friedman Brothers Home Improvement store. Costco and other new development must adhere to landscaping and design requirements.
OC-29.1(a): The Land Development Code shall incorporate measures to maintain and enhance the urban tree canopy.	Zoning Code amendments 1998, master tree List 2012.
OC-29.1(b): Review construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily.	Common and routine practice. Enforcement is challenging.
OC-29.2(a): Make available information on sound urban forest management practices.	Master Tree List 2012, tree information available at Civic Center.
OC-30.1(a): During the short-term planning period, redesign the Civic Center grounds/Seminary Avenue corridor as urban park gathering place. Landscape the corridor that connects downtown to the Courthouse area via School Street.	Benches and trash receptacles added in lawn area in front of the Civic Center.
OC-30.1(b): Maintain Seminary Avenue as tree-lined boulevard.	Aging trees replaced.
OC-31.1(a): Utilize the revised Land Development Code as a means of promoting improved siting of development to reduce vehicle emissions.	Downtown Zoning Code 2012.
OC-31.1(b): Consider measures to reduce traffic in other parts of the community to offset emissions (or traffic) not mitigated by site-specific measures.	Bicycle-Pedestrian Master Plan (1999), Bike facilities grant writer (2001), Gobbi Street bike lanes (2003), Clara Avenue bike lanes, Rail Trail Feasibility Study, Rail Trail construction project (2012), etc.
OC-31(c): Develop traffic management measures that are designed to discourage through-traffic as a means of reducing emissions.	Clara Avenue traffic calming project.
OC-32.1(a): The City and County shall consult with the MCAQMD regarding the effectiveness of mitigation measures proposed by the applicant in developing a mitigation monitoring and reporting program.	Common and routine practice.
OC-32.1(b): When using mitigation measures suggested by the MCAQMD, consideration shall be given to site-specific factors which may make a measure unnecessary or infeasible.	Common and routine practice.
OC-33.1(a): During the short-term planning period, the City and County shall work with the Air Quality Management District to support the preparation of basin-wide Air Quality Impact Guidelines that will provide standard criteria for determining (1) thresholds for significant environmental effects; (2) a uniform method of calculating project emissions; and (3) a list standard mitigation measures.	1998 MC Air Quality Study (Sonoma Technologies) MCAQMD Attainment Plan (2005) CEQA Criteria and GHG Thresholds (2013)
OC-34.1(a): The City and County shall consult with the MCAQMD during CEQA review for all discretionary projects.	Common and routine practice.

OC-34.1(b): City and County project applications shall include a recommendation that applicants meet with the MCAQMD prior to submitting applications for processing if it appears that the proposed project may meet or exceed MCAQMD emissions thresholds.	Common and routine practice
OC-34.1(c): Conduct a pre-application air quality review with MCAQMD to identify issues or problems that might require design or major alterations of the project and recommend applicants submit formal air quality impact analyses to the District for adequacy review.	MCAQMD invited to participate in pre-application reviews.
OC-35.1(a): In the short-term planning period, the City and County shall cooperate with the AQMD when developing transportation, air quality and other resource modeling, and when establishing geographic information system (GIS) technology. This policy supports data sharing with County, Regional, and State agencies and avoids redundant tasks.	Common and routine practice.
OC-36.1(a): The City and County shall assist the MCAQMD in educating developers and the public on the benefits of pedestrian and transit friendly development.	Common and routine practice.
OC-36.1(b): Jointly develop and promote seminars on planning that enhances air quality and other community values.	
OC-36.1(c): During the short term planning period. The City and County shall develop employee education programs about the possibilities of reducing air pollution through personal life-style choices. This program may include the importance of using wood burning appliances appropriately, developing employee rideshare matching, and programs to encourage employees to use non-polluting modes for commuting.	
OC-37.1(a): During the short-term planning period, work with the Farm Bureau, the University of California, the MCAQMD and farm organizations on educational programs designed to share knowledge and techniques of reducing agri-business generated PM.	
OC-37.2(a): Include paving requirements in the Land Development Code.	Accomplished. Alternative materials can be considered to balance air quality concerns with hydrological concerns.
OC-37.2(b): In the Land Development Code, require measures to reduce particulate emissions from road and site construction, grading, and demolition to the maximum extent feasible.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.2(c): The land Development Code shall require that new access roads and parking areas shall be covered with pavement or other appropriate material to reduce or eliminate dust.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.2(d): Utilize recommendations from the MCAQMD on appropriate dust-control activities, suitable for soil, wind, slope, and other site particulars. Provide for regular inspection of the project's dust-suppression measures. Incorporate dust-control enforcement provisions in all construction permits, and consult with District enforcement staff if a nuisance issue arises from project earth-moving or construction-equipment exhaust.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.3(a): During the short-term planning period, the City and County, in consultation with the District, shall develop a program to reduce PM emissions from City and County maintained roads.	
OC-38.1(a): Through local building codes or ordinances, the City and County shall require primary heat sources in all new development, room additions, or remodels involving space heating to utilize low/no air emission heat sources. Examples may include solar, natural gas, propane, butane, fuel oil, or electricity.	Building Code requirements.
OC-38.1(b): The City and County may restrict or prohibit installation of wood burning appliances in new development.	MCAQMD adopted regulations.
OC-38.1(c): During the short-term planning period, the City and County plan reviews and inspections shall verify that solar access is optimized and primary heat sources come from low-polluting sources. Special exemptions may be made for oil-fired appliances in out-lying areas not served by natural gas.	Building Code requirements.
OC-38.1(d): Where wood burning appliances are permitted, dwellings may be required by local ordinance to (a) incorporate increased insulation or reduced window area sufficient to exceed insulation	Building Code requirements.

<p>requirements of Title 24 of the state energy code by 25% or more; (b) install only EPA-certified wood stoves, fireplace inserts and pellet stoves; and (c) provide energy calculations to substantiate that wood-burning is not the primary heat source.</p>	
<p>OC-38.1(e): The City, County, and the Mendocino County Air Quality Management District shall develop a program to voluntary retrofit existing homes containing older, highly polluting wood stoves, and fireplaces with Environmental Protection Agency (EPA) certified clean burning appliances. Funding may come from the City, the County, the MCCAQMD, developer offset fees, fines or settlements, grants or other mechanisms.</p>	<p>Building Code requiremetns. MCAQMD Burn Wise program.</p>